



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

**AGENDA**

**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:**

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

**IV. PLEDGE OF ALLEGIANCE:**

**V. DIRECTOR'S REPORT:**

1. Introduction of new Development Services Director, Dusty McAfee:
2. Report on August City Council Meeting:

**VI. 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

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

1. Planning and Zoning Commission - Regular Meeting - Aug 21, 2018 5:30 PM
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 and approximately 2,000 feet north of Parvin Road. (Bold Cross Cowboy Church Minor Plat)

**VII. PUBLIC HEARING/ACTION:**

1. 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)
2. 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)
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)
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)
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)
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)
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.

#### **VIII. 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 \_\_\_\_\_



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, AUGUST 21, 2018  
5:30 PM**

**MINUTES**

**I. REGULAR MEETING 6:00 PM:**

**A. PLEDGE OF ALLEGIANCE:**

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

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

Chairman Hangartner called the meeting to order at 7:00 p.m. and asked each Commissioner to introduce himself. A quorum was present.

**C. Introduction of New Commissioner:**

Alexis Jackson, Director of Development Services, introduced and welcomed new Commission Eric Becker, who is filling Commissioner Terry's term.

**D. Oath of Office:**

City Secretary Vicki Faulkner conducted the oath of office for all Commissioners present.

**II. DIRECTOR'S REPORT:**

Alexis Jackson, Director of Development Services, reported on the activity conducted by the City Council at the August 14, 2018 meeting.

**III. CONSENT AGENDA:**

The Consent Agenda was considered as one item. Commissioner Barley moved to approve all items on the Consent Agenda; Commissioner Haley seconded and the vote was unanimous.

- A. Planning and Zoning Commission - Regular Meeting - Jul 17, 2018 6:00 PM
- B. Planning and Zoning Commission - Special Meeting - Jul 24, 2018 5:00 PM
- C. Consider and act upon a Final Plat for Custer Road Medical Office, an approximately 1.00 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, containing one commercial lot, and generally located north of Frontier Parkway and on the west side of FM 2478 (Custer Road). (Custer Road Medical Office Final Plat)

- D. Consider and act upon a Final Plat for Bluewood Phase 2A, an approximately 33.596 acre tract of land situated in the John Cahill Survey, Abstract No. 171, Collin County, Texas, and generally located north of Ownsby Parkway, east of Bluewood Way, and on both sides of Punk Carter Parkway. (Bluewood Phase 2A Final Plat)
- E. Consider and act upon a Final Plat for Bluewood Phase 2B, an approximately 44.186 acre tract of land situated in the John Cahill Survey, Abstract No. 171, Collin County, Texas, and generally located on the north side of Ownsby Parkway and on both the east and west sides of Bluewood Way. (Bluewood Phase 2B Final Plat)

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

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an Amendment to Planned Development No. 84 (PD-84), The Columns Zoning, Tracts 1 and 2; being an approximately 71.860 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; the property is generally located north of future Punk Carter Parkway, south of CR-51, and east of Dallas North Tollway. (The Columns Zoning Amendment)

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

Mehrdad Moayedi, representing Centurion American, 1800 Valley View Lane, Farmers Branch, Texas, 75234, responded by stating that the zoning had been in place when the property was purchased by Centurion American. He went on to say that they are reducing the overall quantity of multi-family development by twenty acres.

Trevor Kollinger, representing Centurion American, 1800 Valley View Lane, Farmers Branch, Texas, 75234, further explained that the taller buildings planned will act as a sound buffer to the residential neighborhood when all the lanes of the Dallas North Tollway and the service roads are constructed.

Chairman Hangartner opened the public hearing.

Jodi MacCargar, 1301 Gristmill Lane, Celina, Texas, 75009, spoke in opposition of the zoning amendment. She stated that the request was in conflict with the Code of Ordinances and that the proximity of multi-family development would cause a significant increase in traffic through the Light Farms neighborhood. She pointed out that the citizens of Light Farms are obligated to maintain these roadways, unlike roadways within the city limits of Celina.

Karola Sajurs, 1479 Wildrye Ridge, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. Her family moved to Light Farms from Frisco to escape the urban atmosphere there. She stated that the more urban architecture of the planned multi-family apartments would change the nature of Celina.

Jonathan Smith, 1216 Bluebell Court, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. He stated that the increased traffic on Light Farms Way would put their children at risk and that he had concerns regarding privacy due to the proximity of the planned multi-family apartments adjacent to residential.

Scott Bray, 1225 Briscoe Drive, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. He asked if the letter signed by Light Farms residents had been received by the Commission. He also expressed concerns about the location of the multi-family on Tract 1, citing the impact on the Light Farms neighborhood as being extreme and detrimental.

John C. Stuever II, 1634 Post Oak Way, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. He expressed frustration that the residents of Light Farm did not have a vote since they are not part of Celina's corporate limits. He specifically opposed the multi-family location on Tract 1.

Kalli Overstreet, 1718 Partridge Drive, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. She expressed a desire to retain the original concept plan that showed all the multi-family development to the north on Tract 2.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if the Celina Fire Department had the ladder trucks necessary to contain fires in apartments of four and five stories.

Jeff Flok, 1124 Ellicott, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. He stated that he moved from Frisco to avoid high-rise construction and asked that Celina not use Frisco as a model for development.

Walter Gallipeau, 3605 Noontide Lane, Celina, Texas, 75009, also spoke in opposition of the zoning amendment. He reiterated the opinion of keeping the retail in Tract 1 and the multi-family in Tract 2. There being no other comments, Chairman Hangartner closed the Public Hearing at 6:37 p.m.

Chairman Hangartner asked the Commissioners if they had any questions.

Commissioner Barley asked if both garden style and urban style apartments would be located in both Tract 1 and Tract 2.

Mr. Moayeddi responded that the request was to remove garden style in favor of urban style apartments on both tracts.

Commissioner Ousley asked what was maximum number of stories.

Mr. Moayeddi responded that the apartments were likely to be between three and four stories and that retail development may be up to three stories.

Chairman Hangartner asked what was the maximum height on office buildings.

Mr. Moayeddi responded that the maximum height for office buildings on Tracts 1 and 2 was 45 feet.

Commissioner Bain asked about the timeline of the multi-family construction.

Mr. Moayeddi stated that the timeline is uncertain.

Chairman Hangartner asked if steps had been taken to reduce cross-through traffic from the retail located on the northeast corner of the Dallas North Tollway service road and Light Farms Way.

Thomas Fletcher, representing Kimley-Horn, 5750 Genesis Court, Suite 200, Frisco, Texas 75034, showed an exhibit that illustrated the future right-of-way of Punk Carter Parkway (CR-7) to the north of The Columns and the Collin County Outer Loop, which will also run east-west from the Dallas North Tollway to Preston Road. Design plans are already underway and these roadways, being a more direct connection, are more likely to be used than the meandering Light Farms Way. The intersection of Punk Carter Parkway and the Dallas North Tollway will be constructed as part of The Columns plan.

Commissioner Becker pointed out that there was no direct connection from the retail to Light Farms Way.

Commissioner Haley asked staff if an estimated time-frame was available for the southbound service roads.

City Manager Jason Laumer said that the southbound service lanes from US 380 to FM 428 should be completed in approximately 18 months.

There being no further comments or questions by the Commissioners, Chairman Hangartner called for a motion.

|                  |                                         |
|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [5 TO 1]</b>                |
| <b>MOVER:</b>    | Ben Hangartner, Chairman                |
| <b>SECONDER:</b> | Charles Haley, Commissioner             |
| <b>AYES:</b>     | Becker, Hangartner, Barley, Bain, Haley |
| <b>NAYS:</b>     | Ousley                                  |
| <b>ABSENT:</b>   | Freeman                                 |

- B. 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 29.303 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas. The property is generally located south of CR-55, west of CR-1117, north of CR-53 and east of CR-52. (Glen Crossing West Development Standards)

Brooks Wilson, Planning Consultant, 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:** Shelby Barley, Vice Chairman  
**SECONDER:** Shawn Bain, Commissioner  
**AYES:** Becker, Hangartner, Barley, Bain, Haley, Ousley  
**ABSENT:** Freeman

- 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 29.515 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and the I.C. Williams Survey, Abstract No. 943, Collin County, Texas. The property is generally located approximately 1,000 feet south of Glendenning Parkway and east of future Celina Parkway (CR-6); within the City of Celina's extraterritorial jurisdiction. (Greenway East Development Standards)

Brooks Wilson, Planning Consultant, 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:** Shawn Bain, Commissioner  
**SECONDER:** Jace Ousley, Commissioner  
**AYES:** Becker, Hangartner, Barley, Bain, Haley, Ousley  
**ABSENT:** Freeman

**V. ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 7:00 p.m.

\_\_\_\_\_  
 Chairman

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

\_\_\_\_\_  
 Date Minutes Approved



**Planning and Zoning Commission**  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
From: Brooks Wilson, Planning Consultant  
CC: Alexis Jackson, Director of Development Services  
Date: September 18, 2018  
Re: Bold Cross Cowboy Church Minor Plat

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### Action Requested:

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 and approximately 2,000 feet north of Parvin Road. (Bold Cross Cowboy Church Minor Plat)

### Owner:

Bold Cross Cowboy Church  
PO Box 61  
Aubrey, TX 76227

### Applicant:

Landmark Surveyors  
4238 I-35 North  
Denton, TX 76207

### Background Information:

The applicant wishes to plat a 2.00 acre tract of land located in Celina's extraterritorial jurisdiction (ETJ). The property is located on the east side of FM 1385 approximately 2,000 feet north of Parvin Road in Denton County. This is a Minor Plat since it meets the requirements set by Texas Local Government Code:

1. The proposed plat has four or fewer lots;
2. All lots front on an existing street; and
3. The property does not require the extension of city services.

### Board Review/Citizen Input:

N/A

### Alternatives:

N/A

### Financial Considerations:

N/A

**Legal Review:**

N/A

**Supporting Documents:**

- Location Map
- Proposed Minor Plat

**Staff Recommendation:**

Staff recommends approval.





Attachment: Bold Cross Cowboy Church Location Map (Bold Cross Cowboy Church Minor Plat)

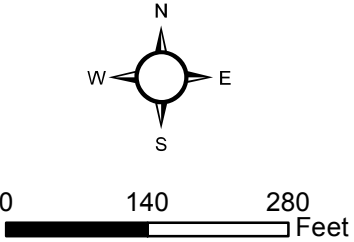


# Bold Cross Cowboy Church Location Map

Date: 9/13/2018

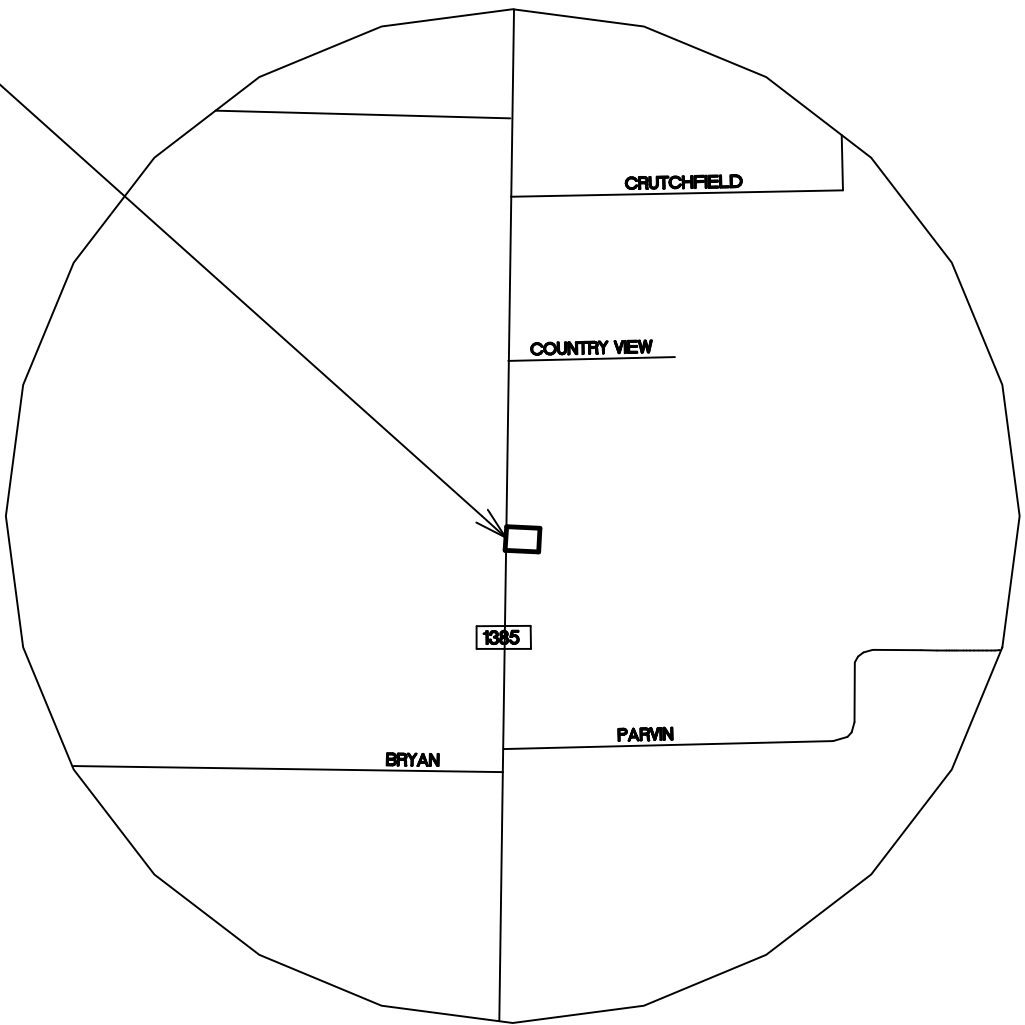
## Legend

- Roads
-  Bold Cross Cowboy Church





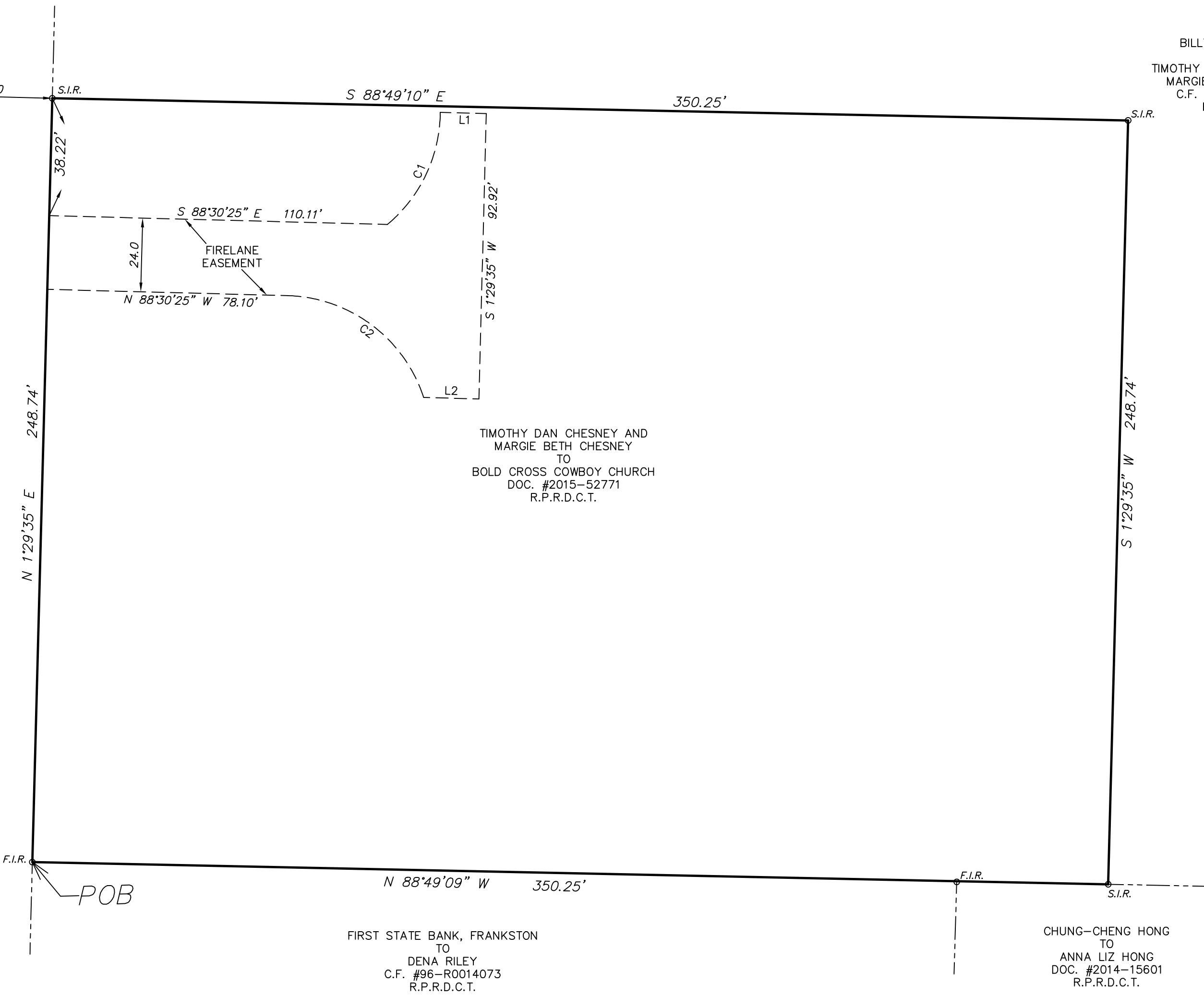
PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'



FARM TO MARKET HIGHWAY NUMBER 1385



| NUM | BEARING       | DISTANCE |
|-----|---------------|----------|
| L1  | S 88°30'25" E | 15.00'   |
| L2  | N 88°30'25" W | 18.00'   |

| NUM | DELTA     | ARC    | RADIUS | BEARING       | DISTANCE |
|-----|-----------|--------|--------|---------------|----------|
| C1  | 49°41'20" | 41.63' | 48.00' | N 25°14'46" E | 40.33'   |
| C2  | 70°31'44" | 59.09' | 48.00' | N 53°14'33" W | 55.43'   |

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS WE, Bold Cross Cowboy Church, are the Owners of that certain lot, tract, or parcel of land situated in the F. Wilkerson Survey Abstract Number 1411 in Denton County, Texas, being all of that certain tract of land conveyed by deed from Timothy Dan Chesney and Margie Beth Chesney to Bold Cross Cowboy Church recorded under Document number 2015-52771, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of Farm-to-Market Highway Number 1385, a public roadway, said point being the northwest corner of that certain tract of land conveyed by deed from First State Bank, Frankston to Dena Riley recorded under Clerk's File Number 96-R0014073, Real Property Records, Denton County, Texas;

THENCE N 01° 29' 35" E, 248.74 feet with said west line of said Farm-to-Market Highway to a capped iron rod marked RPLS 4561 set for corner, said point being the most westerly southwest corner of the remnant of that certain tract of land conveyed by deed from Billy Ray Fowler to Timothy Dan Chesney and Margie Beth Chesney recorded under Clerk's File Number 94-R0036277, Real Property Records, Denton County, Texas;

THENCE S 88° 49' 10" E, 350.25 feet with a south line of said Chesney remnant tract to a capped iron rod marked RPLS 4561 set for corner at an inner ell of said Chesney tract;

THENCE S 01° 29' 35" W, 248.74 feet with a west line of said Chesney tract to a capped iron rod marked RPLS 4561 set for corner in the north line of that certain tract of land conveyed by deed from Chung-Cheng Hong to Anna Liz Hong recorded under Document Number 2014-15601, Real Property Records, Denton County, Texas;

THENCE N 88° 49' 09" W, 350.25 feet with said north line of said Hong tract and with the north line of said Riley tract to the PLACE OF BEGINNING and containing 2.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bold Cross Cowboy Church does hereby adopt this plat designating the herein above described property as Lot 1, Block A, BOLD CROSS COWBOY CHURCH ADDITION, an addition to Denton County, Texas, and does 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, for the public use forever, for the purposes indicated on this 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 may be placed on landscape easements, if approved by the City Council of the City of Celina. 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, said use by public utilities being subordinate to the public's and City of Celina's use thereof. Denton County, 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.

Denton County, the City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements 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 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.  
BY: Bold Cross Cowboy Church  
Authorized Signature of Owner

Margie Chesney, Authorized Representative

STATE OF TEXAS  
COUNTY OF DENTON  
Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Margie Chesney, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission expires \_\_\_\_\_

RECOMMENDED BY: Planning and Zoning Commission  
City of Celina, Texas

Signature of Chairperson

Date of Recommendation

APPROVED BY: City Council  
City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

- NOTES:
- PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
  - No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0270G, dated April 18, 2011. (Subject property lies in Zone X).

LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.A.E. = PUBLIC ACCESS EASEMENT  
U.E. = UTILITY EASEMENT

- STANDARD NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - 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 apparatus. 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.
  - The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then is shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

KNOW ALL MEN BY THESE PRESENTS:  
That I, Jerald D. Yensan, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

Signature of the Registered Professional

Texas Registration No 4561.

STATE OF TEXAS  
COUNTY OF DENTON

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Jerald D. Yensan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

Property Location Statement:

This property is located in the extraterritorial jurisdiction of the City of Celina, County, Texas.

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

FINAL PLAT  
LOT 1, BLOCK A OF  
BOLD CROSS COWBOY CHURCH ADDITION  
BEING 2.000 ACRES IN THE  
F. WILKERSON SURVEY A-1141  
DENTON COUNTY, TEXAS

LANDMARK  
SURVEYORS, LLC.  
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=30' DATE: 15 AUGUST, 2018 JOB NO: 153248

OWNER/DEVELOPER  
BOLD CROSS  
COWBOY CHURCH  
P.O. BOX 61  
AUBREY, TX 76227  
(972) 832-2907

SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016



**Planning and Zoning Commission**  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
From: Brooks Wilson, Planning Consultant  
CC: Alexis Jackson, Director of Development Services  
Date: September 18, 2018  
Re: Hawthorn Creek Office-Warehouse Zoning

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### Action Requested:

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)

### Owner:

Travadi Investments, LLC  
7165 Rawlins Lane  
Frisco, Texas, 75034

### Background Information:

This property was annexed into Celina's corporate city limits on November 21, 2017 (Ordinance No. 2017-74). The applicant voluntarily annexed the 5.00 acre tract in order to develop an office-warehouse concept and receive City water and sewer utilities.

The applicant is requesting a zoning change from an AG, Agricultural zoning district to a Planned Development zoning district, PD-94. The PD will have a base zoning designation of L1, Light Industrial to accommodate the office-warehouse development along Parvin Road.

The applicant had begun the development of the site as an ETJ project and the site is currently functioning on a septic system until City water lines are extended to the site. Four permits for buildings were issued in September 2017 prior to the annexation into the City. Because of the timing, staff is recommending a modification in the masonry standards for this development.

There will be two access points into the site and a long east/west interior driveway with parking on both sides to accommodate the fourteen buildings that are planned. A retention pond is included on the site, adjacent to Parvin Road. Screening will be provided adjacent to the single-family residential properties located north of the subject property.

The first floor of the buildings will be constructed of split-faced CMU with the second story being prefinished vertical metal panels. Bay doors will be cast iron. The roof will be metal. A thirty (30) foot landscaped buffer will be provided along Parvin Road and right-of-way is being reserved for future widening of Parvin Road.

**Conformance with the Comprehensive Plan:**

The City's Comprehensive Plan shows this property to be within the Suburban Moderate-High Residential or "Suburban Mix." This includes residential developments and the services and businesses that support the citizens. This future land use accounts for sixty-four percent (64%) of the land area in Celina. The rezoning request conforms with the Comprehensive Plan in that office-warehousing and small leased spaces are critical to the expansion of services in Celina.

**Board Review/Citizen Input:**

A notice of the public hearing was published in *The Celina Record* on August 31, 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 Denton 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
- Legal Description
- Zoning Exhibit
- Concept Plan
- Color Elevations
- Development Standards

**Staff Recommendation:**

Staff recommends approval.





