



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 18, 2022
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair 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 & 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.

Reconvene Into Open Session

A. Growth Strategies Discussion

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 September 20, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Legacy Frontier Apartments Addition, being approximately 29 acres; generally located at the northwest corner of Legacy Drive and future Frontier Parkway. (Legacy Frontier Apartments Addition – Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

A. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify overlay district regulations. (Overlay Districts – Text Amendment)

- B. Conduct a public hearing to consider and act upon a request to zone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (3G10 Investments – Zoning)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Mixed-Use District (MU), generally located south of Carey Road and approximately 1,240 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (SW Carey & Legacy - Zoning)
- D. Conduct a public hearing to consider and act upon a request to zone approximately 26 acres to Mixed-Use District (MU), generally located at the northwest corner of future Celina Parkway and County Road 57, within the Extraterritorial Jurisdiction (ETJ). (Young Tract - Zoning)

V. ADJOURNMENT

The Commission 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, SEPTEMBER 20, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Absent	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Lauren Field	City of Celina	City Secretary	Present	
Andy Glasgow	City of Celina	Director of Engineering	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Dusty McAfee, Executive Director of Development Services, called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

A. Oaths of Office:

Lauren Field, City Secretary, administered the Oaths of Office and swore in the Commissioners.

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.

III. ROUTINE BUSINESS & PRESENTATIONS:

A. Chair & Vice Chair Appointments:

The Commission voted on nominating a Chair. Shawn Bain was nominated for Chair. Commissioner Poché motioned to approve.

Minutes Acceptance: Minutes of Sep 20, 2022 5:30 PM (Minutes Approval)

Commissioner Boswell seconded.
 All were in favor, and Shawn Bain was appointed as Chair.
 The Commission voted on nominating a Vice-Chair. Bryan Poché was nominated for Vice-Chair.
 Commissioner Boswell motioned to approve.
 Commissioner Grumbles seconded.
 All were in favor, and Commissioner Poché was appointed Vice-Chair.

B. Annual CIP Presentation:

Andy Glasgow, Director of Engineering, presented the annual Capital Improvement Projects Presentation.

C. Overlay Districts Discussion:

Mr. McAfee, presented the Overlay Districts Discussion.

IV. **CONSENT AGENDA:**

A. Minutes Approval:

1. Minutes from the August 16, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Lilyana Phase 7 (CR 83), being approximately 3 acres; generally located at the southwest corner of future Coit Road and Vest Lane. (Lilyana Ph 7 (CR 83) – Final Plat)

- C. Consider and act upon a Conveyance Plat for The Village at Ownsby Farms Retail, being approximately 44 acres; generally located at the southwest corner of Preston Road and Ownsby Parkway. (The Village at Ownsby Farms Retail – Conveyance Plat)

- D. Consider and act upon a Conveyance Plat for The Legacy North (West Tract), being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West Tract) (First Leo) – Conveyance Plat)

- E. Consider and act upon a Conveyance Plat for The Legacy North (East Tract), being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East Tract) (First Leo) – Conveyance Plat)

- F. Consider and act upon a Conveyance Plat for Outer Loop/DNT, being approximately 12 acres; generally located at the northeast corner of the future Dallas North Tollway and the Collin County Outer Loop. (Outer Loop/DNT 12 Acre MF – Conveyance Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Daniel Trigo, Commissioner
SECONDER:	Brandon Grumbles, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

V. **PUBLIC HEARINGS/ACTION ITEMS:**

Minutes Acceptance: Minutes of Sep 20, 2022 5:30 PM (Minutes Approval)

- A. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the alcohol regulations. (Alcohol (Chapter 14) – Zoning Text Amendment)

Mr. McAfee, presented the staff report.
 Chair Bain opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice Chair Poché motioned to approve the item as proposed.
 Commissioner Boswell seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

- B. Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTD) zoning, generally located at the southeast corner of future Legacy Drive and future Mobberly Road, within the Extraterritorial Jurisdiction (ETJ). (Hollifield Tract – Zoning)

Kari White, Senior Planner, presented the staff report.
 Chair Bain opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Boswell motioned to approve the item as proposed.
 Commissioner Dawson seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Russell Boswell, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

- C. Conduct a public hearing to consider and act upon a request to rezone approximately one acre from Old Town Residential District (OT-R) to Downtown Code, Preston Streams District (DTC) zoning, generally located north of Malone Street and approximately 1,375 feet west of Preston Road, within the City Limits. (My Swim Buddy – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.
 Chair Bain opened the public hearing.
 Tiffany Hoggard, Applicant, provided a presentation for the Commission.
 The Commissioners asked the applicant about the number of swim lanes, hours of operation and the size of the pool and the buildings.
 Barbra Ivey, 504 Malone Street, Celina Texas 75009, expressed concerns about noise and the removal of trees on the property.
 Dick Ivey, 504 Malone Street, Celina Texas 75009, provided a list of concessions that he would like to see should the item be approved, namely screening, the preservation of trees and the home, and asked that the roll up doors on the west side of the building are not operable.

The commissioners discussed the item.

Vice Chair Poché motioned to approve the item with the following conditions:

No roll up doors on the west side, screening requirements to follow code on the west side, and to preserve trees where possible.

Commissioner Trigo seconded the item.

Motion was approved 5-1, with Commissioner Grumbles being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Dawson, Trigo, Bain, Poché
NAYS:	Grumbles
ABSENT:	Rojas

D. Conduct a public hearing to consider and act upon a request to zone multiple tracts comprising of approximately 376 acres to Agricultural District (AG), generally located west of future Custer Road, east of Smiley Road, north of Punk Carter Parkway, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (November Batch – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Commissioner Grumbles motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Grumbles, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

VI. ADJOURNMENT:

Chairman Bain adjourned the meeting at 7:26 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 18, 2022
Re: Legacy Frontier Apartments Addition - Final Plat

Action Requested:

Consider and act upon a Final Plat for Legacy Frontier Apartments Addition, being approximately 29 acres; generally located at the northwest corner of Legacy Drive and future Frontier Parkway. (Legacy Frontier Apartments Addition – Final Plat)

Applicant:

Legacy Frontier Apartments LP, LLC
5999 Custer Rd., Ste. 110-150
Frisco, TX 75035

Background Information:

The Final Plat shows five lots for a new development, and is in conformance with both Celina's subdivision and zoning regulations.

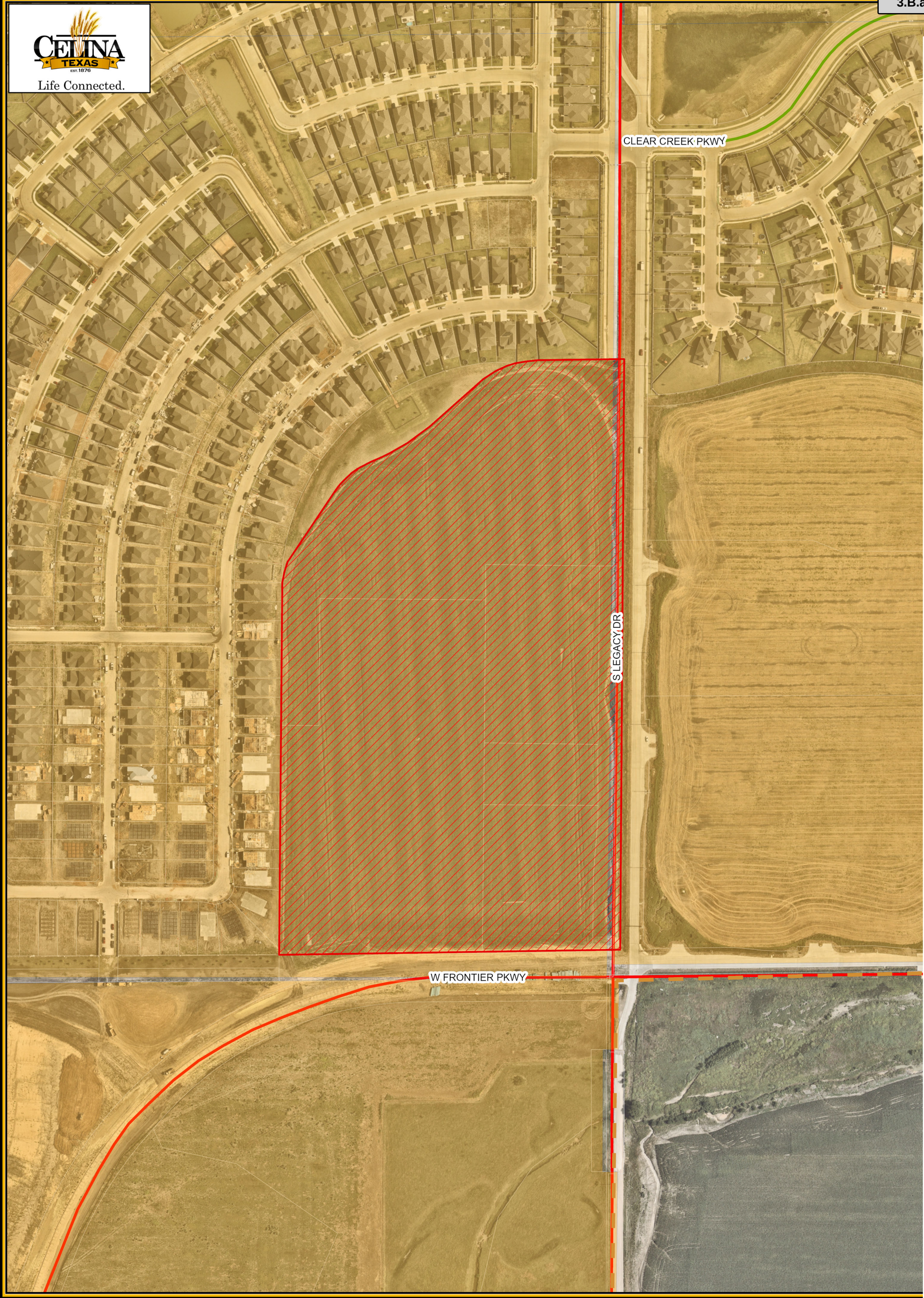
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

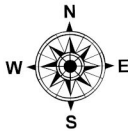
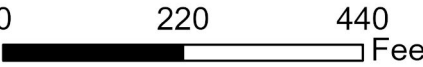
- Location Map
- Final Plat

Staff Recommendation:

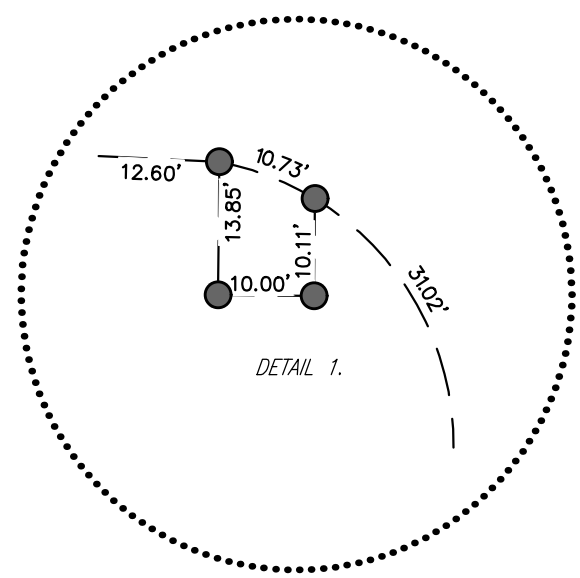
Staff recommends approval on the condition that all staff comments are addressed.



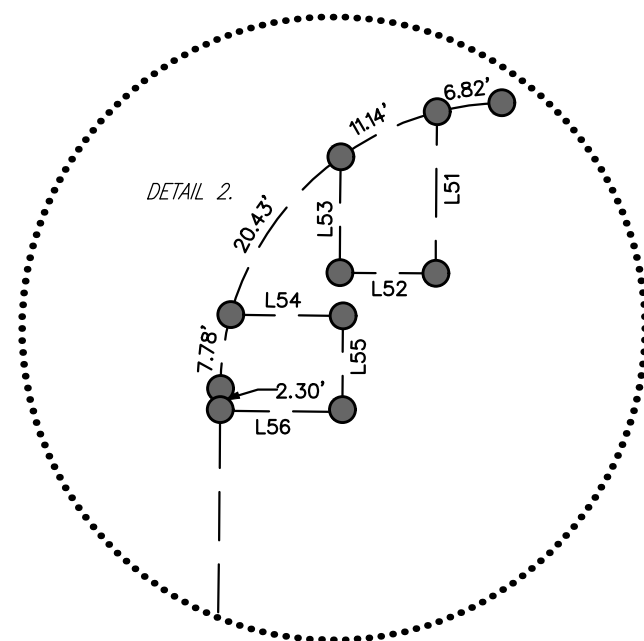
Attachment: Location Map (Legacy Frontier Apartments Addition – Final Plat)

Legend  Subject Property  City Limits  Parcels	Legacy Frontier Apartments Location Map City of Celina 9/27/2022	 
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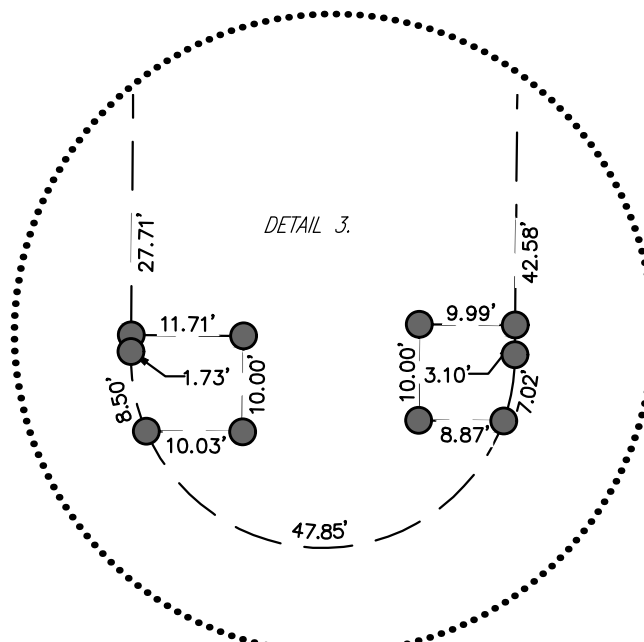
EASEMENT DETAILS



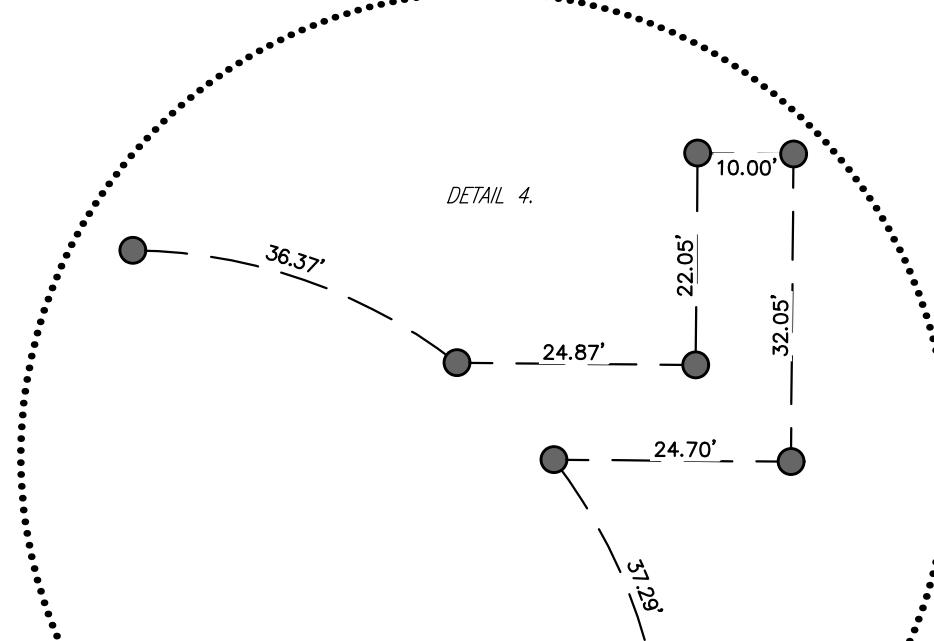
DETAIL 1.



