



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 19, 2021
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

A. P&Z Appointment for Chair and Vice-Chair

III. CONSENT AGENDA:

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

A. Minutes Approval:

1. Minutes from the September 21, 2021, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to zone an approximately 43 acre tract of land to Collin County Outer Loop Overlay District (CCOLO), generally located north of the future Collin County Outer Loop and approximately 2,050 feet east of Smiley Road, within the City Limits. (Boilermaker Investments – Zoning)
- B. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 21 on approximately 270 acres with a base of the Dallas North Tollway Overlay District (DNTO), generally located at the northwest corner of future Dallas North Tollway and FM 455, within the City Limits. (Parkwood – PD Amendment)

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a “Batch Plant, Permanent” use on an approximately 64 acre tract of land, generally located at the northeast corner of County Road 51 and future Punk Carter Parkway, within the City Limits. (Bradford Batch Plant – SUP)
- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 5.3 acres of land, generally located north of FM 455 and approximately 1,565 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church – DA)
- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 100 acres of land, generally located at the northeast corner of County Road 106 and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (The Estates at Bonita Lake – DA)
- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9.8 acres of land, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green – DA)

V. **ADJOURNMENT:**

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

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

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



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 21, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Charles Haley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
Shelby Barley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the August 17, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Lilyana Phase 6 Marigold Lane, being an approximately 2 acre tract of land situated in the W. Wilhite Survey, Abstract 1002, Collin County, Texas; generally located east of County Road 83 (future Coit Road) and approximately 1,800 feet north of Frontier Parkway. (Lilyana Phase 6 Marigold Lane- Final Plat)

- C. Consider and act upon a Final Plat for Coit Frontier Villas, being an approximately 11 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located 440 feet east of the County Road 83 (future Coit Road) and approximately 330 feet north of Frontier Parkway. (Coit Frontier Villas - Final Plat)

- D. Consider and act upon a Preliminary Plat for Hillside Village, being an approximately 72 acre tract of land situated in the Collin County School Land Survey 14, Abstract No. 167, Collin County, Texas; generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane. (Hillside Village - Preliminary Plat)
- E. Consider and act upon a Preliminary Plat for Green Meadows Phase 2 & 3, being an approximately 346 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas; generally located south of FM 428 (Future Outer Loop), and approximately 3,200 feet west of Legacy Drive. (Green Meadows Phase 2 & 3- Preliminary Plat)

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

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

- A. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 93 on 8 acres, generally located east of FM 1385, and approximately 560 feet north of Ballenger Road within the City Limits. (Legacy Storage – PD Amendment)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Matt Moore, Applicant, 301 South Coleman, Suite 40, Prosper, Texas 75058, stated that he was available to answer questions.

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

The commissioners discussed the item.

Vice Chair Haley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone an approximately 1.3-acre tract of land to Commercial, Office & Retail Zoning District (C), generally located east of FM 1385, and approximately 990 feet north of Tudor Place, within the Extraterritorial Jurisdiction (ETJ). (FM 1385 Retail – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Barley motioned to approve the item as proposed.

Vice Chair Haley seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone an approximately 30-acre tract of land to Multi-Family Zoning Districts (MF-2/MF-3), generally located west of Louisiana Drive, and approximately 660 feet north of Poplar Street, within the City Limits. (Uptown Multi-Family – Zoning)

Ms. Lopez presented the staff report.

Chairman Hangartner opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Haley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

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

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5- DA)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Steve Robinson, 10401 County Road 58, Celina, Texas 75009, requested that the agricultural heritage of the adjacent properties is considered when designing the ultimate configuration of the subject property. He suggested having open space serve as a buffer between the subject property and adjacent properties.

Matt Moore, Applicant, 301 South Coleman, Suite 40, Prosper, Texas 75058, stated that he was available to answer questions.

Dale Bainum, 3541 Heritage Trail, Celina, Texas 75009, asked about the "flex" zoning definition.

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

The commissioners discussed the item.

Dusty McAfee, Director of Development Services, addressed the commission.

Commissioner Becker motioned to approve the item with the condition that commercial uses are located along the northern and eastern boundaries of the property and multifamily and industrial uses are limited to the remainder of the tract along the southern boundary.

Commissioner Barley seconded the item.

The motion was approved 5 to 1, with commissioner Poché being the dissenting vote.

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

- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an “Auto, Gas Pumps/Fuel Sales” use on an approximately 2.4 acre tract of land, generally located at the southeast corner of Preston Road and Punk Carter Parkway, within the City Limits. (7-Eleven – Carter Ranch - SUP)

Mr. McAfee stated that the applicant had withdrawn the application and that no action by the commission was necessary.

Chairman Hangartner opened the public hearing.

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

RESULT:	NO ACTION
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V. ADJOURNMENT:

Chair Hangartner announced Vice Chair Haley's resignation from the commission and thanked him for his service to the City of Celina.

Chair Hangartner adjourned the meeting at 6:47 p.m.

Minutes Acceptance: Minutes of Sep 21, 2021 5:30 PM (Minutes Approval)



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 19, 2021
Re: (Boilermaker Investments - Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 43 acre tract of land to Collin County Outer Loop Overlay District (CCOLO), generally located north of the future Collin County Outer Loop and approximately 2,050 feet east of Smiley Road, within the City Limits. (Boilermaker Investments – Zoning)

Applicant:

Dan Metevier
Boilermaker Capital, LLC
3308 Preston Road, Suite 350, #243
Plano, TX 75093

Background Information:

The property is approximately 43 acres, and currently zoned Agriculture zoning district. The applicant is requesting a rezoning to the Collin County Outer Loop Overlay (CCOLO) zoning district but does not have any immediate plans to develop. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



