



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 17, 2020
5:30 PM**

AGENDA

I. CALL TO ORDER:

The Chairman will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flags.

II. WORKSESSION:

The Planning and Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

A. Neighborhood Vision Book Presentation.

B. Comprehensive Plan – Concepts & Highlights Presentation.

III. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

1. Minutes from the October 20, 2020, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request to zone an approximately 51 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located west of Louisiana Drive and north of J Fred Smith Parkway within the Extraterritorial Jurisdiction (ETJ). (Cottages PD - Zoning)

B. Conduct a public hearing to consider and act upon a request to zone approximately 187 acre tracts of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located east of CR 86 (future Coit Road) and south of Choate Parkway within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Wilson Creek Meadows PD - Zoning)

- C. Conduct a public hearing to consider and act upon a request to zone approximately 3,237 acre tracts of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) and various uses, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Dynavest PD - Zoning)
- D. Conduct a public hearing to consider and act upon a request to zone an approximately 557 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) and Mixed-Use Zoning District (MU) base zoning, generally located at the southwest corner of Custer Road and Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion PD – Zoning)
- E. Conduct a public hearing to zone approximately 294 acre tracts of land to Agricultural District (AG), generally located west of Farm to Market Road 2478, south of Kathie Court, north of Parvin Road, and east of Farm to Market Road 1385, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion Remainder - Zoning)

V. **ADJOURNMENT:**

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 20, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Absent	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Angela Wu	City of Celina	Management Analyst	Present	
Rebecca Barton	City of Celina	Downtown Development Manager	Present	

Chairman Hangartner called the meeting to order at 5:32 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

1. Scenic City Certification Presentation. (McAfee)

Dusty McAfee, Director of Development Services, presented on the City of Celina gaining platinum status as part of its Scenic City certification.

2. Downtown Code – Concepts & Highlights Presentation. (Nusser)

Abra Nusser, consultant with Kimley-Horn, 6160 Warren Parkway, Suite 210, Frisco, TX 75034, presented the concepts and highlights of the Downtown Code.

Chairman Hangartner asked general questions about how the Downtown Code distinguishes between form and use, and also about the Downtown Commission.

Ms. Nusser addressed the questions.

Minutes Acceptance: Minutes of Oct 20, 2020 5:30 PM (Minutes Approval)

III. CONSENT AGENDA:**A. Minutes Approval:**

1. Minutes from the September 15, 2020, Planning & Zoning Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, Chapter 10: Subdivision Regulations, Article 10.03, Subdivision Ordinance. (Subdivision Ordinance Amendment) (McAfee)

Mr. McAfee, Director of Development Services, presented the item.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, cited concerns regarding changes to items proposed to be on the consent agenda and how those items may be better served by a public hearing. Mr. Bainum also asked general questions regarding changes to the subdivision ordinance.

No one else came forward to speak and the public hearing was closed.

Mr. McAfee addressed the questions.

Vice Chairman Barley motioned to approve the item with the exception that the Commission shall continue to hold public hearings regarding any revisions to the Subdivision Ordinance.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

- B. Conduct a public hearing to consider and act upon a request to rezone an approximately 29 acre tract of land from Commercial, Office, & Retail Zoning District (C) to Mixed-Use Zoning District (MU), generally located at the northwest corner of Legacy Drive and Frontier Parkway. (NWC Frontier & Legacy - Zoning) (Pouladi)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

No one came forward to speak and the public hearing was closed.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

- C. Conduct a public hearing to consider and act upon a request to zone an approximately 30 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 1,650 feet east of Celina Parkway (County Road 52) and approximately 1,000 feet south of Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). (Greenway East - PD Zoning) (Mohan)

Ms. Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

No one came forward to speak and the public hearing was closed.

Vice Chairman Barley asked whether any concessions were made in the zoning request.

Ms. Mohan addressed the question.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

- D. Conduct a public hearing to zone approximately 18 acre tracts of land to Agricultural District (AG), generally located on the north and south sides of Choate Parkway, west of Custer Road, and east of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Greenway East Remainder - Zoning) (Mohan)

Ms. Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, asked what limitations there may be on development in an Agriculture District.

No one else came forward to speak and the public hearing was closed.

Ms. Mohan addressed the question.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

The motion was approved 5 to 1, with Commissioner Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Becker, Poché
NAYS:	Ousley
ABSENT:	Haley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:42 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: November 17, 2020
Re: Cottages PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 51 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located west of Louisiana Drive and north of J Fred Smith Parkway within the Extraterritorial Jurisdiction (ETJ). (Cottages PD - Zoning)

Applicant Information:

Zack Laning, James Land & Development
102 E. Broadway, #940
Prosper, TX 75078

Owner Information:

Adam James
4336 Marsh Ridge Road
Carrollton, TX 75010

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

COX LN

CR 994

BUS 289

J FRED SMITH PWKY

Attachment: Location Map (Cottages PD - Zoning)

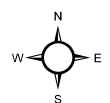


The Cottages Location Map

Date: 11/3/2020

Legend

- Roads
- Subject Property
- City Limits
- Parcels



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Feet

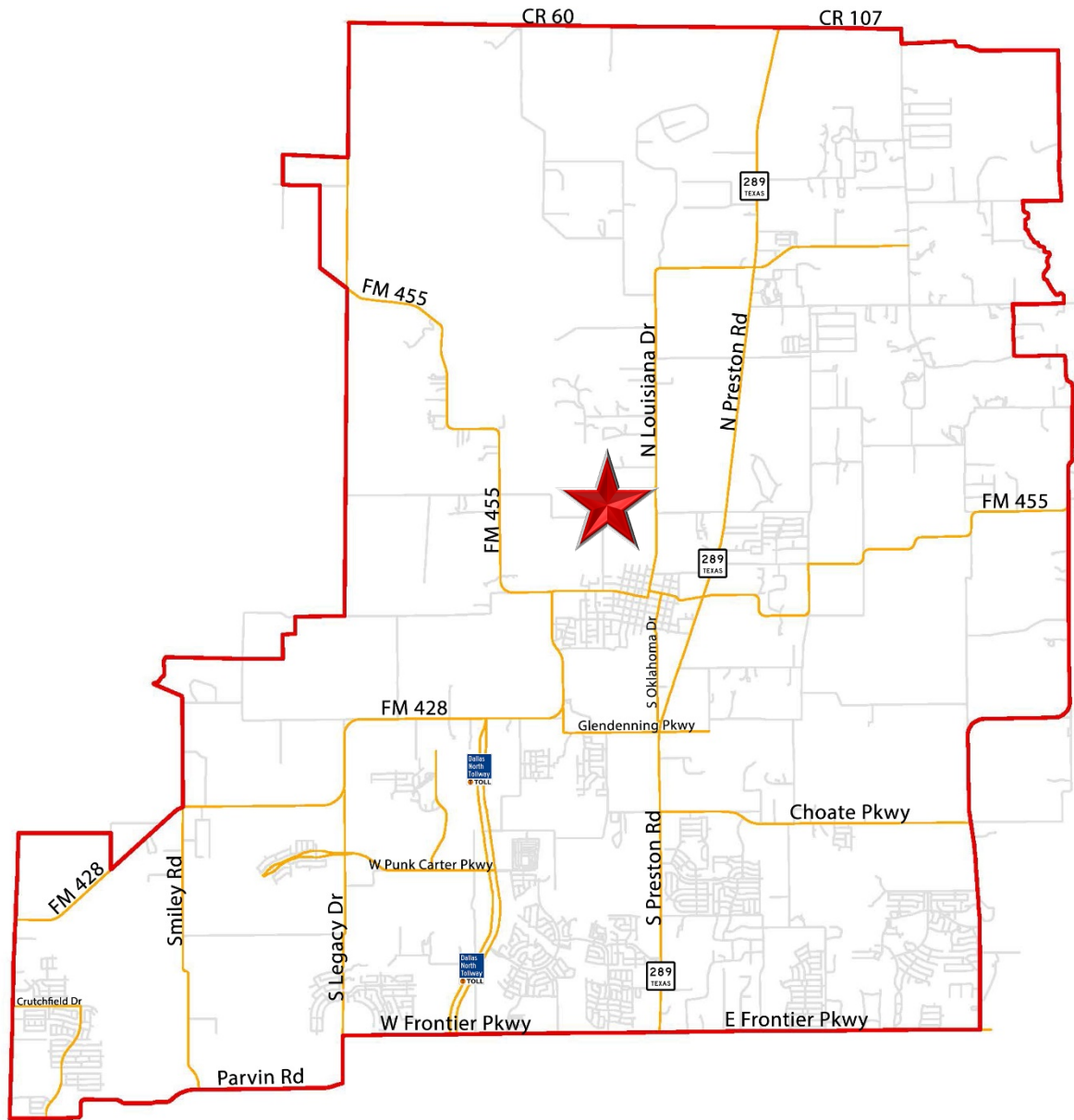
The Cottages

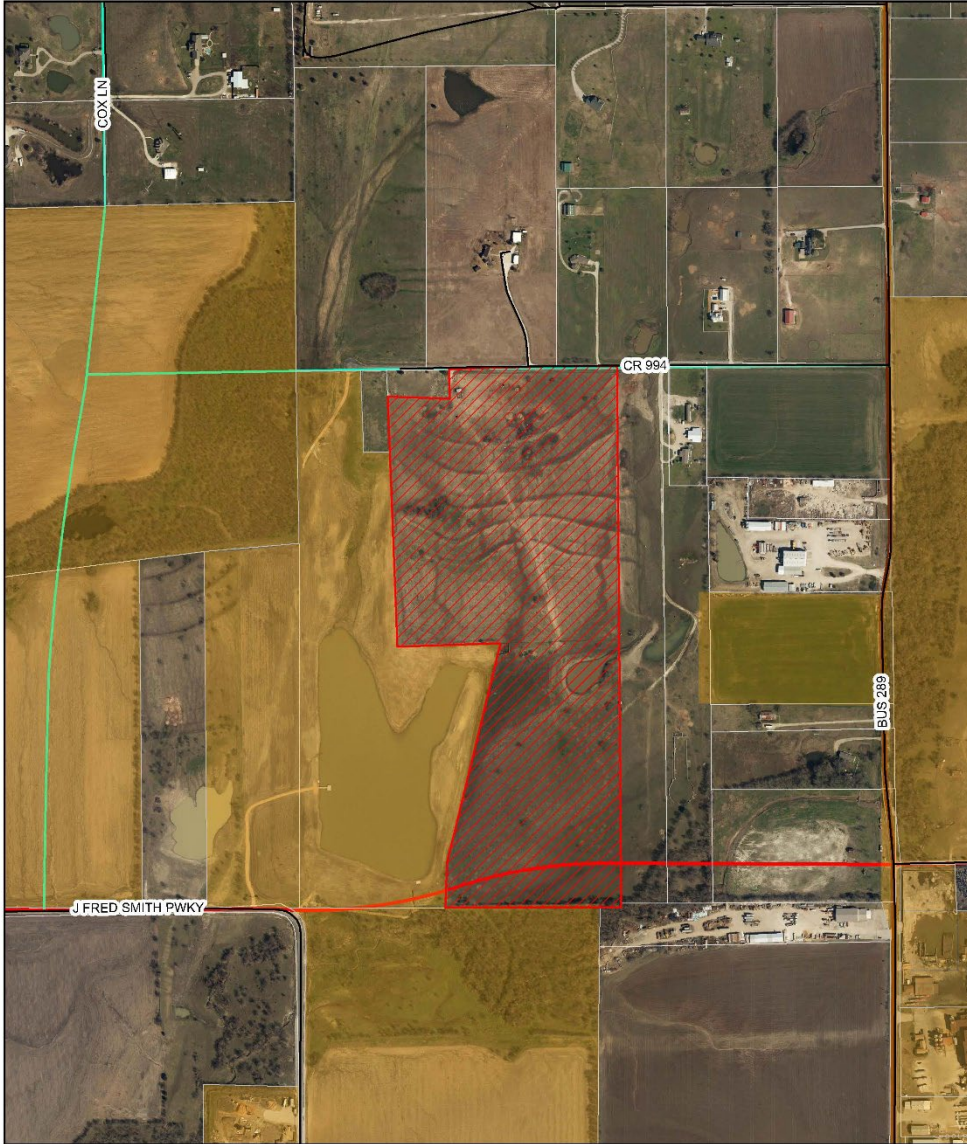
Planned Development

Planning & Zoning Commission

November 17, 2020

Attachment: Staff Presentation (Cottages PD - Zoning)





Location Map

The subject property is generally located north of future J Fred Smith Parkway and west of Louisiana Drive

Attachment: Staff Presentation (Cottages PD - Zoning)

Background

- In December 2018 the City approved a Development Agreement, which was amended in October 2020, that outlined the property's future annexation and zoning
- The subject property is approximately 51 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property for a single family neighborhood

Policy Considerations

- The development is annexing 51 acres into the City
- The proposed zoning is appropriate for the location and is in conformance with the governing DA
- The zoning change will be considered by City Council concurrently with the associated annexation in December

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented

EXHIBIT D

Development Standards

PROJECT OVERVIEW

The vision is for an urban neighborhood north of Downtown that provides an alternative product type than more traditional neighborhoods.

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

A homeowners' association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.

PROPOSED ACCESS

CR 994 is designated on the Thoroughfare Plan as a future two-lane collector. Future J. Fred Smith Parkway, shown on the Thoroughfare Plan as a six-lane divided major arterial, is planned to be generally adjacent to the southern property line. These roadways will provide the access to the property. Roadways within the property are planned to be standard residential sections of 29 feet of paving within a 50 feet right-of-way.