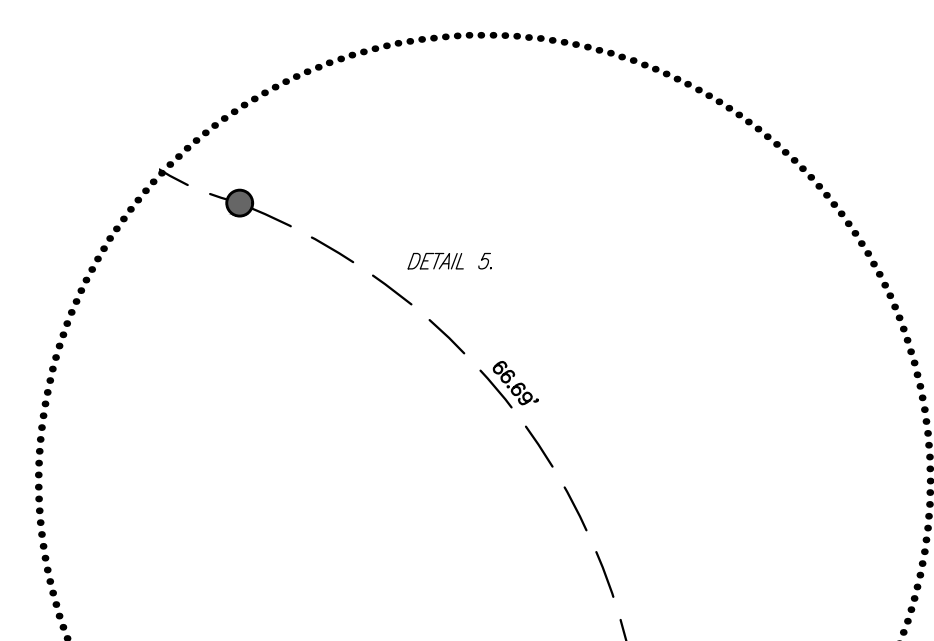
DETAIL 2.



DETAIL 3.

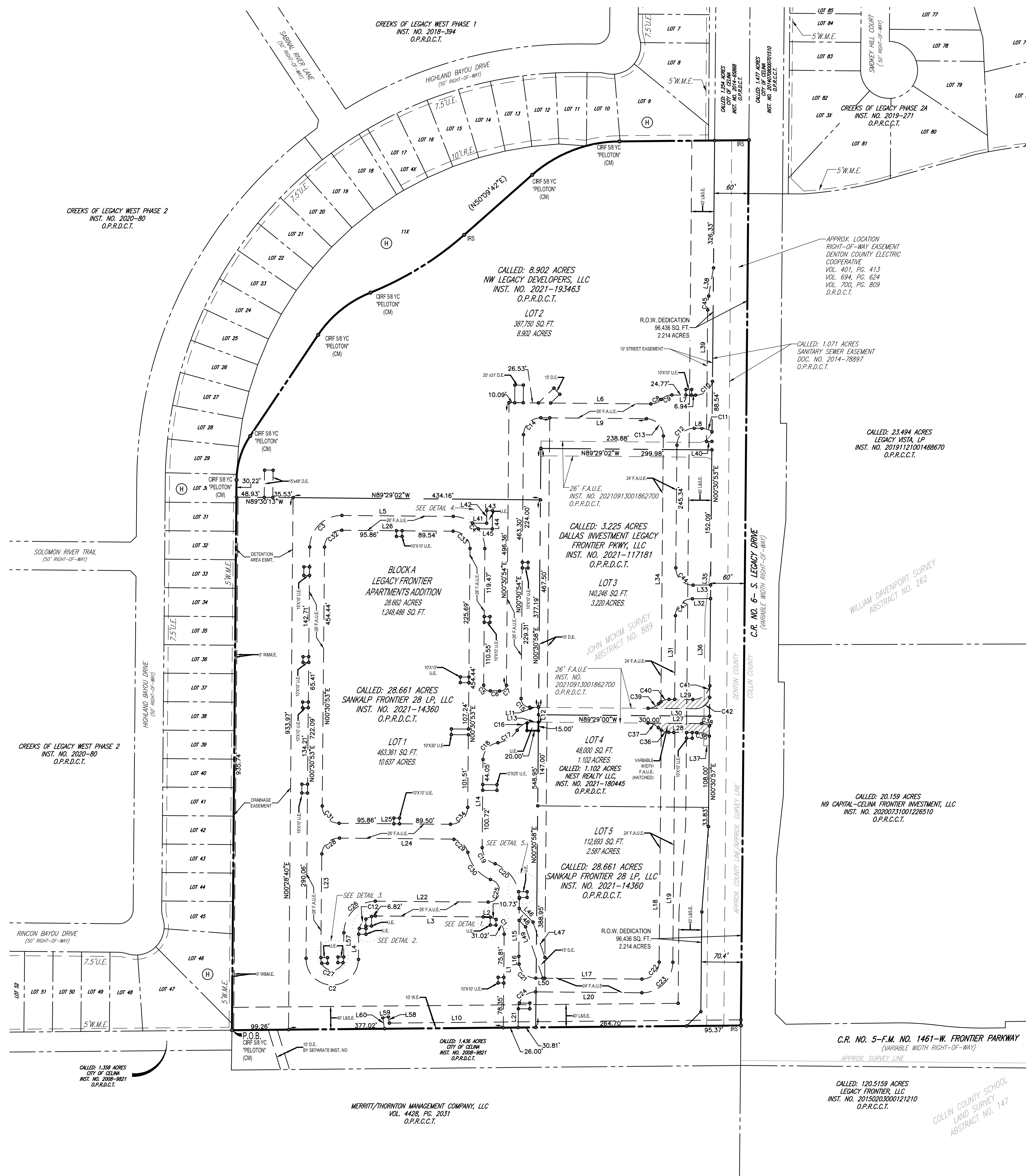


DETAIL 4.

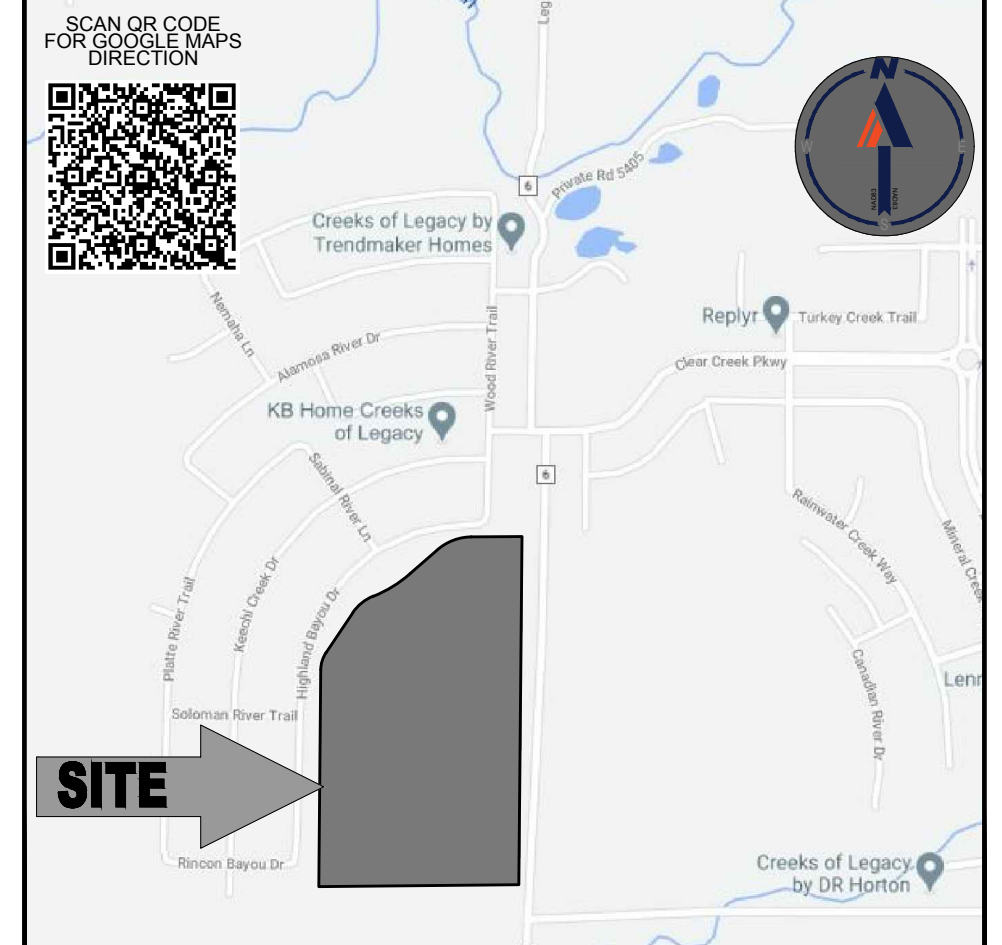


DETAIL 5.

*ALL EASEMENT DETAILS ARE
1"=20' SCALE.



1"=100'



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEI012A.
- According to Community Panel No. 48121C0290G, dated April 18, 11 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
- All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
- All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.
- All lots comply with the minimum size requirements of the zoning district.
- Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- No overhead utilities are permitted on the subject property.

LEGEND

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND STAMPED "_____"
P.O.B.	POINT OF BEGINNING
IRS	CAPPED IRON ROD SET "BOHLER ENG."
YC	YELLOW PLASTIC CAP
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
CR	COUNTY ROAD
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME PAGE
F.M.	FARM TO MARKET
W.M.E.	WALL MAINTENANCE EASEMENT
I.R.E.	IRRIGATION EASEMENT
F.A.U.E.	FIRELANE, ACCESS AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL & MAINTENANCE EASEMENT
L.A.S.E.	LANDSCAPE & SIDEWALK EASEMENT
ESMT	EASEMENT
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY

CITY PROJECT NO. FP 22-3445
FINAL PLAT

**LEGACY FRONTIER
APARTMENTS ADDITION**
LOTS 1-5, BLOCK A
2.214 ACRE RIGHT-OF-WAY DEDICATION
BEING ALL A CALLED: 28.661 ACRE TRACT OF LAND
SANKALP FRONTIER 28 LP, LLC
INST. NO. 2021-14360
AND
BEING ALL OF A CALLED: 3.225 ACRE TRACT OF LAND
DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC
INST. NO. 2021-117181
28.662 ACRES OUT OF THE
JOHN MCKIM SURVEY, ABSTRACT NO. 889;
CITY OF CELINA, DENTON COUNTY, TEXAS

SANKALP FRONTIER 28
LP LLC
8688 JOHN HICKMAN PKWY, STE. 906
FRISCO, TEXAS 75035
214-763-0049

BOHLER ENGINEERING, INC.
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
PERMITTING SERVICES
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TS20202042	09/03/21	ASA	BL	BL	1" = 100'	1 OF 2

OWNER/DEVELOPER: SANKALP FRONTIER 28 LP, LLC 8688 JOHN HICKMAN PKWY, STE. 906 FRISCO, TX 75035 PHONE: 214-763-0049 CONTACT: MUKESH PARNIA	OWNER/DEVELOPER: DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC 28645 KAYWOOD CREEK LN KATY, TX 77454 PHONE: 281-999-8439 CONTACT: VENU VEDIRE	OWNER/DEVELOPER: WEST REALTY, LLC 2229 EMERY DOWN DRIVE, ALLEN TX 75013	SURVEYOR: BOHLER ENGINEERING 6017 MAIN ST. FRISCO, TX 75034 PHONE: 469-458-7200 CONTACT: BILLY W. LOOSEBOON, JR.
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LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°30'53"W	164.15'	L21	N00°30'53"E	31.98'	L41	N89°29'07"W	24.87'
L2	S87°18'21"E	12.60'	L22	N89°29'07"W	198.01'	L42	S00°30'53"W	22.05'
L3	S89°29'07"E	189.06'	L23	N00°30'53"E	183.78'	L43	S89°29'07"E	10.00'
L4	N00°31'06"E	46.72'	L24	S89°29'07"E	193.55'	L44	S00°30'53"W	32.05'
L5	N89°29'07"W	195.36'	L25	S89°29'07"E	195.36'	L45	N89°29'07"W	24.70'
L6	N89°29'45"W	248.92'	L26	N89°29'07"W	195.36'	L46	N45°00'00"W	34.25'
L7	N89°29'02"W	41.71"	L27	N89°29'02"W	93.95'	L47	N18°35'32"W	65.34'
L8	S89°29'02"E	13.39'	L28	S89°29'02"E	48.76'	L48	S45°00'00"E	15.99'
L9	S89°29'02"E	185.35'	L29	N89°29'02"W	41.71"	L49	S18°35'32"E	95.21'
L10	N89°28'40"E	617.02'	L30	S89°28'50"E	85.57'	L50	S89°29'07"E	3.24'
L11	N89°29'07"W	15.79'	L31	N00°30'58"E	146.93'	L51	S00°30'53"W	16.82'
L12	S00°30'58"W	26.00'	L32	S89°34'37"W	31.89'	L52	N89°29'07"W	10.00'
L13	S89°29'07"E	11.43'	L33	S89°34'37"W	30.85'	L53	N00°30'53"E	12.05'
L14	N00°30'22"E	154.78'	L34	N00°30'58"E	466.71'	L54	N89°29'07"W	11.71'
L15	N00°30'53"E	101.50'	L35	S07°04'32"W	71.21'	L55	N00°30'53"E	10.00'
L16	N01°42'55"W	13.57'	L36	S00°30'53"W	219.54'	L56	S89°29'07"E	12.71'
L17	S89°29'07"E	186.36'	L37	S89°29'02"E	9.45'	L57	S00°31'06"W	42.58'
L18	N00°30'58"E	407.29'	L38	N09°48'16"E	50.30'	L58	S08°49'39"E	11.01'
L19	N00°30'58"E	403.52'	L39	N00°30'52"E	120.00'	L59	N81°10'21"E	10.00'
L20	S89°29'07"E	186.36'	L40	N89°29'02"W	9.46'	L60	S08°49'39"E	19.63'

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

§
§

We, SANKALP FRONTIER 28 LP, LLC and DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC, are the owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, SANKALP FRONTIER 28 LP, LLC and DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC, are the owners of a tract of land situated in the City of Celina, Denton County, Texas, a part of the John McKim Survey, Abstract No. 889, being part of a called 28.661 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Sankalp Frontier 28 LP, LLC, as recorded in Instrument No. 2021-14360, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), being part of a called 3.225 acre tract of land described in a Special Warranty Deed to Dallas Investment Legacy Frontier Pkwy, LLC, as recorded in Instrument No. 2021-117181, O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod with yellow plastic cap stamped "Peleton" found (hereinafter called "iron rod found") at the southwest corner of said 28.661 acre tract of land said iron rod being at the south east corner of Lot 47, Block H of Creeks of Legacy Phase 2, an addition to the City of Celina, as recorded in Instrument No. 2020-80, (O.P.R.D.C.T.), said iron rod being at the northwest corner of a called 1.436 acre tract of land and the northeast corner of a called 1.358 acre tract of land, both described in a Right-Of-Way Dedication to City of Celina, as recorded in Instrument No. 2008-9821 (O.P.R.D.C.T.);

