



**NOTICE OF
PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, October 16, 2018 AT 5:30 PM**

AGENDA

I. WORKSESSION 5:30 PM:

The Planning and Zoning Commission will convene in a Worksession to discuss upcoming issues. The meeting is open to the public.

II. REGULAR MEETING 6:00 PM:

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

III. DIRECTOR'S REPORT:

- A. APA Planning Excellence Award.
- B. City Council Update for October 9, 2018.

IV. 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 and Zoning Commission

- A. Planning & Zoning Commission - Regular Meeting - Sep 18, 2018 5:30 PM

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat of Lots 10, 11, and 12, Block 58, Celina Original Donation Addition, totaling approximately 0.497 acres and situated in the Collin County Land Survey #14, Abstract No. 167. The lots shall be replatted into two lots, Lots 11R (0.188 acres) and 12R (0.309 acres), Block 58 of the Celina Original Donation Addition. The property is generally located on the northwest corner of E. Ash Street and S. Arkansas Drive. (Earnestine Jones Ash Street Replat)
- B. Consider and act upon a Final Plat for Glen Crossing Phase 2, an approximately 77.324 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located on the west side of Old Log Trail (CR-1117) and approximately 1,500 feet south of Glendenning Parkway (CR-55). (Glen Crossing Phase 2 Final Plat)
- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 72.26 acre tract of land situated in the L. Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located on the southwest corner of CR-87 and CR-90 and is located within the City of Celina's ETJ. (Central Park Villas Development Standards)
- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina's Code of Ordinances Chapter 14: Zoning,

Article 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements. (Architectural Standards)

E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03, Zoning Districts, to add a new section 14.03.032, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District)

F. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.04.002, Accessory Buildings and Use Regulations, to modify the regulations for accessory buildings. (Accessory Buildings)

VI. ADJOURNMENT:

City 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.

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the 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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."



Vicki Faulkner, TRMC

City Secretary, City of Celina, TX

Date Notice Removed



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: APA City of Excellence Award

Action Requested:

American Planning Association Planning Excellence Award.

Staff Recommendation:



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: City Council Update for October 9, 2018

Action Requested:

Report on City Council Activity for October 9, 2018

Staff Recommendation:

N/A



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 18, 2018
5:30 PM**

MINUTES

I. WORKSESSION 5:30 PM:

The worksession allows the Planning & Zoning Commissioners to discuss upcoming issues. No votes will be taken. The meeting is open to the public.

II. REGULAR MEETING 6:00 PM:

Chairman Hangartner reconvened the Regular Meeting at 6:10 PM.

III. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Hangartner called the meeting to order at 5:31 PM. All Commissioners were present.

Attendee Name	Organization	Title	Status	Arrived
Eric Becker	City of Celina	Commissioner	Present	
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	

IV. PLEDGE OF ALLEGIANCE:

Chairman Hangartner led those present in the salute to the American and Texas flags.

V. DIRECTOR'S REPORT:

1. Introduction of new Development Services Director, Dusty McAfee:

Alexis Jackson, AICP, outgoing Director of Development Services and current Director of Economic Development, introduced the incoming Director of Development Services, Dustin (Dusty) McAfee, AICP, former Director of Development Services in Sachse, Texas.

2. Report on August City Council Meeting:

Alexis Jackson presented the items that were considered at the September 11, 2018 City Council meeting.

Minutes Acceptance: Minutes of Sep 18, 2018 5:30 PM (CONSENT AGENDA)

VI. CONSENT AGENDA:

Minutes of the August 21, 2018 Planning & Zoning Commission Meeting:

1. Planning and Zoning Commission - Regular Meeting - Aug 21, 2018 5:30 PM

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

2. Consider and act upon a Minor Plat for Bold Cross Cowboy Church, an approximately 2.00 acre tract of land situated in the F. Wilkerson Survey, Abstract No. 1141, Denton County, Texas, and generally located on the east side of FM 1385 approximately 2,000 feet north of Parvin Road. (Bold Cross Cowboy Church Minor Plat)

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

VII. PUBLIC HEARING/ACTION:

- The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from Travadi Investments, LLC to rezone an approximately 5.00 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with a base zoning designation of L1-Light Industrial zoning district. The property is situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas and is generally located on the north side of Parvin Road approximately 2,500 feet east of FM 1385, within the City of Celina. (Hawthorn Planned Development)

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

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

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

- The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from David Nguyen to rezone an approximately 0.965 acre tract of land from AG, Agricultural zoning district to R-O, Retail-Office zoning district. The property is situated in the C. Watson Survey, Abstract No. 945, Collin County, Texas and is generally located on the west side of Custer Road (FM 2478) approximately 2,500 feet north of Frontier Parkway (FM 1385), within the City of Celina. (Custer Road Medical Center Zoning)

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

David Bond, Spiars Engineering, 765 Custer Rd, Suite 100, Plano, TX, 75075, representing the applicant, clarified for the Commission that the existing fence located on the north boundary line of Preston Meadows

would be used and the applicant would plant sufficient trees, including evergreen trees, to create a visual barrier between the single family homes and the proposed office.
Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Becker, Hangartner, Barley, Bain, Freeman, Haley, Ousley

3. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request to amend PD-48, Planned Development No. 48; being an approximately 30.16 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas; the property is generally located on the west side of Preston Road (SH 289) and south of Choate Parkway (CR 88). (Celina 79 Partners/Outer Loop PD Amendment)

Alexis Jackson, AICP, outgoing Director of Development Services, presented the staff report.

Rob Daake, Associate Attorney with Abernathy, Roeder, Boyd & Hullett, PC, 1700 Redbud Boulevard, Suite 300, McKinney, Texas, 75069, representing the applicant, presented a brief presentation in support of the rezoning request.

Chairman Hangartner opened the public hearing. There being no questions or comments from the floor, Chairman Hangartner closed the public hearing.

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

4. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request to amend PD-46, Planned Development No. 46; being an approximately 24.587 acre tract of land situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gray Survey, Abstract No. 361, Collin County, Texas and the J. McKinn Survey, Abstract No. 889, the William Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas; the property is generally located on the west and east sides of N. Legacy Drive (CR 6), and north of Frontier Parkway (CR 5). (Creeks of Legacy PD Amendment)

Alexis Jackson, AICP, outgoing Director of Development Services, presented the staff report.

Rob Daake, Associate Attorney with Abernathy, Roeder, Boyd & Hullett, PC, 1700 Redbud Boulevard, Suite 300, McKinney, Texas, 75069, representing the applicant, presented a brief presentation in support of the rezoning request.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX, 75009 spoke against the rezoning request and requested that the buffer between the single family residential homes and the multi-family structures be a full one hundred feet.

Brian Dondrade, 4268 Coffee Mill Road, Prosper, TX, 75078, President of the Creeks of Legacy HOA, spoke against the rezoning request. He also would like to see the one hundred foot buffer and asked that the developer provide a proper screening.

Aleeson Awins, 4010 Bear Creek Court, Prosper, TX, 75078 spoke against the rezoning request and reminded the Commissioners that they had voted against the removal of the collector roadway from the tract which would have provided screening and asked that they vote against this proposal as well.

David Koher, 4120 Pecan Bayou Court, Prosper, TX, 75078 simply said that he was opposed to the rezoning request.

There being no additional questions or comments from the floor, Chairman Hangartner closed the public hearing and called for a motion.

RESULT: APPROVED [6 TO 1]
MOVER: Mitch Freeman, Commissioner
SECONDER: Shelby Barley, Vice Chairman
AYES: Becker, Hangartner, Barley, Bain, Freeman, Haley
NAYS: Ousley

5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.04.002, Accessory Buildings and Use Regulations, to modify the regulations for accessory buildings. (Accessory Buildings)

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

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

The Commissioners determined that they needed additional time to study the proposed ordinance changes.

RESULT: TABLED [UNANIMOUS]
MOVER: Charles Haley, Commissioner
SECONDER: Mitch Freeman, Commissioner
AYES: Becker, Hangartner, Barley, Bain, Freeman, Haley, Ousley

6. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03, Zoning Districts, to add a new section 14.03.032, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District)

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

Chairman Hangartner opened the public hearing.

Matthew Kiran, 15504 W. FM 455, Celina, TX, 75009, spoke to the question of whether intermediate uses within the DNTD corridor would be considered if high-rise development was not yet occurring.

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

The Commissioners determined that they needed additional time to study the proposed ordinance changes.

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

7. Consider and act upon a request by Texas Star Bank for a meritorious exception to the Sign Ordinance to allow the construction of a monument sign that exceeds the size limits of Section 3.07.018, Permitted Signs.

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Becker, Hangartner, Barley, Bain, Freeman, Haley, Ousley

VIII. ADJOURNMENT:

Chairman Ben Hangartner adjourned the meeting at 7:38 pm.

Chairman

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Sep 18, 2018 5:30 PM (CONSENT AGENDA)



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: Ash Street Residential Replat

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat of Lots 10, 11, and 12, Block 58, Celina Original Donation Addition, totaling approximately 0.497 acres and situated in the Collin County Land Survey #14, Abstract No. 167. The lots shall be replatted into two lots, Lots 11R (0.188 acres) and 12R (0.309 acres), Block 58 of the Celina Original Donation Addition. The property is generally located on the northwest corner of E. Ash Street and S. Arkansas Drive. (Earnestine Jones Ash Street Replat)

Owner:

Earnestine Jones
312 E. Ash Street
Celina, Texas 75009

Applicant:

City of Celina
142 N. Ohio
Celina, Texas 75009

Background Information:

The City of Celina has contracted with Ms. Earnestine Jones to purchase a portion of her property located at 312 E. Ash Street to facilitate the construction of a drainageway. The northwest corner of the lot is located within the Zone AE Floodway. The purpose of this replat is to enable the sale of land to the City.

Board Review/Citizen Input:

Residential Replats require a Public Hearing. A notice of the public hearing was published in *The Celina Record* on September 28, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

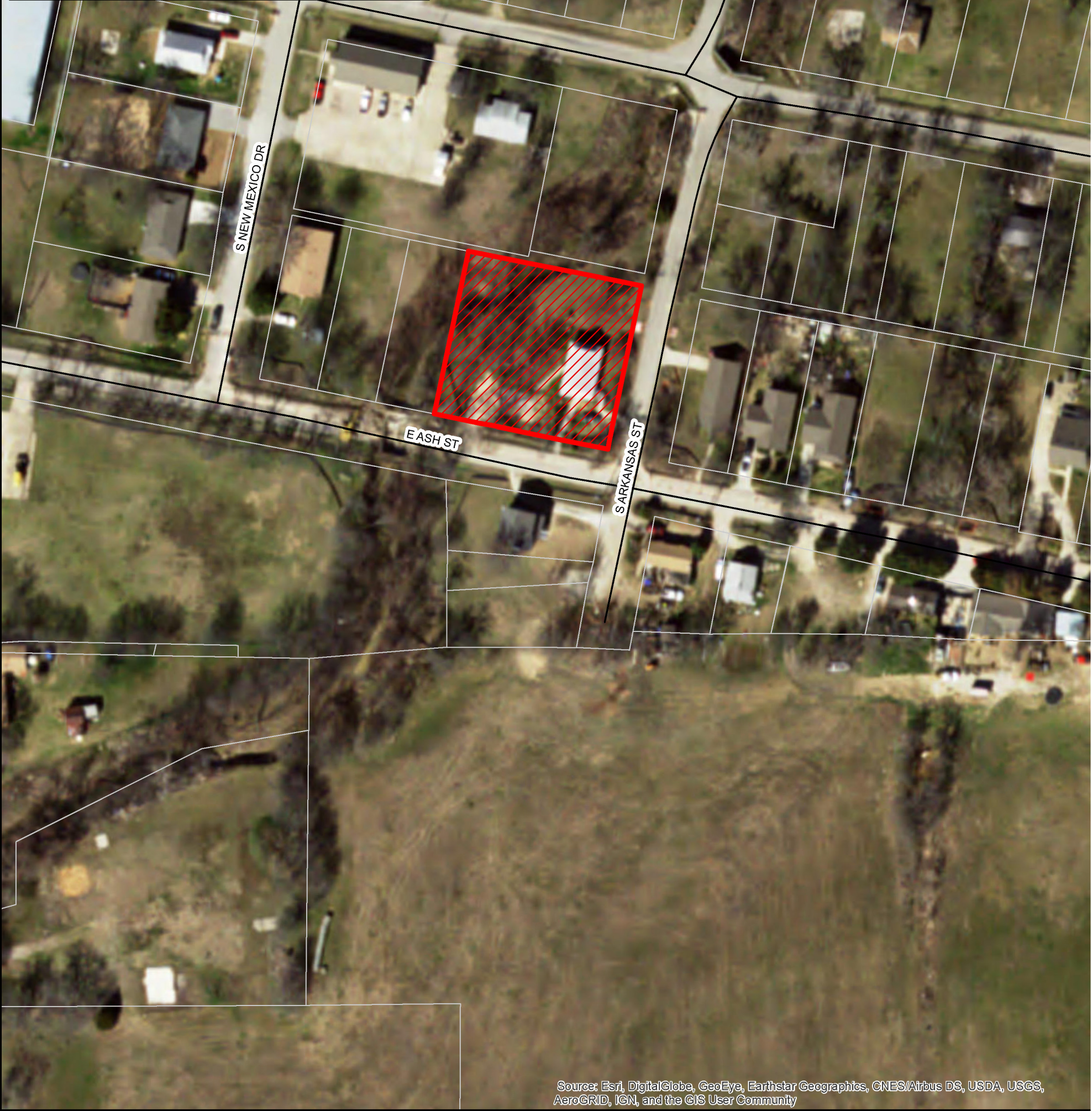
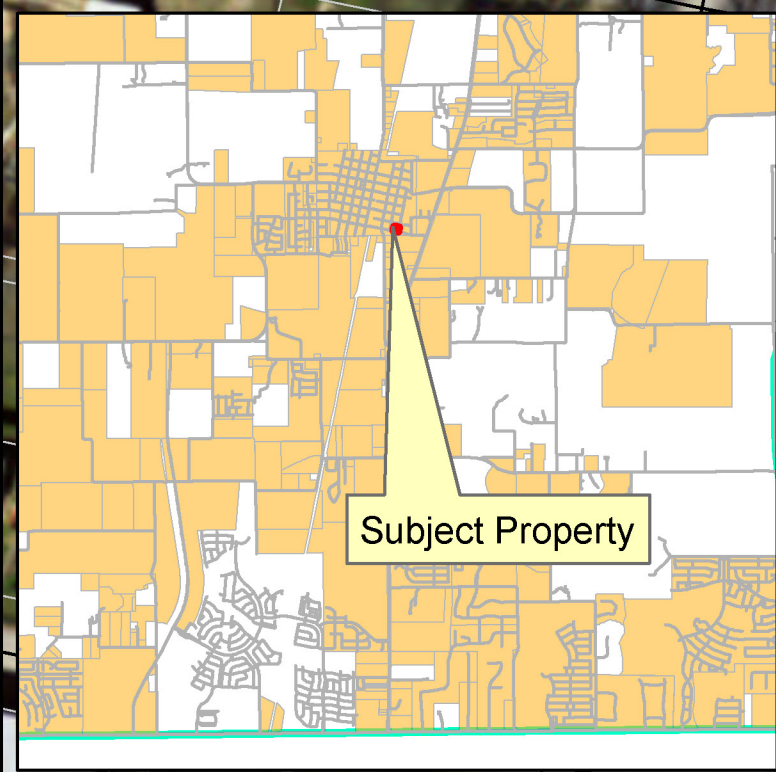
N/A

Supporting Documents:

- Location Map
- Proposed Replat

Staff Recommendation:

Staff recommends approval.



Attachment: Ash Street Replat Location Map (Ash Street Residential Replat)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

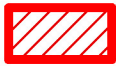


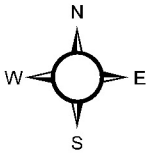
Ash Street Replat Location Map

Date: 9/25/2018

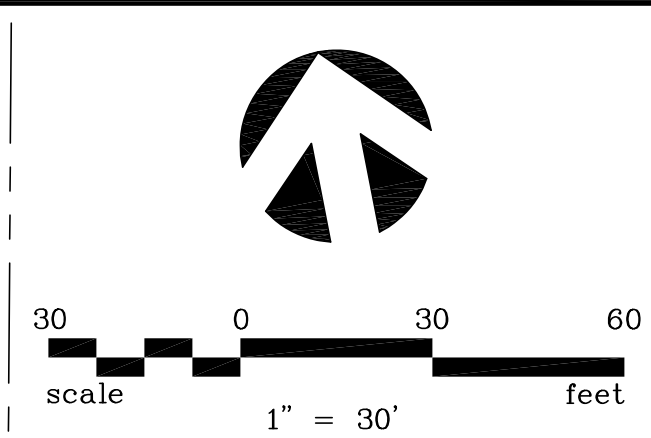
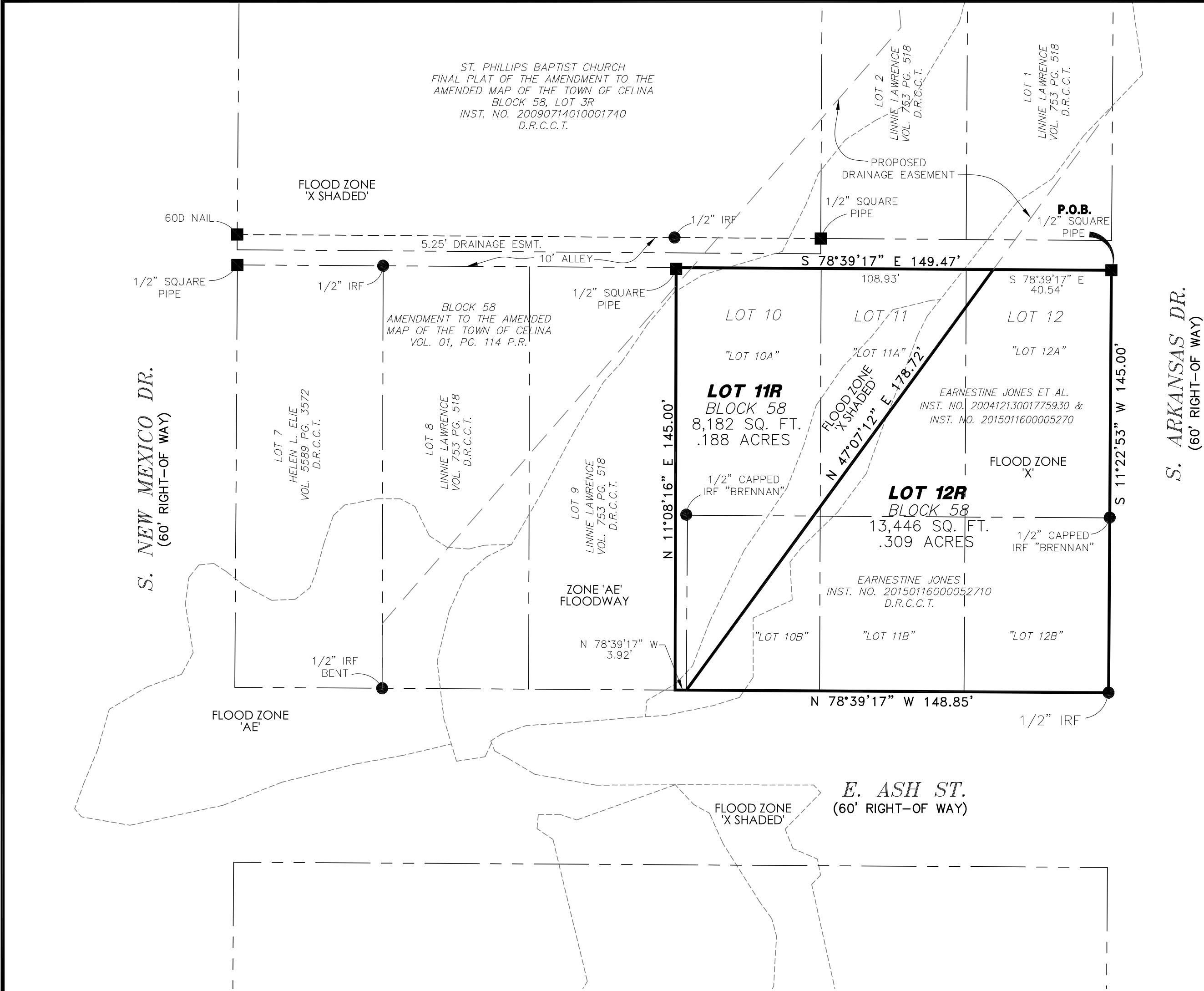
Legend

— Roads

 Ash St Replat



0 65 130 Feet



CERTIFICATE OF REPLAT APPROVAL

APPROVED BY THE CELINA PLANNING AND ZONING COMMISSION:

Planning & Zoning Commission Chairman City of Celina, Texas	Date of Approval
City Official City of Celina, Texas	Title
	Date

The undersigned, the City Secretary of the City of Celina, Texas, hereby certifies that the foregoing replat of the _____ Subdivision or Addition to the City of Celina was submitted to the Planning and Zoning Commission on the _____ day of _____, _____, and the Commission, by formal action, then and there accepted the replat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, _____.