LAND USES

The following uses are permitted by right except as otherwise noted:

1. Single-family detached
2. Temporary marketing and sales centers associated with the development of the Property
3. Temporary construction offices and storage yards associated with development of the Property
4. Public works related facilities necessary to serve the development.
5. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
6. Recreation/Amenity centers, pools, cabana buildings and/or locker/changing rooms
7. All other SF-R single family residential district uses listed in the Zoning Ordinance, as it exists or may be amended

CONCEPT PLAN

The concept plan calls for three types of lots: street-facing lots with front driveways, street-facing lots with shared front driveways, and street-facing lots with alley-loaded garages. The amenity center and open space/detention areas will be located near the center of the property where the floodplain transverses the tract.

DEVELOPMENT REGULATIONS

Development shall meet the standards as required in the Subdivision Regulations except as follows:

1. Block length - The maximum internal block length shall be 750 feet (measured from intersections such as elbows, tees and cross intersections) and shall contain no more than twenty (20) lots on each side of the street. Other exceptions to this block length requirement may be granted for special circumstances or conditions affecting the property

in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

2. Cul-de-Sac Length and Diameter - The maximum cul-de-sac length is 250 feet.
3. Temporary Dead-End Streets - temporary dead-end streets, which are less than or equal to 150 feet in length, are not required to have a temporary turnaround at the end of the street, even if the dead-end street has lots facing it.

RESIDENTIAL DESIGN GUIDELINES

Area Regulations. General Area regulations for residential uses are set forth in the table and notes below that contains the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the Property.

	Lot Type A	Lot Type B	Lot Type C
Minimum Lot Size	3,150 SF	4,050 SF	4,000 SF
Maximum Building Height	45 feet	45 feet	45 feet
Minimum Front Yard Setback	10 feet	10 feet	10 feet
Minimum Side Yard Setback (Interior Side)	3 feet	3 feet	3 feet
Minimum Side Yard Setback (Corner Side)	10 feet	10 feet	10 feet
Minimum Rear Setback	5 feet	5 feet	5 feet
Minimum Lot Width	35 feet	45 feet	40 feet
Minimum Lot Depth	90 feet	90 feet	90 feet
Minimum Dwelling Unit Size	900 square feet	900 square feet	900 square feet
Maximum Lot Coverage	No Maximum	No Maximum	No Maximum

1. The lot widths shall be measured along the arc of the front building line.
2. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios (covered or uncovered), pools, driveways, sidewalks and other improvements which are not part of an enclosed building.
3. For street corner lots with a side touching and adjacent to the front yard of a lot behind it, the side yard on the street side of the lot shall be the same width as the adjacent lot front yard.
4. Alleys shall be fifteen (15) feet in width with 12 feet of pavement.

Design Standards in General. Exterior building facades for residential structures shall abide by the governing architectural design standards of the zoning ordinance.

1. Cottage/Craftsman style architecture is allowed within the development. This will specifically allow a deviation from the masonry requirements of the Zoning Ordinance and allow the use of cementitious wood planking (such as Hardiboard) or treated, engineered

wood planking too achieve the historic aesthetic of the development. Other architectural features will be required to augment and enhance the chosen architectural style. The allowed architectural styles are attached on Exhibit E.

2. Up to thirty percent (30%) of the total number of homes may be constructed with a single enclosed parking space. The remainder of the homes must include a two-car enclosed parking space.
3. Shared driveways shall be constructed per Exhibit C-1, Concept Plan and Exhibit C-2, Driveway Detail. When platted, a mutual access easement for the property owners on either side of the shared driveway shall be provided.
4. Front facing garage doors with access from the street shall be allowed provided the garage doors are located at or behind the front building line. Front facades shall be defined as the front of a building, or any face of a building given special architectural treatment. In order for a front porch to be treated as the front of the building, it must extend the entire portion of the facade not encompassed by a garage and must be covered.
5. The primary roof pitch for residential building types shall not be less than 4:12. The minimum pitches do not apply to porches, specialty roofs, awnings, dormers, or other similar architectural features.
6. No building shall exceed a height of more than forty-five (45) feet, measured at the mid-point between the top plate and the dominate roof ridge.

OPEN SPACE & TRAILS

1. Open space areas within The Cottages containing trails shall be open to the public. Amenity centers, common areas, multi-use fields, playground equipment, or other amenities shall be privately owned and maintained by the The Cottages Homeowners Association.
2. The amenity center and pool shall be constructed prior to the issuance of the 100th home permit within Phase 1.
3. Any retention pond shall be amenitized with a fountain for aeration.
4. A minimum of five (5) acres (approximately ten percent (10%) of the total planned development acreage), shall be retained as open space. Such open space may be located anywhere on the Property. For the purposes of this Exhibit D, the term "open space" means natural areas, floodplain, areas used for drainage and detention, perimeter landscape buffers, common areas and parkway and landscape easements. Open space shall be privately owned. Open space shall not consist of any area platted for residential dwellings or road right-of-way. Open space, as shown on the Concept Plan, is required.
5. Trails, a minimum of 10 feet in width, shall be provided through the open space and shall provide future connections to developments that may be located to the east or west in the future.
6. All open space areas shall be owned and maintained by the HOA.

PERIMETER SCREENING & LANDSCAPE BUFFERS

1. A variable width landscape buffer, with an average width of twenty (20) feet and a minimum width of ten (10) feet, shall be provided along CR 994.
2. A combination of decorative metal fencing (i.e. wrought iron) with evergreen screening and solid masonry screening wall shall be provided along CR 994.
3. A forty (40) foot landscape buffer shall be provided along J. Fred Smith Parkway.

4. A six-foot tall solid masonry screening wall shall be required for screening along J. Fred Smith Parkway.
5. Where adjacent to large open space areas, wrought iron or decorative metal fencing with appropriate landscaping shall be provided.
6. Where adjacent to the existing cemetery, generally located in the northwest corner of the subject property, new homes shall install a matching cedar, board-on-board fence, with decorative cap with the smooth side facing outward.

DEVELOPMENT AMENITIES

1. A divided entry with landscaping on both sides of the main entrance from CR 994 is planned, as shown on the Concept Plan.
2. An amenity center with swimming pool will be constructed with Phase 1 of the development. Amenitized open space/detention areas will be located adjacent to both the amenity center and the traffic round-about located generally in the center of the development.
3. The design of the perimeter landscaping, amenity center area, entrance feature, and open spaces shall generally develop per the attached Exhibit F. A comparable alternative is also allowed so that strict application does not impede future design at time of permitting, so long as the design is of comparable quality. However, it is understood that the Concept Plan has changed from what is depicted in Exhibit F. Therefore, the final landscape plan is expected to be different than what is shown in Exhibit F and will reflect the quality and style that is expected of the Development.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 17, 2020
Re: Wilson Creek Meadows PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 187 acre tracts of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located east of CR 86 (future Coit Road) and south of Choate Parkway within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Wilson Creek Meadows PD - Zoning)

Applicant Information:

Terry Mitchell
106 Decker Court, Suite 310
Irving, TX 75062

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Tract 1 Draft Development Regulations
- Tract 2 Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

COLLIN COUNTY OUTER LOOP

4.B.a

CHOATE PKWY

PUNK CARTER PKWY

COIT RD

WELLS WAY

OWNSBY PKWY

Attachment: Location Map (Wilson Creek Meadows PD - Zoning)

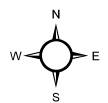


Wilson Creek Meadows Location Map

Date: 11/3/2020

Legend

- Roads
- Subject Property
- City Limits
- Parcels



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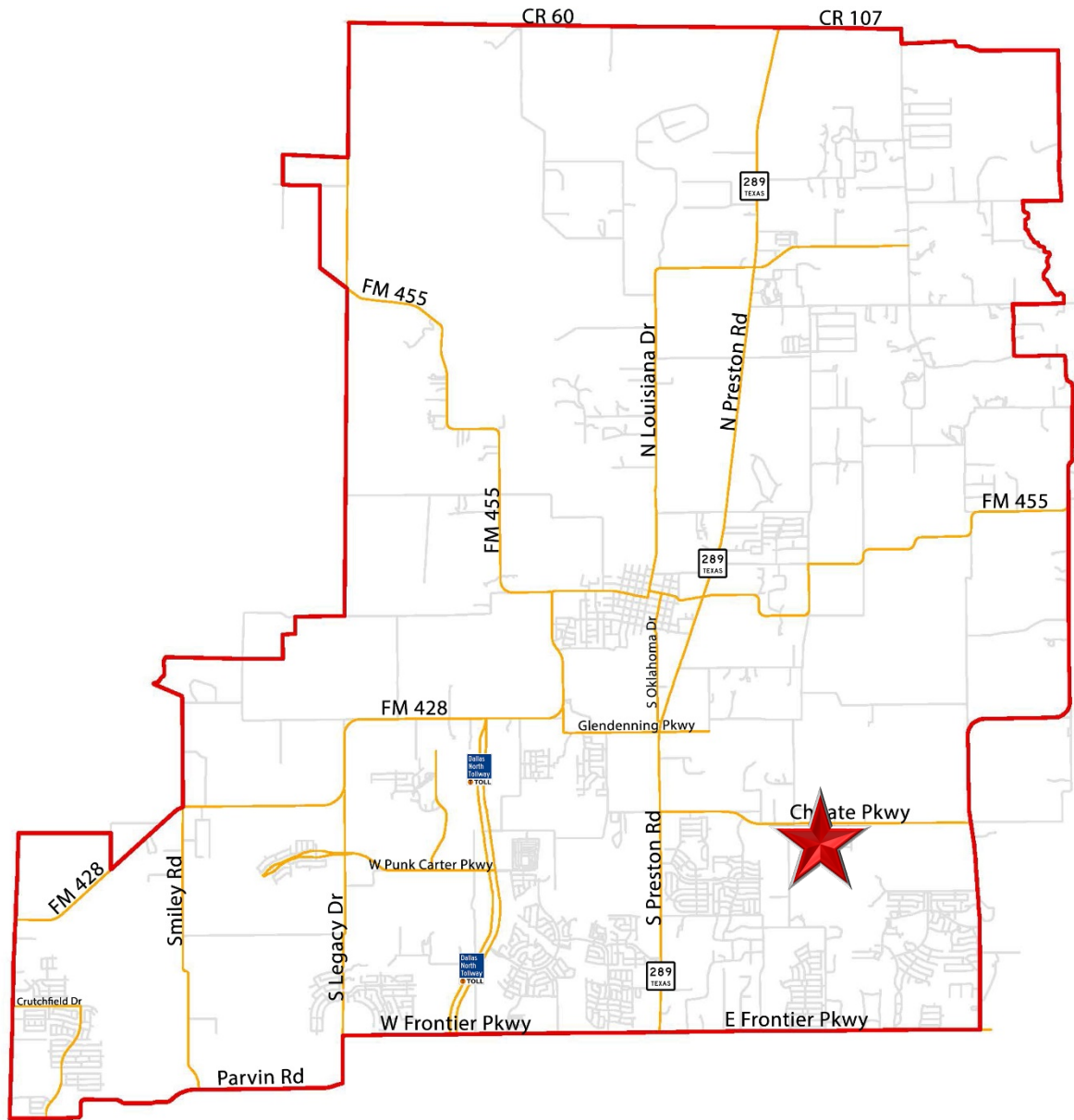
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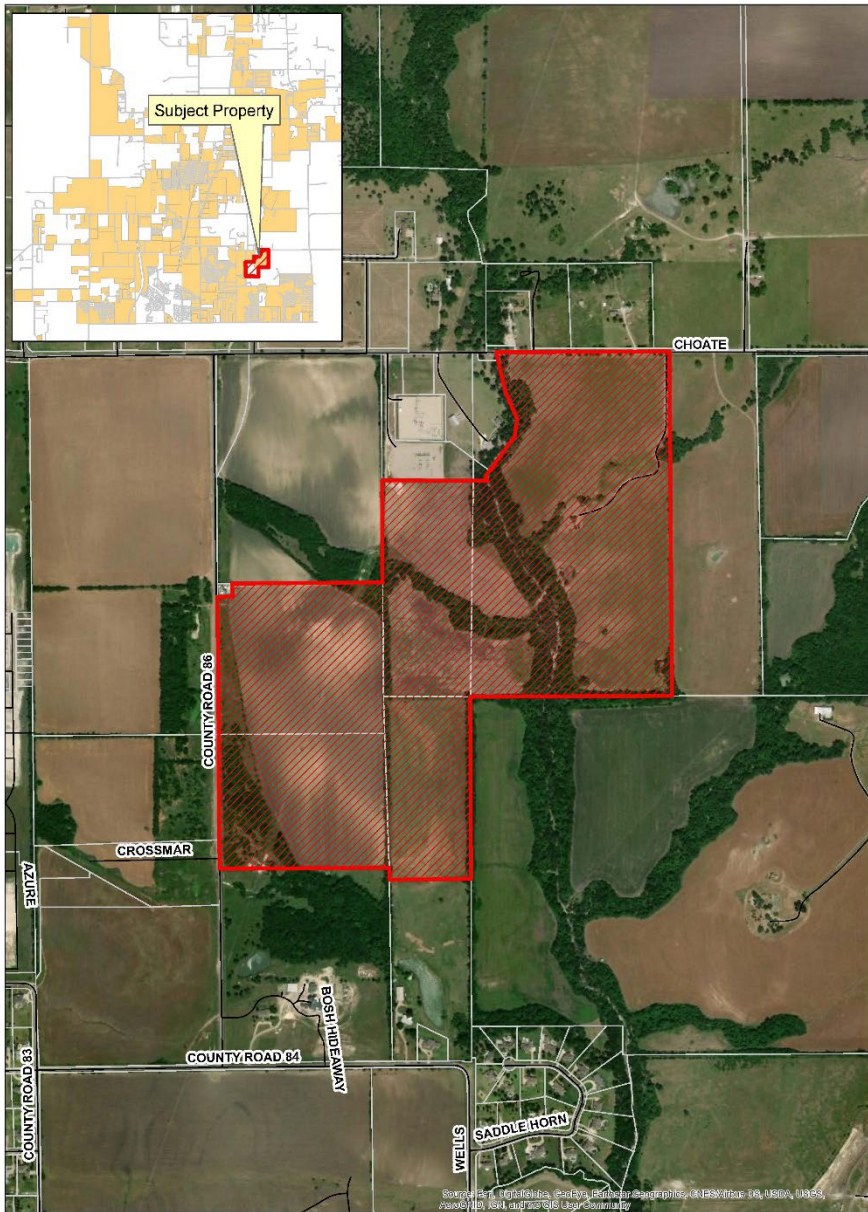
Wilson Creek Meadows