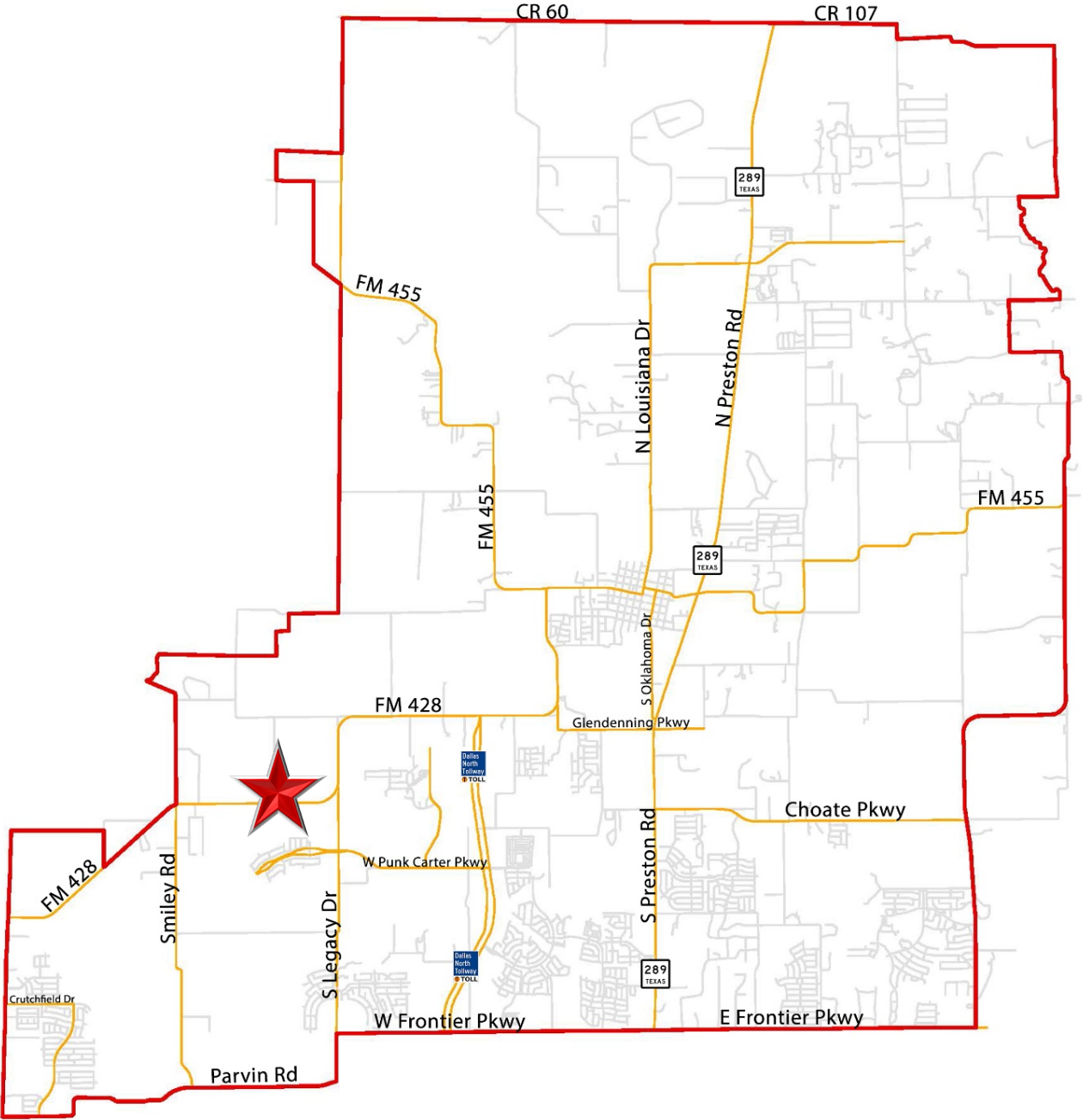
Packet Pg. 8

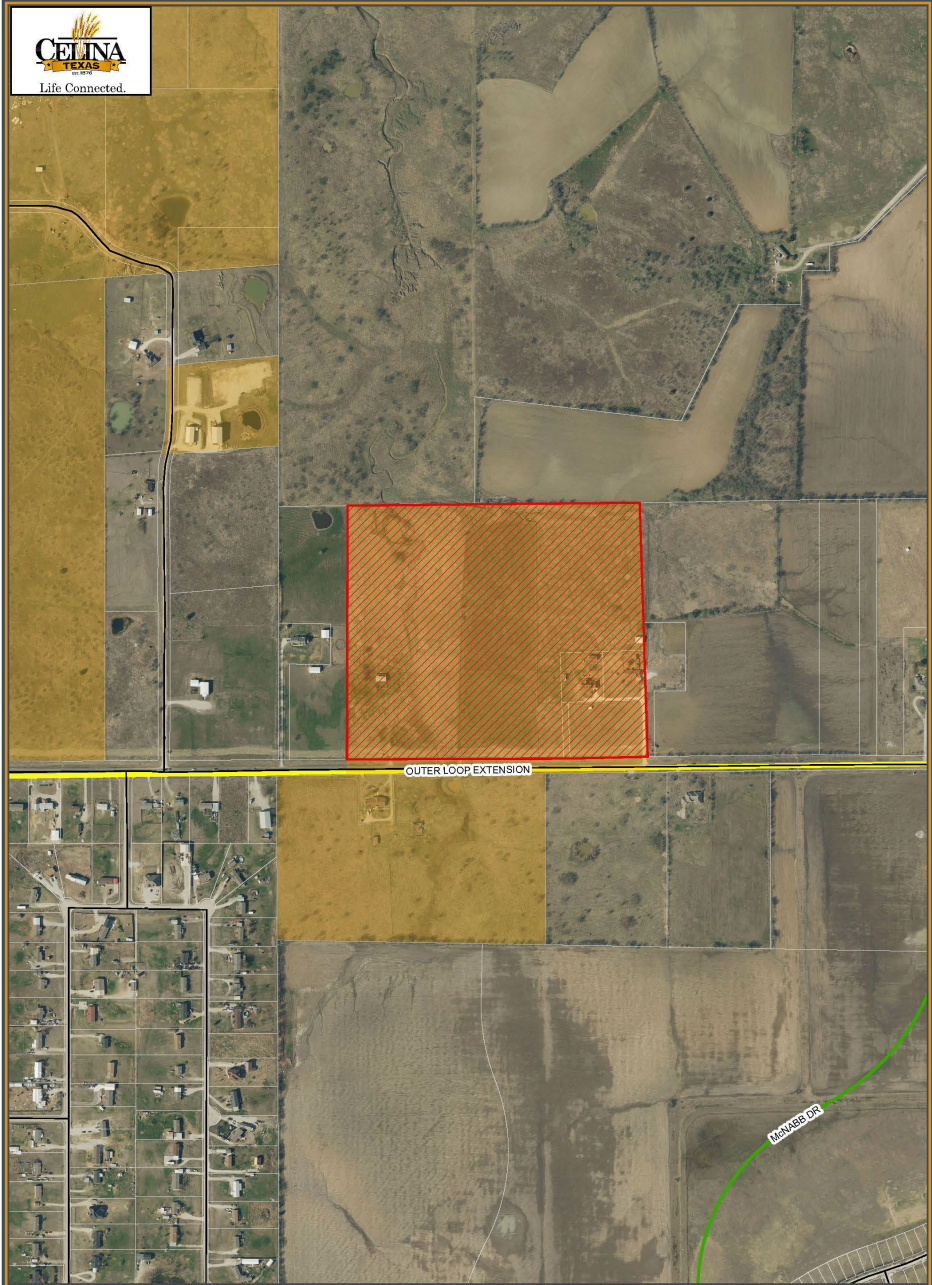
BOILERMAKER INVESTMENTS

Rezoning

Planning & Zoning Commission
October 19, 2021







LOCATION MAP

The subject property is generally located north of the future Collin County Outer Loop and approximately 2,050 feet east of Smiley Road

BACKGROUND

- The property is approximately 43 acres, within City Limits, and currently zoned Agriculture (AG)
- The applicant is requesting to rezone the property to Collin County Outer Loop Overlay District (CCOLO)
- The applicant does not have any immediate plans to develop

POLICY CONSIDERATIONS

- The property is along the Collin County Outer Loop, and the requested zoning is appropriate for this location
- The applicant will be able to market the property appropriately with this base zoning district

RECOMMENDATION

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



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 19, 2021
Re: (Parkwood - PD Amendment)

Action Requested:

Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 21 on approximately 270 acres with a base of the Dallas North Tollway Overlay District (DNTO), generally located at the northwest corner of future Dallas North Tollway and FM 455, within the City Limits. (Parkwood – PD Amendment)

Applicant:

New Parkwood, LP
PO Box 3328
Sherman, TX 75091

Background Information:

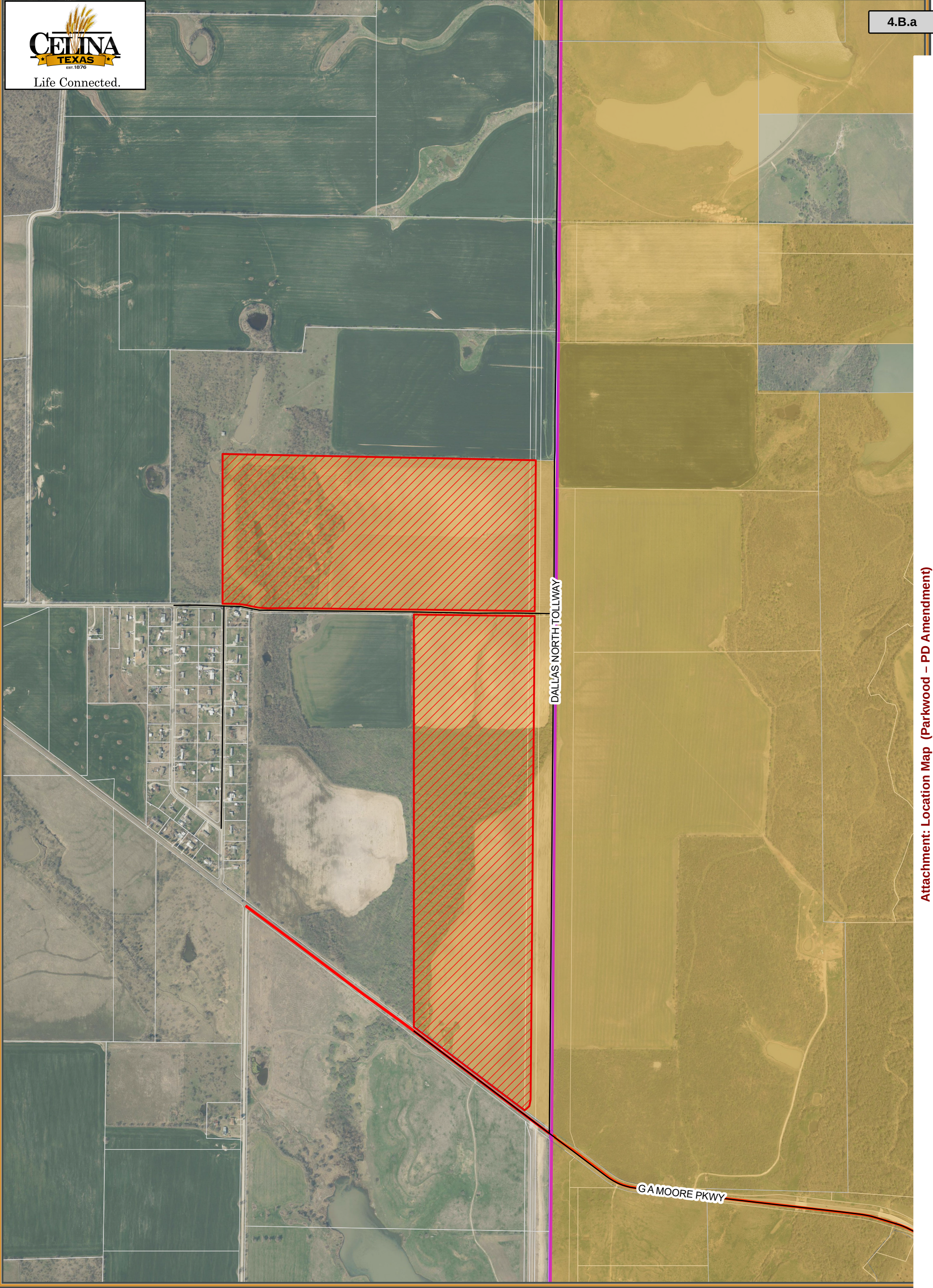
The property is approximately 270 acres, and currently zoned Planned Development (PD) No. 21. The applicant is requesting to amend the PD with a base zoning of the Dallas North Tollway Overlay (DNTO) zoning district. Please refer to the attached documents for further information.

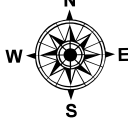
Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



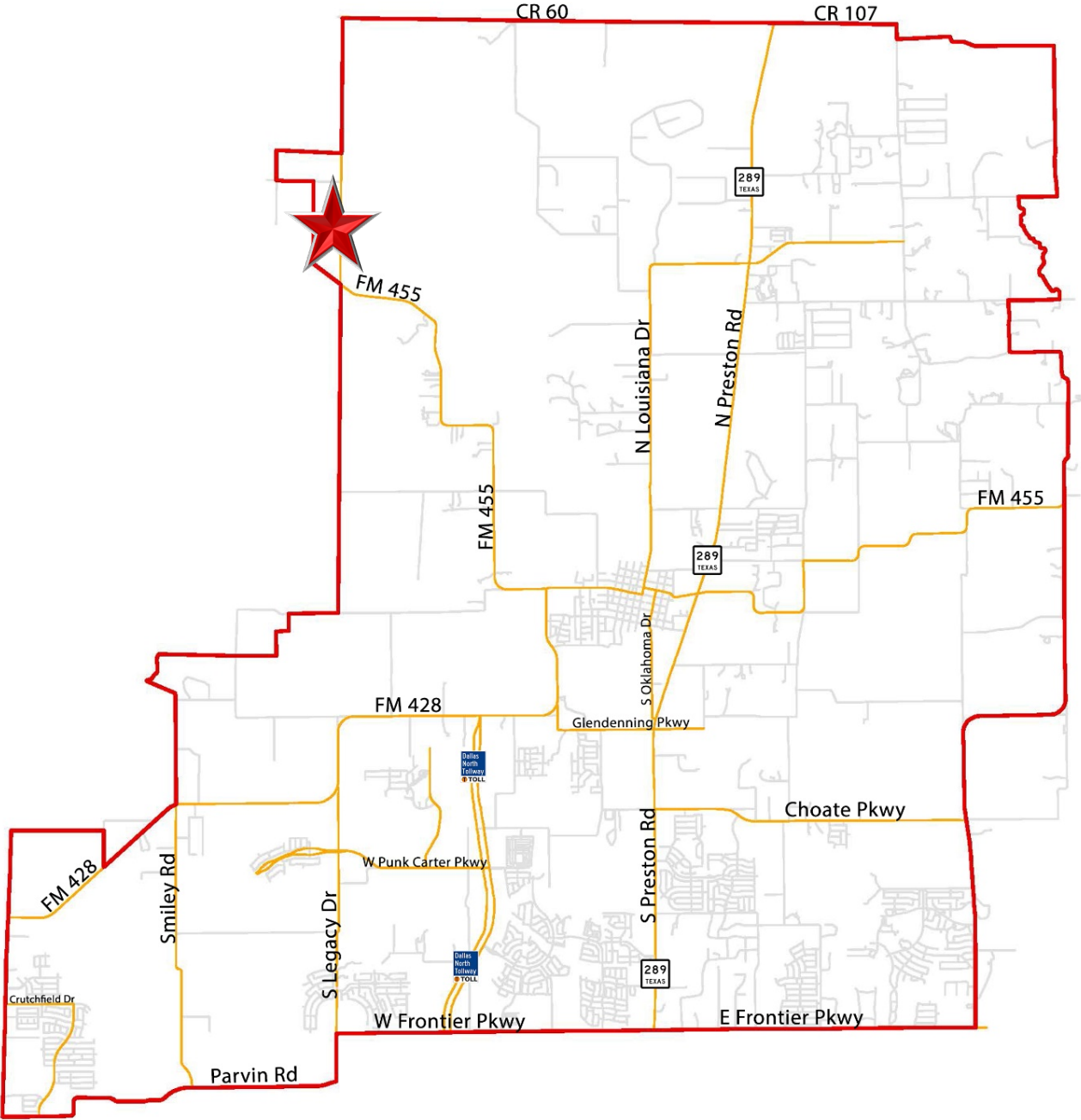
Legend  Subject Property  City Limits  Roads  Parcels	Parkwood Location Map City of Celina 9/28/2021	 05001,000 Feet
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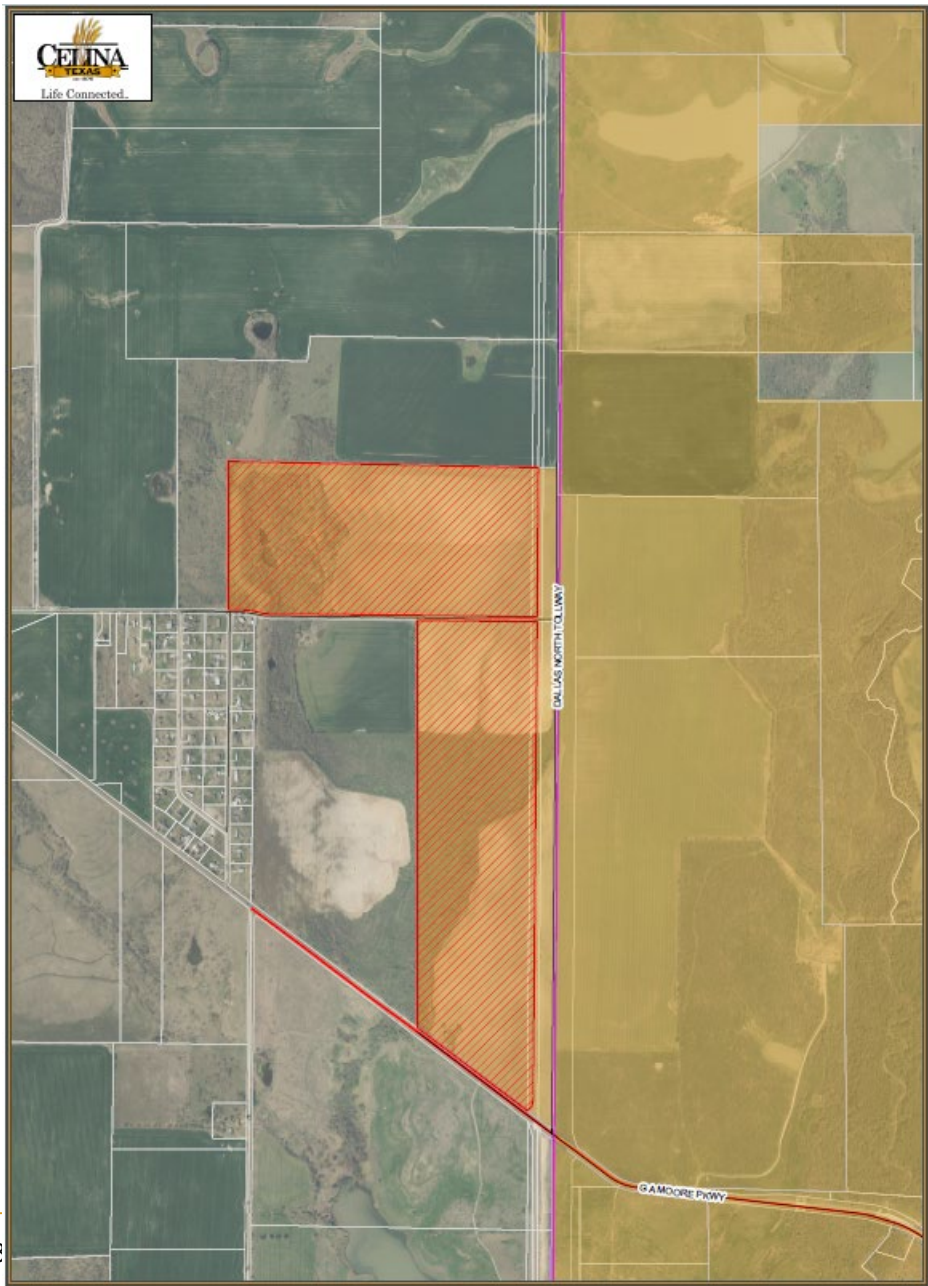
PARKWOOD