THENCE along the west line of said 28.661 acre tract of land and along the east line of said Creeks of Legacy West Phase 2 as follows:

North 00 degrees 28 minutes 40 seconds East, a distance of 965.96 feet to an iron rod found in the west line of Lot 30, said Block H;

Northeasterly 81.66 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 58 seconds, a radius of 140.00, a tangent of 42.03 feet and whose cord bears North 17 degrees 11 minutes 22 seconds East 80.51 feet to an iron rod found in the east line of Lot 11X, said Block H;

North 33 degrees 53 minutes 58 seconds East, a distance of 214.10 feet to an iron rod found in the west line of said Lot 11X;

Northeasterly 119.79 feet along a curve to the right, having a central angle of 34 degrees 19 minutes 05 seconds, a radius of 200.00, a tangent of 61.75 feet and whose cord bears North 51 degrees 03 minutes 28 seconds East 118.01 feet to an iron rod found in the east line of said Lot 11X;

Northeasterly 194.09 feet along a curve to the left, having a central angle of 19 degrees 40 minutes 58 seconds, a radius of 565.00, a tangent of 98.01 feet and whose cord bears North 58 degrees 22 minutes 30 seconds East 193.14 feet to a one-half inch iron rod with yellow cap stamped "BOHLER ENG" set (hereinafter called "iron rod set") in the west line of said Lot 11X;

North 48 degrees 32 minutes 01 seconds East, a distance of 159.09 feet to an iron rod found in the west line of said Lot 11X;

THENCE Northeasterly 167.94 feet along a curve to the right, having a central angle of 40 degrees 56 minutes 46 seconds, a radius of 235.00, a tangent of 87.74 feet and whose cord bears North 69 degrees 00 minutes 24 seconds East 164.39 feet to an iron rod found at the most northerly west corner of said 28.661 acre tract of land, said iron rod being in the south line of Lot 10, Block H of Creeks of Legacy Phase 1, an addition to the City of Celina, as recorded in Instrument No. 2018-394, (O.P.R.D.C.T.);

THENCE North 89 degrees 28 minutes 47 seconds East, a distance of 226.89 feet along the north line of said 28.661 acre tract of land to an iron rod set at the northeast corner of said 28.661 acre tract of land said iron rod being at the southeast corner of a called 1.254 acre tract of land described in a Special Warranty Deed to City of Celina, Texas, as recorded in Instrument No. 2014-65868 (O.P.R.D.C.T.), said iron rod being in the west line of a called 1.477 acre tract of land described in a Special Warranty Deed to City of Celina, Texas, as recorded in Instrument No. 20140708000701510 Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and said iron rod being in or near the centerline of Legacy Drive (County Road No. 6);

THENCE South 00 degrees 30 minutes 53 seconds West, a distance of 1,554.26 feet along the east line of said 28.661 acre tract of land and the centerline of Legacy Drive (County Road No. 6) to an iron rod set at the southeast corner of said 28.661 acre tract of land, said point being at the northeast corner of said 1.436 acre tract of land;

THENCE South 89 degrees 28 minutes 49 seconds West, a distance of 893.15 feet along the south line of said 28.661 acre tract of land and the north line of said 1.436 acre tract of land to the POINT OF BEGINNING and containing 1,248,486 square feet or 28.661 acre tract of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT SANKALP FRONTIER 28 LP, LLC acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the hereinabove described property as LEGACY FRONTIER APARTMENTS ADDITION, LOTS 1-5, BLOCK A, , an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

SANKALP FRONTIER 28 LP, LLC, a texas limited liability company,

NAME: _____ DATE: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

§
§

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the _____ of Sankalp Frontier 28 LP, LLC, a texas limited liability company, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

§
§

I, Billy M Logsdon, Jr., a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr., _____ Date _____
Registered Professional Land Surveyor No. 6487

STATE OF TEXAS
COUNTY OF COLLIN

§
§

BEFORE ME, the undersigned authority, on this day personally appeared Billy M. Logsdon, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this the ____ day of _____, 2022.

Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the hereinabove described property as LEGACY FRONTIER APARTMENTS ADDITION, LOTS 1-5, BLOCK A, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC, a texas limited liability company,

NAME: _____ DATE: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

§
§

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the _____ of Dallas Investment Legacy Frontier Pkwy, LLC, a texas limited liability company, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires: _____

CITY PROJECT NO. FP 22-3445
FINAL PLAT

LEGACY FRONTIER
APARTMENTS ADDITION
LOTS 1-5, BLOCK A
2.214 ACRE RIGHT-OF-WAY DEDICATION
BEING ALL A CALLED: 28.661 ACRE TRACT OF LAND
SANKALP FRONTIER 28 LP, LLC
INST. NO. 2021-14360
AND
BEING ALL OF A CALLED: 3.225 ACRE TRACT OF LAND
DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC
INST. NO. 2021-117181

28.662 ACRES OUT OF THE
JOHN MCKIM SURVEY, ABSTRACT NO. 889;
CITY OF CELINA, DENTON COUNTY, TEXAS

SANKALP FRONTIER 28
LP LLC
8688 JOHN HICKMAN PKWY, STE. 906
FRISCO, TEXAS 75035
214-763-0049

BOHLER 		2000 NETWORK BLVD, STE. 310 FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com TYPE No. 18065 TPELS No. 10194413			
LAND SURVEYING SUSTAINABLE DESIGN		SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT PERMITTING SERVICES		LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES	
FILE NO. TSD202042	DATE 09/03/21	DRAWN ASA	REVIEWED BL	APPROVED BL	SCALE N/A
OWNER/DEVELOPER SANKALP FRONTIER 28 LP, LLC 8688 JOHN HICKMAN PKWY, STE 906 FRISCO, TX 75035 PHONE: 214.763.0049 CONTACT: MUKESH PARNIA		DWG. NO. 2 OF 2			
OWNER/DEVELOPER DALLAS INVESTMENT LEGACY FRONTIER PKWY, LLC 26645 KENWOOD CREEK LN KATY, TX 77454 PHONE: 869.956.8439 CONTACT: VENU VEDIRE					
OWNER/DEVELOPER WEST ABILEE LLC 2229 EMERY DOWNS DRIVE, ALLEN TX 75013					
SURVEYOR BOHLER ENGINEERING 6017 MAIN ST. FRISCO, TX 75004 PHONE: 469.458.7300 COMMITTEE: BILLY M. LOGSDON, JR.					

BOHLER ENGINEERING, ALL RIGHTS RESERVED.
NO PORTION OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Dusty McAfee AICP, Director of Development Services
CC: Dusty McAfee AICP, Director of Development Services
Date: October 18, 2022
Re: Overlay Districts - Zoning Text Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify overlay district regulations. (Overlay Districts – Text Amendment)

Background:

The maintenance of existing ordinances is considered routine in order to sustain a healthy and functional regulatory framework. It is timely to review the base land use requirements within the City's overlay districts to ensure that they continue to meet Celina's ever-evolving needs.

Supporting Documents:

- Staff Presentation
- Draft Ordinance - Redline
- Draft Ordinance - Clean

Staff Recommendation:

Staff recommends approval as presented.

OVERLAY DISTRICTS

ZONING UPDATE

Planning & Zoning Commission
October 18, 2022



BACKGROUND

- The maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Three (3) overlay zoning districts exist in Celina:
 - Preston Road Overlay (PRO)
 - Collin County Outer Loop Overlay (CCOLO)
 - Dallas North Tollway Overlay (DNTTO)
- It is timely to review the base land use requirements within the overlay districts to ensure that they continue to meet Celina's ever-evolving needs

TIMELINE

- ~~September Council – discussion of Overlays~~
- ~~September P&Z – discussion of Overlays~~
- October P&Z - public hearing
- November Council – public hearing & adoption

OVERVIEW

- The 3 overlays protect Celina's biggest commercial corridors and tax base from lower value development
- Originally intended to require higher design standards along major corridors
- Today's design standards in the base zoning ordinance apply universally to the entire city and are ranked as being among the highest in the state (*Scenic City*)

FUNCTIONALITY

- Both the DNT0 and CCOLO were written to function as a base zoning district
- Great holding district for property owners and the city until time of development (flexibility for retail, commercial, and office with ability to apply for SUPs on other land uses)
- The High-Rise subzone of the DNT0 preserves Celina's most important real estate for office and high value projects
- Biggest policy question – which land uses should be allowed, prohibited, or allowed with an SUP?

LAND USE SUMMARY

All 3 overlays prohibit the following land uses:

- Single-family residential
- Alternative financial services (check-cashing, pawn shops, etc.)
- Major Auto Repair
- Heavy industrial
- Limited-service hotels

LAND USE SUMMARY

All 3 overlays require an SUP or PD for several land uses:

- Storage complexes
- Gas stations
- Car washes
- Vehicle dealerships
- Multi-family (PRO & CCOLO)

Entertainment Venues (allowed in DNTD & CCOLO; SUP in PRO)

MULTI-FAMILY SUMMARY

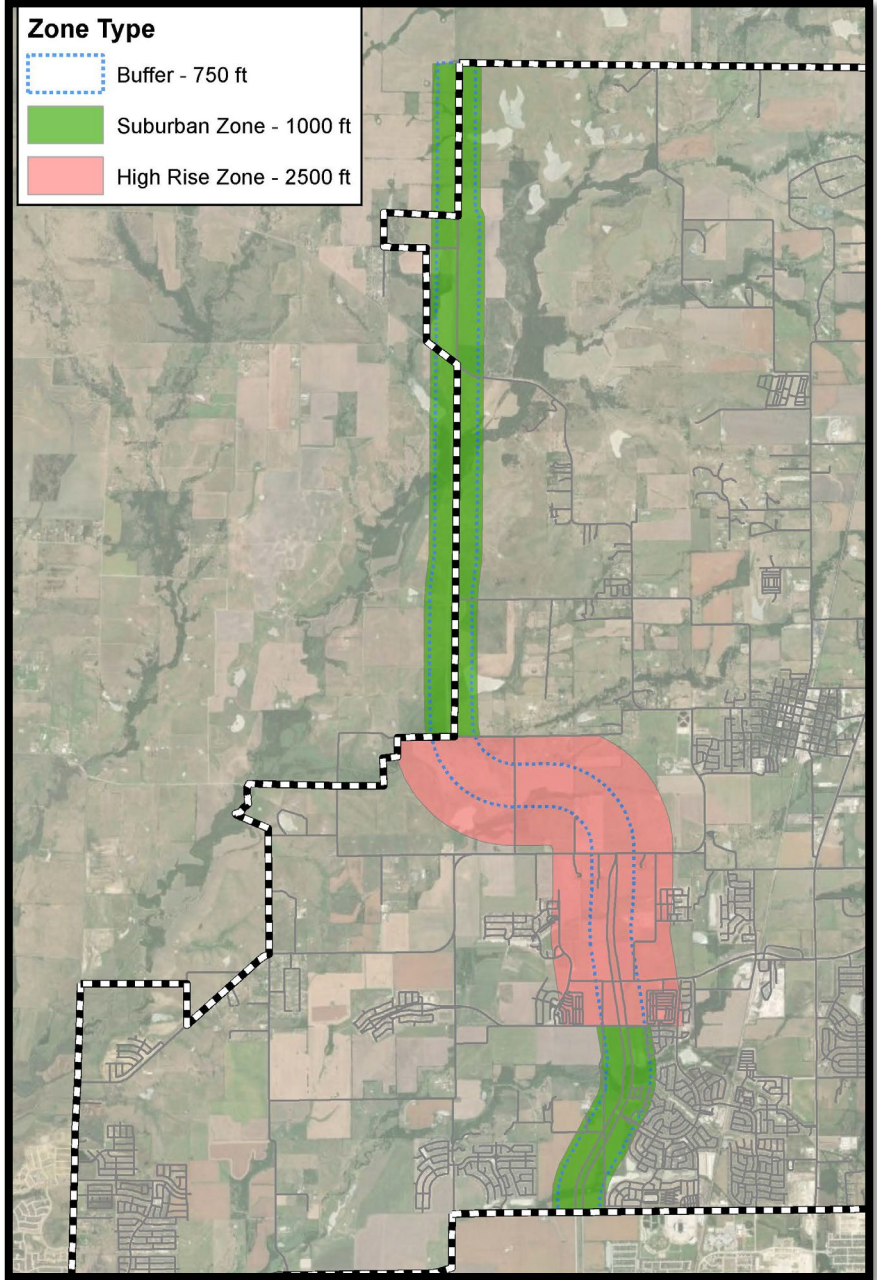
- MF-0 and MF-1 are prohibited in all 3 overlays
- The CCOLO and PRO require an SUP or PD from Council (typically within a mixed-use development)
- The DNT0 currently allows both MF-2 and MF-3 by right
- Several existing PDs (Planned Developments) already allow for multi-family within the Overlays (e.g. Avilla DNT)

PROPOSED REVISIONS

- Remove outdated and conflicting design standards from the overlays so that the award-winning base design standards clearly govern
- Ensure that land use descriptions match the Use Chart and do not conflict
- Clean-up the Purpose and Intent sections to better describe the corridors
- Further restrict multi-family development, especially along the DNT

DNTO REVISIONS

- Reducing the DNTO subzones from 3 to 2 (*mid-rise subzone was largely redundant and confusing*)
- Clarified how the DNTO applies to properties that are split by district boundaries
- MF-2 eliminated from High-Rise subzone and requires an SUP in the Suburban subzone
- MF-3 allowed, but not within 750' of the DNT, unless approved by Council through an SUP/PD process



NEXT STEPS

- ~~• September Council – discussion of Overlays~~
- ~~• September P&Z – discussion of Overlays~~
- October P&Z - public hearing
- November Council – public hearing & adoption
- *In conformance with the Comprehensive Plan and the Strategic Plan, staff will bring additional Zoning Ordinance updates for review.*

Proposed Overlays – Redlined

14.02.502 PRO, Preston Road Overlay District

- a. **Purpose.** The Preston Road overlay (PRO) district is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in the City, regulating the character of growth along ~~the~~ Preston Road, and ensuring the careful and orderly growth of a historical trail and entryway into the City. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The Preston Road overlay district is limited to specified areas and supplements the standards of the underlying conventional zoning districts.
- (b) **Permitted & Prohibited Uses.**
- (1) Permitted land uses and all development standards in the City's Zoning Ordinance, Subdivision Ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein. In the event of a conflict between the standards of the PRO and the regulations of the underlying zoning district (or another corridor overlay district), the more stringent requirements shall apply. Regulations of the underlying zoning district not augmented or otherwise supplemented by the PRO will continue to prevail.
 - ~~(2) In cases where another corridor overlay district's requirements conflict with base zoning requirements or with the requirements of this overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable PRO district.~~
 - (3) The following list of uses are prohibited within the Preston Road Overlay.
 - i. Limited vehicle-related uses: Specifically new and used car sales, salvage yards, commercial parking lots, and towing yards.
 - ii. Heavy industrial uses: Specifically uses that are hazardous, environmentally severe in character, or generate high volumes of truck traffic.
 - iii. ~~Low-level~~ Self-storage or mini storage uses.
 - iv. Single-family attached residential uses.
 - v. Single-family detached residential uses.
 - vi. Multi-Family uses that are primarily surface parked.
 - (4) Notwithstanding the prohibited uses ~~of single family~~ listed in subsection (3) above, a planned development ~~that incorporates a significant amount of retail, office, and commercial development with vertically integrated residential development~~ may be considered by the City Council and become an approved use within the PRO. Such development should incorporate a mix of office, retail, and commercial with in a unified and cohesive development.
- (c) **District Boundaries.** The PRO's boundaries shall be measured 750 feet from the right-of-way boundary line along both sides of State Highway 289 (Preston Road). The corridor and its subsequent regulations apply to all land within the corridor and properties beyond 750 feet of the right-of-way with ingress and egress (access) to State Highway 289. Non-conforming land uses are acknowledged to exist ~~The district boundaries excludes all single-family subdivisions platted~~ prior to the date of this ordinance amendment [3/13/18].
- (d) **Lot & Setback Standards.**