Planned Development

Planning & Zoning Commission

November 17, 2020





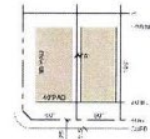
Location Map

The subject property is generally located south of Choate Parkway and east of CR 86 (future Coit Road)

Background

- In June 2019 the City approved a Development Agreement that outlined the property's future annexation and zoning
- The subject property is approximately 186 acres and located both in the City Limits and in the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property for a single family neighborhood, per the DA

Concept Plan



STANDARD LOT

Lot Summary (271 Property)	
Total Acres	320.0
Open Space	320.0

Land Use Average Summary (271 Property)	
Throughway Right-of-Way	2.2%
Open Space	27.8%
Area of Open Space	17,222.0
Total Acres	80,000.0
Percent Open Space	17.8%

Land Use Average Summary for the "Property"	
Throughway Right-of-Way	4.3%
Open Space	33.4%
Open Space - Open	12.3%
Open Space (Primary Center - Meadows)	2.3%
Open Space (Primary Center - Overlook)	1.8%
Open Space (Primary Center - Overlook)	1.8%
Residential Rights of Way	24.0%
Total	128.8%

Open Space Access Summary for the "Property"	
Open Space - Access	12.3%
Area of Open Space - Access	21.0%
Total Percent Open Space	21.0%

NOTE

1. KEY LOT TO SHALL HAVE A DRIVEWAY SETBACK ADJACENT TO THE DRIVEWAY SHALL BE ADJACENT TO THE SAME DRIVEWAY AS THE FRONT YARD SETBACK OF THE LOT TO BE SET.

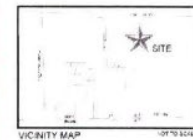
PHASING PLAN
SCALE: 1:500VICINITY MAP
SCALE: 1:500

EXHIBIT "C" - CONCEPT PLAN

Wilson Creek Meadows

WILSON CREEK MEADOWS is a proposed 271-acre residential development located in the City of Houston, Texas. The development is situated on the east side of the city, adjacent to the Houston Ship Channel. The development is proposed to be developed in five phases, with the first phase being the most immediate. The development is proposed to be developed in five phases, with the first phase being the most immediate. The development is proposed to be developed in five phases, with the first phase being the most immediate.

WILSON CREEK MEADOWS

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Kimley»Horn



Policy Considerations

- The development is annexing approximately 81 acres into the City
- The proposed zoning is appropriate for the location and is in conformance with the governing DA
- The zoning change will be considered by City Council concurrently with the associated annexation in December

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented

Tract 1 Development Regulations (Current City Limits)

EXHIBIT B Development Standards

For an approximately 669.95 acre tract of land out of the Charles P. Rice, Abstract No. 771, Samuel Queen, Abstract No. 731, Mary Howell, Abstract 395, in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

1.0 Purpose

The purpose of this Master Planned Development is to create a quality traditional neighborhood that promotes home, health, and community by providing opportunities for education and outdoor recreational activities for families who reside in this development. At the center of this master planned development will be a 100-acre City park situated adjacent to Wilson Creek that will offer a multitude of individual and team related activities. In addition, there will be a series of trails that connect the aforementioned City Park to other natural and developed open space areas spread throughout the development. The Open Space areas shall consist of existing trees, proposed trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of limited neighborhood commercial services that would serve the community.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, as exists or may be amended.

3.0 General Regulations

- 3.1 All regulations for The Parks at Wilson Creek not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.
- 3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. An application to amend this PD ordinance shall contain the signatures of all owners of the portions of the property within the PD that are the subject of the request for an amendment. The signature of all property owners within the PD boundaries is not required for amendments that are limited to a portion of the PD. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix "B."

A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all open space areas. Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

All single-family detached lots 50-feet or wider and attached residences can be front-entry and have garage access from a dedicated public street; all single-family detached lots less than 50-feet in width shall have garage access from a dedicated public alley.

- 3.3 The Concept Plan depicts two principal districts a "SF-R" and "R/O" district and Neighborhoods I – VII; refer to Appendix "A." The maximum number of residential lots within the "SF" district (neighborhoods I-VI) shall be 2500. Furthermore, at the time of full build out of The Parks at Wilson Creek, the maximum number of Type 3 or Type 4 lots within neighborhoods I-IV shall be a maximum of 55% but Type 4 lots shall be a maximum of 250

lots, and the minimum number of Type 1 lots within neighborhoods I-VI shall be 10%. The future school site, shown on the Concept Plan, shall be reserved for a CISD elementary school in accordance with the development agreement. If the reserved site is not developed by CISD for an elementary school within ten (10) years from the time the site has road, water and sewer access at the perimeter of the site then it shall be developed as SF-R.

4.0 Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than any permitted use within each neighborhood, as determined by the Director of Planning and Development Services, is also permitted *(for a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit)*.

Neighborhood “I” (+/- 86 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “II” (+/- 128 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “III” (+/- 182 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “IV” (+/- 149 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “V” (+/- 71 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “VI” (+/- 44 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “VII” (+/- 6 ac.): The permitted uses shall be “R/O” Retail/Office District Uses permitted by Section 14.03.007 of the City of Celina Zoning Ordinance, as well as the following uses:

Additional Permitted (P) or Conditional (C) uses in Neighborhood “VII”:

Armed services recruiting center	P
Artist Studio	P
Auto laundry or carwash	C
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P

Concrete or asphalt batching plant (temporary)	P
Convenience store	C
Farmers market (public)	C
Food and grocery store (with or without beer/wine sales) P	
Funeral home (no crematorium)	C
Garden shop (inside storage)	P
General retail store	P
Kiosk (providing a service)	C
Laundry/dry cleaning (drop off/pick up)	C
Motorcycle sales and repair	C
Nursing/convalescent home	C
Offices (professional and general business)	P
Parking lot structure, commercial (auto)	P
Personal service shop	P
Pet and animal grooming shop (no outside runs)	P
Private Street Subdivision	C
Restaurant (with drive-through service)	C
Restaurant (with no drive through service)	P
Retirement home/home for the aged	P
Schools (Public)	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

5.0 Area Regulations

5.1 General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) The maximum lot coverage for conditioned space is sixty (60) percent.
- (c) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

5.2 The following amended area regulations shall apply *(for a visual representation of the Concept Plan, refer to Appendix A)*:

Type 1:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 2:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet or twenty (20) feet with a garage door set-back of twenty-five (25) feet; dwellings with a "J-swing" garage may also have a minimum front yard of twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 3:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for the garage door which shall be a minimum of twenty-one (2) feet, except for zero lot line lots with "J-swing" garage may have a minimum Front yard of fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance for the zero/ten side yard product. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type 4:

Minimum Lot Area: The minimum lot area shall be thirty-six-hundred (3,600) square feet.

Minimum Lot Width: The minimum lot width shall be forty (40) feet.

Minimum Lot Depth: The minimum lot depth shall be ninety (90) feet.

Minimum Front Yard: The minimum depth of the front yard shall be ten (10) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet, except for "Zero Lot Line" lots which may have a minimum rear yard of five (5) feet.

Minimum Side Yard: The minimum side yard for "Zero Lot Line" lots shall be zero (0) feet and ten (10) feet or seven (7) feet and three (3) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance for the zero/ten side yard product. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type 5:

For area regulations, refer to the current City of Celina Zoning Ordinance R/O standards, except as follows:

Area regulations: The maximum lot size shall be eight (8) acres.

6.0 Parking Regulations

- 6.1 Residential: For lots fifty (50) feet or wider, the minimum off-street parking requirement for single family residences is two (2) enclosed and two (2) driveway spaces for vehicles per dwelling unit that are located behind the front building line. For "Zero Lot Line" lots less than fifty (50) feet in width, an Urban Street Section is required; please refer to Appendix F.
- 6.2 Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.0 Building Regulations

- 7.1 The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:
 - (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations facing a public street shall also be one-hundred (100) percent masonry; side and rear elevations not facing a public street shall not be less than fifty (50) percent masonry for each façade nor shall the combined overall be less than eighty (80) percent masonry, exclusive of doors and windows.
 - (b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.

- (c) For lots fifty (50) feet or wider, all garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way.
- (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
- (e) The primary roof pitch for Type 3 shall not be less than 6:12.
- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing any future east-west arterial along the southern boundary of the subdivision (herein referred to as any "East-West Major Arterial" or "Future Outer Loop"), Coit Rd, Sunset Boulevard, and Roseland Parkway are required.
- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.
- (h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek.

7.2 Exterior Building Façade of Accessory Structures:

- (a) Accessory structures shall be constructed of complementary material to the associated residence and the general architecture of the development.
- (b) Accessory structures shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet.
- (d) No other building façade requirements shall apply to accessory structures.

8.0 Screening Regulations

8.1 General Screening *(For a visual representation of the Enhanced Paving & Screening, refer to Appendix C):*

1. Chain Link Fence is prohibited.
2. The following items shall be screened from the public street:
 - (a) Clothes lines or drying racks
 - (b) Yard maintenance equipment
 - (c) Garbage and refuse containers, except on collection day
 - (d) Wood piles and compost piles
 - (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
 - (f) Roof mounted TV antennas or dishes

(g) Pool equipment

8.2 The following shall be the exclusive thoroughfare screening regulations for The Parks at Wilson Creek (refer to the Enhanced Paving and Screening Plan found in Appendix C):

(a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway. All screening walls shall be constructed in conjunction with the associated residential phase.

1. A masonry (stone or brick) or thin wall for lots backing and siding to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway.
2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway;

(b) Screening fences shall be as follows:

1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
2. For open ended cul-de-sac's adjacent to Sunset Boulevard, Roseland Parkway and Coit Road, a five (5) foot decorative metal fence and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open ended cul-de-sac's or streets with lots siding to the proposed thoroughfares is required. A connecting sidewalk through the ornamental metal fence is also required to provide a pedestrian connection between the arterial and residential street.
3. Any use of ornamental metal shall be accompanied by trees or shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers, shade trees shall be a minimum of three (3) inches in diameter and ornamental trees shall be a minimum of thirty (30) gallon or six feet in height.
4. No access through the rear or side yards of lots that side or back to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway is permitted.
5. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

8.3 The following requirements together with the requirements in Section 10 below shall be the exclusive open space screening regulations for The Parks at Wilson Creek:

(a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and

side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's side yard screening regulations:

- (a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E."

9.0 Landscape & Irrigation Regulations

- 9.1 The residential builder of each lot shall provide at a minimum the following landscape material in lieu of the minimum landscaping requirement by the City of Celina Zoning Ordinance for single family lots:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type 1-3: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees in the front yard. Type 1 and Type 2 lots shall have a minimum of 2 shade trees per lot.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

Shrubs:

Type 1: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type 2 - Type 3: There shall be a minimum of ten (10) 3-gallon shrubs across the front of the house.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

- 10.1 General (*For a visual representation of the Trail and Open Space plan, refer to Appendix "D"*):

- (a) In addition to the 100-acre city park, there shall be a minimum of 10% or 65 acres of additional open space with Parks of Wilson Creek;
- (b) All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.

- (c) All open space areas and detention areas shall count toward open space requirements and shall be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (d) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- (e) A continuous 10-foot landscape buffer is required to separate the right-of-way of Coit Road, Sunset Boulevard, and Roseland Parkway from single-family lot/s; however, it is permissible for a portion of a lot to encroach into the landscape buffer provided a minimum width of seven (7) feet is maintained and the average landscape buffer along each section of roadway is equal to or greater than the continuous 10-foot landscape buffer required.
- (f) The landscape buffer along the Outer Loop shall have shade or evergreen trees planted at a minimum ratio of one tree for every forty (40) feet of highway frontage (1:40).
- (g) A 12 foot concrete city trail shall be constructed on the east side of Wilson Creek within the overhead power line easement, as permitted by the power company, or generally along Wilson Creek from the south line of Parks of Wilson Creek to the south right-of-way line of Sunset Boulevard.
- (h) A minimum of twenty-five (25) percent of the Wilson Creek frontage north and south of Sunset Boulevard shall remain open and accessible from a street; based on the attached concept plan, approximately nine-hundred (900) feet south of Sunset Boulevard and approximately eight-hundred (800) feet north of Sunset shall remain open to a street.
- (i) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.
- (j) On the opposite side of the street from a six (6) foot concrete trail a five (5) foot walk shall be provided except as outlined below. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

Area A: This area is located outside and east of the designated right-of-way at the intersection of Future Coit Road and Sunset Boulevard and south. It shall include monument signage, screening wall and entry monument, a six (6) foot concrete trail, within a ten (10) foot landscape buffer, but not less than seven (7) feet along the east side of Coit Road and associated landscaping and irrigation.

Area B: This area is located adjacent to and outside of the east right-of-way line of future Coit Road and north of the said intersection. It shall include a six (6) foot concrete trail, signage, screening wall, within a ten (10) foot landscape buffer, but not less than seven (7) feet along the east side of Coit Road, and associated landscaping and irrigation.

Area C: This area is located east of Coit Road and south of future Sunset Boulevard to Roseland Parkway. It shall include a six (6) foot concrete trail within an a 10-foot wide landscape buffer, but not less than seven (7) feet, with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated.

Area D: This area is located east of Wilson Creek west of Roseland Parkway and south of Sunset Boulevard. It shall include a twelve (12) foot concrete trail connecting to the City Park and Wilson Creek Trail within the overhead power line easement and associated landscaping and irrigation as permitted by the power company.