City Secretary
City of Celina, Texas



SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Kent M. Mobley, Registered Professional Land Surveyor, do hereby state that this plat is based upon a survey made on the ground by me, or under my supervision, and that it is a true, correct and accurate representation of the property as surveyed, that the quantity of land therein has been accurately calculated, that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and that this plat is in accordance with the Subdivision Regulations of the City of Celina, Texas.

PRELIMINARY

Kent M. Mobley, RPLS
Texas Registration No. 4796



STATE OF TEXAS:
COUNTY OF DALLAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Kent M. Mobley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2018.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 10, 11, & 12 INTO TWO LOTS.

REPLAT
CELINA ORIGINAL DONATION
LOTS 11R AND 12R, BLOCK 58

BEING A REPLAT OF LOTS 10, 11, AND 12, BLOCK 58
OF THE AMENDMENT TO THE AMENDED MAP OF THE TOWN OF CELINA
LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #14

ABSTRACT NO: 167
CITY OF CELINA
COLLIN COUNTY, TEXAS
0.497 ACRES

Owner

EARNESTINE JONES
312 E. ASH ST.
CELINA, TX. 75009

Engineer/Surveyor:


Grantham & Associates, Inc.
Civil Engineering & Surveying
4570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

FLOOD STATEMENT

Flood Zones X, X Shaded, AE with Base Flood Elevations and Floodway according to the Flood Insurance Rate Map for the Town of Celina No. 48085C0110J, effective June 2, 2009, together with LOMR No. 16-06-2499P effective July 7, 2017, are placed on this map as carefully as possible by scale, and should be viewed as approximate locations.

LEGEND

- = MONUMENT SET (1/2" IRON ROD W/CAP STAMPED G&A)
- = 1/2" IRON ROD FOUND
- = MONUMENT FOUND
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- = FLOOD ZONES

OWNER'S CERTIFICATE AND DEDICATION

Property Description

State of Texas :
County of Collin : WHEREAS Earnestine Jones is the owner of all that certain lot, tract or parcel of land situated in the School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, being all of Lots 10, 11, and 12, Block 58, Amendment to the Amended Map of the Town of Celina, recorded in Volume 1, Page 114 of the Plat Records of Collin County, Texas, said property being also known as Lots 10A, 10B, 11A, 11B, 12A, and 12B, and being more particularly described as follows:

BEGINNING at a 1/2" square pipe found at the northeast corner of Lot 12, Block 58, being on the south line of a 10' alley according to said plat and being on the west right-of-way line of Arkansas Street (formerly known as Eighth Street, 60' R.O.W.);

THENCE S 11°22'53" W, 145.00 feet, along the west right-of-way line of Arkansas Street and the east line of said Lot 12, to a 1/2" iron rod found at the southeast corner thereof, being on the north right-of-way line of Ash Street (60' R.O.W.);

THENCE N 78°39'17" W, 148.85 feet, along the north right-of-way line of Ash Street and the south line of Lots 12, 11, and 10, to the southwest corner of Lot 10, being the southeast corner of Lot 9, Block 58;

THENCE N 11°08'16" E, 145.00 feet, along the east line of Lot 9 and the west line of Lot 10, to a 1/2" square pipe found at the northwest corner thereof, being on the south line of said 10' alley;

THENCE S 78°39'17" E, 149.47 feet, along the south line of said 10' alley and along the north line of Lots 10, 11, and 12, to the POINT OF BEGINNING and containing approximately 0.497 acres or 21,628 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Earnestine Jones, owner of the above described tract of land does hereby adopt this Final Plat designating the same as Celina Original Donation, Lots 11R and 12R, Amendment to the Amended Map of the Town of Celina, Block 58, an addition to the City of Celina, County of Collin, State of Texas, and do hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on the plat. 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, if approved by the City Council of the City of Celina may be placed in Landscape Easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities being subordinate to the public's and the City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may, in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Celina, and public utility entities shall at all times have the full right of ingress and egress to and from their respective easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS MY HAND, this the _____ day of _____, 2018.

Earnestine Jones
Owner

STATE OF TEXAS :
COUNTY OF COLLIN : BEFORE ME, THE UNDERSIGNED AUTHORITY, this day personally appeared Earnestine Jones, whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2018.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: Glen Crossing Phase 2 Final Plat

Action Requested:

Consider and act upon a Final Plat for Glen Crossing Phase 2, an approximately 77.324 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located on the west side of Old Log Trail (CR-1117) and approximately 1,500 feet south of Glendenning Parkway (CR-55). (Glen Crossing Phase 2 Final Plat)

Owner:

W/J CR 55, LP
600 N. Pearl Street
Dallas, TX 75201

Applicant:

Kirkman Engineering
4831 Merlot Avenue, Suite 201
Grapevine, TX 76051

Background Information:

This is the second phase of Glen Crossing, a single-family residential community that is part of Planned Development No. 23 (PD-23). The plat is comprised of 197 single-family lots and seven (7) common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Location Map
- Proposed Final Plat

Staff Recommendation:

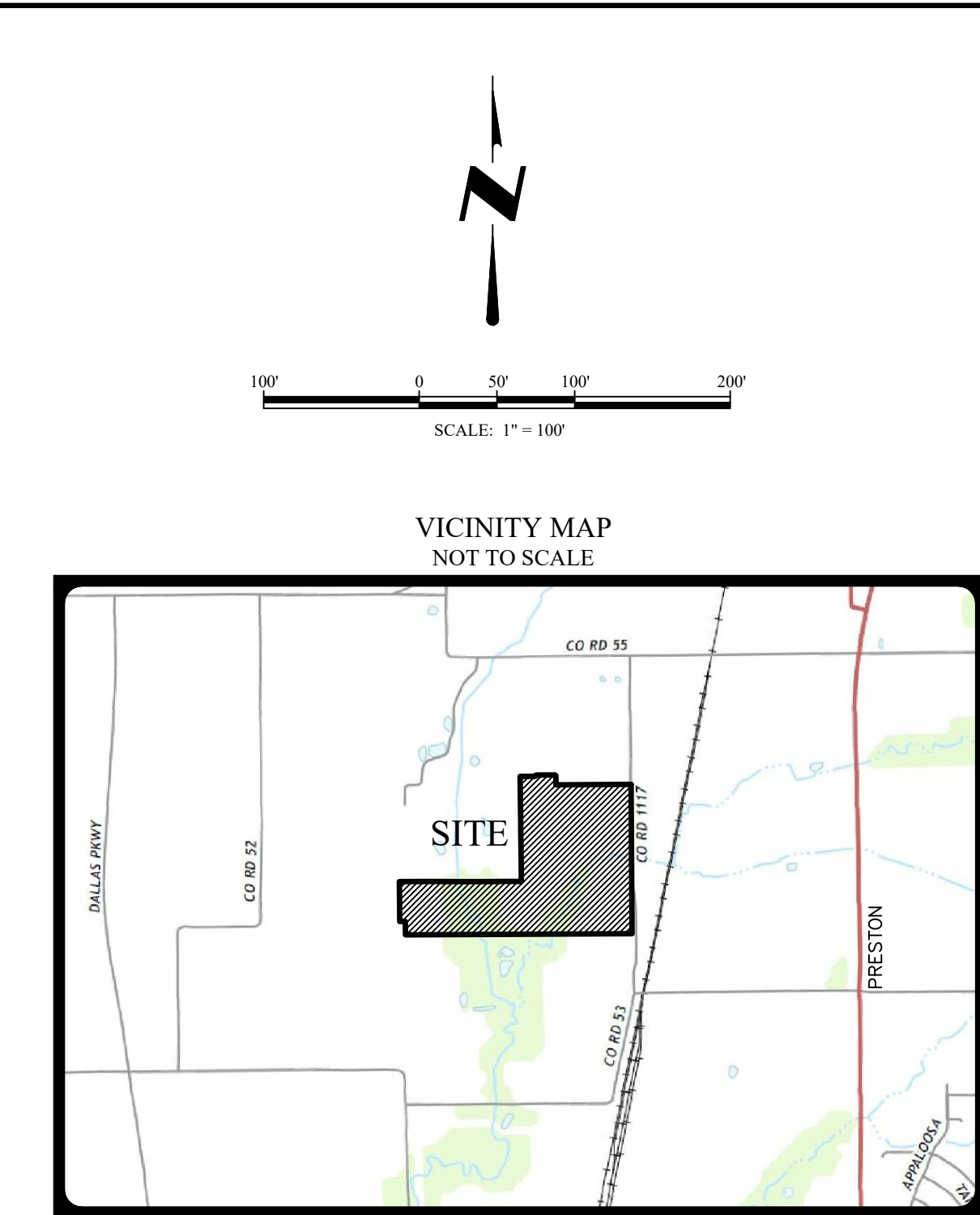
Staff recommends approval.

SURVEYOR'S NOTES:

- Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000152710.
- It is my opinion that the property described hereon is partially located within the 100-year flood zone area according to the Federal Insurance Rate Map Community Panel No. 480130 0120 J, present effective date of map, June 2, 2009, herein property situated within Zone "AE (Floodway)", "A", and "X" (Shaded and unshaded).
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire appearances. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
- The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
- This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon Rev: S-10-16 9 the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.
- There is a 7.5 foot wide Utility Easement dedicated along all rights-of-way.
- All corners are 1/2 inch rebar set with a yellow cap stamped "Windrose"
- No permits for Single Family homes within the 100 year flood plain shall be issued until FEMA has approved a LOMR for the revised floodplain.

JACK SEMONES AND
WIFE, BETTY SEMONES
CC. NO. 93-0052600
O.P.R.C.C.T.

CELINA TORR, LTD.
DOC. NO. 2007021400023230
O.P.R.C.C.T.
ZONING: AG



LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

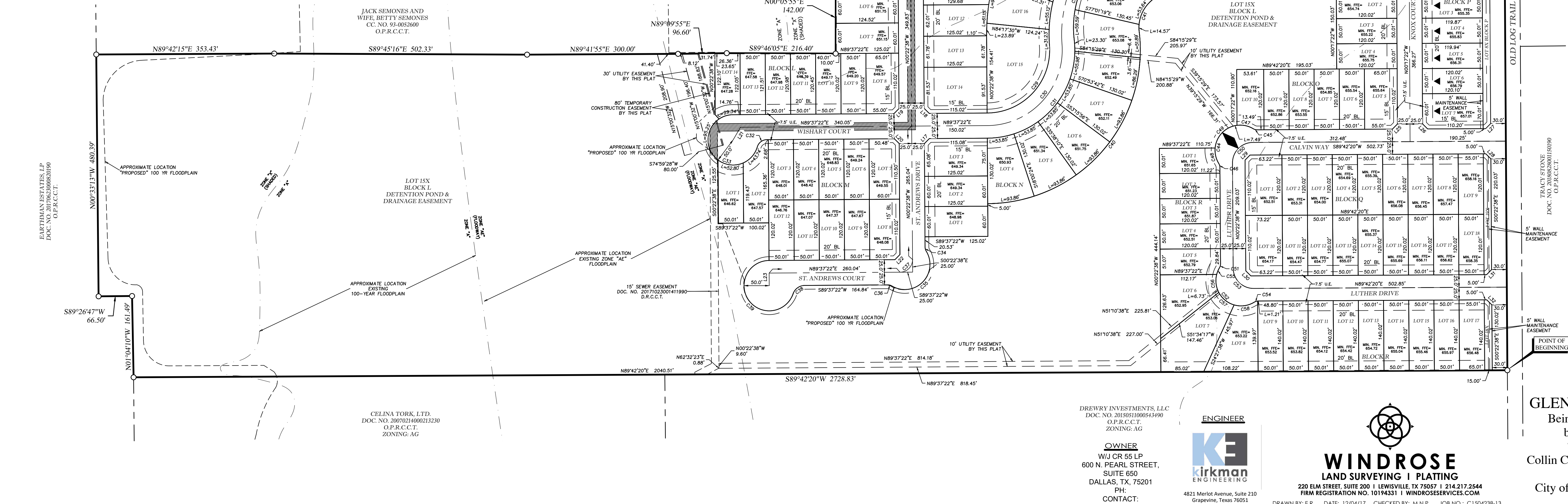
▲ INDICATES FRONTAGE OF LOT

SUMMARY OF AMENITIES

- PHASE 1: - POOL
- OUTDOOR MEETING AREA
- PASSIVE RECREATION
- PHASE 2: - DOG PARK
- PRIVATE TRAIL
- PASSIVE RECREATION

SUMMARY OF LOT TYPES

- PHASE 1: - 50's: 114
- 60's: 45
- PHASE 2: - 50's: 113
- 60's: 84



DREWRY INVESTMENTS, LLC
DOC. NO. 201505100053490
O.P.R.C.C.T.
ZONING: AG

OWNER
WU CR 55 LP
600 N. PEARL STREET,
SUITE 650
DALLAS, TX, 75201
PH:
CONTACT:



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: E.R. DATE: 12/04/17 CHECKED BY: M.N.P. JOB NO.: C1504238-13

Line #	Distance	Bearing
L1	14.14'	N45°22'38"W
L2	14.14'	N44°37'22"E
L3	14.14'	S45°22'38"E
L4	14.14'	S44°37'23"W
L5	14.14'	N45°22'37"W
L6	14.01'	S44°38'44"W
L7	14.14'	S45°22'39"E
L8	15.22'	N89°26'23"E
L9	14.25'	S04°02'04"W
L10	15.76'	N63°58'21"E
L11	14.52'	S15°21'04"E
L12	52.90'	S28°07'23"W
L13	14.14'	S88°54'24"W
L14	14.14'	N01°05'36"W
L15	15.62'	S73°01'02"E
L16	14.89'	S27°14'36"W
L17	14.05'	S44°37'25"W
L18	14.14'	S45°22'38"E
L19	14.15'	S44°37'22"W
L20	13.47'	S45°23'23"E

Line #	Distance	Bearing
L21	29.03'	S30°07'40"W
L22	14.14'	S44°37'22"W
L23	25.00'	N00°22'38"W
L24	25.00'	N89°42'38"E
L25	14.14'	S44°42'29"W
L26	14.14'	N45°17'31"W
L27	14.13'	S44°39'51"W
L28	14.15'	S45°20'09"E
L29	14.13'	N44°39'51"E
L30	14.15'	N45°20'09"W
L31	14.13'	S44°39'51"W
L32	14.15'	S45°20'09"E
L33	9.68'	N00°22'38"W
L34	8.49'	N05°17'22"W
L35	8.48'	S05°17'22"E
L36	10.32'	S00°22'38"E
L37	14.15'	S44°37'22"W
L38	14.15'	S45°22'38"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	8.45'	15.50'	31°14'40"	S74°00'02"W	8.35'
C2	43.25'	50.01'	49°33'17"	S83°09'21"W	41.92'
C3	32.74'	50.01'	37°30'48"	N53°18'37"W	32.16'
C4	25.91'	50.01'	29°41'20"	N19°42'33"W	25.62'
C5	31.19'	50.01'	35°43'56"	N13°00'04"E	30.68'
C6	8.45'	15.50'	31°14'40"	N15°14'42"E	8.35'
C7	157.13'	216.79'	41°31'40"	S70°51'31"E	153.71'
C8	178.35'	205.03'	49°50'20"	S65°27'27"E	172.78'
C9	156.60'	180.03'	49°50'20"	S65°27'27"E	151.71'
C10	149.46'	200.03'	42°48'36"	N61°56'35"W	146.01'
C11	168.14'	225.03'	42°48'36"	N61°56'35"W	164.26'
C12	186.82'	250.04'	42°48'36"	N61°56'35"W	182.51'
C13	34.44'	125.02'	15°47'00"	N36°00'53"E	34.33'
C14	217.25'	150.02'	82°58'16"	S41°51'45"E	198.76'
C15	35.47'	150.02'	17°32'48"	S76°34'29"E	35.39'
C16	173.55'	175.03'	56°48'39"	S28°46'57"E	166.52'
C17	181.04'	125.02'	82°58'16"	S41°51'45"E	185.63'
C18	41.33'	150.02'	15°47'00"	N36°00'53"E	41.20'
C19	27.55'	100.02'	15°47'00"	N36°00'53"E	27.46'
C20	119.70'	150.02'	45°42'59"	S23°14'07"E	116.55'
C21	30.82'	175.00'	10°05'26"	S41°02'53"E	30.78'
C22	57.03'	150.02'	21°46'47"	S35°12'13"E	56.68'
C23	154.60'	200.03'	44°17'01"	S21°45'53"W	150.78'
C24	173.93'	225.03'	44°17'01"	S21°45'53"W	169.63'
C25	135.28'	175.03'	44°17'01"	N21°45'53"E	131.94'
C26	231.55'	250.04'	53°03'37"	S22°04'37"W	223.37'
C27	254.71'	275.04'	53°03'37"	S22°04'37"W	245.71'
C28	194.89'	200.03'	55°49'22"	S21°03'46"W	187.27'
C29	205.27'	125.02'	94°04'34"	N42°35'05"E	182.98'
C30	246.33'	150.02'	94°04'34"	N42°35'05"E	219.58'
C31	294.70'	175.03'	96°28'18"	N41°23'14"E	281.10'
C32	25.62'	20.00'	73°23'54"	S52°55'25"W	23.90'
C33	221.13'	50.00'	253°23'55"	S37°04'34"E	80.18'
C34	8.45'	15.50'	31°14'40"	S15°59'58"E	8.35'
C35	133.09'	50.01'	152°29'20"	S44°37'22"W	97.15'
C36	8.45'	15.50'	31°14'40"	N74°45'18"W	8.35'
C37	39.28'	25.00'	90°00'00"	N44°37'22"E	35.36'
C38	30.78'	25.00'	70°31'43"	S54°21'30"W	28.87'
C39	218.66'	50.01'	250°31'44"	S35°38'29"E	81.66'
C40	513.62'	305.05'	96°28'18"	N41°23'14"E	455.06'
C41	68.21'	70.01'	55°49'22"	S21°03'46"W	65.54'
C42	218.66'	50.01'	250°31'44"	S54°26'46"W	81.66'
C43	30.78'	25.00'	70°31'44"	S35°33'14"E	28.87'
C44	133.16'	50.01'	152°34'18"	S44°39'51"W	97.16'
C45	8.45'	15.50'	31°14'40"	S74°40'20"E	8.35'
C46	8.45'	15.50'	31°14'40"	N15°59'58"W	8.35'
C47	33.42'	50.01'	38°17'29"	N78°11'44"W	32.80'
C48	32.09'	50.01'	36°45'51"	S13°14'22"E	31.54'
C49	67.66'	50.01'	77°30'59"	S43°54'03"W	62.61'
C50	63.69'	40.51'	90°04'58"	S44°39'51"W	57.33'
C51	8.45'	15.50'	31°14'40"	N15°14'42"E	8.35'
C52	133.02'	50.01'	152°24'22"	S45°20'09"E	97.13'
C53	63.57'	40.51'	89°55'02"	S45°20'09"E	57.24'
C54	7.25'	15.50'	26°46'38"	N71°50'59"E	7.18'
C55	14.38'	15.50'	16°28'19"	S22°37'53"W	14.33'
C56	36.78'	50.01'	42°08'35"	S06°40'34"E	35.96'
C57	40.27'	50.01'	46°08'23"	S50°49'03"E	39.19'
C58	41.99'	50.01'	47°39'08"	N82°71'13"E	40.40'
C59	101.31'	200.00'	29°01'22"	N75°06'41"E	100.23'
C60	57.55'	175.00'	18°03'32"	S80°12'07"W	57.29'
C61	78.61'	225.00'	20°01'06"	N79°36'49"E	78.21'
C63	38.78'	180.04'	12°20'24"	S06°36'15"E	38.70'

OLD CELINA LTD.
VOL. 598, PG. 693
O.P.R.C.C.T.