Attachment: Hawthorn Location Map (Hawthorn Creek Office-Warehouse Zoning)

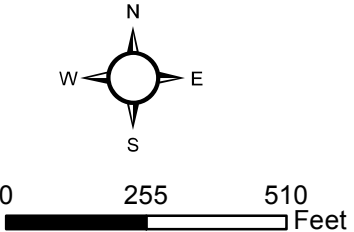


# Hawthorn Creek Business Park Location Map

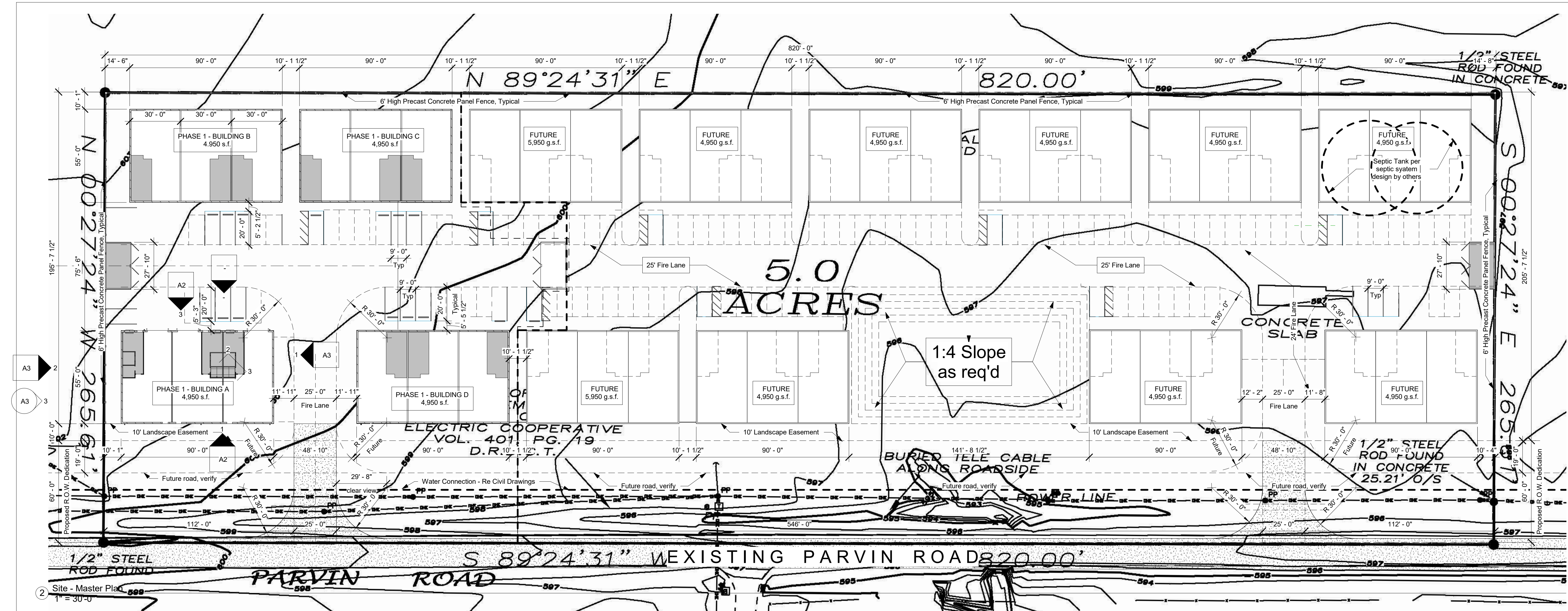
Date: 9/13/2018

## Legend

-  Roads
-  Hawthorn Business Park



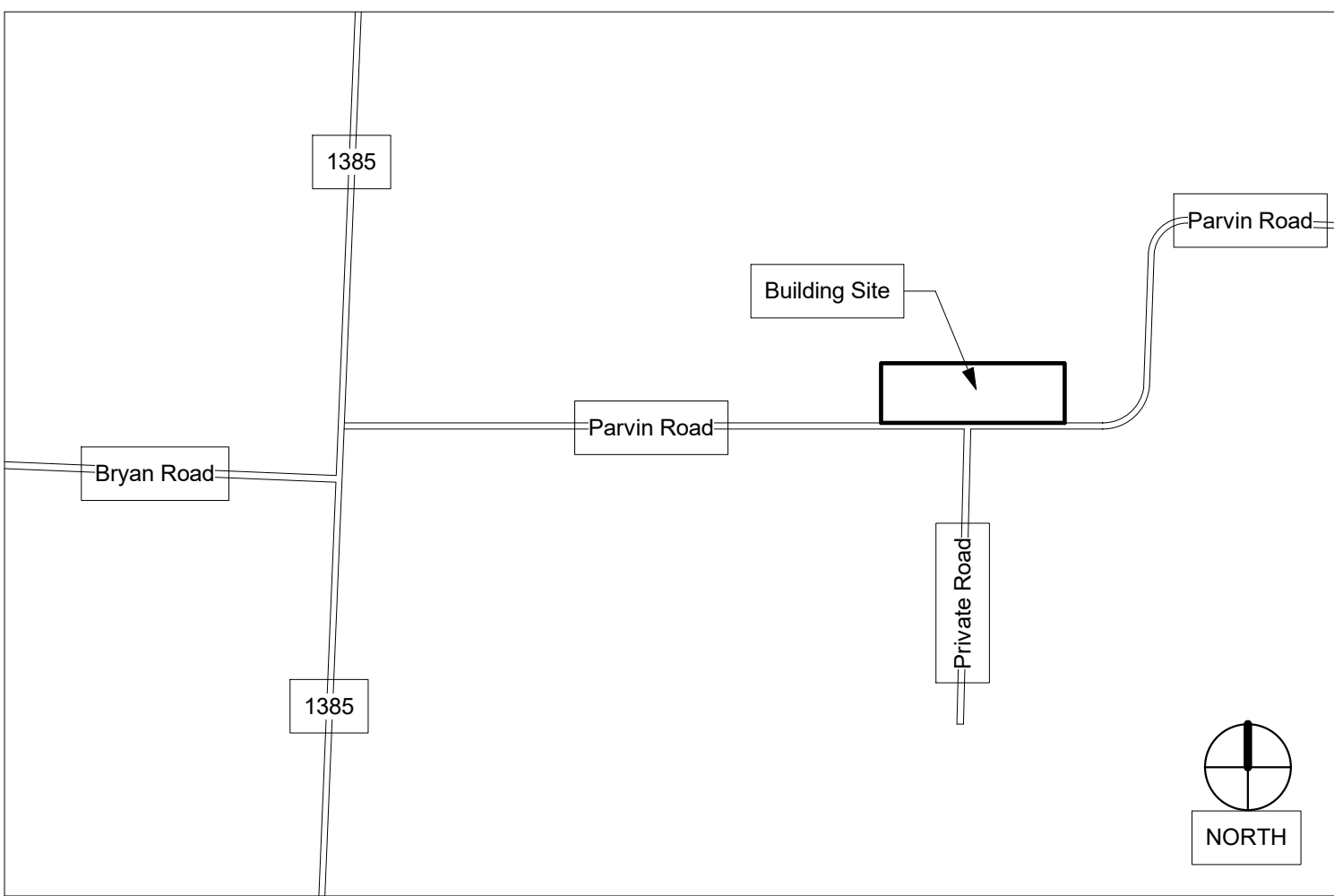




| Area Schedule (Gross Building & Site) Master Plan |          |          |
|---------------------------------------------------|----------|----------|
| Name                                              | Area     | Comments |
| Drive Edge                                        | 743 SF   |          |
| Drive Edge                                        | 742 SF   |          |
| Drive Edge - Future                               | 876 SF   |          |
| Drive Edge - Future                               | 608 SF   |          |
| Entry Drive                                       | 2070 SF  |          |
| Future Entry Drive                                | 2066 SF  |          |
| Gravel - Furure Phase                             | 10028 SF |          |
| Gravel - Future                                   | 275 SF   |          |
| Gravel - Future                                   | 563 SF   |          |
| Gravel - Future                                   | 586 SF   |          |
| Gravel - Phase 1                                  | 3748 SF  |          |
| Gravel - Phase 1                                  | 538 SF   |          |
| Gravel - Phase 1                                  | 282 SF   |          |
| Landscape - 60' ROW - Furure                      | 26284 SF |          |
| Landscape - 60' ROW - Future                      | 6447 SF  |          |
| Landscape - 60' ROW - Phase 1                     | 6554 SF  |          |
| Landscape - 60' ROW - Phase 1                     | 6258 SF  |          |
| Landscape Easement - Future                       | 4415 SF  |          |

| Area Schedule (Gross Building & Site) Master Plan |          |          |
|---------------------------------------------------|----------|----------|
| Name                                              | Area     | Comments |
| Landscape Easement - Future                       | 1108 SF  |          |
| Landscape Easement - Phase 1                      | 1076 SF  |          |
| Landscape Easement Phase 1                        | 1142 SF  |          |
| Phase 1 - Building A                              | 4950 SF  |          |
| Phase 1 - Building B                              | 4950 SF  |          |
| Phase 1 - Building C                              | 4950 SF  |          |
| Phase 1 - Building D                              | 4950 SF  |          |
| Phase 1 - Firelane Paving                         | 8152 SF  |          |
| Phase 1 - Paving                                  | 12282 SF |          |
| Phase 2 - Future Building E                       | 4950 SF  |          |
| Phase 2 - Future Building F                       | 4950 SF  |          |
| Phase 2 - Future Building G                       | 4950 SF  |          |
| Phase 2 - Future Building H                       | 4950 SF  |          |
| Phase 2 - Future Building J                       | 4950 SF  |          |
| Phase 2 - Future Building K                       | 4950 SF  |          |
| Phase 2 - Future Building L                       | 4950 SF  |          |
| Phase 2 - Future Building M                       | 4950 SF  |          |
| Phase 2 - Future Building N                       | 4950 SF  |          |

| Area Schedule (Gross Building & Site) Master Plan |          |          |
|---------------------------------------------------|----------|----------|
| Name                                              | Area     | Comments |
| Phase 2 - Future Building O                       | 4950 SF  |          |
| Phase 2 - Future Firelane Paving                  | 14942 SF |          |
| Phase 2 - Future Paving Area 1                    | 15293 SF |          |
| Phase 2 - Future Paving Area 2                    | 6527 SF  |          |
| Planter 1                                         | 343 SF   |          |
| Planter 2                                         | 243 SF   |          |
| Planter 3                                         | 242 SF   |          |
| Planter 4                                         | 242 SF   |          |
| Planter 5                                         | 243 SF   |          |
| Planter 6                                         | 243 SF   |          |
| Planter 7                                         | 243 SF   |          |
| Planter 8                                         | 243 SF   |          |
| Planter 9                                         | 351 SF   |          |
| Planter 10                                        | 259 SF   |          |
| Planter 11                                        | 245 SF   |          |
| Planter 12                                        | 245 SF   |          |
| Planter 13                                        | 230 SF   |          |
| Retainage Pond                                    | 11358 SF |          |



| Sheet List   |                                 |                  |
|--------------|---------------------------------|------------------|
| Sheet Number | Sheet Name                      | Sheet Issue Date |
| A1           | Site Plan                       | 10/27/2017       |
| A1.1         | Phase 1 Site Plan               | 10/27/2017       |
| A1.01        | Landscape Master Plan           | 01/30/18         |
| A1.2         | Building Plans                  | 10/27/2017       |
| A1.3         | Building Types                  | 01/03/18         |
| A1.4         | Building & Wall Sections        | 10/27/2017       |
| A2           | Exterior Elevations             | 10/27/2017       |
| A3           | Exterior Elevations             | 10/27/2017       |
| A4           | Window/Door Schedule and Legend | 10/27/2017       |
| E1           | Power Plan                      | 12/28/17         |
| E2           | Lighting Plan                   | 12/28/17         |
| E3           | Electrical Notes                | 12/28/17         |
| M1           | HVAC Plan                       | 12/28/17         |
| M2           | Mechanical Notes                | 12/28/17         |
| P1           | HVAC Plan                       | 12/28/17         |
| S1           | General Notes                   | 10/27/2017       |
| S2           | Typical Foundation Plan         | 10/27/2017       |
| S3           | Typical Details                 | 10/27/2017       |

| BUILDING CODE BRIEF                                                |                                          |
|--------------------------------------------------------------------|------------------------------------------|
| <b>APPLICABLE CODES</b>                                            |                                          |
| IBC - 2012 ---- INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS |                                          |
| IPC - 2012 ---- INTERNATIONAL MECHANICAL CODE                      |                                          |
| IECC - 2015 --- INTERNATIONAL ENERGY CONSERVATION CODE             |                                          |
| IFC - 2012 ---- INTERNATIONAL FIRE CODE                            |                                          |
| IPC - 2012 ---- INTERNATIONAL PLUMBING CODE                        |                                          |
| NEC - 2015 ---- NATIONAL ELECTRIC CODE                             |                                          |
| ADA - 2010 --- ADA STANDARDS FOR ACCESSIBLE DESIGN                 |                                          |
| TAS - 2012 ---- TEXAS ACCESSIBILITY STANDARDS                      |                                          |
| <b>OCCUPANCIES</b>                                                 |                                          |
| OFFICE/WAREHOUSE BUILDING A - 4,950 S.F.                           | OFFICE/WAREHOUSE BUILDING C - 4,950 S.F. |
| 3 Offices 963 S.F.                                                 | 3 Offices 963 S.F.                       |
| 3 Warehouse 3,987 S.F.                                             | 3 Warehouse 3,987 S.F.                   |
| OFFICE/WAREHOUSE BUILDING B - 4,950 S.F.                           | OFFICE/WAREHOUSE BUILDING D - 4,950 S.F. |
| 3 Offices 963 S.F.                                                 | 3 Office 963 S.F.                        |
| 3 Warehouse 3,987 S.F.                                             | 3 Warehouse 3,987 S.F.                   |

| CONSTRUCTION TYPES                                                       |                   |
|--------------------------------------------------------------------------|-------------------|
| OFFICE WAREHOUSE BUILDING (1 STORY)                                      |                   |
| CONST. TYPE: II B                                                        |                   |
| <b>SITE AREA</b>                                                         |                   |
| 5 Acres = 5 x 43,560 s.f. = 217,800 s.f.                                 |                   |
| <b>PROPOSED BUILDING AREA</b>                                            |                   |
| Phase 1 4 Buildings @ 4,950 s.f.                                         | 19,800 s.f.       |
| Future Phases 10 Buildings @ 4,950 s.f.                                  | 49,500 s.f.       |
| Total Build Out 14 Buildings @ 4,950 s.f.                                | 69,300 s.f. 31.8% |
| <b>PARKING FOR PHASE 1</b>                                               |                   |
| 19,800 s.f. / 1 space per 1,000 s.f. = 19.8 (20) Parking Spaces Required |                   |
| 3 Handicap and 24 Parking spaces = 28 Spaces Provided                    |                   |

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5646 Milton Street,  
Suite 705  
Dallas, Texas 75206  
214-828-2711

**Hawthorn Creek Business Park**  
14401 Parvin Road Building A, Aubrey, TX 76227

| No. | Description          | Date       |
|-----|----------------------|------------|
| 5   | Construction Type    | 03-15-2018 |
| 7   | 6' Conc Fence        | 04-24-2018 |
| 11  | Parvin Rd R.O.W #11  | 07-19-2018 |
| 12  | Retention Pond Slope | 07-19-2018 |
| 13  | Landscape Easement   | 07-19-2018 |
| 14  | Fire Lane Note       | 07-19-2018 |
| 15  | 20' Parking Space    | 07-21-2018 |
| 16  | Water Connect Note   | 07-21-2018 |
| 17  | Septic System Note   | 07-21-2018 |

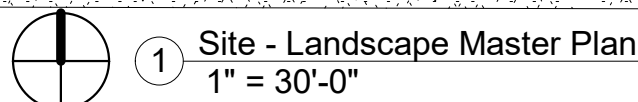
**Site Plan**

**A1**  
July 26, 2018



# Landscape Master Plan

Packet Pg. 16



- | Area Schedule (Gross Building & Site) Master Plan |          |          |
|---------------------------------------------------|----------|----------|
| Name                                              | Area     | Comments |
| Drive Edge                                        | 743 SF   |          |
| Drive Edge                                        | 742 SF   |          |
| Drive Edge - Future                               | 876 SF   |          |
| Drive Edge - Future                               | 608 SF   |          |
| Entry Drive                                       | 2070 SF  |          |
| Future Entry Drive                                | 2066 SF  |          |
| Gravel - Future Phase                             | 10028 SF |          |
| Gravel - Future                                   | 275 SF   |          |
| Gravel - Future                                   | 563 SF   |          |
| Gravel - Future                                   | 586 SF   |          |
| Gravel - Phase 1                                  | 3748 SF  |          |
| Gravel - Phase 1                                  | 538 SF   |          |
| Gravel - Phase 1                                  | 282 SF   |          |
| Landscape - 60' ROW - Future                      | 26284 SF |          |
| Landscape - 60' ROW - Future                      | 6447 SF  |          |
| Landscape - 60' ROW - Phase 1                     | 6554 SF  |          |
| Landscape - 60' ROW - Phase 1                     | 6258 SF  |          |
| Landscape Easement - Future                       | 4415 SF  |          |

| Area Schedule (Gross Building & Site) Master Plan |          |          |
|---------------------------------------------------|----------|----------|
| Name                                              | Area     | Comments |
| Landscape Easement - Future                       | 1108 SF  |          |
| Landscape Easement - Phase 1                      | 1076 SF  |          |
| Landscape Easement Phase 1                        | 1142 SF  |          |
| Phase 1 - Building A                              | 4950 SF  |          |
| Phase 1 - Building B                              | 4950 SF  |          |
| Phase 1 - Building C                              | 4950 SF  |          |
| Phase 1 - Building D                              | 4950 SF  |          |
| Phase 1 - Firelane Paving                         | 8152 SF  |          |
| Phase 1 - Paving                                  | 12282 SF |          |
| Phase 2 - Future Building E                       | 4950 SF  |          |
| Phase 2 - Future Building F                       | 4950 SF  |          |
| Phase 2 - Future Building G                       | 4950 SF  |          |
| Phase 2 - Future Building H                       | 4950 SF  |          |
| Phase 2 - Future Building J                       | 4950 SF  |          |
| Phase 2 - Future Building K                       | 4950 SF  |          |
| Phase 2 - Future Building L                       | 4950 SF  |          |
| Phase 2 - Future Building M                       | 4950 SF  |          |
| Phase 2 - Future Building N                       | 4950 SF  |          |

| Area Schedule (Gross Building & Site) Master Plan |          |          |
|---------------------------------------------------|----------|----------|
| Name                                              | Area     | Comments |
| Phase 2 - Future Building O                       | 4950 SF  |          |
| Phase 2 - Future Firelane Paving                  | 14942 SF |          |
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| Planter 5                                         | 243 SF   |          |
| Planter 6                                         | 243 SF   |          |
| Planter 7                                         | 243 SF   |          |
| Planter 8                                         | 243 SF   |          |
| Planter 9                                         | 351 SF   |          |
| Planter 10                                        | 259 SF   |          |
| Planter 11                                        | 245 SF   |          |
| Planter 12                                        | 245 SF   |          |
| Planter 13                                        | 230 SF   |          |
| Retainage Pond                                    | 11358 SF |          |

### Phase 1

| Front Yard             |  | S.F.   |
|------------------------|--|--------|
| 10' Landscape Easement |  | 2,703  |
| 60' Easement           |  | 12,812 |
| Entry Drive            |  | 2,070  |
| Total Front Yard       |  | 17,085 |

| Not less than 50% in Front Yard |        |     |
|---------------------------------|--------|-----|
| Required                        | 8,543  | 50% |
| Provided                        | 15,015 | 88% |

| Trees (1 tree per 50 l.f. for 243 feet = 4.8 trees) |  |   |
|-----------------------------------------------------|--|---|
| Required                                            |  | 5 |
| Provided                                            |  | 6 |

### Phase 1

| Interior           |  | S.F.   |
|--------------------|--|--------|
| Planting Areas     |  | 2,788  |
| Fire Lane          |  | 5,152  |
| Paving             |  | 12,282 |
| Gross Parking Area |  | 20,222 |

| Landscape 10% of gross parking area |       |     |
|-------------------------------------|-------|-----|
| Required                            | 2,022 | 10% |
| Provided                            | 2,788 | 14% |

| Trees (1 tree per 400 square feet of landscape area) |  |   |
|------------------------------------------------------|--|---|
| Required                                             |  | 6 |
| Provided                                             |  | 7 |

| Future Phase                                         |      |            |
|------------------------------------------------------|------|------------|
| Front Yard                                           | S.F. |            |
| 10' Landscape Easement                               |      | 5,523      |
| 60' Easement                                         |      | 32,731     |
| Entry Drive                                          |      | 2,066      |
| Total Front Yard                                     |      | 40,320     |
| Not less than 50% in Front Yard                      |      |            |
| Required                                             |      | 20,160 50% |
| Provided                                             |      | 38,254 95% |
| Trees (1 tree per 50 I.F. for 576 feet = 11.5 trees) |      |            |
| Required                                             |      | 12         |
| Provided                                             |      | 12         |
| Future Phase                                         |      |            |
| Interior                                             | S.F. |            |
| Planting Areas & retaining pond                      |      | 14,915     |
| Fire Lane                                            |      | 15,088     |
| Paving                                               |      | 21,819     |
| Gross Parking Area                                   |      | 51,822     |
| Landscape 10% of gross parking area                  |      |            |
| Required                                             |      | 5,182 10%  |
| Provided                                             |      | 14,915 29% |
| Trees (1 tree per 400 square feet of landscape area) |      |            |
| Required                                             |      | 13         |
| Provided                                             |      | 13         |

| Planting Schedule |       |                               |                                                              |                          |
|-------------------|-------|-------------------------------|--------------------------------------------------------------|--------------------------|
| Type Mark         | Count | Family                        | Family and Type                                              | Comments                 |
| CM                | 21    | Crepe Myrtle - 30 gal         | Crepe Myrtle - 30 gal: Crepe Myrtle - 30 gal                 |                          |
| FG                | 273   | Mexican Feather Grass - 5 gal | Mexican Feather Grass - 5 gal: Mexican Feather Grass - 5 gal |                          |
| GC                | 47    | Savanna Holly - 30 Gal        | Savanna Holly - 30 Gal: Savanna Holly - 30 Gal               |                          |
| GM                | 16    | RPC Tree - Deciduous          | RPC Tree - Deciduous: October Glory Maple 65 Gal             | Trees minimum 3" caliper |
| LE                | 22    | RPC Tree - Deciduous          | RPC Tree - Deciduous: Lace Bark Elm 65 Gal                   | Trees minimum 3" caliper |
| VX                | 22    | RPC Shrub                     | RPC Shrub: Vitex 45 gal                                      |                          |

[illegible]



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**214-828-2711**

# Hawthorn Creek Business Park

14401 Parvin Road, Aubrey, TX 76227

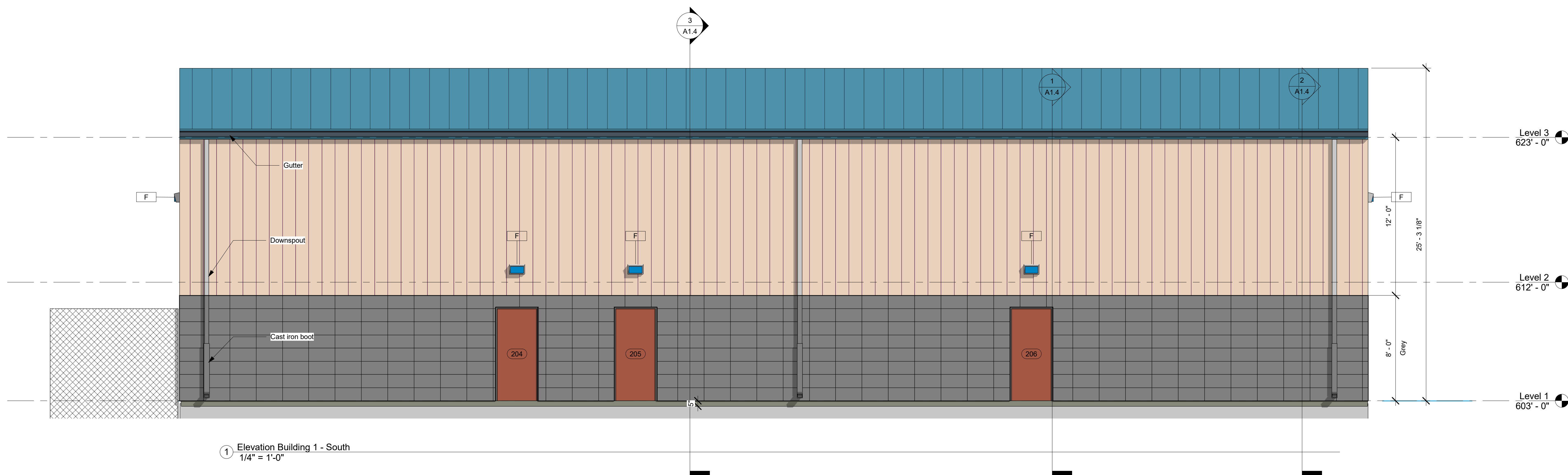
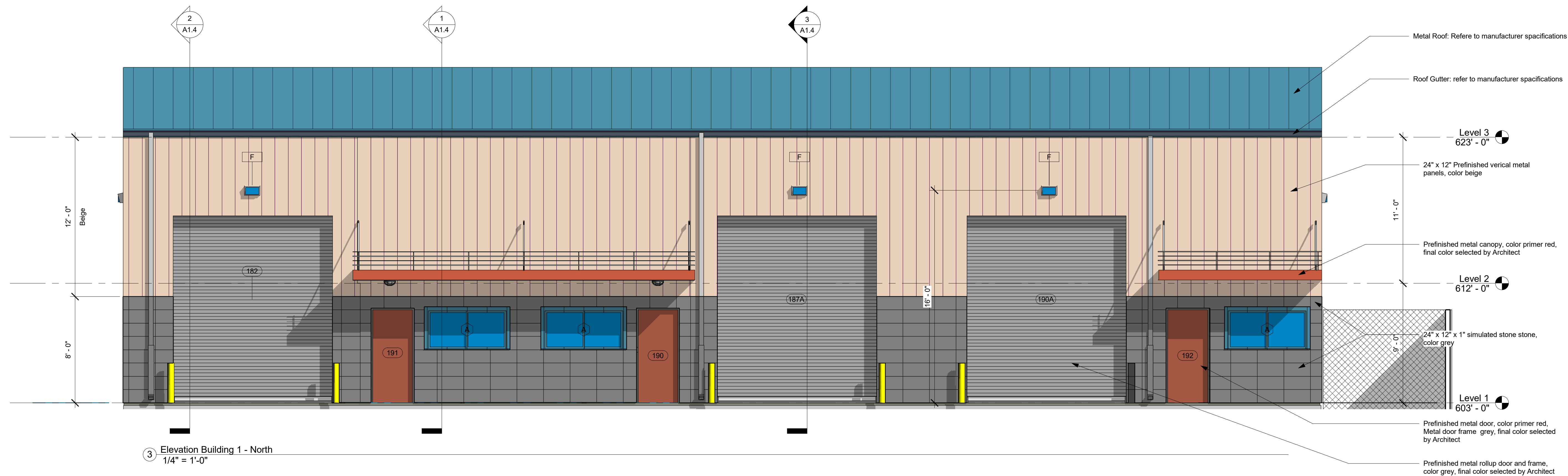
## Revisions

[illegible]

## Exterior Elevations

# A2

November 3, 2017





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**214-828-2711**

# Hawthorn Creek Business Park

14401 Parvin Road, Aubrey, TX 76227

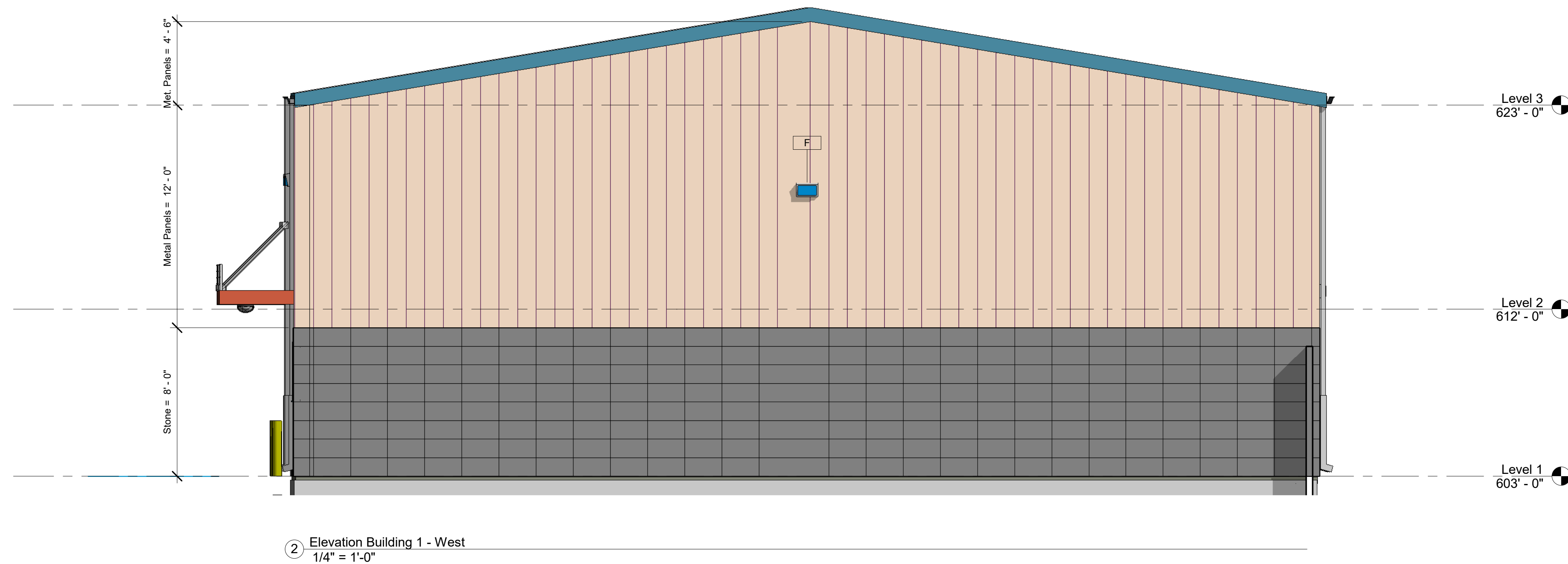
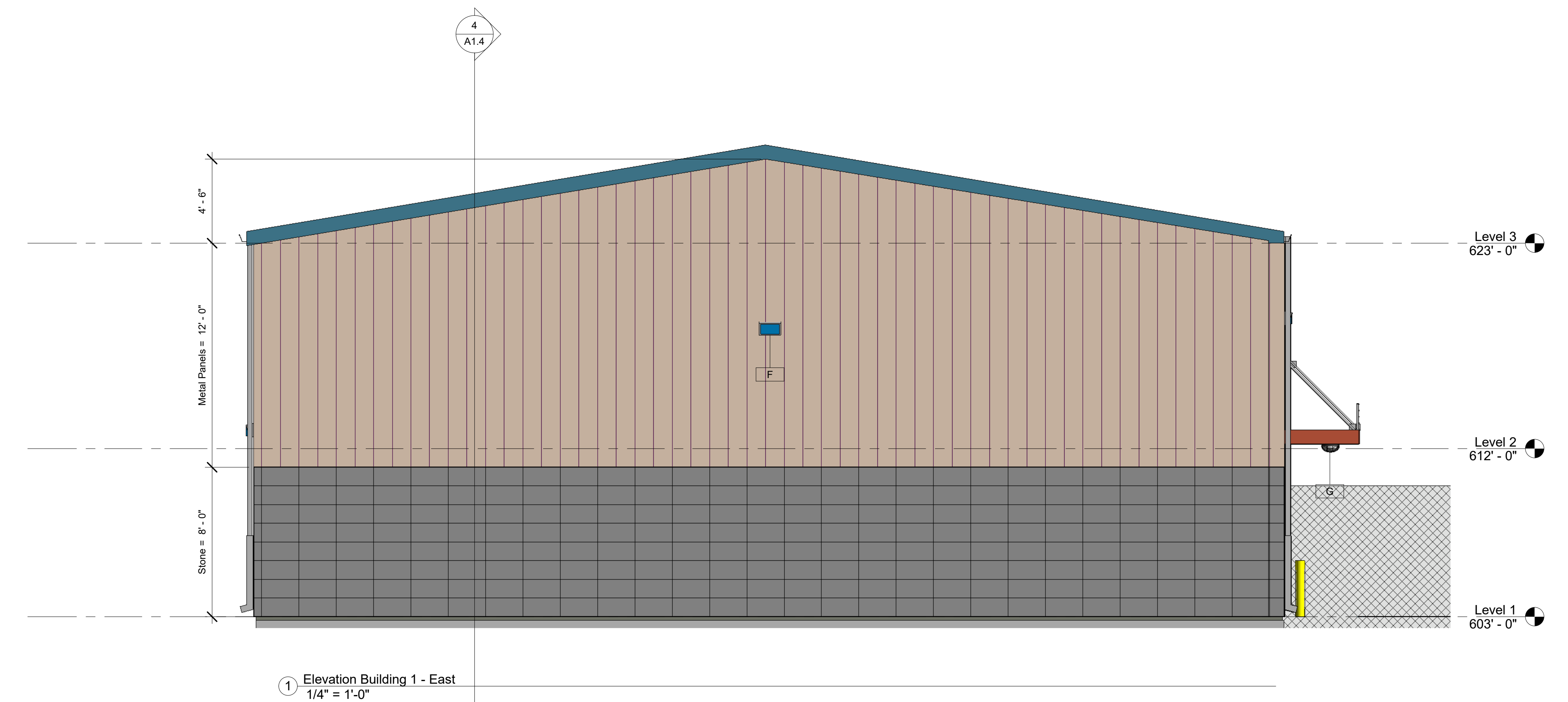
## Revisions

[illegible]

## Exterior Elevations

# A3

November 3, 2017



## Planned Development Standards

### Hawthorn Creek Business Park Parvin Road

**Purpose:** The purpose of this Planned Development (PD) District is to accommodate development of an office showroom/warehouse condominium on a 5-acre property.

**Uses:** Uses permitted are as follows:

- Appliance repair
- Ambulance service – C
- Artist studio
- Cabinet shop
- Concrete or asphalt batching plant (temporary)
- Concrete or asphalt batching plant (permanent) - C
- Contractor's office/sales (no outside storage)
- Electronic assembly
- Handicraft/artisan shop
- Industrial manufacturing – C
- Laboratory equipment manufacturing – C
- Laboratory, scientific or research (non hazardous)
- Lawnmower sales repair
- Light manufacturing
- Machine shop
- Maintenance and repair service for buildings
- Micro-brewery – C
- Mini-warehouse/self-storage
- Office, general
- Open storage/outside storage, accessory
- Plant nursery, commercial
- Plant nursery, retail
- Plumbing shop Real estate offices
- Recycling center – C
- Sand/gravel sales (storage) – C
- Savings and loan
- Security quarters as associated with a business - C
- Sign manufacturing
- Silk screen printing printing/tee shirt shop
- Stone/clay/glass manufacturing – C
- Tool rental, indoor
- Tool rental, outdoor – C
- Warehouse/office warehouse
- Welding shop
- Woodworking, indoor
- Winery - C

**Building Setbacks:** The minimum building setback from all perimeters is 10 feet. Dumpster and any dumpster screening walls may encroach into the required setback.

**Building Height:** The maximum building height is 30 feet.



**Parking:** One parking space is required for each 1,000 square feet of floor area or fraction thereof for any permitted use.

**Exterior Building Materials:** A minimum of 40% of façades facing Parvin Road shall be masonry.

**Façade Articulation:** Development is exempt from building articulation requirements.

**Landscaping:** The minimum width of perimeter landscape buffer is 10 feet.

**Perimeter Screening:** A minimum 6-foot tall concrete pre-cast screening wall is required along the northern, eastern and western perimeters per the Concept Plan.

**Outside storage** is limited to no more than 20% of the PD District area. All outside storage must be completely screened from public streets and adjacent properties.

**Detention Pond:** Decorative metal fencing is not required around the detention pond. Landscape screening in the form of vegetative shrubs or ornamental trees is required between any future detention pond and Parvin Road.



**Planning and Zoning Commission**  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
From: Brooks Wilson, Planning Consultant  
CC: Alexis Jackson, Director of Development Services  
Date: September 18, 2018  
Re: Custer Road Medical Office Zoning

### Action Requested:

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)

### Owner:

David Nguyen  
323 Westphalian Drive  
Celina, Texas 75009

### Background Information:

This property was annexed into Celina's corporate city limits on May 9, 2017 (Ordinance No. 2017-21). The owner wishes to construct a new building on the 0.965 acre property as a dentist office, which would require a zoning change. The current residence will be demolished to make room for the new building, drive aisles and fire lanes, and parking.

The request is to rezone the property from the AG, Agricultural zoning district that was automatically assigned to the property upon annexation to RO, Retail-Office zoning district. The property will conform to all the requirements of that zoning district, including exterior materials. The owner has executed an agreement with the property owner of Mustang Lakes by which the Cambridge Company will construct the masonry screening wall located on the northern and western property lines of the subject property. The southern property line is proposed to be screened from the residential neighborhood to the south by the use of a decorative metal fence with sufficient landscaping to create an attractive separation of the two uses.

### Conformance with the Comprehensive Plan:

The City's Comprehensive Plan shows this property to be within the Suburban Moderate-High Residential or "Suburban Mix." This includes residential developments and the services and businesses that support the citizens. This future land use accounts for sixty-four percent (64%) of the land area in Celina. The rezoning request conforms with the Comprehensive Plan.



**Board Review/Citizen Input:**

A notice of the public hearing was published in *The Celina Record* on August 31, 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
- Legal Description
- Zoning Exhibit
- Concept Plan

**Staff Recommendation:**

Staff recommends approval.





Attachment: Custer Road Medical Location Map (Custer Road Medical Office Zoning)



# Custer Medical Office Location Map

Date: 9/13/2018

## Legend

- Roads
- Custer Medical Office

0 180 360 Feet

Packet Pg. 23



**Exhibit A**  
**Custer Road Medical Office**  
**Metes and Bounds Description**

BEING a tract of land situated in the C. Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, the subject tract being a tract conveyed to David Nguyen and Thao Lam by the deed recorded in Document No. 20160915001232420 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the centerline of Farm to Market Road 2478, a 100 foot right-of-way (also known as Custer Road) from which a 1/2" iron rod found on the west line of Farm to Market Road 2478 and for the northeast corner of a 10 foot right-of-way dedication created by the plat of Rolling Meadows Estates, an addition recorded in Cabinet N, Page 302, Plat Records, Collin County, Texas, bears S 89°43'10" W, 50.00 feet;

THENCE S 89°43'10" W, passing at 50.00 feet said 1/2" iron rod, and continuing along the north line of Rolling Meadows Estates, a total distance of 339.74 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the westerly southeast corner of a tract conveyed to Celina 682 Partners, L.P., recorded in Document No. 20060419000517060 DRCCT;

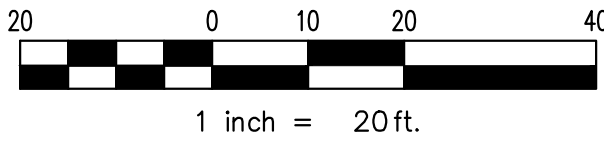
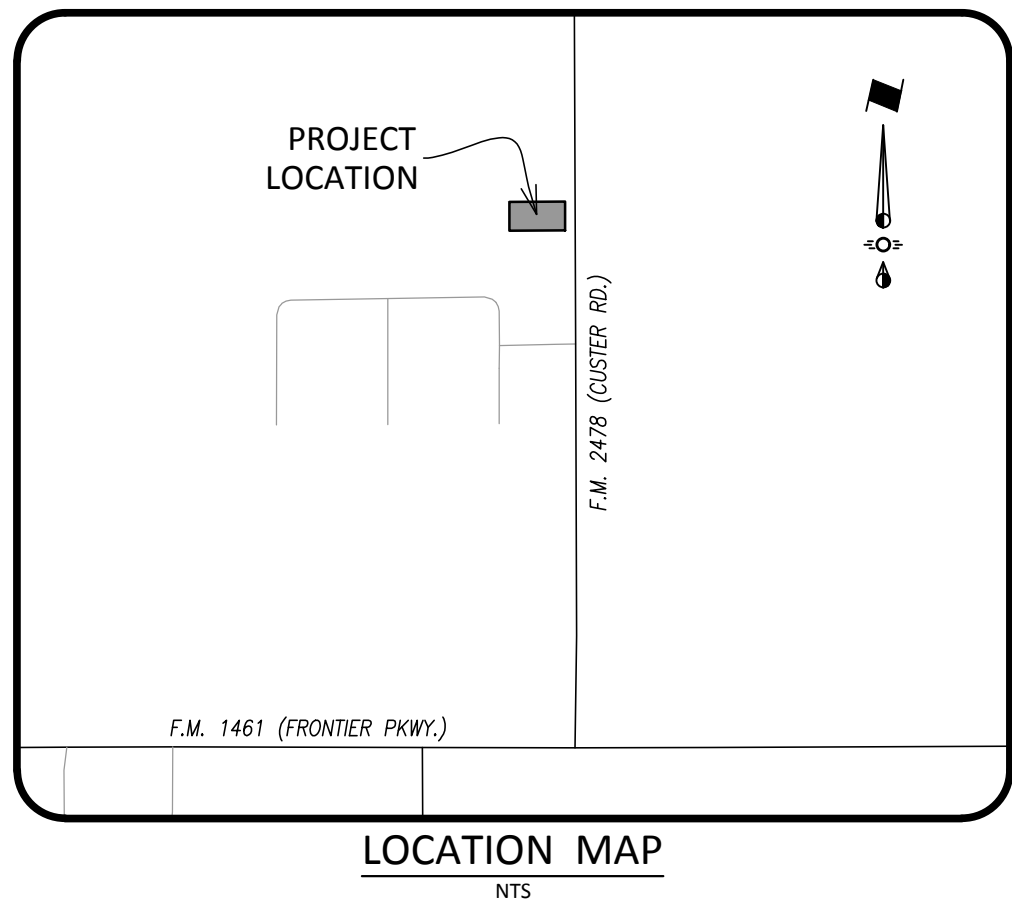
THENCE N 00°22'02" W, 150.09 feet along the common line thereof to a 1/2" iron rod found;

THENCE N 89°42'42" E, continuing along the common line thereof, passing at 270.54 feet the southwest corner of a 20 foot right-of-way dedication conveyed by deed recorded in Document No. 20150209000143310 DRCCT, passing at 290.54 feet a 1/2" iron rod found on the west line of said road, and continuing along a total distance of 340.54 feet to the centerline of said road;

THENCE S 00°03'43" E, 150.14 feet along the centerline thereof to the POINT OF BEGINNING with the subject tract containing 51,059 square feet or 1.172 acres of land.

Attachment: Custer Road Medical Legal Description (Custer Road Medical Office Zoning)

Celina 682 Partners, L.P.  
Doc. No. 20060419000517060 DRCT



**SITE DATA**

|                           |                                           |
|---------------------------|-------------------------------------------|
| Ex. Zoning:               | Celina ETJ                                |
| Proposed Use:             | Medical Office                            |
| Lot Area (Gross/Net):     | 1,000 Ac./0.965 (43,533 S.F./42,051 S.F.) |
| Building Area:            | 5,994 Sq. Ft. Footprint (Office)          |
| Building Height:          | 1-Story, 35' Max. Height                  |
| Lot Coverage:             | 13.7%                                     |
| Floor Area Ratio:         | 0.137:1                                   |
| Parking Required:         | 1 Sp. per 250 S.F. (Office) = 24 Spaces   |
| Total Parking Required:   | 24 Spaces                                 |
| Total Parking Provided:   | 31 Spaces (Incl. 2 HC)                    |
| Total Impervious Surface: | 18,381 Sq. Ft.                            |

**LOT 1, BLOCK A**

|                                           |
|-------------------------------------------|
| Celina ETJ                                |
| Medical Office                            |
| 1,000 Ac./0.965 (43,533 S.F./42,051 S.F.) |
| 5,994 Sq. Ft. Footprint (Office)          |
| 1-Story, 35' Max. Height                  |
| 13.7%                                     |
| 0.137:1                                   |
| 1 Sp. per 250 S.F. (Office) = 24 Spaces   |
| 24 Spaces                                 |
| 31 Spaces (Incl. 2 HC)                    |
| 18,381 Sq. Ft.                            |

**LEGEND**

- Firelane, Access & Utility Easement
- Curb & Gutter
- Catch Basin

**SITE PLAN**

**RHEA MILLS ADDITION**  
LOT 1, BLOCK A  
SITUATED IN THE  
C. WATSON SURVEY, ABSTRACT NO. 945  
COLLIN COUNTY, TEXAS

OWNER/APPLICANT  
David Nguyen & Thao Lam  
323 Westphalian Drive  
Celina, TX 75009  
Telephone: (972) 345-8537  
Contact: David Nguyen

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Piano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: David Bond



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DR NGUYEN DENTAL OFFICE  
FM ROAD 2476



M. J. WRIGHT & ASSOCIATES, INC.



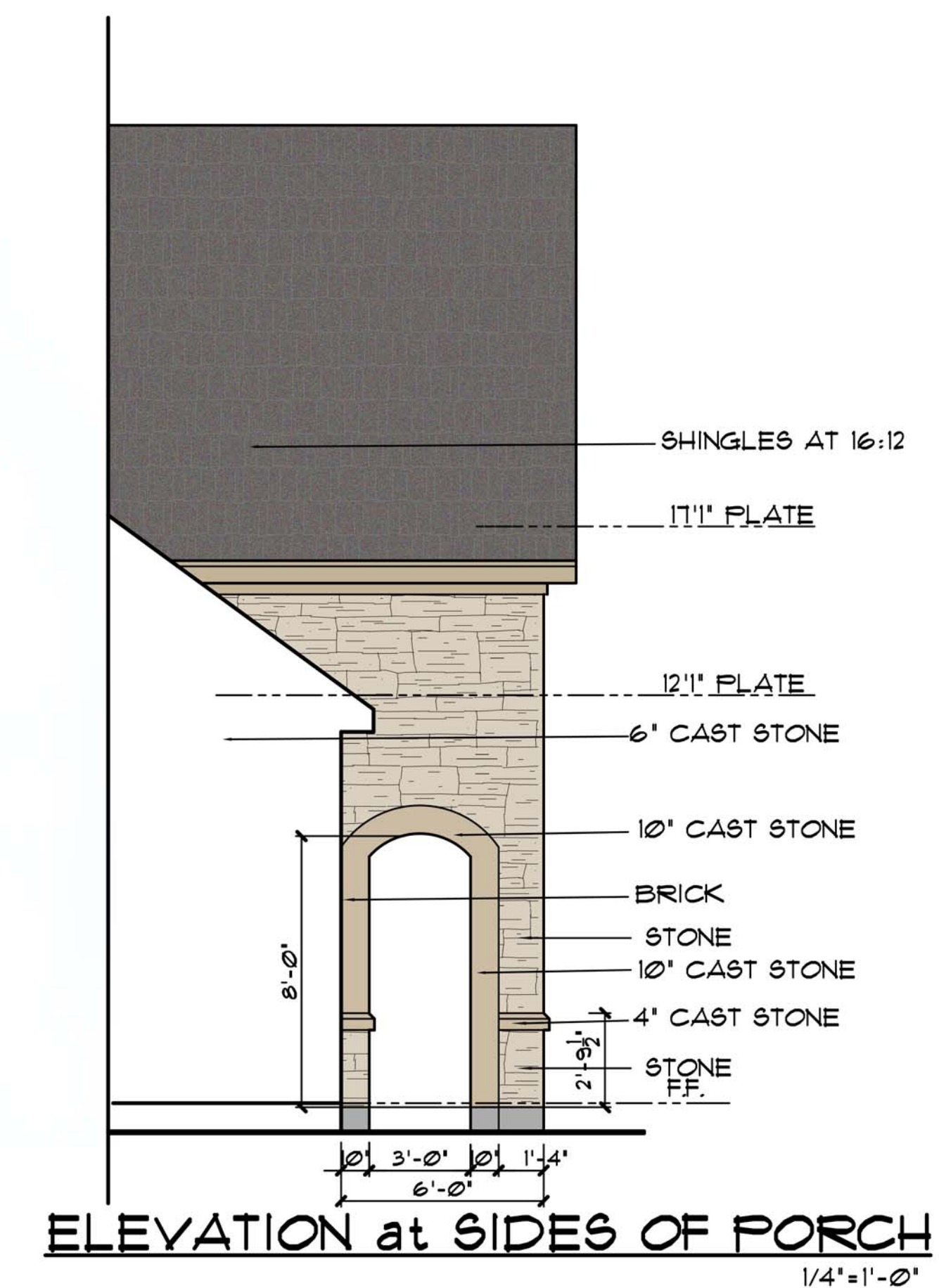
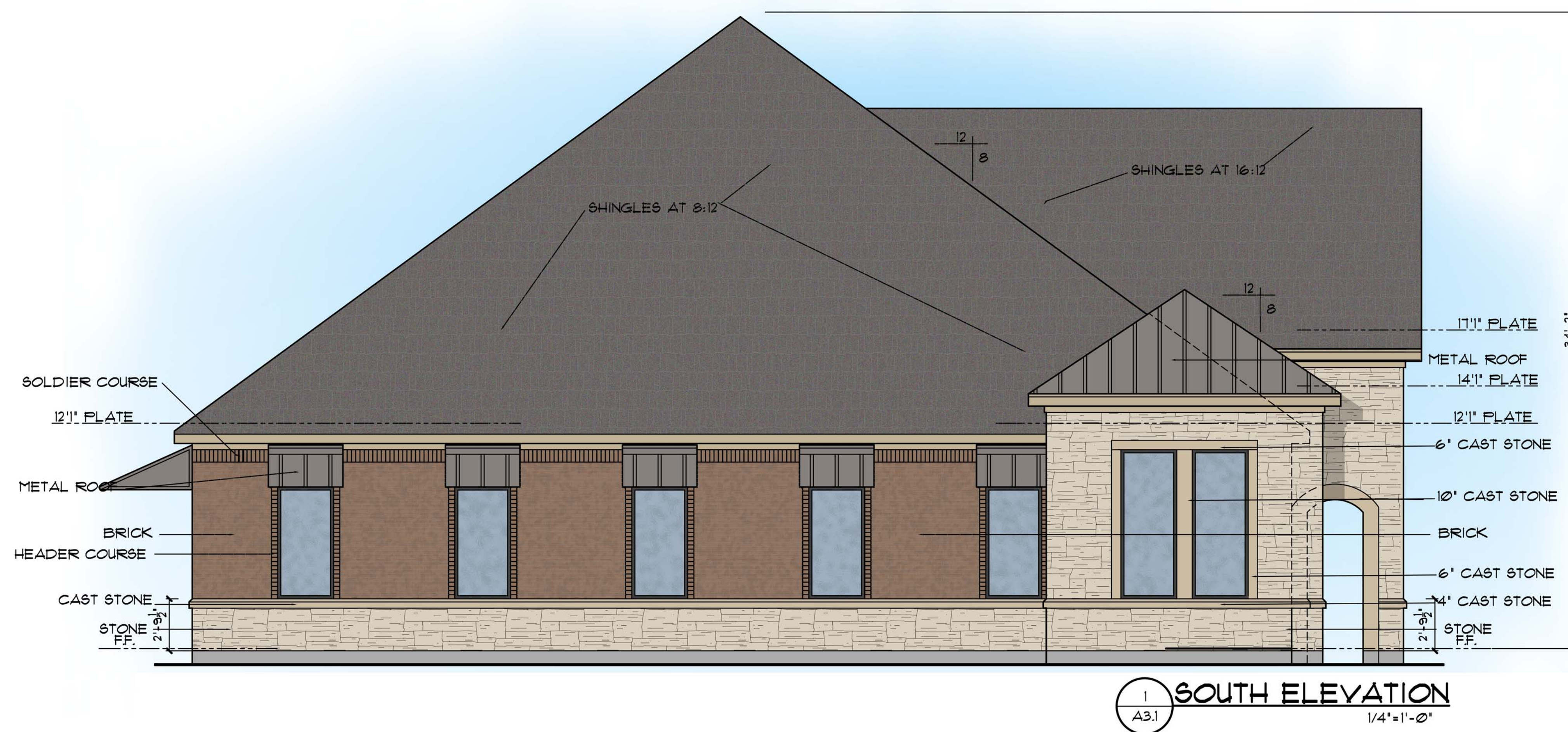
9233 MID-CITIES BOULEVARD STE. A, NRH TX 76182  
OFFICE: 817/268-5555 M.J.W@M.J.WRIGHT.COM  
FAX: 817/268-5556 WWW.M.J.WRIGHT.COM

ARCHITECTS

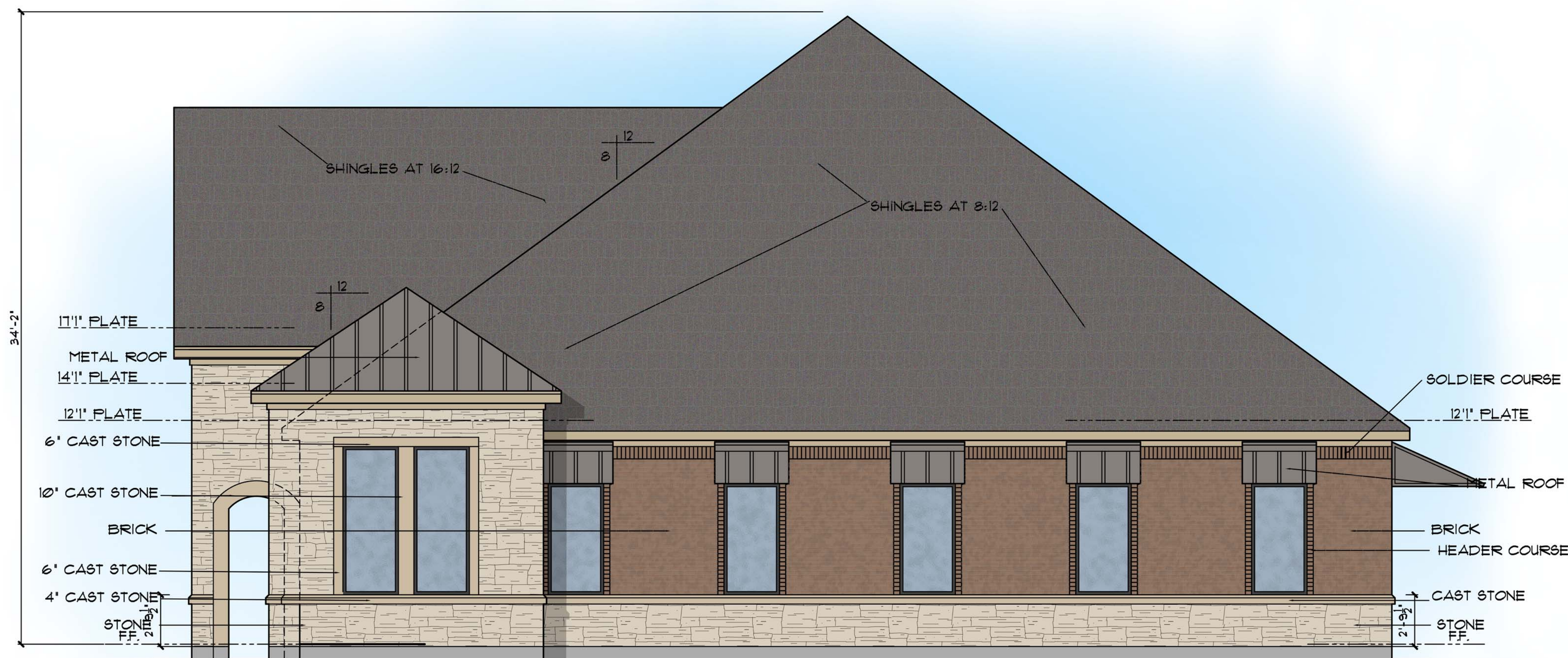
Sheet No.

Project No.  
160TINGU

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Date: 02/16/18  
Drawn By: MJW  
Checked By: MJW  
Revisions:

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DR. NGUYEN DENTAL OFFICE  
FM ROAD 2476



M. J. WRIGHT & ASSOCIATES, INC.  
8233 MIDCITIES BOULEVARD STE. A, NRH TX 76182  
OFFICE: 817/268-5555 MUW@MJWRIGHT.COM  
FAX: 817/268-5558 WWW.MJWRIGHT.COM



Sheet No.

Project No.  
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Development Services  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
 From: Raha Pouladi, Planner  
 CC: Alexis Jackson, Director of Development Services  
 Date: September 18, 2018  
 Re: Celina 79 Partners (Outer Loop) PD Amendment

### Action Requested:

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)

### Owners:

Celina 79 Partners, Ltd.  
 5953 Dallas Parkway, Suite 200  
 Plano, TX 75093-8189

### Background Information:

Celina 79 Partners (Outer Loop) is located at the approximate southwest corner of Choate Parkway and Preston Road. The property was originally annexed into the City on December 12, 2014, and rezoned to create Planned Development District No. 48, and is comprised of 76.83 acres, and allows for retail and mixed uses. The PD is divided into three general sections: The northern section, on the hard corner of Choate Parkway and Preston Road, a retail site. The Southern section, on the hard corner of Punk Carter Parkway and Preston Road will also be a retail site. The subject of this Planned Development Amendment is the 24.69 acres that is designated as Multifamily. The majority of this Planned Development district is situated in Preston Road Overlay District.

The applicant is requesting an amendment to increase the multifamily portion from 35% to 40% of the overall developable acreage. Also, the applicant is requesting to increase the density from 18 units per acre to 22 units per acre. Currently, the maximum allowed area for multifamily use is 24.69 acres which will change to 28.22 acres. Also, maximum multifamily units is 445 which will increase to 620 units if the proposed amendment is approved. This will result in an increase of 175 in total number of units. Considering the fact that the majority of this property is located in the Preston Road Overlay District, increasing the density in this location is in accordance with the goals of the overlay district.

This multifamily community will be built in two phases. Each phase will have at least one amenity center, two pools, and multiple sport's courts. Also, buildings will be 100% masonry with different and harmonizing colors and designs.



**Board Review/Citizen Input:**

A notice of the public hearing was published in *The Celina Record* on August 31, 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 letter of opposition to the proposal.

**Alternatives:**

N/A

**Financial Considerations:**

N/A

**Legal Review:**

N/A

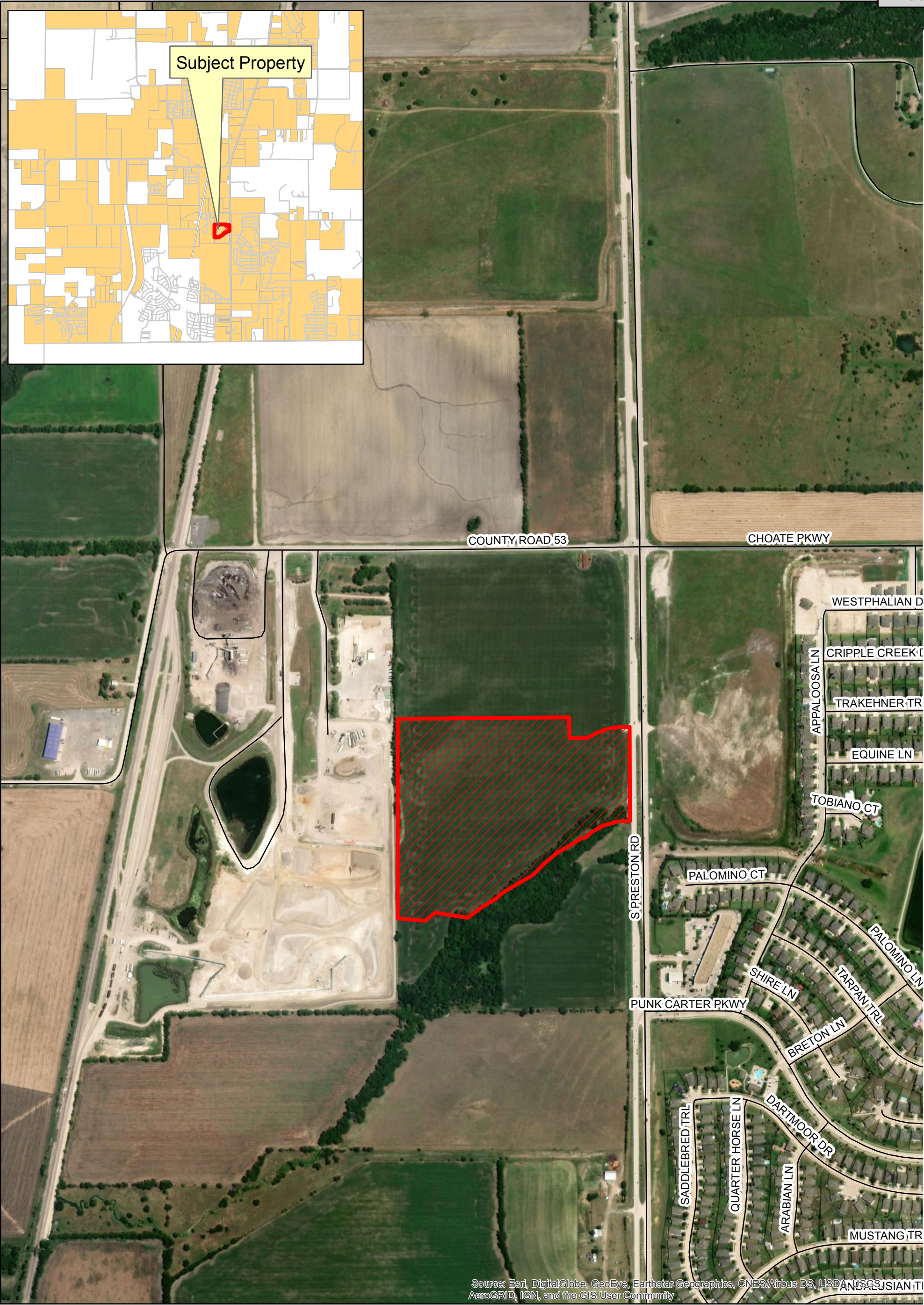
**Supporting Document:**

- Location Map
- Existing Concept Plan
- PD-48 Proposed Zoning Exhibit
- PD-48 Proposed Concept Plan
- PD-48 Proposed Color Elevation
- PD-48 Proposed Development Standards

**Staff Recommendation:**

Staff recommends approval.





Attachment: Location Map (Celina 79 Partners (Outer Loop) PD Amendment)

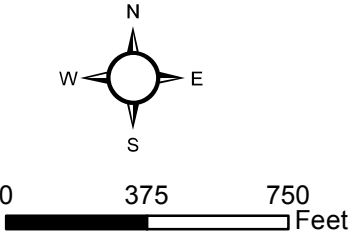


# Celina 79 (PD 48) Location Map

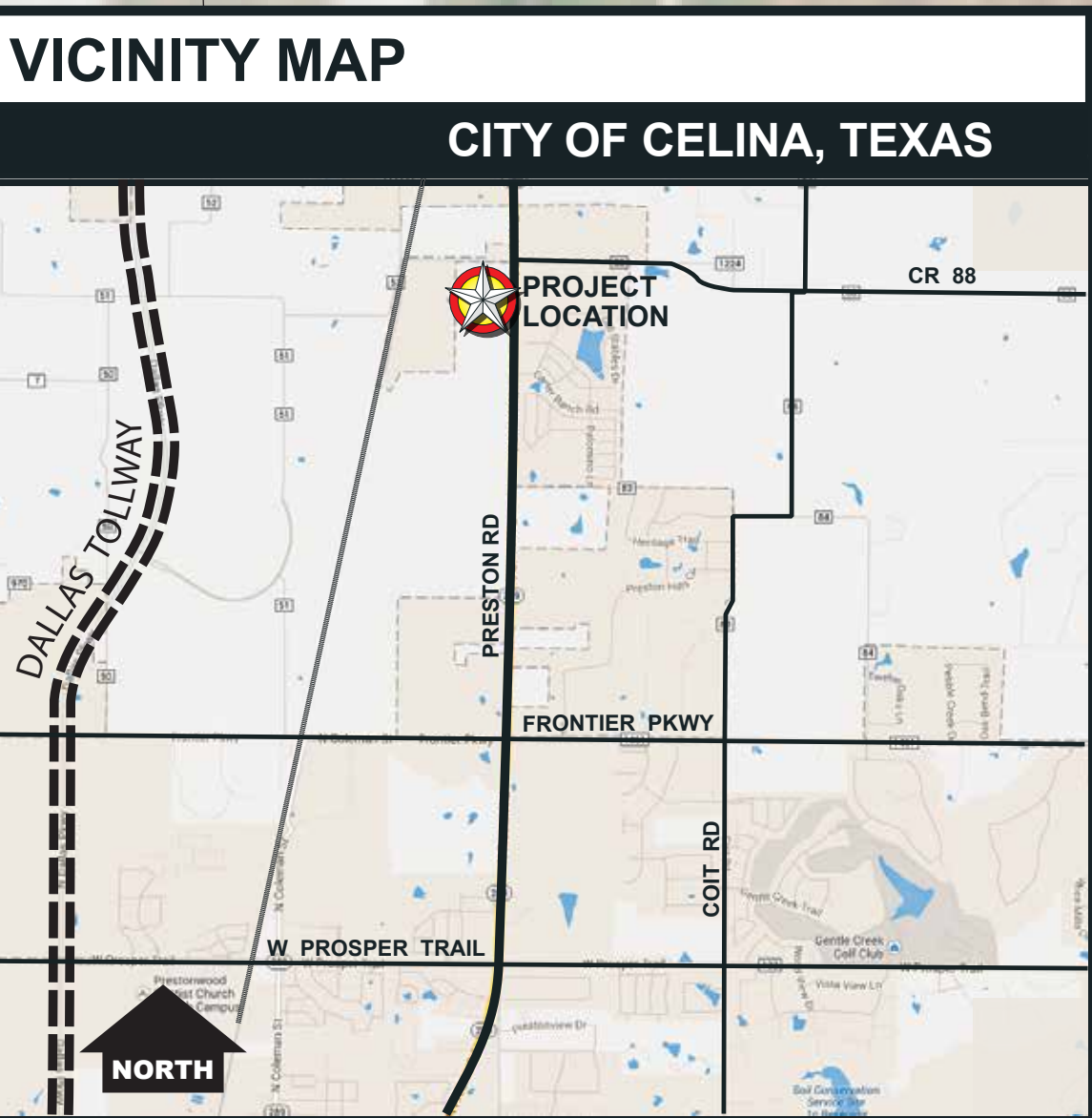
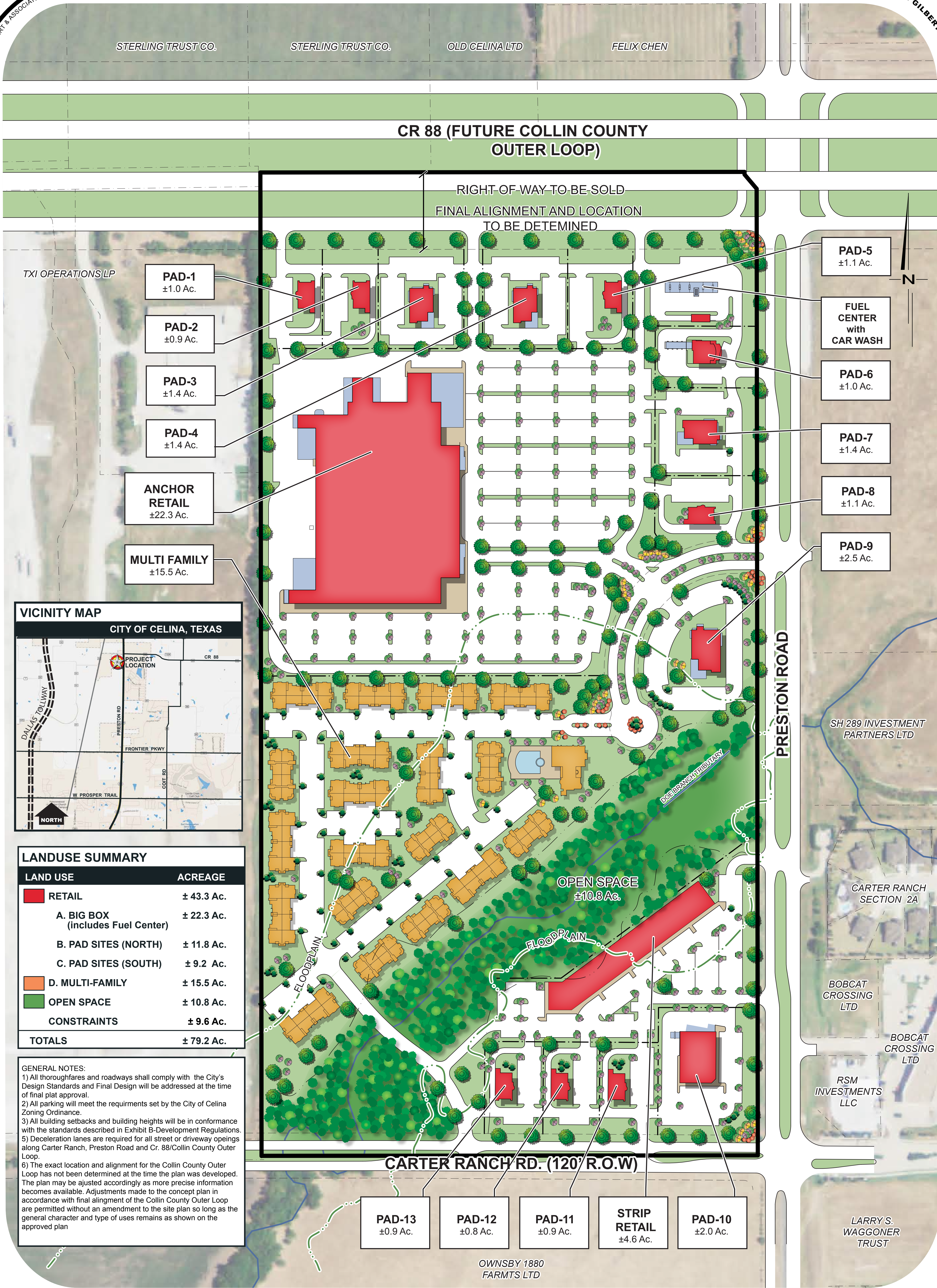
Date: 9/13/2018

## Legend

- Roads
-  Subject Property







| LANDUSE SUMMARY                                       |                   |
|-------------------------------------------------------|-------------------|
| LAND USE                                              | ACREAGE           |
| <span style="color: red;">■</span> RETAIL             | ± 43.3 Ac.        |
| A. BIG BOX (includes Fuel Center)                     | ± 22.3 Ac.        |
| B. PAD SITES (NORTH)                                  | ± 11.8 Ac.        |
| C. PAD SITES (SOUTH)                                  | ± 9.2 Ac.         |
| <span style="color: orange;">■</span> D. MULTI-FAMILY | ± 15.5 Ac.        |
| <span style="color: green;">■</span> OPEN SPACE       | ± 10.8 Ac.        |
| CONSTRAINTS                                           | ± 9.6 Ac.         |
| <b>TOTALS</b>                                         | <b>± 79.2 Ac.</b> |

GENERAL NOTES:

1) All thoroughfares and roadways shall comply with the City's Design Standards and Final Design will be addressed at the time of final plat approval.

2) All parking will meet the requirements set by the City of Celina Zoning Ordinance.

3) All building setbacks and building heights will be in conformance with the standards described in Exhibit B-Development Regulations.

5) Deceleration lanes are required for all street or driveway openings along Carter Ranch, Preston Road and Cr. 88/Collin County Outer Loop.