Area E: This area is located outside and south of Sunset Boulevard and east of Roseland Parkway. It shall include a six (6) foot concrete trail within a 10-foot wide landscape buffer, but not less than seven (7) feet with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated.

Area F: This area is located at the southeast and southwest corners of the intersection of Roseland Parkway and Sunset Boulevard. It shall include landscaping and irrigation. The southwest corner shall include a private amenity center to be completed before the 500th building permit. This shall be the primary amenity center shall also include a pool, cabana and restroom facility, sports court(s), playground, trails, parking, and associated landscape and irrigation around these improvements.

Area G: This area is located outside the designated right-of-way on the north side of Sunset Boulevard. It shall include a ten (10) foot concrete trail within a of a ten (10) foot wide landscape buffer, but not less than seven (7) feet with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated.

Area H: This area is located outside of and adjacent to the north right-of-way line of any East-West Major Arterial or Future Outer Loop. It shall be a minimum of forty (40) feet in width and an average of fifty (50) feet. It shall include shade trees or ever green trees planted at an average of forty (40) feet on center for every foot of frontage. Clustering or grouping of trees is permitted. This area may also be used to provide wet detention or retention with a fountain, dry detention is not permitted. Where residential lots back or side to any East-West Major Arterial or Future Outer Loop, a minimum ten (10) foot vertical barrier shall be created with a combination of berms, retaining walls, and a minimum six (6) foot masonry wall. This area shall be fully landscaped and irrigated.

Area I: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Sunset Boulevard. It shall include an a ten (10) foot wide landscape buffer, but not less than seven (7) feet with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median at the intersection(s) shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a six (6) foot concrete trail.

Area J: This area is located outside of the designated right-of-way, on the east side of Roseland Parkway, north of Sunset Boulevard. It shall include a ten (10) foot wide landscape buffer, but not less than seven (7) feet, with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area K: This area is located north of Sunset Boulevard and west of Wilson Creek, it shall include a six (6) foot concrete trail, a retention lake and fountain with associated landscaping and irrigation.

Area L: This area shall be a secondary amenity center for the community. It shall include a pool, cabanas and bathrooms, and associated landscaping and irrigation.

11.0 Subdivision Regulations

11.1 Development shall meet the standards as required by the applicable City of Celina Subdivision Ordinance except as follows:

- (a) Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 or Type 4 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.
- (c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.
- (e) Sunset Boulevard: – Sunset Boulevard shall be a four (4) lane divided roadway within a one-hundred (100) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the dedication of right-of-way and the construction of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, the construction of left turn lanes at intersections, and the ROW shall flare at intersections to provide an additional ten (10) feet of ROW for right turn lanes at intersections. The median shall be maintained by the HOA.

- (f) Roseland Parkway: Roseland Parkway shall be an undivided roadway within a seventy (75) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the dedication of right-of-way and construction of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, left turn lanes at intersections, and the ROW shall flare to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (g) Coit Road: It is anticipated that right-of-way acquisitions or dedications of sixty (60) feet along Coit Road (a future 120-foot right-of-way) shall be required in the future.. The Developer will be responsible for the construction of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, left turn lanes at intersections, and the ROW shall flare to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (h) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.
- (i) Tree Surveys: Tree surveys required as a part of the General Development Plan GDP shall be submitted at the time of Construction Plat application.
- (j) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

11.2 Development shall meet or exceed the design criteria outlined below:

(a) **Residential Lot Grading:**

- 1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
- 2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
- 3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) **Paving:**

- 1. Residential Streets – the residential streets shall be twenty-nine (29) feet wide from back-to-back;
- 2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
- 3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.

4. Sidewalks – the residential sidewalks shall be five (5) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
6. Curb Return Radii – the curb radii for Major Arterial shall be forty (40) feet; the curb radii for Minor Arterial/Collectors shall be thirty (30) feet; and the curb radii for residential streets shall be twenty (20) feet.
7. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6.; the run-off co-efficient for commercial shall be 0.9.
8. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
9. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in/hr.

(c) General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) Sanitary Sewer Mains

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.
5. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way; each lot shall have its own service.

(c) Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
4. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) Miscellaneous

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development and be LED where available. Street lights shall be located in the median for 4-lane divided roadways or greater.
2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways, with a twenty-five (25) foot tangent measured from the back of curb, unless otherwise approved by the City Engineer.

Tract 2 Development Regulations (Current ETJ)

EXHIBIT D DEVELOPMENT REGULATIONS – ETJ PROPERTY

Planned Development Regulations

1.0 Purpose

The purpose of these Development Regulations is to create a well-designed, environmentally sensitive community which creates open spaces and trails which link the various areas of the development to encourage and promote outdoor activity among the residents. The open space areas shown on the Concept Plan shall consist of existing corridors and proposed usable open space dedication (dedicated to the HOA), trails, ornamental trees, and shade trees. This development will promote a sense of community, environmental stewardship and a healthy and robust relationship with one's neighbors.

2.0 Definitions

Except as otherwise defined in this Agreement, terms used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, in effect on the effective date of this Agreement and as amended in the future (the "Zoning Ordinance").

3.0 General Regulations

- 3.1 A homeowners association ("HOA") shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.
- 3.2 The maximum number of single-family residential lots within the ETJ Property shall be 320. The layout for this planned development is shown on the Concept Plan.
- 3.3 The phasing shown on the Concept Plan is conceptual, and may be modified by the Owner during the development process (both the size of the phase and the order of the phases may be changed).

4.0 Use Regulations

The permitted uses are outlined below:

- 4.1 The following uses are permitted by right except as otherwise noted:
 1. Single-family detached
 2. Schools (private or public)
 3. Civic
 4. Country clubs
 5. Golf course and related facilities

6. Marketing and sales centers associated with the development of the ETJ Property
7. Temporary construction offices and storage yards associated with development of the ETJ Property
8. Public works, including drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities
9. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
10. Recreation/Amenity centers, pools, cabana buildings and/or locker/changing rooms
11. Temporary concrete or asphalt batch plants associated with development of the ETJ Property
12. Houses of worship
13. Agricultural
14. All other SF-R single family residential district uses as it exists or may be amended

5.0 Area Regulations

- 5.1 General Area regulations for residential uses are set forth in the table and notes below in this Section 5.0 which contain the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the ETJ Property.

Minimum Lot Size	5,500 SF
Maximum Building Height	45 feet
Minimum Front Yard Setback (See notes 3 & 5)	20 feet
Minimum Side Yard Setback (Interior Side) (See note 6)	5 feet
Minimum Side Yard Setback (Corner Side) (See notes 6 & 7)	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Lot Width (See notes 1 & 2)	50 feet
Minimum Lot Depth	110 feet
Minimum Dwelling Unit Size	1,250 square feet
Maximum Lot Coverage (See note 4)	60%

1. The lot widths shall be measured along the arc of the front building line.
2. Where front porches or rear covered patios are provided, they shall be permitted to encroach a maximum of five feet into the front or rear setback line.

3. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios (covered or uncovered), pools, driveways, sidewalks and other improvements which are not part of an enclosed building.
4. J-swing garages may encroach into the front building line by five feet.
5. The face of a J-swing garage may be located no closer than 20 feet to the side lot line it faces.
6. For street corner lots with a side touching and adjacent to the front yard of a lot behind it, the side yard on the street side of the lot shall be the same width as the adjacent lot front yard.

6.0 Design Standards

- 6.1 Exterior building facades for residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Zoning Ordinance except as follows:
 1. Building materials shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance, except that cementitious fiberboard may be used on the second story provided it is interrupted by an intersecting roof line or another architectural feature. No other building design, layout or architectural standards of the Zoning Ordinance shall apply to detached single-family residences within the ETJ Property.
 2. Every detached single-family residence shall have at least two enclosed parking spaces and two spaces on the driveway between the street right-of-way and the front building line.
 3. Front facing garage doors with access from the street shall be allowed provided the garage doors are located at or behind the front building line. Additionally, all front facing garage doors must be in line with or behind the front facade of the house. Front facade shall be defined as the front of a building, or any face of a building given special architectural treatment. In order for a front porch to be treated as the front of the building, it must extend the length not encompassed by a garage and must be covered.
 4. The primary roof pitch for residential building types shall not be less than 8:12. The minimum pitches do not apply to porches, specialty roofs, awnings, dormers, or other similar architectural features.
 5. No building shall exceed a height of more than 45 feet, measured at the mid-point between the top plate and the dominate roof ridge.

7.0 Screening Regulations

- 7.1 Landscape Buffer:

1. A landscape buffer with a minimum width of 40 feet will be required adjacent to Coit Road except that it may be reduced to 30 feet when a left or right turn lane right-of-way flare occurs. Landscape buffers adjacent to the collector and arterial public right-of-way shall contain at least one large canopy tree, minimum 3" caliper, every 40 linear feet or fraction thereof of street frontage, inclusive of driveways. Trees may be grouped or clustered to facilitate site design but shall not exceed 250 linear feet between trees. For every five large canopy trees or fraction thereof required along the street frontage of Coit Road, two small ornamental trees, minimum 2" caliper, shall also be provided. For every five large canopy trees or fraction thereof required along the street frontage of Coit Road, 1,000 square feet of ornamental planting shall be placed along the sidewalk/ trail. Ornamental plantings may be grouped or clustered to facilitate design but shall not exceed 2,500 linear feet between groupings and/or clusters. Sidewalks and trails shall have a meandering alignment and may encroach into the landscape buffer. Landscape planting areas shall be included intermittently along either side of the sidewalk and trail within the Landscape buffer area.
2. A landscape buffer with a minimum width of 20 feet will be required when a residential lot backs or sides to Punk Carter Parkway. Landscape buffers adjacent to both side of Punk Carter Parkway public right-of-way shall contain at least one large canopy tree that is a minimum of three inches in caliper at the time of planting for every 50 linear feet. Trees may be grouped or clustered to facilitate design, but there shall not be more than 250 linear feet between required trees.

7.2 Screening Fences:

1. For single-family lots siding or backing to Coit Road, there shall be a minimum six-foot masonry wall.
2. For single family lots siding or backing to Punk Carter Parkway, there shall be a minimum eight foot board on board wood fence with stone columns.
3. No other screening fence requirements shall apply.

8.0 Open Space Regulations

- 8.1 This section shall satisfy all requirements in 14.03.008 SF-R, single-family residential district for open space dedication, amenities and improvements for the ETJ Property.
 1. Open space areas within the ETJ Property containing trails shall be open to the public. Amenity centers, Common Areas, multi-use fields, playground equipment, dog parks, and other amenities shall be privately owned and maintained, and shall only be used by residents and their guests.
 2. A minimum of 12 acres (approximately 15 percent of the ETJ Property), as shown on the attached **Exhibit F**, shall be retained as open space. Such open space may be located anywhere on the ETJ Property. For the purposes of this **Exhibit D**, the term "open space" means natural areas, floodplain, areas used for drainage and detention,

common areas and parkway and landscape easements, as well as any area used for an amenity center. Open space shall be privately owned. Open space shall not consist of any area platted for residential dwellings or road right-of-way.

3. As shown on the attached **Exhibit F**, over 4,500 linear feet of eight-foot and ten-foot wide sidewalks shall be constructed within the ETJ Property in phases as the ETJ Property is developed. An eight-foot sidewalk shall be installed along both sides of Punk Carter Parkway from Coit Road to the western amenity center, and within the power line easement from the southernmost cross street to the northern cul-de-sac and east from the power line trail to the western tributary sidewalk in the City Property. A ten-foot wide sidewalk shall be constructed along the east side of Coit Road. Sidewalks shall be located on land dedicated to the homeowners association.
4. The exact location of the trail shown on the attached **Exhibit F** is conceptual and subject to change at the time the final street and lot layout is determined (construction plat). Further, the trail may be built in phases based on the limits of each construction plat.
5. An amenity center shall be constructed within the ETJ Property prior to the 200th building permit being issued for a home located west of Wilson Creek within the ETJ Property. At a minimum, this amenity center shall contain a building which consists of enclosed restrooms, changing areas, and a covered patio; a swimming pool; a children's splash pad; an artificial grass event lawn with lighting; two fire pits; a commercial grade playground with at least 12 play elements; associated sidewalks; and at least 14 parking spaces. Undeveloped areas within the lot containing this amenity center shall be fully landscaped and irrigated. The amenity center shall be privately owned and maintained, and shall only be used by residents and their guests. The City will review and certify that the playground is in compliance with the requirements of this section.
6. Two benches and a trash receptable shall be placed in two locations within the ETJ Property along the sidewalk as shown on the attached **Exhibit F**. If an area is chosen that does not already contain mature shade trees, two three-inch caliper shade trees shall also be installed in each bench location.
7. All open space areas shall be owned and maintained by the HOA.
8. No other amenity requirements listed in Sec. 14.03.008(c)(5) of the SF-R Zoning Ordinance shall be required.
9. Prior to receiving a Certificate of Occupancy, each home backing to the powerline easement shall have one three-inch caliper tree from the City's approved tree list installed in the rear yard.

10. One three-inch caliper tree from the City's approved tree list will be planted for every 50 linear feet of street frontage adjacent to the open space at the southwest corner of the ETJ Property.
11. Provided approval is granted by Oncor, the power line easement shown on the attached **Exhibit F** shall be landscaped and irrigated. At a minimum, landscaping shall consist of two-inch caliper Vitex or similar ornamental trees planted in at least four locations within the easement and totaling at least 25 ornamental trees, as well as landscape beds in at least three locations along the power line easement sidewalk totaling at least 3,000 square feet of landscape beds.