1. Landscape buffers/easements along Preston Road and between land uses shall conform to Article 14.04.208, *Roadway Landscape Easements & Buffers*.
 2. Buildings, parking, and drive aisles shall be set back a minimum of forty (40) feet from Preston Road.
- e. **Architectural Standards.** The area adjacent to Preston Road is nationally recognized as a significant historical corridor where a significant number of cattle was moved from ranch to market in the 1800s. This corridor is considered to be and is hereby established as an area of historical, cultural, and architectural importance. All structures within the Preston Road Overlay shall comply with Article IV, Part One, *Architectural Design Standards*. The regulations are not meant to hinder or restrict innovative design. If, at the discretion of the Director, an applicant proposed alternate materials that are deemed to be equal to or better than the required exterior products in terms of quality and durability of those required in this Section, the Director may allow such materials to be used.
- f. ~~Landscaping Standards. See Article IV, Part Two, *Landscaping & Tree Preservation*.~~
 - g. ~~Trash & Recycling Receptacles. See Article IV, Part Three, *Screening Walls & Fences*.~~
 - h. ~~Sidewalk Standards. Per the *Engineering Design Standards*.~~
 - i. ~~Neighborhood Vision Book.~~

14.02.503 DNTO, Dallas North Tollway Overlay District

- a. **Purpose.** The Dallas North Tollway Overlay District (DNTO) is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in Celina, to regulate the character of growth, determine the highest and best use for valuable land situated adjacent to the future Dallas North Tollway, and to ensure the careful and orderly growth of a major regional thoroughfare that spans the City of Celina. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The DNTO provides development standards within an anticipated high traffic zone and allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The DNTO district standards recognize that major regional highways act as an economic development engine that will be utilized to leverage a diverse and sustainable non-residential tax base for the City.
- b. **Intent.** It is not the intent of the DNTO district to replace the zoning regulations governing the use on any individual parcel of property. Instead, these regulations are intended to supplement the existing zoning district regulations on individual parcels of property within the overlay district and to encourage high value development with an urban character. ~~and to be a market-based option for property owners to consider as a base zoning district. The DNTO is the preferred zoning district for properties along the Dallas North Tollway. It is contemplated that market conditions may ripen over time so that the true market demand for the DNTO entitlement may expand beyond the District Boundaries described below. If so, those properties may apply for DNTO base zoning to accommodate such possible market demand.~~
- c. **District Boundaries.**
 1. ~~Suburban Subzone. The Linear measurement. The DNTO's boundary~~ies shall be measured 1,000 feet from the right-of-way boundary line of the service roads along the Dallas North Tollway (also known as "Dallas Parkway") that are

not otherwise designated as a ~~h~~High-Rise or mid-rise subzone. ~~These areas shall be designated as "suburban subzones."~~

2. ~~Urban High-Rise Subzone Northern node.~~ From ~~the intersection box of the Dallas North Tollway and G.A. Moore Parkway (FM 455), a circle shall be drawn with a 2,500-foot radius in all directions within the city limits. This shall be designated as the "northern mid-rise subzone."~~

3.2. ~~Southern node (high-rise subzone).~~ From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), a ~~12~~2,500 foot width shall be drawn from the Dallas North Tollway right-of-way boundary line outward ~~within the city limits. This shall be designated as the "high-rise subzone."~~

4. ~~Southern node (mid-rise subzone).~~ From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), beyond the high-rise subzone described above, a 2,500 foot width shall be drawn from the Dallas North Tollway right-of-way line outward within the city limits (or an additional 1,000 feet beyond the high-rise subzone). However, this subzone will follow the rights-of-way of future Huddleston Parkway as the western boundary and the Light Farms Way extension as the eastern boundary. This shall be designated as the ~~"southern mid-rise subzone."~~

5. The corridor and its subsequent regulations apply to all land within the corridor, as defined above, ~~and to~~ properties beyond the official boundary lines with ingress and egress (access/connectivity) to the Dallas North Tollway, and to the nearest thoroughfare as shown on the Master Thoroughfare Plan.

6. If a property is bisected by a Subzone, the property outside the Subzone may take entitlements from the more intense Subzone. Additionally, Subzones may be increased an additional 20% to accommodate a project, so long as the project is increasing in intensity and not decreasing.

7. However, the district boundaries exclude all single family subdivisions platted prior to the date of the adoption of Ordinance 2018-63 (11-13-18) establishing the DNT Overlay. The official boundaries of the DNT overlay district and its ~~three~~two subzones shall be as delineated on the City of Celina Official Zoning Map.

d. **Permitted Uses.** The following uses are allowed by right, by the approval of a Specific Use Permit (SUP), or as part of the development regulations of a Planned Development (PD). Other uses may be allowed, as allowed within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1A, below, the uses allowed by ~~the chart below prevail~~Table 1A prevail. It is imperative that land uses and building types are not confused when reading the chart.

ARTICLE II, PART FIVE, TABLE 1A Schedule of Permitted Uses for Dallas North Tollway Overlay District			
Land Use	High-Rise Subzone	Mid-Rise Subzones	Suburban Subzones
Alcohol Sales, Primary Bar	S	S	S
Alcoholic Beverage Sales-	P	P	P

Amusement Venue	P	P	P
Auto Repair, Minor		-	S
Auto Sales, New Accessories Only		S	PS
Auto Wash, Secondary Use Full Service		-	S
Bank, Savings & Loan, or Credit Union	P	P	P
Batch Plant, Temporary	C	C	C
Assembly Uses, Other Church/Place of Worship	S	SP	PS
Commercial Amusement, all types	P	SP	SP
Dwelling, Senior Living, all types		S	S
Entertainment Venues	P	P	P
Funeral Home/Mortuary		S	S
Gas Pumps/Fuel Sales	S	-	S
Greenhouse or Nursery, Retail		S	P
Hospital	P	P	P
Hotels, Full Service	P	P	P
Laundry/Dry Cleaning, Pickup Station		S	P
Manufacturing and Industrial Uses, Light		-	S
Median Studio (without tower)		P	P
MF-1, Multi-Family Garden Style		S	S
MF-2, Multi-Family Urban Edge		PS	PS
MF-3, Multi-Family Urban Living ⁴	C⁵	P	C⁵
Mini Warehouse & Self-Storage		-	S
Municipal Uses Operated by the City of Celina	P	P	P
Office, all types	P	P	P
Parking Structure	P	P	P
Restaurant, Dine-In	P	P	P
Restaurant, Drive-In or Drive-Thru		S	P
Restaurant, Pick Up or Delivery Only		P	P
Seasonal Sales		S	S
Store, Big Box ¹	S	P	P
Store, General Retail ²	P	P	P
Store, Grocery	S	P	P
Store, Shopping Centers²	S	P	P
Stores, Regional Mall³	P S	P	P
Theater, Indoor	S	P	P

1. A "Big Box" is defined herein as a major department store, regional mall, a full-service grocery store, theater, or similarly sized business.

~~2. "Shopping Centers" are defined as generally one to two story and linear in form, with parking at the front and associated pad sites nearer the roadway. Retail is referenced here as the land use, not any particular building type or form.~~

~~3. "Regional Malls" are defined as a one or more story building containing shops either with an air-conditioned court/walkways (examples are Stonebriar Mall or The Galleria Mall) or with outdoor walkable areas (such as Fire Wheel Center or Fairview Town Center).~~

~~4. Residential towers, including condo towers, are included in MF-3 in the DNTD.~~

~~4.5. MF-3 is not allowed within 750' of the DNT frontage roads, but is allowed by right elsewhere in the district. The City Council may approve MF-3 within 750' of the DNT frontage roads if it is included as a component of a mixed-use destination center, an integral element of an economic development project, or through the Specific Use Permit (SUP) process.~~

- e. **Prohibited Uses.** The following uses are strictly prohibited unless specifically approved through a planned development by the City Council. Other uses may be prohibited, as prohibited within the specific zoning district or the base zoning

designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1B, below, the uses prohibited by ~~the chart~~ Table 1B below prevail.

ARTICLE II, PART FIVE, TABLE 1B Prohibited Uses for Dallas North Tollway Overlay District	
<i>Land Uses</i>	
Alternative Financial Services	
Alternative Retail Services	
Auto Repair, Major	
Auto Sales, New & Used	
Auto Wash, Full Service & Self-Service	
Batch Plant, Permanent	
Cemetery or Mausoleum	
Dwelling, Group Home, all types	
Dwelling, Manufactured Home Subdivision	
Dwelling, Single-Family Attached & Detached	
Dwelling, Single-Family Detached Multi-Family (MF-0, MF-1)	
Dwelling, Two-Family	
Landfill	
Manufacturing & Industrial Uses, Heavy or High Risk	
Manufacturing & Industrial Uses, High Risk	
Salvage Yard, Junk Yard, or Wrecking Yard	
Sexually Oriented Business	
Store, Pawn Shop	
Store, Tire Dealer	
Vending Kiosk, all types	
Wastewater Treatment Plant	
Water Treatment Plant	

f. **Conflicts.**

1. ~~The Director shall have the authority to approve minor modifications to development plans. Any major modification must be approved by the City Council.~~
2. ~~Notwithstanding the prohibition of single family uses within the DNTD, a Planned Development that incorporates the majority of the overall tract in retail, office, and commercial development with vertically integrated residential development along with a minor component of detached single family uses, may be considered by the City Council and become an approved Planned Development use within the DNTD Suburban Subzone.~~

f. **Development Standards.**

1. Character and intent:
 - i. High-rise subzone: The intent of the high-rise subzone is to create an urban character within the subzone, with minimal front yard setbacks that are primarily comprised of walkable sidewalks or plazas, especially on interior streets with more narrow travel lanes and on-street parking. Parking lots at the front of buildings is discouraged; although a drop-off zone with a

porte cochere may be allowed. Parking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm. ~~The High-Rise subzone is contemplated to be Celina's highest value and most form-dense area. Designs and site plans will be considered during the zoning process and approved as a function of the Concept Plan submitted with the zoning application.~~

~~ii. Mid-rise subzone: The intent of the mid-rise subzone is to act as a transition from the more urban character of the high-rise subzone and the more typical suburban development found throughout north Texas. The mid-rise zone allows limited parking in front of the building with the majority of parking being located at the side or rear of the building. Site design should consider the pedestrian connections to both the high-rise subzone and the suburban subzones in addition to providing vehicle access.~~

iii. Suburban subzone: The intent of the suburban subzone is to allow most commercial, office, and light industrial uses that are typically found along major arterials and to allow greater latitude with design of individual sites than in the high-rise ~~or mid-rise~~ subzones. ~~The suburban subzone prohibits single-family residential development, but may be located adjacent to such developments.~~

2. Height of non-residential buildings:

ARTICLE II, PART FIVE, TABLE 2 Building Height in Dallas North Tollway Overlay District		
Subzone:	Maximum height	Minimum height
High-Rise subzone	No maximum	4 stories ¹
Mid-Rise subzone	10 stories	3 stories
Suburban subzone	6 stories	1 story

1. —The Director may approve buildings less than 4 stories in height if the building is included as a component of larger, mixed-use, corporate, or office tower project.

g. **Building Facade Standards.** Requirements are applicable to all structures. ~~Color elevations as part of a facade concept plan of the entire proposed project shall be submitted with any zoning request, whether the zoning requested is straight zoning or a planned development.~~

1. Minimum exterior material standards. Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials include brick, stone, synthetic stone, slate, flagstone, granite, limestone, glass, and marble. Three-step stucco may be used as a masonry product on all floors excluding one through three, unless used as an accent material on those floors and not to exceed twenty-five percent (25%).

i. Floors one through three (1-3) shall be finished with a minimum of seventy-five percent (75%) masonry, as listed above;

ii. Floors four through six (4-6) shall be finished with a minimum of twenty-five percent (25%) percent masonry, as listed above;

iii. Masonry materials are not required but may be used on floors seven and above (7+).

iv. ~~Tilt wall construction is permitted for manufacturing and industrial uses.~~

v. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material (not for general exterior elevation areas), not to exceed ten percent (10%) of the exterior surface of any building facade.

vi. Decorative metal, cementitious fiber board, or engineered wood exterior construction is allowed as an accent material to enhance the overall architectural design, not to exceed ~~ten~~twenty percent (~~10~~20%) of the exterior surface of any building facade.

vii. No single building material shall cover more than eighty-five percent (85%) of any facade.

viii. The balance of any exterior finishing materials shall be masonry, three-step stucco, ~~EIFS~~, architectural split-face concrete masonry units (split-face CMU), concrete tilt wall construction, ~~architectural metal panels (not including corrugated metal), treated engineered wood,~~ and/or glass curtain wall systems.

2. Exterior materials exceptions. These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages listed above, the Director may consider ~~reducing or waiving the masonry requirements~~ alternative designs and materials to accommodate specific "signature design aesthetic" or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in terms of quality, aesthetics, and durability.

3. Ground floor facade details. Ground floor facades facing the Dallas North Tollway and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade. The entrance or entrances on all buildings shall be defined with strong architectural features and incorporate stone accents.

4. Architectural articulation. In addition to the above architectural requirements, all buildings shall incorporate horizontal and vertical articulation as described in Section 14.04.109(d), *Building Articulation Standards Required for Non-Residential Structures*.

5. Windows. Windows shall not be glazed or reglazed with mirrored or reflective glass.

6. Roof pitch. Minimum roof pitch shall be at least 4:12, except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.

7. Corporate Identities. Corporate identities that conflict with the building design criteria, but meet the overall design intent of the applicable regulations may be reviewed on a case-by-case basis and approved by the Director, or within any agreement approved by the City Council.

(i) ~~Sidewalk & Parking Location Standards.~~

(1) ~~Location.~~ The required sidewalk in the DNTD district may be located within the front yard building and parking setbacks as well as the right-of-way parkway area from the back of curb to the property line.