APPROXIMATE LOCATION
100-YR FLOODPLAIN

OLD LOG TRAIL (CR. 1117)

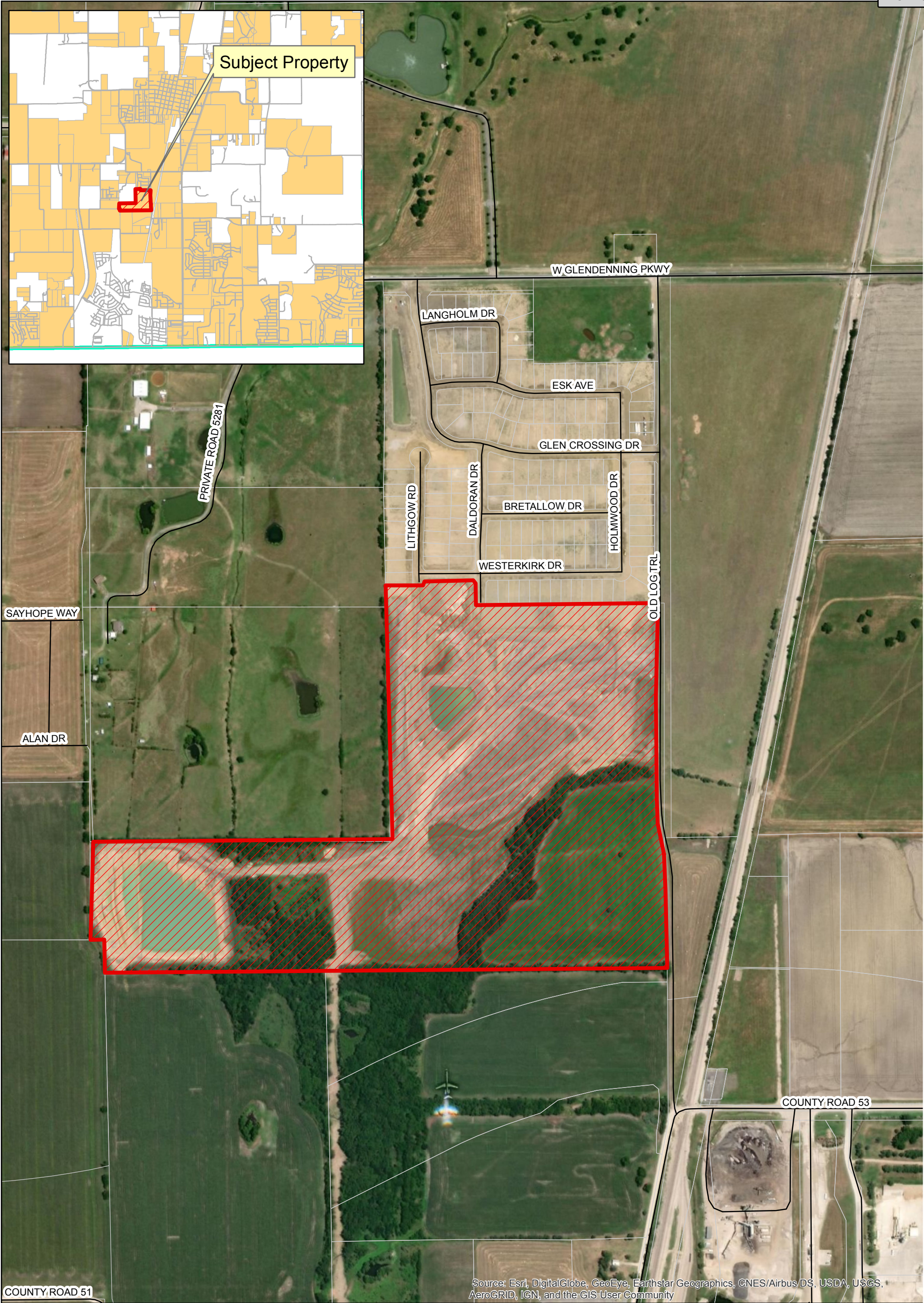
TRACY STONE
DOC. NO. 20080001501990
O.P.R.C.C.T.

5' WALL
MAINTENANCE
EASEMENT

POINT OF
BEGINNING

FINAL PLAT
GLEN CROSSING, PHASE 2
Being 197 Residential Lots and
being 7 Open Space Lots
77.324 Acres out of the
Collin County School Land Survey #14,
Abstract No. 167
City of Celina, Collin County, Texas

- 2018 -



Attachment: Location Map (Glen Crossing Phase 2 Final Plat)

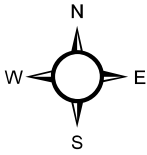


Glen Crossing Phase 2 Location Map

Date: 10/11/2018

Legend

- Roads
- Glen Crossing Phase 2



0 325 650 Feet



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: Central Park Villas Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 72.26 acre tract of land situated in the L. Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located on the southwest corner of CR-87 and CR-90 and is located within the City of Celina's ETJ. (Central Park Villas Development Standards)

Owners:

Robert Pickens
8111 Preston Road, Suite 800
Dallas, TX 75225

Richard M. Weber
PO Box 44
Prosper, TX 75078

Applicant:

Chapel Creek Partners
918 W. Walnut
Celina, TX 75009

Background Information:

A development agreement establishes the responsibilities and obligations of both the developer and City. In addition, the agreement determines the level of city participation on various aspects of the development. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement. The applicant is proposing to annex approximately 72.260 acres into the City to facilitate the construction of a single-family residential community located on the southwest corner of CR 90 (future Glendenning Parkway) and CR 87 (future Coit Road). Approximately 342 single-family homes are planned.

The development, called Central Park Villas, will include lot sizes of forty feet in width with rear entry garages. Many of the lots will face a "muse street." A muse is a grassy open space that is commonly shared by the homes that face it. This allows smaller individual front yards since the homes have access to

the shared muse open space. In addition, the applicant is providing a central open space with an amenity center and additional features. A divided entry feature is shown off both Glendenning Parkway and Coit Road.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on September 28, 2018. No notices of the public hearing were sent since the property is within the City of Celina's extraterritorial jurisdiction (ETJ) and no City land abuts the property at this time. However, annexation may proceed since the property to the east has entered into a pre-annexation agreement that allows the City to use their property for adjacency purposes.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

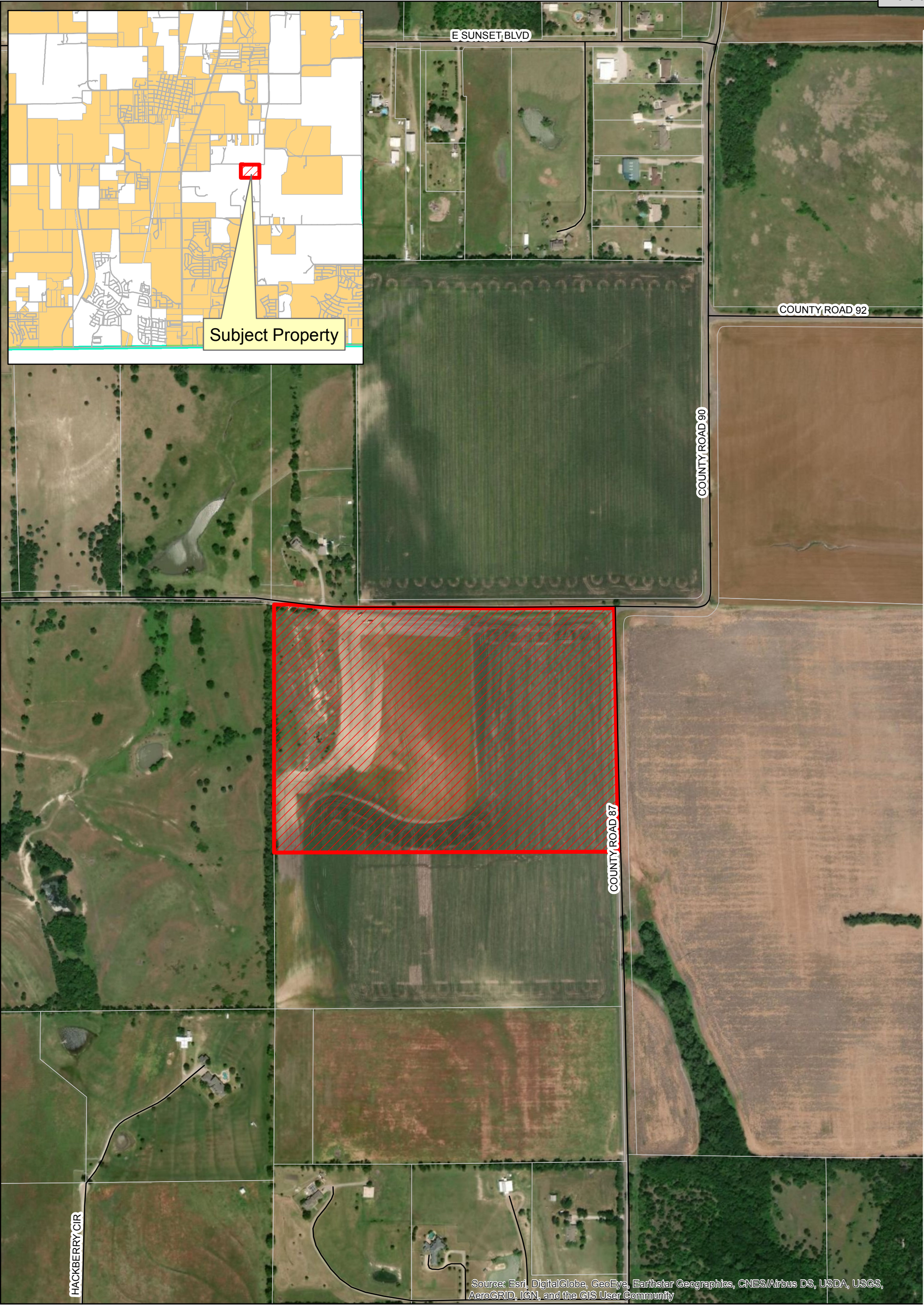
N/A

Supporting Documents:

- Location Map
- Boundary Exhibit
- Concept Plan
- Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: Central Park Villas Location Map (Central Park Villas Development Standards)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

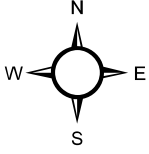


Central Park Villas
Location Map

Date: 9/25/2018

Legend

- Roads
-  Central Park Villas



0 312.5 625 Feet

SCALE 1" = 300'



BELLEVUE PARTNERS, LTD.
CLERKS FILE NO. 2016-552620

OPAL A. McKNIGHT

S89° 44'07"E 1638.81'

COUNTY ROAD 90

TRUSTEE OF THE BELINDA
COX MATUSEK
CLERKS FILE NO. 2012-891520

N00° 38'29"W 1918.59'

TOTAL ACRES 72.260

COUNTY ROAD 87

S01° 18'07"E 1898.19'

CELINA/COIT ROAD, LLC.
CLERKS FILE NO. 2008-145430

S89° 32'41"W 1660.50'

BALAJI TEXAS PROPERTIES, LLC.
CLERKS FILE NO. 20160610000729930

JERRY DAVIS
CLERKS FILE NO.
20170113000059420

**CORWIN ENGINEERING, INC.**

200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200
TBPLS *10031700

EXHIBIT 'B'

CENTRAL PARK VILLAS
L. ROUTH SURVEY, ABSTRACT NO. 779
COLLIN COUNTY, TEXAS

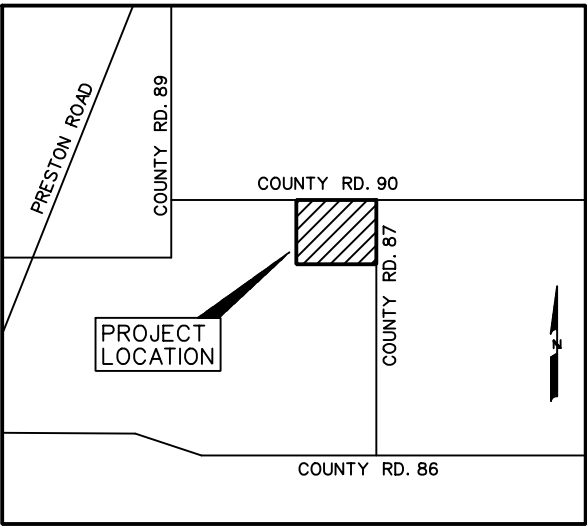
Attachment: Central Park Villas Boundary Exhibit (Central Park Villas Development Standards)



LEGEND

TYPICAL LOT SIZES

- 40' X 105'
- 40' X 115'



LOCATION MAP

BELLEVUE PARTNERS, LTD.
CLERKS FILE NO. 2016-552620

OPAL A. McKNIGHT

COUNTY ROAD 90 S89° 44'07"E 1638.81'

TRUSTEE OF THE BELINDA
COX MATUSEK
CLERKS FILE NO. 2012-891520

N00° 38'29"W 1918.59'

CELINA/COIT ROAD, LLC.
CLERKS FILE NO. 2008-14547

Attachment: Central Park Villas Concept Plan (Central Park Villas Development Standards)

S01° 18'07"E 1898.19'

COUNTY ROAD 87

(PROPOSED 120' R.O.W.)

40' OPEN SPACE

DECELERATION LANE

40' OPEN SPACE

DETECTION POND
/ OPEN SPACE

OPEN SPACE
3.2

VISITOR PARKING (TYP.)

VISITOR PARKING (TYP.)

S89° 32'41"W 1660.50'

EXHIBIT 'C'
OF

CENTRAL PARK VILLAS

OUT OF THE

L. ROUTH SURVEY, ABSTRACT NO. 779

IN THE

COLLIN COUNTY, TEXAS

APPLICANT

CHAPEL CREEK PARTNERS

918 W. WALNUT #918
CELINA, TEXAS 75009
469-500-6121

OWNERS

ROBERT PICKENS
8111 PRESTON RD., STE. 800
DALLAS, TEXAS 75225
214-954-6812

RICHARD M. WEBER
PO BOX 44
PROPSER, TEXAS 75078

OCTOBER 2018

SCALE: 1"=200'

NOTES:
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS
EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES
NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED
AT TIME OF FINAL PLAT.

NO FLOOD PLAIN EXISTS ON
SITE PER FEMA MAP NO. 48085C0140J
DATED JUNE 2, 2009



CORWIN ENGINEERING, INC.

200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200

BALAJI TEXAS PROPERTIES, LLC.
CLERKS FILE NO. 20160610000729930

GROSS ACRES 72.260

NET ACRES 67.437

(NET OF ADJACENT R.O.W.)

PROPOSED DENSITY 5.1

OPEN SPACE ACRES 13.9

VISITOR PARKING SPACES 161

CITY CASE NO. 18-DA-16
MYGOV. NO. 18-5468

EXHIBIT D

Central Park Villas Development Standards

PROJECT LOCATION

The property is located at the southwest intersection of Glendenning Parkway (CR 90) and Coit Road (CR 87). The proposed Planned Development (the "PD") offers a unique Single Family detached development. Creating the PD under Section 14.03.031 of the City's Zoning ordinance is necessary to accomplish this development. Submitted under Section 14.03.031 as a Concept Plan, this PD will provide:

- Increased amount of single-family housing and lot choices through a unique development layout.
- Open space and mews (a row or group of houses built adjacent or around an open space or yard maintained by the HOA) to promote neighborhood community interaction and open spaces as amenities.
- Mews shall be fifty feet (50') in width and include five foot (5') wide sidewalks on each side for homeowner access to maintain a wide-open space for play and social gathering of neighbors.
- Parking will be provided for each Mews section to accommodate visitors and repairmen.
- Cluster mailboxes will be located near parking spaces on the ends of the Mews.

PROPOSED LAND USES

The proposed development is in accordance with the City of Celina Comprehensive Plan dated April 2013 by increasing Suburban Moderate-High Residential (Suburban Mix) land use category. The following land uses are proposed:

- Base zoning district SF-R
- Suburban Moderate-High Residential (Suburban Mix)
 - Single family detached dwellings with varying lot sizes.
- Open Space/Park Space
- Amusement and Recreation Services

PROPOSED THOROUGHFARES/ACCESS

The proposed development will comply with the existing Master Thoroughfare Plan, as amended October 2017. In addition to the designating Rights of Way according to the Master Thoroughfare Plan, a divided subdivision entrance will be utilized for internal traffic circulation, and street stubs to adjacent property for future connectivity. To further enhance circulation, access to the development will be from both current CR 87 and CR 90, future Coit Road and Glendenning Parkway, respectively.

CONCEPT PLAN

The Concept Plan locates the proposed land uses outlined within the Property. The proposed development shall have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan.

DEVELOPMENT REGULATIONS

Single Family Residential District the intent is to allow a mixture of single family lot sizes provided that the overall density within such SF area shall not exceed five (5) units to the gross acre or 361

lots. For single family lots, the permitted and conditional uses, as well as the regulations, under Section SF-R of the City of Celina's zoning ordinance shall apply, except as set forth herein, and further defined as Lot Types 1 and 2 below.

SINGLE-FAMILY PERMISSIBLE USES

The following uses shall be allowed:

1. Residential Uses: Single-family detached dwellings
2. Community Facility Uses
 - a. Public and private parks;
 - b. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, pedestrian paths, dog parks;
 - c. Amenity centers.
3. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
4. Manufactured and/or modular homes are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

1. Lot Type Regulations
2. The PD will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than four thousand two hundred (4,200) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Lot Mix Regulations: There shall be approximately 229 lots in the district that are Lot Type 1.

4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Lot Size: 4,200 square feet.

Lot Coverage: The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, i.e. sidewalks and driveways.

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be twelve hundred fifty (1,250) square feet.

Front Yard: Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front

	building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twenty feet (20') minimum garage setback measured from the alley Right of Way (ROW). This setback, coupled with the alley parkway, shall ensure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Ten feet (10') minimum when adjacent to street right of way.
Lot Width:	Forty feet typical (40') at building line.
Lot Depth:	115 foot minimum except 100 foot minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

B. Lot Type 2: (MEWS LOTS)

1. Purpose: This lot type is designed to allow single family detached dwellings on lots that front on a "MEWS" open space to promote neighborhood interaction. These lots shall be not less than three thousand eight hundred (3,800) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Lot Mix Regulations: There shall be approximately 136 Lots in this district that are Lot Type 2.
4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Lot Size:	3,800 square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, i.e. sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be twelve hundred and fifty (1,250) square feet.
Front Yard:	Five feet (5') setback line. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twenty feet (20') minimum garage setback measured from the alley Right of Way (ROW). This setback, coupled with the alley parkway, shall ensure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Ten feet (10') minimum when adjacent to street or alley right of way.

Lot Width:	Forty feet typical (40') at building line; thirty-five feet (35') minimum on cul-de-sac and knuckle lots.
Lot Depth:	105 foot minimum.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

CONDITIONAL USES

Any uses allowed as conditional uses in the SF-R District (Section 14.03.008) as defined in the City of Celina Zoning Ordinance, and as amended, may seek approval through the CUP process outlined in the Zoning Ordinance.

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

A Homeowner Association will be established as each residential or nonresidential parcel of land is developed. The PD shall contain one Homeowner/Property Owner Association.

OPEN SPACE

The PD will dedicate one acre of open space for every 75 dwelling units. The open space acreage may consist of any areas including publicly accessible detention/drainage facilities (wet ponds included), natural open space areas, open spaces with easements passing through, open spaces with walking, hiking, and/or bike trails, and public or private parks. Any detention/drainage areas counted toward the open space requirement shall be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. The Open Space and mews shall be owned and maintained by the Homeowner Association. The amenities shall include, but are not limited to: community pool, restrooms, playground/children's playscape, and landscaped open areas. Open space will be approximately 17% of development acreage.

CONCEPT PLAN

The Concept Plan demonstrates locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 14.02.152, except the director of planning and development may approve minor revisions which do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, increase the density, building height, coverage of site, off street parking ratio, or area regulations as indicated on the approved concept plan.

SCREENING & LANDSCAPE BUFFERS

Six-foot tall masonry screening wall shall be required for lots adjacent to CR 90 (Glendenning Parkway) and CR 87 (Coit Road). Black six foot (6') tall metal tubular fence shall be required on lots adjacent to or backing on open spaces. A landscape buffer shall be a minimum of forty feet (40') along Coit Road and Glendenning Parkway with a meandering ten-foot (10') sidewalk.

DEVELOPMENT AMENITIES

Central Park Villas shall have the following amenities:

- 3.8 +/- acre central park with pool and pavilion along with acres of open space for play and gatherings.
- An HOA owned and maintained pool with men's and women's restrooms with changing areas.
- Dog park within the detention area.
- Nuisance water will be routed around the detention areas to allow use as park space when not inundated.
- Mews areas will feature sidewalks at the property lines to leave maximum usable greenspace for play and gathering of neighbors.
- 13 +/- acres of open green spaces for play and gathering of neighbors and friends.
- 160 +/- visitor parking spaces
- Playground for kids, along with benches shall be provided
- Dog sanitation stations located within all open spaces including Mews areas
- Central mailboxes will be located near visitor parking spaces to enhance safety.



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Dusty McAfee, Director of Development Services
 Date: October 16, 2018
 Re: Zoning Ordinance Amendment - Architectural Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements. (Architectural Standards)

Background Information:

The majority of Article 14.05, Development Standards and Use Regulations, Division 5, Exterior Construction and Design Requirements was adopted with the 2004 Code of Ordinances. Minor changes have been made from time to time, but this is the first comprehensive review of the ordinance in over a decade.

In 2014, the Council adopted an amendment that allowed more latitude in the approval of exterior materials within planned development districts. Alternatives to the required masonry products would be allowed if certain considerations were met. In 2017, Council adopted regulations for residential amenity centers. Most recently, in May 2018, Council adopted a revised definition for "façade" that included regulations that would normally be made within the ordinance itself. This definition dealt with the relative location of front facing garages and the front façade of the residence.

The proposed ordinance includes the following major changes:

- Categories masonry and other exterior products into three types: Type A being superior exterior products that are the most preferred choice (brick or stone); Type B being exterior products that are considered slightly less desirable than Type A products (stucco, cementitious fiber board, treated engineered wood, shake shingles); and Type C products such as metal, natural wood, tile, glass, and EIFS, which are generally suitable for accents.
- The overall percentage of masonry on all residential facades of eighty-five percent (85%) Type A products (brick and stone) and no more than fifteen percent (15%) Type B products (stucco, cementitious fiber board, engineered wood, and/or treated and fire-retardant shake shingles).
- Allow the garages of one-story homes to be placed a maximum of eight feet in front of the main façade only if a porch extends across at least fifty percent (50%) of the façade or a bay window is provided (this is a slight increase to eight feet from the six feet within the current ordinance). Allow the garages of two-story homes to be placed a maximum of eight feet in front of the main façade without additional requirements. This will allow more flexibility for residential homebuilders, add interest to the streetscape, and reduce the monotony of all or most homes having a flat façade.
- Require homebuilders to choose from a list of architectural features and add a minimum of four of these to

the exterior house design.

- Restrict elevation repetition.
- Multi-family construction must also meet the 85/15 percent combination of Type A and B materials.
- Multi-family buildings shall generally be parallel to the street and perpendicular to any adjacent single-family district.
- Standards for commercial buildings, including Big Box and high-rise structures, are included.
- Architectural standards for commercial structures are differentiated according to height of the buildings and require tri-partite design for added visual appeal.
- Set standards for screening between subject property and roadways based on size of roadways and establish landscape buffers.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on September 28, 2018.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Current Division 5 - Exterior Construction and Design Requirements
- Proposed Division 5 - Architectural Design Standards

Staff Recommendation:

Staff recommends approval.

Division 5. Exterior Construction and Design Requirements

Sec. 14.05.151 Exterior construction requirements and standards

(a) Masonry construction. The term “masonry construction” as used herein includes all construction of stone material, brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered-wall construction. The standards for masonry construction types are listed below:

- (1) Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable.
- (2) Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material. Unfired or underfired clay, sand, or shale brick are not allowed.
- (3) Stucco. An appropriate mixture of cement, sand, lime, and water (e.g., Portland cement plaster) as determined by the city administrator or his or her designee or building code.
- (4) Concrete masonry units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the planning and zoning commission. Lightweight concrete block or cinderblock construction is not acceptable as an exterior finish.
- (5) Concrete panel construction. Concrete finish, pre-cast panel, tilt wall, or cement composition reinforced panel construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable unless painted.

(b) Glass and metal standards. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework. (2004 Code, sec. 160.098(A))

Sec. 14.05.152 Construction standards

The standards and criteria contained within this division are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the city.

(1) Residential and nonresidential buildings and structures.

(A) The following materials are permitted materials for residential exterior construction:

- (i) Stucco. Stucco paneling is prohibited;
- (ii) Brick;
- (iii) Stone;
- (iv) Glass;
- (v) Certified cementitious fiberboard (commonly known as Hardiplank) is permitted as a primary construction material within the OT-R district. Certified cementitious fiberboard may be used around the sides of architectural accents such as gabled, shed, eyebrow, hipped and/or segmented dormer windows and may not exceed five percent of any wall elevation;
- (vi) Manufactured stone veneer (commonly known as cultured stone and consisting of Portland cement, lightweight natural aggregates and iron oxide pigments). Manufactured stone veneer panels are prohibited;
- (vii) Wood is permitted when used as an architectural accent material not to exceed 5% of the exterior surface of any building facade.

(B) The following materials are permitted materials for nonresidential exterior construction:

- (i) Brick;
- (ii) Stone;
- (iii) Glass;

CITY OF CELINA CURRENT EXTERIOR CONSTRUCTION REGULATIONS

- (iv) Concrete panel construction, must have architecturally finished surface such as split face, rusticated, natural stone etc.;
 - (v) Concrete masonry units (split face only);
 - (vi) Manufactured stone veneer (commonly known as cultured stone and consisting of Portland cement, lightweight natural aggregates and iron oxide pigments). Manufactured stone veneer panels are prohibited;
 - (C) Nonresidential and multifamily developments may utilize one of the following alternatives:
 - (i) EIFS is permitted when utilized as an architectural accent material, not to exceed ten percent of the exterior surface of any building facade, excluding multifamily developments;
 - (ii) Certified cementitious fiberboard (commonly known as hardiplank) may be used around the sides of architectural accents such as gabled, shed, eyebrow, hipped and/or segmented dormer windows and may not exceed five percent of any wall elevation;
 - (iii) Wood is permitted when used as an architectural accent material not to exceed 5 percent of the exterior surface of any building facade;
 - (iv) Stucco is permitted when its use does not exceed 20 percent of the exterior surface of any building facade.
 - (D) The following materials are permitted for roof construction:
 - (i) Copper;
 - (ii) Metal;
 - (iii) Tile;
 - (iv) Composition roof.
 - (E) Fluorescent colors are expressly prohibited.
- (2) Residential masonry requirement.
- (A) All single- and two-family homes shall have 100% masonry materials on sides (facades) facing a public street.
 - (B) All single-, two-family homes shall consist of 100% masonry materials on the first floor and cementitious fiber board may only constitute fifty (50) percent of stories other than the first story. However, cementitious fiber board may not be used as a facade cladding material for portions of upper stories that are in the same vertical plane as the first story.
 - (C) Cementitious fiberboard may be used for architectural features, including window box-outs, bay windows, roof dormers, columns, or other architectural features approved by the planning and development services director or their designee[.]
 - (D) Prohibited. Concrete masonry units and concrete panel construction, as defined in [section 14.05.151\(a\)](#), shall be prohibited in the construction of residential units.
 - (E) Exemption. Structures within the OT-R district shall be exempt from the masonry requirement.
 - (F) Exemption for enlargements to an existing structure. Where more than 50% of existing residential structures within a 500-foot radius of the property boundary do not meet the above minimum structure masonry standards, then such standards shall not apply. The addition should be of the same materials as the existing structure.
- (3) Nonresidential masonry requirement.
- (A) Commercial, retail, multifamily, and business districts. Nonresidential and multifamily structures shall consist of 100% masonry materials.
 - (B) Amenity centers. Amenity centers located within an approved single-family subdivision shall consist of a minimum of 50% masonry materials. Amenity centers comprised of less than 50% of masonry materials may be approved after consideration by the director of development services or their designee.

CITY OF CELINA CURRENT EXTERIOR CONSTRUCTION REGULATIONS

(Ordinance 2017-29 adopted 6/13/17)

(4) Temporary construction buildings. Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the city and subject to periodic renewal by the inspector for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices or buildings and material storage areas shall be removed at the satisfaction of the city. (2004 Code, sec. 160.098(B))

(5) Procedure for determining alternative exterior materials.

(A) All written requests for alternative exterior building materials shall be noted and described in a PD planned development district application. Sample(s) of the proposed exterior finish material(s) shall be required to be submitted with color building elevations with the PD application.

(B) The city council may approve alternative exterior material(s) if it is determined to be equivalent or better than the exterior materials cited in [sections 14.05.151](#) and [14.05.152](#) as part of the approval of the PD application.

(C) Consideration for exceptions to the above requirements shall be based on the following:

- (i) Architectural design and creativity;
- (ii) Compatibility with surrounding developed properties;
- (iii) Compatibility with the overall character of the city; and
- (iv) Compatibility with historic character of the city.

(D) The request for alternative exterior building materials shall follow the procedures set forth in [section 14.03.031](#) PD planned development district.

(Ordinance 2014-17, sec. 3.04, adopted 5/13/14)

(6) Facade articulation. In order to ensure the aesthetic value and visual appeal of nonresidential land uses and structures, facade articulation shall be required. See definition of articulation in [section 14.01.007](#).

(A) Facade articulation of at least three feet in depth or offset shall be required for every 30 feet in horizontal surface length.

(B) Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building facade (elevation) plan, and shall be submitted for commission review along with the site plan.

(7) Design and material requirements for non-point source pollution control facilities.

(A) All above-ground facilities used for water quality management and non-point pollution control, including retention and detention ponds, shall be designed using natural stone materials or a natural ground cover such as grass.

(B) Alternative materials may be used in the design of above-ground facilities when approved by the planning and zoning commission at the time of site plan approval.

(2004 Code, sec. 160.098(B))

Secs. 14.05.153–14.05.180 Reserved

PROPOSED ARCHITECTURAL STANDARDS
Prepared for Planning & Zoning Commission – October 16, 2018

Executive Summary

The overall purpose of rewriting the masonry standards and other architectural requirements of the City of Celina is to ensure that the new development coming into the City is of the highest quality that will endure over a significant period of time and provide visual enjoyment, pride of ownership, and tax dollars to the City.

The current architectural standards are confusing to read, combine residential and non-residential regulations together, and have been revised in the past via changes to definitions rather than revising the regulations.

The proposed architectural standards follow the practice of stating the purpose for the ordinance, explaining where the regulations apply and how they are administered. Exterior materials are divided into three categories: Category A are those materials that are considered to be of “superior” quality and therefore most desired for residential development and front facades of commercial buildings; Category B are high quality materials that may be used in limited percentages on residential and commercial buildings; and Category C are acceptable quality materials that are prohibited from certain buildings and should be used in a limited amounts on others, but are more readily acceptable on the rear-facing facades of commercial buildings or on industrial buildings. The regulations clearly delineate the percentages of each category allowed for residential, multi-family, commercial, and industrial uses. The ordinance allows for residences that are architecturally suited for 100% stucco finish, but require Director’s approval and that other architectural features complement the design style. In addition, new exterior products may be approved by the Director if the product is shown to be equal to or surpass the characteristics of the currently approved products.

Since single-family residential development is booming in Celina, special attention was given to the residential requirements so that “cookie cutter” developments can be avoided. Detailed regulations apply to all single-family residential exteriors and include garage placement, elevation mix and pattern, roof pitch, and a selection of architectural design features that must be utilized on each home façade, giving the designer latitude in creativity while ensuring a distinctive product (see Section 14.05.056). The masonry percentage was reduced from 100% to 85% in response to builders who wish to incorporate a wider variety of exterior products into their designs. However, the 85% Type A masonry is required for all four sides of single-family homes, ensuring that all facades are visually appealing.

Multi-family developments must meet the same masonry percentages as single family homes, with the 85/15 rule applying to all facades that face a street or parking area. Only inner courtyards may reduce the masonry standards to 50/50 Category A/B respectively.

As Celina grows, commercial buildings will vary in size and type from a typical suburban strip center to “Big Boxes” (Walmarts or Kohl’s, for example) to multi-story hotels to large warehouse facilities. The proposed regulations address all of these types of buildings with materials that are appropriate for the type, size, and bulk of the building. Finally, the regulations address certain types of buildings that do not fit into the standard regulations, such as gas stations and buildings with bay doors.

In addition, screening walls (or alternate means of screening) are set out within specific landscape buffers to enhance the visual impact throughout the City.

In conclusion, the proposed ordinance will guide growth in Celina for years to come and guarantees that the aesthetics of the community will be enhanced and maintained.

PROPOSED ARCHITECTURAL DESIGN STANDARDS AND EXTERIOR CONSTRUCTION REQUIREMENTS

Chapter 14, Division 5

Prepared for Planning & Zoning Commission – October 16, 2018

14.05.051.....Architectural Design Standards.

Purpose. The purpose of establishing architectural standards is to set minimum standards for the appearance and quality of buildings and corresponding site elements that are recognized as enhancing property values and are in the interest of the general welfare of the City. These standards are not intended to prohibit architectural innovation, nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and interest. The development community is encouraged to seek out new and innovative construction techniques and materials to implement the standards contained herein that will result in a significant contribution to the visual character of the area and the City as a whole. Any new or innovative material shall be considered on a case-by-case basis by the Director and must be equal to the current standards in terms of quality and longevity.

14.05.052 Applicability and Administration.

- (a) The regulations provided in this section shall apply to all new construction and all structures within all zoning districts, but shall only apply to single family residential uses when indicated. Where the regulations of this section conflict with other sections or provisions of this chapter, the regulations of this section shall apply.
- (b) When an existing building, constructed prior to the adoption of this section, is proposed for an addition or expansion that will increase the square footage of the existing building by less than fifty percent (50%), either by a single expansion or by the cumulative effect of a series of expansions, similar or like exterior materials may be used on new façades that match the existing building and architectural theme to the extent possible.
- (c) Any addition that is fifty percent (50%) or greater of the originally approved floor area shall be subject to and shall be compliant with the regulations herein, potentially resulting in the reconstruction of the entire exterior veneer of an existing structure. At a minimum, the front façade must comply with the regulations stated herein.
- (d) All repair and alterations of exterior façades, including re-painting or rebranding, of non-residential buildings are required to obtain a permit from the City and comply with all applicable color regulations contained herein.
- (e) Certain structures, such as temporary construction buildings or portable classroom buildings situated on public school or non-profit property, may be exempt from compliance with established or future policies adopted by the City Council.
- (f) The provisions of this section shall be administered by the Director who shall have the authority to approve any façade plan that is deemed to satisfy the minimum requirements of this section, alternate façade plans deemed to meet the intent of the section, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity of the purposes contained herein.
- (g) All exterior façades shall be perpetually maintained and repaired in a safe, reasonably sound, and attractive manner by the owner in a manner that protects against the elements, is structurally safe, and corrects any visual deficiencies or other problems.
- (h) The City Council, in compliance with all applicable regulations, may issue a Conditional Use Permit (CUP), establish a planned development (PD) district or other special zoning district, or enter into a development agreement or other economic incentive agreement, which may amend or revise the regulations herein for a certain project or area of the city.
- (i) Due to the unique service nature of government owned and occupied facilities, in addition to the development costs being a public burden, such facilities may meet the spirit and intent of the regulations contained herein to the extent possible, and are not expected to strictly comply.
- (j) Single family tracts with existing PDs (or comparable special zoning) which include specific architectural standards may continue to apply the standards as found in the governing PD. Non-residential tracts and uses within existing PDs (or comparable special zoning) shall be governed by the standards contained herein.

14.05.053 Definitions.

Architectural concrete masonry units includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed, burnished, or similar decorative finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of one inch when applied as a veneer; shall include light weight and featherweight decorative masonry units.

Big box shall mean a building, usually with a single tenant, which comprises more than 50,000 square feet.

Brick includes severe weather rated kiln fired clay or slate material, can include concrete brick if it is to the same ASTM C216 or C652 standard and severe weather rated as typical fired clay brick; minimum thickness of one inch when applied as a veneer, and shall not include underfired clay, sand, or shale.

Director shall mean the Director of Development Services, or his/her designee.

EIFS means exterior insulation and finish systems.

Engineered wood shall mean a wood-based product that has been treated to be stronger and more weather/wear resistant than natural wood.

Facades:

Front façade shall mean the exterior walls of any air-conditioned space that are parallel or roughly parallel to the street.

Rear façade shall mean the exterior walls of any air-conditioned space that are parallel or roughly parallel to the rear property line.

Primary façade shall mean the exterior walls of any air-conditioned space that face directly on a public street of any size or back to a public street that is designated as a collector or larger.

Secondary façade shall mean the exterior walls of any air-conditioned space that do not directly face a public street or back to a public street that is designated as a collector or larger (any wall other than a primary façade).

Masonry materials shall mean and include that form of construction defined below and composed of brick, stone, granite, marble, stucco (three-step hard coat), decorative concrete masonry unit, tilt wall concrete panels, sealed and painted concrete block, and exterior insulation finish systems (EIFS), and rock or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar.

Non-residential building shall mean those buildings utilized for use other than single family, duplex, and townhome dwelling, to specifically include commercial, retail, medical, office, and multi-family structures and associated accessory structures.

Residential buildings shall mean those buildings utilized for a single family, duplex, and townhome dwellings.

Stone includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of one inch when applied as a veneer.

Shake shingles mean a non-combustible, fire-rated product that is used as a decorative element on residences.

Stucco means the 3-step process that is applied in three separate layers: 3/8-inch thick scratch coat, 3/8-inch thick brown coat, and approximate 1/8-inch thick finish coat. The approximately 7/8-inch three-coat system is applied over an approved weather-resistive barrier and metal lath either by hand using a trowel or by machine application.

14.05.054 Exterior Materials by Category.

- (a) Category A materials are defined as the superior masonry products from which the City prefers buildings to be predominantly constructed. Unless otherwise provided for in this Chapter, acceptable Category A masonry finishing materials are brick, natural stone, and manufactured stone.
- (b) Category B materials are the secondary products that the City recognizes as materials acceptable for use, but also as products that are less desirable and therefore should not be the predominant material. Unless otherwise provided for in this Chapter, acceptable Category B masonry finishing materials include three-step stucco, architectural concrete block with integrated color (i.e. split-face CMU), concrete tilt wall (colored or stamped), treated engineered wood, and cementitious fiberboard with integrated color (in the form of lap siding or board and batten).

- (c) Category C materials are accent products acceptable in limited application for architectural accents and for walls on upper stories of multiple story buildings. Unless otherwise provided for in this Chapter, acceptable Category C materials include metal, tile, glass block, exterior insulation and finish systems (EIFS), and natural wood products.
- (d) Prohibited exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.

14.05.055 Submittal of Façade Design.

- (a) Submittal information. Sufficient information shall be submitted to evaluate the architectural standards criteria outlined herein as part of the site plan submittal.
- (b) Color elevations and/or samples. Color elevations shall include:
 - (1) All façades (whether four or more) of each building.
 - (2) Proposed exterior materials with a percentage breakdown of each material used, exclusive of windows and doors.
 - (3) A calculation chart or graphic demonstrating compliance with the articulation standards.
 - (4) A listing of the selected auxiliary design standards, described herein, to illustrate compliance.
 - (5) If a landmark feature is required of the building, please note the feature proposed for credit.
- (c) Standard notes on all site plans.
 - (1) "Roof mounted mechanical equipment shall be sufficiently screened from view by parapet walls, and ground mounted equipment shall be enclosed by masonry wing walls that match the material of the primary building."
 - (2) "All light sources, including wall packs, shall be full cut-offs (i.e. recessed/shielded)."
- (d) Streetscape elements. For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, and/or other street furniture) or screening devices (masonry walls screening dumpsters, mechanical equipment, residential subdivision, etc.), graphics should also be submitted showing the material, color, height, and any other pertinent details.

14.05.056.....Architectural Standards for Residential Structures.

- (a) Intent. The intent of this subsection is to create residential neighborhoods that reflect the character of Celina, preserve and enhance property values, and contribute to the tax base of the City. It is not the intent of this section to discourage innovation. The use of exceptional design features, such as alternate exterior materials or design features, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged. If the alternate design does not meet the letter of the ordinance, but is determined to meet the intent of the ordinance, the Director shall have the discretion to allow the alternate design.
- (b) Mandatory Design Standards for Residential Development. All new residences within the City of Celina shall conform to the following design standards:
- (1) Category A Materials for Single Family, Duplex, and Townhome Development. All exterior facades on residential structures shall be constructed of a minimum of eighty-five percent (85%) masonry, defined for single-family structures as brick, stone, or manufactured stone.
 - (2) Category B Materials for Single Family, Duplex, and Townhome Development. The remainder of each façade may include one or more of the following: three-step stucco, treated engineered wood, and shake shingles. Any of these materials may be used singly or in combination, not to exceed fifteen percent (15%) of any residential façade. Other materials of equal or similar characteristics may be allowed at the discretion of the Director. On lots greater than one-half (½) acre in size, cedar or redwood planking may be allowed at the discretion of the Director.
 - (3) Category C Materials for Single Family, Duplex, and Townhome Development. Cementitious fiberboard or natural wood may also be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director.

TABLE A		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR SINGLE FAMILY, DUPLEX AND TOWNHOME		
<i>Facades</i>	<i>Percentage Breakdown</i>	<i>Definition</i>
Front, Sides and Rear Facades	Minimum 85% Category A Maximum 15% Category B	All walls, whether visible from the street or not, shall conform to the 85/15 rule.
	Category C	May only used for minor architectural features (see 3, above)

*Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as shown above.

- (4) Placement of exterior materials. Notwithstanding the minimum and maximum percentages of building materials allowed on residential homes (shown above), any break from one material to another shall follow the natural lines and design features of the architectural plan. A change from one material to another cannot be arbitrarily assigned without consideration of the specific façade for which it is designed. The Director of Development Services shall have final approval of any residential elevation submitted for construction.
- (5) Alternate stucco architecture. If a home is designed with a specific architectural style that warrants the use of stucco as the primary exterior material, including but not limited to Mediterranean, Spanish, Southwest or Modern, then the use of stucco as a primary material may be approved by the Director. All elements of the architectural style must be incorporated, including but not limited to clay roof tiles, typical of the style. Residences with primarily stucco finishes shall be accented with heavy wood beams, stonework or other features to enhance the style. Elevations with no discernable style that simply disregard the required masonry requirement will not be considered. Only three-step stucco (or its equivalent) is allowed.
- (6) Front facades and front-facing garage placement – one-story homes. The face of garage doors shall not extend beyond the front façade of any residential structure unless one or both of the following conditions apply; and in that case, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade:
 - i. A front porch extending a minimum of fifty percent (50%) of the front façade is provided; or

ii. A bay window is provided on the longest wall face of the front façade.

- (7) Front facades and front-facing garage placement – two story homes. The face of garage doors may extend beyond the front façade of any residential structure up to a maximum of eight (8) feet beyond the front façade. Any additional garages to be provided must be placed with side (J-swing) or rear access.
 - (8) Front facades and J-swing garage placement. When the doors of garages are designed to be perpendicular to the street access (i.e. J-swing garages), the garage may extend in front of the front façade of the residential structure. J-swing garages shall be limited to a maximum two (2) car capacity.
 - (9) Elevation repetition. Any house elevation shall not be repeated on the lot most directly across the street, nor shall it be repeated on two (2) lots in either direction on the same side of the street. A wide variety of elevations is desired as it augments the character of the subdivision and reduces monotony of design. Houses that have a primarily stucco exterior shall be limited to one (1) per block face.
 - (10) Elevation masonry mix and pattern. Front elevations must use more than one type of masonry construction in a variety of patterns to vary the architectural appeal of the streetscape. Regardless of the minimum Category A masonry requirements, every façade shall be a mixture of materials and colors.
 - (11) Front entry doors. Front entry doors shall consist of a hardwood, treated engineered wood, or other highly durable products, including products that have a wood appearance and approved by the Director.
 - (12) Garage doors. Front entry doors shall consist of lightweight but durable materials, such as painted metal, and includes materials that have a wood appearance and approved by the Director. Glass windows are permitted.
 - (13) Roof pitch. Minimum roof pitch of residential structures is 6:12.
 - (14) Roof materials. All roof materials shall meet the minimum standards as listed in the adopted International Building Code, which includes the use of solid solar shingles.
 - (15) Screening of utility units. HVAC units shall be screened from view from streets with shrubs or a stained wood fence.
 - (16) Mailboxes, individual. The subdivision will determine whether individual mailboxes shall be brick or stone to match the residence or metal containers on posts. Where practical, the mailboxes should be paired.
 - (17) Mailboxes, clustered. When mailboxes are clustered in single-family or two-family residential districts, the exterior of the clustered mailboxes shall be decorative metal on a matching support pole(s) and shall be maintained by the Home Owners Association (HOA).
 - (18) Driveways. All driveways shall be concrete and have a minimum width of ten (10) feet and a maximum width of twenty-four (24) feet at the property line and continue at a maximum width of twenty-four (24) feet until past the sidewalk, at which time the drive may flare out to accommodate a third garage. Greater drive widths may be approved on a case-by-case basis by of the Director.
- (c) Architectural Design Features. All residential structures must include at least four (4) of the following design features on the front façade or visible from the front or side street:
- (1) Garage doors not facing the street (J-swing garage style);
 - (2) Carriage style garage door(s) with decorative hardware;
 - (3) Decorative brick patterning;
 - (4) Architectural pillars or posts;
 - (5) Bay window facing street;
 - (6) Brick chimney on exterior wall;
 - (7) Stone accents;
 - (8) Covered front porches (minimum of one hundred (100) square feet covered by main roof or an architectural extension);
 - (9) Cupulas or turrets;
 - (10) Dormers or gables;
 - (11) Roof accent upgrades (e.g. metal, tile, slate, solar tiles);
 - (12) Recessed entries a minimum of three (3) feet deeper than main front façade;
 - (13) Greater than 8:12 primary roof pitch, or variable roof pitches;
 - (14) Transom windows;
 - (15) Shutters;

- (16) Masonry arches;
- (17) Mixed masonry patterns;
- (18) Coach lights at entrances;
- (19) Decorative attic or gable feature, minimum two (2) square feet in size (e.g. vent, window, brick detail);
- (20) Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments approved by the City's Building Official).

14.05.057.....Architectural Standards for Multi-Family Structures.

- (a) Intent. The intent of this subsection is to create buildings that reflect the character of Celina. It is not the intent of this section to discourage innovation. The use of exceptional design features, such as tower elements, exposed beams, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged and will be considered on a case-by-case basis. The size, disposition and design of buildings play an important role in achieving that goal. The following goals apply to multi-family and townhome development:

- (1) Multi-family buildings shall be constructed in a manner that contributes to the attractiveness of the City.
- (2) Buildings shall be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially when adjacent to public and pedestrian areas.

- (b) Exterior Materials for Multi-Family Construction.

TABLE B	
EXTERIOR MATERIALS FOR MULTI-FAMILY	
<i>Categories</i>	<i>Materials</i>
A	Brick, Stone, or Manufactured Stone
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood
C	Metal, Natural Wood, Tile, Glass, EIFS
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall

REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR MULTIFAMILY		
<i>Facades</i>	<i>Percentage Breakdown</i>	<i>Definition</i>
Primary	85% Category A 15% Category B* 0% Category C*	Exterior walls of buildings which face a street or parking area
Secondary	50% Category A 50% Category B* 0% Category C*	Exterior walls of buildings which are NOT clearly visible from a public street, such as an interior courtyard

*Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as stated above.

- (c) Design Standards.

- (1) Primary facades. Exterior facades that face a public street or a parking lot shall be constructed of eighty-five percent (85%) masonry Category A products*.
- (2) Secondary facades. Facades that do not face a public street or parking lot (such as an interior courtyard) shall be constructed of a minimum of fifty percent (50%) masonry Category A products with the remainder being one or more Category B materials.
- (3) Two masonry materials required. At least two (2) masonry materials shall be used on all exterior facades.
- (4) Uniform architectural style. All buildings within a common development, as shown on a development plan, conceptual plan, or site plan, shall have similar architectural styles, materials, colors and detailing; however, sufficient variations should be incorporated to discourage exact duplicated buildings.
- (5) Facades adjacent to streets. Facades shall generally be built parallel to the street frontage.
- (6) Facades adjacent to single family. Facades shall generally be built perpendicular when adjacent to single-family districts.
- (7) Accessory building materials. Amenity centers, covered garages, and other accessory buildings shall meet the exterior material requirements of the primary facades. Carports shall meet the exterior material requirements of the primary facades with the exception of the support poles, which may be constructed of painted metal.
- (8) Amenities/hardscape. All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, and tree grates shall be metal, rust and flake/chip resistant, and generally be black in color. Bollards may be concrete or cast metal and shall be of decorative design.
- (9) Roof design. Roofs shall be peaked with either hip, gable or mansard design with a minimum one-to-four

(1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront.

- (10) Roof materials. Any accessory structure (such as a garage, carport or amenity center) within a multi-family development shall have a decorative metal roof or a parapet wall to shield roof-mounted equipment.

- (11) Canopies and roof extensions. Decorative canopies or roof extensions within a multi-family development shall be constructed of metal. Shingles on these canopies or roof extensions are not permitted.

- (12) Building color.

- i. The dominant color of all buildings shall be muted, natural or earth-tone shades of color. Black and stark white shall not be used except as accent colors.
- ii. Accent colors that comprise less than one percent (1%) of the building face may use a wider spectrum of colors than those allowed as the dominant color, except that no high intensity colors, neon colors or fluorescent colors shall be used on exterior surfaces of the building.
- iii. Bright, reflective, pure tone primary or secondary colors are permissible only in limited application as accent colors on door and window frames, moldings, cornices, canopies, awnings, signs, etc. This provision shall not be construed as a license to employ corporate imaging or logos on the primary building facade.
- iv. No more than one (1) color shall be used for visible roof surfaces; however, if more than one type of roofing material is used, the materials may be varying hues of the same color.

- (13) Additional design standards. All multi-family primary buildings shall be designed to incorporate no less than four (4) of the architectural elements from the list below.

- i. Canopies, awnings, porticos with colonnade or arcades; raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or a wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
- ii. Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
- iii. Accented windows and doors framed with smooth cobble, cast stone, limestone or other decorative masonry headers and sills; or dormer windows.
- iv. Outdoor patios and/or courtyards (landscaped and furnished).
- v. Decorative ornamentation integrated into the building facade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontal and rhythm patterned brickwork.
- vi. Other similar architectural features, as approved by the Director.

- (d) Architectural requirements for screening.

- (1) All multi-family uses shall provide a minimum eight (8) foot tall masonry screening wall between the subject property and any single-family or duplex residential use.
- (2) The masonry shall match or blend with the masonry used on the main structure.
- (3) In specific cases, an alternate screening may be allowed by the Planning & Zoning Commission when deemed appropriate. An alternate screening may be one of the following, or its equivalent:
 - i. A decorative iron or wrought iron screening wall with masonry columns to be spaced no greater than thirty (30) feet on center, along with evergreen shrubs that will grow to a minimum height of six (6) feet within two (2) years of planting; or
 - ii. An earthen berm, minimum three (3) feet in height over the surrounding landscaped area, along with evergreen shrubs or native grasses, that together with the earthen berm, will create a minimum visual separation of six (6) feet within two (2) years of planting; or
 - iii. A board-on-board treated wood fence, along with plantings of canopy trees, evergreen trees, ornamental trees, native grasses, and shrubs that are provided in substantially greater number and in a planned, designed manner as to create a visual screen that clearly exceeds the visual impact of any of the other required screening materials.

- (4) The screening wall (or alternate screening) shall be constructed/planted in a minimum forty (40) foot landscape buffer adjacent to all arterial streets (six lanes divided) and limited access roadway service roads, as shown on the Thoroughfare Plan.
- (5) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all four lane divided streets, as shown on the Thoroughfare Plan.
- (6) The screening wall (or alternate screening) shall be constructed/planted in a minimum twenty (20) foot landscape buffer adjacent to all other streets.
- (7) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all residential zoning districts.
- (8) The screening wall (or alternate screening) shall be constructed/planted in a minimum ten (10) foot landscape buffer adjacent to all other multi-family zoning districts.

14.05.058.....Architectural Standards for Commercial Structures (Includes office, retail, commercial, mixed use, etc.)

- (a) Intent. The following apply to non-residential developments, including institutional buildings:
- (1) The intent of this subsection is to create buildings that reflect the character of Celina. The size, disposition and design of buildings play an important role in achieving that goal.
 - (2) Buildings should be constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.
 - (3) Buildings should directly contribute to the attractiveness, safety and function of the street and public areas.
 - (4) Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.
 - (5) It is not the intent of this section to discourage innovation. The use of exceptional design features, such as tower elements, exposed beams, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged.
- (b) Design standards for commercial buildings up to three stories in height.
- (1) Walls, excluding windows, doors and other openings, shall be constructed of a minimum eighty percent (80%) Category A materials and a maximum of twenty percent (20%) Category B materials. However, accent materials from Category C may be allowed in limited application for architectural accents or features.
 - (2) A big box may use split-face CMU (architectural block) for up to twenty percent (20%) of the primary facade, in addition to the twenty percent (20%) of other Category B materials for a total of forty percent (40%) Category B materials.
 - (3) All exterior walls of buildings less than 15,000 square feet are considered primary facades, regardless of orientation.

TABLE C		
EXTERIOR MATERIALS FOR COMMERCIAL		
Categories	Materials	
A	Brick, Stone, or Manufactured Stone	
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Quick Brick, Treated Engineered Wood	
C	Metal, Natural Wood, Tile, Glass, EIFS	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall	
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR COMMERCIAL BUILDINGS		
THREE OR FEWER STORIES		
Facades	Minimum Percentage	Definition
Primary	Minimum 20% stone Remainder Category A for a total of 70% Category A Maximum 30% Category B	Exterior walls of buildings which are clearly visible from a public street or along an active storefront
Secondary	20% Category A Remainder Category B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront
FACADES (BIG BOX)		
Primary	Minimum 60% Category A Remainder Split Faced CMU and other Category B	Exterior walls of buildings which are clearly visible from a public street or along an active storefront
Secondary	Minimum 20% Category A Remainder Split Faced CMU or other Category B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront

- (4) Façades shall generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance should be curved or angled toward an intersection.
- (5) All buildings within a common development, as shown on a development plan, concept plan, or site plan, shall have similar architectural styles, materials, colors and detailing.
- (6) All structures shall be architecturally finished on all sides that can be seen from a public right-of-way with similar styles, materials, colors and detailing.

- (7) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle, and top, separated by horizontal elements.



Examples of Tri-Partite Construction

- (8) At least two masonry materials shall be used on all exterior façades. Except for stone, no single material shall exceed seventy percent (70%) of any given facade.
- (9) Roofs shall be peaked with either hip, gable, or mansard design with a minimum 1:4 pitch, or a parapet wall or false mansard design (minimum 1:2 pitch) is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street. At all times roof-mounted mechanical equipment shall be screened from view.
- (10) For buildings with a visible hip, gable, or mansard roof, allowed materials include metal (standing seam), slate, or tile (clay or cement, barrel or Roman-shaped).
- (11) Windows and glazing shall be limited to a minimum of ten percent (10%) and maximum of seventy percent (70%) of each building elevation. Faux windows or elements that create a comparable visual, such as decorative brickwork, insets of varying materials/colors, or other similar features, are allowed, subject to discretionary review and approval by the director. All windows should be recessed a minimum four (4) inches from exterior wall finish and have a maximum exterior visible reflectivity of ten percent (10%).
- (12) Columns shall be encased in Category A masonry material used elsewhere on the primary building.
- (13) All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, benches, bollards, patio furniture, and tree grates, shall be metal, rust and flake/chip resistant, and generally be black in color. Minor deviations in color and design that maintain the spirit and intent of the section are allowed with Director approval. Bollards can be concrete or cast metal and shall be of decorative design with no bold colors or sleeves.

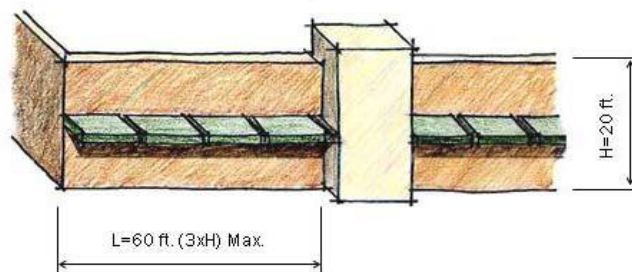
(c) Design standards for commercial buildings four stories in height or taller.

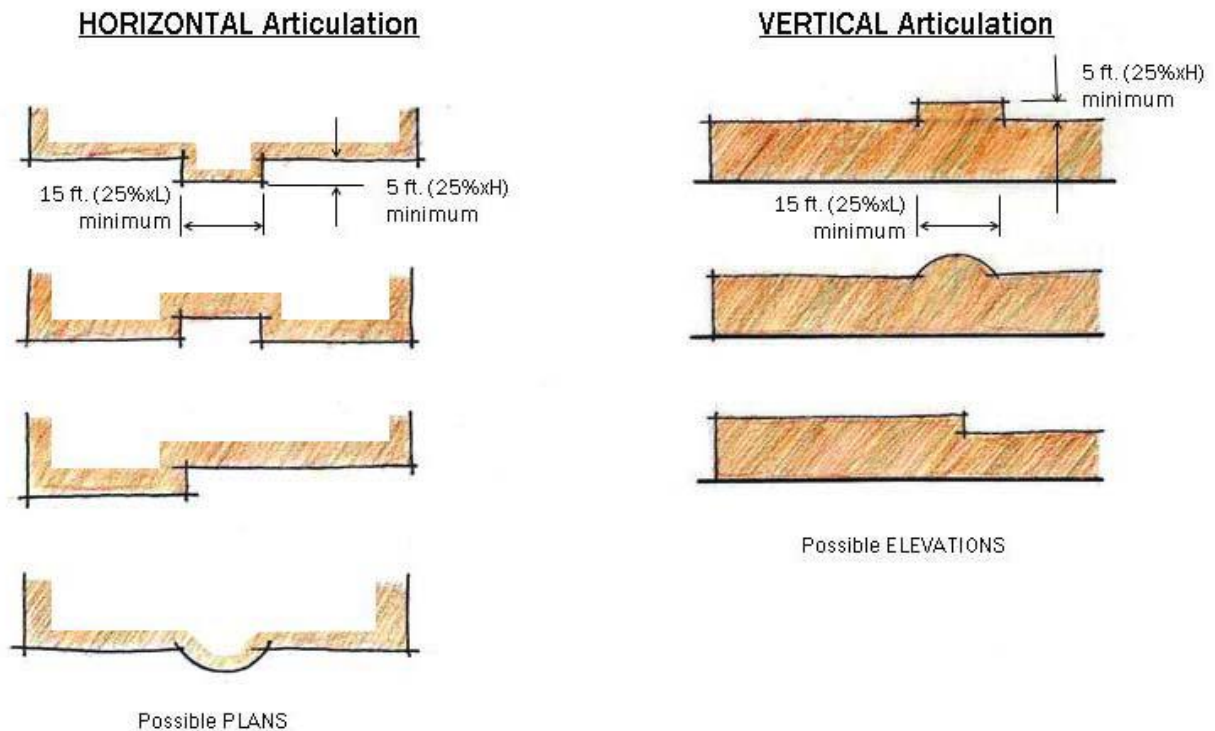
- (1) Façades shall generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance should be curved or angled toward an intersection.
- (2) All buildings within a common development, as shown on a development plan, concept plan, or site plan, shall have similar architectural styles, materials, colors and detailing.
- (3) All structures shall be architecturally finished on all sides that can be seen from a public right-of-way with similar styles, materials, colors and detailing.
- (4) Masonry requirement. Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not necessarily limited to, 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%) of the façade of the floors including stucco (each floor's percentage will be calculated independently).

TABLE D	
EXTERIOR MATERIALS CATEGORIES FOR HIGH RISE BUILDINGS	
<i>Categories</i>	<i>Materials</i>
A	Brick, Stone, Manufactured Stone, Glass Wall System
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood, Tilt Wall Construction
C	Metal, Natural Wood, Tile, Glass Blocks, EIFS
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic
MINIMUM EXTERIOR PERCENTAGES FOR HIGH RISE BUILDINGS	
Floors 1-3	Minimum 75% Category A Maximum 15% Category B Remainder Category C
Floors 4-6	Minimum 50% Category A Minimum 50% Category B
Floors 7 and above	0% Category A required (but may be used) Maximum 100% Category B or C

- i. Tilt wall construction may be allowed for industrial uses. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building facade. Textured paint/EIFS skim coat on masonry construction will be excluded in the EIFS maximum percentages.
 - ii. Metal or wood (other than treated engineered wood) exterior construction is allowed as an accent material to enhance the overall architectural design.
 - iii. The Director may approve deviations from a strict interpretation of the exterior standards to accommodate specific "signature design aesthetic."
 - iv. No single building material shall cover more than eighty-five percent (85%) of any façade unless approved by writing by the Director.
- (5) If an architectural design differs from the requirements for masonry listed above, the City Council may consider reducing or waiving the masonry requirement if the elevations proposed are considered to be equal to or better than the required masonry in quality.
- (6) All commercial buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary facade (at the primary entrance or front door).
- (7) The entrance or entrances on all buildings shall be articulated and defined with strong architectural features. All buildings shall be designed to incorporate no less than three (3) of the following architectural elements. Buildings over 50,000 square feet must include a minimum of five (5) of the following elements. Buildings over 100,000 square feet must include a minimum of seven (7) of the following elements.
 - i. Canopies (not drive-through canopies), awnings, valances or porticos;
 - ii. Overhangs (5 feet minimum);
 - iii. Recesses or projections (3 feet minimum);
 - iv. Architectural arcades;
 - v. Peaked roof forms;
 - vi. Arches;
 - vii. Outdoor patios;
 - viii. Recessed or "popped-out" display windows (2 feet minimum);
 - ix. Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade;
 - x. Integrated planters or wing walls that incorporate landscape and sitting areas; or
 - xi. Other architectural features with similar visual impact.
- (8) Ground floor facades facing major thoroughfares 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.

- (9) In addition to the above architectural requirements, all buildings shall incorporate a basic level of design variety as follows:
- Horizontal articulation. Facades greater than 100 feet in length that are visible from the right-of-way shall incorporate wall projections or recesses of three (3) feet or greater. Projections, inserts, or recesses shall be at least fifteen percent (15%) of the length of the facade. The maximum unarticulated façade allowed is 100 feet in length.
 - Vertical articulation. Facades greater than 100 feet in length shall provide variations in elevation to prevent a straight or uninterrupted building line to discourage a bulk or box-type look to a building. Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.
 - Windows shall not be glazed or reglazed with mirrored or reflective glass.
- (10) Loading and service areas. Loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described above is not required on the façade of buildings containing a loading dock and/or service area, provided that such area is located in such a manner as to not be readily visible from any major thoroughfare or any intersecting roadway.
- (d) Other Architectural Elements Required for All Commercial Development.
- Windows. Windows and glazing shall be limited to a minimum of thirty percent (30%) and maximum of seventy percent (70%) of each building elevation facing a street, major access lane, or side yard greater than ten (10) feet. This does not apply to big box buildings (greater than 50,000 square feet in size). Faux (i.e. false) windows are allowed for side yards.
 - Roof designs and materials. For buildings with a visible hip, gable or mansard roof, allowed materials include metal (standing seam), slate or tile (clay or cement, barrel or Roman-shaped).
 - Prohibited materials. Prohibited exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.
- (e) Building Articulation Design Standards. Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
- Horizontal articulation. No building wall shall extend for a distance equal to three (3) times the wall's height without having an offset equal to a minimum of five (5) feet or twenty percent (20%) of the wall's height, and that new plane shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of the first plane.
 - Vertical articulation. No wall length shall extend for a distance greater than three (3) times the height of the wall without changing height by a minimum of twenty-five percent (25%) of the wall's height, and that new plane shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of the first plane. Pitched roofs shall count toward achieving vertical articulation, provided they are sixty-five degrees (65°) or less from horizontal.





(f) Design Standards.

- (1) Two masonry materials required. At least two (2) masonry materials shall be used on all exterior facades.
- (2) Roof design. Roofs shall be peaked with either hip, gable or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront.
- (3) Landmark buildings.
 - i. Buildings that are located on axis with a terminating street or major access lane or at the intersection of streets and/or major access lane shall be considered a landmark building.
 - ii. Such buildings shall be designed with landmark features that take advantage of that location, such as an accentuated entry and a unique building articulation that is offset from the front wall planes and goes above the main building eave or parapet line.
 - iii. Landmark features shall be in proportion to the building and are subject to review and approval by the Director.
- (4) Building color.
 - i. The dominant color of all buildings shall be muted, natural or earth-tone shades of color. Black and stark white shall not be used except as an accent color.
 - ii. There are no restrictions on accent colors which comprise less than one percent (1%) of the building face including wall signs, except that no high intensity colors, neon colors or fluorescent colors shall be used on exterior surfaces of the building.
 - iii. Bright, reflective, pure tone primary or secondary colors are permissible only in limited application as accent colors on door and window frames, moldings, cornices, canopies, awnings, signs, etc. This provision shall not be construed as a license to employ corporate imaging on the primary building facade.
 - iv. No more than one (1) color shall be used for visible roof surfaces; however, if more than one type of roofing material is used, the materials shall be varying hues of the same color.
- (5) Additional design standards. All structures shall be designed to incorporate no less than four (4) of the

architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five (5) of the referenced architectural elements.

- i. Canopies, awnings, porticos with colonnade or arcades;
- ii. Raised pilaster cornices (end columns at corner), or quoined corners;
- iii. Vertical elements (tower, cupola, lighthouse, turret, arches, etc.);
- iv. Accented windows and doors framed with smooth cobble, cast stone, limestone or other decorative masonry headers and sills; or dormer windows;
- v. Outdoor patios and/or courtyards (landscaped and furnished);
- vi. Decorative ornamentation integrated into the building facade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontal and rhythm patterned brickwork;
- vii. Other architectural features approved by the Director.

(g) Architectural Requirements for Screening.

- (9) All multi-family uses shall provide a minimum eight (8) foot tall masonry screening wall between the subject property and any single-family or duplex residential use.
- (10) The masonry shall match or blend with the masonry used on the main structure.
- (11) In specific cases, an alternate screening may be allowed by the Planning & Zoning Commission when deemed appropriate. An alternate screening may be one of the following, or its equivalent:
 - iv. A decorative iron or wrought iron screening wall with masonry columns to be spaced no greater than thirty (30) feet on center, along with evergreen shrubs that will grow to a minimum height of six (6) feet within two (2) years of planting; or
 - v. An earthen berm, minimum three (3) feet in height over the surrounding landscaped area, along with evergreen shrubs or native grasses, that together with the earthen berm, will create a minimum visual separation of six (6) feet within two (2) years of planting; or
 - vi. A board-on-board treated wood fence, along with plantings of canopy trees, evergreen trees, ornamental trees, native grasses, and shrubs that are provided in substantially greater number and in a planned, designed manner as to create a visual screen that clearly exceeds the visual impact of any of the other required screening materials.
- (12) The screening wall (or alternate screening) shall be constructed/planted in a minimum forty (40) foot landscape buffer adjacent to all arterial streets (six lanes divided) and limited access roadway service roads, as shown on the Thoroughfare Plan.
- (13) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all four lane divided streets, as shown on the Thoroughfare Plan.
- (14) The screening wall (or alternate screening) shall be constructed/planted in a minimum twenty (20) foot landscape buffer adjacent to all other streets.
- (15) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all residential zoning districts.
- (1) The screening wall (or alternate screening) shall be constructed/planted in a minimum ten (10) foot landscape buffer adjacent to all similar zoning districts.

14.05.059.....Architectural Standards for Industrial Structures.

The following apply to structures constructed in an industrial zoning district and proposing an industrial and/or manufacturing use, per the use chart of the zoning ordinance (Section 106.05.01(b), "Schedule of Uses – Non-residential"):

- (1) The main entry or office area of the building shall be articulated both horizontally and vertically by at least six (6) feet or twenty percent (20%) of the adjacent wall length, whichever is greater. Building corners shall also be articulated, as approved by the Director.
- (2) Primary exterior facades which are clearly visible from a public street shall be constructed with a minimum ten percent (10%) Category A materials and up to ninety percent (90%) Category B materials. Category C materials may be used for accents. The Category A materials noted above shall be applied to corners, entries, and other areas in order to mitigate monotony and increase the aesthetic value. A minimum of two (2) different materials shall be used.
- (3) Secondary exterior facades NOT facing a public street may be constructed with up to 100% Category B materials.
- (4) A uniform color scheme is required. Colors shall be neutrals, creams, pastels, or deep, rich, non-reflective, natural or earth-tone colors.
- (5) Structures shall incorporate two (2) of the auxiliary design standards listed in Section 14.05.058(g)(5), "Additional Design Standards."

14.05.060.....Architectural Standards for Specific Structures.**(a) Gas Pumps and Fueling Stations.**

- (1) Canopies shall not exceed twenty (20) feet in total height, measured from the pavement to the top of the canopy.
- (2) The roofs of convenience store buildings shall be 4:12 pitched or include a parapet to shield roof-mounted equipment.
- (3) Canopies and their supporting structures should be architecturally integrated with the primary building and all other accessory structures on the site through the use of the same or complementary materials, design motif, and colors.
- (4) Canopy support columns shall be fully encased with Type A masonry products and shall not include any non-structural additions to the columns;
- (5) Canopy band faces shall be a color consistent with the main structure or an accent color. The canopy band face shall be flat with no projections or stripes, shall not be of plastic materials, shall be generally a metal or masonry based material, not be greater than four (4) feet in height, and may not be backlit or used as signage; except as follows:
 - i. The canopy band face may utilize one (1) small button logo on each face that can be internally illuminated, as long as each button logo does not exceed fifteen (15) square feet for bands three (3) feet in height and twenty (20) square feet for bands four (4) feet in height, is generally as tall as it is wide, and does not protrude more than eighteen (18) inches from the canopy in any direction.
 - ii. The canopy band face may utilize an external LED halo type light, if properly shielded/recessed and oriented downward so that only the "wash" is visible.
 - iii. The canopy band face may utilize internally illuminated rings, as long as the source is LED, it is flush with the band face and only protrudes nominally (up to a maximum of six (6) inches), and the size of the ring does not exceed more than twenty-five percent (25%) for single rings and fifty (50%) for multiple rings of the thickness of the canopy band face.
- (6) Lighting fixtures (LED only) or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy;



- (7) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries;
 - (8) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;
 - (9) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the City's sign regulations.
 - (10) Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, dumpster screening wall, or other structure to mitigate their visual impact and should be an earth-tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but should not be located in the exterior landscape buffer adjacent to the public right-of-way.
- (b) Screening Requirements for Ground Mounted Equipment.
- (1) Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be a color matching the building, an accent color, or earth-tone color.
 - (2) Outside equipment, coolers, and/or other mechanical items shall be screened in accordance with the screening standards of the zoning ordinance, or be 100% enclosed with a Category A masonry finishing material matching the primary building.
 - (3) All new utilities shall be underground.
- (c) Screening Requirements for Roof Mounted Equipment.
- (1) Roof mounted equipment shall be screened from view using parapet walls or other architectural device approved by the Director of Development Services.
- (d) Screening Requirements for Free-Standing Utility Facilities.
- (1) Materials. For electric substations, sewer pump stations, or any other free-standing utility facility that is located within the city limits, an eight (8) foot tall masonry screening wall shall be provided. Masonry for the screening wall shall be 100% Category A masonry finishing materials. Simulated stone or brick panels are prohibited.
 - (2) Gates. A solid metal gate, primed and painted, shall be provided and the gate shall be closed at all times other than servicing and shall be provided with locks that may be accessed by emergency personnel.
- (e) Screening Requirements for Dumpster Enclosures.
- (1) Location. Dumpster enclosures shall be placed away from the public right-of-way to the greatest extent practical, allowing for ease of access and minimum pedestrian and vehicular conflict. Gates to the dumpster enclosure should not face the right-of-way and shall be closed at all times except when accessed.
 - (2) Minimum size. Dumpster enclosure shall be constructed a minimum of twelve (12) feet wide and fourteen (14) feet deep for a single container and twenty-five (25) feet wide and fourteen (14) feet deep for a double container – or of a sufficient size to adequately access the containers by the vehicles assigned that task.
 - (3) Screening of dumpster enclosure. Screening of the dumpsters shall be of the same masonry material as the primary structure and be a minimum of eight (8) feet in height. Masonry for the screening wall shall be brick or stone, or stucco with a brick or stone columns. Simulated stone or brick panels are prohibited.
 - (4) Evergreen shrubs, twenty-four (24) inches in height at the time of planting, shall be planted on the three (3) solid masonry sides of the dumpster enclosure, spaced three (3) feet on center in a minimum three (3) foot wide planter space.
 - (5) Gates. A solid metal gate, primed and painted, shall be provided and the gate shall be closed at all times other than servicing.
- (f) Buildings that Include Bay Doors. Bay doors shall not be parallel to or facing any public right-of-way.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: Zoning Ordinance Amendment - Dallas North Tollway Overlay

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03, Zoning Districts, to add a new section 14.03.032, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District)

Background Information:

As Celina continues to grow, it is likely that the two major north/south corridors (Preston Road and the Dallas North Tollway) will become centers of commercial activity. These important corridors will develop quickly as the Metroplex economy shifts northward. It is therefore practical and prudent to anticipate the high intensity growth that will occur over the next decade and to prepare for that growth now.

The Preston Road Overlay District was established in 2001 and amended twice since then. Preston Road has already seen an addition of roadway lanes from the southern border of Celina to near the Celina High School. At the present time, the Dallas North Tollway has only two lanes of traffic (the future northbound service lanes) open to FM 428 (future Glendenning Parkway). The southbound lanes in this same location are currently under construction. However, the DNT is designed to continue northward to the Celina city limits. It is in the interest of the City to plan now for the type of development that would be most beneficial to the continued growth and prosperity of Celina.

The attached document lays out a mechanism for the City to anticipate and address the kind of growth and density seen in Plano in the 1980s-1990s and in Frisco in the last two decades. With the rapid influx of new home developments, the commercial businesses will soon follow. The DNT Overlay District would encourage high-density growth patterns that the City prefers along major regional corridors and discourage single-family residential development located close to the noise and traffic that would be generated by the future tollroad.

City of Celina Strategic Plan:

The goals of the Dallas North Tollway Overlay District support the second stated goal of the City of Celina 2018-2020 Strategic Plan, which is to "Plan the City." It is imperative that the City take action now to ensure that the growth that comes to Celina is managed to the best interest of the City and its citizens.

Board Review/Citizen Input:

The public hearing notice for this proposed ordinance change was published in *The Celina Record* on August 31, 2018. The Planning & Zoning Commission discussed aspects of the DNT Overlay at the meeting held on

September 18, 2018, but asked for additional time to review the standards. A second public hearing notice for this proposed ordinance change was published in *The Celina Record* on September 28, 2018. No comments either for or against the proposed ordinance change have been received by staff. However, one person commented on the Overlay concept during the public hearing held on September 18, 2018.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Executive Summary
- Proposed Dallas North Tollway Overlay District Document

Staff Recommendation:

Staff recommends approval.

PROPOSED DNT OVERLAY
Prepared for Planning & Zoning Commission – October 16, 2018

Executive Summary

The purpose of an overlay district is to establish high standards of quality to ensure that the development that occurs in that geographical area meets the highest standards and of the City of Celina. The proposed Dallas North Tollway Overlay District (DNTD) follows and enhances the standards that exist in the Preston Road Overlay District (PRO). The PRO has been successful in guiding the development patterns of the City along this critical corridor.

Likewise, the DNTD will enhance and protect the development of land surrounding this new and already development corridor. The Tollway Authority is currently constructing the southbound service roads from FM 428 to US 380, linking Celina through Prosper to Frisco and beyond. Design plans are underway for the northbound roadways, both service roads and through lanes north of FM 428. This area is already seeing rapid development activity, with the approval of the 450+ acre *Cambridge Crossing* at the DNT and the Outer Loop and *The Columns* located at the DNT just north of Light Farms, and other projects that are in the pipeline.

It is prudent then to consider what type of development would most benefit Celina and its residents for decades to come. There is ample space for all kinds of commercial development within the city limits of Celina, so preserving the land surrounding the Tollway for high intensity, high yield commercial buildings is in the best interest of the long-term life of the City.

The means of accomplishing this goal are not set in stone – the City Council may, at their discretion – adopt any planned development within the overlay district that may not meet the strict requirements of the code, but may meet the intent of it. The Overlay District lays out what could be and is a good base from which to negotiate with applicants to achieve the highest and best use for our City.

Proposed Dallas North Tollway Overlay District (DNTO)
Prepared for Planning & Zoning Commission - October 16, 2018

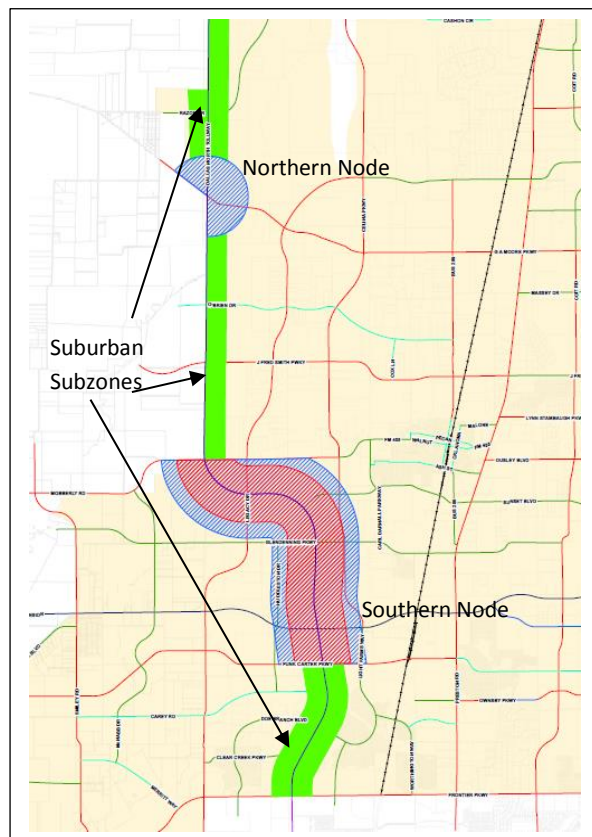
Sec. 14.03.032 DNTO, Dallas North Tollway Overlay District

(a) *General Purpose and Description.* 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 crosses 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 meant 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.

(c) *Official Boundaries.*

- (1) Linear measurement. The DNTO's boundaries 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 the "Dallas Parkway") that are not designated as a high-rise or mid-rise subzone. These areas shall be designated as "suburban subzones."
- (2) 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 a "mid-rise subzone."
- (3) 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 1,500 foot width shall be drawn from the Dallas North Tollway right-of-way 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 a "mid-rise subzone."



The corridor and its subsequent regulations apply to all land within the corridor, as defined above, and properties beyond the official boundary lines with ingress and egress (access) to the Dallas North Tollway.

However, the district boundaries exclude all single family subdivisions platted prior to the date of this ordinance. The official boundaries of the DNT overlay district and its three subzones shall be as delineated on the City of Celina Official Zoning Map.

(d) Permitted Uses.

Schedule of Permitted Uses for Dallas North Tollway Overlay District						
Land Use	High-Rise Subzone		Mid-Rise Subzone		Suburban Subzone	
Full Service Hotels	P		P		P	
Office High-Rise Buildings	P		P		P	
Mixed use high-rise buildings ¹	P		P		P	
Entertainment venues	P		P		P	
Retail malls with structured parking permitted	P		P		P	
Shopping malls ²		C	P		P	
Retail strip centers		C	P		P	
Stand-alone urban living multi-family with structured parking		C	P		P	
Stand-alone garden style multi-family with both structured & surface parking		C		C		C
Amusement park				C		C
Anchor store ³ (also known as “big box”)			P		P	
Armed services recruiting center					P	
Assisted living facility				C		C
Auto repair (minor)						C
Auto supply store for new & rebuilt parts					P	
Bakery or confectionery (retail)			P		P	
Bank/credit unions			P		P	
Church/place of worship			P		P	
Community center (municipal)	P		P		P	
Concrete or asphalt batching plant (temporary)				C		C
Convenience store						C
Food or grocery store			P		P	
Food or grocery store (with beer & wine sales)			P		P	
Funeral home				C		C
Garden shop (inside storage)				C	P	
General retail store			P		P	
Governmental building			P		P	
Laundry/dry cleaning (drop off/pick up)				C	P	
Light industrial uses						C
Medical facilities			P		P	
Micro brewery				C		C
Mini Storage or self-storage						C
Municipal facility	P		P		P	
Nursing/convalescent home				C		C

Offices			P		P	
Parking lot structure			P		P	
Personal services shop			P		P	
Pet and animal grooming shop				C	P	
Restaurant (with drive-through service)				C		C
Restaurant (with no drive-through service)			P		P	
Seasonal business				C		C
Studio for radio or television (without tower)			P		P	
Theater or playhouse (indoor)			P		P	
Veterinarian (indoor kennels)			P		P	

1. Mixed use with retail (at a minimum on the ground floor, but may occupy additional floors) and multi-family on subsequent floors permitted;
2. “Shopping 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).
3. An “anchor store” is defined as a major department store, a full-service grocery store, entertainment venue, or similarly sized business

(e) Prohibited Uses.

Prohibited Uses for Dallas North Tollway Overlay District						
Land Use	High-Rise Subzone		Mid-Rise Subzone		Suburban Subzone	
Dwelling, single-family attached	X	X	X	X	X	X
Dwelling, single-family detached	X	X	X	X	X	X
Dwelling, two-family	X	X	X	X	X	X
Living quarters on site with a business	X	X	X	X	X	X
Group day care home or community home	X	X	X	X	X	X
Patio home	X	X	X	X	X	X
Manufactured home subdivision	X	X	X	X	X	X
Auto laundry or carwash	X	X	X	X	X	X
Auto repair (major)	X	X	X	X	X	X
Auto sales and service	X	X	X	X	X	X
Batch plants (permanent)	X	X	X	X	X	X
Bed and breakfast inn	X	X	X	X	X	X
Caretaker/guard residence	X	X	X	X	X	X
Cemetery and/or mausoleum	X	X	X	X	X	X
Check cashing service	X	X	X	X	X	X
Commercial parking yards	X	X	X	X	X	X
Day camp for children	X	X	X	X	X	X
Family home (adult or child care)	X	X	X	X	X	X
Heavy Industrial Uses	X	X	X	X	X	X
Kiosk (providing a service)	X	X	X	X	X	X
Kiosk (recycling)	X	X	X	X	X	X
Landfill	X	X	X	X	X	X
New or used boat or motorcycle sales	X	X	X	X	X	X
New or used car sales	X	X	X	X	X	X
Pawn shop	X	X	X	X	X	X
Salvage yards	X	X	X	X	X	X
Sexually oriented business	X	X	X	X	X	X
Tire dealer, with or without open storage	X	X	X	X	X	X
Wastewater treatment plant	X	X	X	X	X	X
Water treatment plant	X	X	X	X	X	X

(f) Conflicts.

- (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, unless the land use is specifically prohibited in the list of prohibited uses, above.
- (2) In cases where another overlay district 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 DNTO district.
- (3) The City Manager shall have the authority to approve minor modifications to development plans. Any major modification must be approved by the City Council.
- (4) Notwithstanding the prohibition of single family uses within the DNTO, 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 DNTO Suburban Subzone.

(g) 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. 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 subzone 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 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:

<i>Subzone:</i>	<i>Maximum height</i>	<i>Minimum height</i>
High-rise subzone	12 stories*	4 stories
Mid-rise subzone	6 stories	3 stories
Suburban subzone	**	1 story

*Additional height may be allowed by City Council.

**The maximum building heights as specified by the property's governing zoning district shall be applicable. More specifically, this overlay district shall not allow any increase in building height beyond the maximum heights as prescribed by the property's governing zoning district.

- (h) Building Facade Standards. Requirements are applicable to all structures. A facade concept plan of the entire proposed project shall be submitted with the zoning request.

- (1) Masonry requirement. Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not necessarily limited to, 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%) of the façade of the floors including stucco (each floor's percentage will be calculated independently).
 - i. Floors one through three shall be finished with a minimum of seventy-five percent (75%) masonry;
 - ii. Floors four through six shall be finished with a minimum of twenty-five percent (25%) percent masonry;
 - iii. Masonry materials are not required, but may be used, on floors seven and above.
 - iv. Tilt wall construction is allowed for industrial uses. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building facade. Textured paint/EIFS skim coat on masonry construction will be excluded in the EIFS maximum percentages.
 - v. Metal or wood (other than engineered wood) exterior construction is allowed as an accent material to enhance the overall architectural design.
 - vi. The Director of Development Services may approve deviations from a strict interpretation of the exterior standards to accommodate specific "signature design aesthetic."
 - vii. No single building material shall cover more than eighty-five percent (85%) of any facade.
- (2) The balance of any exterior finishing materials shall be masonry, three-step stucco, EIFS, architectural concrete masonry units (CMU), concrete tilt wall construction, architectural metal panels (not including corrugated metal), treated engineered wood, and/or glass curtain wall systems.
- (3) If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages listed above, the City Council may consider reducing or waiving the masonry requirement if the elevations/materials proposed are equal to or better than the required masonry in quality.
- (4) All nonresidential buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary façade, especially at the primary entrance.
- (5) The entrance or entrances on all buildings shall be articulated and defined with strong architectural features. All buildings shall be designed to incorporate no less than three (3) of the following architectural elements. Buildings over 50,000 square feet must include a minimum of five (5) of the following elements.
 - i. Canopies (drive-through canopies are not counted), awnings, valances or porticos;
 - ii. Overhangs (5 feet minimum);
 - iii. Recesses or projections (3 feet minimum);
 - iv. Architectural arcades;
 - v. Patterned brick designs;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Outdoor patios;
 - ix. Recessed or "popped-out" display windows (2 feet minimum);
 - x. Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade;
 - xi. Integrated planters or wing walls that incorporate landscape and sitting areas; or

- xii. Other architectural features with similar visual impact.
- (6) 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.
- (7) In addition to the above architectural requirements, all buildings shall incorporate a basic level of design variety as follows:
 - i. Horizontal articulation. Facades greater than 100 feet in length that are visible from the right-of-way shall incorporate wall projections or recesses of five (5) feet or greater. Projections, inserts, or recesses shall be at least twenty percent (20%) of the length of the facade. No uninterrupted length of facade may exceed 100 feet in length.
 - ii. Vertical articulation. Facades greater than 100 feet in length shall provide variations in elevation to prevent a straight or uninterrupted building line to discourage a bulk or box-type look to a building. Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.
- (8) Windows shall not be glazed or reglazed with mirrored or reflective glass.
- (9) 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.
- (i) Loading and Service Areas.
 - (1) Loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described in Section 14.03.032(h)(7) is not required on the façade of buildings containing a loading dock and/or service area, provided that such area is located to not be readily visible from the Dallas North Tollway or any intersecting thoroughfare.
 - (2) Trash and recycling receptacles shall be screened with a eight (8) foot solid masonry wall on three (3) sides with a solid metal gate (primed and painted) and located outside buffer yards, and to the side or rear of the principal building.
- (j) Convenience Stores and Gas Stations. For the purpose of encouraging the safe, healthy, attractive and convenient location and development of convenience stores and gas stations, the following supplementary standards apply:
 - (1) Convenience stores and gas stations shall be prohibited from Mid-Rise and High-Rise subzones;
 - (2) Canopies on such sites should not exceed twenty (20) feet in total height;
 - (3) The roofs of convenience store buildings shall be 4:12 pitched or include a parapet;
 - (4) Canopies and its supporting structures should be architecturally integrated with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, design motif and colors. Canopy columns shall be fully encased with masonry;
 - (5) Canopy support columns shall not include any non-architectural additions to the columns;
 - (6) Canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage, with the exception that illuminated buttons (circular or nearly circular in shape, with the diameter not to exceed one-half (½) the height of the canopy) may be used to display the company logo;
 - (7) Lighting fixtures (LED only) or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy;
 - (8) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light that reaches beyond the site boundaries;
 - (9) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding

- development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;
- (10) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the City's sign regulations.
- (k) Access. Access and off-street parking shall be provided in conformance with the City standards, as they exist or may be amended.
- (1) Developments shall incorporate a twenty-four (24) foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads. The width of this access drive may be increased if required for access by fire safety apparatus.
 - (2) The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking.
 - (3) Rights-of-way may be considered as fire lanes for purposes of meeting fire coverage requirements in the City's adopted fire code.
- (l) Landscaping Standards for High-rise Subzone. In addition to the requirements in the Subdivision and Zoning Ordinances, the following are required:
- (1) *When a Build-to line is used*. Most mixed-use, retail, and office buildings in the high-rise subzone will be built adjacent to the sidewalk and not provide a landscape buffer. 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 within 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. Other landscape requirements. When buildings are built to the sidewalk without a landscape buffer at the front façade, planters with seasonal flowers/grasses/plants shall be provided adjacent to entrances of buildings. These planters may be freestanding pots or permanent fixtures designed to also accommodate seating.
 - iii. Street furniture. Seating shall be provided and outdoor café seating is encouraged. Any restaurant that faces 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 both the pedestrian sidewalks and the building facades/entrances. When the site is designed in this manner, the following regulations apply:
 - i. Landscape buffer adjacent to DNT. A minimum forty (40) foot wide front yard landscape buffer shall be required of all properties located adjacent to the Dallas North Tollway. The landscaping within the buffer shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.
 - ii. Landscape buffer adjacent to arterial streets. Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a forty (40) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within fifty (50) feet to the adjacent required landscape buffer.
 - iii. Landscape buffer adjacent to collector streets. Corner lots of intersecting streets designated as a collector street shall provide a twenty (20) foot landscape buffer.
 - iv. Street trees. Large canopy trees shall be required in the landscaped buffer along any roadway or access drive at a rate of **one canopy tree for every fifty (50) linear feet of frontage and evergreen trees shall be planted in a double staggered line, one tree for each fifty (50) linear feet of street frontage, exclusive of drives, which will result in one tree of different types for every fifty (50) linear feet.**

- v. Required interior site landscaping. For surface parking lots, one landscape island with one large canopy tree and appropriate ground cover shall be provided for every ten (10) parking spaces.
 - vi. Parking lot screening. A landscape planting of sixteen (16) evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each fifty (50) linear feet of street frontage, exclusive of drives, in groupings or hedgerow style on sites that have a minimum three-foot-wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed if located over a water or sewer easement.
 - vii. 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, such as grass or ivy. Large canopy trees or evergreen trees 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. A sidewalk shall be provided within the median for protected access from parking to the commercial site.
 - ii. Earthen berms. Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening, along with shrubs planted along the peak of the berm.
- (m) Landscaping Standards for Mid-rise and Suburban Subzones. In addition to the requirements in the Subdivision and Zoning Ordinances, the following are required:
- (1) Landscape buffer. A minimum forty (40) foot wide front yard landscape buffer shall be required of all properties located within this DNTTO subzone. This landscape buffer may include water and sewer easements. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.
 - i. Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a forty (40) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within fifty (50) feet to the adjacent required landscape buffer.
 - ii. Corner lots of intersecting streets designated as a collector street shall provide a twenty (20) foot landscape buffer.
 - (2) Landscaping requirements.
 - i. Large trees. One large tree, a minimum three-inch caliper in size, shall be planted for each **one tree for every twenty-five (25) linear feet of frontage and evergreen trees shall be planted in a double staggered line, one tree for each fifty (50) linear feet of street frontage, exclusive of drives, which will result in six trees of different types for every 100 linear feet.**
 - ii. Small trees. A minimum of **three (3) small trees** a minimum two-inch caliper in size, shall be planted for **each fifty (50) linear feet** of street frontage, exclusive of drives in the required front yard. **Small trees may be clustered for visual effect.**
 - iii. 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 within the sidewalk. One canopy tree suitable for containers shall be planted in tree-wells for each thirty (30) linear feet of street frontage.

- iv. Shrub requirements. A landscape planting of evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted in groupings or hedgerow style to screen parking lots facing rights-of-way. A minimum three-foot-wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed within the water/sewer easement.
 - v. Required interior site landscaping. For surface parking lots, one landscape island with one large canopy tree and appropriate ground cover shall be provided for every ten (10) parking spaces.
 - vi. 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 twenty-five (25) 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 use of the buffer area), and shall be planted with ground cover, such as grass or ivy. This landscaped buffer may be located within the required yard/setback area. The tree requirements in (n)(2)i and ii, above, shall apply in this buffer.
- (3) *Parking lots.*
- i. Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with medians for landscaping. A sidewalk shall be provided within the median for protected access from parking to the commercial site. Monument signs for the development are encouraged to be placed within the median of this divided drive entranceway.
 - ii. Earthen berms. Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening.

(n) Screening Standards.

- (1) *Site elements required to be screened.* The following site elements shall be screened from the public view from the Dallas North Tollway:
- i. Mechanical and utility equipment.
 - a. Screening shall consist of a solid decorative wall or architectural element of the building.
 - b. Roof-mounted equipment shall be screened with solid materials that are compatible and enhance the architecture of the building. Appropriate screening includes an extension of a wall, such as a parapet wall, on which the equipment is mounted.
 - ii. Vehicle loading/unloading and service areas.
 - a. Screens shall incorporate shrubbery having year-round foliage and/or a solid wall or architectural element of the building that is a minimum of six (6) feet in height.
 - b. Areas shall be screened from view of any public rights-of-way.
 - iii. Refuse and recycling containers. Screening shall consist of a solid masonry wall or architectural element of the building that is a minimum six (6) feet in height.
- (2) *Manner of screening.* All screening walls visible from a public street shall be:
- i. Constructed of a minimum of a six (6) foot masonry wall with materials that are consistent with the color and design of the primary on-site structure;
 - ii. Consistent in color and design with the building architecture;
 - iii. Uniform in style and materials along the entire length of the screen within a single development.
- (3) *Prohibited screening elements.* No screening wall shall be:
- i. Greater than eight (8) feet in height;
 - ii. Located within any required visibility triangle;

- iii. Constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels.

(o) Sidewalk and Parking Location Standards.

- (1) *Location.* The required sidewalk in the DNTTO district may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
- (2) *Easement required.* A public use 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 and parking.* Sidewalks in the DNTTO 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 roadways 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 City Manager or his designee for approval prior to construction of the sidewalk.
 - viii. Deviations from these criteria may be approved by the City Manager or his designee 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.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2018
Re: Zoning Ordinance Amendment - Accessory Structures

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.04.002, Accessory Buildings and Use Regulations, to modify the regulations for accessory buildings. (Accessory Buildings)

Background Information:

Section 14.04.002, Accessory Buildings and Use Regulations, was adopted by Ordinance No. 2013-11 on June 11, 2013. The regulations have been amended from time to time. However, this is the first comprehensive review of the ordinance as a whole and replaces the current ordinance in its entirety.

The current accessory structure ordinance addresses the size, number, location, and type of accessory structure that can lawfully be constructed in Celina. In addition, for structures greater than 250 square feet, a percentage of masonry materials must be used, in the form of wainscoting. Residents have requested that the number and size of accessory structures be increased.

Barns are allowed only on properties that are one acre in size or larger and must be used for agricultural purposes - in other words, not as a garage, workshop, home business, event space or residence. Accessory dwelling units (ADUs) are currently restricted to AG, Agricultural and SF-E, Single Family Estate zoning districts and the property must be a minimum of one acre in size. This ordinance proposes to allow ADUs in the OT-R, Old Town Residential zoning district as well. Accessory dwelling units may not be rented or sold.

The proposed ordinance more clearly defines the permit process for accessory structures and details the masonry requirements by size and type of structure. Permits will not be required for sheds or small backyard structures under 120 square feet in size. All structures greater than 120 square feet in size will require a building permit, inspections, and final approval. Each accessory structure type defines the application process, the regulations that apply and the method of approval.

Board Review/Citizen Input:

The public hearing notice for this proposed ordinance change was published in *The Celina Record* on August 31, 2018. The Planning & Zoning Commission discussed aspects of the proposed Accessory Structures ordinance at the meeting held on September 18, 2018, but asked for additional time to review the standards. A second public hearing notice for this proposed ordinance change was published in *The Celina Record* on September 28, 2018. Staff has received comments from Commissioners and City Council members suggesting modifications and these changes have been made.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Attachment 1 - Current Accessory Structures Ordinance
- Attachment 2 - Proposed Accessory Structures Ordinance (revised since the last P&Z Meeting)

Staff Recommendation:

Staff recommends approval.

CURRENT CELINA ACCESSORY BUILDING ORDINANCE

14.04.002 Accessory buildings and use regulations

(a) An accessory building that is less than or equal to 100 square feet in size shall not be required to have a building permit. Galvanized metal buildings are prohibited.

(b) An accessory building that is greater than 100 square feet in size shall be required to have a building permit, be inspected by the city, and meet the following requirements:

(1) Residential districts. In a single-family or multiple-family district, an accessory building is a subordinate or incidental building not used for commercial purposes and not rented. Accessory buildings shall be located toward the rear portion of the property, and shall be constructed of either brick, stone, stucco, wood siding, cementitious fiber board, or metal (see subsection (B) below). All accessory buildings with walls up to 12 feet in height must have a minimum of 36 inch masonry wainscot along all facades. All accessory buildings with walls over 12 feet in height must have a minimum of 48 inch masonry wainscot along all facades. All accessory structures must be of an earth toned color pallet and/or a color pallet which complements the main structure. Galvanized metal buildings are prohibited.

(A) Greenhouses are exempt from the architectural design requirements.

(B) Metal buildings must meet the following standards to be permitted:

(i) Must have a pre-installed finish (paint).

(ii) Must have raised or standing seams.

(iii) Must be a minimum of 26 gauge steel.

(iv) Must have a corner trim.

(C) Accessory buildings less than 250 square feet are exempt from the wainscoting requirements.

(D) The following items are required in order to be approved for an accessory building permit.

(i) A scaled site plan, detailing property lines, building and OSSF (if applicable) setbacks.

(ii) Scaled building elevations, detailing the materials, and colors being used.

(iii) Sites containing an OSSF (septic system) may need the approval of their county OSSF inspector prior to permit approval.

(2) Nonresidential districts. In nonresidential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Accessory buildings should, whenever possible, be located toward the rear portion of the property, and shall be constructed of the same percentage of masonry material and in the same architectural design as that of the main building. Metal buildings are prohibited.

(c) Accessory buildings per lot.

(1) Lots less than one acre in area. No more than one accessory building per lot.

(2) Lots greater than one acre in area. No more than two accessory buildings per lot.

(d) Maximum size of an accessory building.

(1) Residential districts.

(A) Lots less than one acre in area. The maximum square footage of permitted accessory buildings shall not exceed 600 square feet.

(B) Lots greater than one acre and up to three acres in area. The maximum combined square footage of permitted accessory buildings shall not exceed 1,200 feet.

(C) Lots greater than three acres and up to five acres in area. The maximum combined square footage of permitted accessory buildings shall not exceed 1,800 feet.

CURRENT CELINA ACCESSORY BUILDING ORDINANCE

- (D) Lots that are greater than five acres in area. The maximum combined square footage of permitted accessory buildings shall not exceed 2,400 square feet.
- (E) The maximum square footage allowances may be increased by up to twenty-five (25) percent upon the approval of a conditional use permit.
- (2) Nonresidential districts. In nonresidential districts, the maximum size of an accessory building shall be not more than 50% of the floor area of the main building.
- (e) Right-of-way. Accessory buildings shall not be located within an easement or right-of-way.
- (f) Barns. Barns shall not be considered accessory buildings and shall be allowed on lots or tracts in excess of two (2) acres only and shall conform to the following:
- (1) Barns on lots greater than five acres.
 - (A) No maximum size.
 - (B) Shall be allowed without a main building.
 - (C) No limit to the number of barns per lot or tract.
 - (2) Barns on lots three to five acres.
 - (A) Maximum size shall be 1,300 square feet.
 - (B) Shall be allowed without a main building.
 - (C) A limit of one (1) barn per lot or tract.
 - (3) Barns on lots less than three acres.
 - (A) Maximum size shall be 750 square feet.
 - (B) Shall not be allowed without a main building.
 - (C) A limit of one (1) barn per lot or tract.
 - (4) Facade materials. Any barn facade shall be constructed from wood, masonry or steel materials.
 - (5) Maximum height. Barns shall not exceed the height of the main building, as defined in the applicable zoning district.
- (g) Specific district standards for accessory dwellings. Accessory dwelling units in the AG or SF-E districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and used by the residents or residents of the main building, and shall meet the following standards:
- (1) An accessory dwelling is only allowed on lots that are a minimum of one acre in area;
 - (2) An accessory dwelling unit must be constructed to the rear of the main dwelling, separate from the main dwelling;
 - (3) An accessory dwelling unit shall be no larger than 50% of the floor area of the main building;
 - (4) An accessory dwelling unit may be constructed only with the issuance of a building permit, and shall be constructed of the same percentage of masonry material and in the same architectural design as that of the main building. Metal buildings are prohibited;
 - (5) An accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet;
 - (6) Setback requirements shall be the same as for the main structure;
 - (7) An accessory dwelling is not permitted without the main or primary structure.

CURRENT CELINA ACCESSORY BUILDING ORDINANCE

(h) Accessory dwellings. Accessory dwellings, including garage accessory dwellings and detached units, may be permitted in residential zoning districts, as designated in this article, and shall conform to the height limitations of the main structure. See regulations for the specific district, and the use charts, [section 14.04.001](#). No such accessory dwelling or quarters shall be used or occupied as a place of abode or residence by anyone other than a bona fide caretaker, servant or farm worker actually and regularly employed by the landowner or occupant of the main building, or is a guest or family member of the owner/occupant. Only one accessory dwelling unit, including a garage accessory dwelling, or servant's/caretaker's quarters, shall be allowed on any lot within a residential zoning district, and they shall be clearly incidental to the primary use. These accessory living structures shall not, in any case, be leased or sold.

(i) Area regulations for accessory buildings in residential and multifamily districts.

(1) Size of yards.

(A) Front yard. Detached accessory buildings shall be prohibited in front of the main building.

(B) Side yard. For accessory buildings that are separated from the main building by a minimum distance of ten feet the following regulations shall apply: a side yard of not less than three feet shall be required from any side lot line or alley line for any accessory building that is less than 250 square feet in size. All accessory buildings with an area of 250 square feet or larger shall be setback a minimum of five feet from any side lot line or alley line. Accessory buildings located closer than ten feet to the main building, shall observe the same minimum side yard requirements as those required for the main building. Accessory buildings adjacent to a side street shall have a side yard not less than 15 feet. Garages or carports accessed from the side yard shall be located a minimum distance of 25 feet from the side lot line, alley line, alley easement line or street. Carports or garages accessed from the side yard and facing a public street, shall be located a minimum distance that is equal to the required yard for the main building or 25 feet, whichever is greater.

(C) Rear yard. Accessory buildings less than 250 feet in size shall be set back a minimum of three feet from any rear lot line, alley line, or alley easement line. Accessory buildings that are 250 square feet or larger in size shall observe a rear yard setback of not less than five feet from any rear lot line, alley line, or alley line easement. These regulations shall apply to all accessory buildings, with the following exceptions:

(i) Carports, garages, or other accessory buildings, located within the rear portion of a lot as heretofore described, constructed closer than ten feet to the main building, shall have a rear yard equivalent to the rear yard requirement for the main building;

(ii) Garages or carports accessed by a motor vehicle from an alley or rear alley easement shall be set back from the rear property line or alley easement line a minimum distance of 25 feet;

(iii) Accessory buildings constructed ten feet or more from the main building shall have a minimum rear yard setback of three feet;

(iv) If an alley exists, accessory buildings may be located within three feet of a rear lot line provided the maximum (or ridge) height of the building is no greater than eight feet and if a solid fence or wall of the same height is built on the rear lot line to screen the building from the adjacent property.[]

(v) Carport setbacks shall be measured from the posts supporting the roof nearest to the street or alley.

(D) Adjacent to Greenways. An accessory building which is proposed for a lot or tract of land which is directly adjacent to a public or private greenway, golf course, park, playground or other community open space amenity shall observe a setback requirement equal to the setback requirement for the main structure on the same lot.

(2) Accessory buildings are not permitted on a lot without a main structure.

CURRENT CELINA ACCESSORY BUILDING ORDINANCE

(3) Accessory buildings shall not exceed one story in height, unless otherwise allowed in the specific zoning district.

(Ordinance 2013-11 adopted 6/11/13)

PROPOSED ACCESSORY BUILDINGS ORDINANCE
Prepared for Planning & Zoning Commission – October 16, 2018

Executive Summary

The overall purpose of the revised accessory building ordinance is to clarify the regulations that relate to buildings that can be constructed that are subordinate to the main structure on the lot, whether a residence (as in most cases) or a non-residential use.

The proposed article of the Subdivision Ordinance is divided into two parts – the first with general information that relates to most accessory structures and the second which gives regulations for specific accessory structures that vary somewhat from the norm.

PART ONE. This part of the ordinance includes definitions, when a permit is required, and the allowed use of an accessory building. It further describes what types of storage is prohibited. The number and size of allowed accessory structures in residential neighborhoods has been substantially increased – from 1 to 2 accessory structures on lots less than one acre; from 2 to 3 accessory structures on lots less than three acres, plus a barn, and from 2 to an unlimited number of accessory structures on lots that are three acres or larger. In addition, barns remain allowed only on lots greater than one acre, but are considered to be in addition to any other accessory structure, and have separate size, height and exterior finishing regulations.

Permits are still necessary for accessory structures that are less than or equal to 120 square feet. The requirement for an engineered or permanent slab/foundation refers to the adopted Building Code for that department's interpretation.

Exterior finishes are proposed as follows:

MASONRY REQUIREMENTS FOR ACCESSORY STRUCTURES	
Less than or equal to 120 square feet	Not subject to architectural standards for exterior materials.
Between 121 and 200 square feet	Required to be constructed of wood, treated engineered wood, metal, cementitious fiberboard (such as Hardiboard®), brick, stone, or stucco that is generally similar to the materials and color of the main structure.
Between 201 and 600 square feet	1. Required to be constructed of treated engineered wood, cementitious fiber board (such as Hardiboard®), brick, stone, or stucco that is generally consistent with the architecture, materials, and color of the main structure and 2. shall incorporate a brick or stone wainscot (36" in height for structures ≤ 12 feet in height; 48" in height for structures >12 feet in height) in an exterior material that is generally similar to or blends with the masonry material of the main structure, as applicable.
601 square feet or greater	Shall generally match the exteriors of the main structure in terms of types of materials, percentages of materials, and color

PART TWO. These regulations supersede any general regulations listed in Part One. However, if a standard is not specifically mentioned within the Specific Accessory Structure regulations in Part Two, the regulations from Part One apply. The following types of accessory structures have specific regulations: Accessory Dwelling Units; Accessory Buildings for Schools and/or Churches; Swimming Pools, Spas, and Hot Tubs; Detached Garages; Carports; Patio Covers or Outdoor Rooms; Patios, Flatwork (Concrete or Pavers); Barns and Farm Accessory Structures; and Greenhouse Structures.

Barns may be constructed of any suitable all-weather material as listed in the adopted International Building Code and are only allowed on lots that are greater than one acre.

COMMENTS FROM PLANNING & ZONING COMMISSION:

Staff received an email from Commission Barley, who had concerns regarding the requirement of an engineered foundation costing homeowners an unnecessary expense. After discussion with the Building Official, staff

determined that the engineered foundation could be required as written in the adopted Building Codes and the ordinance language reflects that change.

In addition, Commissioner Barley was concerned that requiring a high percentage of masonry would not always produce a structure that was compatible with the main structure, due to different subdivisions having different architectural standards. Staff has revised the standards by adding the phrase “generally similar to the material and color of the main structure.” In the case of the medium sized accessory structures (201-600 square feet), the overall material must be “generally similar” to that of the main structure and incorporate a masonry wainscot that is “generally similar” to the masonry material of the main structure, if the main structure has a masonry component. Large accessory structures (those that are 601 square feet and larger, are required to be “generally similar” to not only the masonry materials, but also to the percentages of materials and color. These standards are described in the Table on page 1 of the Executive Summary.

PROPOSED ACCESSORY BUILDINGS ORDINANCE
Chapter 14, Section 14.04.002
Prepared for Planning & Zoning Commission – October 16, 2018
Changes from 9/18/18 Version in Red

Sec. 14.04.002 Accessory buildings and use regulations

PART ONE – GENERAL INFORMATION

- (a) Definition. An accessory building is defined as any structure, either attached or detached from the main dwelling or commercial building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, detached garages and carports, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire-pits, sheds, and other enclosures. Agricultural accessory buildings include barns, stables, coops, or any enclosure designed to accommodate farming or ranching supplies, livestock or fowl. Fences are not included in this definition of “accessory structure.”
- (b) Permit required. An accessory building that is less than or equal to 120 square feet (approximately 10’ X 12’) in size shall not be required to obtain a building permit, but shall meet all height and setback requirements of this article. An accessory building that is greater than 120 square feet in size OR any size structure that is attached to the main building shall be required to have a building permit, be inspected by the City, and meet the requirements of this article.
- (c) Allowed Accessory Building Uses. Allowed accessory uses are listed in the requirements for each zoning district provided for by this Chapter. However, in general, no commercial uses are allowed in an accessory building. In addition, an accessory unit may only be used for dwelling purposes in the AG, Agricultural or SF-E, Single Family Estate zoning districts and in no case may be rented to a person other than a family member of permanent member of the household staff. Home occupations shall not be conducted within an accessory building.
- (d) General Provisions.
 - (1) Attached structures. Any structure that is attached to the principal building shall be considered a part thereof and shall comply with all the requirements for the principal structure, unless otherwise provided herein. Unenclosed structures, such as patio covers and gazebos, may encroach into the rear yard setback so long as a five (5) foot setback is maintained from all property lines.
 - (2) Detached structures. Detached structures shall comply with the requirements set out in this article and may not be located in the front yard or between the primary structure and the street.
 - (3) Easements. Accessory buildings shall not be located within or over an easement or right-of-way, unless approved in writing by the holder of the easement.
 - (4) Prohibited storage. Containerized storage, cargo storage, and/or trailer storage shall not be permitted. Notwithstanding the above, temporary storage pods may be placed within a private driveway (but not blocking any portion of the right-of-way or sidewalk) for a period not to exceed seven (7) days for the purposes of loading or unloading furnishings or other goods.
 - (5) Not allowed in front yard. Accessory structures shall not be located in the front yard area. This excludes temporary uses such as basketball hoops, bike or skateboard ramps or other moveable recreational devices. However, any such device shall be located entirely within the boundaries of the private property and shall not be placed in the right-of-way, the street, the sidewalk, or the parkway (defined as the grassy area between the sidewalk and the curb).
 - (6) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.

(e) General Development Standards for Accessory Buildings.

14.04.002 – Table 1 MAXIMUM NUMBER, TYPE, AND SQUARE FOOTAGE PER LOT SIZE Residential Districts			
	Less than one acre	One acre or greater, but less than 3 acres	Three acres or greater
Max number of accessory structures	2	3, plus barn	No limit
Max square footage of all accessory structures	600 or 25% of house square footage, whichever is greater	4,000	10,000
Max height of accessory structures, measured at eave of structure (other than barns)	10 feet	16 feet	20 feet
Barns allowed (includes other agricultural structures)	No	Yes	10,000
Max square footage of barns	N/A	4,000	No limit
Max height of barns	N/A	35 feet	35 feet

(f) Architectural Standards for Accessory Buildings (barn structures and greenhouses excluded – see Section 14.04.002, Part Two, (h) and (i) for specific regulations related to barns and greenhouses).

- (1) Permits are required for all accessory structures that are greater than 120 square feet.
- (2) Permanent and/or engineered foundations may be required per the adopted International Code.
- (3) Accessory structures less than or equal to 120 square feet are not subject to architectural standards for exterior materials, but must be properly anchored to the ground per the International Residential Code (IRC).
- (4) Accessory structures that are between 121 and 200 square feet shall be constructed of wood, treated engineered wood, metal, cementitious fiberboard, brick, stone, or stucco. Materials from the approved list may be combined.
- (5) Accessory structures that are between 201 and 600 square feet shall be constructed of treated engineered wood, cementitious fiber board, brick, stone, or stucco that blend and compliment the main structure. In addition, accessory structures between 201 and 600 square feet shall incorporate a brick or stone wainscot (36" in height for structures ≤ 12 feet in height; 48" in height for structures >12 feet in height, measured at the eave) in an exterior material that is generally similar to or blends with the masonry material of the main structure, if applicable. Materials from the approved list may be combined.
- (6) Accessory structures that are greater than 600 square feet shall generally match the exteriors of the main structure in terms of types of materials, percentages of materials, and color.
- (7) All accessory structures shall be earth tones in color.
- (8) Metal buildings require raised or standing seams, minimum 26" gauge, corner trim, pre-installed finish.

(g) Setback and Siting Regulations for Most Accessory Structures (see Part Two for specific accessory structure types).

- (1) No accessory structures shall be located in front yards and may not be located in the front yard or between the primary structure and the street.
- (2) Accessory structures that are attached to a residence or non-residential building shall abide by the side and rear yard setbacks of the governing zoning district.
- (3) Detached accessory structures in residential zoning districts shall observe the following side yard setbacks:
 - i. Typical side yard setback shall be three (3) feet.
 - ii. Side yard setback when also facing a street shall be fifteen (15) feet.
- (4) Detached accessory structures in residential zoning districts shall observe the following rear yard setbacks:

- i. Rear yard setback for structures that are less than 250 square feet in size, no greater than eight (8) feet. at the eave line, and screened from the alley or adjacent property by a solid fence shall be three (3) feet.
- ii. Rear yard setback for structures that are 250 square feet in size or greater OR that do not meet the height or fence requirement cited above shall be five (5) feet.
- iii. Accessory Structures adjacent to greenways (parks, golf courses, playground or community open space) shall be the same setback as the main structure in the governing zoning district.

PART TWO –REGULATIONS FOR SPECIFIC ACCESSORY STRUCTURES

These regulations supersede any general regulations listed in Part One. However, if a standard is not specifically mentioned within the Specific Accessory Structure regulations, below, then the regulations from Part One apply.

(a) Accessory Dwelling Units (ADU).

- (1) Application. All ADUs require a building permit that includes a site plan indicating the proposed placement of the accessory dwelling unit.
- (2) Definition. An ADU is a subordinate building/structure intended for habitation. ADUs shall not be permitted without a main building or primary use in existence and are subject to zoning district limitations.
- (3) Zoning. ADUs are prohibited in all zoning districts other than the AG, Agricultural zoning district, SF-E, Single-Family Estate zoning district, **or OT-R, Old Town Residential zoning district.** ADUs shall be allowed as an incidental residential use of a primary residential structure, located on the same lot as the primary residential structure, may be occupied only by the residents or guests of the primary residential structure, and shall meet the following standards:
- (4) Regulations. The following area regulations shall be observed for all ADUs whether located on the ground or erected over a private garage:
 - i. An ADU may not be sold separately from sale of the entire property, including the primary residential structure, and shall not be sublet;
 - ii. An ADU is not permitted without the primary residential structure;
 - iii. Utility services shall be metered by the same meter as that which serves the main structure on the premises;
 - iv. ADUs shall abide by the same setback, height, and architectural regulations as detached garages, except that the rear yard setback shall be twenty (20) feet;
 - v. The total conditioned square footage of an ADU is limited to 800 square feet for lots that are less than one-half (½) acre in size. Lots that are one-half (½) acre or greater in area may construct an ADU up to 1,200 square feet if all other regulations are met. An ADU must be constructed to the rear of the primary residential structure, and **may be attached to or separate from the main dwelling (note that ADUs that are attached to the main structure that cause the overall structure to be greater than the threshold set by the Fire Codes may require the entire structure to be sprinklered);**
 - vi. No ADU or living quarters shall be used or occupied as a place of abode or residence by anyone other than a family member or guest of the owner/occupant of the primary residential structure or a bona fide caretaker, servant or farm worker actually and regularly employed by the landowner or occupant of the main building; and
 - vii. Only one ADU, including a garage ADU, or servant's/ caretaker's quarters, shall be allowed on any lot, and the ADU shall be clearly incidental to the primary residential structure.
- (5) Architectural requirements. ADUs require the following design elements:
 - i. The exterior facades of a ADU shall be constructed of a masonry material (brick, stone, stucco) or materials that are generally similar to the materials used on the main building or structure.
 - ii. Cementitious fiberboard or treated engineered wood may be used to fulfill masonry requirements for an accessory building or structure of 200 square feet or less.
- (6) Approval. Building permits for ADUs are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.

- (b) Accessory Buildings for Schools and/or Churches.
- (1) Application. All accessory buildings used for schools or churches require a building permit.
 - (2) Regulations. The following regulations apply to school and church accessory buildings:
 - i. Churches, regardless of the zoning district, may have no more than two (2) accessory buildings. The total floor area of all accessory buildings shall not exceed thirty (30%) of the square footage of the first floor of the main building or 3,000 square feet, whichever is less. Accessory buildings utilized by churches are exempt from the Architectural Standards listed in this section.
 - ii. Schools, regardless of the zoning district, may utilize accessory/temporary buildings only as approved by the Planning and Zoning Commission and the City Council. Accessory buildings utilized by schools are exempted from the Architectural Standards listed in this section.
 - (3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (c) Swimming Pools, Spas, and Hot Tubs.
- (1) Application. All swimming pools and spas/hot tubs require a building permit.
 - (2) Regulations. The following regulations apply to swimming pools and spas/hot tubs:
 - i. Shall not be located in the front yard area;
 - ii. Shall comply with the minimum side yard and corner lot requirements for accessory structures;
 - iii. The setback from any building line to the water's edge shall be a minimum five (5) feet; and
 - iv. The setback from any building line to decking or flatwork shall be a minimum three (3) feet.
 - (3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (d) Detached Garages.
- (1) Application. All detached garages require a building permit.
 - (2) Regulations. The following regulations apply to detached garages:
 - i. Front yard setback for front-loading garages shall be twenty (20) feet;
 - ii. Rear yard setback for alley access garages shall be twenty (20) feet;
 - iii. Side yard setback for garages with access to a side street shall be twenty (20) feet.
 - iv. Typical side yard setback shall be five (5) feet;
 - v. The size, height, and architectural restrictions are the same as for accessory structures listed in Table 1 of this section, except that a minor height waiver for associated pitched roofs may be granted at the discretion of the Director of Development Services.
 - vi. An exception to the sixteen (16) foot maximum height for a detached garage may be granted at the discretion of the Director of Development Services for garages that are planned for oversized vehicles, such as RVs, boats, etc. so long as the overall height remains lower than the overall height of the main structure.
 - (3) Architectural requirements. The exterior facades of detached garages shall be constructed of materials that generally match the main building in percentage of masonry and other exterior products.
 - (4) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (e) Carports.
- (1) Application. All carports require a building permit which includes a site plan indicating the proposed placement of the carport.
 - (2) Regulations. The following regulations apply to carports:
 - i. Support poles metal;
 - ii. Carports shall have a pitched roof or be sufficiently slanted to drain, be attached to the primary residence, and meet the same building setbacks as garages;
 - iii. Carports are prohibited in any front yard;

- iv. Setbacks for carports shall be the same as for the primary structure in the governing zoning district.
 - v. Manufactured homes may install a carport, which shall be designed to shelter a maximum of two (2) vehicles, shall not exceed ten (10) feet in height, and shall not be located closer than three (3) feet to any side or rear lot line.
- (3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (f) Patio Covers or Outdoor Rooms.
 - (1) Application. All enclosed or covered patios require a building permit for the above-ground structure.
 - (2) Regulations. The following restrictions shall apply to all covered patios, enclosed patios or partially enclosed patios, patio covers, outside rooms and other similar installations.
 - i. Patio covers or outside rooms that are attached to the primary structure and are less than or equal to 250 square feet are allowed within three (3) feet of any property line;
 - ii. Patio covers or outside rooms that are attached to the primary structure and are greater than 250 square feet are allowed within five (5) feet of any property line or the same setback for the primary structure, whichever is greater;
 - iii. Metal or wood may be used as support structures, but the wood must be treated or otherwise impervious to rotting;
 - iv. Open roofing on patio covers and/or outdoor rooms may be constructed of wood beams that have been treated or otherwise impervious to rotting; and
 - v. Covered or partially enclosed patios may be connected to the primary structure, however, should the applicant wish to convert the partially enclosed patio into a fully functioning room, the setbacks for the zoning district in which the residence is located shall apply.
 - (3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (g) Patios, Flatwork (Concrete or Pavers).
 - (1) Application. All patios and other residential flatwork require a building permit.
 - (2) Regulations. The following restrictions shall apply to all impervious surface, concrete, grading, and other similar installations.
 - i. All new parking, drives, and approaches must be constructed with concrete to the City's engineering design criteria.
 - ii. Any flatwork, foundation, or slab greater than 200 square feet must be drawn to City standards by a licensed engineer and display the engineer's seal.
 - iii. No flatwork is allowed within three (3) feet of any property line, nor in the front yard area, unless the flatwork is for a driveway to a front-loading garage. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback.
 - iv. Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork must be sloped or graded to drain.
 - v. Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other interior paved feature.
 - vi. A residential property shall continue to maintain the majority of each of its yards in living landscape, as required by the Landscape ordinance and administered by the Director. Mulch, gravel, rock gardens, decorative stone, and similar material may be used for patterns, beds, erosion control, and in other limited application with adequate associated landscaping; however, their use shall not be the predominant groundcover.
 - (3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (h) Barns and Farm Accessory Structures.
 - (1) Application. All farm accessory structures require a building permit regardless of the size of the

structure.

- (2) Regulations. The following regulations apply to barns, sheds or livestock shelters:
 - i. A barn, shed or shelter for the keeping of livestock, crops or equipment related to the operation of a farm.
 - ii. Barns are not allowed on lots that are less than one (1) acre in size.
 - iii. The site must be currently classified and in operation as an agricultural enterprise.
 - iv. Barns may be constructed of any suitable all-weather material as listed in the adopted International Building Code.
 - v. The height of barns or other farm accessory structures shall not exceed thirty-five (35) feet, measured from the ground to the ridge line.
- (3) Approval. Building permits for farm accessory structures are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.

(i) Greenhouse Structures.

- (1) Application. Greenhouse structures require a building permit if 120 square feet or greater.
- (2) Regulations. The following regulations apply to greenhouses:
 - i. Greenhouses may be constructed of glass, opaque plastic, and other all-weather material as listed in the adopted International Building Code.
 - ii. Typical side yard setback shall be three (3) feet.
 - iii. Side yard setback when also facing a street shall be fifteen (15) feet.
 - iv. Rear yard setback for structures that are less than 250 square feet in size, no greater than eight (8) feet at the eave line, and screened from the alley or adjacent property by a solid fence shall be three (3) feet.
 - v. Rear yard setback for structures that are 250 square feet in size or greater OR that do not meet the height and fence requirement cited above shall be five (5) feet.
- (3) Approval. Building permits for greenhouses are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.