9.0 Subdivision Regulations

9.1 Development shall meet the standards as required in the Subdivision Regulations except as follows:

1. Block length – The maximum internal block length shall be 1,200 feet (measured from intersections such as elbows, tees and cross intersections) and shall contain no more than 20 lots on each side of the street. The maximum block length along open space, perimeter property lines or thoroughfares shall be 1500 feet and shall contain no more than 30 lots on one side of the street. Other exceptions to these block length requirements may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
2. Cul-de-Sac Length and Diameter – The maximum cul-de-sac length is 600 feet. The right-of-way “bulb” radius shall be fifty feet and the paving radius shall be 40.5 feet to back of curb.
3. Street Offset – The minimum street offset at street intersections measured centerline of road to centerline of road shall be 125 feet.
4. Temporary Dead End Streets - temporary dead end streets, which are less than or equal to 150 feet in length, are not required to have a temporary turnaround at the end of the street, even if the dead end street has lots facing it.
5. Plat and GDP Extensions - If requested in writing by the owner or developer of any portion of the ETJ Property at least 90 days prior to the expiration date, any approved GDP, construction plat and/or construction plans shall be automatically extended one time for one year. City staff shall provide written confirmation of the one year extension upon receipt of said request from the owner or developer.

6. As construction of each phase is completed, representatives of the City shall inspect the water, sanitary sewer, drainage and roadway improvements. If the City finds that such improvements have been completed in accordance with the construction plats and specifications approved by the City (or any modifications thereof approved by the City), and in accordance with all other applicable laws, rules and regulations, the City shall accept the same whereupon ownership of such improvements shall be transferred to the City and be operated and maintained by the City at its sole expense. The requirement for acceptance does not apply to recreational facilities and landscaping improvements that will be maintained by a HOA. Installation of franchise utilities shall be a requirement for acceptance, except that the developer may sell up to thirty percent of the lots within a platted phase and a builder may build on up to thirty percent of the lots within a platted phase without the completion of such installation if the developer indemnifies the City for any damage to the accepted improvements that results from the franchise utility provider installing such utilities after acceptance by the City. Installation of landscaping, retaining walls on private lots, hardscaping and amenity improvements (whether public or private) shall not be a requirement for acceptance of a subdivision.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: November 17, 2020
Re: Dynavest PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 3,237 acre tracts of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTD) and various uses, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Dynavest PD - Zoning)

Owner Information:

Dynavest Joint Venture
c/o Robert L. Swisher, Jr.
5005 LBJ Freeway, LB 119
Dallas, TX 75244

Background Information:

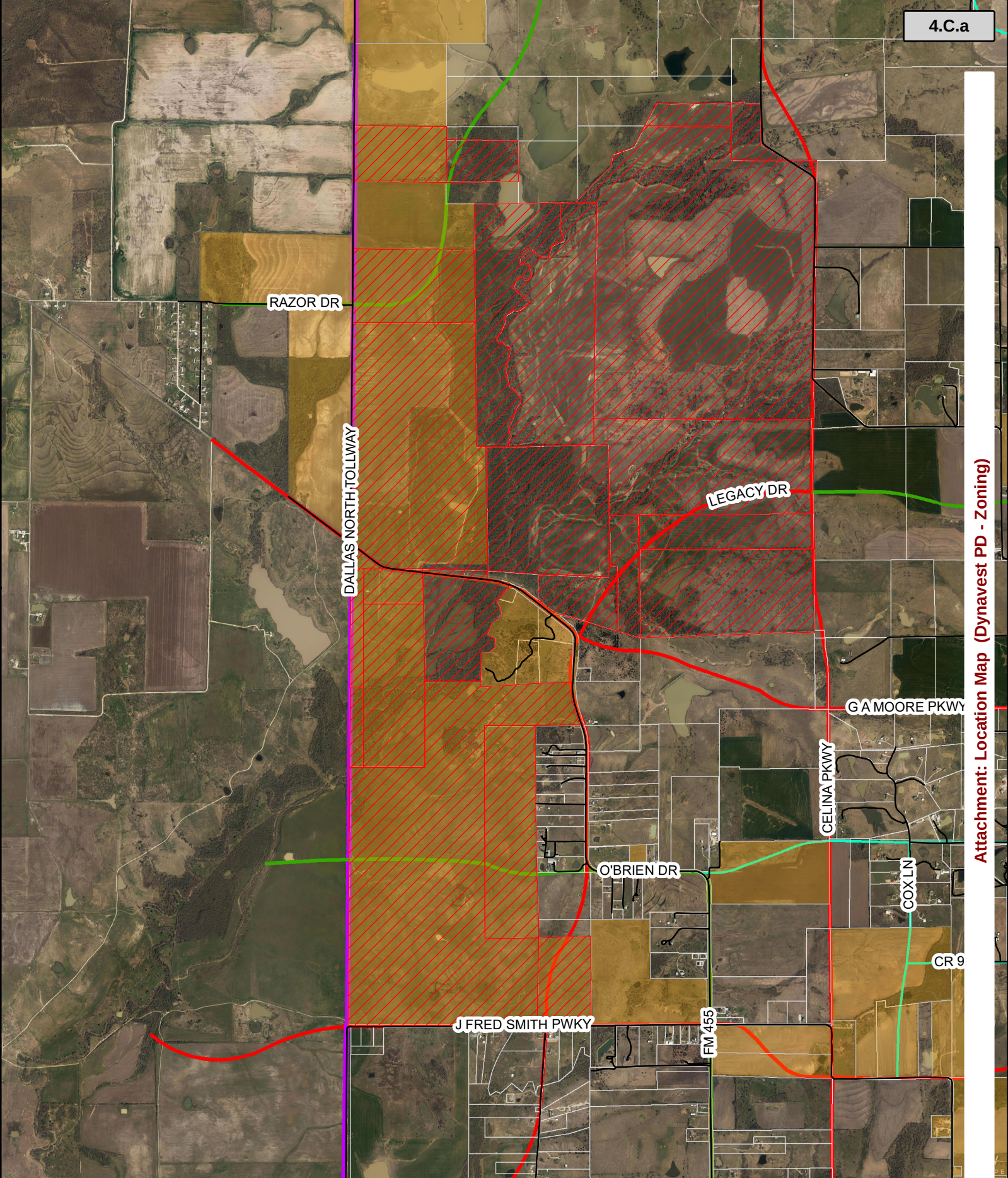
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Dynavest PD - Zoning)

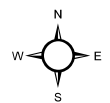


Dynavest PD Zoning Location Map

Date: 11/3/2020

Legend

- Roads
- Dynavest
- City Limits
- Parcels



0

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Feet

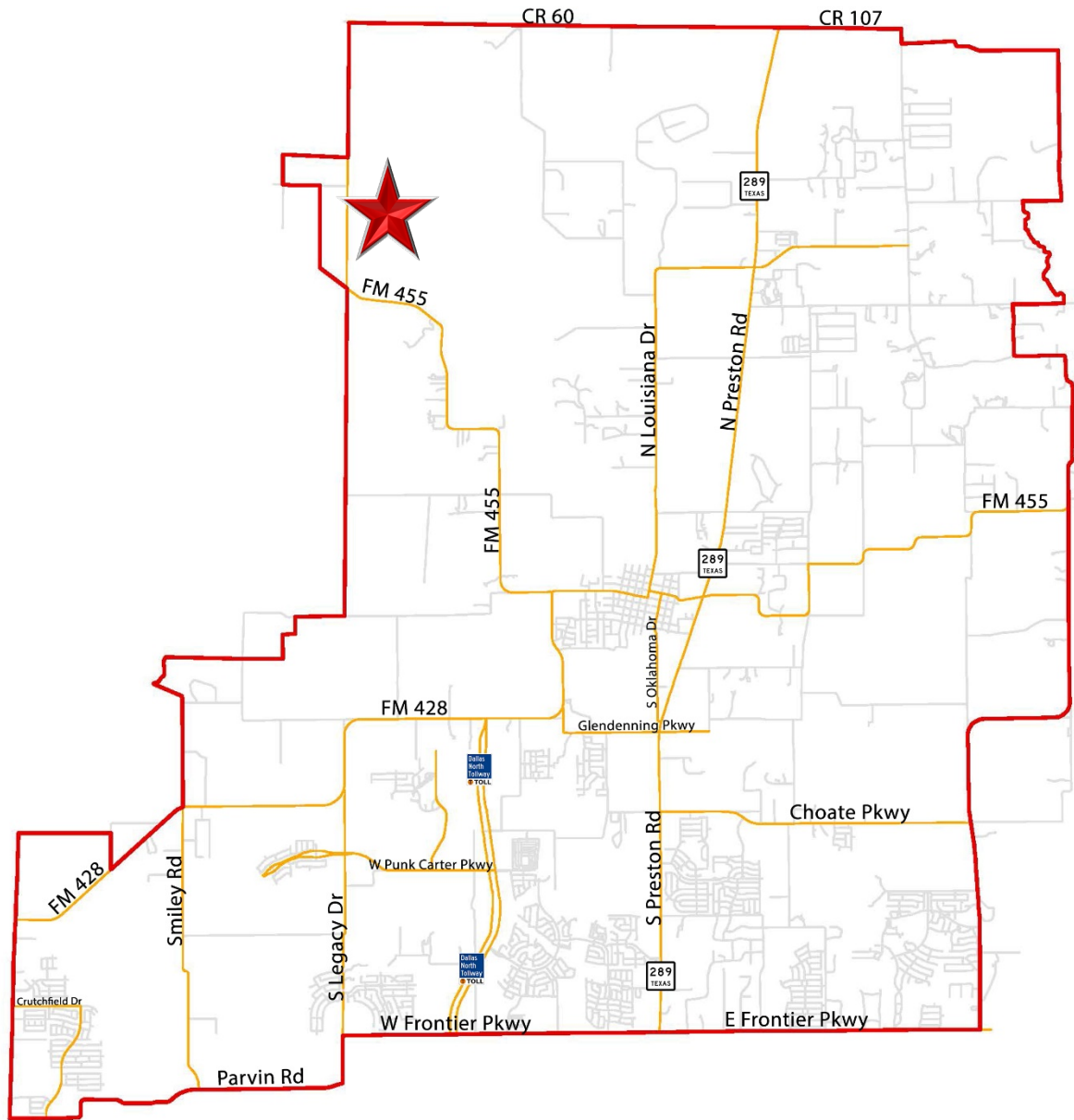
Dynavest

Planned Development

Planning & Zoning Commission

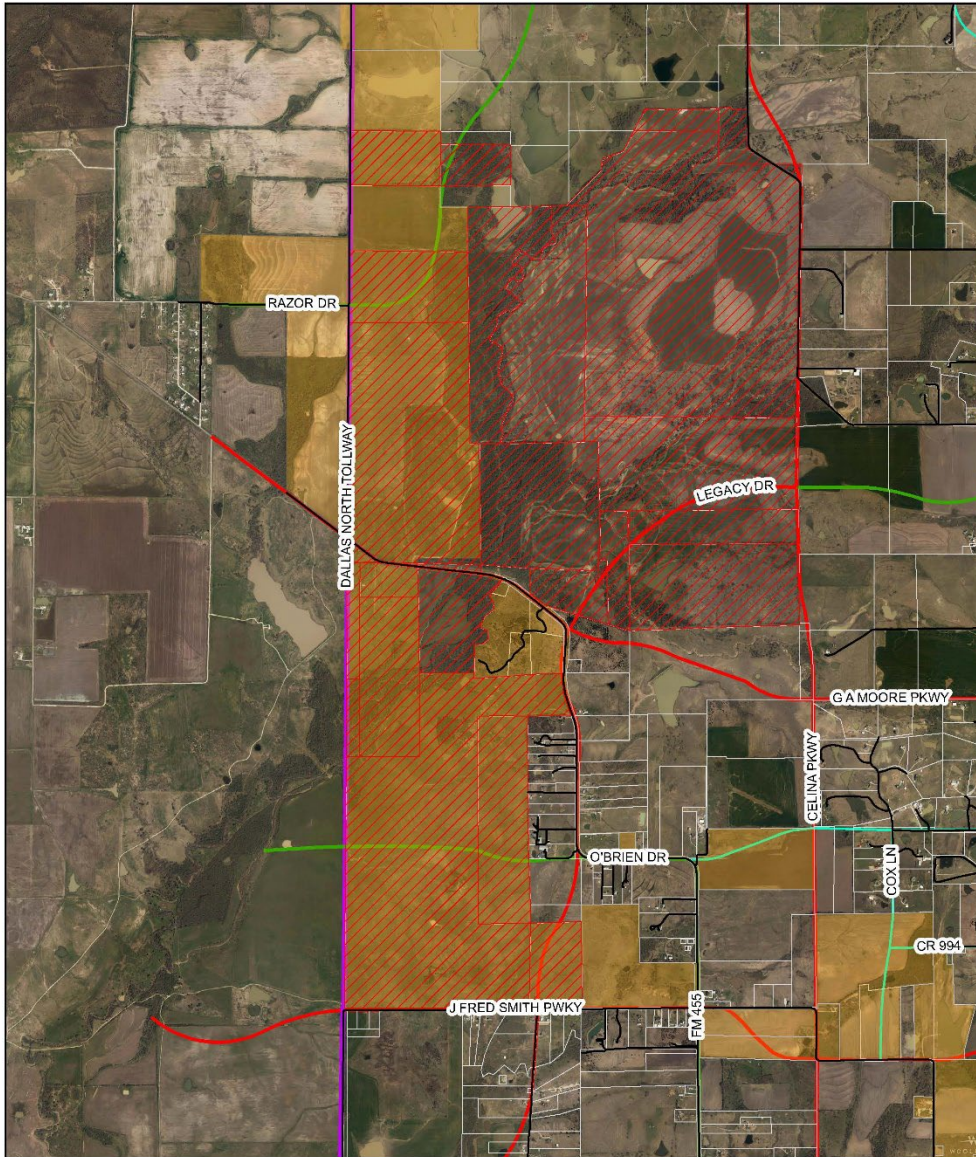
November 17, 2020

Attachment: Staff Presentation (Dynavest PD - Zoning)



Location Map

The subject property is generally located east of the Dallas North Tollway and north of J Fred Smith Parkway



Attachment: Staff Presentation (Dynavest PD - Zoning)

Background

- In September 2020 the City approved a Development Agreement that outlined the property's future annexation and zoning
- The subject property is approximately 3,237 acres and located both in the City Limits and in the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to various uses, per the governing DA

Attachment: Staff Presentation (Dynavest PD - Zoning)

4.C.b



Policy Considerations

- The development is annexing approximately 1,809 acres into the City
- The proposed zoning is appropriate for the location and is in conformance with the governing DA
- The Dallas North Tollway Overlay District will apply to the property
- The zoning change will be considered by City Council concurrently with the associated annexation in December

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented

EXHIBIT C

LAND USE DESCRIPTIONS

- I. Single Family Detached Residential. Areas designated as Single Family Detached Residential may contain any detached single-family unit (including patio/zero-lot-line), whereas the total Development Area density shall not exceed 6 (six) units per net developable acre or maximum of 5,810 lots as illustrated on the Concept Plan. Furthermore, institutional uses, including but not limited to schools and churches, and utility uses necessary to serve residential uses, shall be allowed uses in Single Family Detached Residential Areas.