PD Amendment

Planning & Zoning Commission
October 19, 2021







LOCATION MAP

The subject property is generally located at the northwest corner of future Dallas North Tollway and FM 455

BACKGROUND

- The property is approximately 270 acres, within City Limits, and currently zoned Planned Development (PD) No. 21
- The governing PD # 21 was approved in 2006 and allows for a mix of land uses, including Commercial, Office, and Multifamily
- The applicant's request is to amend the PD, including the development regulations, to have a base zoning of Dallas North Tollway Overlay (DNTTO)
- The property owner originally annexed in 2006 to help prevent Dynavest from being an out-of-city district expansion of Talley Ranch

CONCEPT PLAN

7 - RESERVED PARCELS - PARCEL SEVEN - 21.2 AC.

No. of Parcels	13
Total Sq. Ft.	925,219

8 - SPORTS + ENTERTAINMENT - PARCEL EIGHT - 21.76 AC.

	Sq. Feet Per Bldg	
Sports Complex	114,400	
Specialty Retail- Life Style	120,000	
Jr. Anchor	20,000	One Story
Cinema	26,200	One Story
Total Sq. Ft.	302,500	16 Screens

9 - BUSINESS COMPLEX - PARCEL NINE - 33.46 AC.

Floors	Sq. Feet Per Bldg	
Office Suite Building 1	1	18,160
Office Suite Building 2	1	9,000
Office Suite Building 3	1	9,000
Office Suite Building 4	1	20,200
Office Suite Building 5	1	14,400
Office Suite Building 6	1	19,100
Office Suite Building 7	1	9,000
Total Sq. Ft.		99,860
Fitness Club	1	2,300
126 Key Hotel	5	2,300
Restaurant	1	11,000
Restaurant	1	11,000
Total Sq. Ft.		86,400
Total Complex Sq. Ft.		194,260

Building J 1 2,300

Building K 2 11,000

Building L 2 11,000

Building M 1 2,100

Building N 2 10,500

Building O 2 9,400

Building P 2 10,300

Total Sq. Ft. 86,400

10 - RESERVED PARCELS - PARCEL TEN - 6.62 AC.

No. of Parcels	11
Total Sq. Ft.	268,432

11 - RETAIL SHOPPING CENTER - PARCEL FIVE - 37.7 AC.

	Sq. Feet Per Bldg
Major Anchor	103,525
Jr. Anchor A	29,900
Jr. Anchor B	39,400
Jr. Anchor C	37,800
Jr. Anchor D	21,400
Facility Shops	53,400
Total Bldgs. SF	287,425

12 - MAJOR ANCHOR RETAIL - PARCEL TWELVE - 18.7 AC.

Major Anchor	173,100
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POLICY CONSIDERATIONS

- The property is along the Dallas North Tollway, and the requested zoning is appropriate for this location
- The request for 150 SF-R and 350 SF-A units seems appropriate given the unique shape of the property and the limitation from fronting onto the DNT
- The existing PD allows for 1,000 MF units, so the request to restrict that to 500 units also seems reasonable

RECOMMENDATION

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

Development Regulations

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning shall be the Dallas North Tollway Overlay District, with the following special ordinance provisions.

The subject property may develop:

1. Maximum of 150 units of single family detached residential, abiding by the SF-R zoning district.
2. Maximum of 350 units of single family attached, abiding by the SF-A zoning district.
3. Maximum of 500 units of MF-2 (Multi-Family Urban Edge).
4. The sub-districts of the DNTD may expand or contract by up to 20%.
5. No single family project may front onto the DNT.

Architecture:

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 19, 2021
Re: (Bradford Batch Plant - SUP)

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a "Batch Plant, Permanent" use on an approximately 64 acre tract of land, generally located at the northeast corner of County Road 51 and future Punk Carter Parkway, within the City Limits. (Bradford Batch Plant – SUP)

Applicant:

Brian Mahavier
US Concrete
331 North Main Street
Euless, TX 76039

Background Information:

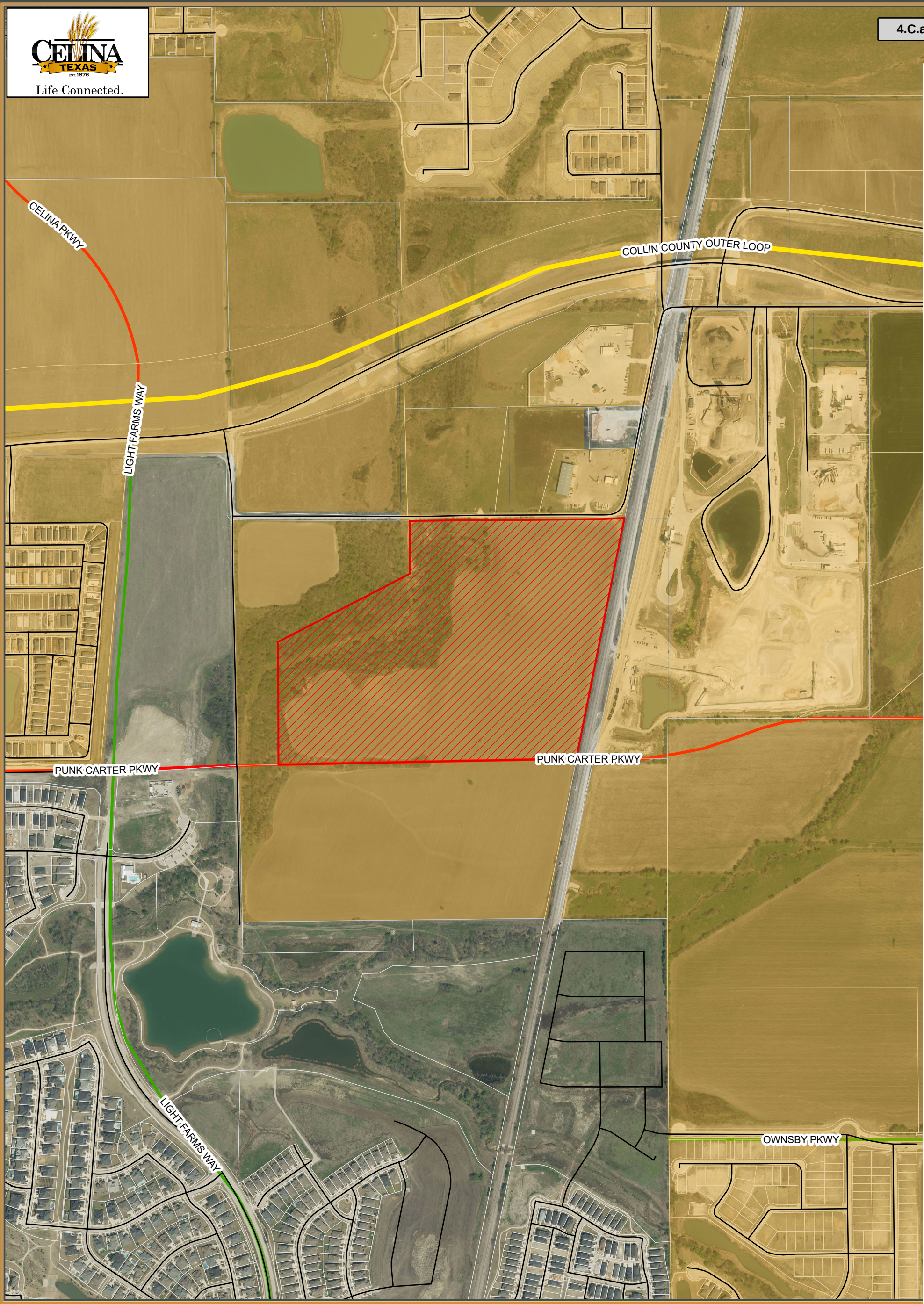
The property is approximately 64 acres, within the City Limits, and zoned Industrial. The applicant is requesting a Specific Use Permit to operate a "Batch Plant, Permanent" use. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Special Ordinance Provisions

Staff Recommendation:

Staff recommends approval as presented.



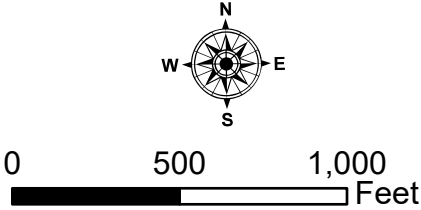
Attachment: Location Map (Bradford Batch Plant – SUP)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Bradford Batchplant
Location Map
City of Celina

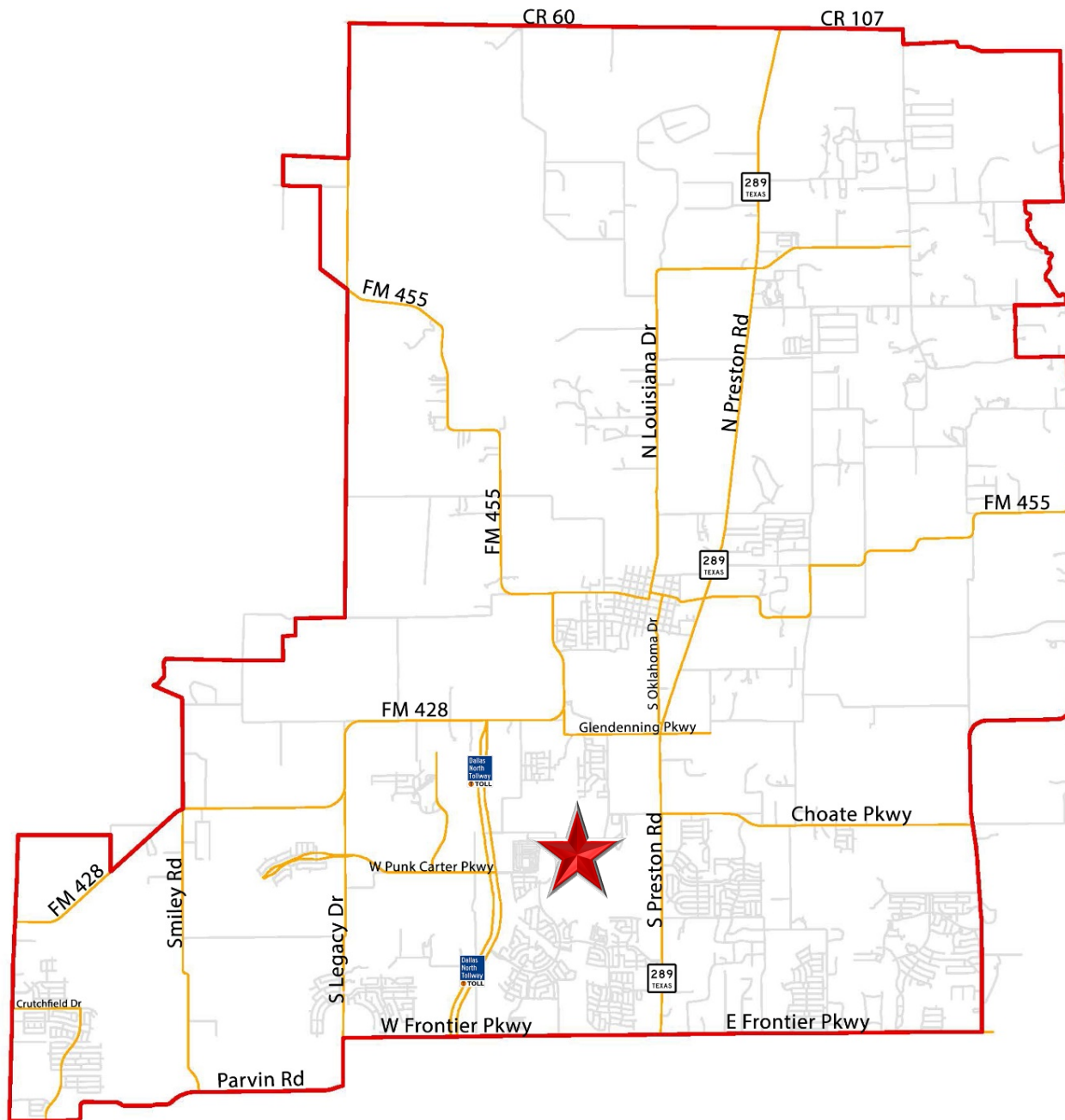
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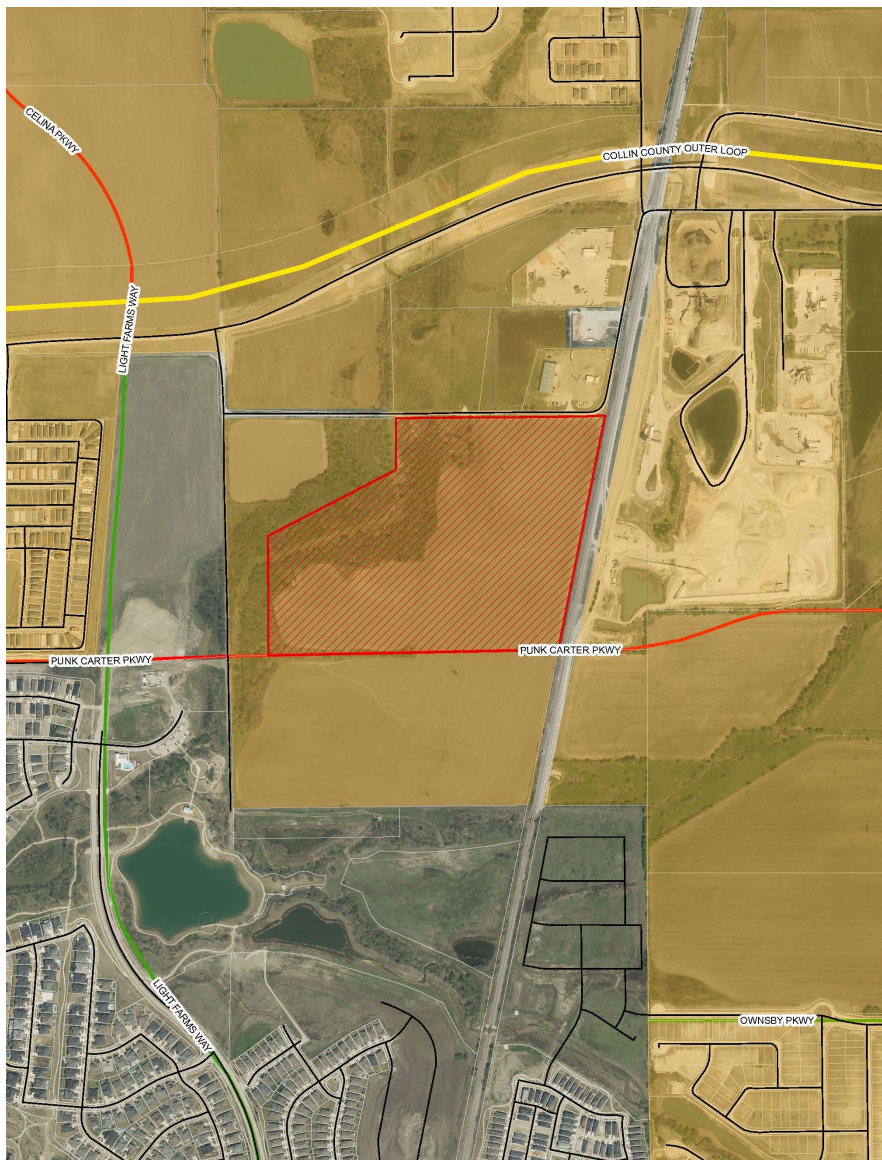


BRADFORD BATCH PLANT

Planning & Zoning Commission
October 19, 2021







LOCATION MAP

The subject property is generally located at the northeast corner of County Road 51 and future Punk Carter Parkway

BACKGROUND

- The subject property is approximately 64 acres, located within the City Limits
- The property is currently zoned Industrial
- The applicant desires to operate a Batch Plant

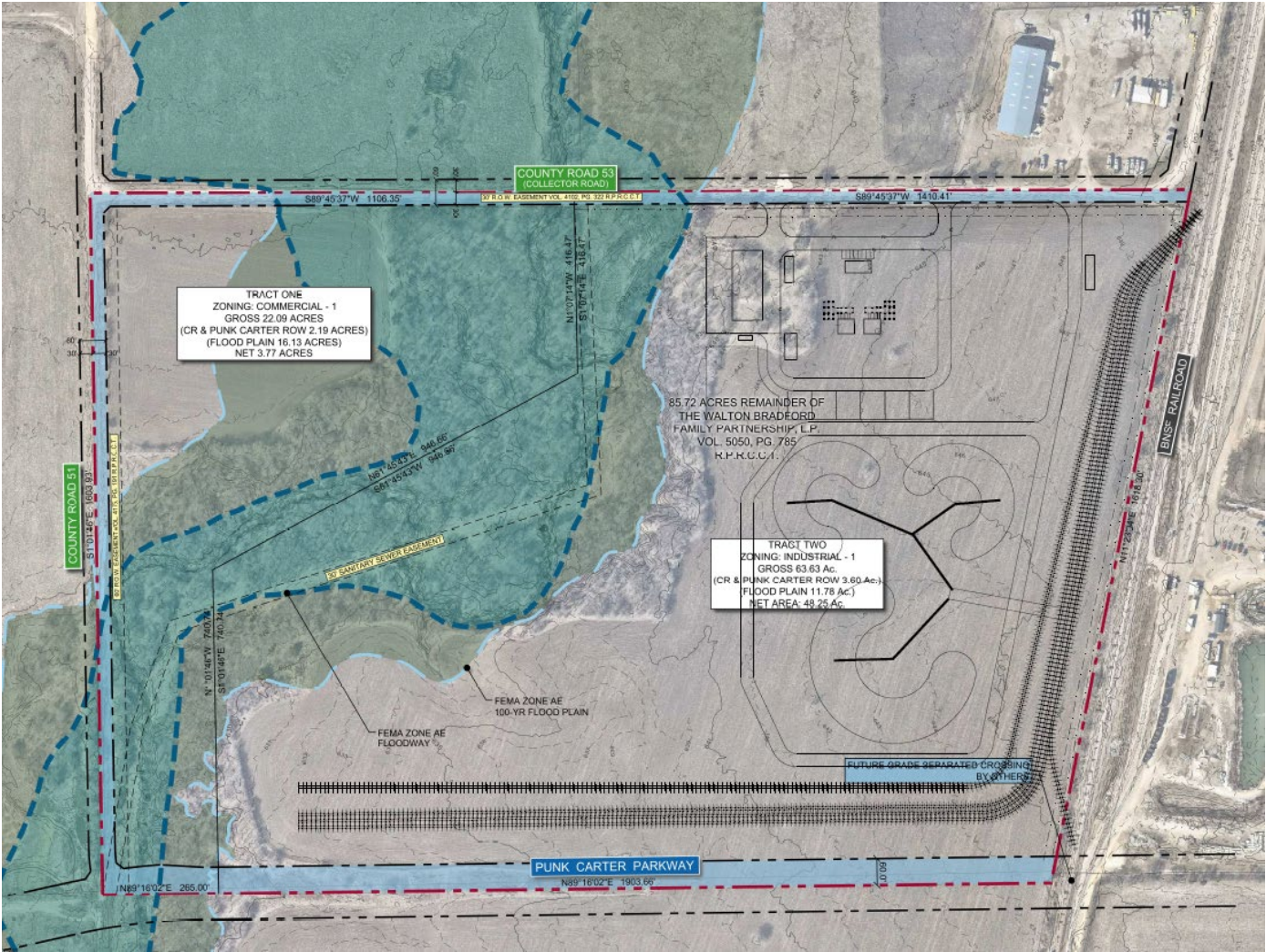
ZONING OVERVIEW

- The Zoning Ordinance requires a Batch Plant, Permanent, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Industrial zoning district

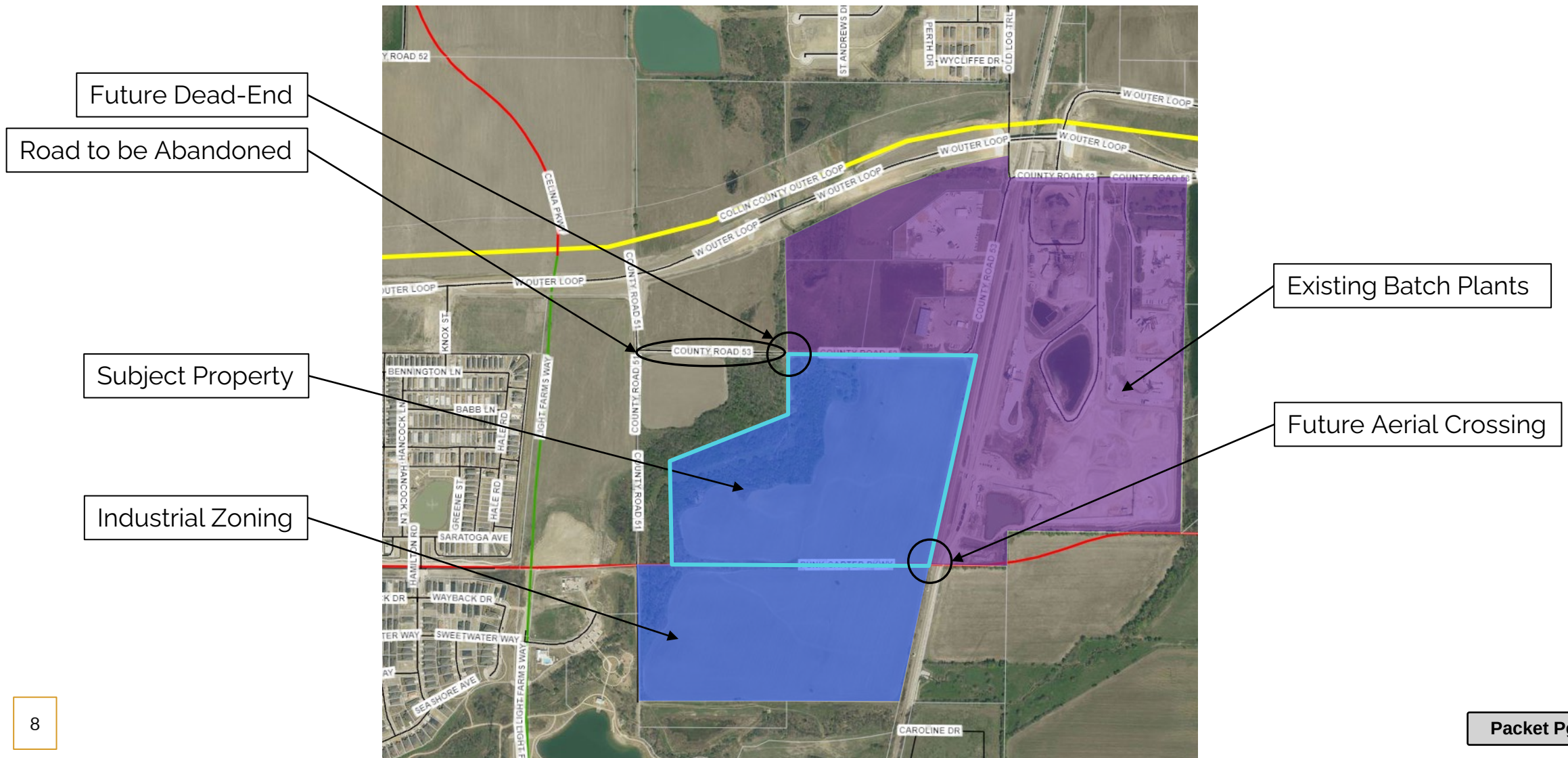
SUP OVERVIEW

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

CONCEPT PLAN



AREA OVERVIEW



POLICY CONSIDERATIONS

- The subject property's existing base zoning is Industrial
- The property is located under a future bridge with no direct frontage onto Punk Carter Parkway, and with limited access from CR 53, which will be a dead-end in the future
- The western boundary is a floodplain
- The property is adjacent to several existing batch plants already in operation and/or under construction
- The proposal is positive for the tax base

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in November
- Staff recommends approval with the following special ordinance provisions:
 - 12' tall masonry screening wall along any rights-of-way (consistent with previous plants)
 - Typical performance standards (lighting, screening, height, dust, State and Federal compliance, etc.)

Special Ordinance Provisions

- A modular building is permitted to serve the office.
- A 12' tall solid, masonry wall shall be installed along any rights-of-way.
- All on-site lighting shall be properly shielded.
- No overhead utilities are allowed.
- The onsite storage of materials shall not exceed 45 feet in height.
- The hours of operation are allowed to be 24-7.
- All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
- If any of the above conflict the Code of Ordinances, State regulations, or any other regulations, the stricter of the regulations shall apply.
- A valid certificate of occupancy is conditional upon continued compliance with the Texas Commission on Environmental Quality, Federal Emergency Management Administration, and all other governmental agencies.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 19, 2021
Re: (Trails Baptist Church - DA)

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 5.3 acres of land, generally located north of FM 455 and approximately 1,565 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church – DA)

Applicant:

Russell Kennedy, PE
The Trails Church
PO Box 248
Celina, TX 75009

Background Information:

The property is approximately 5.3 acres and within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract for an assembly use ("Assembly Uses, Churches and Houses of Worship"). Please refer to the attached documents for further information.

Supporting Documents:

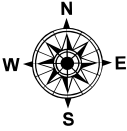
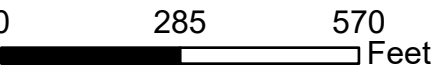
- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



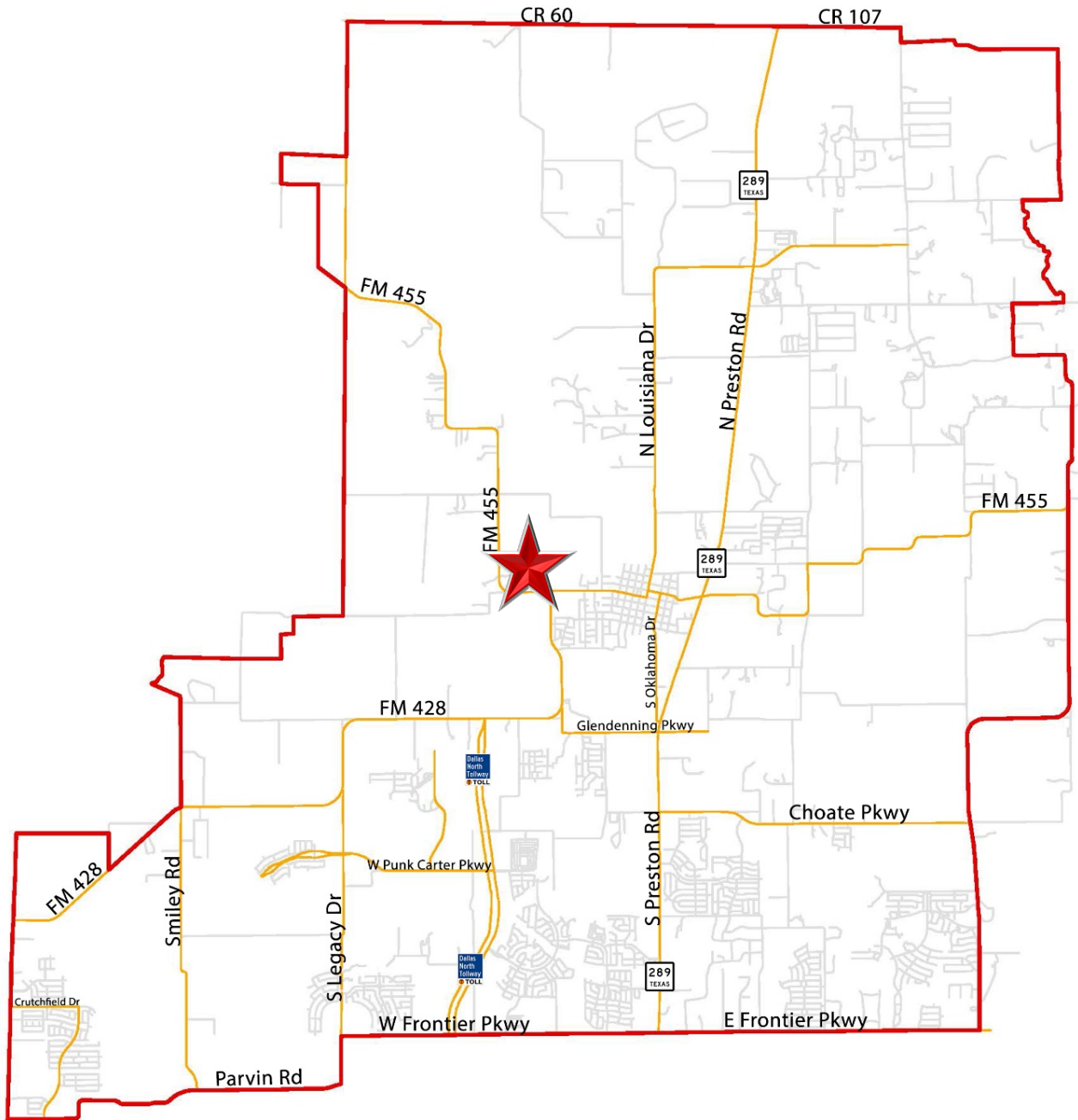
Attachment: Location Map (Trails Baptist Church – DA)

Legend  Subject Property  City Limits  Roads  Parcels	Trails Church Location Map City of Celina 9/28/2021	 
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TRAILS BAPTIST CHURCH

Planning & Zoning Commission
October 19, 2021







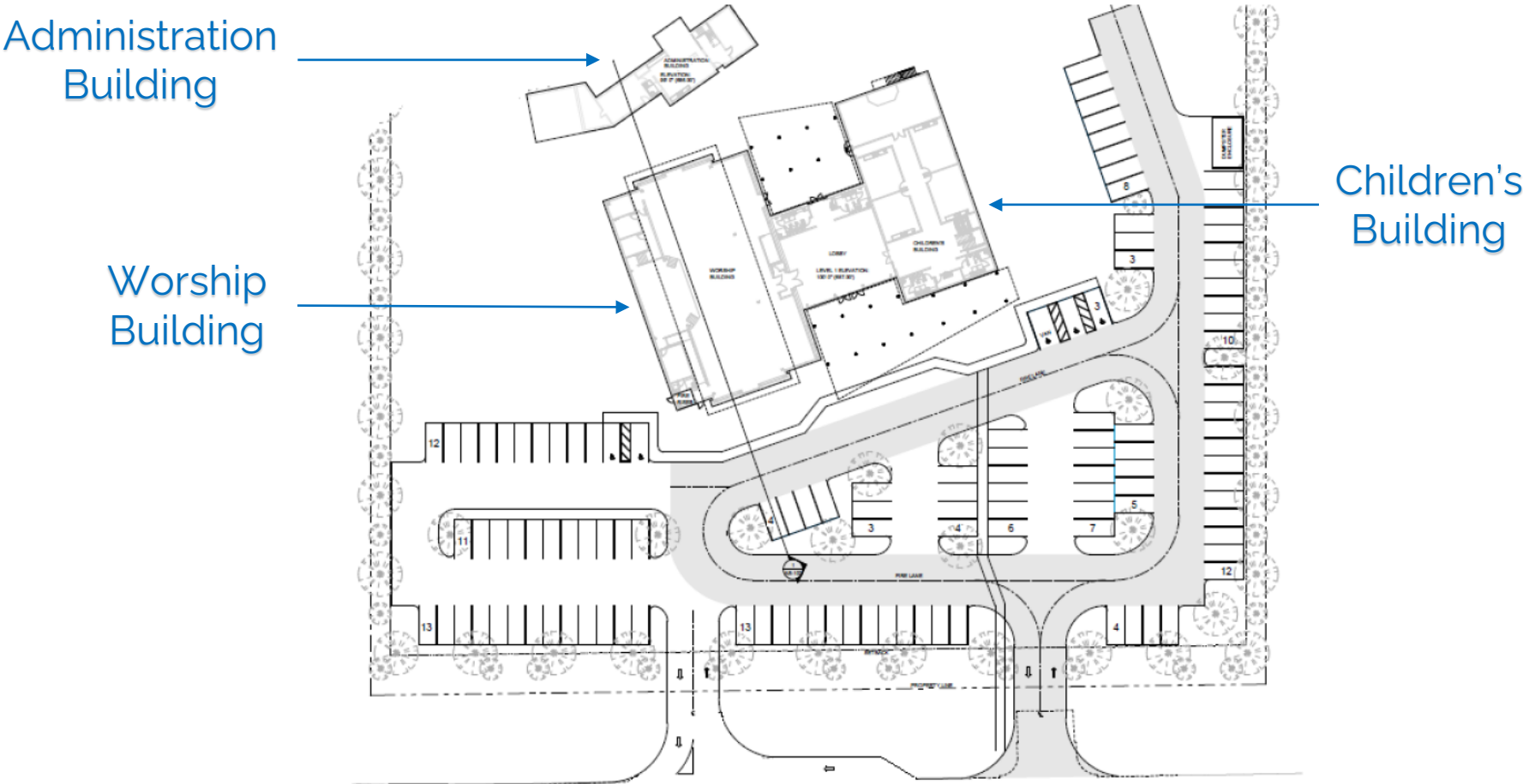
LOCATION MAP

THE SUBJECT PROPERTY IS
GENERALLY LOCATED
NORTH OF FM 455 AND
APPROXIMATELY 1,565 FEET
WEST OF FUTURE CELINA
PARKWAY.

BACKGROUND

- The subject property is approximately 5.3 acres and located in the Extraterritorial Jurisdiction (ETJ)
- No pre-annexation agreement exists on the property
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City

CONCEPT PLAN



EXISTING FM 455 (TxDOT)

AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and zoning for the 5.3 acres, which is currently developed as a church
- The agreement contemplates an expansion to the existing church building
- The proposed zoning would be Community Facilities District, which is appropriate for an Assembly Use project

POLICY CONSIDERATIONS

- The DA brings an additional 5.3 acres into the City Limits
- City standards apply (architecture, landscape, etc.)

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 19, 2021
Re: (The Estates at Bonita Lake - DA)

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 100 acres of land, generally located at the northeast corner of County Road 106 and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (The Estates at Bonita Lake – DA)

Applicant:

Nathan Thompson, PE
Peloton Land Solutions
11000 Frisco Street, Suite 400
Frisco, TX 75033

Background Information:

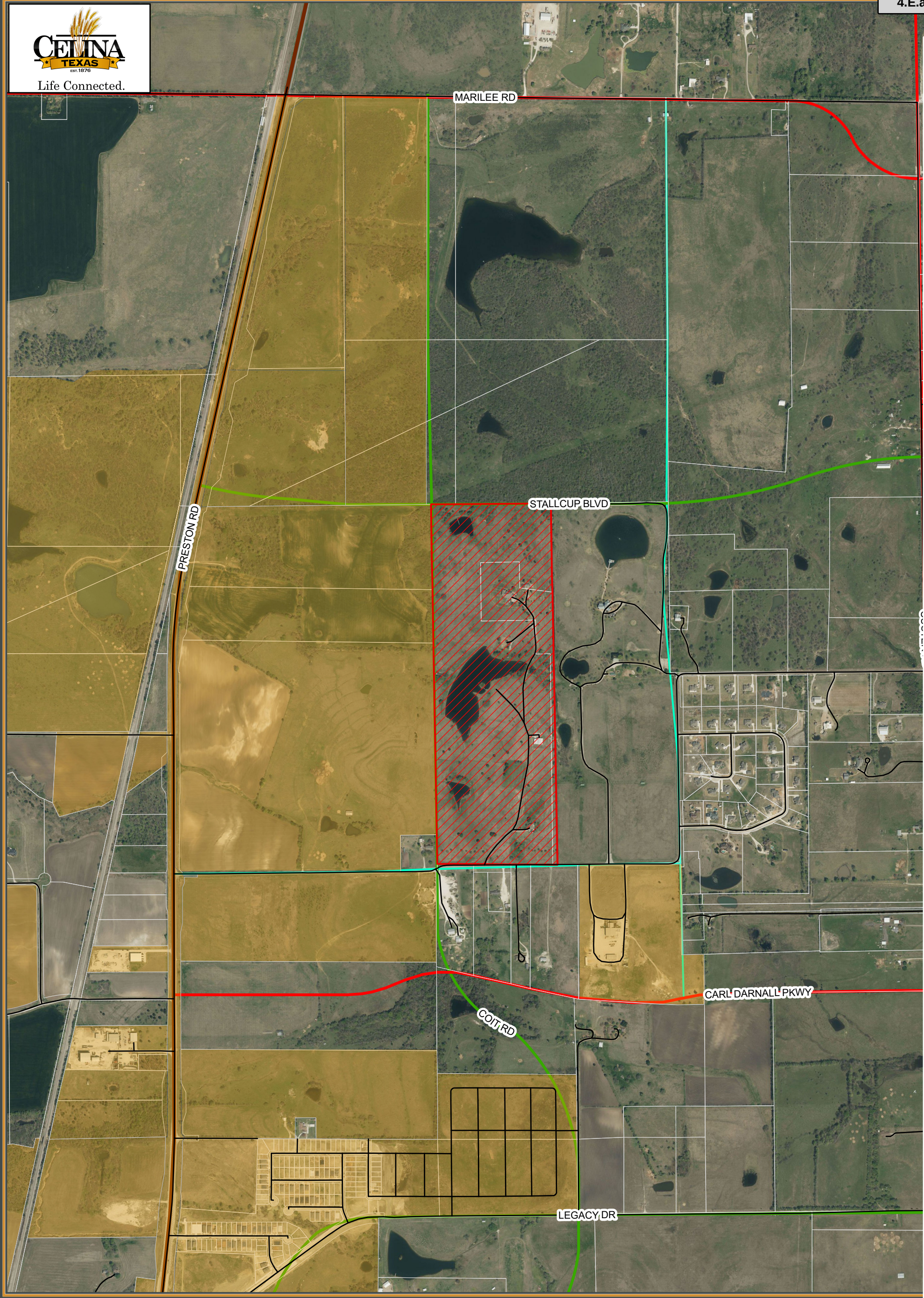
The property is approximately 100 acres and within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract for an estate residential neighborhood. Please refer to the attached documents for further information.

Supporting Documents:

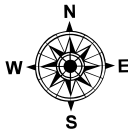
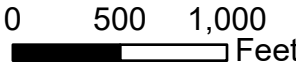
- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (The Estates at Bonita Lake – DA)

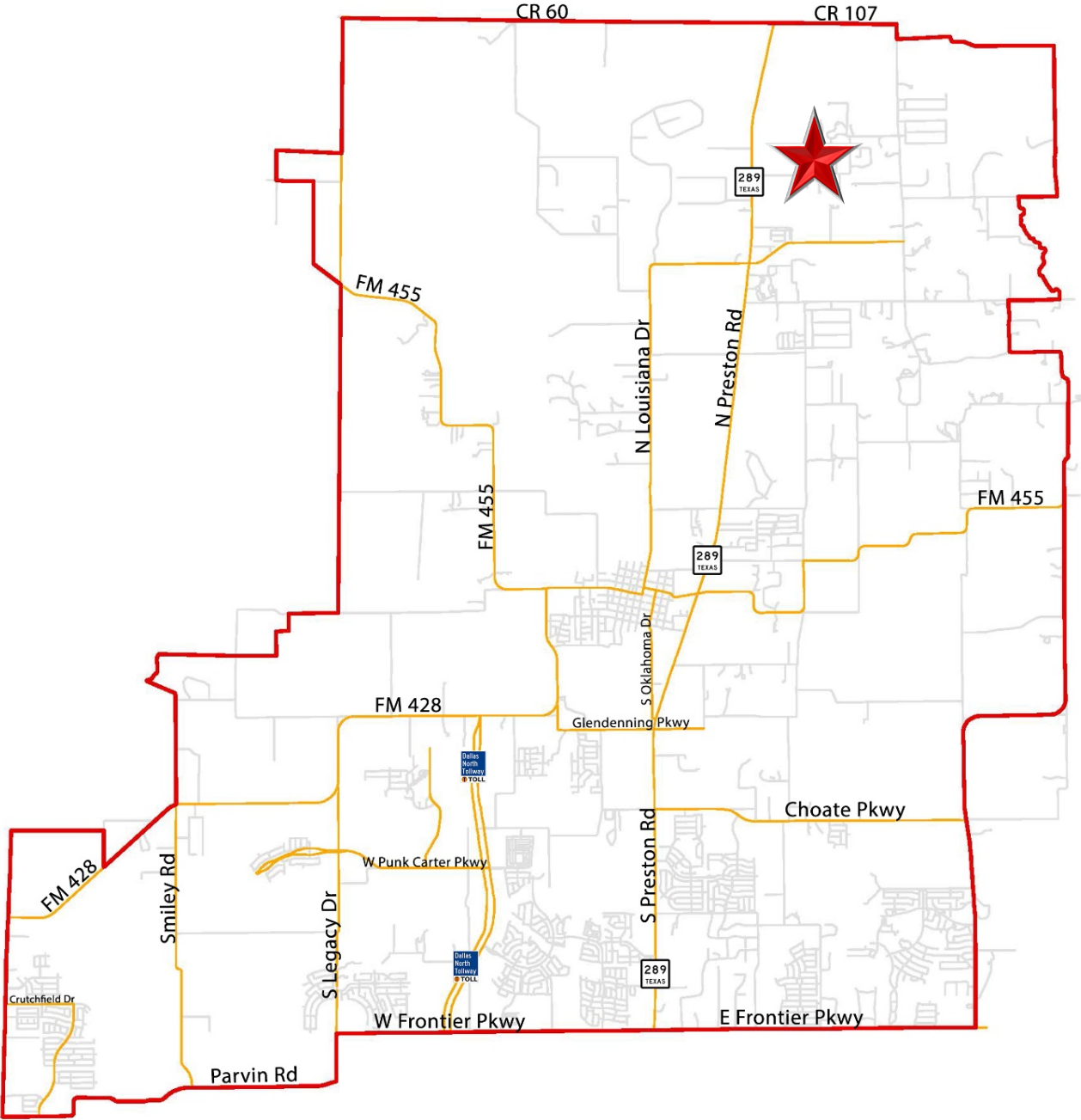
Legend  Subject Property  City Limits  Roads  Parcels	The Estates at Bonita Lake Location Map City of Celina 9/28/2021	  0 500 1,000 Feet
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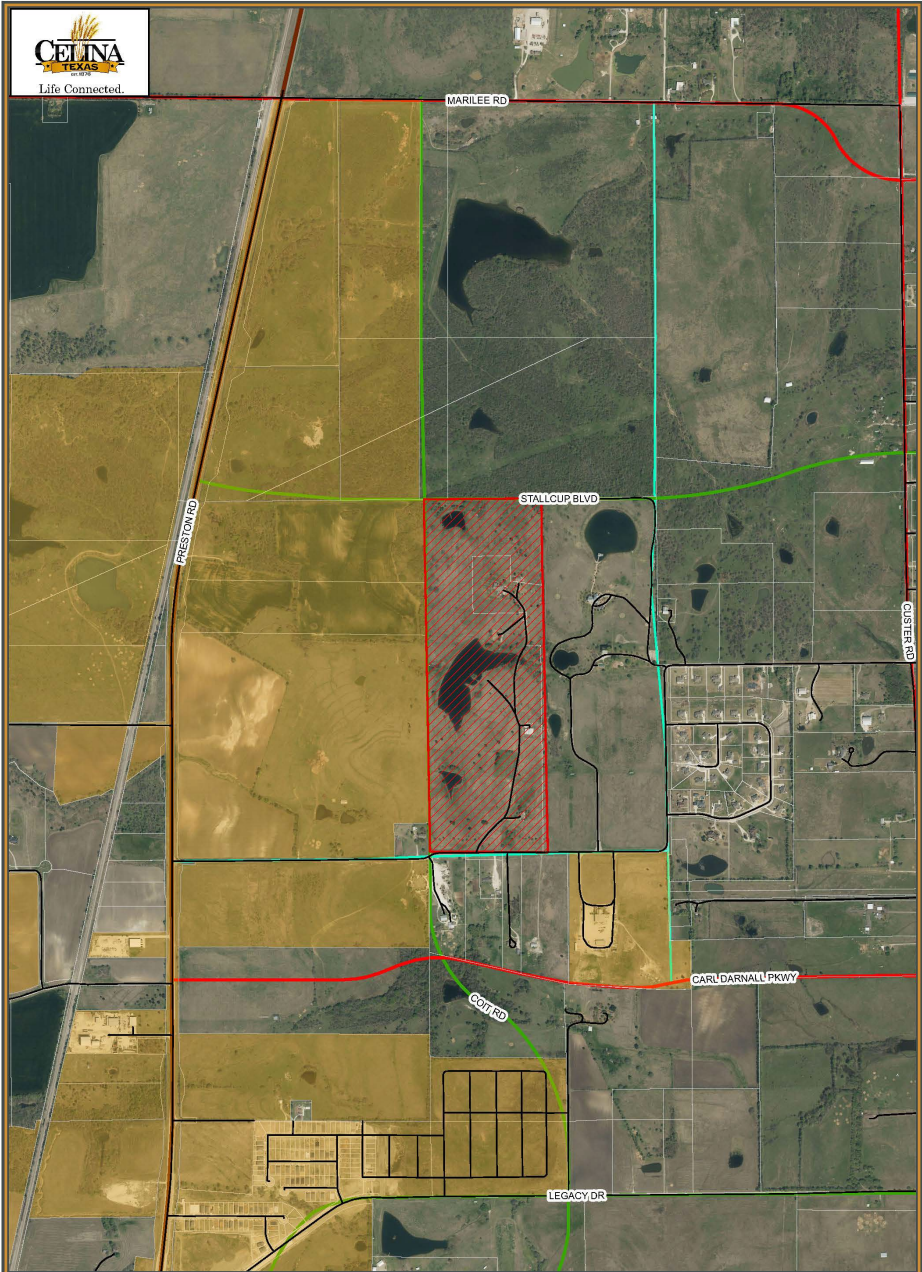
THE ESTATES AT BONITA LAKE

Development Agreement

Planning & Zoning Commission
October 19, 2021







LOCATION MAP

The subject property is generally located at the northeast corner of County Road 106 and future Coit Road

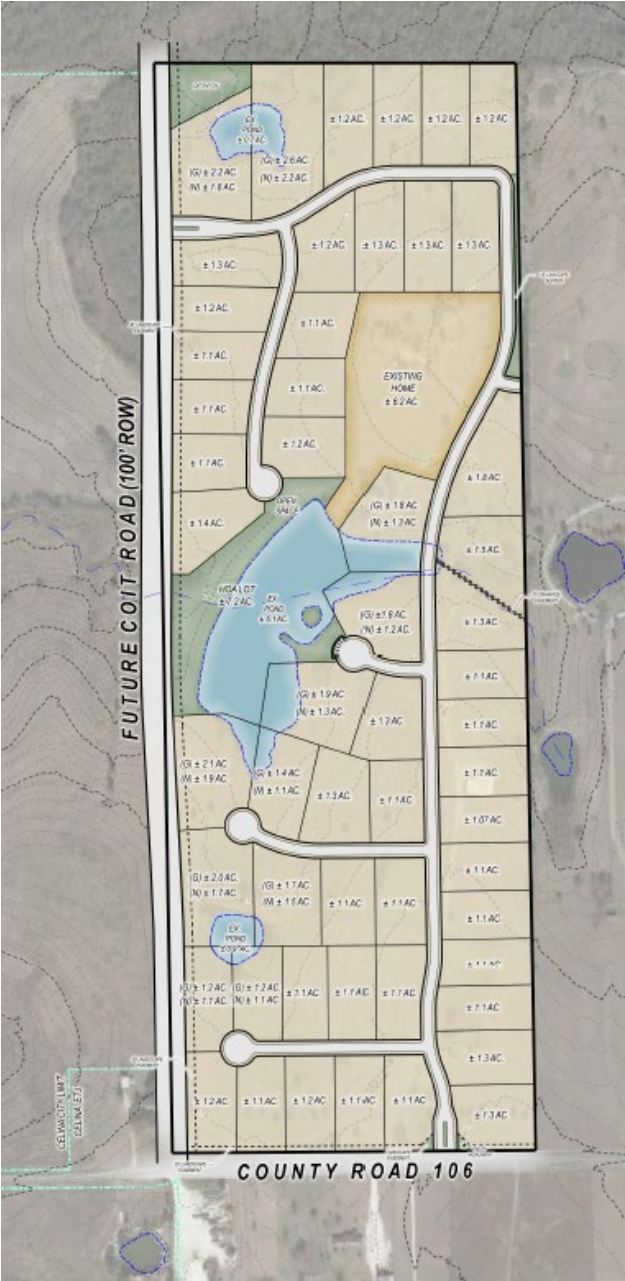
BACKGROUND

- The subject property is approximately 100 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to develop an estate residential neighborhood
- No pre-annexation agreement exists on the property

PROJECT OVERVIEW

- The development will consist of approximately 54 lots, each a minimum of 1 acre
- A large HOA pond lot shall be preserved to maintain the rural ambiance
- Perimeter roadway rights-of-way and landscape buffers will be provided

CONCEPT PLAN



POLICY CONSIDERATIONS

- City standards (architecture, landscaping) will apply
- The property will ultimately be annexed and zoned (as Single-Family Residential Estate zoning district)

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: October 19, 2021
Re: (Shades of Green - DA)

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9.8 acres of land, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green – DA)

Applicant:

Ben Hangartner
Hangartner Barclay
222 W. Walnut St., Ste. 200
Celina, TX 75009

Background Information:

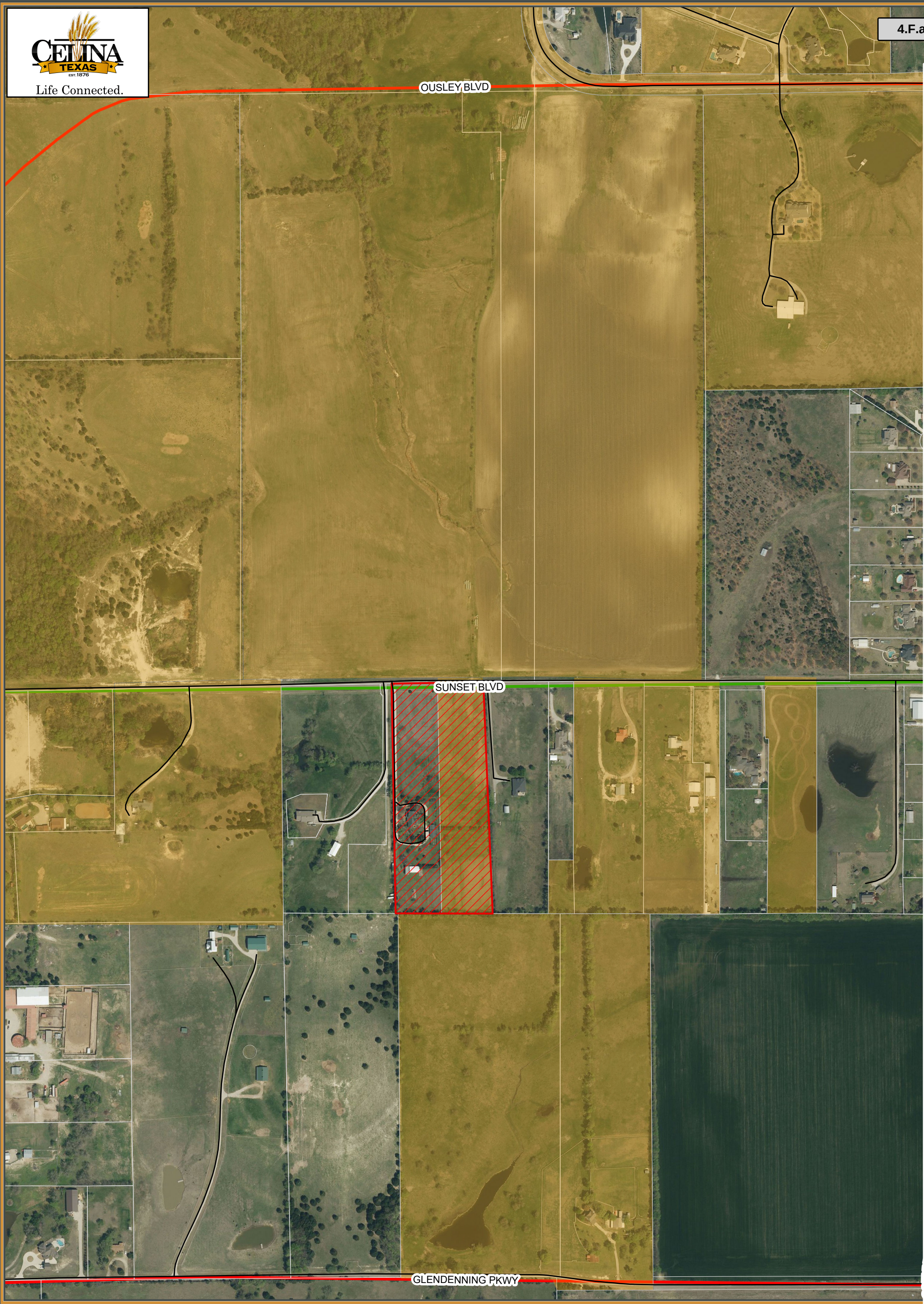
The property is approximately 9.8 acres within both the City Limits and the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract for a "Greenhouse or Nursery" use. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



OUSLEY BLVD

SUNSET BLVD

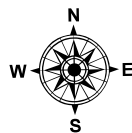
GLENDENNING PKWY

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Shades of Green Location Map City of Celina

9/30/2021



0 375 750 Feet

Attachment: Location Map (Shades of Green – DA)

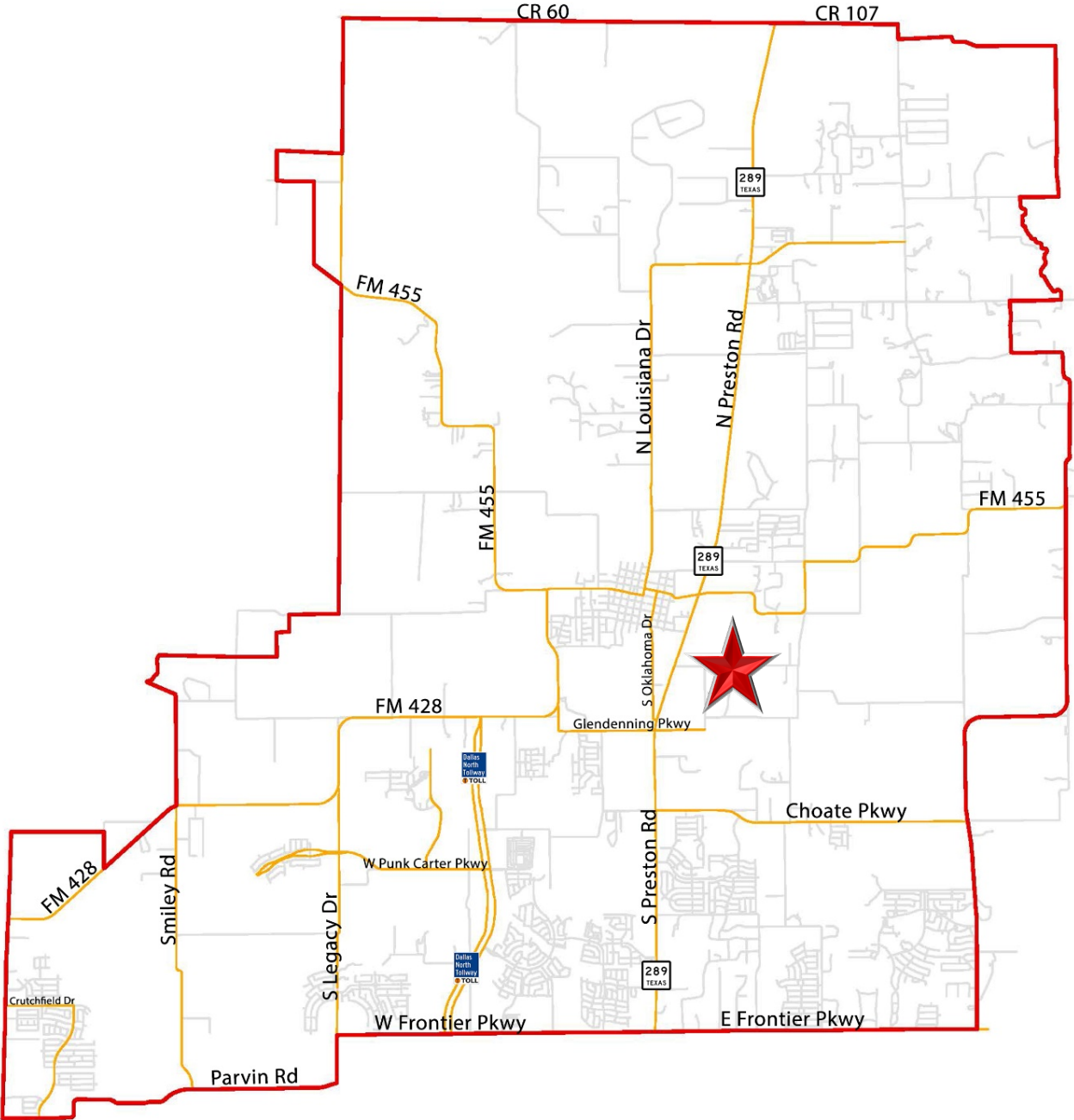
SHADES OF GREEN

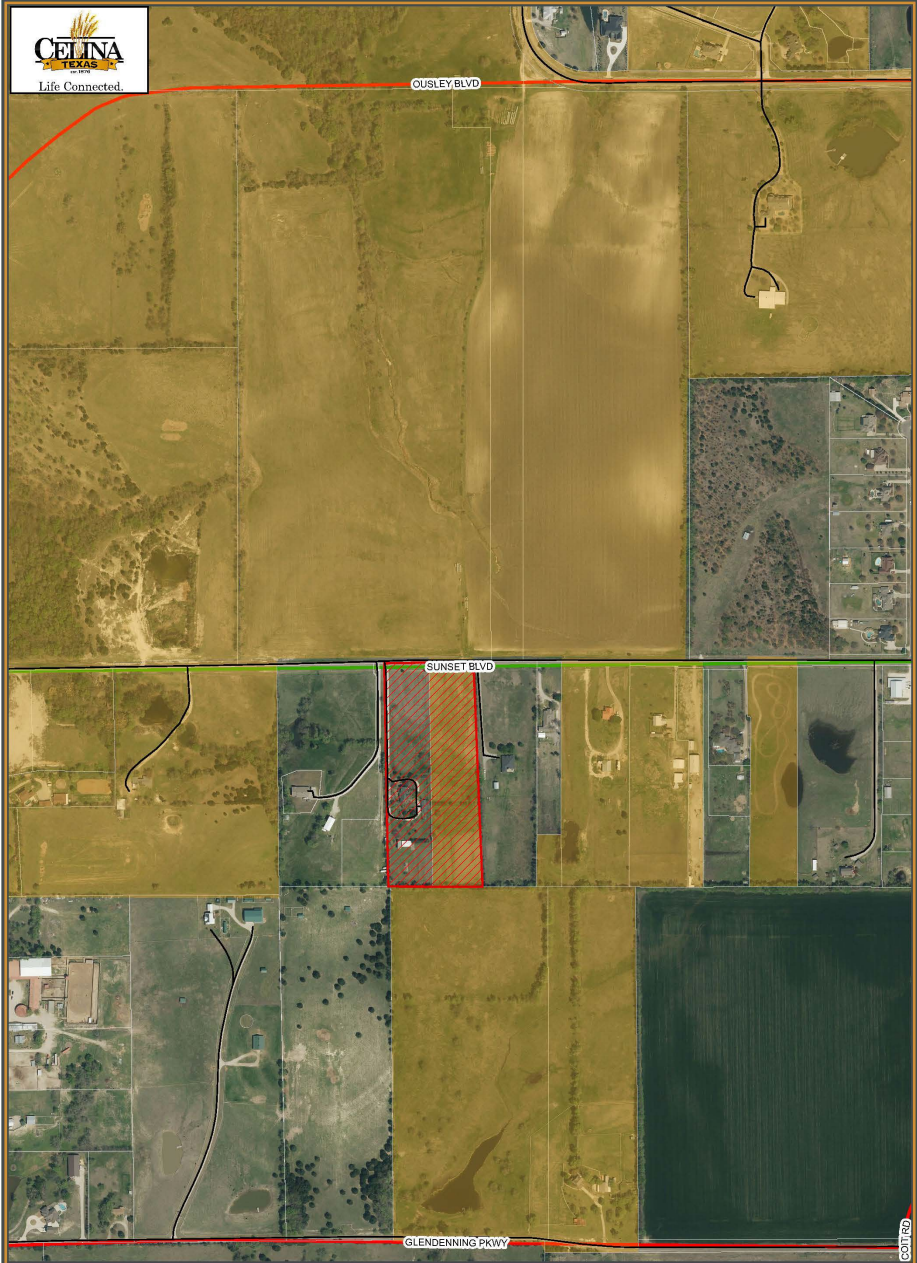
Development Agreement

Planning & Zoning Commission
October 19, 2021



Attachment: Staff Presentation (Shades of Green – DA)





LOCATION MAP

The subject property is generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, immediately east of the future Wedding Venue

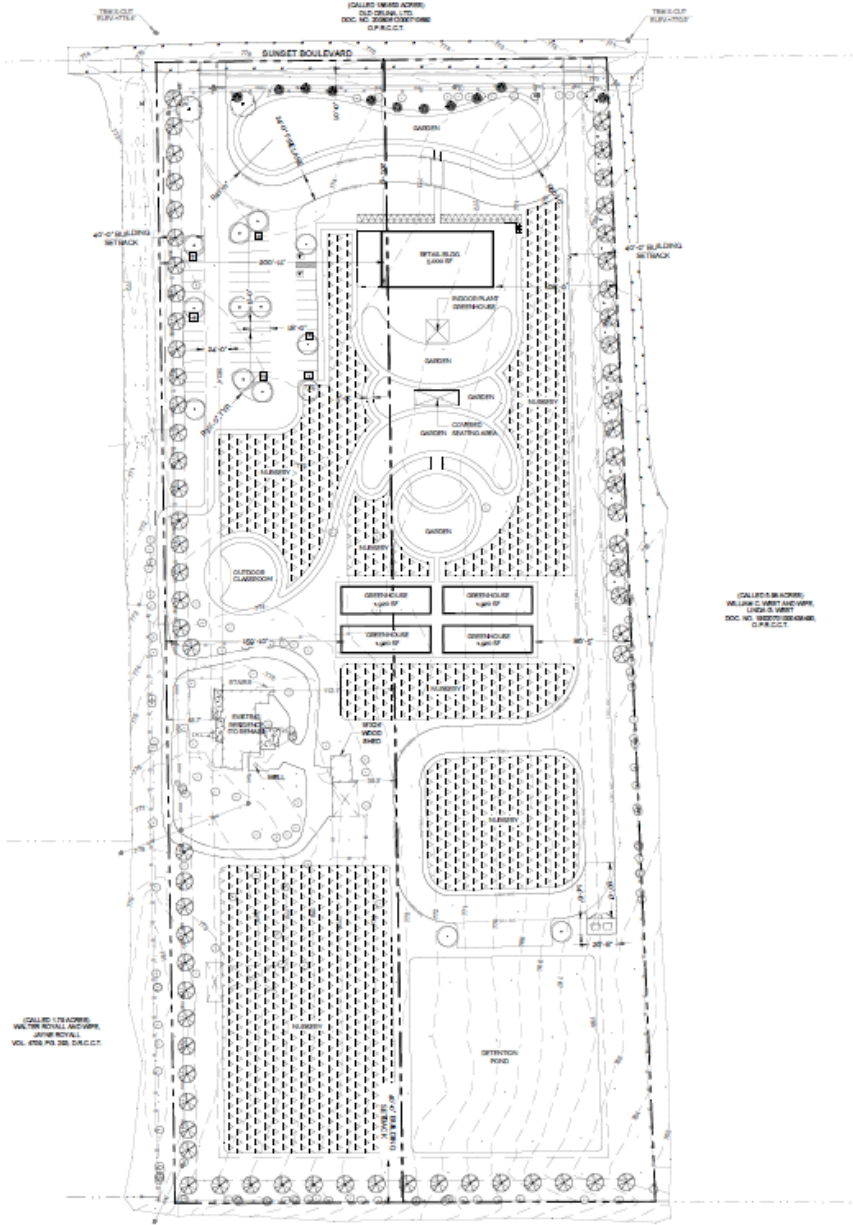
BACKGROUND

- The subject property consists of two tracts, is approximately 9.8 acres, and currently within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to develop a nursery (Shades of Green), and desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- The pre-annexation agreement on the ETJ property (western tract) would not otherwise expire until 2027

PROJECT OVERVIEW

- The property will consist of the plant nursery as well as a retail building, gardens, green houses, and an outdoor classroom
- The property will ultimately be zoned a Planned Development with Commercial on the northern end, and Agriculture on the southern end (for a nursery and garden center with secondary land uses associated with Agritourism)
- A sidewalk will be provided along Sunset Boulevard, along with right-of-way dedication and a landscape buffer
- The property will include cross-access to the western (Wedding Venue) and eastern properties

CONCEPT PLAN



POLICY CONSIDERATIONS

- The use would generate significant sales tax
- City standards (architecture, landscaping) will apply, with some flexibility for the architecture to fit an agritourism theme
- FYI – the landscape ordinance and tree preservation portions of the Zoning Ordinance contain some minor modification allowances for plant nursery land uses
- The ETJ portion of the property would ultimately be annexed and the entire property will be zoned appropriately (Agriculture and Commercial)

RECOMMENDATION

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