- ~~(2) Easement required. A public use or pedestrian access easement shall be provided for the required sidewalk when placed outside of street right-of-way and on private property.~~
- ~~(3) Construction and location of sidewalks & parking. Sidewalks in the DNTD must adhere to the following standards:~~
 - ~~i. High rise Subzone Minimum ten (10) foot wide sidewalks adjacent to buildings facing or siding streets, with buildings built to the sidewalk edge. Parking shall be structured with limited surface parking at the sides of buildings that do not face a street or at the rear of the building.~~
 - ~~ii. Mid-rise Subzone Minimum ten (10) foot wide sidewalks adjacent to buildings, with buildings either built to the sidewalk edge or separated from the sidewalk by a minimum six (6) foot wide landscaped buffer. One parking row and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street, provided that the landscape buffer is provided to screen the parking row. Additional parking shall be structured or provided as surface parking at the sides of buildings that do not face a street or at the rear of the building.~~
 - ~~iii. Suburban Subzone Minimum six (6) feet wide (unless adjacent to a four-lane or six-lane roadway), with buildings set back from the sidewalk by a landscape buffer of at least six (6) feet in width. Parking rows and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street or at the rear of the building.~~
 - ~~iv. Sidewalks must be a minimum width of ten (10) feet wide adjacent to any four-lane or six-lane roadway. All other roadway adjacencies may allow a six (6) foot wide sidewalk.~~
 - ~~v. In all subzones, regardless of width of sidewalk, a minimum of six (6) feet of clear walkable space shall be provided, free of street furniture, other seating, trees within tree wells, shrubbery, or landscaped containers.~~
 - ~~vi. Sidewalk approaches to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet, constructed with appropriate handicapped access ramps.~~
 - ~~vii. Detailed construction plans shall be submitted to the Director or his designee for approval prior to construction of the sidewalk.~~
 - ~~viii. Deviations from these criteria may be approved by the Director for good cause such as cases of unusual or unique topography or to preserve desirable natural features.~~
 - ~~ix. A minimum six (6) foot wide, paved pedestrian sidewalk shall connect the perimeter sidewalk to the building entry, if the building is set back from the perimeter sidewalk. This connecting sidewalk shall be handicapped accessible.~~
 - ~~x. Notwithstanding the above regulations, all sidewalks shall conform to the requirements of the Subdivision Ordinance and the *Engineering Design Standards* of the City of Celina, as they exist or may be amended.~~
 - ~~(j) Trash & Recycling Receptacles. See Article IV, PART THREE, *Screening Walls & Fences.*~~

14.02.504 **CCOLO, Collin County Outer Loop Overlay District.**

- a. **Purpose.** The Collin County Outer Loop Overlay District (CCOLO) is hereby created to substantially advance legitimate governmental purposes that include enhancing the quality of life in Celina, regulating the character of growth, determining the highest and

best use for land adjacent to the Collin County Outer Loop, and ensuring that careful and orderly growth occurs along this major regional thoroughfare. The area adjacent to the Collin County Outer Loop is considered to be and is hereby established as an area of historical, cultural, and architectural importance and significance, as it is and will continue to be a significant corridor within the City, linking Celina with eastern Collin County cities and Denton County. Higher development standards in this corridor will enhance the City's image as a desirable place to invest, live, work, and shop. The CCOLO allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The CCOLO standards recognize that major regional highways act as economic development engines that can be leveraged to create and maintain a diverse non-residential tax base for the City.

b. **Intent.** It is not the intent of the CCOLO District to replace the zoning regulations governing the use on any individual parcel or property. Instead, these regulations are intended to supplement the existing zoning district regulations on land within the overlay district, ~~and to encourage high value development with a more urban character, and to be a market-based option for property owners to consider as a base zoning district. The CCOLO is the preferred zoning district for properties along the Collin County Outer Loop.~~

c. **District Boundaries.** The CCOLO District boundaries shall be measured 750 feet from the right-of-way boundary line of the service roads along the Collin County Outer Loop, as established ~~and may be extended through Denton County by Collin County.~~ The corridor and its subsequent regulations apply to all land within the corridor, as defined above, and to properties beyond the official boundary lines that have direct access to the Collin County Outer Loop. However, the district boundaries exclude all single-family subdivisions approved and/or platted prior to the date of the adoption of Ordinance [October 8, 2019]. The official boundaries of the CCOLO shall be as delineated on the City of Celina Official Zoning Map.

d. **Permitted Uses.** ~~See the Schedule of Use Chart to determine the land uses that are allowed by right, by the approval of a Specific Use Permit (SUP), or as part of the development regulations of a Planned Development (PD).~~

e. **Prohibited Uses.** ~~The following uses are strictly prohibited unless specifically approved through a planned development by the City Council. Other uses may be prohibited, as prohibited within the specific zoning district or the base zoning designation of a Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 3, below, the uses prohibited by the table below prevail.~~

ARTICLE II, PART FIVE, TABLE 3
Prohibited Uses for Collin County Outer Loop Overlay District
<i>Land Uses</i>
Alternative Financial Services
Alternative Retail Services
Auto Repair, Major
Auto Sales, all types
Auto Wash, Full Service and Self-Service types
Batch Plants (permanent)

Cemetery and/or mausoleum
Dwelling, Group Home, all types
Dwelling, Manufactured Home
Dwelling, Single-Family Attached
Dwelling, Single-Family Detached
Family Home (Adult or Child Care)
Funeral Home/Crematorium
Landfill
Manufacturing or Industrial Uses, Heavy
Manufacturing or Industrial Uses, High Risk
MF-1 Garden-Style Multi-Family
Salvage Yard, Junk Yard, or Wrecking Yard
Sexually-Oriented Business
Store, Pawn Shop
Store, Tire Dealer
Vending Kiosk, Commercial
Wastewater Treatment Plant
Water Treatment Plant

f. **Conflict Resolution.** ~~The Director of Development Services shall have the authority to approve minor modifications to development plans. Any major modification must be approved by the City Council.~~

d. **Development Standards.**

1. **Character and intent.** The intent of the CCOLO is to allow a wide variety of land uses that will contribute to the employment and tax base of the City. Parking lots sited at the front of buildings ~~is are~~ discouraged; ~~although a drop-off zone with a porte-cochere may be allowed.~~ The majority of Pparking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm, although “teaser” retail parking is allowed. Site design will be considered during ~~the zoning process or as part of the~~ civil plans review.

2. **Height of non-residential buildings.** The maximum height allowed within the CCOLO is twelve (12) stories unless specifically approved by City Council, or also within the High-Rise sub-zone of the DNTQ.

i. **Architectural Standards.**

1. **Corridor significance.** The area adjacent to the Collin County Outer Loop is recognized as a regionally-significant transportation corridor ~~linking the cities of McKinney, Anna, and Melissa in Collin County with Aubrey, Pilot Point, and Denton in Denton County.~~ This corridor is considered ~~to be~~ and is hereby established as an area of historical, cultural, and architectural importance. All structures within the Collin County Outer Loop Overlay shall comply with Article IV, Part One, *Architectural Design Standards*.

2. **Exterior materials exceptions.** These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages ~~listed above~~, the ~~Director~~City Council may consider ~~reducing or waiving the masonry requirement~~alternative designs and materials to accommodate specific “signature design aesthetic” or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in quality, aesthetics, and durability. The City Council may

approve alternate elevations through an approved development agreement or other valid Council-approved document.

3. Corporate Identities. Corporate identities that conflict with the building design criteria, but meet the overall design intent of the applicable regulations may be reviewed on a case-by-case basis and approved by the Director.

j. Landscaping Standards. In addition to the requirements in the Subdivision and Zoning Ordinances, the following standards apply:

1. When a build-to line is used. Most mixed-use, retail, and office buildings within the Collin County Outer Loop will be built adjacent to the sidewalk and not provide a separate landscape buffer at the front façade of the building. In these cases, the following regulations apply:

i. Trees located within sidewalks. When buildings are built to the sidewalk without a landscape buffer at the front façade, street trees shall be required to produce shaded areas along the sidewalk. One large canopy tree, appropriate for urban conditions, shall be planted in tree wells for each thirty (30) linear feet of street frontage.

ii. Street furniture. Outdoor seating is encouraged. All restaurants that face the street shall provide outdoor seating.

2. When a build-to line is not used. Typical development allows for a wide landscaped buffer between a major roadway and the building facades/entrances. When the site is designed in this manner, the following regulations apply:

i. Landscape buffers/easements. Landscape buffers/easements shall adhere to the requirements of the Landscape Ordinance, Section 14.04.20, *Roadway Landscape Easements & Buffers*.

ii. Landscaping adjacent to a single-family use or zoning district. When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a fifty (50) foot wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, detention areas, driveways, or other active use of the buffer area), and shall be planted with ground cover. Large canopy trees (evergreen) shall be required in this landscaped buffer at a rate of one tree for every thirty (30) linear feet of residential adjacency.

3. Parking lots.

i. Divided entrance drives. Parking lots containing more than 200 parking spaces shall construct a divided driveway with medians for landscaping at the main entrance.

ii. Earthen berms. Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening, along with shrubs or tall native grasses planted along the peak of the berm.

k. Trash & Recycling Receptacles. See Article IV, PART THREE, *Screening Walls & Fences*.

Proposed Overlays - Clean

14.02.502 PRO, Preston Road Overlay District

- (a) **Purpose.** The Preston Road overlay (PRO) district is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in the City, regulating the character of growth along Preston Road, and ensuring the careful and orderly growth of a historical trail and entryway into the City. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The Preston Road overlay district is limited to specified areas and supplements the standards of the underlying conventional zoning districts.
- (b) **Permitted & Prohibited Uses.**
- (1) Permitted land uses and all development standards in the City's Zoning Ordinance, Subdivision Ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein. In the event of a conflict between the standards of the PRO and the regulations of the underlying zoning district (or another corridor overlay district), the more stringent requirements shall apply. Regulations of the underlying zoning district not augmented or otherwise supplemented by the PRO will continue to prevail.
 - (2) The following list of uses are prohibited within the Preston Road Overlay.
 - i. Limited vehicle-related uses: Specifically new and used car sales, salvage yards, commercial parking lots, and towing yards.
 - ii. Heavy industrial uses: Specifically uses that are hazardous, environmentally severe in character, or generate high volumes of truck traffic.
 - iii. Low-level self-storage or mini storage uses.
 - iv. Single-family attached residential uses.
 - v. Single-family detached residential uses.
 - vi. Multi-Family uses that are primarily surface parked.
 - (3) Notwithstanding the prohibited uses listed in subsection (3) above, a planned development may be considered by the City Council and become an approved use within the PRO. Such development should incorporate a mix of office, retail, and commercial with in a unified and cohesive development.
- (c) **District Boundaries.** The PRO's boundaries shall be measured 750 feet from the right-of-way boundary line along both sides of State Highway 289 (Preston Road). The corridor and its subsequent regulations apply to all land within the corridor and properties beyond 750 feet of the right-of-way with ingress and egress (access) to State Highway 289. Non-conforming land uses are acknowledged to exist prior to the date of this ordinance amendment [11/8/22].
- (d) **Lot & Setback Standards.**
1. Landscape buffers/easements along Preston Road and between land uses shall conform to Article 14.04.208, *Roadway Landscape Easements & Buffers*.
 2. Buildings, parking, and drive aisles shall be set back a minimum of forty (40) feet from Preston Road.
- (e) **Architectural Standards.** The area adjacent to Preston Road is nationally recognized as a significant historical corridor where a significant number of cattle was moved from ranch to market in the 1800s. This corridor is considered to be and is hereby established as an area of historical, cultural, and architectural importance. All structures within the Preston Road Overlay shall comply with Article IV, Part One, *Architectural Design Standards*. The regulations are not meant to hinder or

restrict innovative design. If, at the discretion of the Director, an applicant proposed alternate materials that are deemed to be equal to or better than the required exterior products in terms of quality and durability of those required in this Section, the Director may allow such materials to be used.

14.02.503 DNT0, Dallas North Tollway Overlay District

- a. **Purpose.** The Dallas North Tollway Overlay District (DNT0) is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in Celina, to regulate the character of growth, determine the highest and best use for valuable land situated adjacent to the future Dallas North Tollway, and to ensure the careful and orderly growth of a major regional thoroughfare that spans the City of Celina. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The DNT0 provides development standards within an anticipated high traffic zone and allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The DNT0 district standards recognize that major regional highways act as an economic development engine that will be utilized to leverage a diverse and sustainable non-residential tax base for the City.
- b. **Intent.** It is not the intent of the DNT0 district to replace the zoning regulations governing the use on any individual parcel of property. Instead, these regulations are intended to supplement the existing zoning district regulations on individual parcels of property within the overlay district and to encourage high value development with an urban character, and to be a market-based option for property owners to consider as a base zoning district. The DNT0 is the preferred zoning district for properties along the Dallas North Tollway. It is contemplated that market conditions may ripen over time so that the true market demand for the DNT0 entitlement may expand beyond the District Boundaries described below. If so, those properties may apply for DNT0 base zoning to accommodate such possible market demand.
- c. **District Boundaries.**
 1. **Suburban Subzone.** The boundary shall be measured 1,000 feet from the right-of-way boundary line of the service roads along the Dallas North Tollway (also known as "Dallas Parkway") that are not otherwise designated as High-Rise subzone.
 2. **High-Rise Subzone.** From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), a 2,500 foot width shall be drawn from the Dallas North Tollway right-of-way boundary line outward.
 3. The corridor and its subsequent regulations apply to all land within the corridor, as defined above, to properties beyond the official boundary lines with ingress and egress (access/connectivity) to the Dallas North Tollway, and to the nearest thoroughfare as shown on the Master Thoroughfare Plan.
 4. If a property is bisected by a Subzone, the property outside the Subzone may take entitlements from the more intense Subzone. Additionally, Subzones may be increased an additional 20% to accommodate a project, so long as the project is increasing in intensity and not decreasing.

5. However, the district boundaries exclude all single family subdivisions platted prior to the date of the adoption of Ordinance 2018-63 (11-13-18) establishing the DNT Overlay. The official boundaries of the DNT overlay district and its two subzones shall be as delineated on the City of Celina Official Zoning Map.
- d. **Permitted Uses.** The following uses are allowed by right, by the approval of a Specific Use Permit (SUP), or as part of the development regulations of a Planned Development (PD). Other uses may be allowed, as allowed within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1A, below, the uses allowed by Table 1A prevail. It is imperative that land uses and building types are not confused when reading the chart.

ARTICLE II, PART FIVE, TABLE 1A		
Schedule of Permitted Uses for Dallas North Tollway Overlay District		
<i>Land Use</i>	<i>High-Rise Subzone</i>	<i>Suburban Subzone</i>
Bar	S	S
Alcoholic Beverage Sales-	P	P
Auto Repair, Minor		S
Auto Sales, New		S
Auto Wash, Full Service		S
Bank, Savings & Loan, or Credit Union	P	P
Assembly Uses, Other	S	S
Commercial Amusement, all types	P	P
Entertainment Venues	P	P
Gas Pumps/Fuel Sales	S	S
Greenhouse or Nursery, Retail		P
Hospital	P	P
Hotels, Full Service	P	P
Manufacturing and Industrial Uses, Light		S
MF-2, Multi-Family Urban Edge		S
MF-3, Multi-Family Urban Living ³	C ⁴	C ⁴
Mini Warehouse & Self-Storage		S
Municipal Uses Operated by the City of Celina	P	P
Office, all types	P	P
Parking Structure	P	P
Restaurant, Dine-In	P	P
Restaurant, Drive-In or Drive-Thru		P
Store, Big Box ¹	S	P
Store, General Retail ²	P	P

1. A "Big Box" is defined herein as a major department store, regional mall, a full-service grocery store, theater, or similarly sized business.
2. Retail is referenced here as the land use, not any particular building type or form.
3. Residential towers, including condo towers, are included in MF-3 in the DNT.
4. MF-3 is not allowed within 750' of the DNT frontage roads, but is allowed by right elsewhere in the district. The City Council may approve MF-3 within 750' of the DNT frontage roads if it is included as a component of a mixed-use destination center, an integral element of an economic development project, or through the Specific Use Permit (SUP) process.

- e. **Prohibited Uses.** The following uses are strictly prohibited unless specifically approved through a planned development by the City Council. Other uses may be prohibited, as prohibited within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1B, below, the uses prohibited by Table 1B below prevail.

ARTICLE II, PART FIVE, TABLE 1B Prohibited Uses for Dallas North Tollway Overlay District	
<i>Land Uses</i>	
Alternative Financial Services	
Alternative Retail Services	
Auto Repair, Major	
Auto Sales, Used	
Auto Wash, Self-Service	
Batch Plant, Permanent	
Cemetery or Mausoleum	
Dwelling, Group Home, all types	
Dwelling, Manufactured Home Subdivision	
Dwelling, Single-Family Attached & Detached	
Dwelling, Multi-Family (MF-0, MF-1)	
Landfill	
Manufacturing & Industrial Uses, Heavy or High Risk	
Salvage Yard, Junk Yard, or Wrecking Yard	
Sexually Oriented Business	
Store, Pawn Shop	
Store, Tire Dealer	
Vending Kiosk, all types	

f. **Development Standards.**

1. **Character and intent:**

- i. *High-rise subzone:* The intent of the high-rise subzone is to create an urban character within the subzone, with minimal front yard setbacks that are primarily comprised of walkable sidewalks or plazas, especially on interior streets with more narrow travel lanes and on-street parking. Parking lots at the front of buildings is discouraged, although a drop-off zone with a porte cochère may be allowed. Parking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm. The High-Rise subzone is contemplated to be Celina's highest value and most form-dense area.
- ii. *Suburban subzone:* The intent of the suburban subzone is to allow most commercial, office, and light industrial uses that are typically found along major arterials and to allow greater latitude with design of individual sites than in the high-rise subzone.

2. **Height of non-residential buildings:**

ARTICLE II, PART FIVE, TABLE 2 Building Height in Dallas North Tollway Overlay District	
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<i>Subzone:</i>	<i>Maximum height</i>	<i>Minimum height</i>
High-Rise subzone	No maximum	4 stories ¹
Suburban subzone	6 stories	1 story

1. The Director may approve buildings less than 4 stories in height if the building is included as a component of larger, mixed-use, corporate, or office tower project.

g. **Building Facade Standards.** Requirements are applicable to all structures.

1. **Minimum exterior material standards.** Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials include brick, stone, synthetic stone, slate, flagstone, granite, limestone, glass, and marble. Three-step stucco may be used as a masonry product on all floors excluding one through three, unless used as an accent material on those floors and not to exceed twenty-five percent (25%).
 - i. Floors one through three (1-3) shall be finished with a minimum of seventy percent (70%) masonry, as listed above;
 - ii. Floors four through six (4-6) shall be finished with a minimum of twenty-five percent (25%) percent masonry, as listed above;
 - iii. Masonry materials are not required but may be used on floors seven and above (7+).
 - iv. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material (not for general exterior elevation areas), not to exceed ten percent (10%) of the exterior surface of any building facade.
 - v. Decorative metal, cementitious fiber board, or engineered wood exterior construction is allowed as an accent material to enhance the overall architectural design, not to exceed twenty percent (20%) of the exterior surface of any building facade.
 - vi. No single building material shall cover more than eighty-five percent (85%) of any facade.
 - vii. The balance of any exterior finishing materials shall be masonry, three-step stucco, architectural split-face concrete masonry units (split-face CMU), concrete tilt wall construction, and/or glass curtain wall systems.
2. **Exterior materials exceptions.** These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages listed above, the Director may consider alternative designs and materials to accommodate specific “signature design aesthetic” or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in terms of quality, aesthetics, and durability.
3. **Ground floor façade details.** Ground floor facades facing the Dallas North Tollway and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the façade. The entrance or entrances on all buildings shall be defined with strong architectural features and incorporate stone accents

4. Architectural articulation. In addition to the above architectural requirements, all buildings shall incorporate horizontal and vertical articulation as described in Section 14.04.109(d), *Building Articulation Standards Required for Non-Residential Structures*.
5. Windows. Windows shall not be glazed or reglazed with mirrored or reflective glass.
6. Roof pitch. Minimum roof pitch shall be at least 4:12, except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.
7. Corporate Identities. Corporate identities that conflict with the building design criteria but meet the overall design intent of the applicable regulations may be reviewed on a case-by-case basis and approved by the Director, or within any agreement approved by the City Council.

14.02.504 CCOLO, Collin County Outer Loop Overlay District.

- a. Purpose. The Collin County Outer Loop Overlay District (CCOLO) is hereby created to substantially advance legitimate governmental purposes that include enhancing the quality of life in Celina, regulating the character of growth, determining the highest and best use for land adjacent to the Collin County Outer Loop, and ensuring that careful and orderly growth occurs along this major regional thoroughfare. The area adjacent to the Collin County Outer Loop is considered to be and is hereby established as an area of historical, cultural, and architectural importance and significance, as it is and will continue to be a significant corridor within the City, linking Celina with eastern Collin County cities and Denton County. Higher development standards in this corridor will enhance the City's image as a desirable place to invest, live, work, and shop. The CCOLO allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The CCOLO standards recognize that major regional highways act as economic development engines that can be leveraged to create and maintain a diverse non-residential tax base for the City.
- b. Intent. It is not the intent of the CCOLO District to replace the zoning regulations governing the use on any individual parcel or property. Instead, these regulations are intended to supplement the existing zoning district regulations on land within the overlay district, to encourage high value development with a more urban character, and to be a market-based option for property owners to consider as a base zoning district. The CCOLO is the preferred zoning district for properties along the Collin County Outer Loop.
- c. District Boundaries. The CCOLO District boundaries shall be measured 750 feet from the right-of-way boundary line of the service roads along the Collin County Outer Loop, as established and may be extended through Denton County. The corridor and its subsequent regulations apply to all land within the corridor, as defined above, and to properties beyond the official boundary lines that have direct access to the Collin County Outer Loop. However, the district boundaries exclude all single-family subdivisions approved and/or platted prior to the date of the adoption of Ordinance [October 8, 2019]. The official boundaries of the CCOLO shall be as delineated on the City of Celina Official Zoning Map.
- d. Development Standards.

1. Character and intent. The intent of the CCOLO is to allow a wide variety of land uses that will contribute to the employment and tax base of the City. Parking lots sited at the front of buildings are discouraged. The majority of parking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm, although “teaser” retail parking is allowed. Site design will be considered during civil plan review.
 2. Height of buildings. The maximum height allowed within the CCOLO is twelve (12) stories unless specifically approved by City Council, or also within the High-Rise sub-zone of the DNTD.
- e. **Architectural Standards.**
1. Corridor significance. The area adjacent to the Collin County Outer Loop is recognized as a regionally-significant transportation corridor. This corridor is considered and is hereby established as an area of historical, cultural, and architectural importance. All structures within the Collin County Outer Loop Overlay shall comply with Article IV, Part One, *Architectural Design Standards*.
 2. Exterior materials exceptions. These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages, the Director may consider alternative designs and materials to accommodate specific “signature design aesthetic” or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in quality, aesthetics, and durability. The City Council may approve alternate elevations through an approved development agreement or other valid Council-approved document.
 3. Corporate Identities. Corporate identities that conflict with the building design criteria but meet the overall design intent of the applicable regulations may be reviewed on a case-by-case basis and approved by the Director.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 18, 2022
Re: 3G10 Investments - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (3G10 Investments – Zoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background Information:

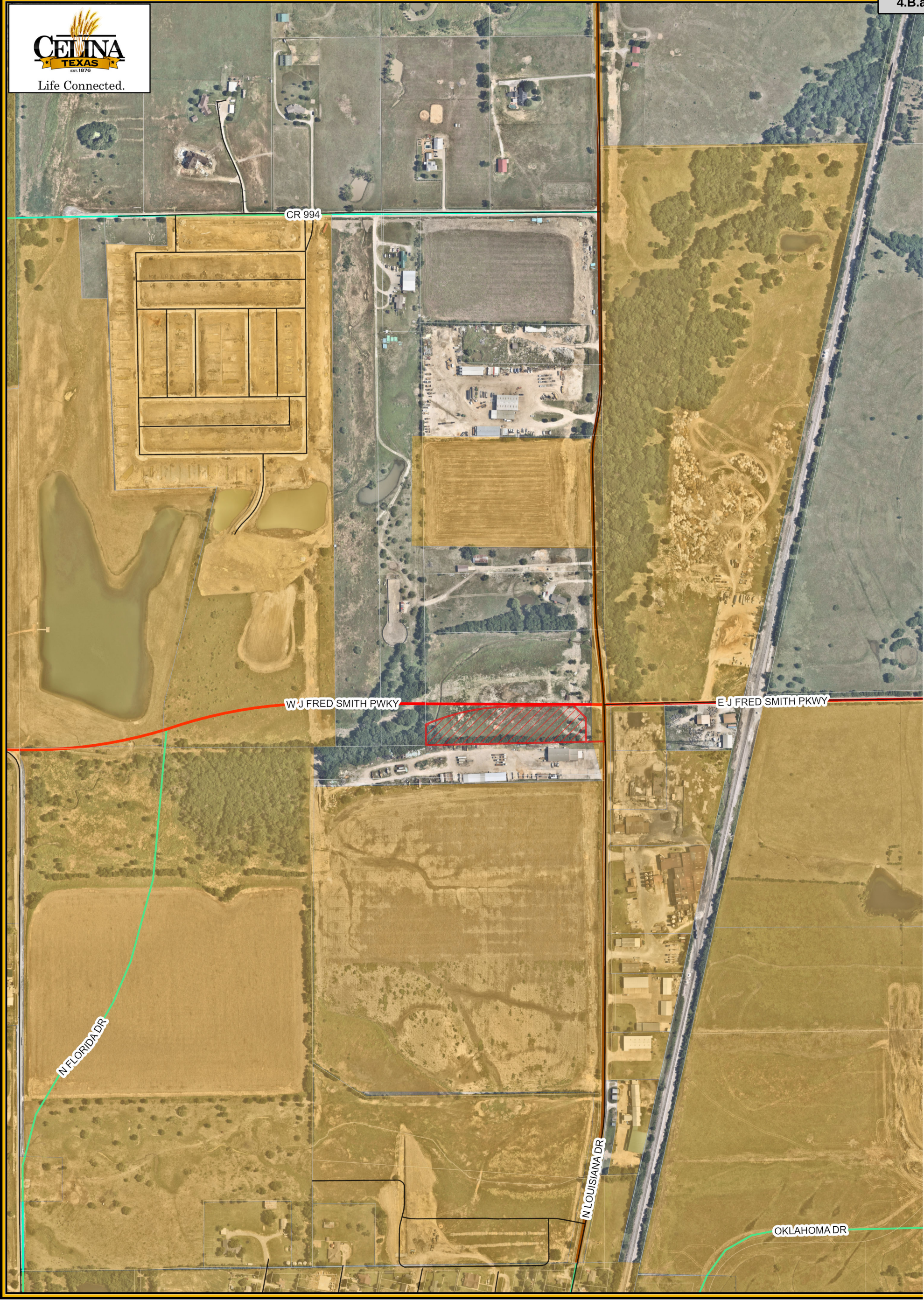
This item is for the zoning of approximately 3 acres to the a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.





Subject Property



City Limits



Roads

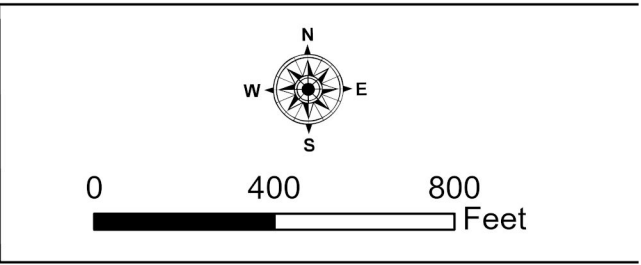


Parcels

Legend

3G10 Investments Location Map City of Celina

9/27/2022

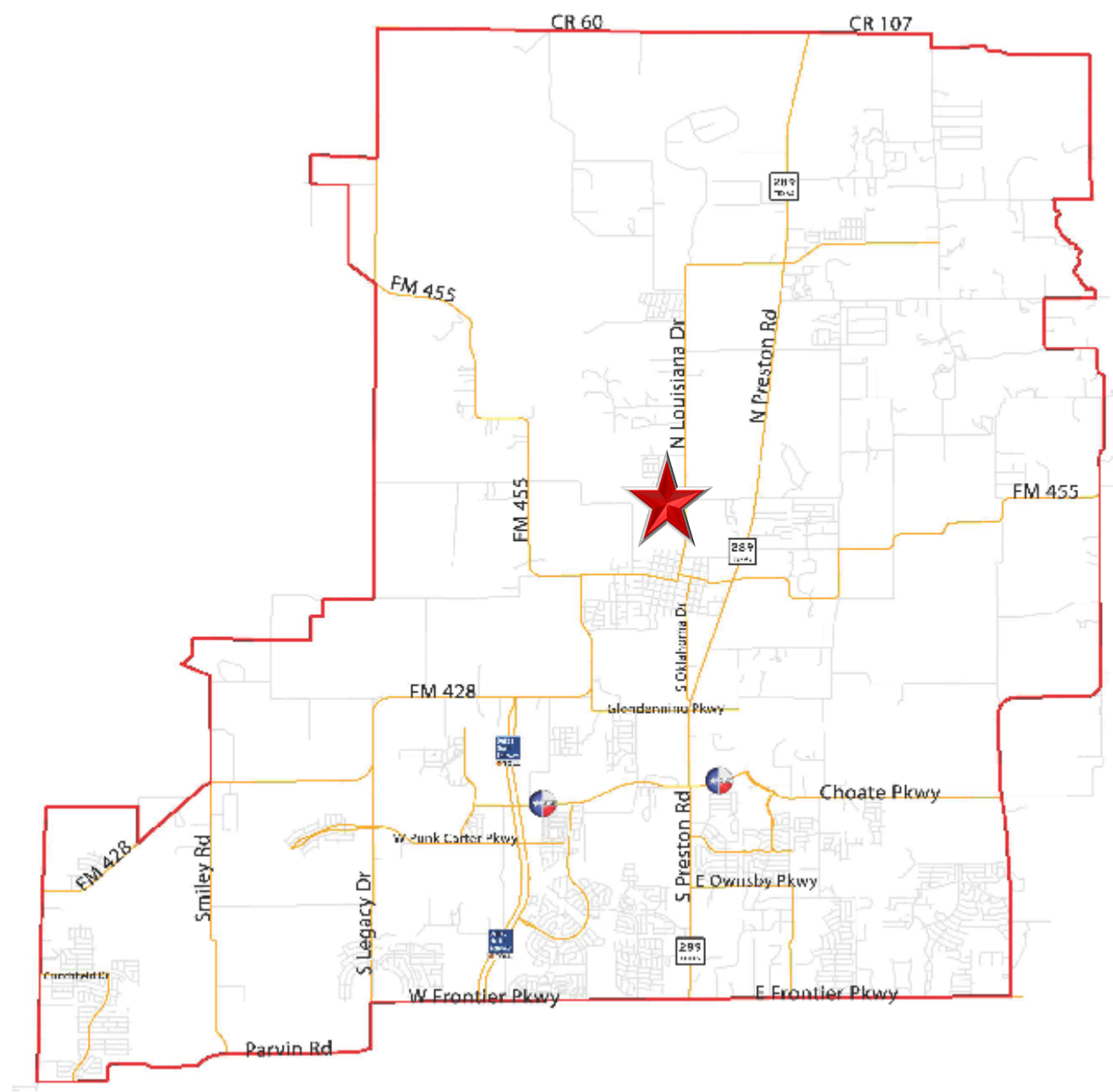


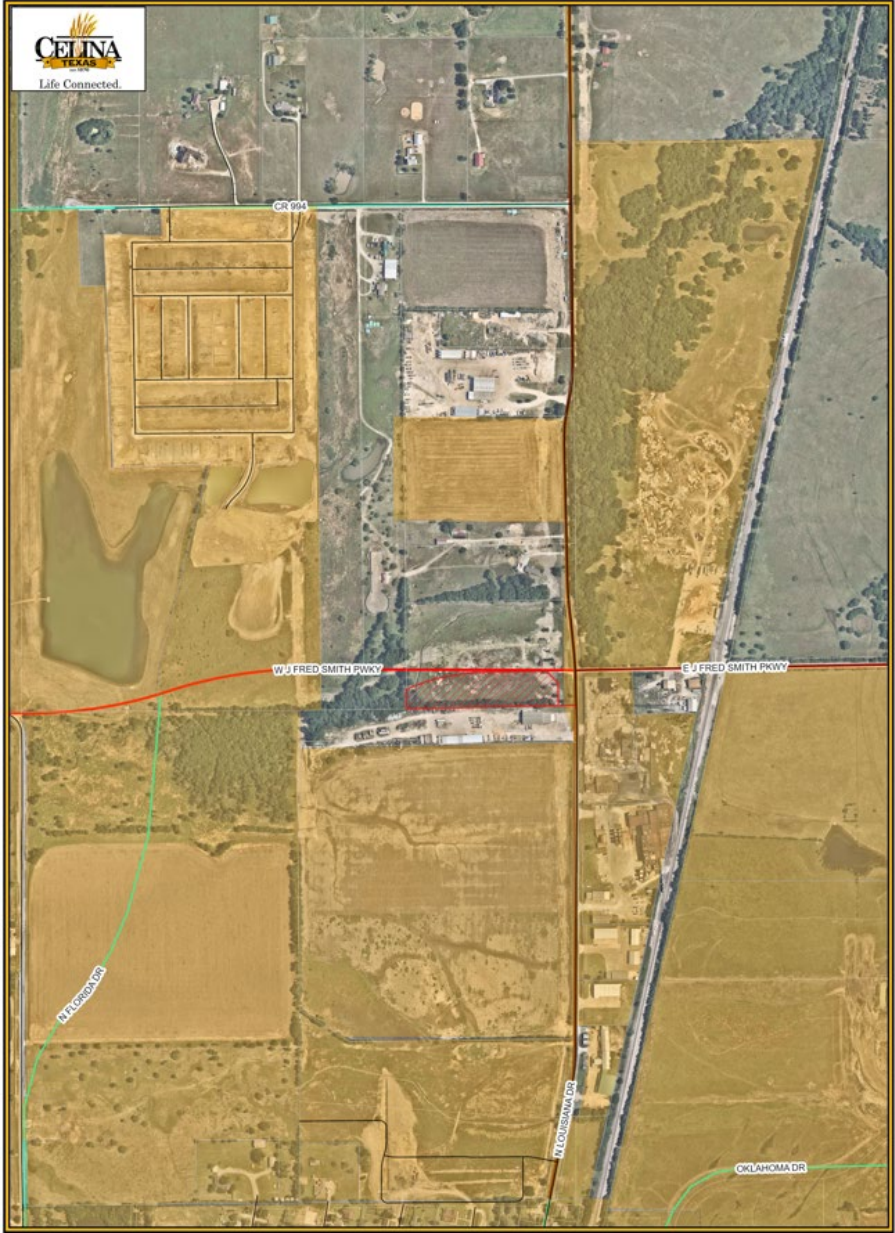
3G10 INVESTMENTS

Zoning

Planning & Zoning Commission
October 18, 2022







LOCATION MAP

The subject property is generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway.

BACKGROUND

- The subject property is approximately 3 acres and within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement does not exist on the property
- An Agreement was approved in March 2022 to purchase ROW from the property owner, which outlined certain deal points
- The applicant is proposing to zone the property to a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C), and to voluntarily annex into City Limits, per the governing agreement

PROJECT OVERVIEW

- Fuel sales is allowed by right (in lieu of an SUP process)
- Established 20' building setbacks along Louisiana and J. Fred Smith Parkway
- Established certain floodplain, landscape buffer, and open space requirements to accommodate the corner's unique size following the ROW purchase

Please note that the PD does not include any entitlement to the concept plan layout. Concept plans are for illustrative purposes only.



POLICY CONSIDERATIONS

- The property owner is voluntarily annexing into City Limits, which positively contributes to the tax base
- City standards will apply to any future development, except for the few special standards outlined in the PD
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The ROW purchase is complete and helps the community with an important east/west connection

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

Development Standards

1. The subject property is zoned Planned Development (PD) district with a base zoning of Commercial, Office, & Retail (C).
2. Fuel Sales (i.e. gas station) is allowed by right with no requirement for an SUP.
3. The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended.
4. The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.
5. Building setbacks are 20' along Louisiana and J. Fred Smith Parkway.
6. Landscape setbacks for Seller's Remainder:
 - South and West property line setbacks will be 5.0'.
 - North and East property line setbacks will be 10.0'.
7. Open Space
 - No more than 10% open space amount will be required for Seller's Remainder.
 - The approximately 0.4 acres on the south side of J. Fred Smith located on the westerly end of Seller's Remainder will remain in the floodplain after the roadway is designed/constructed.
 - Fifty percent (50%) of that 0.4-acre floodplain may be applied by Seller (or future developer) to satisfy the open space requirement for Seller's Remainder.
 - Thus, for illustrative purposes and presuming the accuracy of the 0.4-acre measurement, the open space requirement of Seller's Remainder is 0.2791 acres and 0.2 acres of that open-space requirement will be satisfied by the 0.4-acre floodplain.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 18, 2022
Re: SW Carey & Legacy - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Mixed-Use District (MU), generally located south of Carey Road and approximately 1,240 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (SW Carey & Legacy - Zoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background Information:

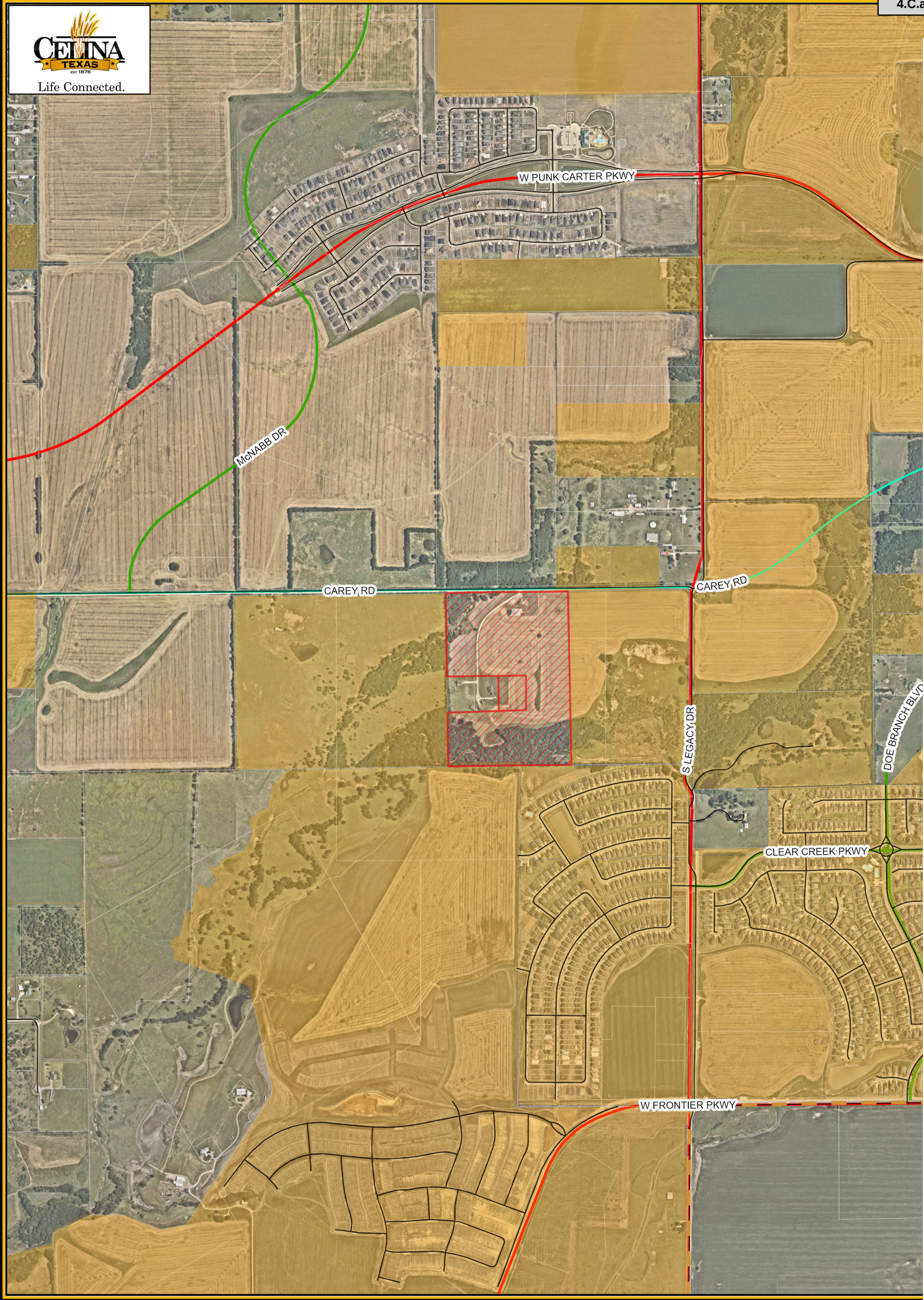
This item is for the zoning of approximately 25 acres to Mixed-Use District (MU). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends denial as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

SW Carey and Legacy Location Map

City of Celina

9/27/2022

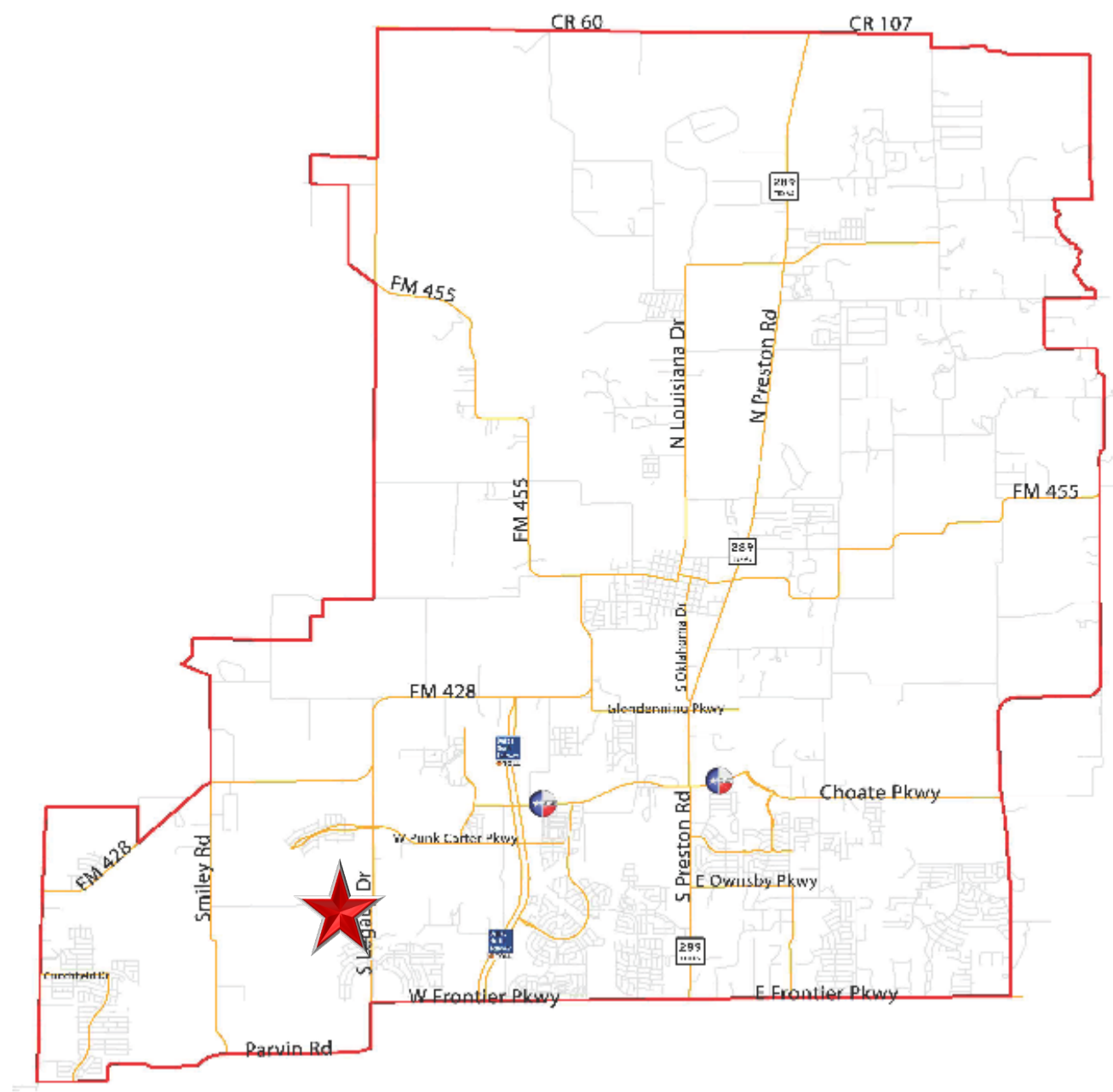
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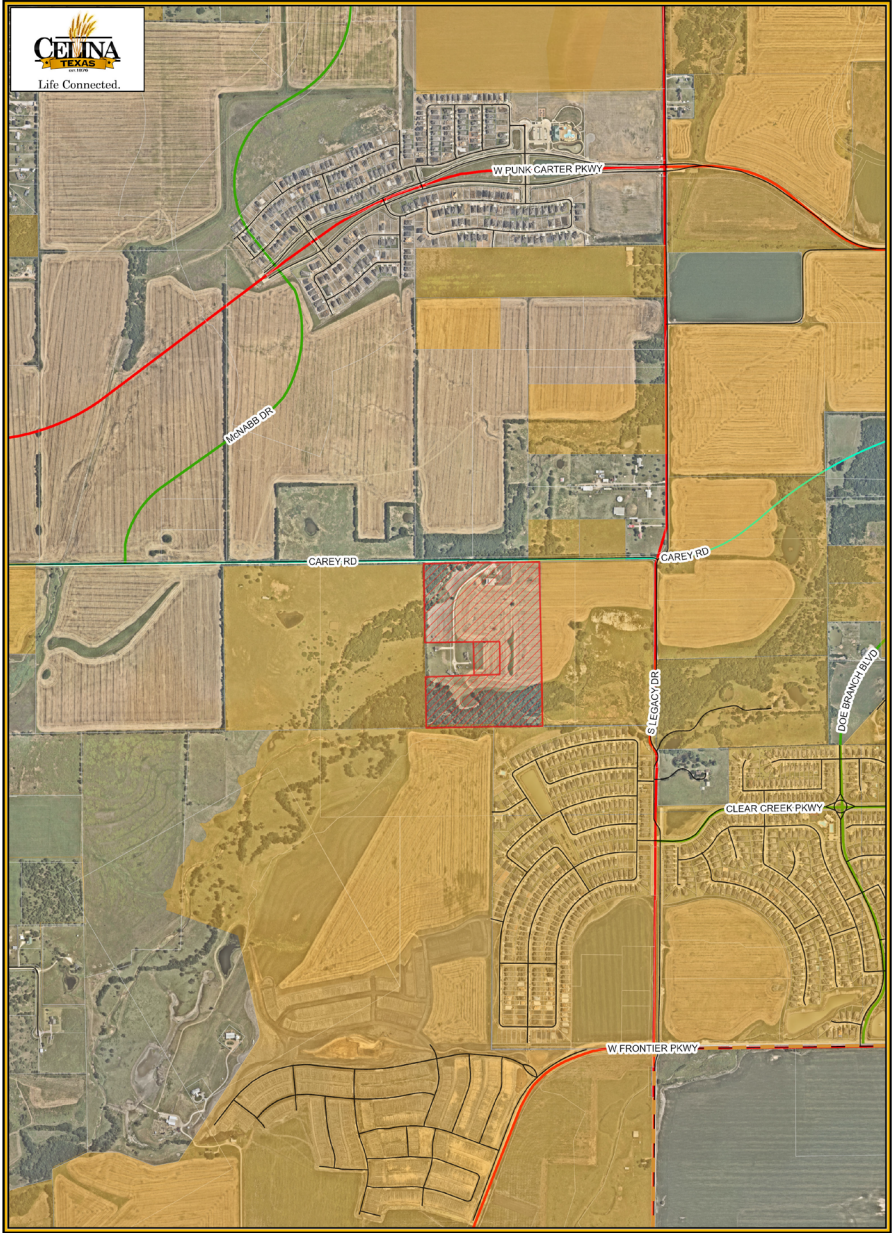
SW CAREY & LEGACY

Zoning

Planning & Zoning Commission
October 18, 2022







LOCATION MAP

The subject property is generally located south of Carey Road and approximately 1,240 feet west of future Legacy Drive.

BACKGROUND

- The subject property is approximately 25 acres and within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement exists on the property and expires in 2032
- The applicant is requesting to zone the property to Mixed-Use District (MU)
- The proposed zoning would allow for a mixture of land uses including restaurants, retail, single-family, and multi-family

POLICY CONSIDERATIONS

- The properties are in the ETJ but under a pre-annexation agreement, so the City needs to consent to the zoning before the lots can be developed
- At this time, there isn't a known developer attached to this project, nor any specific plans for the site
- The property to the east, directly adjacent to Legacy Drive (a future 6-lane thoroughfare), is zoned MU
- The property to the west is under a 2015-era PD and is expected to develop, primarily, as a single-family neighborhood with some commercial allowances along Carey Road

POLICY CONSIDERATIONS (CONT'D)

- The infrastructure required for development is lacking in this area
- The property fronts Carey Road (a future 2-lane collector), which is intended for neighborhood-level development
- The rear half of the property is largely encumbered by floodplain, which does lend itself to MU in the future

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 18, 2022
Re: Young Tract - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 26 acres to Mixed-Use District (MU), generally located at the northwest corner of future Celina Parkway and County Road 57, within the Extraterritorial Jurisdiction (ETJ). (Young Tract - Zoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background Information:

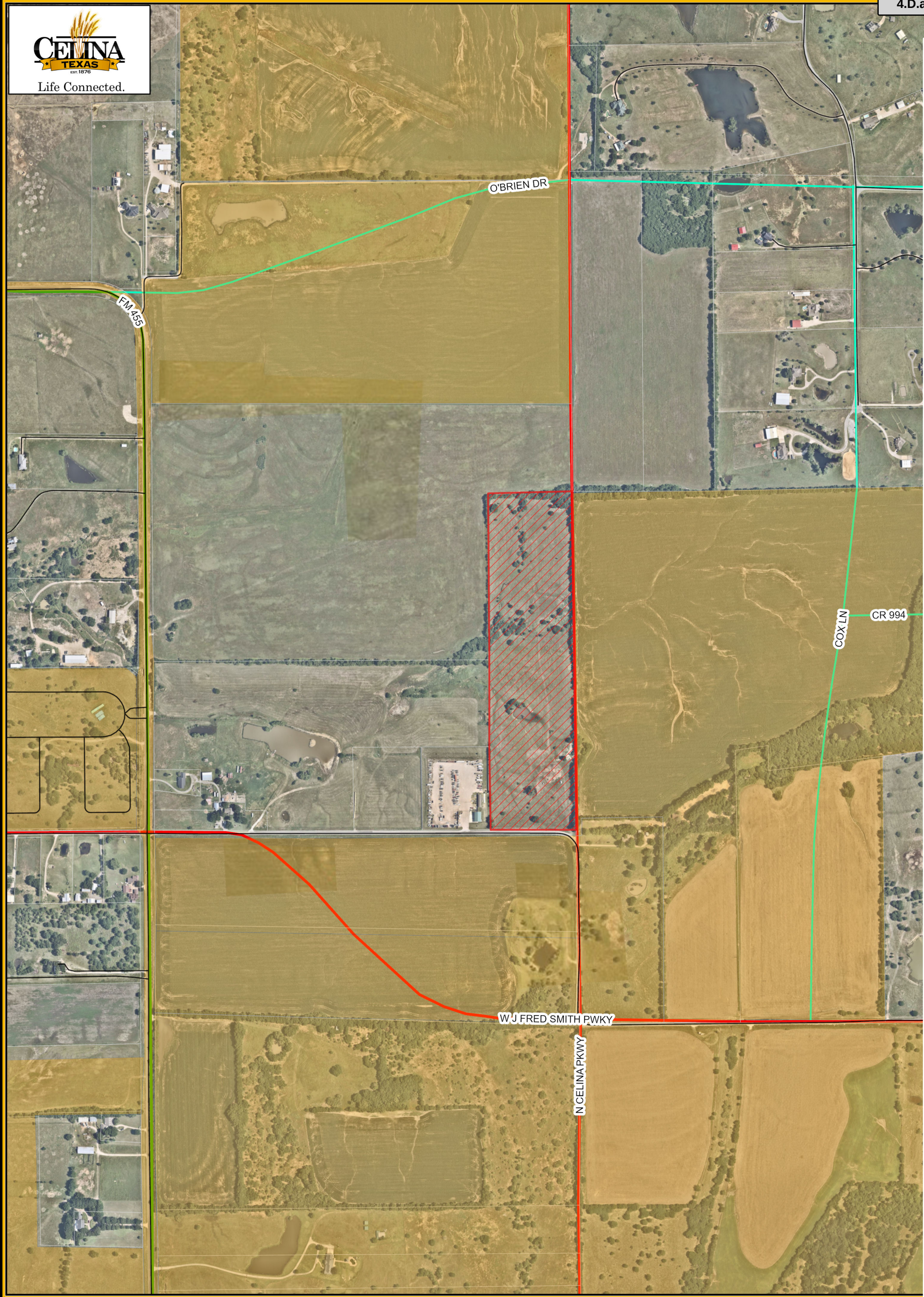
This item is for the zoning of approximately 26 acres to Mixed-Use District (MU). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends denial as presented.





Subject Property



City Limits



Roads



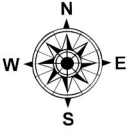
Parcels

Legend

Young Tract Location Map

City of Celina

9/27/2022



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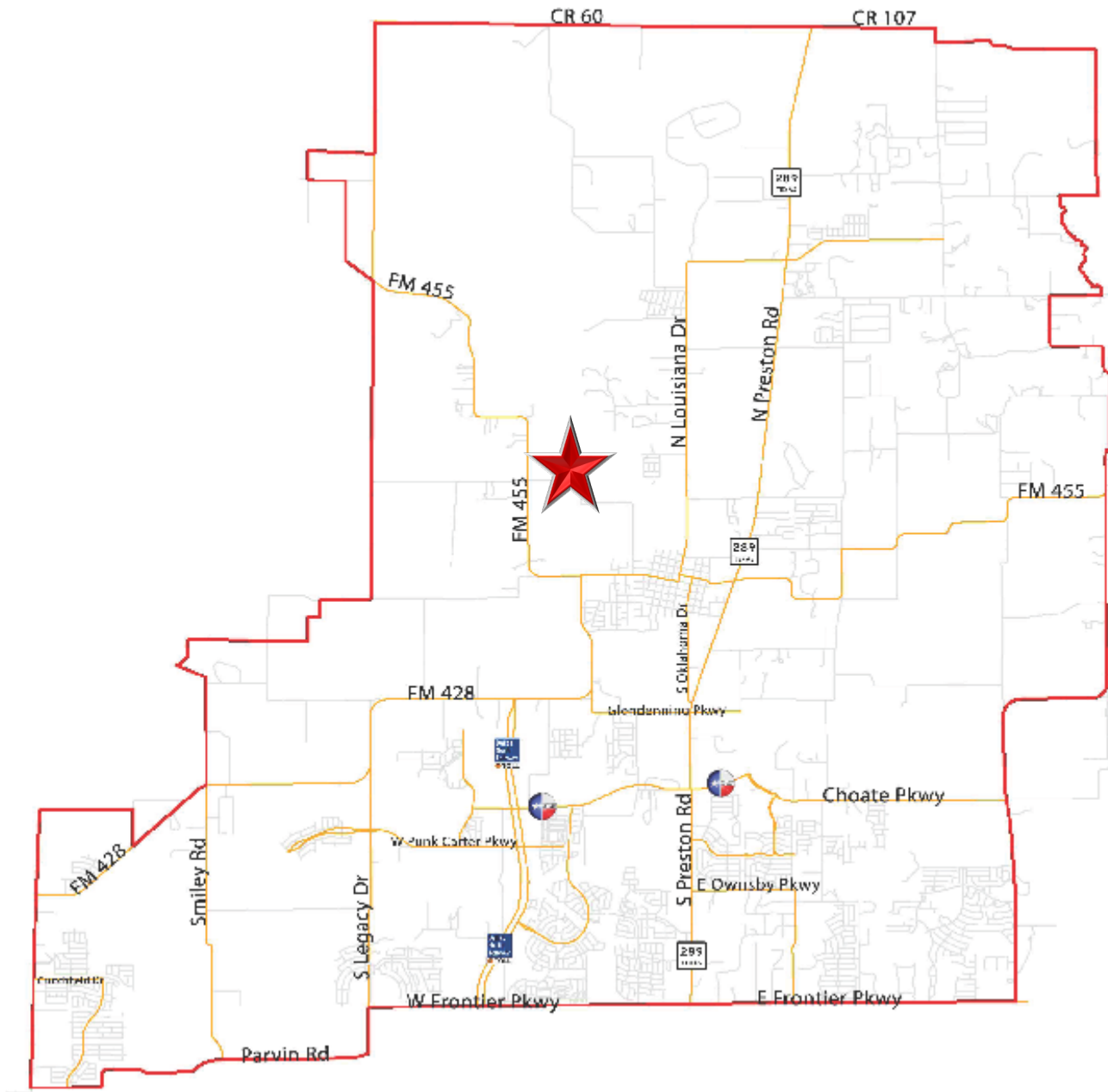
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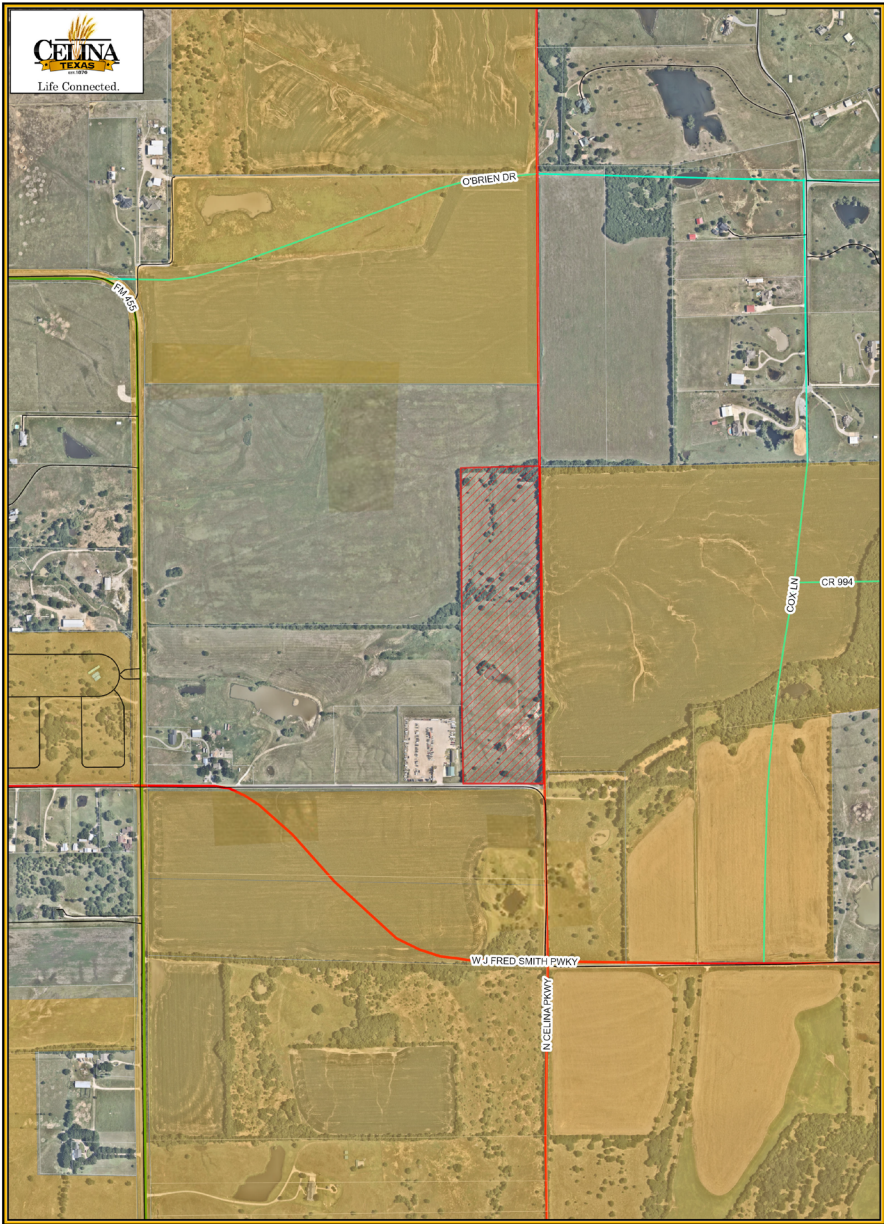
YOUNG TRACT

Zoning

Planning & Zoning Commission
October 18, 2022







LOCATION MAP

The subject property is generally located at the northwest corner of future Celina Parkway and County Road 57.

BACKGROUND

- The subject property is approximately 26 acres and within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement exists on the property and expires in 2035
- The applicant is requesting to zone the property to Mixed-Use District (MU)
- The proposed zoning would allow for a mixture of land uses including restaurants, retail, single-family, and multi-family

POLICY CONSIDERATIONS

- The property is in the ETJ but under a pre-annexation agreement, so the City needs to consent to the zoning before the lot can be developed
- At this time, there isn't a known developer attached to this project, nor any specific plans for the site
- MU zoning would allow 40% of the tract to develop as Multi-Family, Urban Edge (MF-2) or 60% as Multi-Family, Urban Living (MF-3)
- The property is adjacent to Celina Parkway (a future 6-lane thoroughfare), but is located mid-block and not at a major intersection where MU is generally expected

POLICY CONSIDERATIONS (CONT'D)

- One of the properties to the west is currently developed as a tow yard, but the other properties to the north, west, and south are either agricultural or vacant with no immediate plans to develop
- The infrastructure required for development is lacking in this area
- Relatively small, long, narrow tracts such as these are typically assembled and incorporated into larger projects

RECOMMENDATION

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