- II. Multiple Family. Areas designated as Multiple Family may contain any uses allowed in Single Family Detached Residential Areas in addition to the following uses:
 - Single-Family Attached (“townhomes”)
 - Triplexes
 - Quadraplexes
 - Multi-Family (MF-2 Urban Edge & MF-3 Urban Living as set forth in the City Zoning Ordinance)
 - Assisted Senior Living
 - Independent Senior Living

A maximum of 4,100 apartment dwelling units (exclusive of Assisted Senior Living and Independent Senior Living units) shall be allowed. Allowed density for Urban Living shall be 80 dwelling units per acre by right, or greater if approved as a zoning change in accordance with the City Regulations. Furthermore, institutional uses, including but not limited to schools and churches, and utility uses necessary to serve residential uses, shall be in allowed uses in Multiple Family Areas.

- III. Office Center. The area designated as Office Center shall include the following:
 - All those uses allowed in the Commercial, Office, and Retail District as set forth in the City Zoning Ordinance, subject to the same conditions as set forth in the Zoning Ordinance. For example, if a use in the Commercial, Office, and Retail District requires a specific use permit (SUP), then that use shall require an SUP in the Office Center, unless otherwise stated herein.
 - Wholesale and distribution center (SUP)
 - Institutional & Government Uses including, but not limited to: cemetery, child day care, civic club, medical clinic or office, community center, emergency care clinic, governmental building, hospital, and library.

- IV. Mixed-Use Centers. All uses allowed in the Single Family Residential, Multiple Family, and Office Center Area shall be allowed in areas designated as Mixed-Use Centers. Multiple Family uses are subject to the maximum densities stated above.

- V. DNT Overlay. The Dallas North Tollway Overlay regulations adopted by the City shall apply to the Property.

- VI. Definitions. Terms and words not defined herein shall have the meaning as set forth in the City's Code of Ordinances, Chapter 14, Zoning.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 17, 2020
Re: Mustang Lakes Expansion PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 557 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) and Mixed-Use Zoning District (MU) base zoning, generally located at the southwest corner of Custer Road and Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion PD – Zoning)

Applicant Information:

James Melino
Celina 557 Partners, LP
c/o The Cambridge Companies, INC.
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

CUSTER RD

CHOATE PKWY

OWNSBY PKWY

WELLS WAY

ROSELAND PKWY

Attachment: Location Map (Mustang Lakes Expansion PD – Zoning)

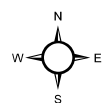


Mustang Zoning Location Map

Date: 11/3/2020

Legend

- Roads
- City Limits
- Parcels
- Voluntary Petition



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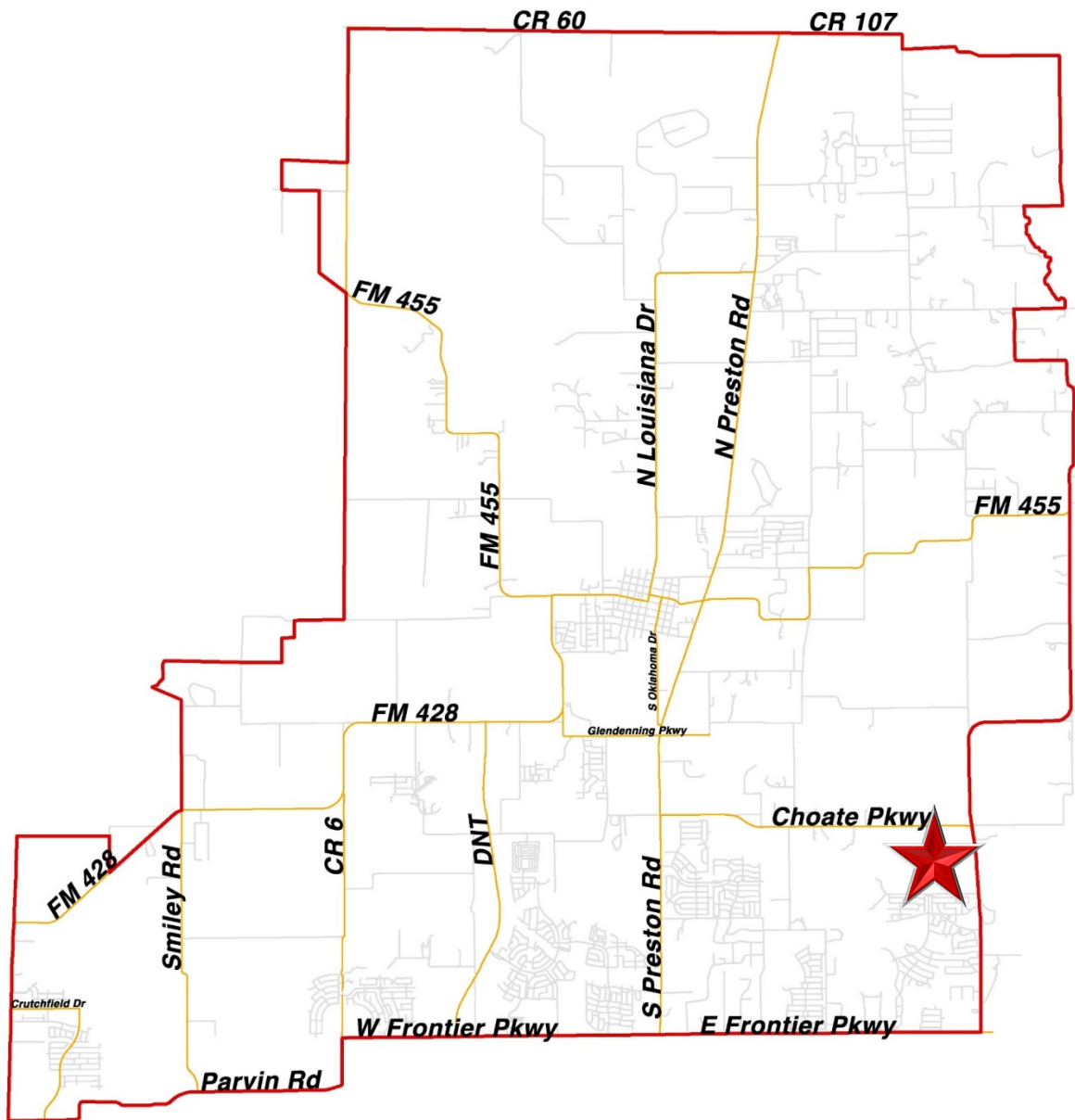
Feet

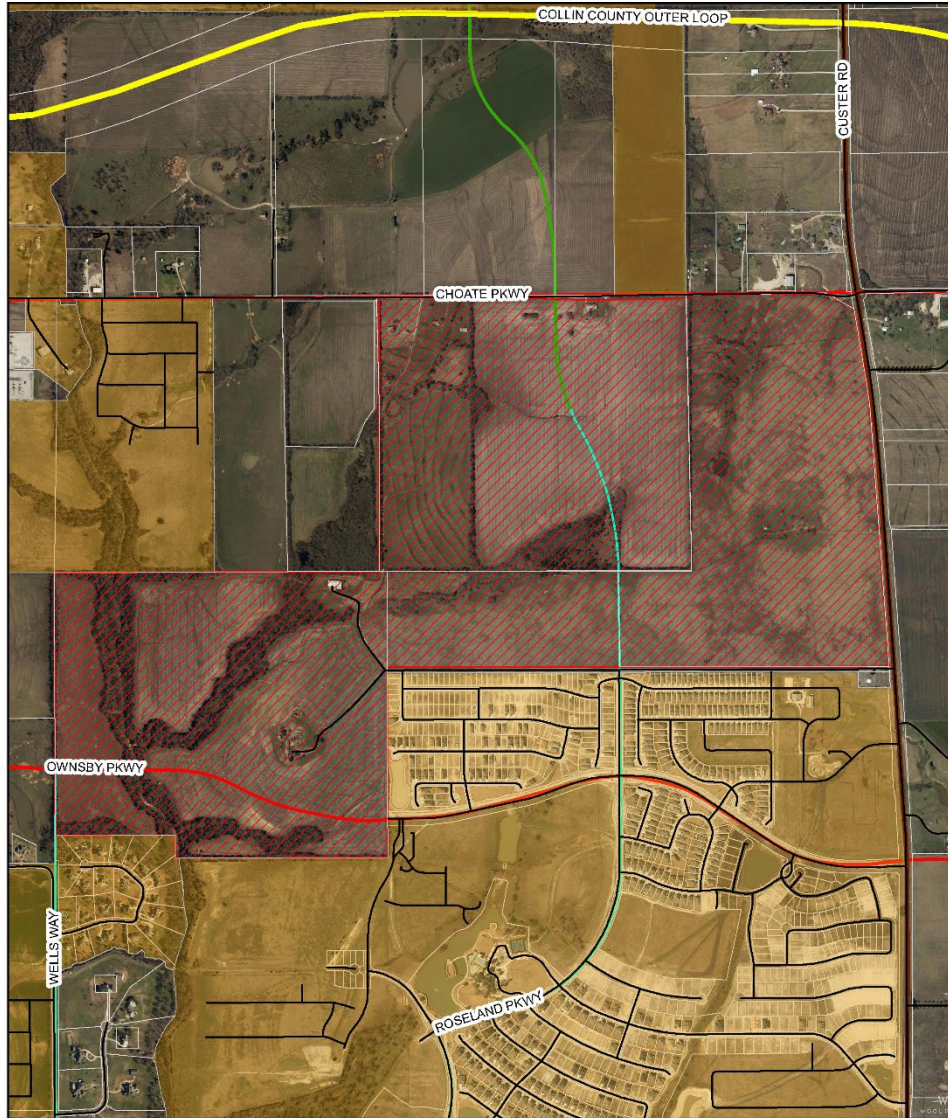
Mustang Lakes Expansion

Planned Development

Planning & Zoning Commission

November 17, 2020





Location Map

The subject property is generally located at the southwest corner of Custer Road and Choate Parkway

Background

- In January 2019, the City approved a Development Agreement for various uses that also outlined the annexation and future development regulations for the subject property
- The property is approximately 557 acres within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to a Planned Development for Single-Family Residential (SF-R) and Mixed-Use (MIX) Districts

Policy Considerations

- The proposed land use is in conformance with the governing DA
- The zoning change will be considered by City Council concurrently with the associated annexation in November

Concept Plan



Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in November
- Staff recommends approval as presented, per the governing DA

EXHIBIT D

DEVELOPMENT STANDARDS

For an approximate 557 acre tract of land (the “Mustang Lakes Annex”) out of the Coleman Watson Survey, Abstract No. 945 in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract’s overall boundary.)*

Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by a series of trails and enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, existing lakes as well as proposed lakes, trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of neighborhood commercial services that would serve the community and provide a natural progression of residential development from denser residential product, in the form of town home and/or patio homes adjacent to the commercial, to traditional, less dense, residential product.

Definitions

Definitions used herein shall be the same as those found in Section 5.8 of the Zoning Ordinance for the City of Celina, Texas, as they exist or may be amended.

General Regulations

All regulations for Mustang Lakes Annex not redefined by these regulations shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance, as they exist or may be amended.

Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. A graphical depiction of the “Neighborhood/s” is provided on the Concept Plan; refer to Appendix “A”.

A property owners association shall be established and shall be responsible for the maintenance of all park/open space areas.

Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

All single-family Type A-F detached residences can be front-entry and have garage access from a dedicated public street. Type G-H shall only be rear entry with garage access from a dedicated alley, pedestrian access shall be from a street and/or open space

The Concept Plan depicts two principal districts a “SF-R” and “MU-2” district and Neighborhoods I – VIII; refer to Appendix “A”. The maximum number of residential lots within the “SF” district (Neighborhoods I-VII) shall be one-thousand seven-hundred fifty (1750). The minimum number of Type A-D lots shall be one-hundred fifty (150). Furthermore, the maximum number of Type F lots within Neighborhoods I-VII shall be six-hundred (600). Any Type F lots developed in the “MU-2” district (Neighborhood VIII) are in addition to those in Neighborhoods I-VII. Multi-family is only allowed in Neighborhood VIII; the maximum number of multi-family units shall be six-hundred twenty-five (625).

Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than the permitted use within each neighborhood is also permitted; acreages are net of perimeter right-of-way dedications. *(For a visual representation of the Concept Plan, refer to Appendix “A”; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

Neighborhood “I” (+/- 78 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “II” (+/- 69 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “III” (+/- 154 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “IV” (+/- 115 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “V” (+/- 29 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VI” (+/- 15 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VII” (+/- 26 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VIII” (+/-63 ac.): The permitted uses shall be “MU-2” Mixed Use Regional District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

a) Additional Permitted Uses and Development Standards:

- Single-family detached (Type F-H lots)

b) Conditional Uses:

- Tire Dealer
- Kiosk
- Nursery
- Hotel
- Auto Repair (major/minor)

c) Prohibited Uses:

- Check Cashing Services
- Industrial/manufacturing
- Assisted Living/Nursing Home/Care Home
- Recycling Kiosk
- Contractor Storage

d) Land Use Limits (based on gross acres):

- Residential (stand-alone): maximum of 70%
- Multi-family: maximum of 65%

Retail/Commercial/Office (minimum 20 acres): Area Regulations

General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet. The front yard set-back may be increased by fifteen (15) feet.
- (c) For Lot Types A - F and H, the maximum lot coverage shall be sixty (60) percent; for Lot Type G (TH), the maximum lot coverage shall be eighty-five (85) percent.

The following amended area regulations shall apply *(For a visual representation of the Concept Plan, refer to Appendix "A")*:

Type A:

Minimum Lot Area: The minimum lot area shall be one (1) acre or 43,560 square feet.

Minimum Lot Width: The minimum lot width shall be eighty (80) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be fifteen (15) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twenty-four-hundred (2,400) square feet.

Type B:

Minimum Lot Area: The minimum lot area shall be fifteen-thousand (15,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be eight (8) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type C:

Minimum Lot Area: The minimum lot area shall be ten-thousand (10,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be eight (8) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type D:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-six (26) feet unless a j-swing garage is used and in that case the setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type E:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet,

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a j-swing garage is used and in that case the front yard setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type F:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for zero lot line lots with “J-swing” garage may have a minimum Front yard of fifteen (15) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard setback of fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type G:

Maximum Dwellings per Acre: The maximum dwelling units per acre is ten (10).

Minimum Lot Area: The minimum lot area shall be twenty-four hundred (2,400) square feet.

Minimum Lot Width: The minimum lot width shall be twenty-four (24) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty

(20) feet or ten (10) feet for rear entry lots.

Minimum Rear Yard: The minimum depth of the rear yard shall be three (3) feet for rear-entry lots.

Minimum Side Yard: The minimum side yard depth shall be zero (0) feet for interior SFA units, seven and a half (7.5) feet for end SFA unit and the corner side yard shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be fourteen-hundred (1,400) square feet.

Type H (only within Neighborhood VIII):

Minimum Lot Area: The minimum lot area shall be thirty-six-hundred (3,600) square feet.

Minimum Lot Width: The minimum lot width shall be forty (40) feet.

Minimum Lot Depth: The minimum lot depth shall be ninety (90) feet.

Minimum Front Yard: The minimum depth of the front yard shall be ten (10) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet except for alley served dwellings.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be fourteen-hundred (1,400) square feet.

For non-residential area regulations, refer to the current City of Celina Zoning Ordinance for each specific land use or collection of uses.

Parking Regulations

Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that are located behind the front building line. In addition, for Type G-H one (1) visitor parking space for every four (4) dwelling units shall be provided within six-hundred (600) feet of the building it serves. The spaces provided shall be either parallel spaces (8'x22') or head-in spaces (9'x20').

Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina's Zoning Ordinance, as exists or may be amended.

Multi-family: Parking shall be organized to create an "Urban Edge." All required resident parking for multi-family dwellings that is "surface parking" shall be situated a minimum of ten (10) feet behind the front façade of the building. Furthermore, any parking visible from the street shall be screened with a generally continuous row of seven (7) gallon evergreen shrubs planted to screen parking from the street.

Building Regulations

Exterior Building Façade for Residential structures shall meet or exceed the requirements outlined in the City's Zoning Ordinance except as herein amended; with the following exception, the masonry and area requirements are intended to exceed the City's requirements but the more restrictive requirement shall control:

- (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations not facing a public street shall not be less than fifty (50) percent masonry each nor shall the combined overall be less than eighty-five (85) percent masonry, exclusive of doors and windows.
- (b) The building elevation of each lot adjacent to the proposed lot shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
- (c) All garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way for front entry lots.
- (d) The primary roof pitch for Type A, Type B and Type C shall not be less than 8:12.
- (e) The primary roof pitch for Type D, Type E, Type F, Type G and Type H shall not be less than 6:12.
- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing FM 2478 (Custer Road), Choate Parkway, Wells Road, Ownsby Parkway and Roseland Parkway are required.

- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.

Exterior Building Façade of Accessory Structure:

- (a) Any accessory structure or building shall be constructed of complementary material to the associated residence and the general architecture of the development.
- (b) An accessory building shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet for Type A - Type B and ten (10) feet for Type C – Type F.

Screening Regulations

General Screening (*For a visual representation of the Enhanced Paving & Screening, refer to Appendix "B"*):

1. Chain Link Fence is prohibited.
2. The following items shall be screened from the public street:
 - (a) Clothes lines or drying racks
 - (b) Yard maintenance equipment
 - (c) Garbage and refuse containers, except on collection day
 - (d) Wood piles and compost piles
 - (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
 - (f) Roof mounted TV antennas or dishes
 - (g) Pool equipment

Thoroughfare screening regulations (refer to the Enhanced Paving and Screening Plan found in Appendix "B"):

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to Ownsby Parkway, Choate Parkway, and FM 2478 (Custer Road). All screening walls shall be constructed in conjunction with the associated residential phase.

1. A masonry (stone or brick) or thin wall for lots backing and siding to Ownsby Parkway, FM 2478 (Custer Road), and Choate Parkway.
2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for CR 83 (Ownsby Parkway), FM 2478 (Custer Road) and Choate Parkway;

(b) Screening fences shall be as follows:

1. For lots siding to any collector, there shall be a six (6) foot cedar board-on-board fence with a cap and a masonry column at the common rear property line and within ten (10) feet of the front building line. For lots backing to any collector, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer. Any wood fence shall have a uniform stain color; refer to Appendix "D".
2. For open ended cul-de-sac's adjacent to Wells Road, Ownsby Parkway, Choate Parkway and FM 2478 (Custer Road), a five (5) foot decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines, on either side of the open ended cul-de-sac's to the proposed thoroughfares is required.

3. For open ended cul-de-sac adjacent to a Roseland Parkway or East-West roadway, a continuous row of shrubs shall be required. Shrubbery when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers within the landscape buffer along the right-of-way line.
4. Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubbery when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers.
5. No access through the rear or side yards of lots that side or back to Roseland Parkway, Ownsby Parkway, Wells Road, Choate Parkway or FM 2478 (Custer Road) is permitted.
6. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

Open Space screening regulations:

- (a) The rear yards of all single-family residences which back or side to an open space shall have a minimum five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fences is required. No fencing shall be allowed within the 100-yr. flood plain.

Builder's Side Yard screening regulations:

- (a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E".

Landscape & Irrigation Regulations

The residential builder of each lot shall provide at a minimum the following landscape material:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type A - Type B: There shall be a minimum four (4) three (3) inch shade trees planted for each residential lot; furthermore, at least fifty (50) percent of the trees shall be shade trees. These are in addition to the minimum three (3) shade trees required on each corner lot.

Type C - Type F: There shall be a minimum of two (2) three (3) inch shade trees planted for each residential lot; furthermore, at least fifty (50) percent of the trees shall be in the front yard. These are in addition to the minimum three (3) shade trees required on each corner lot.

Type G-H: There shall be one (1) three (3) inch shade tree and one (1) eight-ten (8-10) foot ornamental tree planted for every two residential lots; the shade tree requirement may also be achieved by planting "street trees" in conjunction with an urban street section.

Shrubs:

Type A - Type B: There shall be a minimum of twenty-five (25) 3-gallon shrubs across the front of the house.

Type C - Type E: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type F - Type H: There shall be a minimum of six (6) 3-gallon shrubs across the front of the house.

Open Space Regulations

General (*For a visual representation of the Trail and Open Space plan, refer to Appendix "C"*):

- (a) All parks and open space areas are open to the public/residents. They should be developed and maintained based on their intended use and should offer the community different experiences. These spaces should include passive parks that are designed to be pleasant views and in turn create a sense of openness in the

community; these may be native or improved spaces. These open spaces should also include active pocket parks that provide an opportunity for the community to gather together; these spaces require additional accoutrements such as benches or tables, bike racks, trash receptacles or playground equipment as well as additional landscaping to create a sense of place within a larger area.

- (b) All open space areas and detention areas shall be maintained by the HOA. All proposed (wet) lakes shall be equipped with a water fountain or aerator device.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- (d) All open space areas shall have a slope not greater than 6:1, unless they are naturally existing or structurally supported; a 4:1 slope may be utilized as needed to create a more functional open space.
- (e) On a residential street the opposite side of the street from a six (6) foot trail a five (5) foot walk shall be provided. For open-ended cul-de-sacs adjacent to a collector or arterial, a sidewalk shall be constructed to provide a pedestrian connection. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.
- (f) A ten (10) foot public trail shall be constructed generally along the east side of Wilson Creek from the most western north line to Ownsby Parkway in conjunction with development of Neighborhood VI. Please refer to the aforementioned Trail and Open Space Plan for the general location and size of other required trails adjacent to arterials and collectors.
- (g) A pedestrian connection shall be created from Neighborhood II to Neighborhood VIII.

Open Space Area Specifics:

Area A: shall include entry monument, a water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area B: shall include a six (6) foot trail, water/detention feature with a lighted fountain, landscaping and irrigation.

Area C: shall include water/detention feature/s with a lighted fountain in each, a six (6) foot trail, and associated landscaping and irrigation.

Area D: shall include a water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area E: shall include an amenity center and/or sales center, cabana, pool, playground equipment, parking, a six (6) foot trail, and associated landscaping and irrigation. The Amenity Center shall be completed prior to the issuance of 1,050 certificates of occupancy (CO).

Area F: is a fifteen (15) foot landscape buffer contiguous to the eastside of Wells Road when lots side to a collector and twenty (20) foot when lots back to a collector. It shall include an eight (8) foot trail and associated landscaping and irrigation.

Area G: is a minimum fifteen (15) and an average forty (40) foot landscape buffer west of Wilson Creek on either side of Ownsby Parkway. It shall include a ten (10) foot trail, shade trees planted on an average of forty (40) feet on center, cluster or grouping of trees is permitted. In addition, the area shall be complimented with a monument sign, shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area H: This area is located along the west right-of-way line of FM 2478 (Custer Road) (an existing 100-foot right-of-way). It shall include a minimum (30) foot wide landscape buffer, outside the future right-of-way, and an average of forty (40) feet with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall include a ten (10) trail and be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area I: This area is located outside the designated right-of-way on either side of a divided thoroughfare called Ownsby Parkway, east of Wilson Creek. It shall be a minimum of 15-feet, except within the transition zone, and an average forty (40) foot wide landscape buffer with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted; the transition zone is defined as the first 500-feet on both sides of Ownsby Parkway west of Mustang Lakes. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also in both sides of this landscape buffer shall be a meandering six (6) foot trail, through the "Transition Zone," and then an eight (8) or ten (10) foot trail west of the "Transition Zone."

Area J: The area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Choate Parkway and north of Ownsby Parkway. It shall be a minimum of fifteen (15) foot wide landscape buffer when lots side to the street and twenty (20) foot when lots back to the street. The buffer shall have shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also in both sides of this landscape buffer shall be a meandering trail eight (8) feet in width north of the round-a-bout and six (6) feet on one side and eight (8) feet on the other south of the round-a-bout.

Area K: The area is located outside of the designated right-of-way and on either side of East-West street connection from Roseland Parkway to FM 2478 (Custer Road). It shall be a minimum (10) foot wide landscape with an average twenty (20) foot buffer with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering eight (8) foot trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

Area L: The area is located outside of the designated right-of-way and on the south side of Choate Parkway to FM 2478 (Custer Road). It shall be a minimum forty (40) foot wide landscape buffer with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with an entry monument/s, shrubs, ground cover, berms, accent stones and ornamental trees. Also within this landscape buffer shall be a meandering ten (10) foot trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Subdivision Regulations

Development shall meet the standards as required in the City of Celina Subdivision Ordinance except as follows:

Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from intersection. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- (h) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet, except for the over-length cul-de-sac identified in the one (1) acre lots on the concept plan or as approved by the City. The bulb right-of-way radius shall be fifty (50) feet.
- (i) Center-line Radii – The minimum center-line radius for a Major Arterial shall be eleven hundred (1100) feet or as approved by the City; the minimum center-line radius for Minor Arterial shall be six (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (j) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet from centerline to centerline.
- (k) Owensby Parkway: – Owensby Parkway shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) lanes or twenty-eight (28) feet of pavement, in both directions, and the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods. Left turn and/or deceleration lanes, along with any associated right-of-way, required along Custer Road (FM 2478) shall be constructed.
- (l) Roseland Parkway: –. Roseland Parkway shall be a 4-lane divided roadway within a one-hundred (100) foot right-of-way where adjacent to non-residential and a 4-lane un-divided roadway within a seventy-five (75) foot right-of-way where adjacent to single-family from Choate Parkway to the round-a-bout. South of the round-a-bout, a 4-lane undivided roadway within sixty (60) feet of right-of-way shall be dedicated. Left/Right turn lanes for the Roseland/Choate Parkway intersection will be constructed and ROW dedicated as required with the development of the associated non-residential tract.
- (m) East-West Roadway (Roseland to Custer): – The East-West roadway shall be a two (2) lane, twenty-nine (29) foot back-to-back, un-divided roadway within a fifty (50) foot right-of-way from the round-a-bout on Roseland Parkway to Custer Road (FM 2478) that will be dedicated to the City; the right-of-way shall flair to a minimum of sixty (60) feet at the intersection with Custer Road (FM 2478) to accommodate an eastbound left and right turn lane.
- (n) Wells Road: shall be a two (2) lane, twenty-nine (29) foot back-to-back, un-divided roadway within a sixty (60) foot right-of-way. The Developer/District shall be responsible for dedicating a maximum of thirty (30) feet of right-of-way, where Wells Road is contiguous; additional off-site right-of-way is needed to construct two lanes of Wells Road from Owensby Parkway to CR 84.
- (o) FM 2478, Wells Road and Choate Parkway: – It is anticipated that right-of-way dedications along FM 2478 (Custer Road), Wells Road and Choate Parkway may

be required in the future. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

- (p) Tree surveys required as a part of the preliminary plat shall be submitted at the time of Construction Plat application.