6) The exact location and alignment for the Collin County Outer Loop has not been determined at the time the plan was developed. The plan may be adjusted accordingly as more precise information becomes available. Adjustments made to the concept plan in accordance with final alignment of the Collin County Outer Loop are permitted without an amendment to the site plan so long as the general character and type of uses remains as shown on the approved plan

EXHIBIT

**D**

a concept plan for

**CELINA 79 PARTNERS**

**± 79.2 ACRES OF LAND**

BGE | KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212

SCALE

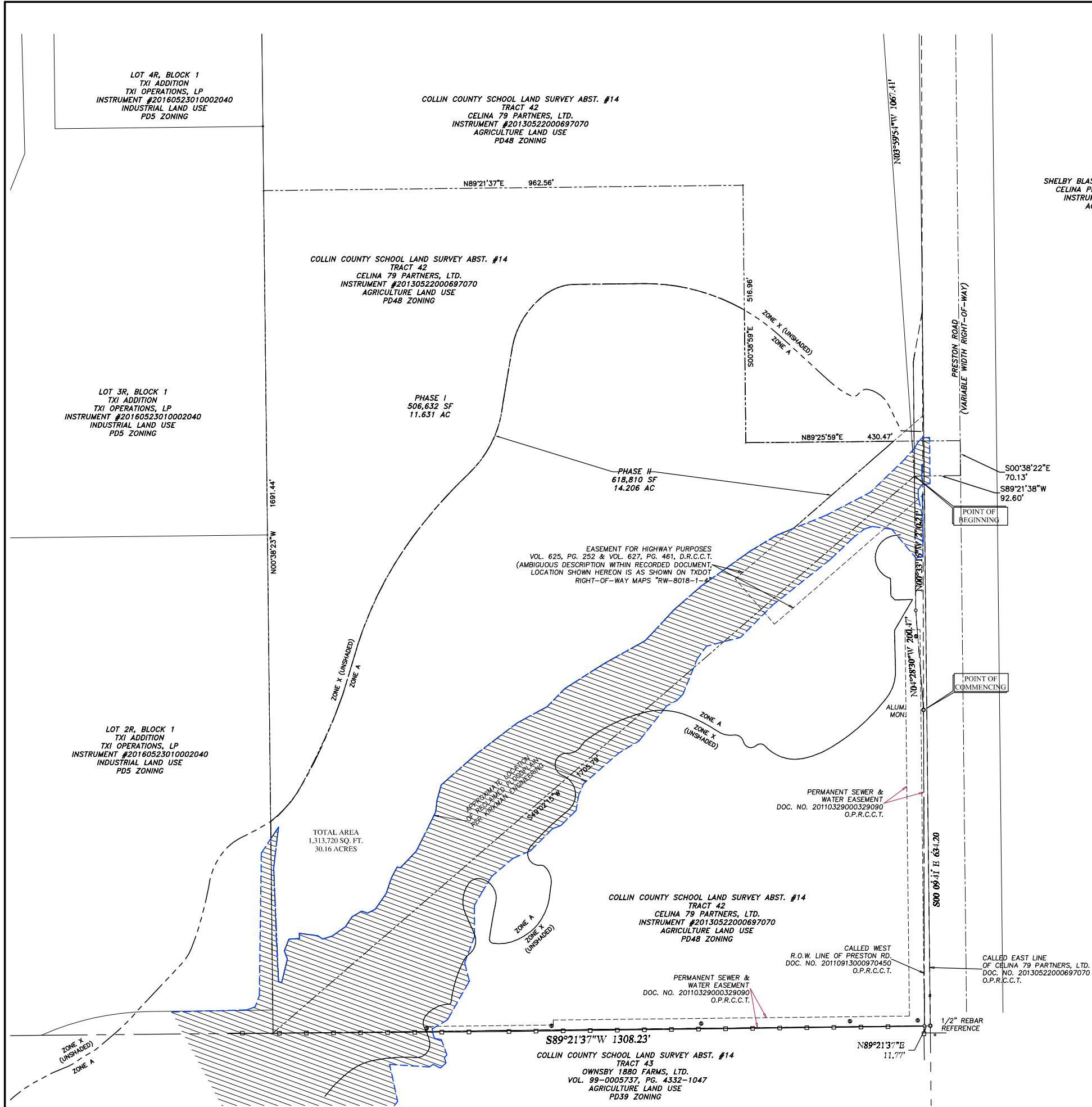
0 50 100 200

OCTOBER 21, 2014  
KGA #10530

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**PROPERTY DESCRIPTION:**

Being a 30.16 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, being a part of that same tract of land described to Celina 79 Partners, Ltd. by deed recorded in Document No. 20130522000697070, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at an Aluminum Monument found in the current West right-of-way line of Preston Road (State Highway 289, variable width right-of-way);

THENCE North 04 Degrees 28 Minutes 30 Seconds West, with the current West right-of-way line of said Preston Road, a distance of 200.47 feet to a point for corner;

THENCE North 00 Degrees 33 Minutes 16 Seconds West, continuing with the current West right-of-way line of said Preston Road, a distance of 270.21 feet to a point for corner, same being the POINT OF BEGINNING;

THENCE South 49 Degrees 02 Minutes 15 Seconds West, departing the current West right-of-way line of said Preston Road, a distance of 1705.79 feet to a point for corner;

THENCE North 00 Degrees 38 Minutes 23 Seconds West, a distance of 1691.44 feet to a point for corner;

THENCE North 89 Degrees 21 Minutes 37 Seconds East, a distance of 962.56 feet to a point for corner;

THENCE South 00 Degrees 38 Minutes 59 Seconds East, a distance of 516.96 feet to a point for corner;

THENCE North 89 Degrees 25 Minutes 59 Seconds East, a distance of 430.47 feet to a point for corner, said corner being in the west right-of-way line of said Preston Road;

THENCE South 00 Degrees 38 Minutes 22 Seconds East, along the centerline of said Preston Road, a distance of 70.13 feet to a point for corner;

THENCE South 89 Degrees 21 Minutes 38 Seconds West, a distance of 92.60 feet to the PLACE OF BEGINNING and containing 30.16 acres of land, more or less.

*Victor Lissiak Jr.*  
VICTOR LISSIAK, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752



SURVEYOR:  
VIEWTECH, INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
TEL: (972)661-8187  
CONTACT: VICTOR LISSIAK JR.  
EMAIL: vl@vtinc.net

CASE NUMBER \_\_\_\_\_

DEVELOPER:  
STONE STREET DEVELOPMENT  
8235 DOUGLAS AVE, SUITE 960  
DALLAS, TX 75225  
CONTACT: ROBERT EDELMAN  
TEL: (214) 794-3575  
EMAIL: redelman@stonestreetdev.com

| ZONING EXHIBIT 'B'                                               |  |  |  |  |  |
|------------------------------------------------------------------|--|--|--|--|--|
| PRESTON ROAD OUTER LOOP                                          |  |  |  |  |  |
| STONE STREET DEVELOPMENT                                         |  |  |  |  |  |
| 30.16 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABST 14 |  |  |  |  |  |
| CELINA, COLLIN COUNTY, TEXAS                                     |  |  |  |  |  |

| VIEWTECH INC. |    |          |                                                                       |          |   |
|---------------|----|----------|-----------------------------------------------------------------------|----------|---|
| DESIGN        |    |          | TEXAS FIRM REGISTRATION NO. F2658                                     |          |   |
| DRAWN         |    |          | 4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172 |          |   |
| DATE          |    |          | CONTACT: ROBERT EDELMAN                                               |          |   |
| SCALE         |    |          | TEL: (214) 794-3575                                                   |          |   |
| JOB #         |    |          | EMAIL: redelman@stonestreetdev.com                                    |          |   |
| SHEET         |    |          |                                                                       |          |   |
| AW            | JK | 06/20/18 | 1"=100'                                                               | 2018-188 | 1 |



# Outer Loop Illustrative Plan

Celina, TX  
7-31-18

**OWNER:**  
STONE STREET DEVELOPMENT  
8235 DOUGLAS AVENUE  
DALLAS, TEXAS 75225  
ROBERT EDLEMAN  
PHONE: (214) 794-3575

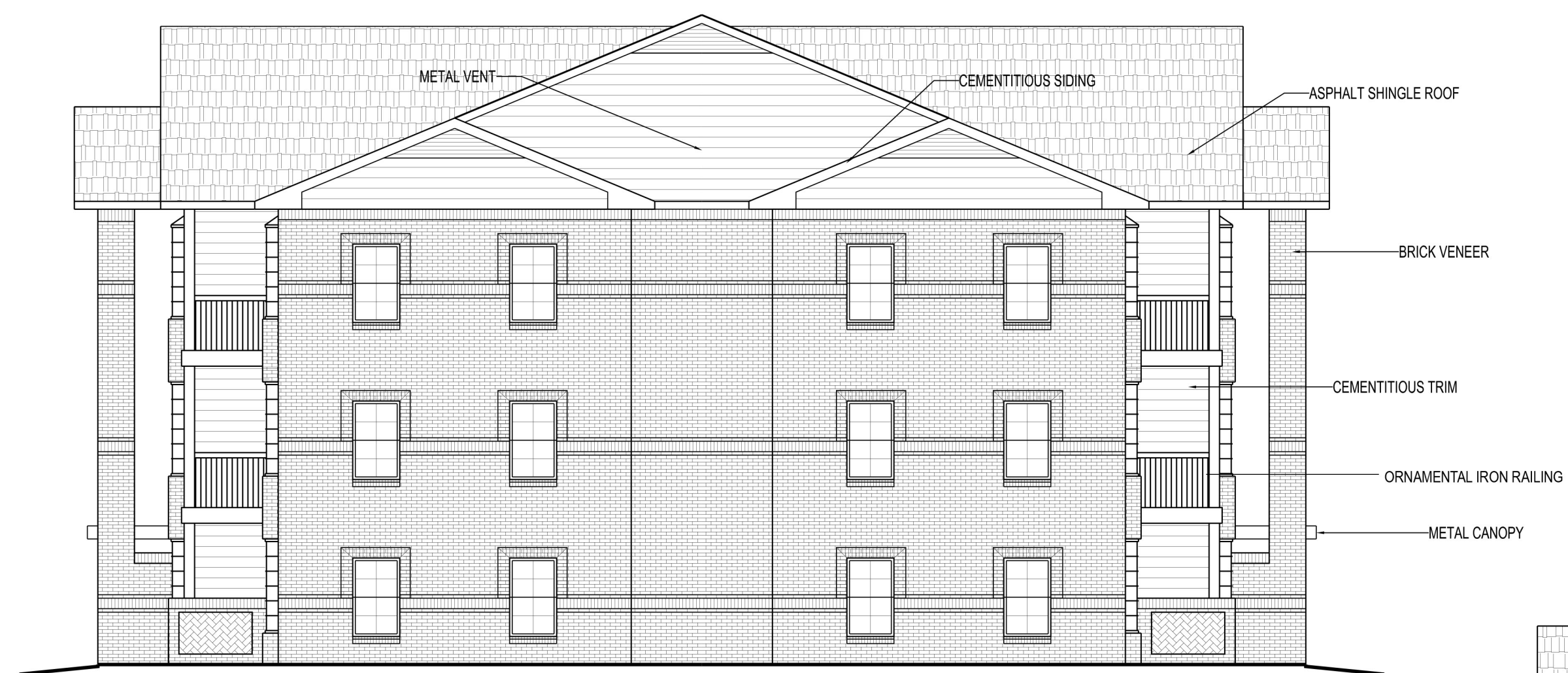
**ARCHITECT:**  
ROBERT BOYD ARCHITECTS INC.  
4004 BELT LINE RD. STE. 220  
DALLAS, TEXAS 75248  
PHONE: (214) 969-7000

**ENGINEER:**  
VIEWTECH INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
PHONE: (972) 661-8187  
FAX: (972) 661-8172  
CONTACT: VICTOR LISSIAK JR., P.E.  
EMAIL: vl@vtinc.net

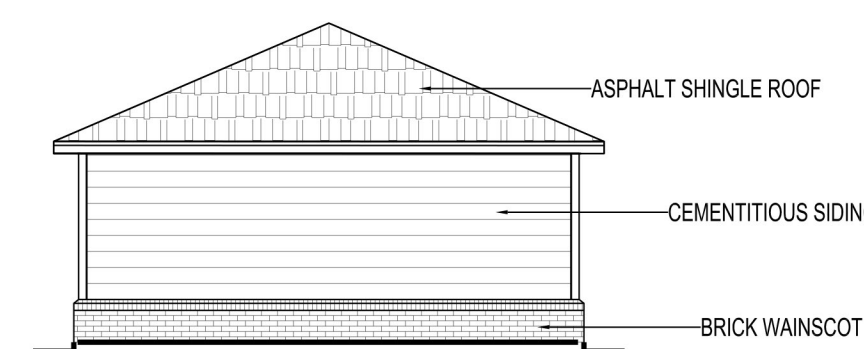
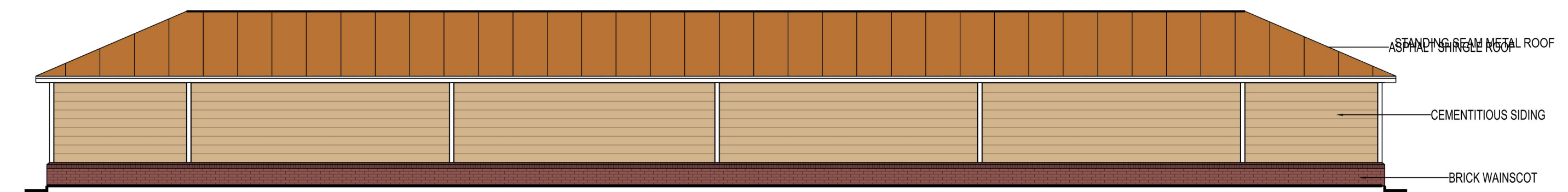
**LANDSCAPE ARCHITECT**  
BRUCE SMITH & ASSOCIATES  
(214) 356-2709



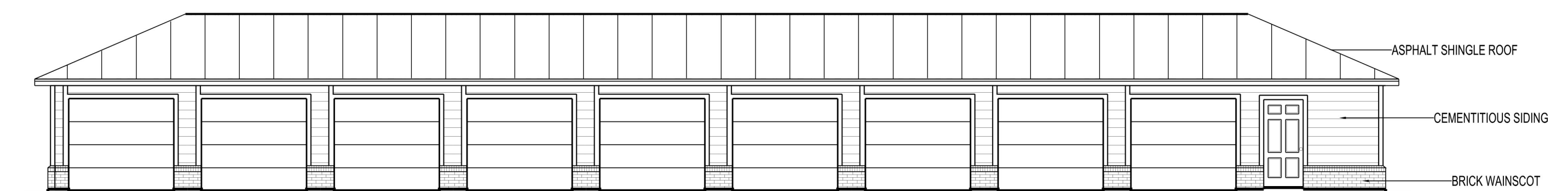
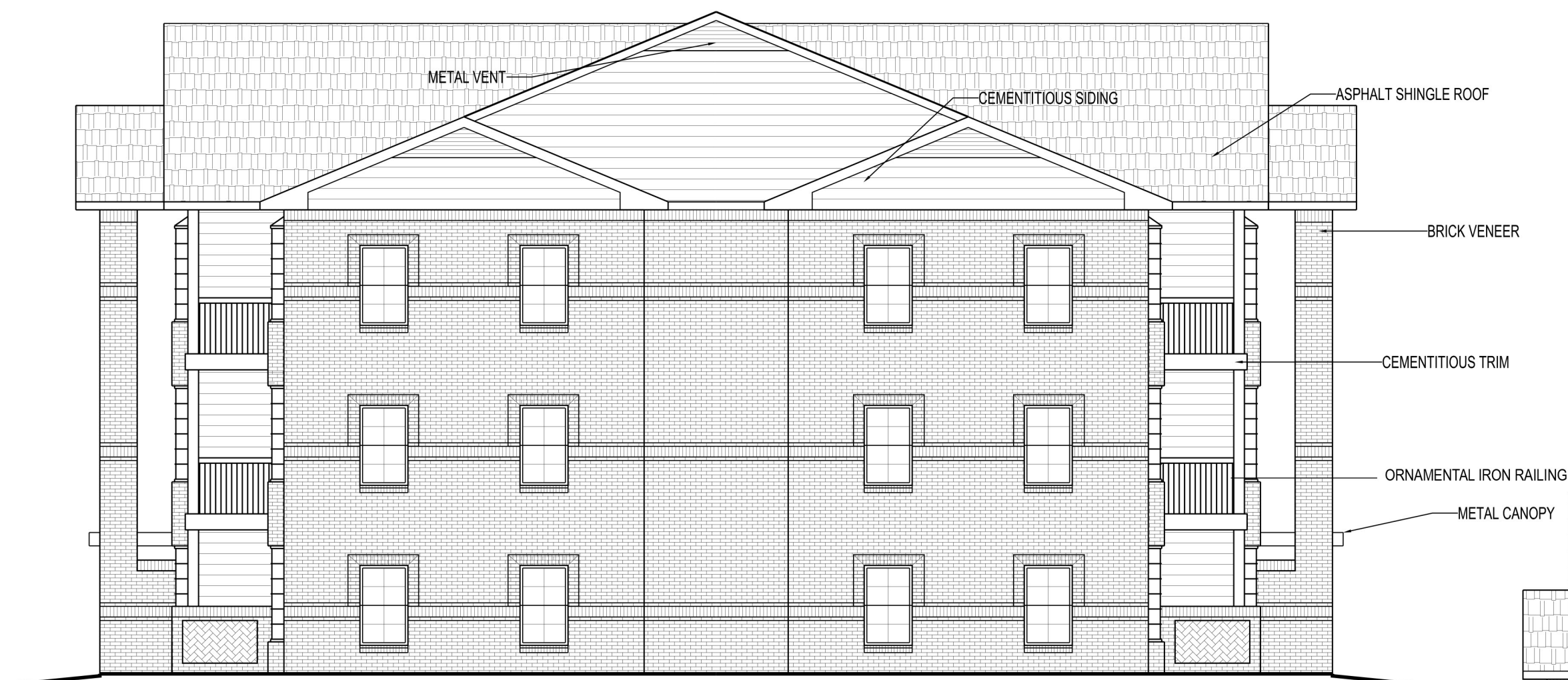


**SIDE ELEVATION**

SIDE ELEVATION MATERIAL PERCENTAGES:  
 BRICK 78%  
 CEMENTITIOUS SIDING & TRIM 20%  
 METAL VENT & CANOPY 2%

**SIDE GARAGE ELEVATION****REAR GARAGE ELEVATION****REAR ELEVATION**

REAR ELEVATION MATERIAL PERCENTAGES:  
 BRICK 68%  
 CEMENTITIOUS SIDING & TRIM 31%  
 METAL VENT & CANOPY 1%

**FRONT GARAGE ELEVATION****SIDE ELEVATION**

SIDE ELEVATION MATERIAL PERCENTAGES:  
 BRICK 78%  
 CEMENTITIOUS SIDING & TRIM 20%  
 METAL VENT & CANOPY 2%

**FRONT ELEVATION**

FRONT ELEVATION MATERIAL PERCENTAGES:  
 BRICK 68%  
 CEMENTITIOUS SIDING & TRIM 31%  
 METAL VENT & CANOPY 1%



## PLANNED DEVELOPMENT DISTRICT STATEMENT OF PURPOSE

This zoning submittal proposes to rezone approximately 30.16 total acres of land within the City of Celina more fully described on the legal descriptions attached as Exhibit A (the “Subject Property”) and depicted on Exhibit B. The Subject Property is the south portion of a 76.83-acre tract with existing PD 48 zoning and generally comports with the Mixed Use Regional District MU-2 zoning district requirements as amended by the PD. Total net developable acreage of the tract is 70.56 acres after anticipated floodplain reclamation.

This PD rezone seeks to revise existing PD zoning for the 30.16 acres described and depicted in Exhibits A and B respectively to accomplish the following:

- Increase the maximum permissible units to 620 units; and
- Increase the permissible standalone multiple-family developable acreage from 35% to 40% of the PD’s net developable area.

All other requirements, conditions, and commitments contained in the existing PD 48 shall remain in place. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD. Uses and development regulations specifically modified in this PD shall not be subject to amendment after the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in Exhibit A.

This planned development (PD) will provide the zoning necessary to develop the site in the manner generally shown in Exhibit C. The final layout should generally conform to Exhibit C.

### **Project Location**

The Subject Property is located along Preston Road immediately east of the TXI facility. A legal description (Exhibit A), property exhibit (Exhibit B) and concept plan (Exhibit C) have been provided.

The project area is currently undeveloped on the south and west with existing single family homes to the east across Preston Road.

### **Concept Plan**

Exhibit C identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place at the time of platting unless modified herein. This project also provides desperately needed workforce housing for the City of Celina.



## EXHIBIT D

### PLANNED DEVELOPMENT DISTRICT STANDARDS

---

Any significant changes to the land uses as depicted on the Concept Plan (Exhibit D) shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina Council. Following are the changes to the Concept Plan that are allowed within the Celina 79 Partners PD without an amendment to this PD. Street pattern, building location and individual uses are proposed and may be adjusted so long as the general character of the PD is adhered to and the general location of the multi-family, commercial and retail uses remains as shown in Exhibit D.

#### **Architectural Elevations**

Section 14.02.153 of the City of Celina Zoning Ordinance requires, as deemed necessary by the mayor/city manager, the submittal of architectural elevations in the zoning submittal application. Architectural elevations have been submitted accordingly.

During project development, however after zoning may be approved, Staff reserves the right to require architectural elevation modification prior to approval of a building permit.

#### **Landscape Design**

Section 14.02.224 of the City of Celina Zoning Ordinance requires the submittal of landscaping and irrigation plans with site plan approval request. Concept landscape plans have been submitted accordingly.

#### **Preston Road Overlay District**

All development within 750 feet of the right of way of Preston Road (S.H. 289) must meet the standards established in the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also be applicable:

#### **A. Permitted Uses**

##### **Permitted by Right**

- (1) Armed Service recruiting Center
- (2) Artist studio
- (3) Assisted Living Facility
- (4) Auto laundry or car wash (CUP required if adjacent to Single Family detached development)
- (5) Auto supply store for new or rebuilt parts
- (6) Bakery or confectionery (retail)
- (7) Bank/credit unions
- (8) Child day care (business)
- (9) Church/Place of worship



- (10) Convenience store (with beer and wine sales)
- (11) Convenience store (with or without gas sales)
- (12) Day camp for children
- (13) Drapery, blind or furniture upholstery shop
- (14) Dwelling, multiple-family (garden style or urban)
- (15) Dwelling, Single Family
- (16) Extended stay hotels/motels (residence hotels)
- (17) Farmers Market
- (18) Food or grocery store
- (19) Food or grocery store (with beer and wine sales)
- (20) Franchised private utility
- (21) Gas Station
- (22) General Retail Store
- (23) Group day care
- (24) Hotel/Motel
- (25) Laundry/dry cleaning (drop off/pick up)
- (26) Medical facilities
- (27) Micro brewery
- (28) Motor cycle sales and repair
- (29) Municipal facility
- (30) Nursing Convalescent home
- (31) Office Center
- (32) Offices (professional and general business)
- (33) Pawn shop
- (34) Personal services shop
- (35) Pet and animal grooming shop
- (36) Propane sales (retail)
- (37) Residential lot
- (38) Restaurant (Drive-In service)
- (39) Restaurant (with drive-through service)
- (40) Restaurant (with drive-through service)
- (41) Restaurant (with no drive-through service)
- (42) Retirement home/home for the aged
- (43) Studio for radio or television (without tower)
- (44) Theatre or playhouse (indoor)

Permitted with Conditional Use Permit

- (1) Funeral Home and crematorium
- (2) Tire Dealer with Open Storage
- (3) Outdoor Display/sales (shall be screened and may not exceed 15% percent of the total gross floor area of the entire structure)
- (4) Nursery (retail sales outdoor)
- (5) Auto repair (major/minor)
- (6) Living quarters on-site with a business
- (7) Auto laundry or car wash (CUP required if adjacent to Single Family detached development)



- (8) Club, private (class I & II)

Prohibited Uses

- (1) Check Cashing Services
- (2) Recycling Kiosk
- (3) Sexually Oriented Business

B. Definitions

- a. Garden Style Apartments –  
Multi-family dwellings that do not exceed three (3) stories in height. No Garden Style apartments are permitted within 300 feet of the Collin County Outer Loop or within 200' of Preston Road.
- b. Urban Style Apartments  
Multi-family dwellings greater than three (3) stories in height. Urban style apartments are required to have structured parking.

C. Density

- a. Single family detached units shall not exceed a maximum density of ten (10) dwelling units per gross acre (du/ga). No single family units will be permitted within 300 feet of the Collin County Outer Loop right-of-way or within 200' of Preston Road.
- b. Multiple-family units shall not exceed a maximum of 620 units for garden style apartments.
- c. Multiple-family units shall not exceed a maximum density of thirty (3) dwelling units per acre for urban style apartments.
- d. Maximum floor area ratio (FAR) is 2.75
  - a. FAR calculations include parking structures

D. Land Use Mix limits: All MU-2 zoning districts will have a mix of residential and nonresidential uses at the following rates:

- a. Single Family Residential uses (Stand-alone): between 20% and 40% of the net developable acreage (per Exhibit C); and/or
- b. Residential uses (integrated): between 20% and 50% of the net developable acreage (per Exhibit C); and/or
- c. Nonresidential uses (Stand-alone): between 20% and 80% of the net developable acreage (per Exhibit C); and/or
- d. Nonresidential uses (integrated): between 20% and 50% of the net developable acreage (per Exhibit C); and/or
- e. Multiple-family uses (stand-alone): Shall not exceed forty (40) percent of the net developable acreage of the zoning district (per Exhibit C).

| Land Use Limits                                       |                                         |                      |
|-------------------------------------------------------|-----------------------------------------|----------------------|
|                                                       | Percent of<br>Net<br>Acreage<br>Allowed | Allowed<br>Acreages* |
| <b>MU-2 = 70.56 Net Acres<br/>(76.83 Gross Acres)</b> |                                         |                      |



|                                         |         |                  |
|-----------------------------------------|---------|------------------|
| Single Family Residential (Stand Alone) | 20%-40% | 14.1 Ac-28.2 Ac  |
| Residential (Integrated)                | 20%-50% | 14.1 Ac-35.3 Ac  |
| Non-Residential (Stand Alone)           | 20%-80% | 14.1 Ac- 56.5 Ac |
| Non-Residential (Integrated)            | 20%-50% | 14.1 Ac-35.3 Ac  |
| Multi-Family (Stand Alone)              | 40%     | 28.2 Ac          |

*\*Allowed Acreages* may be adjusted to reflect any changes in the net acreage as the final location and alignment of the Collin County Outer Loop right of way is determined.

E. Open Space/Landscaping Requirements

- a. No less than fifteen (15) percent of the net acres of the entire development must be used for open space. Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. Open space must be maintained through a property ownership association. Residential open space requirements, as listed below, are required in addition to the overall open space requirements.

- a. Multi-Family Open Space Requirements

1. Urban Style Multi-Family and/or Mixed Use (Integrated) Multi-Family
      - a. Must provide open space at a rate of one (1) acre per 150 dwelling units.
    2. Garden Styles Apartments
      - a. Must provide open space at a rate of one (1) acre per 100 dwelling units.
    3. Multi-Family open space calculations may include all pervious areas and/or landscaped areas in addition to all recreation areas within the Multi-Family parcel. A dedicated recreation area with a pool must make up a portion of the open space area.

- b. Single Family Open Space Requirements

1. A minimum of one (1) acre per 75 dwelling units must be provided for all single family developments.

F. Maximum impervious surface

- a. No more than eighty five (85) percent of the total lot area, including main buildings, accessory buildings, parking lots, drive, fire lanes and loading areas shall be impervious surface.

G. Connectivity



- a. A minimum of two (2) vehicular points of connection to adjacent roadways shall be provided. The connection can be through either a direct driveway to the adjacent roadway or through a shared access driveway to the adjacent roadway. In addition, a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
- H. Parking/Loading Requirements
- a. A minimum stacking length of eighty (80) feet measured from the street right-of-way to the first intersection aisle or paving stall shall be required for access from Preston Road, Carter Ranch Rd and the Collin County Outer Loop (C.R. 88). Deceleration lanes are required for all ingress/egress from Preston Road, Carter Ranch Rd and the Collin County Outer Loop (C.R. 88)



## I. Lot regulations

## a. Single Family Detached

## a. Lot Size

*Minimum twenty-five hundred (2,500) square feet and twenty (20) feet in width when measured at the front of the yard setback line*

## b. Height

*The primary structure shall not exceed forty-five (45) feet in height as measured to the peak*

## c. Setbacks

## 1. Front yard –

*A minimum building setback of fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet. A corner lot shall have two front yards.*

## 2. Side Yard -

*A minimum building setback of five (5) feet shall be provided on each side of the lot. A garage door must be set back a minimum of twenty (20) feet.*

*An interior side yard setback of zero (0) feet shall be permitted provided that all dwelling units maintain a minimum wall to wall separation of ten (10) feet. No portion of a building may cross a property line.*

## 3. Rear Yard-

*A minimum building setback of fifteen (15) shall be provided on the rear of the lot. A garage door must be set back a minimum of eighteen (18) feet if alley access is provided.*



## b. Multiple-Family

## a. Height

## 1. Stand Alone or Integrated Development

| Number of Stories         | Maximum Height |
|---------------------------|----------------|
| One (1) Story             | 30 feet        |
| Two (2) Story             | 40 feet        |
| Three (3) Story           | 50 feet        |
| Four (4) story or greater | 100 feet       |

## b. Setbacks

## 1. Stand Alone Multi-Family

|            | <b>Adjacent to Single Family Residential*</b> | <b>Adjacent to Non-Residential</b> |
|------------|-----------------------------------------------|------------------------------------|
| Front Yard | 50 feet                                       | 25 feet                            |
| Side Yard  | 50 feet                                       | 20 feet                            |
| Rear Yard  | 50 feet                                       | 20 feet                            |

\*If a public road or open space a minimum of sixty (60) feet in width separates the multi-family development from the Single Family Development, the standards for property adjacent to non-residential developments shall apply.

## 2. Integrated Multi-Family (Mixed Use)

|            | <b>Adjacent to Single Family Residential*</b> | <b>Adjacent to Non-Residential</b> |
|------------|-----------------------------------------------|------------------------------------|
| Front Yard |                                               |                                    |
| 1 story    | 50 feet                                       | 25 feet                            |
| 2 story    | 75 feet                                       | 25 feet                            |
| 3+ story   | 150 feet                                      | 25 feet                            |
| Side Yard  |                                               |                                    |
| 1 story    | 50 feet                                       | 15 feet                            |
| 2 story    | 75 feet                                       | 15 feet                            |
| 3+ story   | 150 feet                                      | 15 feet                            |
| Rear Yard  |                                               |                                    |
| 1 story    | 50 feet                                       | 15 feet                            |
| 2 story    | 75 feet                                       | 15 feet                            |
| 3+ story   | 150 feet                                      | 50 feet**                          |

\*If a public road or open space a minimum of sixty (60) feet in width separates the multi-family development from the single family development, the standards for property adjacent to non-residential developments shall apply.

\*\*When adjacent to open space greater than 100 feet in width, a minimum rear setback of ten (10) feet is required



\*\*\*Corner Lots - The side yard of corner lots shall follow the same regulations as a typical side yard when adjacent to an internal access street. When adjacent to a public right of way, a lot must have two (2) front yards.



## c. Minimum Dwelling Area

| Number of Bedrooms | Minimum Floor Area (Square Feet)*   |
|--------------------|-------------------------------------|
| Efficiency/Studio  | 500 sf                              |
| 1 Bedroom          | 650 sf                              |
| 2 Bedroom          | 900 sf                              |
| Over 2 Bedrooms    | 900 sf + 150 sf per additional room |

## c. Nonresidential development

## a. Lot Size

*Minimum five thousand (5, 000) square feet and one hundred (1 00) in width when measured at the front of the yard setback line*

## b. Height

*The primary structure shall not exceed sixty five (65) feet in height as measured to the peak.*

## c. Setbacks

## 1. Primary Structure

## a. Front yard -

*A minimum building setback of twenty five (25) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.*

## b. Side yard-

*Minimum of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code.*

## c. Rear yard -

*A minimum building setback of fifteen (15) foot is required.*

## d. Off Street Parking Regulations

## 1. In addition to the parking and loading requirements listed in Article 14, Division 2 of the City of Celina Zoning Ordinance., the following standards apply.

- a. For all Mixed Use Developments, on street or off street parking may be shared among residential and non-residential users as well as among users of different properties so long as a shared parking agreement is executed among property owners. Parking shall be computed separately for each use within the structure.



- e. Open Space/Landscaping Requirements
  - 1. See Open Space/Landscape requirements on Page 4 of this document.
- f. Temporary/Seasonal Sales
  - 1. Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the spaces are in excess of the minimum required parking based on the City of Celina Parking ratios.
  - 2. Large shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) in height or the height of the container, whichever is greater. The Wall must be composed of materials that match those used on the main structure.
- g. Outdoor Sales
  - o Large retail centers may include departments on the exterior of the air conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:
  - o The structure must be built of permanent materials and connected to the main building.
  - o The area must be enclosed and screened from view by a material with a minimum of eighty (80) percent opacity. Screening height shall be adequate to screen all materials.
  - o No more than fifteen (15) percent of the total gross floor area of the entire structure shall be used for Outdoor sales.





Development Services  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
 From: Raha Pouladi, Planner  
 CC: Alexis Jackson, Director of Development Services  
 Date: September 18, 2018  
 Re: Creeks of Legacy PD Amendment

### Action Requested:

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)

### Owners:

CTMGT Frontier 80, LLC  
 1800 Valley View Lane, Suite 300  
 Farmers Branch, TX 75234

Celina Investment Partners Ltd.  
 5953 Dallas Pkwy Suite 200  
 Plano, TX 75093-8189

### Background Information:

Creeks of Legacy is located at the approximate northeast and northwest corners of Frontier Parkway and Legacy Drive. The property was originally rezoned from three individual separate properties, Planned Development District No. 20, Planned Development District No. 33, and a tract zoned C-1, Retail District to create Planned Development District No. 46. The Planned Development for Creeks of Legacy allows for residential, commercial and mixed uses. The majority of the Planned Development District is comprised of the Creeks of Legacy residential subdivision with a mixed use component at the northeast corner of Frontier Parkway and Legacy Drive.

The applicant is requesting an amendment to a portion of Parcel No. 3 of the Planned Development District. Of the 45.782 acres in Parcel No. 3, currently 18.31 acres (403 units) are shown as multifamily use. The applicant is requesting that this acreage be increased to a total of 24.587 acres (540 units). This will result in a 13.7% change in the area designated for multifamily use in this parcel. This proposed change could add an additional 137 multifamily units which demonstrates a 34% increase.



This multifamily community will be built in two phases. Each phase will have at least one amenity center, one pool, and multiple sport's courts. Also, buildings will be 100% masonry with different and harmonizing colors and designs.

**Board Review/Citizen Input:**

A notice of the public hearing was published in *The Celina Record* on August 31, 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 letter of opposition to the proposal.

**Alternatives:**

N/A

**Financial Considerations:**

N/A

**Legal Review:**

N/A

**Supporting Document:**

- Location Map
- Existing Concept Plan
- PD-46 Proposed Zoning Exhibit
- PD-46 Proposed Concept Plan
- PD-46 Proposed Color Elevation
- PD-46 Proposed Development Standards

**Staff Recommendation:**

Staff recommends approval.





Attachment: Location Map (Creeks of Legacy PD Amendment)

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

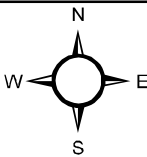


# Location Map Creeks of Legacy PD Amendment

Date: 5/3/2018

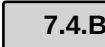
## Legend

- Roads
-  Creeks of Legacy
-  ETJ Limits

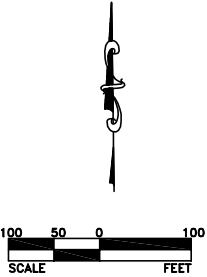
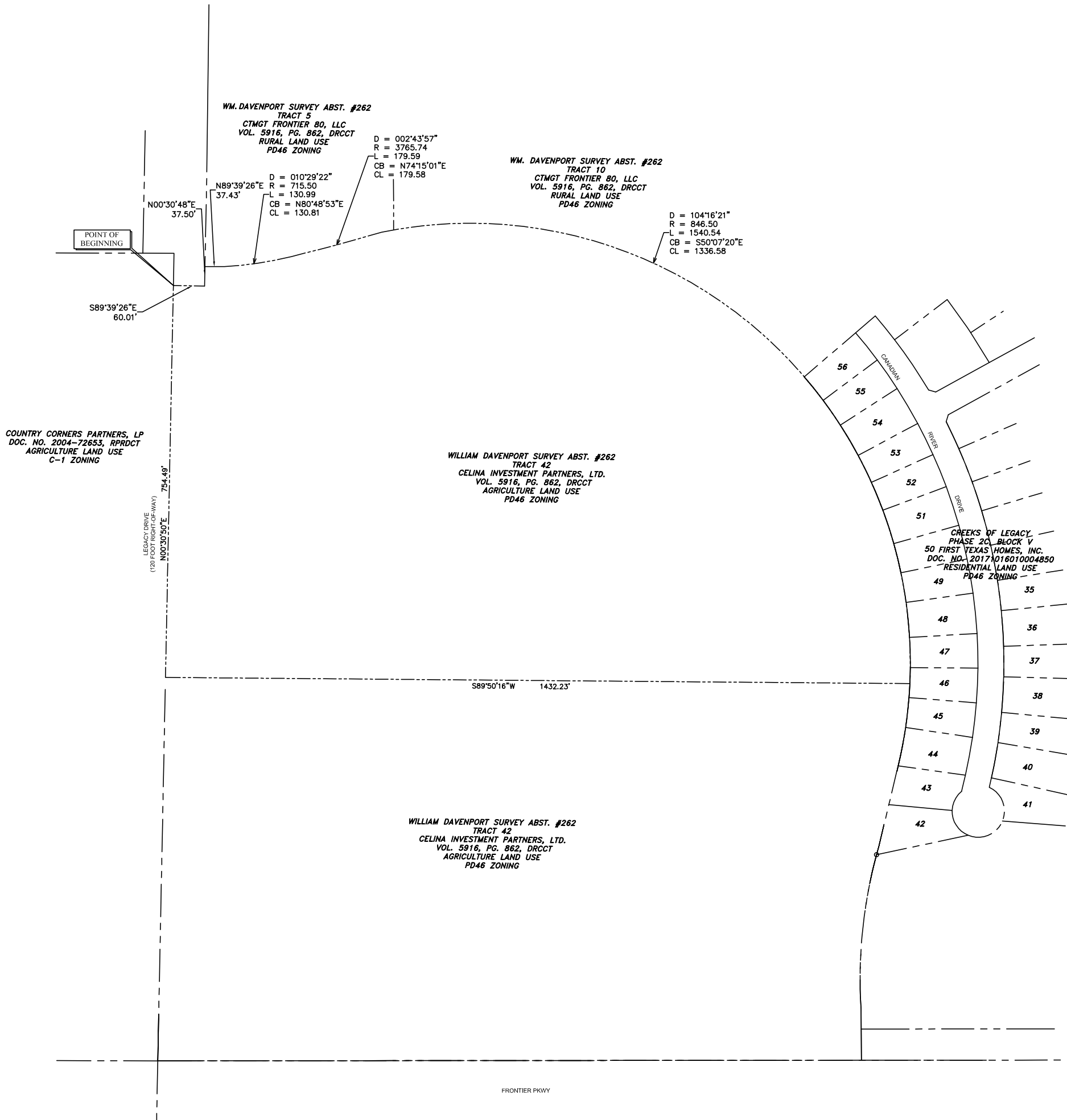


0 425 850 Feet









PROPERTY DESCRIPTION:

Being a tract of land situated in the William Davenport Survey, Abstract No. 262, in the City of Celina, Collin County, Texas, being a part of that same tract of land described to Celina Investment Partners, Ltd. by deed recorded in Volume 5916, Page 862 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the centerline of Legacy Drive (120 foot right-of-way) with the northwest corner of said Celina Investment Partners tract;

THENCE South 89° 39' 26" East a distance of 60.01 feet to a point for corner, said corner being at the east limit of said Legacy Drive;

THENCE North 00° 30' 48" East a distance of 37.50 feet, with the east line of Legacy Drive to a point for corner;

THENCE North 89° 39' 26" East a distance of 37.43 feet, departing said east line of Legacy Drive to a point for corner, said corner being the beginning of a non-tangent curve to the left;

THENCE along said non-tangent curve to the left, through a central angle of 10° 29' 22", an arc length of 130.99 feet, said curve having a radius of 715.50 feet, a chord length of 130.81 feet which bears North 80° 48' 53" East, to a point for corner, said corner being the beginning of a non-tangent curve to the left;

THENCE along said non-tangent curve to the left, through a central angle of 2° 43' 57", an arc length of 179.59 feet, said curve having a radius of 3765.74 feet, a chord length of 179.58 feet which bears North 74° 15' 01" East, to a point for corner, said corner being the beginning of a non-tangent curve to the right;

THENCE along said non-tangent curve to the right, through a central angle of 104° 16' 21", an arc length of 1540.54 feet, said curve having a radius of 846.50 feet, a chord length of 1336.58 feet which bears South 50° 07' 20" West, to a point for corner, said point being in the south line said Celina Investment Partners Tract;

THENCE South 89° 39' 26" West, along said South line, a distance of 1432.23 feet to a point for corner, said corner being at the center of said Legacy Drive (120 foot right-of-way);

THENCE North 00° 30' 50" East, along the centerline of said Legacy Drive, a distance of 754.49 feet to the PLACE OF BEGINNING and containing 24.587 Acres of land, more or less.

*Victor Lissiak, Jr.*  
VICTOR LISSIAK, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752



SURVEYOR:  
VIEWTECH, INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
TEL: (972)661-8187  
CONTACT: VICTOR LISSIAK JR.  
EMAIL: vl@vtinc.net

CASE NUMBER \_\_\_\_\_

DEVELOPER:  
STONE STREET DEVELOPMENT  
8235 DOUGLAS AVE, SUITE 960  
DALLAS, TX 75225  
CONTACT: ROBERT EDELMAN  
TEL: (214) 794-3575  
EMAIL: redelman@stonestreetdev.com

|                                        |       |                                   |               |                 |
|----------------------------------------|-------|-----------------------------------|---------------|-----------------|
| ZONING EXHIBIT "B"                     |       |                                   |               |                 |
| CREEKS OF LEGACY AT FRONTIER PK        |       |                                   |               |                 |
| STONE STREET DEVELOPMENT               |       |                                   |               |                 |
| 24.587 ACRES OUT OF THE WILLIAM DAVENP |       |                                   |               |                 |
| SURVEY, ABSTRACT 262                   |       |                                   |               |                 |
| CELINA, COLLIN COUNTY, TEXAS           |       |                                   |               |                 |
| VIEWTECH INC.                          |       |                                   |               |                 |
| 4205 BELTWAY DR. ADDISON, TX. 75001    |       | TEXAS FIRM REGISTRATION NO. P2658 |               |                 |
|                                        |       | (972) 661-8187 FAX (972) 661-8172 |               |                 |
| DESIGN                                 | DRAWN | DATE                              | SCALE         | MOD. LOG. SHEET |
| AW                                     | JK    | 06/20/18                          | Packet Pg. 50 |                 |
|                                        |       |                                   |               |                 |



## Creeks of Legacy at Frontier Parkway Illustrative Plan

**Celina, TX**  
7-31-18

**OWNER:**  
**STONE STREET DEVELOPMENT**  
**8235 DOUGLAS AVENUE**  
**DALLAS, TEXAS 75225**  
**ROBERT EDLEMAN**  
**PHONE: (214) 794-3575**

**ARCHITECT:**  
ROBERT BOYD ARCHITECTS INC.  
4004 BELT LINE RD. STE. 220  
DALLAS, TEXAS 75248  
PHONE: (214) 969-7000

**ENGINEER:**  
**VIEWTECH INC.**  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
PHONE: (972) 661-8187  
FAX: (972) 661-8172  
CONTACT: VICTOR LISSIAK, JR., P.E.  
EMAIL: [v@vntinc.net](mailto:v@vntinc.net)

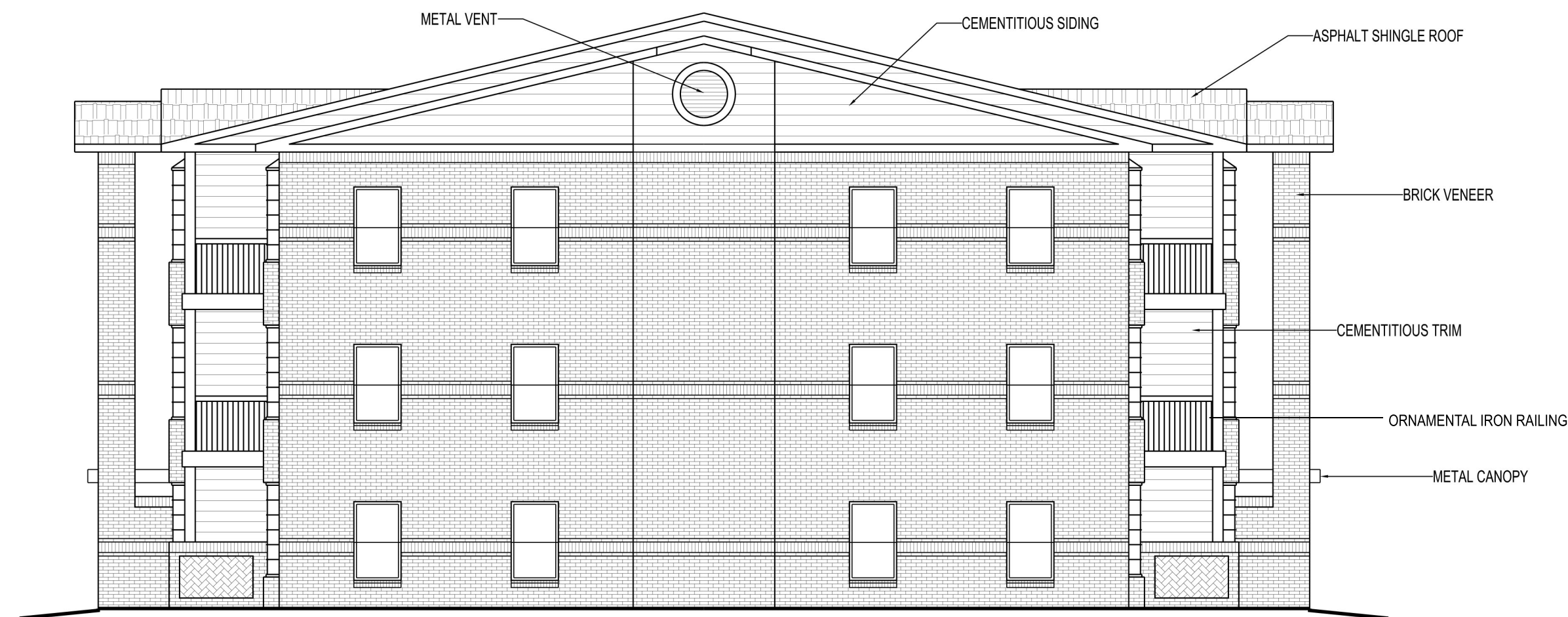
LANDSCAPE ARCHITECT  
BRUCE SMITH & ASSOCIATES  
(214) 356-2709

### 7.4.D



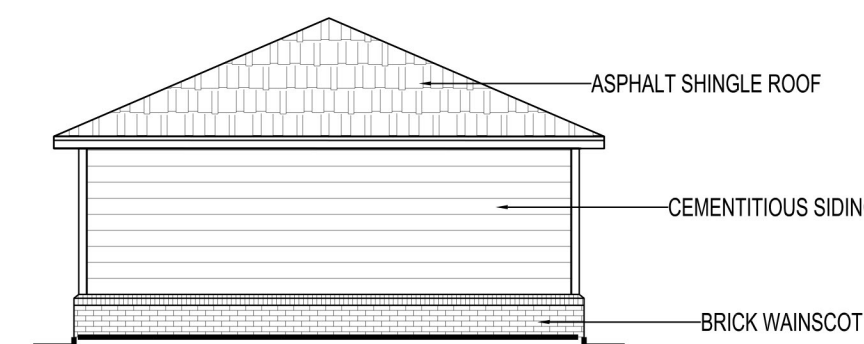
**Note:** The intention of this plan is to represent the general character of the proposed development. Refer to the Engineering and Landscape Architectural drawings for actual improvements.



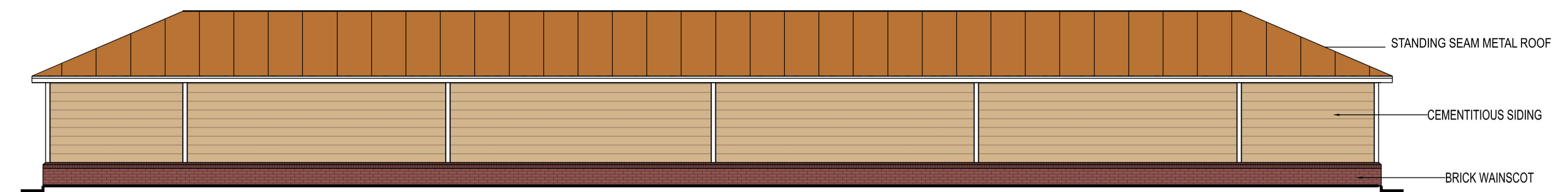


**SIDE ELEVATION**

SIDE ELEVATION MATERIAL PERCENTAGES:  
BRICK 78%  
CEMENTITIOUS SIDING & TRIM 20%  
METAL VENT & CANOPY 2%



**SIDE GARAGE ELEVATION**

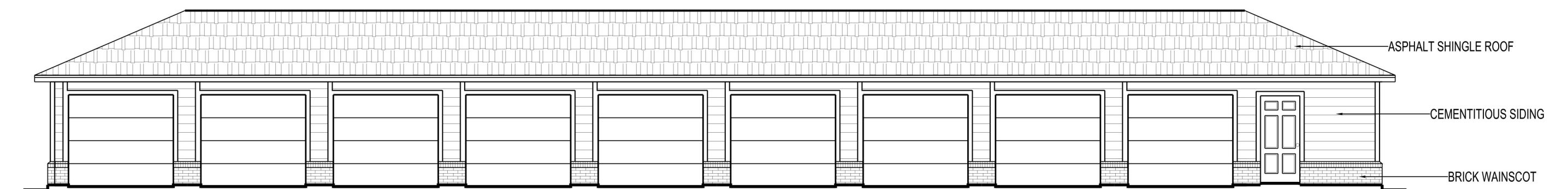


**REAR GARAGE ELEVATION**

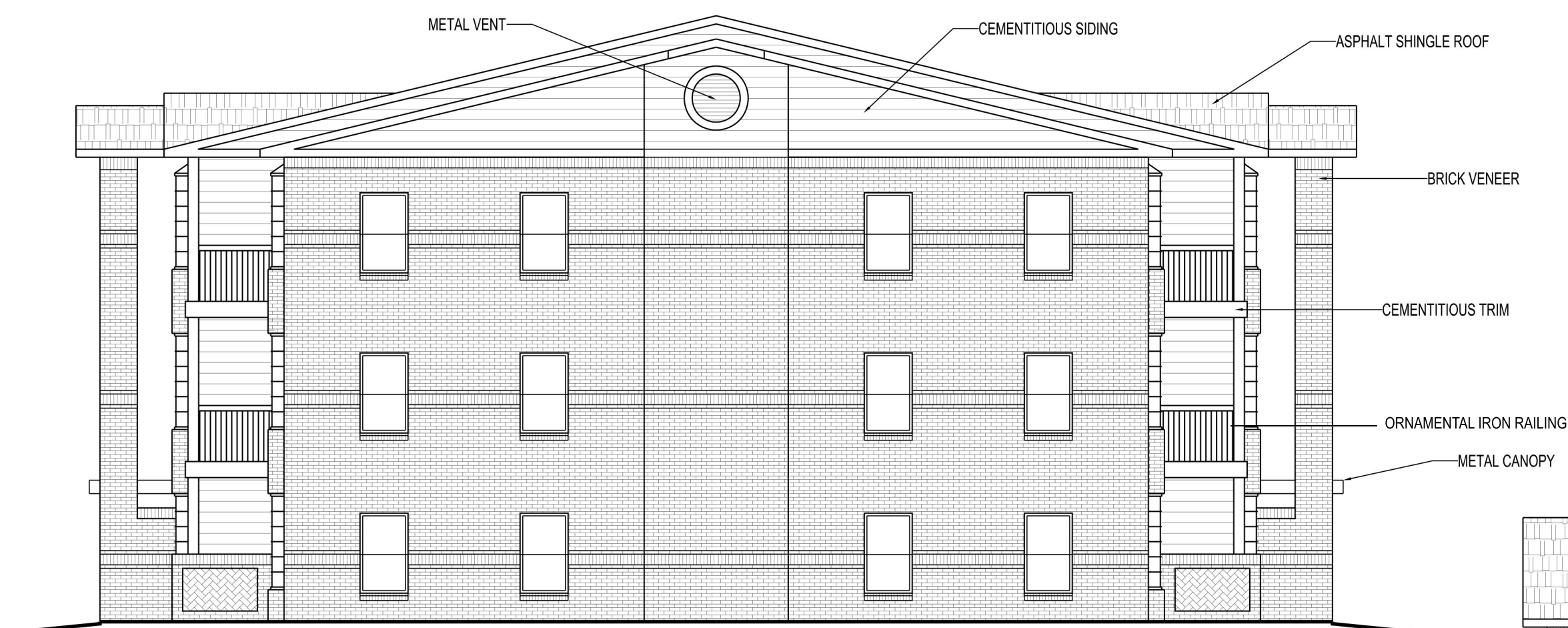


**REAR ELEVATION**

REAR ELEVATION MATERIAL PERCENTAGES:  
BRICK 68%  
CEMENTITIOUS SIDING & TRIM 31%  
METAL VENT & CANOPY 1%



**FRONT GARAGE ELEVATION**



**SIDE ELEVATION**

SIDE ELEVATION MATERIAL PERCENTAGES:  
BRICK 78%  
CEMENTITIOUS SIDING & TRIM 20%  
METAL VENT & CANOPY 2%



**FRONT ELEVATION**

FRONT ELEVATION MATERIAL PERCENTAGES:  
BRICK 68%  
CEMENTITIOUS SIDING & TRIM 31%  
METAL VENT & CANOPY 1%



## PLANNED DEVELOPMENT DISTRICT STATEMENT OF PURPOSE

This zoning submittal proposes to rezone approximately 24.587 total acres of land within the City of Celina more fully described on the legal descriptions attached as Exhibit A (the “Subject Property”) and depicted on Exhibit B. The Subject Property is identified as the north portion of Parcel 3 within the existing PD and generally comports with the Mixed Use Regional District MU-2 zoning district requirements as amended by the PD. These amendments currently include:

- Maximum density of twenty-two (22) du/ga; AND
- Multiple-family uses (stand-alone) shall not exceed 40% of Parcel 3’s total area.

The uses proposed for the south portion of Parcel 3 will predominantly be non-residential and vertical mixed use.

This PD rezone seeks to revise existing PD zoning for the 24.587 acres described and depicted in Exhibits A and B respectively to accomplish the following:

- Increase the maximum number of permissible standalone multi-family units to 540; and
- Increase the permissible stand-alone multiple-family uses to 24.587 acres.

All other requirements, conditions, and commitments contained in the existing PD 46 shall remain in place. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD. Uses and development regulations specifically modified in this PD shall not be subject to amendment after the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in Exhibit A.

This PD will provide the zoning necessary to develop the site in the manner generally shown in Exhibit C. The final layout should generally conform to Exhibit C.

### **Project Location**

The Subject Property is located along existing County Road (CR) 6 approximately 700 feet north of Frontier Parkway. A legal description (Exhibit A), property exhibit (Exhibit B) and concept plan (Exhibit C) have been provided.

The project area is currently undeveloped on the south and west with existing single family homes to the east and north.



**Concept Plan**

Exhibit C identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place at the time of platting unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that compliments the future retail on the south end of Parcel 3. This project also provides desperately needed workforce housing for the City of Celina.



## EXHIBIT D

### PLANNED DEVELOPMENT DISTRICT STANDARDS

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#### DEVELOPMENT REGULATIONS

##### DEFINITIONS

Any capitalized terms not defined below are per the definition as provided in the City of Celina Code of Ordinance Chapter 14.

Common Area: Any portion of the PD District that does not constitute a residential lot or street right-of-way and is owned by the Homeowners Association.

Homeowner Association: An association governed by by-laws, deed restrictions, and architectural guidelines of the community. All lot owners will have mandatory membership in the homeowner association, which, among other things, will require financial obligations in the form of annual membership dues.

PD District Concept Plan (Exhibit C): The graphic plan for PD District that establishes and delineates the location of the respective Lot Types and is attached as Exhibit C.

Main Structure: The primary residence to be constructed on any Lot.

Open Space: Publicly or privately accessible parks, greens, sports fields, plazas, landscaped areas, natural flood plain or drainage areas, and tot lots, shall constitute Open Space.

Parkway: The area between the curb and the right-of-way in front of residential lots.

PD District: The land and/or lots contained within the legal boundaries identified in Exhibit A.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

##### CONCEPT PLAN

Exhibit B identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place at the time of development unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

##### ARCHITECTURAL ELEVATIONS

Section 14.02.153 of the City of Celina Zoning Ordinance requires, as deemed necessary by the mayor/city manager, the submittal of architectural elevations in the zoning submittal application. Architectural elevations have been submitted accordingly.

During project development, however after zoning may be approved, Staff reserves the right to require architectural elevation modification prior to approval of a building permit.

##### Landscape Design

Section 14.02.224 of the City of Celina Zoning Ordinance requires the submittal and approval of landscaping and irrigation plans with site plan approval request. Concept landscape plans have been submitted accordingly.



During project development, however after zoning may be approved, Staff will require additional detail in the landscaping and irrigation plans prior to approval of a building permit.

#### **Commercial-PARCEL 4**

##### **PERMISSIBLE USES**

The requirements and types of commercial uses allowed for commercial lots within this PD shall follow Chapter 14 of the City of Celina's Zoning Ordinance, as amended, which details the requirements of the C-2 General Commercial Zoning District. All uses allowed under the C-2 zoning districts as established in the City of Celina Zoning Ordinance, as amended, are hereby allowed under this PD ordinance except as follows:

##### Uses not permitted:

1. dyeing facilities
2. ice cream plants
3. ice plants/cold storage plants
4. mortuaries
5. pumping stations
6. tire repair shops, except as incidental to auto repair operations
7. auto body operations
8. spray-painting operations
9. storage of rental trucks and trailers
10. taxidermists

#### **Single-Family-PARCELS 1 and 2**

##### **PERMISSIBLE USES**

The following uses shall be allowed:

1. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards and aviaries.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
  - A. Public and private parks;
  - B. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
  - C. Amenity centers.
4. 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 designed for storage.
5. Manufactured and/or modular homes are prohibited in this PD district.

#### **SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES**

##### **I. Lot Type Regulations**

The PD District 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 five thousand five hundred (5,500) square feet, with front-entry garages, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.

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

Lot Size: Five thousand five hundred (5,500) square feet.

Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.

Front Yard: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision. To create a variety of front yards on each street, a relatively equal number of lots shall be platted with twenty feet (20') and twenty-five feet (25') minimum front yards. No more than six (6) homes in a row along a block face shall have the same front yard setback. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

Rear Yard: Ten feet (10') minimum.

Side Yard: Five feet (5') minimum.

Side Yard Adjacent to Street: Fifteen feet (15') minimum.

Lot Width: Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.

Lot Depth: One hundred ten feet (110') minimum.

Lot Depth (cul-de-sac): Eighty-five feet (85') minimum.

Garage Orientation: May face the street.

Garage Setback: Equilivent to the front yard setback shown on the final plat for the applicable lot.

**B. Lot Type 2:**

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet with front-entry garages, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.

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

Lot Size: Six thousand six hundred (6,600) square feet.

Lot Coverage: The maximum Lot Coverage shall not exceed fifty-five percent (55%).

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.

Front Yard: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision. To create a variety of front yards on each street, a relatively equal number of lots shall be platted with twenty feet (20') and twenty-five feet (25') minimum front yards. No more than six (6) homes in a row along a block face shall have the same front yard setback. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

Rear Yard: Ten feet (10') minimum.

Side Yard: Five feet (5') minimum.



Side Yard Adjacent to Street: Fifteen feet (15') minimum.

Lot Width: Sixty feet (60') typical; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.

Lot Depth: One hundred ten feet (110') minimum.

Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.

Garage Orientation: May face the street.

Garage Setback: Equivalent to front yard setback shown on final plat for the applicable lot.

**C. Lot Type 3:**

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand seven hundred (7,700) square feet, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.

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

Lot Size: Seven thousand seven hundred (7,700) square feet.

Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be two thousand four hundred (2,400) square feet.

Front Yard: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision. To create a variety of front yards on each street, a relatively equal number of lots shall be platted with twenty feet (20') and twenty-five feet (25') minimum front yards. No more than six (6) homes in a row along a block face shall have the same front yard setback. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

Rear Yard: Ten feet (10') minimum.

Side Yard: Five feet (5') minimum.

Side Yard Adjacent to Street: Fifteen feet (15') minimum.

Lot Width: Seventy feet (70') typical; sixty feet (60') minimum (@ right-of-way) on cul-de-sac lots.

Lot Depth: One hundred ten feet (110') minimum.

Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.

Garage Orientation: May face the street; garage access should be accomplished utilizing "swing-in" driveways for a minimum of 50% of this lot type.

Garage Setback: Equivalent to front yard setback shown on final plat for the applicable lot.

**II. Neighborhood Regulations**

The maximum number of lots permitted within Parcels 1 and 2 shall not exceed 1,064 lots. The maximum percentage of lots per Lot Type is as follows:

Lot Type 1: 60%

Lot Type 2: 30% minimum

Lot Type 3: 12% minimum



The lot types shall generally conform to the layout shown in Exhibit C.

### III. Development and Design Standards

**A. Sign Program:** This development shall conform to the City's current sign ordinance as it currently exists or may be amended.

**B. Landscape Standards:** All development within PD District shall comply with the following:

1. Tree requirements:

i. Trees are required to be planted by the homebuilder in the front yard of all lots per the following schedule:

- Lot Type 1 – one, 4" caliper tree, measured at 12 inches above the ground
- Lot Type 2 – one, 4" caliper tree, measured at 12 inches above the ground
- Lot Type 3 – two, 4" caliper tree, measured at 12 inches above ground

ii. Trees shall be planted adjacent to all thoroughfares and collector roads per the following schedule:

- One, 3" caliper tree, measured at 12 inches above ground, spaced every 125'
- Trees shall be planted between the rear property line of the adjacent Lot and the sidewalk
- Planted at the time the adjacent Lot(s) are developed Planted at the time a phase is constructed.

iii. Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E.

### **Mixed Use Regional District MU-2 PARCEL 3**

The MU-2 requirements shall follow Chapter 14 of the City of Celina's Zoning Ordinance, as amended, which details the requirements of the MU-2 Mixed Use Regional District. All uses and development regulations allowed under the MU-2 zoning district as established in the City of Celina Zoning Ordinance, as amended, are hereby allowed under this PD ordinance except as follows:

#### Density:

Multiple-family units; maximum 540 units.

Land use mix limits: The MU-2 zoning district will have a mix of residential and nonresidential uses at the following rates:

Nonresidential uses (stand-alone): shall not exceed 40% of the gross area of the MU-2 zoning district.

Multiple-family uses (stand-alone): Shall not exceed 24.587 acres of the MU-2 zoning district.

### **MISCELLANEOUS**

#### **HOMEOWNERS ASSOCIATION**

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



**OPEN SPACE**

The Single Family and Commercial (not including MU-2 zoning) tracts of the PD will contain a minimum of 30 acres of Open Space. Open Space north of the centerline of the creek in Parcel 4 shall qualify and be utilized as open space for the single family development (Parcel 1).





Planning and Zoning Commission  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
 From: Brooks Wilson, Planning Consultant  
 CC: Alexis Jackson, Director of Development Services  
 Date: September 18, 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. This is the first comprehensive consideration of the entire ordinance 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. In all cases, the maximum size of an accessory structure must not exceed fifty percent (50%) of the main building. In more rural areas, where the main residence may be relatively small and where the use of accessory structures may include barns that house livestock, these size and quantity restrictions may be burdensome.

Barns are allowed only on properties that are two acres 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 are restricted to AG, Agricultural and SF-E, Single Family Estate zoning districts and the property must be a minimum of one acre in size. 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:

A notice of the public hearing was published in *The Celina Record* on August 31, 2018.

### 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

**Staff Recommendation:**

Staff recommends approval.



## CURRENT ACCESSORY BUILDINGS ORDINANCE

### Sec. 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.

(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.

(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.
- (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

### Sec. 14.04.002 Accessory buildings and use regulations

- (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. An accessory building that is greater than 120 square feet in size 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.
  - (2) Detached structures. Detached structures shall comply with the requirements set out in this article. Those structures which require no separation from other structures on the lot and those structures which are connected to the principal building by breezeways or patio covers shall be considered to be “detached” for the purpose of identifying applicable regulations.
  - (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) Multifamily accessory buildings. Accessory buildings permitted in conjunction with multifamily uses shall be limited to storage buildings with a maximum size of 120 square feet and a maximum height of eight (8) feet. All other structures shall comply with the requirements for a principal structure, except that multi-family carports shall be excluded from the masonry requirement.
  - (5) Prohibited storage. Containerized storage, cargo storage, and/or trailer storage shall not be permitted on residentially zoned property or on property used for residential purposes, and said structures shall not be permitted as accessory buildings. 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.
  - (6) 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).
  - (7) Height. The maximum size or height of an accessory building may be increased up to twenty-five percent (25%) of the stated maximums through the Conditional Use Permit process.
  - (8) 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.

| 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                  | 2, plus barn                               | No limit               |



|                                                        |                                                          |                                                                                                      |          |
|--------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------|
| Max square footage of all accessory structures         | 600 or 25% of house square footage, whichever is greater | 1,500 or 50% of house square footage, whichever is greater                                           | No limit |
| Max height of accessory structures (other than barns)  | 10 feet                                                  | 12 feet                                                                                              | 20 feet  |
| Barns allowed (includes other agricultural structures) | No                                                       | Yes                                                                                                  | Yes      |
| Max square footage of barns                            | N/A                                                      | 1,500                                                                                                | No limit |
| Max height of barns                                    | N/A                                                      | Barns shall not exceed the height of the main building, as defined in the applicable zoning district |          |

| ARCHITECTURAL STANDARDS FOR ACCESSORY BUILDINGS<br>Residential Districts                           |                  |                     |                   |
|----------------------------------------------------------------------------------------------------|------------------|---------------------|-------------------|
|                                                                                                    | ≤120 square feet | 121-200 square feet | > 200 square feet |
| Permit required                                                                                    | No               | Yes                 | Yes               |
| Engineered Foundation Slab Required <sup>1</sup>                                                   | No               | No                  | Yes               |
| Architectural Standards Apply                                                                      | No               | No                  | Yes               |
| Allowed exterior materials –wood siding or metal                                                   | Yes              | Yes                 | Yes               |
| Allowed exterior materials – cementitious fiber board                                              | Yes              | Yes                 | Yes               |
| Allowed exterior materials – brick, stone, or stucco                                               | Not required     | Not required        | Required          |
| Masonry wainscoting required – structures ≤ 12 feet in height                                      | No               | No                  | Min. 36"          |
| Masonry wainscoting required – structures >12 feet in height                                       | No               | No                  | Min. 48"          |
| Earth-tone colors required                                                                         | Yes              | Yes                 | Yes               |
| Metal buildings require raised or standing seams, min. 26 gauge, corner trim, pre-installed finish | No               | Yes                 | Yes               |
| Greenhouses are exempt from architectural requirements listed above                                | Yes              | Yes                 | Yes               |
| Galvanized metal prohibited                                                                        | Yes              | Yes                 | Yes               |
| Barns shall be constructed from wood, masonry or steel materials                                   | Yes              | Yes                 | Yes               |

1. Engineered Foundation Slab required when accessory structure is greater than 200 square feet OR when brick veneer or stone is used for exterior finish; brick ledge is required.

| ARCHITECTURAL STANDARDS FOR ACCESSORY BUILDINGS<br>Non-Residential Districts                                                                           |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Permit required                                                                                                                                        | Yes |
| Required exterior materials – constructed of the same percentage of masonry material and in the same architectural design as that of the main building | Yes |
| Earth-tone colors required                                                                                                                             | Yes |
| Metal buildings are prohibited                                                                                                                         | Yes |
| Greenhouses are exempt from architectural requirements listed above                                                                                    | Yes |

| SETBACK AND LOCATION REGULATIONS FOR ACCESSORY BUILDINGS<br>Residential Districts |                                    |
|-----------------------------------------------------------------------------------|------------------------------------|
| Accessory Structures located in front yards                                       | Prohibited                         |
| Attached Accessory Structure setbacks (side and rear)                             | Same setbacks as for main building |
| DETACHED ACCESSORY STRUCTURES, SIDE YARDS                                         |                                    |
| Typical side yard setback                                                         | 3 feet                             |
| Side yard setbacks when also facing a street                                      | 15 feet                            |
| Garages or carports with access to a side street                                  | 25 feet                            |
| DETACHED ACCESSORY STRUCTURES, REAR YARDS                                         |                                    |

|                                                                                                                                    |                                    |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Rear yard setback for structures < 250 square feet (if height of building is no greater than 8 feet and screened by a solid fence) | 3 feet                             |
| Rear yard setback for structures ≥ 250 square feet                                                                                 | 5 feet                             |
| Carports or garages with access from an alley or rear property line (carport measurement from upright supports)                    | 25 feet                            |
| Accessory Structures adjacent to greenways (parks, golf courses, playground or community open space)                               | Same setbacks as for main building |

(f) Accessory Dwelling Units.

- (1) Application. Accessory dwelling units require a building permit that includes a site plan indicating the proposed placement of the accessory dwelling unit.
- (2) Definition. An accessory dwelling unit is a subordinate building/structure intended for habitation. Accessory buildings or structures shall not be permitted without a main building or primary use in existence and are subject to zoning district limitations.
- (3) Zoning. Accessory dwelling units are prohibited in all zoning districts other than the AG, Agricultural zoning district or SF-E, Single-Family Estate zoning districts. Accessory dwelling units 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 accessory dwelling units whether located on the ground or erected over a private garage:
  - i. An accessory dwelling unit may not be sold separately from sale of the entire property, including the primary residential structure, and shall not be sublet;
  - ii. An accessory dwelling 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. 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 square footage 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 accessory dwelling unit up to 1,200 square feet if all other regulations are met. An accessory dwelling unit must be constructed to the rear of the primary residential structure, separate from the main dwelling;
  - vi. 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 primary residential structure.
  - vii. No such accessory dwelling or 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.
  - viii. Only one accessory dwelling unit, including a garage accessory dwelling, or servant's/caretaker's quarters, shall be allowed on any lot, and the dwelling unit shall be clearly incidental to the primary residential structure.
- (5) Architectural requirements. Accessory structures require the following design elements:
  - i. The exterior facades of a detached garage or other accessory building or structure shall be constructed of a masonry material (brick, stone, stucco) that matches 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 in a single-family or two-family district, and cementitious fiberboard or engineered wood may be used to fulfill masonry requirements for structures accessory to an existing primary structure constructed entirely of wood, metal, or vinyl siding.
- (6) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.

(g) Accessory Buildings for Schools and/or Churches.

- (1) Application. 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 exempted 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.
- (h) Swimming Pools and Spas/Hot Tubs.
- (1) Application. 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; and
    - iii. Be a minimum five (5) foot setback from an interior side yard or rear yard property 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.
- (i) Detached Garages.
- (1) Application. Detached garage accessory structures require a building permit.
  - (2) Regulations. The following regulations apply to detached garages:
    - i. Rear yard setback for front-loading garages shall be ten (10) feet;
    - ii. Rear yard setback for alley access garages shall be twenty (20) feet;
    - iii. Side yard setback shall be five (5) feet;
    - iv. Side yard at corner setback of twenty (20) feet;
    - v. The size (i.e. area), height, and architectural restrictions are the same as for accessory structures, except that a minor height waiver for associated pitched roofs may be discretionarily granted by the Building Official.
  - (3) Architectural requirements. Accessory structures require the following design elements:
    - i. The exterior facades of a detached garage shall be constructed of a masonry material (brick, stone, stucco) that matches the main building or structure.
    - ii. Cementitious fiberboard or engineered wood may be used to fulfill masonry requirements for an accessory building or structure of 200 square feet or less in a single-family or two-family district, and cementitious fiberboard or engineered wood may be used to fulfill masonry requirements for structures accessory to an existing primary structure constructed entirely of wood, metal, or vinyl siding.
  - (4) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.
- (j) Carports.
- (1) Application. Carport accessory structures 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 shall be fully encased in masonry (brick/stone), have a pitched roof, be attached to the primary residence, and meet the same building setbacks as garages.
    - ii. In no case are carports allowed in the front yard.
    - iii. 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.
- (k) Patio Covers or Enclosed 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, and other similar installations.

- i. No patio is allowed within three (3) feet of any property line, nor in the front yard.
- ii. 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.

(l) Patios, Flatwork (Concrete or Pavers).

(1) Application. 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.

(m) Farm Accessory Structures.

(1) Application. Farm accessory structures require a building permit.

(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 shall be allowed only on property one acre or greater in size.
- ii. The site must be currently classified and in operation as an agricultural enterprise.

(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.





Development Services  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
 From: Brooks Wilson, Planning Consultant  
 CC: Alexis Jackson, Director of Development Services  
 Date: September 18, 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 will become centers of commercial activity. These important corridors will quickly develop 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 to accomplish this vision. 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 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 growth that would be most beneficial to the continued growth and prosperity of Celina.

The attached draft lays out a plan that anticipates the kind of growth and density seen in Plano in the 1980s-1990s and in Frisco in the last two decades. With the influx of new home developments, it will not be very many years before the commercial businesses follow. The Overlay District would control and encourage high-density growth patterns that the City would like to see along major regional corridors and discourages single-family residential development close to the noise and traffic of the future.

### 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.

**Alternatives:**

N/A

**Financial Considerations:**

N/A

**Legal Review:**

N/A

**Supporting Documents:**

Proposed Dallas North Tollway Overlay District Document

**Staff Recommendation:**

Staff recommends approval.



**Proposed Dallas North Tollway Overlay District (DNTO)**  
**Prepared for Planning & Zoning Commission - September 18, 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.

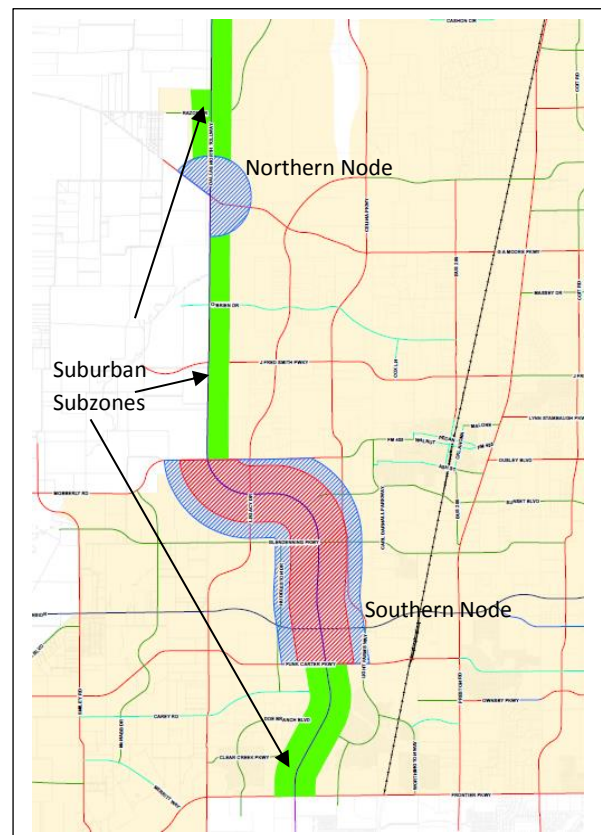
(c) Official Boundaries.

(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 "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 <sup>1</sup>                                   | P                 |   | P                |   | P                |   |
| Entertainment venues                                                         | P                 |   | P                |   | P                |   |
| Retail malls with structured parking permitted                               | P                 |   | P                |   | P                |   |
| Shopping malls <sup>2</sup>                                                  |                   | 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 <sup>3</sup> (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 |
| 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.
- (m) 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 tree for every thirty (30) linear feet of frontage.
    - 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.
- (n) 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 forty (40) linear feet of street frontage, exclusive of drives in the required front yard.
    - ii. Small trees. A minimum of five (5) small trees a minimum two-inch caliper in size, shall be planted for each forty (40) linear feet of street frontage, exclusive of drives in the required front yard.
 

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.
    - iii. 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.



- iv. 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.
  - v. 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.
- (o) 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.
- (p) Sidewalk and Parking Location Standards.

- (1) *Location.* The required sidewalk in the DNTD district may be located within the front yard building and parking setbacks as well as the 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 DNTD must adhere to the following standards:
  - i. High-rise Subzone - Minimum ten (10) foot wide sidewalks adjacent to buildings facing or siding streets, with buildings built to the sidewalk edge. Parking shall be structured with limited surface parking at the sides of buildings that do not face a street or at the rear of the building.
  - ii. Mid-rise Subzone – Minimum ten (10) foot wide sidewalks adjacent to buildings, with buildings either built to the sidewalk edge or separated from the sidewalk by a minimum six (6) foot wide landscaped buffer. One parking row and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street, provided that the landscape buffer is provided to screen the parking row. Additional parking shall be structured or provided as surface parking at the sides of buildings that do not face a street or at the rear of the building.
  - iii. Suburban Subzone - Minimum six (6) feet wide (unless adjacent to a four-lane or six-lane roadway), with buildings set back from the sidewalk by a landscape buffer of at least six (6) feet in width. Parking rows and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street or at the rear of the building.
  - iv. Sidewalks must be a minimum width of ten (10) feet wide adjacent to any four-lane or six-lane roadway. All other 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 and Zoning Commission**  
City of Celina, Texas

## Memorandum

To: **Celina Planning and Zoning Commission**  
 From: Brooks Wilson, Planning Consultant  
 CC: Alexis Jackson, Director of Development Services  
 Date: September 18, 2018  
 Re: Texas Star Bank Sign - Meritorious Exception

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### **Action Requested:**

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.

### **Owner:**

Texas Star Bank  
 302 S. Preston Road  
 Celina, TX 75009

### **Applicant:**

ViewTech, Inc.  
 4205 Beltway Drive  
 Addison, TX 75001

### **Background Information:**

The Sign Ordinance was established to provide uniform standards for the erection and maintenance of signs and to promote safety, communicate effectively and enhance the appearance and economic value of the landscape.

Texas Star Bank, located at 320 S. Preston Road, Celina, Texas, approximately 300 feet north of Ash Street, has requested a meritorious exception to allow the installation of a new monument sign. The current sign was constructed when Preston Road was only a two-lane road. With the widening to four-lanes, which includes a substantial landscaped median, the current sign is inadequate to convey the location and brand to drivers who travel at significantly higher speeds than at the time of initial sign construction. In addition, due to the topography in the area, the current sign is partially obscured from view for northbound travelers.

### **Request:**

The applicant is asking for an increase from eight (8) feet to ten (10) feet in height and an increase in overall size from sixty (60) square feet to seventy (70) square feet. All other regulations of the Sign Ordinance will be respected. Due to the hilly nature of the site, the change in height will not be significant to the average viewer.

A meritorious exception is the means by which the City may consider minor changes to the Sign Code on a case-by-case basis. Staff believes that this request will in no way cause any hazard or hinder the ability of pedestrians and motorists to read the sign. In fact, the slight increase in sign area may be helpful, especially for those traveling northbound on Preston Road. The increase in size will not interfere with scenic views or be detrimental to land or property values. The sign will be constructed of brick that will match the facades of the bank building.

**Board Review/Citizen Input:**

N/A

**Alternatives:**

N/A

**Financial Considerations:**

N/A

**Legal Review:**

N/A

**Supporting Documents:**

- Location Map
- Meritorious Exception Request Letter
- Proposed Site Plan
- Proposed Sign

**Staff Recommendation:**

Staff recommends approval.





Attachment: Texas Star Bank Location Map (Texas Star Bank Sign - Meritorious Exception)



# Texas Star Bank Location Map

Date: 9/13/2018

## Legend

- Roads
- Texas Star Bank

Packet Pg. 85



**VIEWTECH, INC**  
**4205 BELTWAY DRIVE ADDISON TEXAS 75001-3704**  
**TELEPHONE 972 661-8187**  
**FAX 972 661-8172**  
*E-mail: vl@vtinc.net*  
**Firm Registration Number F-2658**

August 14, 2018

Alexis Jackson, AICP  
 Director of Development Services  
 City of Celina  
 142 N. Ohio Street  
 Celina, Texas 75009

Re: 320 S. Preston Road (SH 289) – Texas Star Bank Sign Variance Request

Dear Ms. Jackson,

We are requesting a height variance from the City of Celina Sign Ordinance to allow the construction of a monument sign for the Texas Star Bank building located at 320 S. Preston Road (SH 289).

The site has an existing monument sign that was emplaced when the bank was originally built around 2007. The sign was located outside of the limits of an existing City water and sanitary sewer easement extending 25' into the property from the edge of the Right-of-Way (ROW).

South Preston Road (SH 289) was a two-lane undivided state highway at the time of the sign's construction. The existing sign was clearly visible to drivers traveling at the posted speed limit in both directions on South Preston Road. In 2013, TXDOT started work to expand SH 289 into a four lane divided facility. The additional lanes and dividing median came from the same side of the road as the Texas Star Bank property. To accomplish this, the new road portion ended up 10 feet lower than the project site.

A new sign that is visible to drivers on South Preston Road is needed. Due to the difference in height between the road and the bank site, the best location for a sign that complies with the City Sign Ordinance is near the ROW. The City water and sanitary sewer easement along the ROW prevents us from locating the sign in the best location.

Due to site topography, the next best sign location is partially obscured from view by northbound drivers. A sign that is taller than allowed under ordinance is needed to make the sign visible. We have discussed this matter with Ben Rodriguez (Planning Manager) and he agreed that the conditions that exist now justify a taller sign.

The proposed sign will be 7 feet wide and 10 feet high. The sign will not appear to be taller than the typical monument sign to drivers on South Preston Road because the bottom two feet will be hidden by the site topography. All other City monument requirements will be met.

Thanks and please call with any questions.

Sincerely,

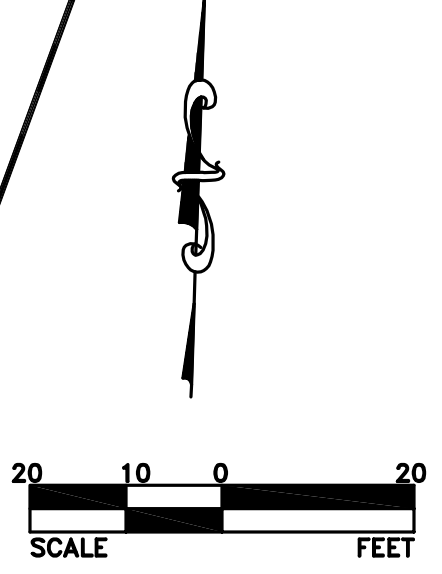
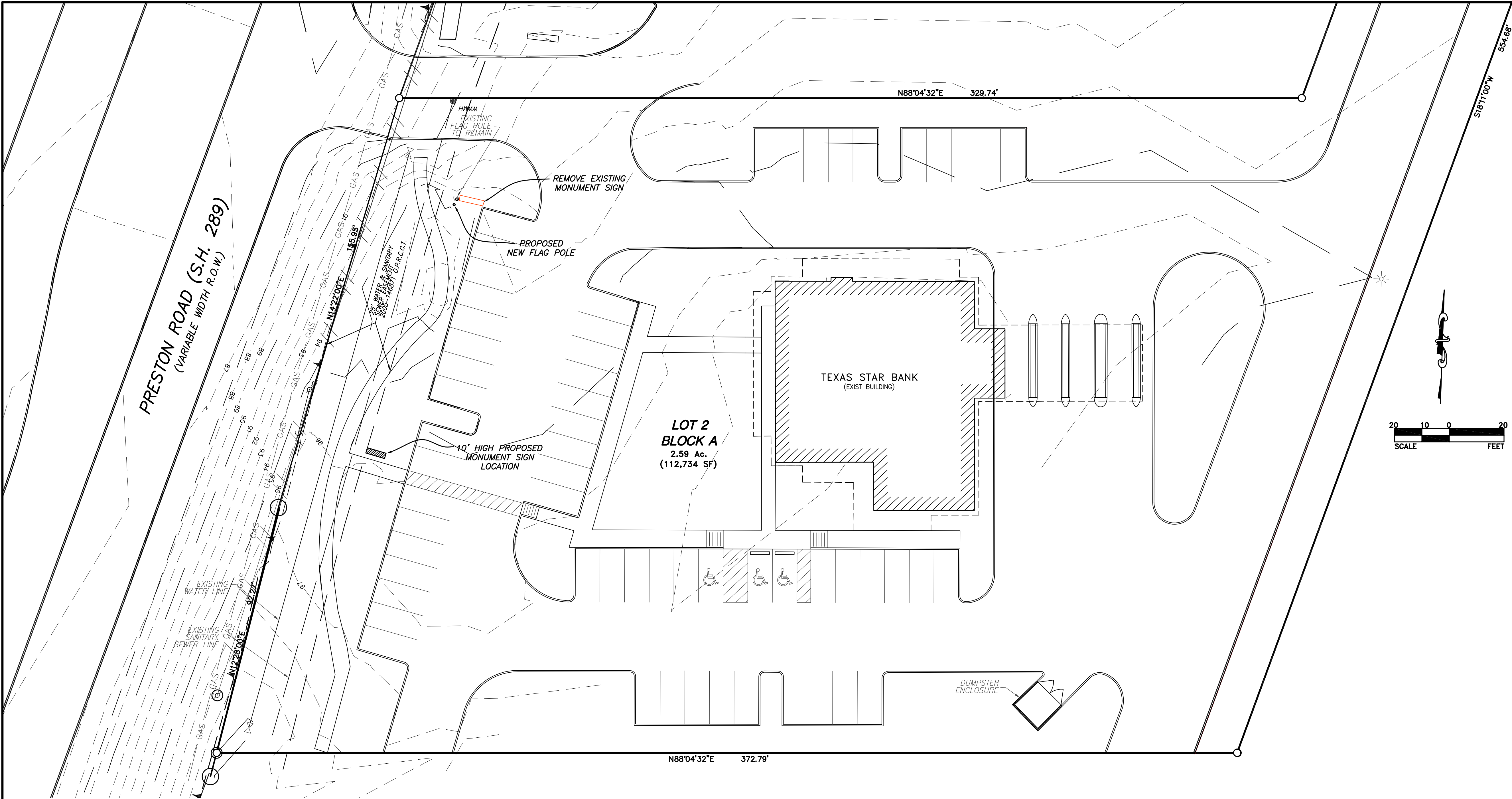


Aaron Wolf, P.E.

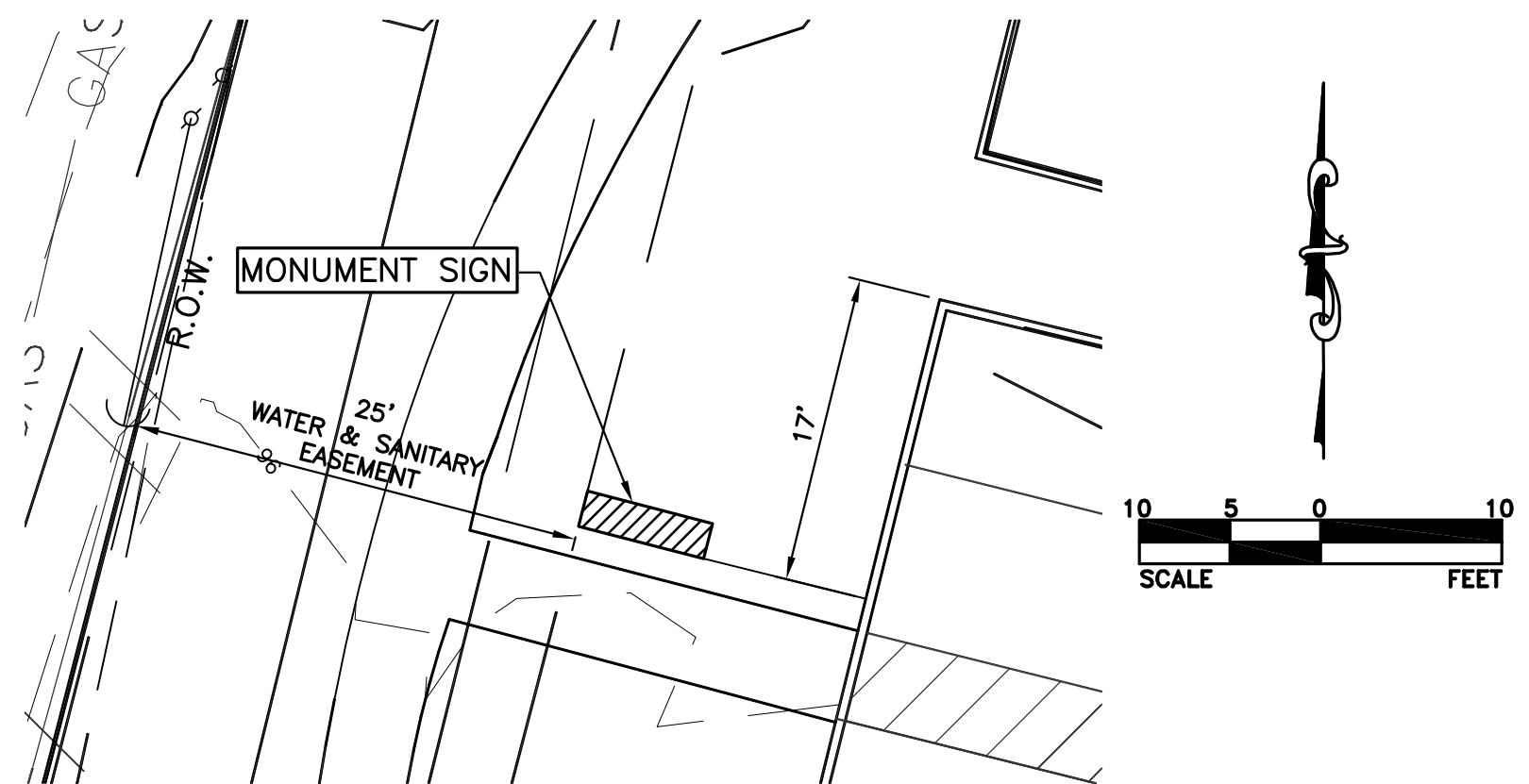


Attachment: Texas Star Bank Letter of Intent (Texas Star Bank Sign - Meritorious Exception)



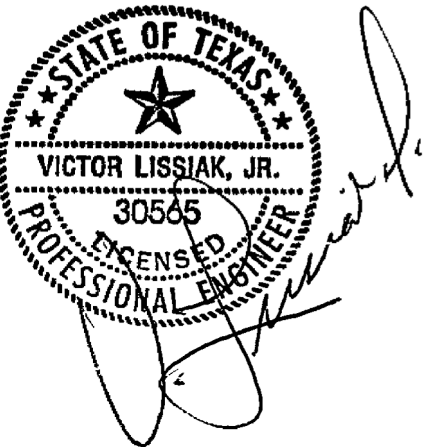


1 PLAN: FIRST STAR BANK OF TEXAS, CELINA  
SCALE: 1" = 20'



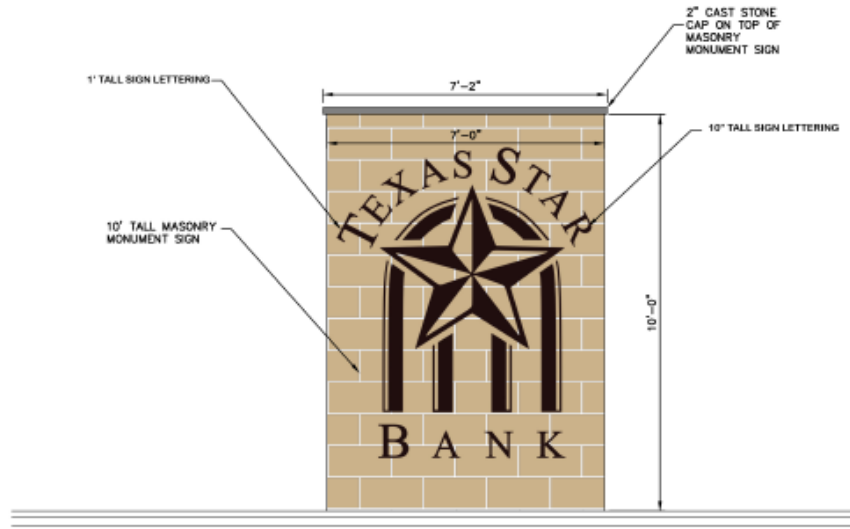
2 ENLARGED PLAN: MONUMENT SIGN  
SCALE: 1" = 10'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR LISSIAK, JR., P.E. 30565 ON 08/13/2018

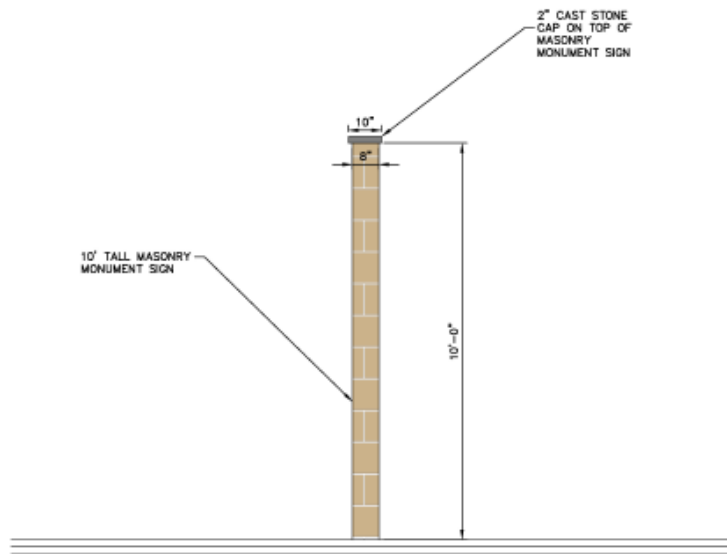


ENGINEER:  
VIEWTECH INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
PHONE: (972) 661-8187  
FAX: (972) 661-8172  
CONTACT: AARON WOLF, P.E.  
EMAIL: aw@vtinc.net

| SITE PLAN                                    |       |          |                                   |          |       |
|----------------------------------------------|-------|----------|-----------------------------------|----------|-------|
| TEXAS STAR BANK                              |       |          |                                   |          |       |
| LOT 2 BLOCK A, CATTLEMAN'S CROSSING ADDITION |       |          |                                   |          |       |
| COLLIN COUNTY SCHOOL LAND SURVEY, ABST 167   |       |          |                                   |          |       |
| 320 S. PRESTON RD.                           |       |          |                                   |          |       |
| CELINA, COLLIN COUNTY, TEXAS                 |       |          |                                   |          |       |
| VIEWTECH INC.                                |       |          | TEXAS FIRM REGISTRATION NO. F2658 |          |       |
| 4205 BELTWAY DR. ADDISON, TX. 75001          |       |          | (972) 661-8187 FAX (972) 661-8172 |          |       |
| DESIGN                                       | DRAWN | DATE     | SCALE                             | JOB #    | SHEET |
| AW                                           | JK    | 07/30/18 | 1"=30'                            | 2018.192 | C1    |



4 ELEVATION: DOUBLE SIDED MONUMENT SIGN  
SCALE: 1/2" = 1'-0"



5 END ELEVATION: DOUBLE SIDED MONUMENT SIGN  
SCALE: 1/2" = 1'-0"

**TEXAS STAR BANK**  
**PROPOSED MONUMENT SIGN**