Development shall meet or exceed the design criteria outlined below:

a. Residential Lot Grading:

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall, except for Type A lots. Furthermore, Type A lots are permitted to have lot-to-lot drainage within drainage easements.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

b. Paving:

1. Residential Streets – the residential streets shall be twenty-nine (29) feet wide from back-to-back; Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
2. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
3. Sidewalks – the residential sidewalks shall be five (5) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
4. Trails – the trails shall be a minimum of six (6) feet wide, except as otherwise noted on the “Trail and Open Space Plan” and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than four (4) feet to the back-of-curb or five (5) feet to the screening wall/fence.
5. Curb Return Radii – the curb radii for Major Arterial shall be forty (40) feet; the curb radii for Minor Arterials shall be thirty (30) feet; and the curb radii for residential streets shall be twenty (20) feet.
6. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6, except for Type A lots which shall be 0.45; the run-off co-efficient for commercial shall be 0.9.

7. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
8. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr. and the rainfall intensity for commercial areas shall be 8.88 in/hr.

c. Sanitary Sewer Mains

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.
5. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way.

d. Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
4. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

e. Miscellaneous

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development and shall be LED where available. Street lights shall be located in the median for 4-lane divided roadways or greater.

2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways unless otherwise approved by the City Engineer.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 17, 2020
Re: Mustang Lakes Expansion Remainder - Zoning

Action Requested:

Conduct a public hearing to zone approximately 294 acre tracts of land to Agricultural District (AG), generally located west of Farm to Market Road 2478, south of Kathie Court, north of Parvin Road, and east of Farm to Market Road 1385, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion Remainder - Zoning)

Background Information:

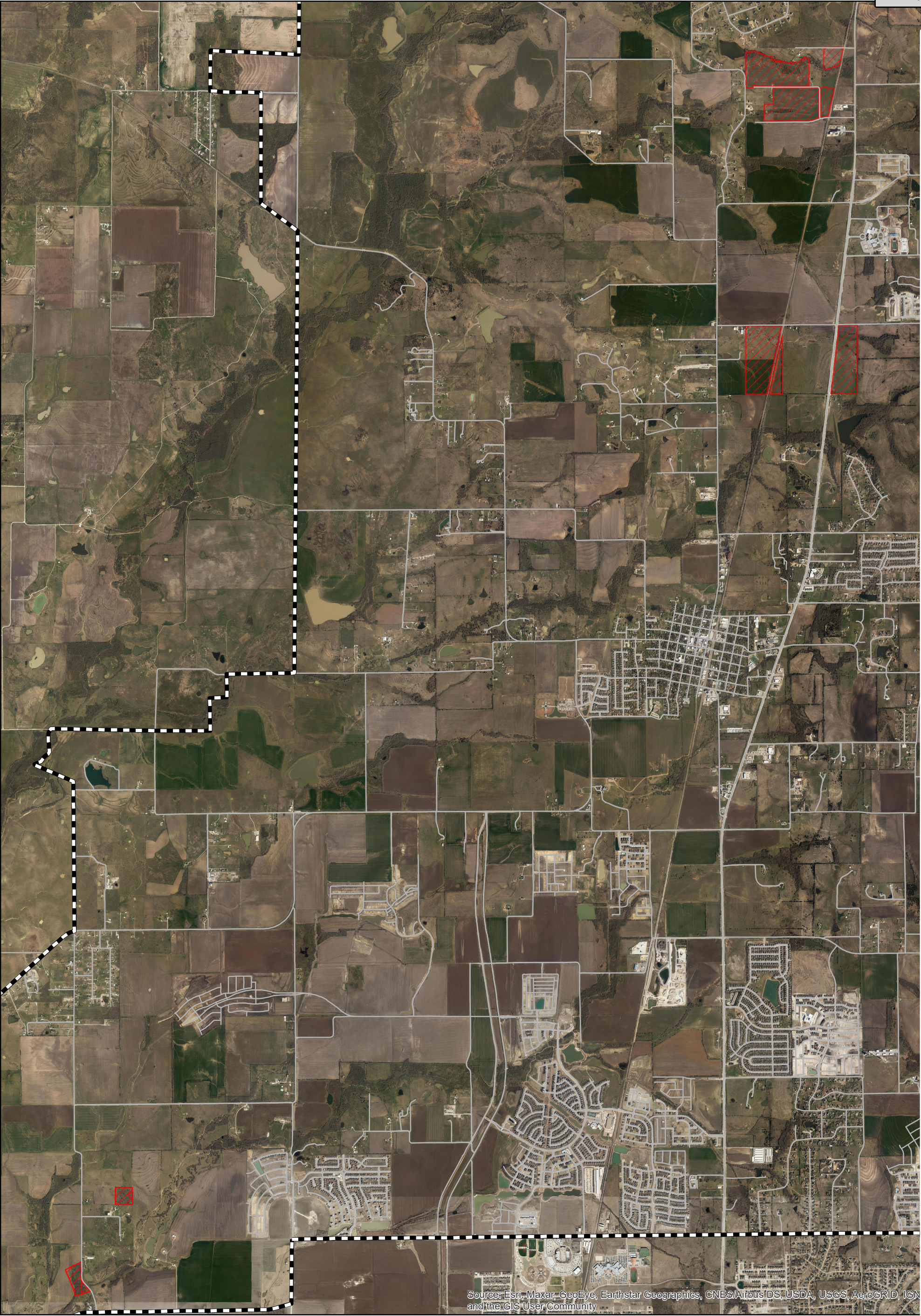
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Mustang Lakes Expansion Remainder - Zoning)

CELINA
TEXAS
EST. 1876

Life Connected.

Potential Annexations

City of Celina

Date: 11/13/2020

Legend

- Ultimate Boundary
- Potential Annexations

N
W E
S

0 3,300 6,600

Feet

Packet Pg. 90

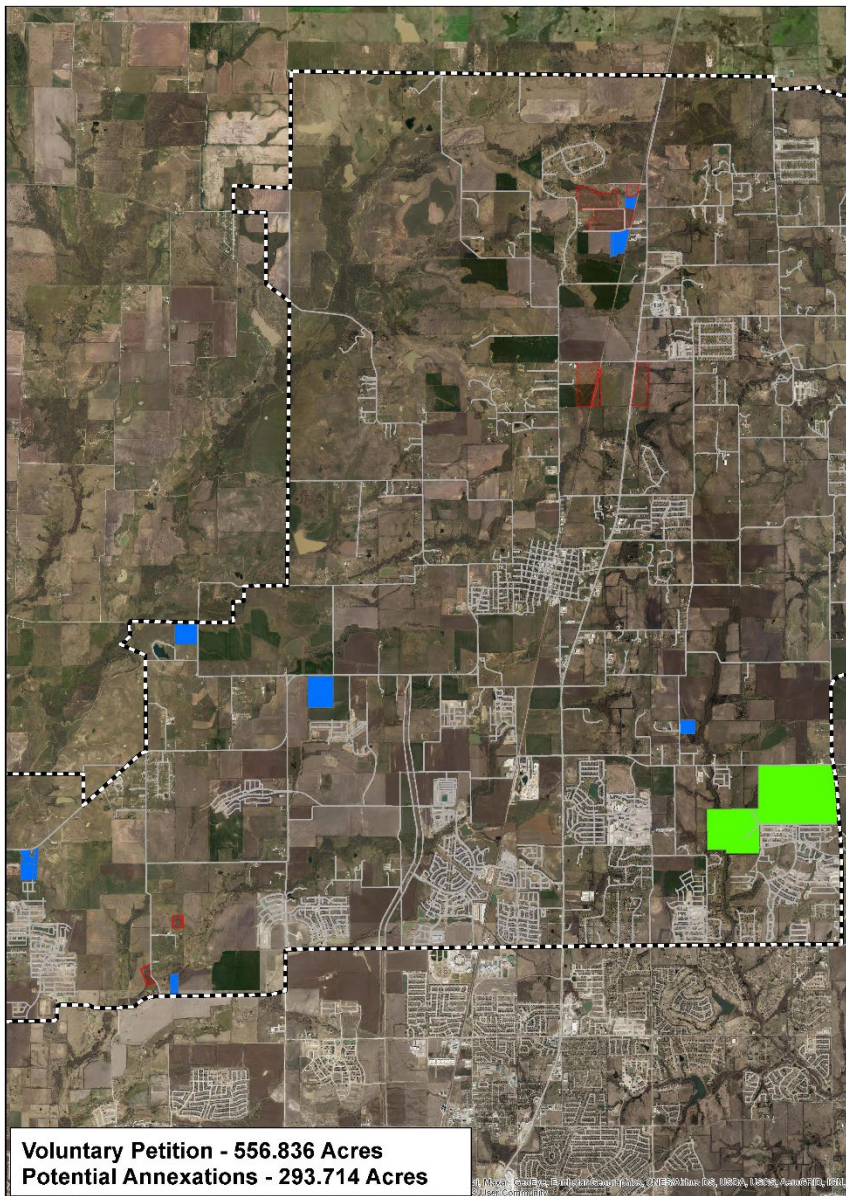
Mustang Lakes Remainder

Zoning

Planning & Zoning Commission

November 17, 2020

Annexation Map

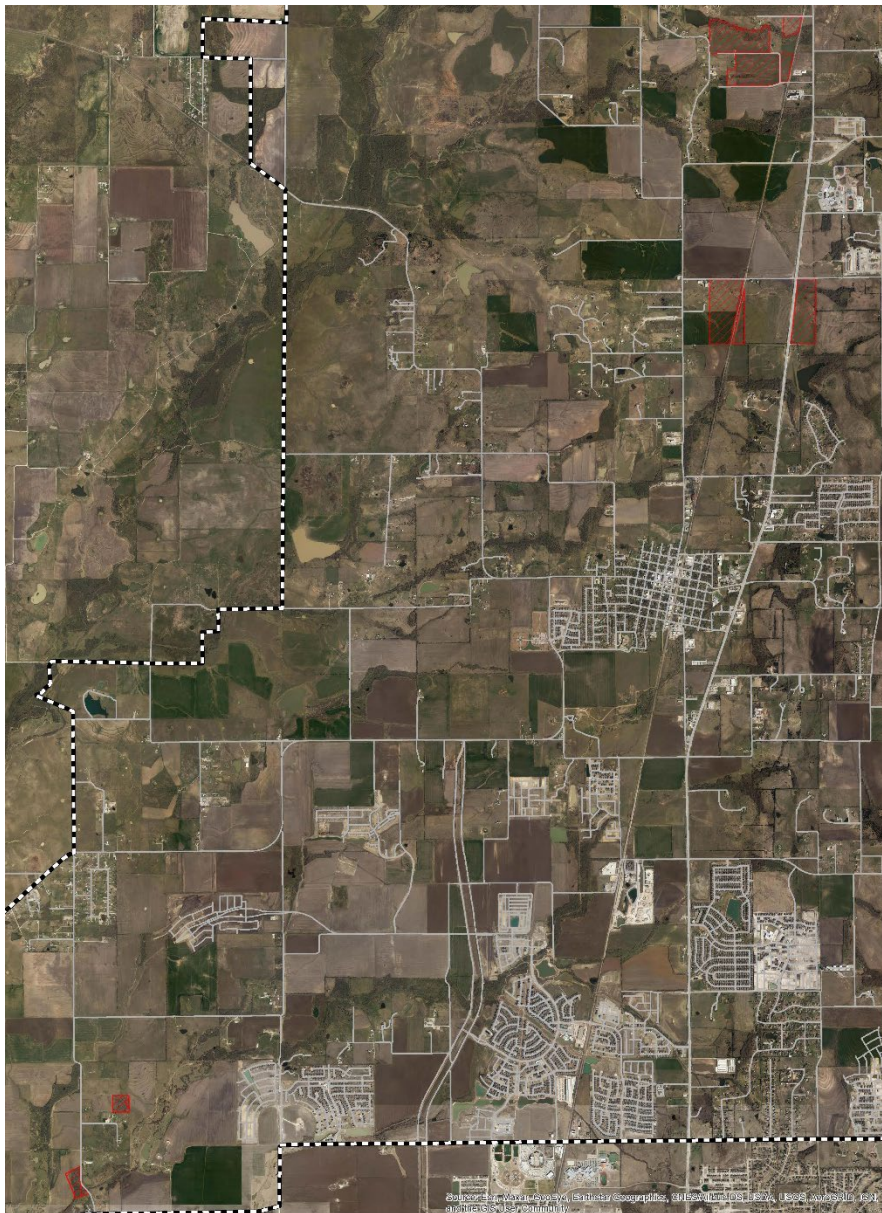


Legend

-  Ultimate Boundary
-  Roads
-  Voluntary Petition
-  Potential Annexations
-  Deferrals Signed

Location Map

The subject properties are generally located within the ultimate growth boundary of the City of Celina



Background

- The properties are approximately 294 acres within the Extraterritorial Jurisdiction (ETJ)
- The properties are associated with the Mustang Lakes Expansion C-4 statutory consent annexation

Policy Considerations

- The proposed land uses will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The zoning change will be considered by City Council concurrently with the associated annexation in December
- The property owners may in the future request the City to consider another zoning district
- Multiple property owners preferred deferrals over annexations

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented