



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 17, 2021
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

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

A. Minutes Approval:

1. Minutes from the July 20, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for Northside at Rollertown, being an approximately 131 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown - Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Louisiana Drive, and approximately 235 feet north of Poplar Street, within the City Limits. (Southcreek (South Tract) – Rezoning)
- B. Conduct a public hearing to consider and act upon a request to rezone approximately one acre to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Florida Drive, and approximately 810 feet north of Walnut Street, within the City Limits. (302 N. Florida – Rezoning)

- C. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No. 91 on approximately 10.4 acres, generally located west of Louisiana Drive, and approximately 1,100 feet south of County Road 994, within the City Limits. (Celina 10 – PD Amendment)
- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres of land, generally located north of the future Collin County Outer Loop, and approximately 1,045 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Matusek Tract (PAWC) – DA)
- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 263 acres of land, generally located south of the future Collin County Outer Loop, and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Belknap Tract - DA)

V. **ADJOURNMENT:**

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

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

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



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 20, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Chairman Hangartner called the meeting to order at 5:31 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the June 15, 2021, Planning & Zoning Commission meeting.

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

Minutes Acceptance: Minutes of Jul 20, 2021 5:30 PM (Minutes Approval)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Hospital use on an approximately 13 acre tract of land, generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway, within the City Limits. (CRMC Hospital - SUP)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Justin Rodriguez, 2852 Greene Street, Celina, Texas 75009, expressed concerns about traffic, medical waste, security & safety of the neighborhood, and how this use will end the small town feel of Celina.

Ryan Tubbs, 3153 Turkey Creek Trail, Celina, Texas 75009, expressed concerns and asked about the increase roadway noise and building layout.

Tim P. Ryan, 3013 Sunnyside Drive, Celina, Texas 75009, expressed concerns about the building design & layout, timing, the impact value of homes, and if alternate sites were considered.

Jeff Wilson, 3108 Culver Avenue, Celina, Texas 75009, asked about the type of Hospital being proposed, if other sites were considered, and if there was a conflict of interest between the P&Z commissioners with this project.

Oscar E. Mary, 2609 Hancock Lane, Celina, Texas 75009, asked about the timing of the project, electric rates, tax abatement, and if the project will expedite the completion of the Outer Loop.

Christopher R. Fellure, 2905 Sunnyside Drive, Celina, Texas 75009, expressed concerns about noise, trauma level, hours of operation, helipad, long term impact, and multi-story building looking into back yards of adjacent homes.

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

The commissioners discussed the item.

David Kachalka, Applicant with Kimley-Horn, 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240, addressed the commission.

Commissioner Barley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 584 acres of land to Planned Development (PD) with various uses, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Uptown - PD)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Linda Hunter, 208 Lakeview Way, Celina, Texas 75009, expressed concerns regarding the meaning of "flex space," the timing of the project, lack of privacy, traffic, and if there will be more opportunities for input.

Neal Heckel, Applicant, 6880 Dallas Parkway, Plano, Texas 75093, answered the questions.

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

The commissioners discussed the item.

Mr. McAfee and Mr. Heckel addressed the commission.

Vice Chair Haley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

Minutes Acceptance: Minutes of Jul 20, 2021 5:30 PM (Minutes Approval)

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

- C. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 114 on approximately 52 acres, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Phase 4 - PD)

Ms. Pouladi presented the staff report.

Chairman Hangartner opened the public hearing.

Zachary Motley, Applicant, 405 SH 121, Lewisville, Texas 75067, stated he was available to answer questions.

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

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 106 on approximately 252 acres, generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within both the City Limits and the Extraterritorial Jurisdiction (ETJ) (Tuscany Phase 2 - PD Amendment)

Bella Lopez, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about alleys and the meaning of Single Family for rent.

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

The commissioners discussed the item.

Mr. McAfee addressed the commission.

Commissioner Poché motioned to approve the item as proposed.

Vice Chair Haley seconded the item.

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

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

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 110 acres of land, generally located north of Parvin Road and approximately 2,550 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - DA)

Ms. Mohan presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Barley motioned to approve the item as proposed.
 Commissioner Poché seconded the item.
 All were in favor, and the item was approved.

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

V. **ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 7:13 p.m.

Minutes Acceptance: Minutes of Jul 20, 2021 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: August 17, 2021
Re: Northside at Rollertown - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Northside at Rollertown, being an approximately 131 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown - Preliminary Plat)

Owner/Developer:

RCI - Celina 115 LP
9550 John W. Elliot Drive, Suite 106
Frisco, Texas 75033

Background Information:

The preliminary plat shows 416 single-family lots and 21 HOA lots for a new residential subdivision, and is in conformance with Celina's subdivision regulations and the associated PD zoning.

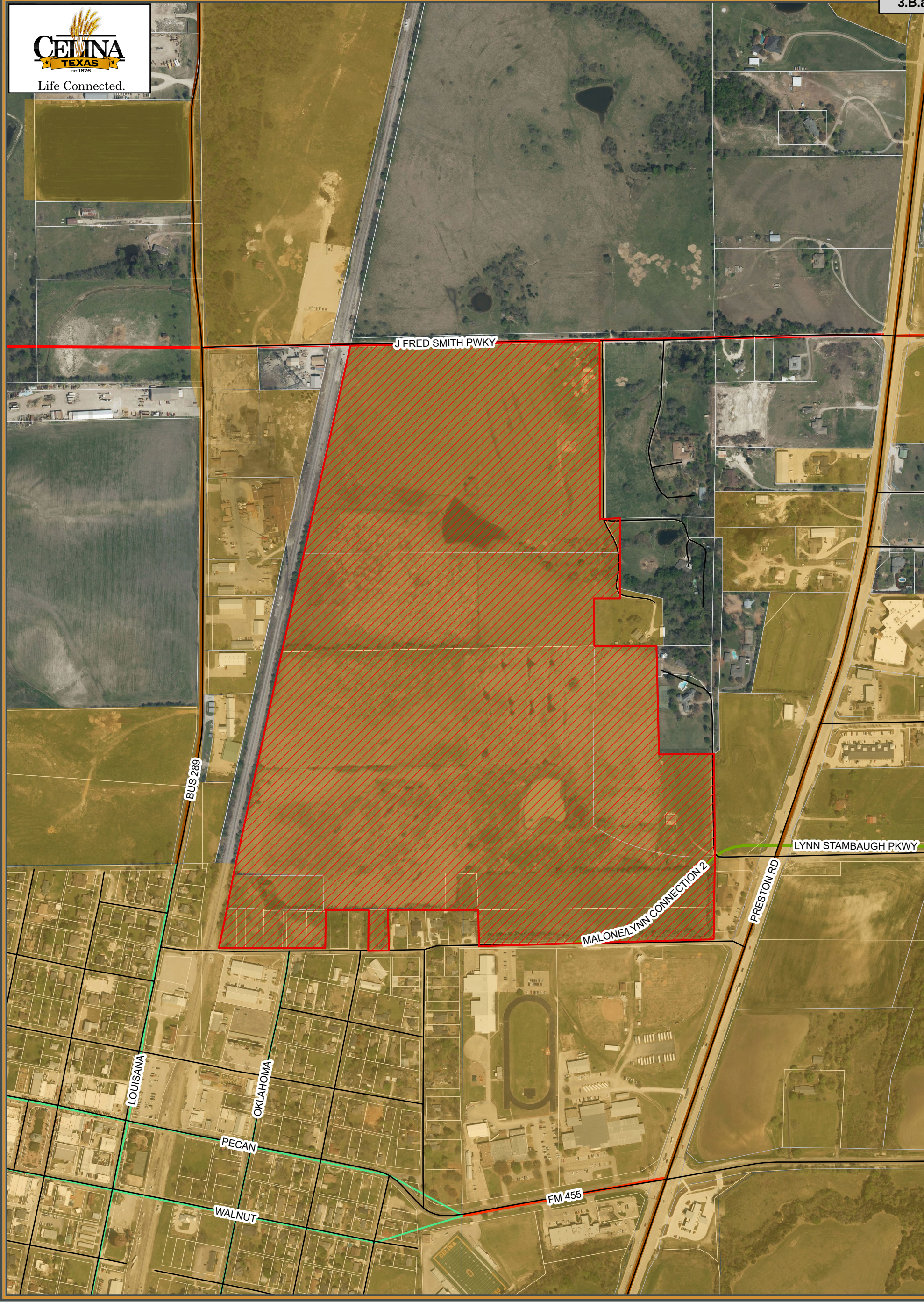
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

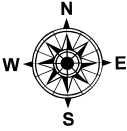
Supporting Documents:

- Location Map
- Preliminary Plat

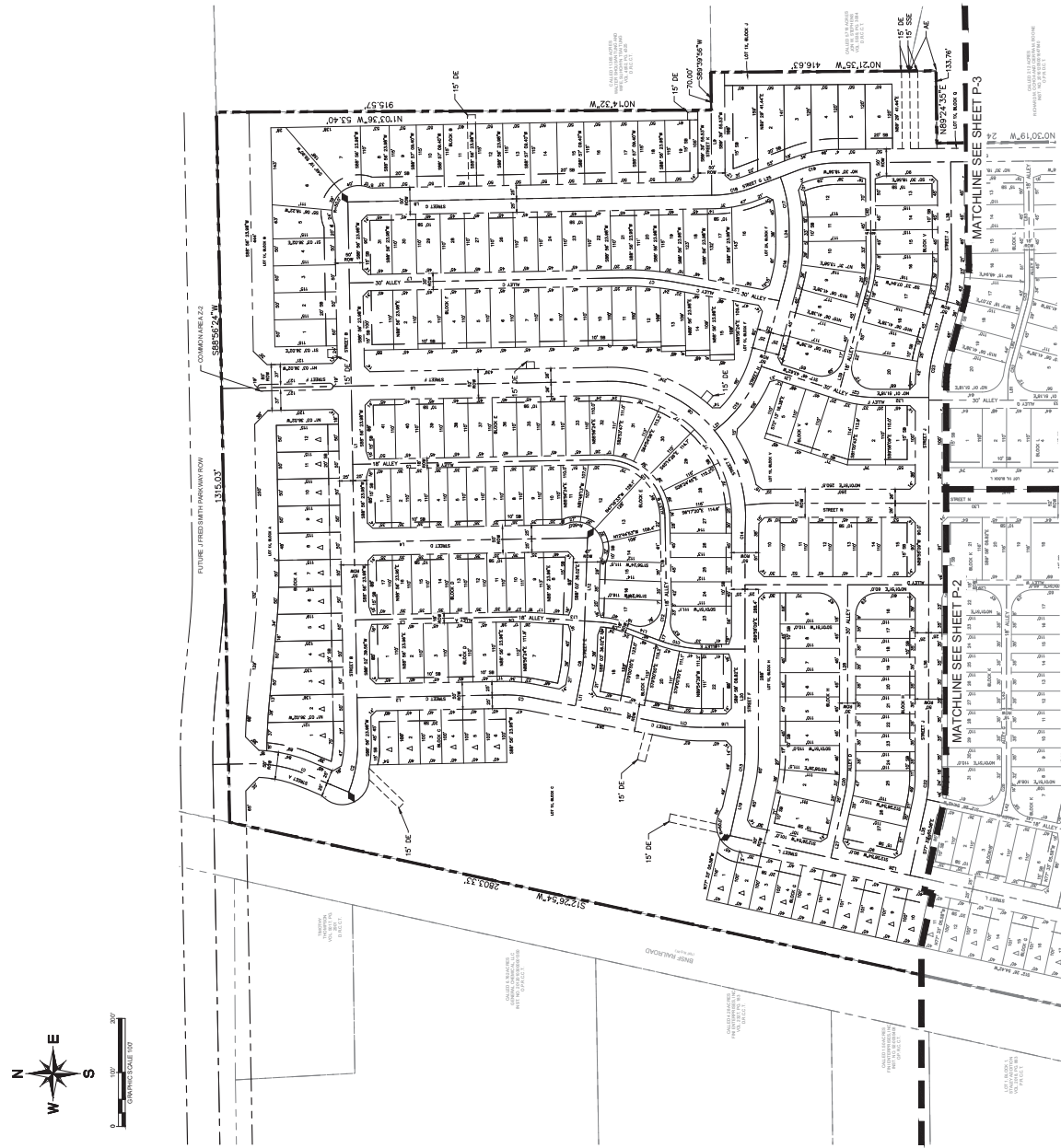
Staff Recommendation:

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

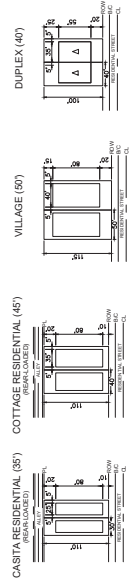


Legend  Subject Property  City Limits  Roads  Parcels	Northside at Rollertown Location Map City of Celina 8/9/2021	 0 430 860 Feet
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Attachment: Location Map (Northside at Rollertown - Preliminary Plat)



LOT COUNT	
CASITA RESIDENTIAL (35)	139
COTTAGE RESIDENTIAL (45)	187
VILLAGE (50)	56
DUPLEX (40)	34
TOTAL	416



TYPICAL BUILDING DIMENSIONS

GENERAL NOTES

- All lots comply with the minimum size requirements of the zoning district.
- The applicant shall provide a site plan showing the location of all structures and the location of all easements. The applicant shall also provide a site plan showing the location of all structures and the location of all easements.
- All common areas, drainage easements, and easement facilities will be provided by the applicant. The applicant shall provide a site plan showing the location of all structures and the location of all easements.
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CITY PROJECT NUMBER: XXXXXXXX

PRELIMINARY PLAT
FOR
NORTHSIDE AT ROLLERTOWN

416 RESIDENTIAL LOTS 21 OPEN SPACE/HA LOTS
BENEFITING THE CITY OF CELINA
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 170
OUT OF THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

CONTRACT NO. 170
KINLEY-HORN
1700 W. WILSON ST., SUITE 200
FARGO, ND 58103
TEL: 701.782.3800
FAX: 701.782.3801
WWW.KINLEY-HORN.COM

DATE: 10/1/2010
BY: J. KINLEY

SCALE: AS SHOWN

DATE: 10/1/2010

BY: J. KINLEY

SCALE: AS SHOWN

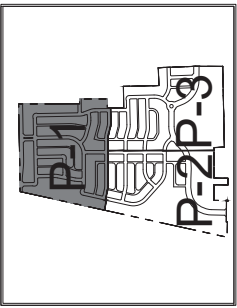
DATE: 10/1/2010

BY: J. KINLEY

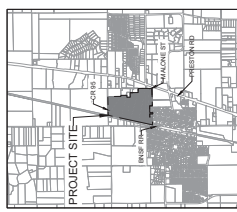
SCALE: AS SHOWN

DATE: 10/1/2010

BY: J. KINLEY



KEY MAP



VICINITY MAP

LINE TABLE	
LINE	LENGTH
L1	897.04
L2	275.49
L3	288.22
L4	431.96
L5	465.96
L6	714.19
L7	504.87
L8	674.48
L9	227.65
L10	282.49
L11	551.13
L12	217.07
L13	127.16
L14	71.15
L15	70.82
L16	75.00
L17	11.27
L18	159.96
L19	99.76

CURVE TABLE	
CURVE	RADIUS
C1	250.00'
C2	250.00'
C3	250.00'
C4	500.00'
C5	110.00'
C6	250.97'
C7	508.52'
C8	250.00'
C9	125.00'
C10	250.00'
C11	150.00'
C12	250.00'
C13	250.00'
C14	1000.00'
C15	250.00'
C16	250.00'
C17	250.00'
C18	205.96'
C19	200.00'
C20	200.00'
C21	200.00'
C22	250.00'
C23	250.00'
C24	250.00'
C25	201.00'

LEGEND





Use of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and

Consent on this document without written authorization and adoption



PRIMARY MAT (2)

1998

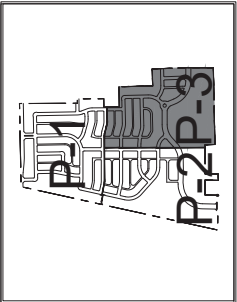
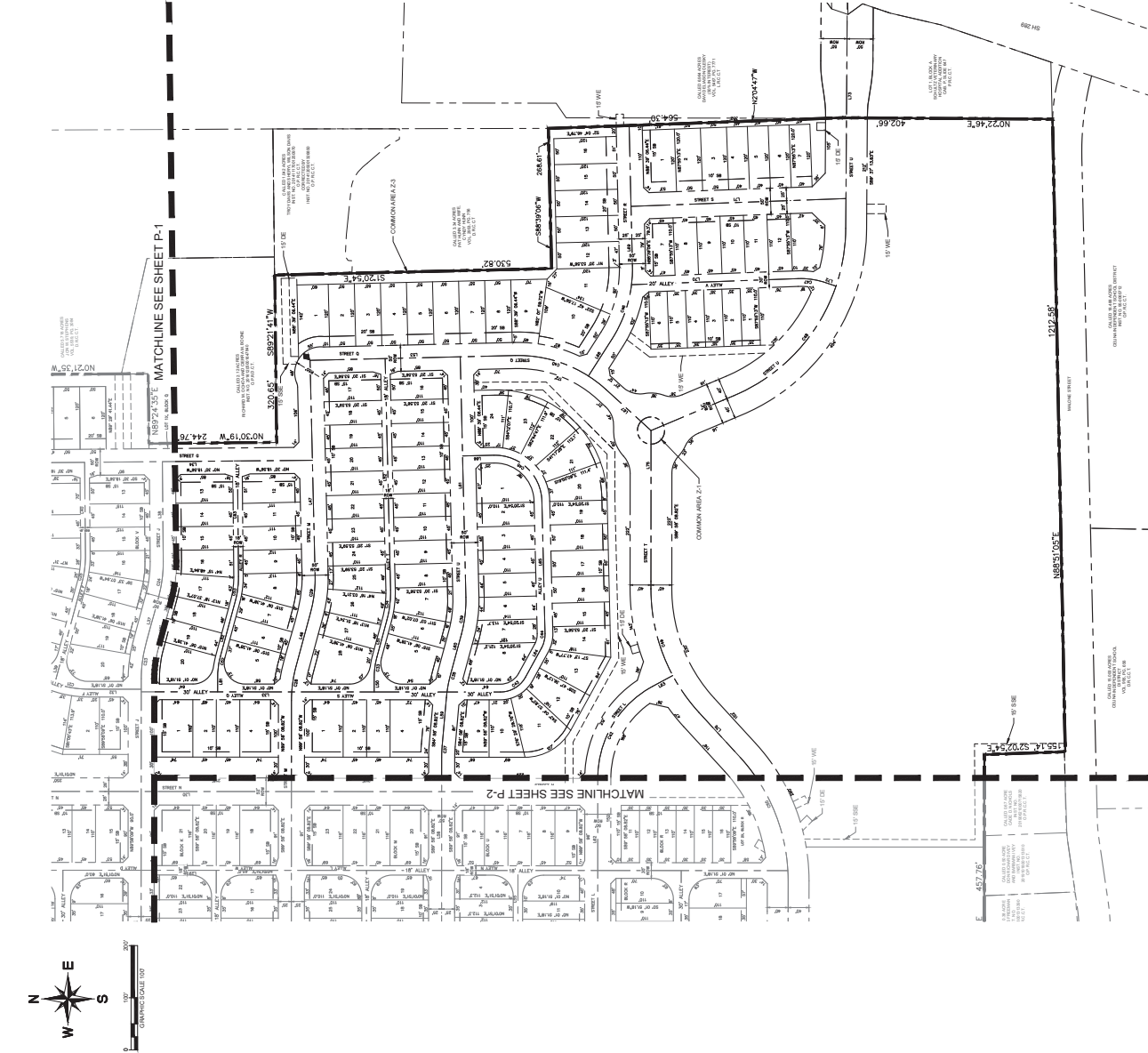
1998

CREATED BY	HASHIMURY, REEDEM 7/6/2021 1:28 PM
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DATE	7/6/2021 1:21 PM

the concepts and designs presented in

Author	Year	Country
HASHIMURA, KENJI	1992	Japan
KUWABARA, TOSIYUKI	1992	Japan
YAMAGUCHI, TOSIYUKI	1992	Japan

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KEY MAP



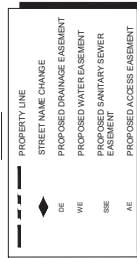
VICINITY MAP

LINE		TABLE	
LINE	LENGTH	BEARING	
L33	688.40	N07°51'18"E	
L46	107.75	S74°53'18.62"E	
L47	412.07	N88°39'06.44"E	
L50	27.72	N89°38'08.82"W	
L51	74.34	S74°53'18.62"E	
L52	443.65	N88°39'06.44"E	
L53	393.23	S12°03'55.56"E	
L59	92.96	S84°58'08.82"E	
L60	80.80	S74°53'18.62"E	
L61	460.78	N88°39'06.44"E	
L63	43.59	N28°16'24.64"W	
L64	63.62	S81°22'23.87"E	
L65	253.98	N88°39'06.44"E	
L66	60.00	N12°03'55.56"W	
L67	116.63	N42°21'45.14"E	

LINE TABLE		
LINE	LENGTH	BEARING
L68	83.86	S72°52'27.4"E
L69	269.04	N8°39'06.44"E
L70	319.08	S2°04'46.79"E
L71	412.21	S2°04'46.79"E
L72	20.33	S18°49'01.33"W
L73	515.02	N89°37'13.83"W
L74	172.73	S22°57'04.82"E
L75	303.52	S89°58'08.82"E
L76	101.58	S47°27'00.22"W
L81	28.72	N89°58'08.82"W
L82	110.10	S74°53'18.62"E
L83	221.31	N89°29'41.44"E

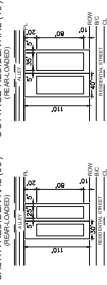
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C28 <td>250.00'</td> <td>63.80'</td> <td>N82°25'44"W</td> <td>65.61'</td> <td>1504.50'</td>	250.00'	63.80'	N82°25'44"W	65.61'	1504.50'
C29 <td>250.00'</td> <td>71.82'</td> <td>S83°07'06"E</td> <td>71.57'</td> <td>1627.35'</td>	250.00'	71.82'	S83°07'06"E	71.57'	1627.35'
C33 <td>150.00'</td> <td>39.48'</td> <td>N82°25'44"W</td> <td>39.37'</td> <td>1504.50'</td>	150.00'	39.48'	N82°25'44"W	39.37'	1504.50'
C34 <td>200.00'</td> <td>57.46'</td> <td>S83°07'06"E</td> <td>57.26'</td> <td>1627.35'</td>	200.00'	57.46'	S83°07'06"E	57.26'	1627.35'
C37 <td>250.00'</td> <td>21.82'</td> <td>N78°28'09"W</td> <td>21.81'</td> <td>5700.00'</td>	250.00'	21.82'	N78°28'09"W	21.81'	5700.00'
C38 <td>250.00'</td> <td>43.98'</td> <td>N78°25'44"W</td> <td>43.93'</td> <td>10704.50'</td>	250.00'	43.98'	N78°25'44"W	43.93'	10704.50'
C39 <td>250.00'</td> <td>71.82'</td> <td>S83°07'06"E</td> <td>71.57'</td> <td>1627.35'</td>	250.00'	71.82'	S83°07'06"E	71.57'	1627.35'
C40 <td>250.00'</td> <td>180.72'</td> <td>N25°02'26"E</td> <td>186.13'</td> <td>4342.39'</td>	250.00'	180.72'	N25°02'26"E	186.13'	4342.39'
C42 <td>200.00'</td> <td>215.36'</td> <td>N59°07'17"W</td> <td>205.10'</td> <td>6141.44'</td>	200.00'	215.36'	N59°07'17"W	205.10'	6141.44'
C43 <td>55.00'</td> <td>58.78'</td> <td>S32°53'16"E</td> <td>56.03'</td> <td>6141.45'</td>	55.00'	58.78'	S32°53'16"E	56.03'	6141.45'
C44 <td>55.00'</td> <td>28.93'</td> <td>S78°16'39"E</td> <td>28.60'</td> <td>3008.50'</td>	55.00'	28.93'	S78°16'39"E	28.60'	3008.50'
C45 <td>90.00'</td> <td>141.37'</td> <td>N43°39'06"E</td> <td>127.28'</td> <td>9070.00'</td>	90.00'	141.37'	N43°39'06"E	127.28'	9070.00'
C46 <td>250.00'</td> <td>148.01'</td> <td>S74°23'13"E</td> <td>145.86'</td> <td>33555.21'</td>	250.00'	148.01'	S74°23'13"E	145.86'	33555.21'
C47 <td>150.00'</td> <td>54.71'</td> <td>N82°22'07"E</td> <td>54.40'</td> <td>2053.48'</td>	150.00'	54.71'	N82°22'07"E	54.40'	2053.48'
C48 <td>350.00'</td> <td>407.87'</td> <td>S58°14'09"E</td> <td>385.18'</td> <td>6646.09'</td>	350.00'	407.87'	S58°14'09"E	385.18'	6646.09'
C49 <td>350.00'</td> <td>280.11'</td> <td>S84°44'26"W</td> <td>254.17'</td> <td>4234.51'</td>	350.00'	280.11'	S84°44'26"W	254.17'	4234.51'
C52 <td>150.00'</td> <td>39.48'</td> <td>N82°25'44"W</td> <td>39.37'</td> <td>1504.50'</td>	150.00'	39.48'	N82°25'44"W	39.37'	1504.50'
C53 <td>175.00'</td> <td>47.70'</td> <td>S58°41'49"E</td> <td>47.55'</td> <td>1537.00'</td>	175.00'	47.70'	S58°41'49"E	47.55'	1537.00'

LEGEND



LOT COUNT	
CASITA RESIDENTIAL (35)	139
COTTAGE RESIDENTIAL (45)	187
VILLAGE (50)	56
DUPLEX (40)	34
TOTAL	416

TYPICAL RISE DIMENSIONS



GENERAL NOTES

- All lots comply with the minimum size requirements of the zoning district.
- Lot lines are shown as dashed lines. The centerline of the street is shown as a solid line.
- Lot lines are shown as dashed lines. The centerline of the street is shown as a solid line.
- City's right-of-way are required to be an HOA "X" lot.
- Notice - selling a portion of this addition by sales and bonds in a subdivision is prohibited. The City of Celina, Texas, has a policy of not allowing of utilities and building permits.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- A portion of the subject property does lie within a 100-year flood plain.
- For more information, please contact the City of Celina, Texas, at 400 West 10th Street, Suite 100, Celina, Texas 76009.
- For more information, please contact the City of Celina, Texas, at 400 West 10th Street, Suite 100, Celina, Texas 76009.
- Central Zone 44202, North American Datum of 1983 (NAD 83).
- No overhead utilities are permitted on the subject property.

TYPICAL RISE DIMENSIONS

CITY PROJECT NUMBER: XXXXXXXX

PRELIMINARY PLAT
FOR
NORTHSIDE AT ROLLERTOWN

416 RESIDENTIAL LOTS (21 OPEN SPACE) LOTS
SERVED BY THE
CITY OF CELINA, TEXAS

COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 170
OUT OF THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
KINLEY-HOM
1000 W. 10th Street, Suite 100, Celina, Texas 76009
Phone: 817.326.2800
Fax: 817.326.2800
Email: info@kinley-hom.com



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: August 17, 2021
Re: Southcreek (South Tract) - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Louisiana Drive, and approximately 235 feet north of Poplar Street, within the City Limits. (Southcreek (South Tract) – Rezoning)

Applicant:

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Drive, suite 200
Plano, TX 75093

Background Information:

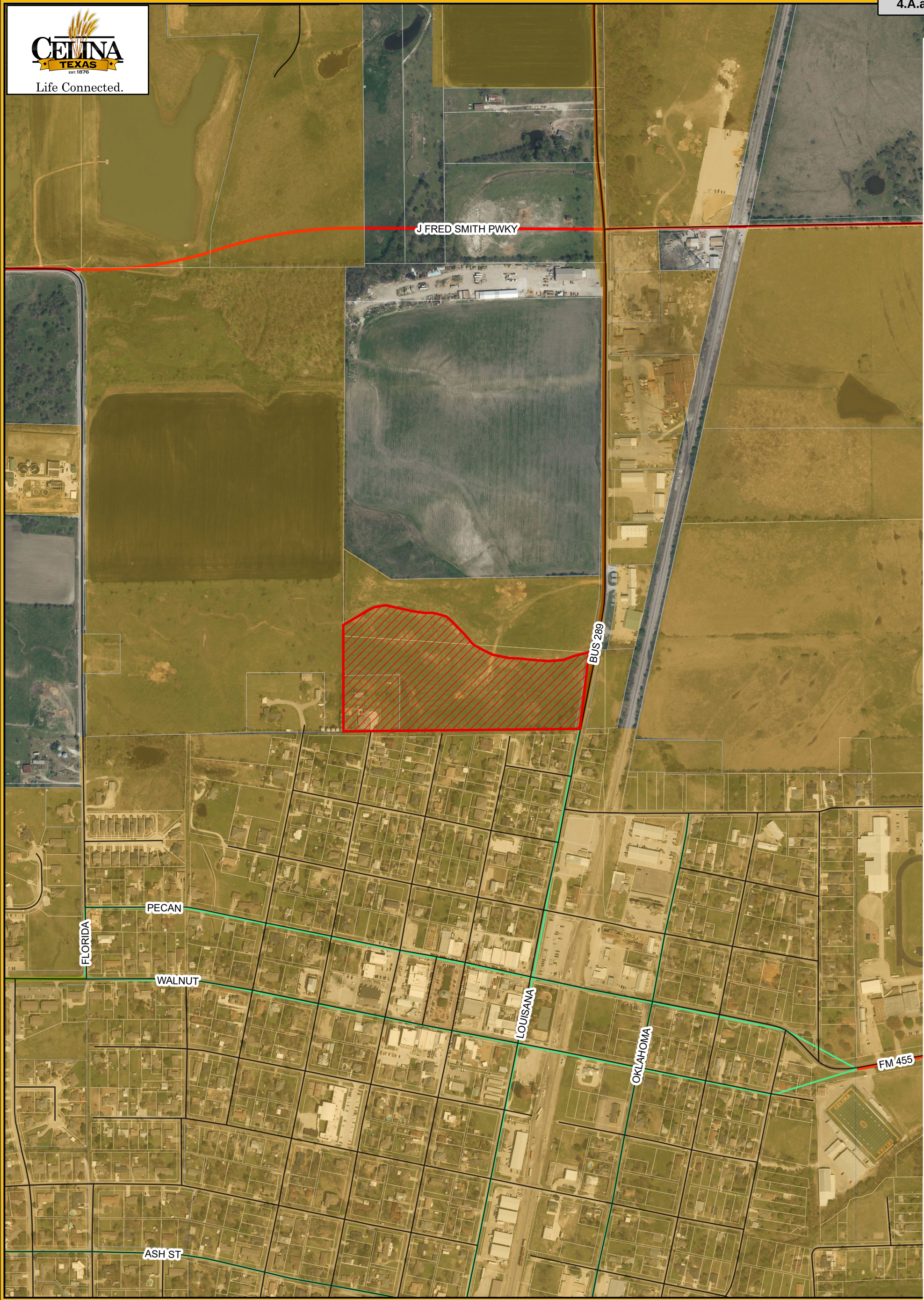
The property is approximately 15 acres, and currently zoned Agriculture zoning district. The applicant is requesting a rezoning to the Downtown Code (DTC - Bricks subdistrict) zoning district to develop the property with housing (not multi-family). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Southcreek (South Tract) – Rezoning)

Legend

 Subject Property

 City Limits

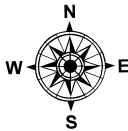
 Roads

 Parcels

Southcreek South Tract- Zoning Location Map

City of Celina

7/28/2021



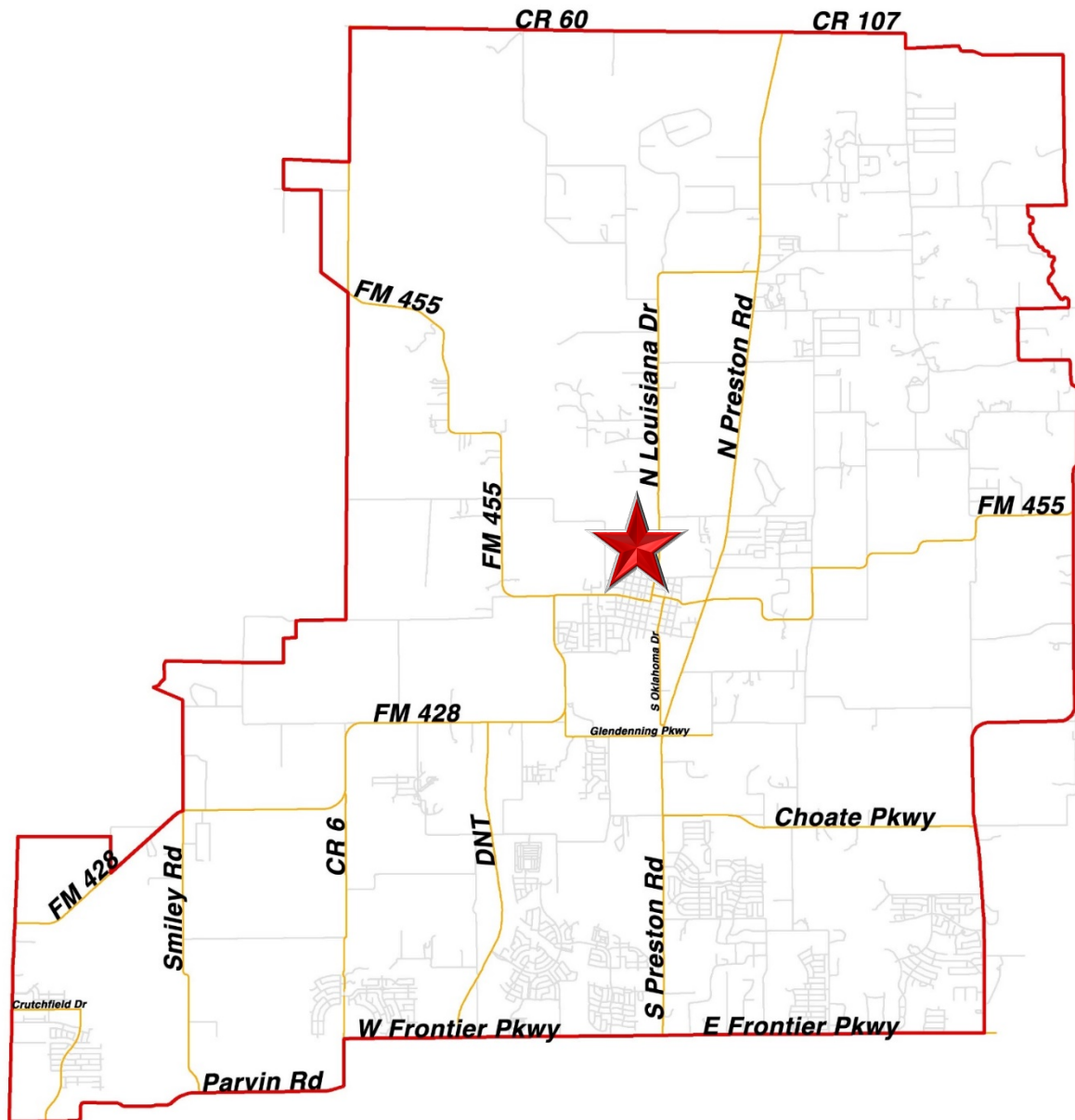
0 445 890 Feet

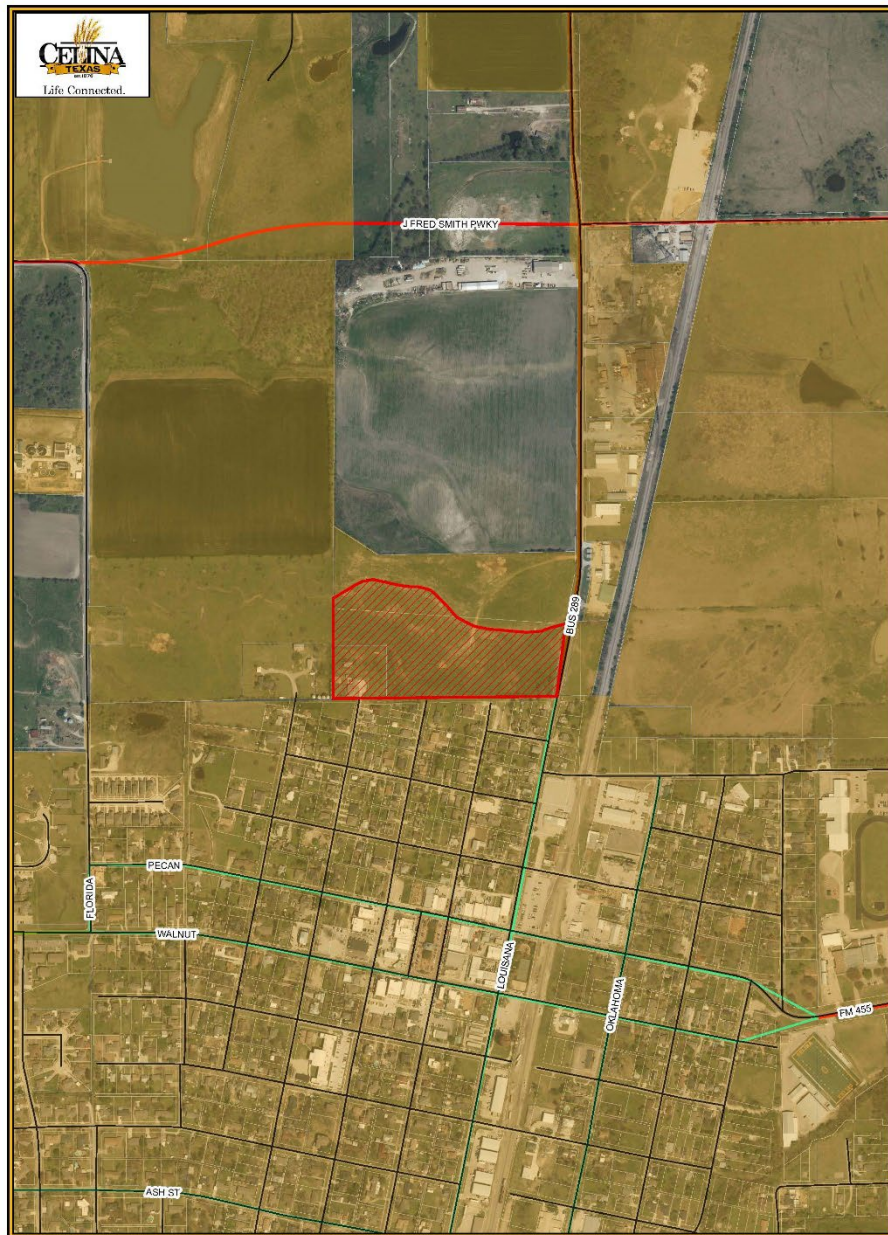
Southcreek – South Tract

Rezoning

Planning & Zoning Commission

August 17, 2021





Location Map

The subject property is generally located west of Louisiana Drive and 235 feet north of Poplar Street

Attachment: Staff Presentation (Southcreek (South Tract) – Rezoning)

Background

- The subject property is approximately 15 acres, located within the City Limits
- The property is currently zoned agriculture (AG)
- The applicant is proposing a base zoning of Downtown Code (DTC - Bricks subdistrict)

Project Overview

- The applicant is proposing to develop the property (housing; not multi-family)
- The project will abide by all zoning standards, including architecture

Policy Considerations

- The Downtown Master Plan contemplated housing density adjacent to the downtown
- The Downtown Zoning District (Bricks) is an appropriate extension for this area, which envisions a blend of housing types within walking distance to the downtown
- The creek serves as a natural geographic boundary for downtown, as it transitions into Uptown to the north

Recommendation

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: August 17, 2021
Re: 302 N. Florida - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately one acre to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Florida Drive, and approximately 810 feet north of Walnut Street, within the City Limits. (302 N. Florida – Rezoning)

Applicant:

Spiars Engineering.
765 Custer Road
Plano, TX 75065

Background Information:

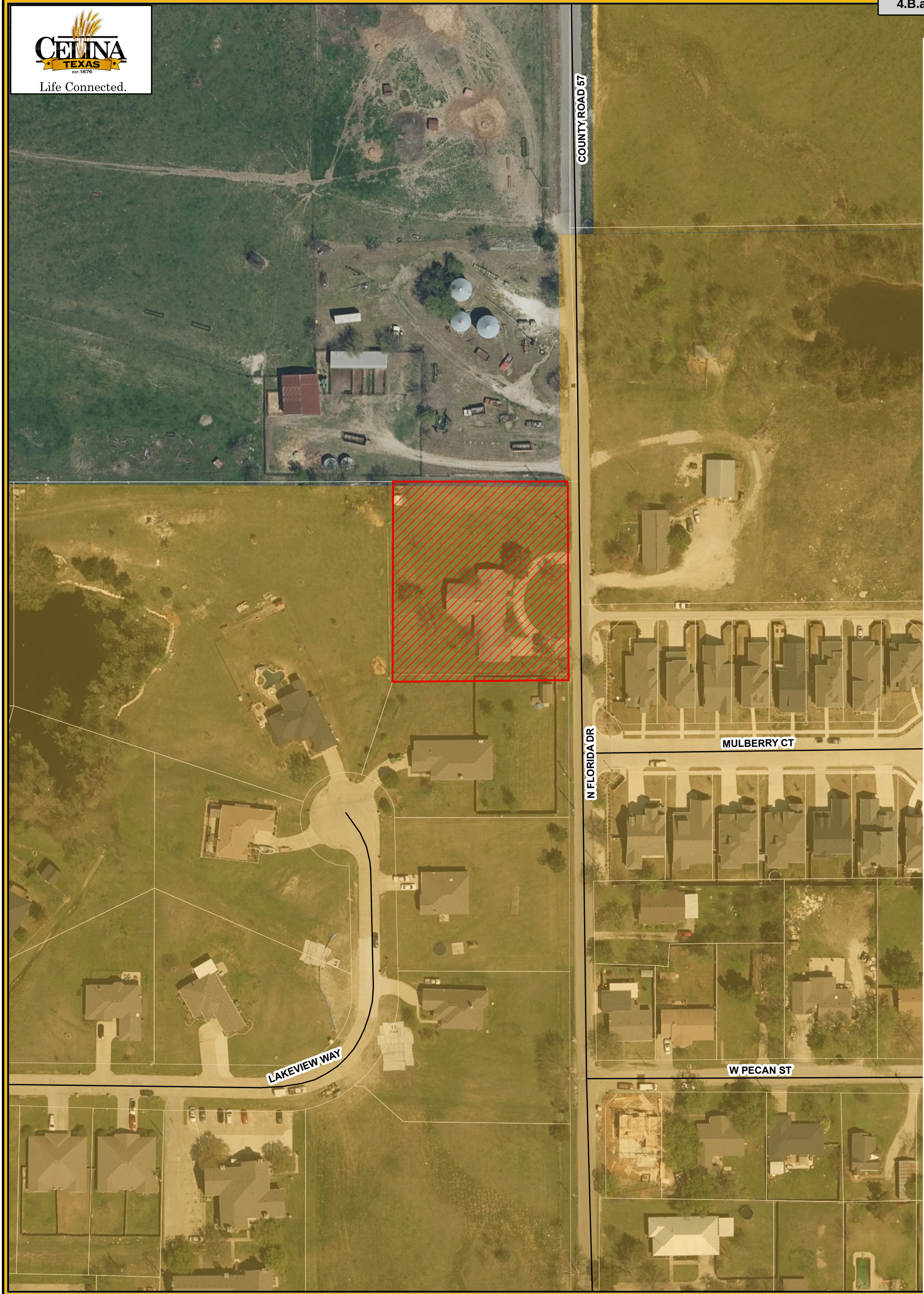
The property is approximately one acre and currently zoned Single-Family SF-15 zoning district. The applicant is requesting a rezoning to the Downtown Code (DTC - Bricks subdistrict) zoning district for townhomes/duplexes. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

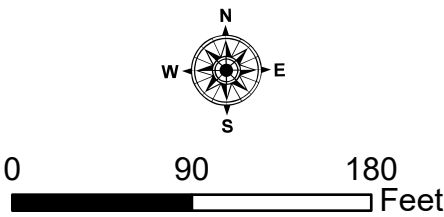


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**302 N Florida
Location Map
City of Celina**

7/28/2021



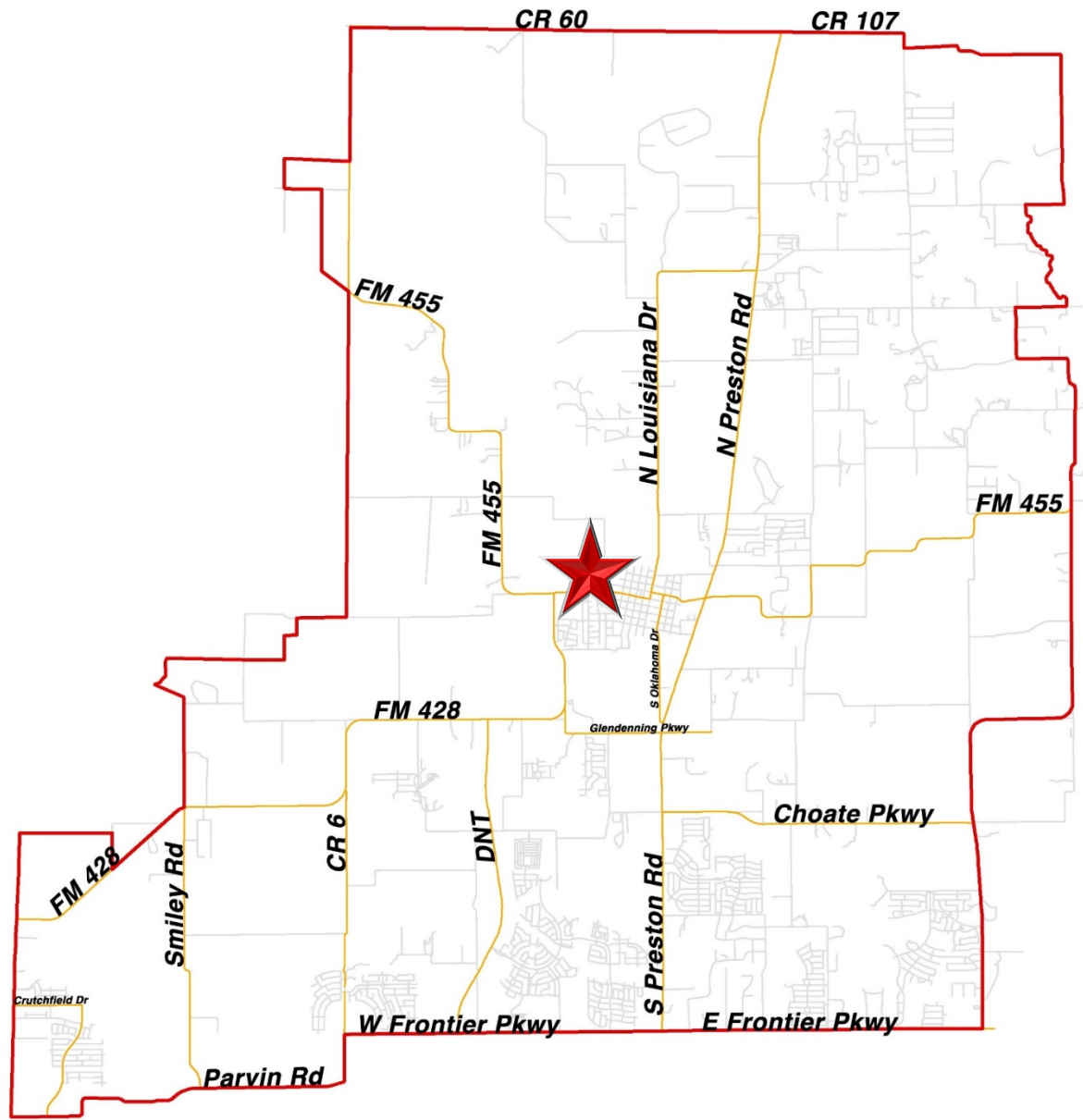
Attachment: Location Map (302 N. Florida – Rezoning)

302 N. Florida

Rezoning

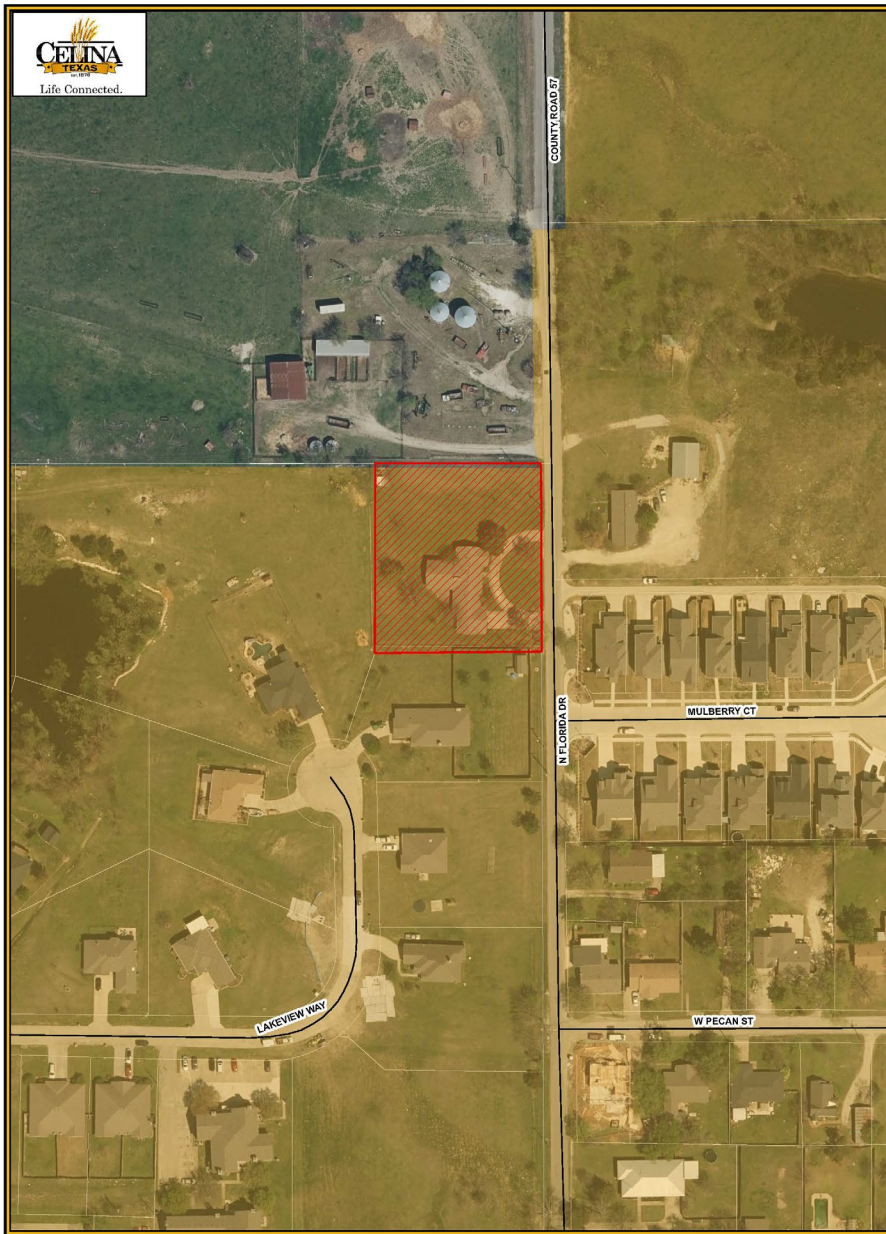
Planning & Zoning Commission

August 17, 2021



Location Map

The subject property is generally located west of Florida Drive and 810 feet north of Walnut Street



Background

- The subject property is approximately one acre, located within the City Limits
- The property is currently zoned Single-Family (SF-15)
- The applicant is proposing a base zoning of Downtown Code (DTC - Bricks subdistrict) for a new development

Project Overview

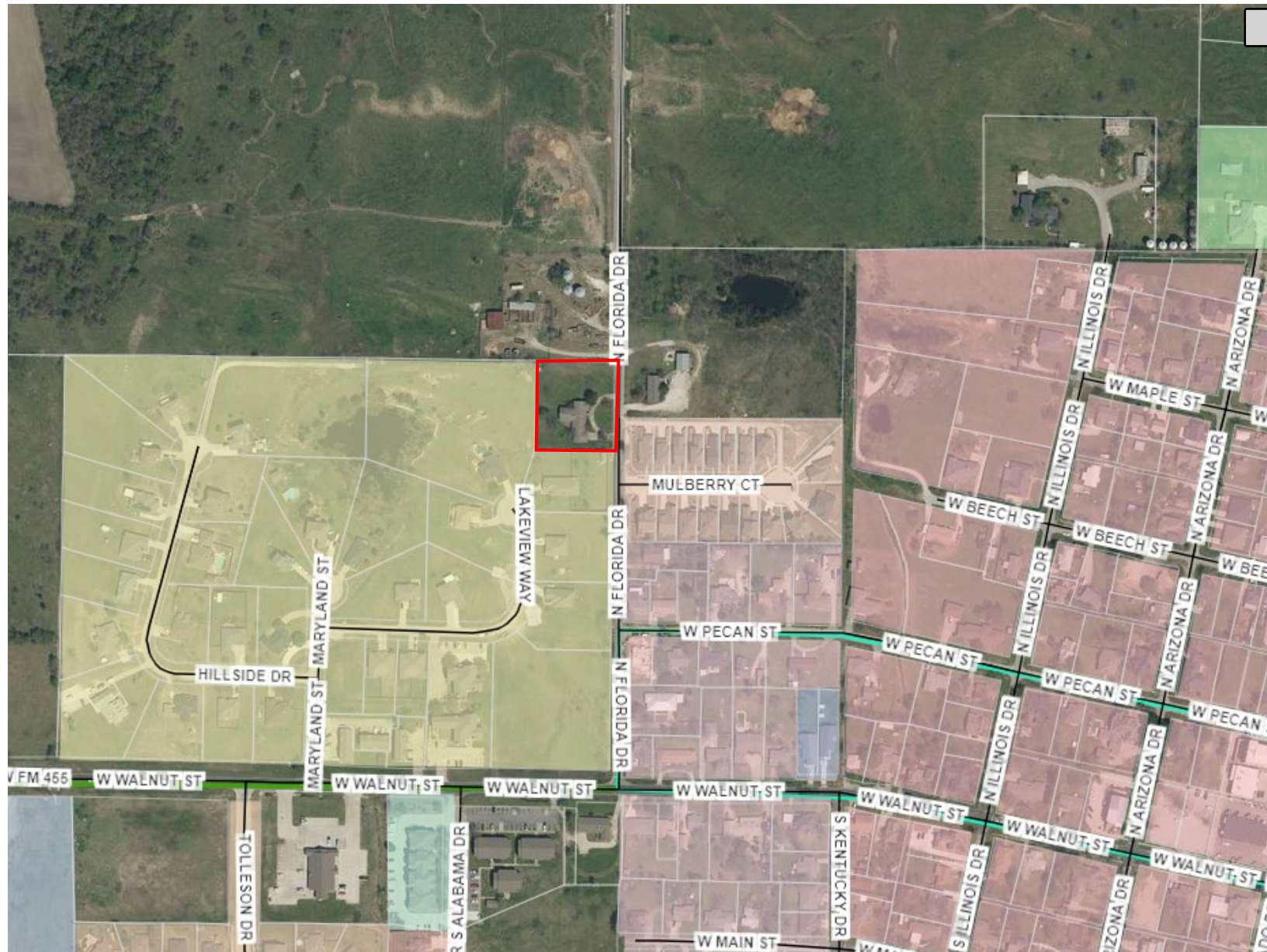
- The applicant is proposing to develop duplexes/townhomes on the property
- The project will abide by all zoning standards, including architecture

Policy Considerations

- The Downtown Master Plan contemplated housing density adjacent to the downtown
- The Downtown Zoning District (Bricks) is an appropriate extension for this area, which envisions a blend of housing types within walking distance to the downtown
- The subject property is not part of the Willock Hill neighborhood

Recommendation

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



Attachment: Staff Presentation (302 N. Florida – Rezoning)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: August 17, 2021
Re: Celina 10 - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No. 91 on approximately 10.4 acres, generally located west of Louisiana Drive, and approximately 1,100 feet south of County Road 994, within the City Limits. (Celina 10 – PD Amendment)

Owner Information:

Kimley-Horn & Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034

Background Information:

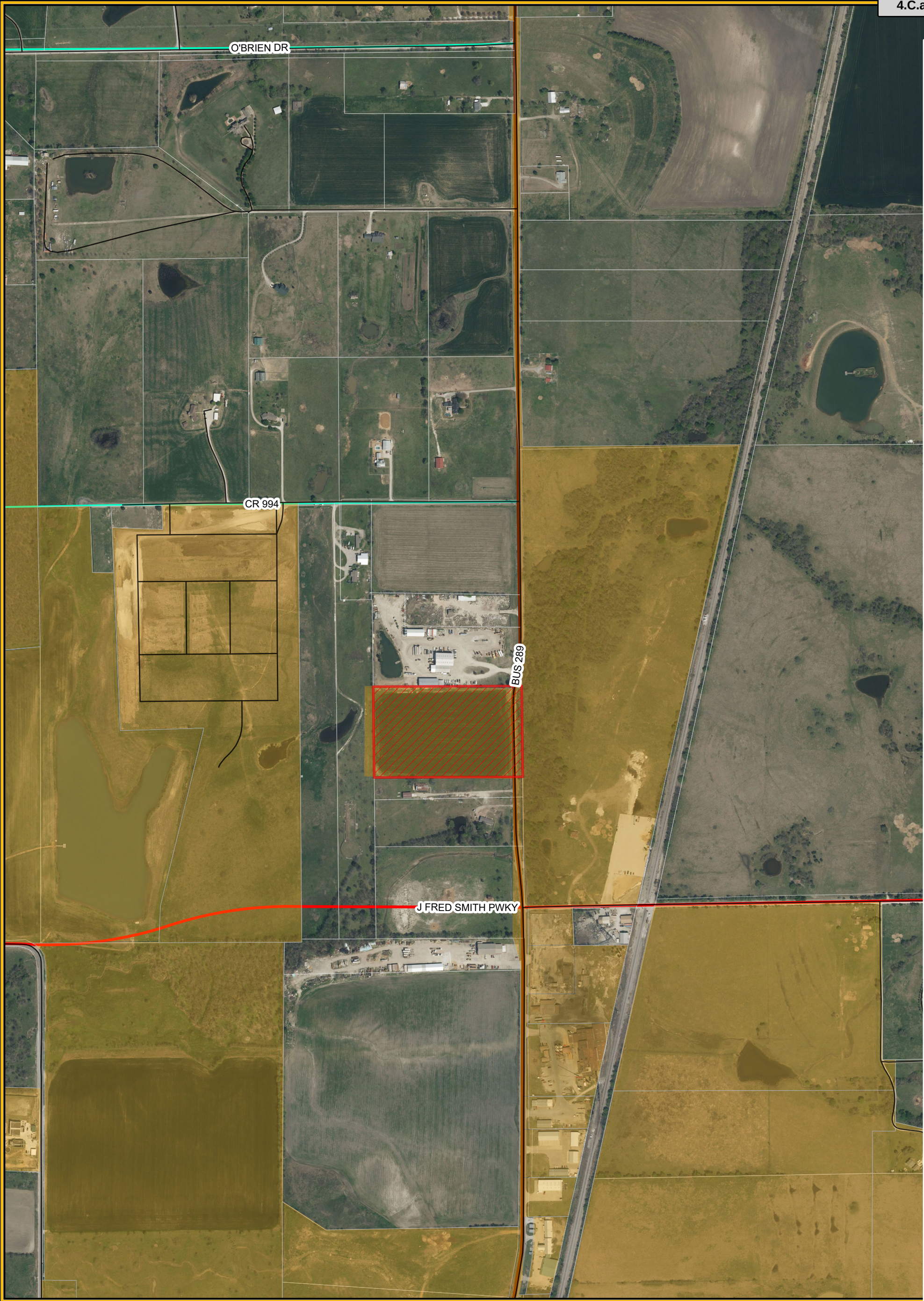
The property is approximately 10.4 acres, within the City Limits, and currently zoned PD-91 with a variety of heavy industrial uses permitted by right. The applicant's request is to amend the current PD to allow for alternative materials (gravel and decomposed granite) to develop an RV/Boat Storage use. With the amendment, the heavy industrial entitlements will be removed and replaced with a base of Industrial (I). Please refer to the attached documents for additional information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

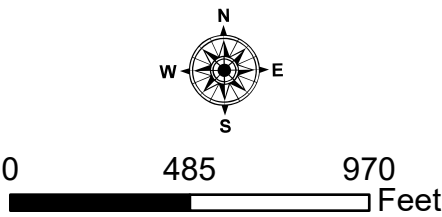


Attachment: Location Map (Celina 10 – PD Amendment)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Celina 10
Location Map
City of Celina
7/27/2021

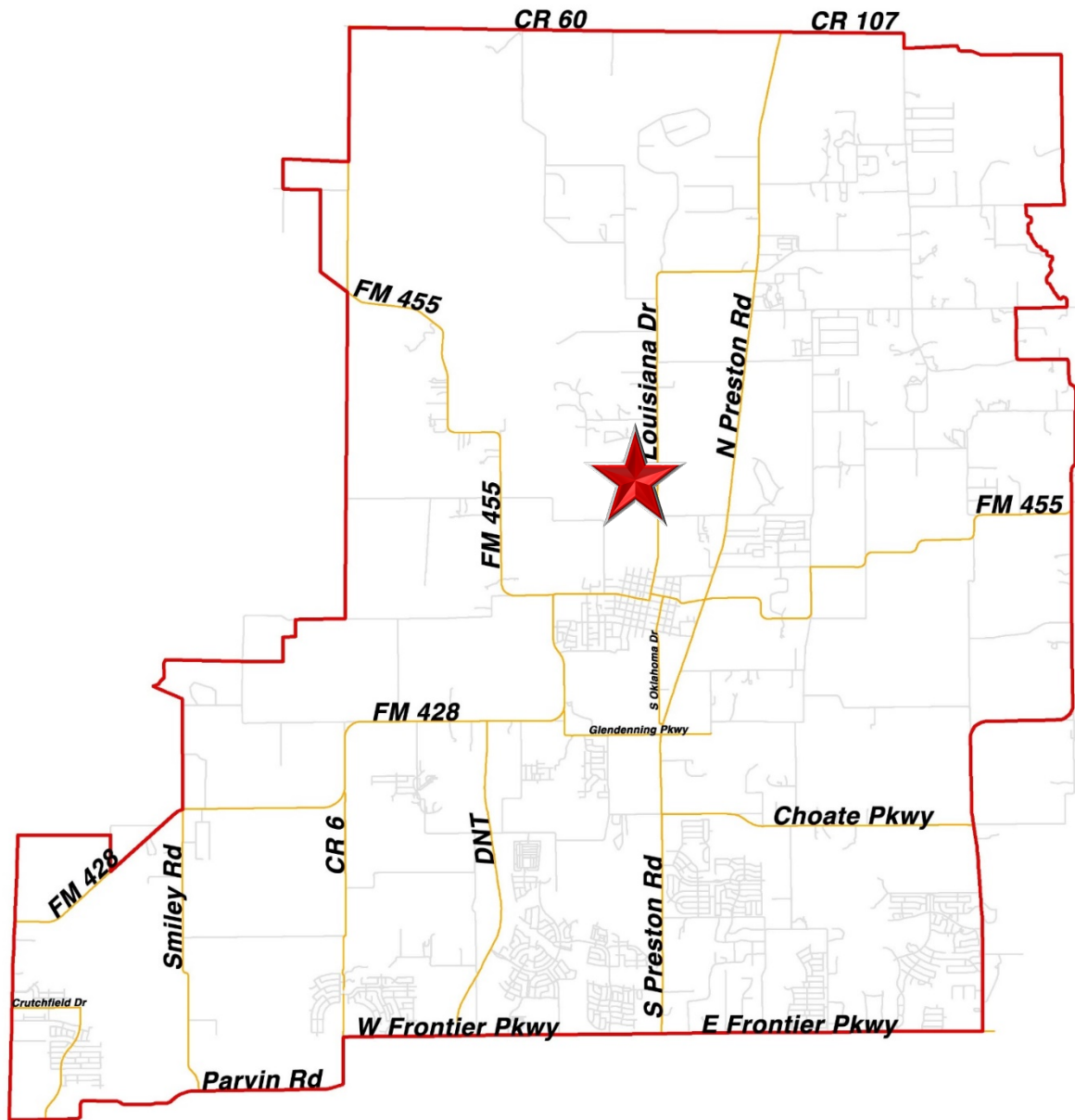


Celina 10

PD Amendment

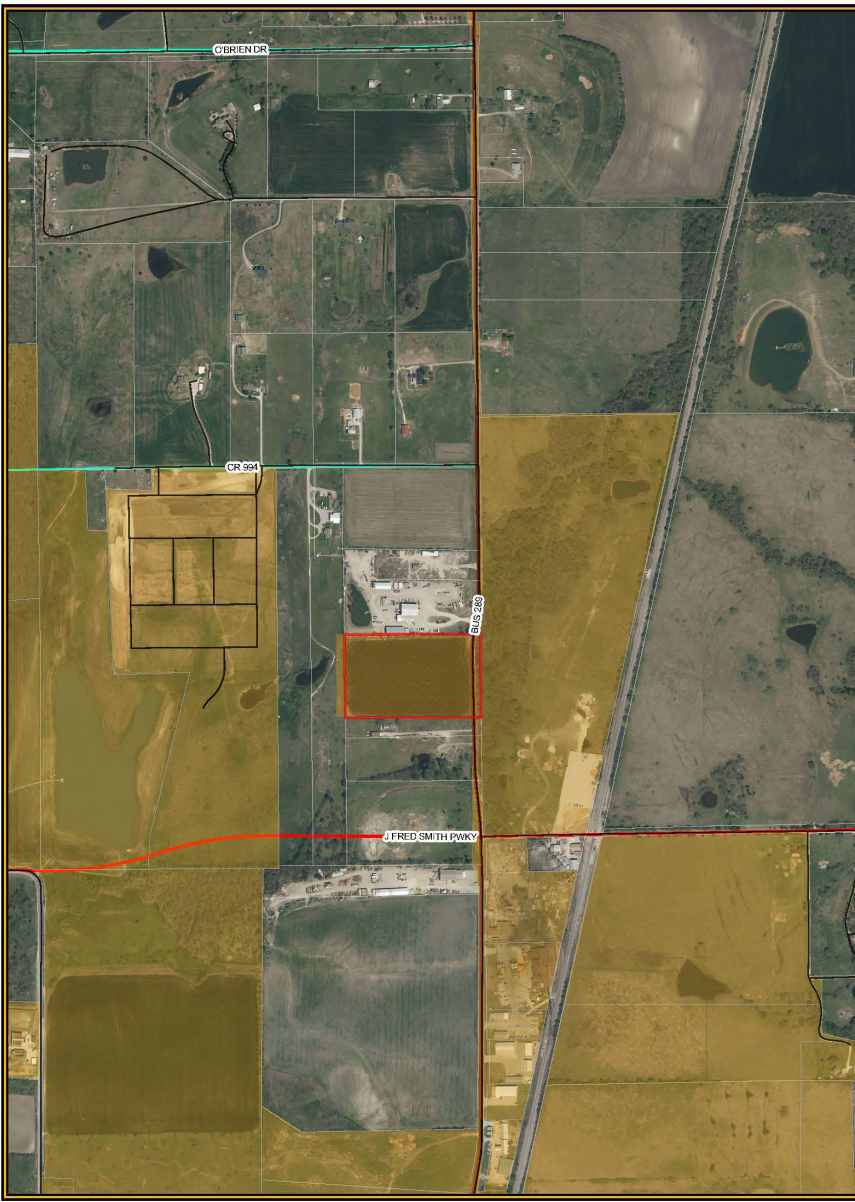
Planning & Zoning Commission

August 17, 2021



Location Map

The subject property is generally located west of Louisiana Drive and 1,100 feet south of County Road 994



Background

- The subject property is approximately 10.4 acres, located within the City Limits
- The property is currently zoned PD-91, with a base zoning of Heavy Industrial
- The applicant is proposing to amend the Planned Development to add alternative materials (gravel and decomposed granite) for vehicle storage surfaces

Project Overview

- The property is currently zoned PD-91, and allows for a variety of heavy industrial uses
- The applicant desires to develop RV/Boat Storage on the property, which is permitted by right
- The applicant wishes to use alternative materials, such as gravel and decomposed granite, for the surface outside the limits of the fire lane (which is to be concrete)

Policy Considerations

- The amended PD removes “heavy industrial” entitlements by establishing a new base zoning of Industrial
- This request will allow the property to develop, per an allowed use within the existing PD
- Gravel and decomposed granite is appropriate for an RV/Boat Storage use
- Perimeter landscaping and screening is required

Recommendation

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

Celina 10
Development Regulations

The base zoning of the subject property shall be Industrial (I).

The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended, and subject to the following conditions:

1. Uses

The following uses shall be Permitted:

- a. Mini Warehouse/Self Storage
- b. Office Showroom
- c. Warehousing
- d. RV/Boat Parking

2. Screening & Fencing

The property shall be required to provide the following:

- a. South & North: 10' landscape buffer, Design Master Fencing (or equivalent), and required trees/landscaping per the Zoning Ordinance
- b. West: 20' landscape buffer, 8' masonry screening wall, and required trees/landscaping per the Zoning Ordinance
- c. East (along Louisiana Drive): 40' landscape buffer, 8' masonry screening wall, and required trees/landscaping per the Zoning Ordinance

In all instances, chain link is prohibited.

3. Building Materials

The project shall abide by all architectural standards found within the Zoning Ordinance, as may be amended. Covered carports for storage of parking may consist of metal poles and roofing materials.

4. Alternative Materials

For an RV/Boat storage use, alternative materials, including gravel and decomposed granite may be used outside of the limits of the fire lane, which must be concrete.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 17, 2021
Re: Matusek Tract (PAWC) - DA

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres of land, generally located north of the future Collin County Outer Loop, and approximately 1,045 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Matusek Tract (PAWC) – DA)

Applicant:

Cambridge Companies
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:

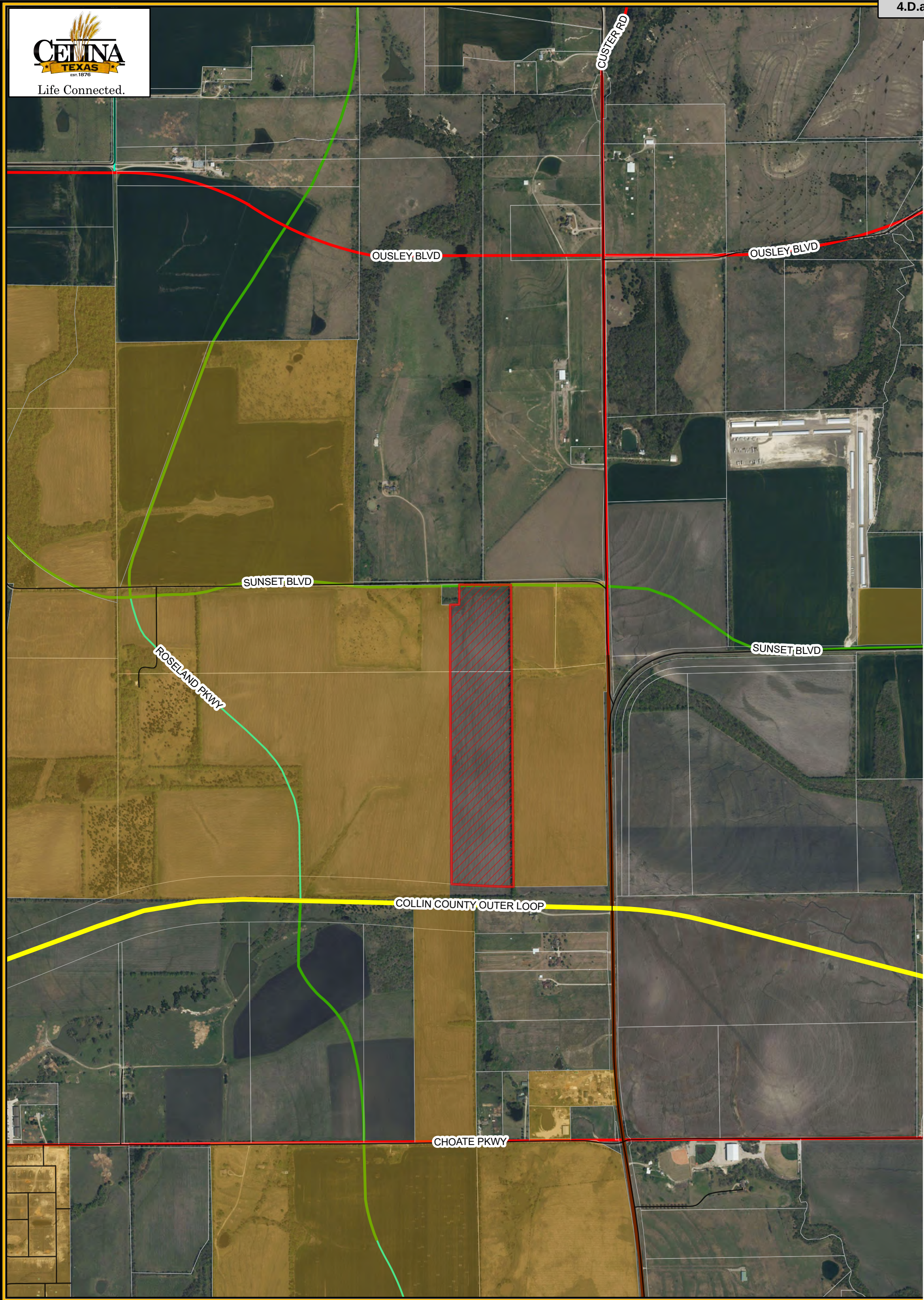
The property is approximately 51 acres, within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract, which is an extension of the existing Parks at Wilson Creek master planned community. Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



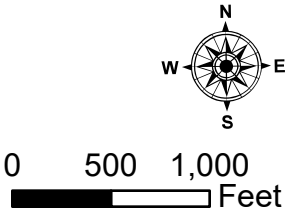
Attachment: Location Map (Matusek Tract (PAWC) – DA)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Matusek Tract
Location Map
City of Celina

7/27/2021



Matusek Tract

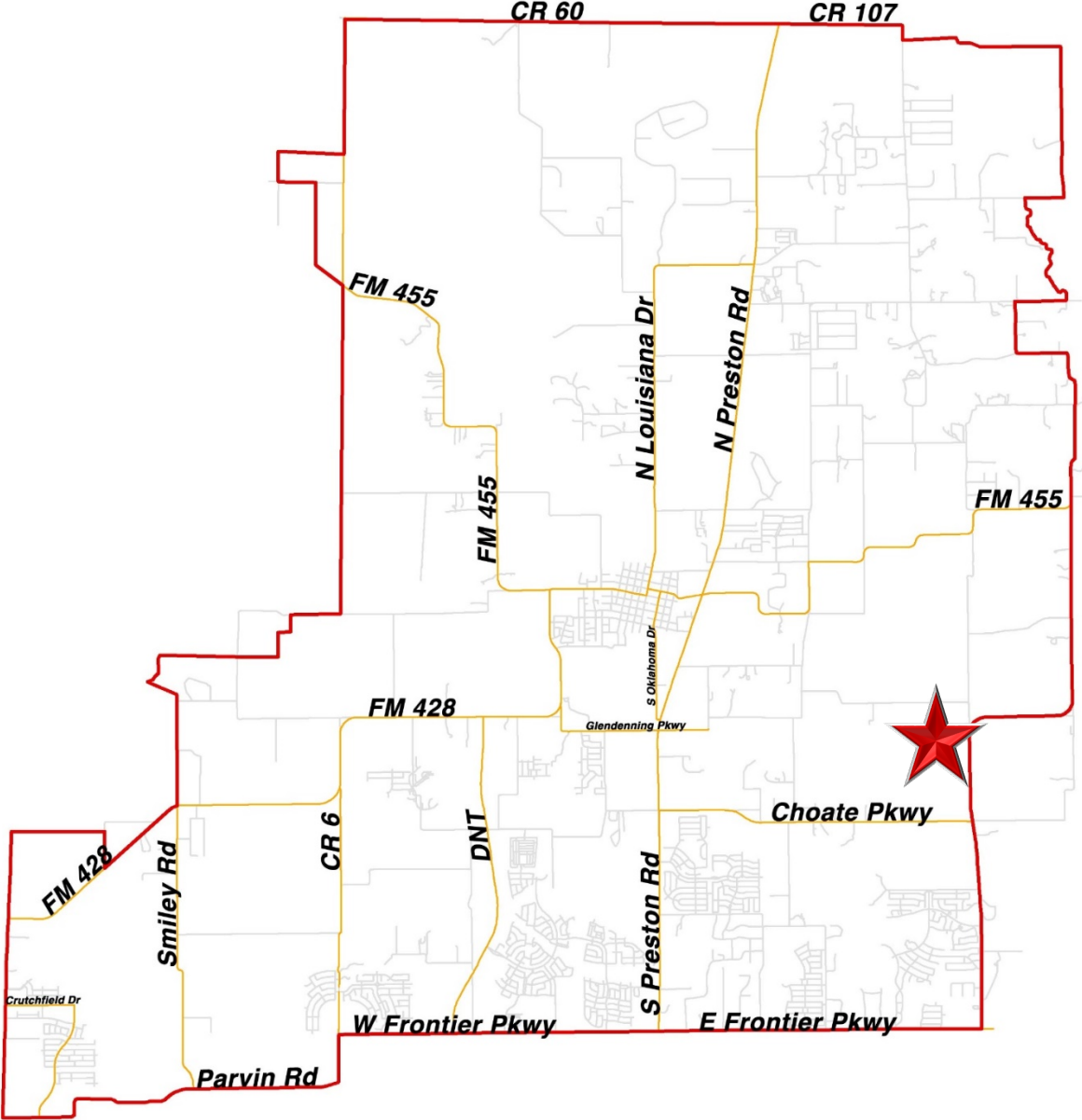
(Parks at Wilson Creek Expansion)

Development Agreement

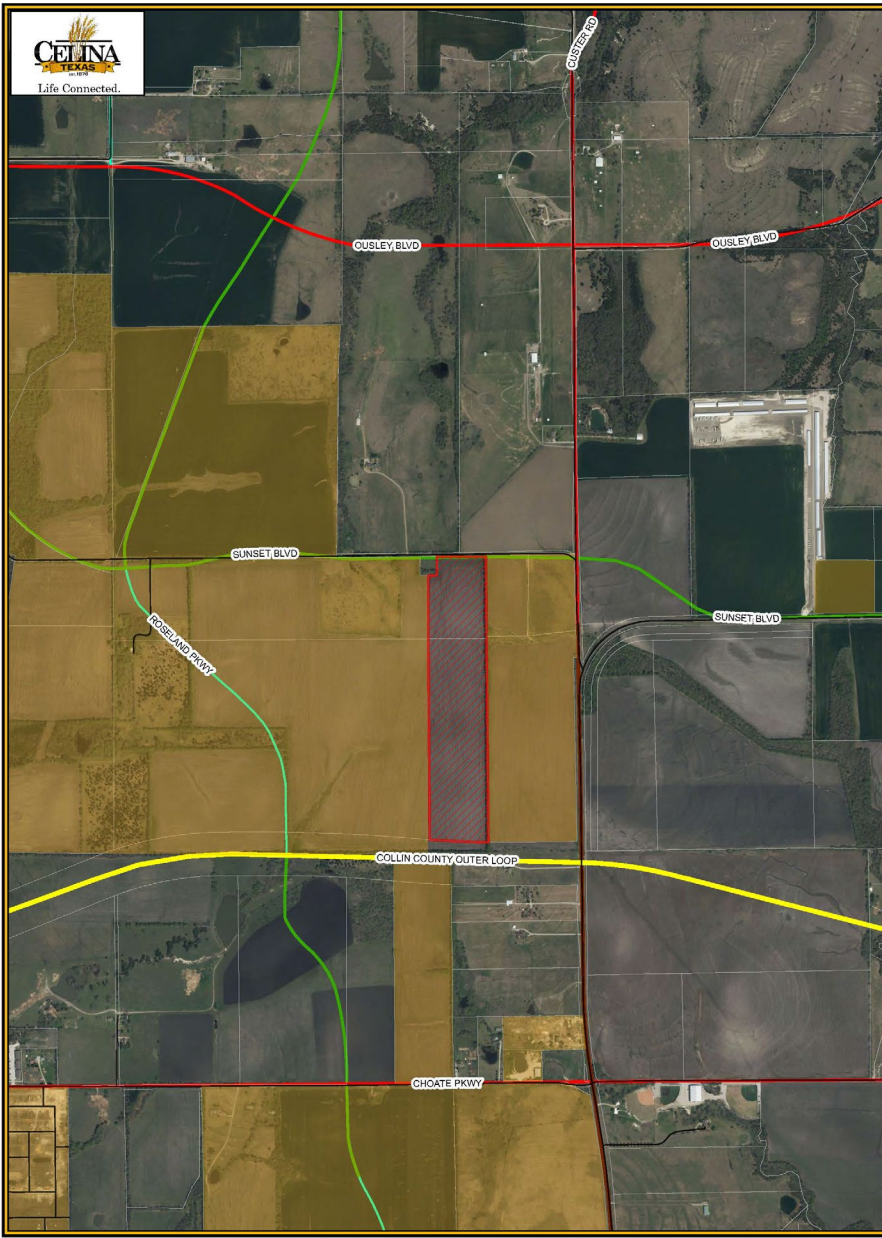
Planning & Zoning Commission

August 17, 2021

Attachment: Staff Presentation (Matusek Tract (PAWC) – DA)



Attachment: Staff Presentation (Matusek Tract (PAWC) – DA)



Location Map

The subject property is generally located north of the future Collin County Outer Loop, and approximately 1,045 feet west of FM 2478 (future Custer Road), directly east of the Parks at Wilson Creek community

Attachment: Staff Presentation (Matusek Tract (PAWC) – DA)

Background

- The subject property is approximately 51 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- The pre-annexation agreement on the property would not otherwise expire until 2034

Attachment: Staff Presentation (Matusek Tract (PAWC) – DA)



Agreement Overview

- The Development Agreement proposes annexation and zoning for the 51 acres, which is currently undeveloped
- The agreement contemplates an extension of the existing Parks at Wilson Creek (PAWC) master planned community
- Continues the entitlements within PAWC

Attachment: Staff Presentation (Matusek Tract (PAWC) – DA)

Lot Mix

- Lot Types:
 - 70s
 - 60s
 - 50s
 - 40s (maximum 15%)
- Matches the existing Parks at Wilson Creek lot mix

Concept Plan



Proposed Land Use Summary

Single Family	40	78%
Retail	5	9%
Open Space	5	10%
Rights of Way	1	2%
Total	51	

Policy Considerations

- The DA brings an additional 51 acres into the City Limits
- City standards apply (architecture, landscape)
- Diverse lot mix
- The tract is unlikely to develop well as a stand-alone project, as it is in-between Parks at Wilson Creek and an MU tract to the east and small
- Part of a master planned community

Attachment: Staff Presentation (Matusek Tract (PAWC) – DA)

Recommendation

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



Planned Development Regulations

For an approximately 50.962acre tract of land out of the J.B. Wilmeth, Abstract No. 983, J.B. Wilmeth, Abstract No. 985, in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

1.0 Purpose

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

2.0 Definitions

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

3.0 General Regulations

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

description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix “B.”

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

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

The Concept Plan depicts two principal districts, a “SF-R” and “R/O” district and Neighborhoods I – II; refer to Appendix “A.” The maximum number of residential lots within the “SF” district (Neighborhood I) shall be 300. Furthermore, at the time of full build out of The Parks at Wilson Creek and The Parks at Wilson Creek Annex, the combined maximum number of Type 4 lots within Neighborhoods I-II shall be a maximum of 425 lots.

4.0 Use Regulations

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

Neighborhood “I” (+/- 46 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “II” (+/- 5 ac.): The permitted uses shall be “R/O” Retail/Office District Uses permitted by Section 14.03.007 of the City of Celina Zoning Ordinance, as well as the following uses

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

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

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

5.0 Area Regulations

5.1 General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) The maximum lot coverage for conditioned space is sixty (60) percent for front entry and eighty (80) percent for rear-entry lots.
- (c) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet. The maximum increase to the front building line at eye-brows/elbows shall be twenty (20) feet for Type 1 lots and fifteen (15) feet for Type 2-4 lots.

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

Type 1:

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

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

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

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

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

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

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

Type 2:

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

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

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

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

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

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

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

Type 3:

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

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

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

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for the garage door which shall be a minimum of twenty-one (21) feet, except for zero lot line lots with “J-swing” garage may have a minimum Front yard of fifteen (15) feet.

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

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

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

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

Type 4:

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

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

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

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

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

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

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

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

Type 5:

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

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

6.0 Parking Regulations

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

7.0 Building Regulations

- 7.1 The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:
- (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations facing a public street shall also be one-hundred (100) percent masonry; side and rear elevations not facing a public street shall not be less than fifty (50) percent masonry for each façade nor shall the combined overall be less than eighty (80) percent masonry, exclusive of doors and windows.
 - (b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
 - (c) For lots fifty (50) feet or wider, all garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way.
 - (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
 - (e) The primary roof pitch for Type 3 shall not be less than 6:12.
 - (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides or rears facing Sunset Boulevard are required.
 - (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.

- (h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek Annex.

7.2 Exterior Building Façade of Accessory Structures:

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

8.0 Screening Regulations

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

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

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

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to Sunset Boulevard. All screening walls

shall be constructed in conjunction with the associated residential phase.

1. A masonry (stone or brick) or thin wall for lots backing and siding to Sunset Boulevard.
2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for Sunset Boulevard.

(b) Screening fences shall be as follows:

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

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

- (a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6)

foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's side yard screening regulations:

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

9.0 Landscape & Irrigation Regulations

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

Turf:

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

Trees:

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

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

Shrubs:

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

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

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

10.0 Open Space Regulations

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

- (a) In addition to the 100-acre city park, there shall be a minimum of 10% or 5 acres of open space. All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.

- (b) All open space areas and detention areas shall count toward open space requirements be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain. A continuous 10-foot landscape buffer is required to separate the right-of-way of Sunset Boulevard from single-family lot/s; however, it permissible for a portion of a lot to encroach into the landscape buffer provided a minimum width of seven (7) feet is maintained and the average landscape buffer along each section of roadway is equal to or great than the continuous 10-foot landscape required.
- (d) All open space areas shall have a slope not greater than 4:1 unless they are naturally existing or structurally supported.
- (e) On the opposite side of the street from a six (6) foot concrete trail a five (5) foot walk shall be provided except as outlined below. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

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

11.0 Subdivision Regulations

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

- (a) Block Length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 or Type 4 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-

way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.

- (c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.
- (e) Sunset Boulevard: – Sunset Boulevard shall be a four (4) lane divided roadway within a one-hundred (100) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the dedication of right-of-way and the construction of the infrastructure within their half of the right-of-way. Sunset shall consist of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, the construction of left turn lanes at intersections, and the ROW shall flare at intersections to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (f) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.
- (g) Tree Surveys: Tree surveys required as shall be submitted at the time of Construction/Final Plat application.
- (h) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

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

(a) **Residential Lot Grading:**

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.

3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) Paving:

1. Residential Streets – the residential streets shall be twenty-nine (29) feet wide from back-to-back;
2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Sidewalks – the residential sidewalks shall be five (5) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
6. Curb Return Radii – the curb radii for Major Arterial shall be forty (40) feet; the curb radii for Minor Arterial/Collectors shall be thirty (30) feet; and the curb radii for residential streets shall be twenty (20) feet.
6. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6.; the run-off co-efficient for commercial shall be 0.9.
7. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
8. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in/hr.

(c) General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10),

twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.

2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) Sanitary Sewer Mains

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

(e) Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.

4. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) **Miscellaneous**

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

12.0 Legal Description

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract Number 985 and the J.B. Wilmeth Survey Abstract Number 983, Collin County, Texas, said tract being a portion of that tract of land conveyed to the Bilinda Cox Mausek Trust, according to the document filed of record in Document Number 20120724000891520, Official Public Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the most southerly northwest corner of said Mausek tract;

THENCE North 89°35'50" East, a distance of 120.23 feet to a point for corner;

THENCE North 0°13'10" West, a distance of 218.35 feet to a point for the most northerly northwest corner;

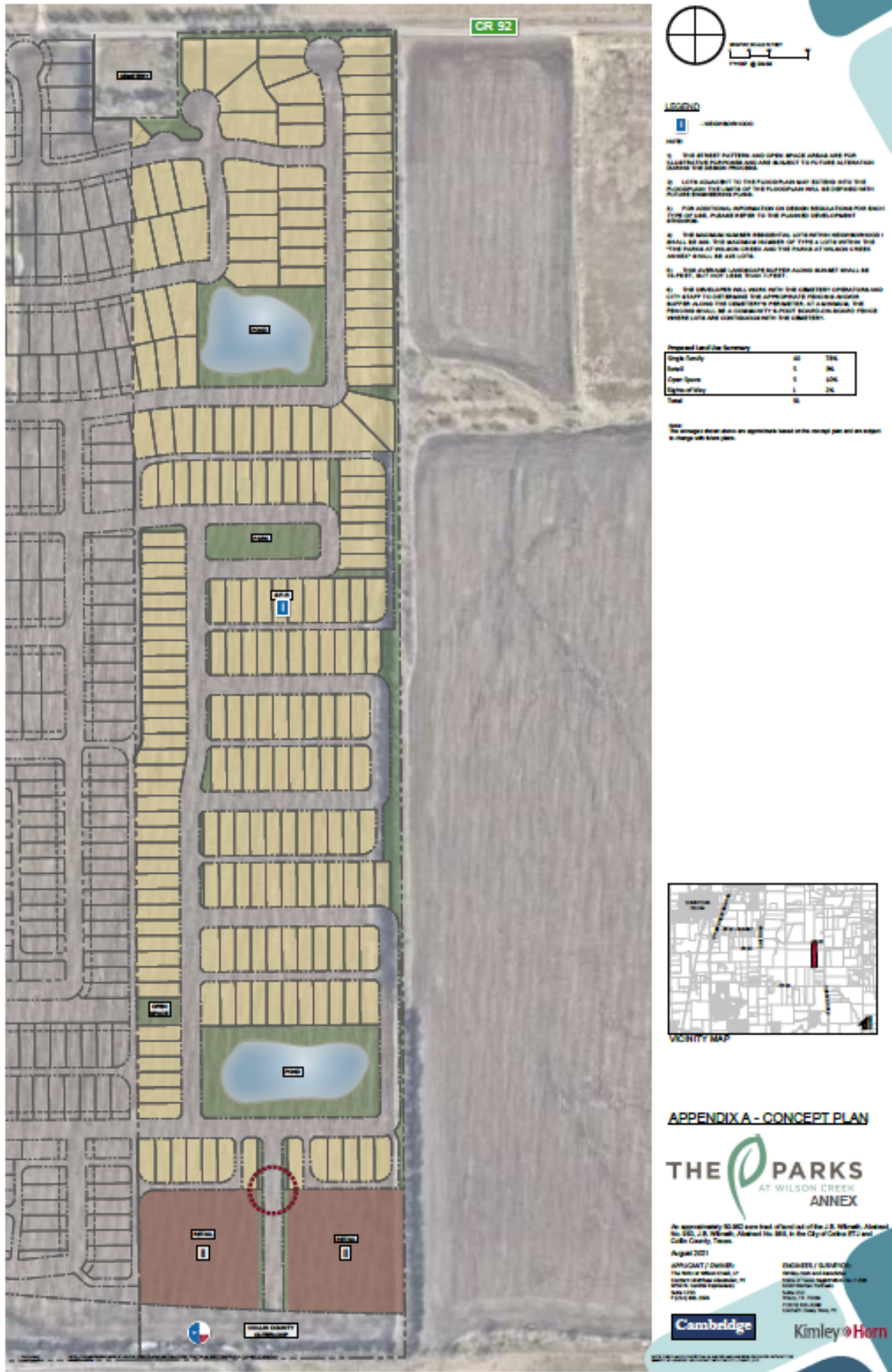
THENCE North 89°17'50" East, a distance of 561.60 feet to a point for the northeast corner;

THENCE South 0°24'10" East, a distance of 3304.65 to a point for the southeast corner, at the beginning of a non-tangent curve to the right having a central angle of 2°43'51", a radius of 14335.50 feet, a chord bearing and distance of North 87°52'20" West, 683.18 feet;

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 683.25 feet to a point for the southwest corner;

THENCE North 0°24'10" West, a distance of 3053.19 feet to the **POINT OF BEGINNING** and containing 50.9533 acres or 2,219,528 square feet of land, more or less.

Appendix "A"



The Parks at Wilson Creek Annex

Appendix “B”

LEGAL DESCRIPTION

NEIGHBORHOODS I-II

Neighborhood I (46.1315 acres)

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract Number 985 and the J.B. Wilmeth Survey Abstract Number 983, Collin County, Texas, said tract being a portion of that tract of land conveyed to the Bilinda Cox Matussek Trust, according to the document filed of record in Document Number 20120724000891520, Official Public Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the most southerly northwest corner of said Matussek tract;

THENCE North 89°35'50" East, a distance of 120.23 feet to a point for corner;

THENCE North 0°13'10" West, a distance of 218.35 feet to a point for the most northerly northwest corner;

THENCE North 89°17'50" East, a distance of 561.60 feet to a point for the northeast corner;

THENCE South 0°24'10" East, a distance of 2984.53 feet to a point for the southeast corner;

THENCE South 89°35'50" West, a distance of 682.52 feet to a point for the southwest corner;

THENCE North 0°24'10" West, a distance of 2763.25 feet to the **POINT OF BEGINNING** and containing 46.1315 acres or 2,009,489 square feet of land, more or less.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Neighborhood II (4.8218 acres)

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract Number 985 and the J.B. Wilmeth Survey Abstract Number 983, Collin County, Texas, said tract being a portion of that tract of land conveyed to the Bilinda Cox Matussek Trust, according to the document filed of record in Document Number 20120724000891520, Official Public Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the west line of said Matussek tract for the northwest corner, from which the most southerly northwest corner of said Matussek tract bears North 0°24'10" West, a distance of 2763.25 feet;

Attachment: Draft Development Regulations (Matussek Tract (PAWC) – DA)

THENCE North 89°35'50" East, a distance of 682.52 feet to a point for the northeast corner;

THENCE South 0°24'10" East, a distance of 320.11 feet to a point for the southeast corner, at the beginning of a non-tangent curve to the right having a central angle of 2°43'51", a radius of 14335.50 feet, a chord bearing and distance of North 87°52'20" West, 683.18 feet;

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 683.25 feet to a point for the southwest corner;

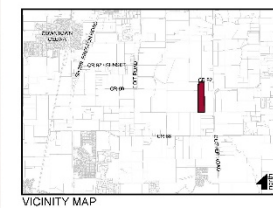
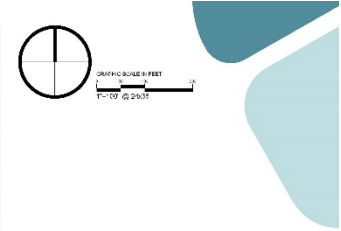
THENCE North 0°24'10" West, a distance of 289.94 feet to the **POINT OF BEGINNING** and containing 4.8218 acres or 210,038 square feet of land, more or less.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Appendix "C"



Appendix "D"



APPENDIX D - TRAIL & OPEN SPACE PLAN

THE PARKS AT WILSON CREEK ANNEX

An approximately 50,000 sq ft tract of land out of the J.B. Wilmoth, Abbeast No. 393, J.B. Wilmoth, Abbeast No. 395, in the City of Celina, TX, and Collin County, Texas.

July 2021

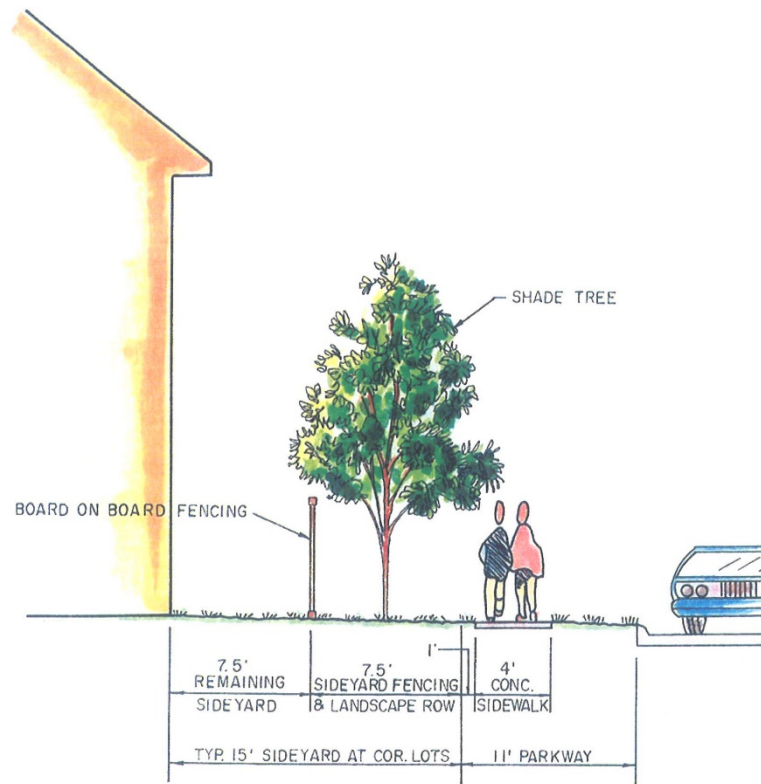
APPLICANT / OWNER:
The Parks at Wilson Creek, LP
Celina, MA, Inc. (Member of
KIMLEY-HORN, INC.)
Suite 200
P.O. Box 1000

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
2000 W. Highway 100, Suite 100
P.O. Box 1000
P.O. Box 1000
Celina, TX 75750

Cambridge

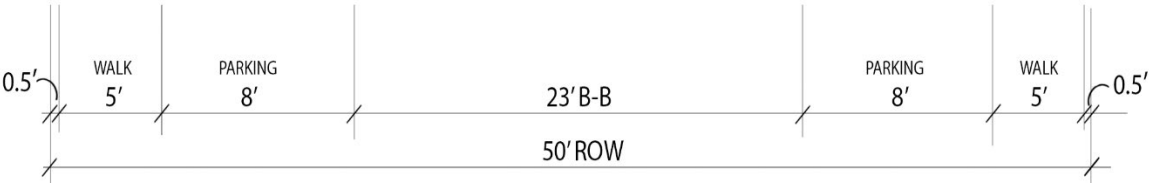
Kimley-Horn

Appendix "E"



Appendix “F”

Urban Street Section



Attachment: Draft Development Regulations (Matussek Tract (PAWC) – DA)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 17, 2021
Re: Belknap Tract - DA

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 263 acres of land, generally located south of the future Collin County Outer Loop, and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Belknap Tract - DA)

Applicant:

KFM Engineering & Design
3501 Olympus Blvd. Suite 100
Dallas, TX 72019

Background Information:

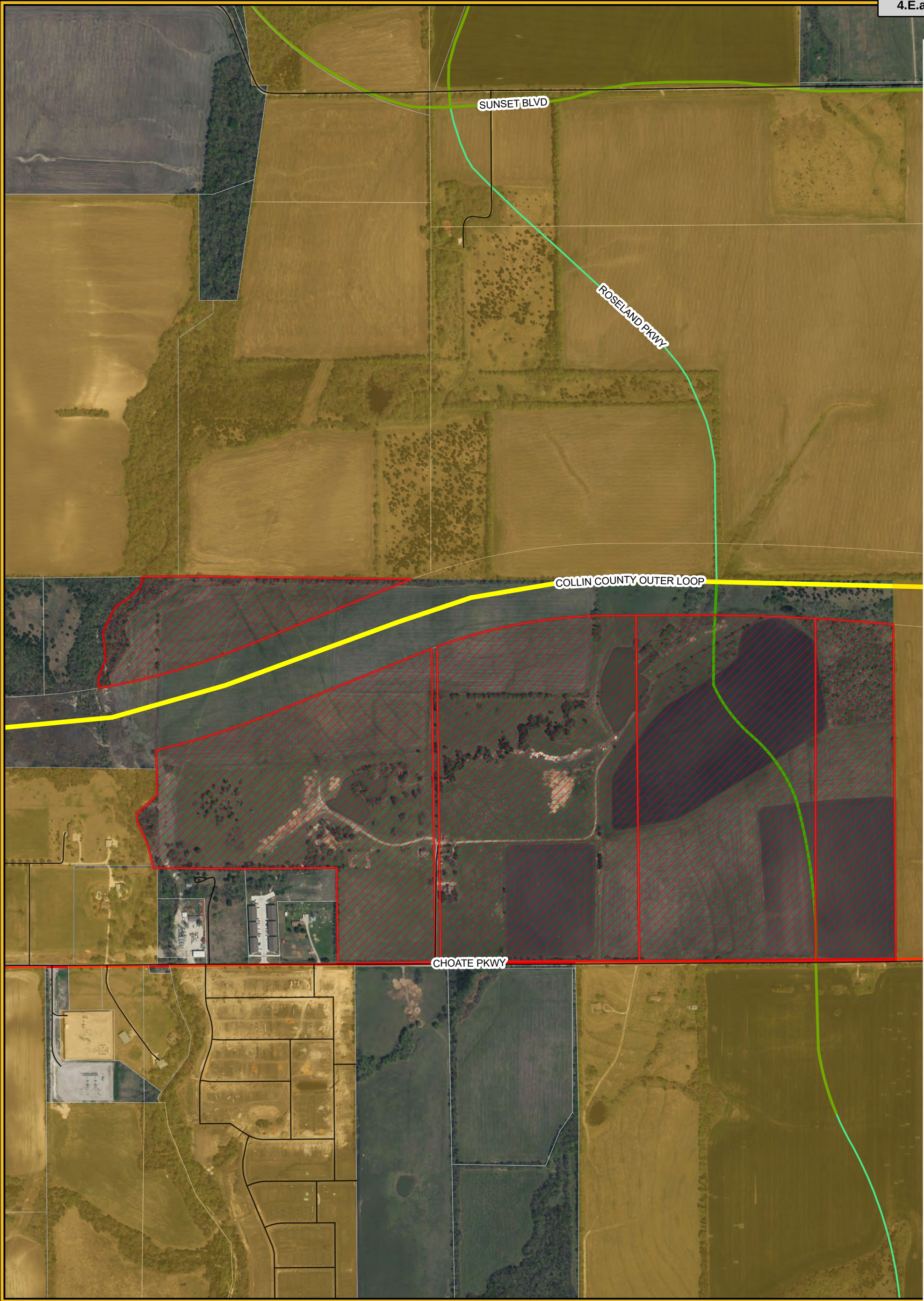
The property is approximately 263 acres, within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract for a new neighborhood, with a mix of uses (attached & detached single-family lots, commercial, and multi-family). Please refer to the attached documents for further information.

Supporting Documents:

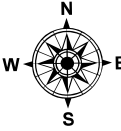
- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Belknap Tract - DA)

Legend  Subject Property  City Limits  Roads  Parcels	Belknap Tract Location Map City of Celina 7/27/2021	 0 500 1,000 Feet
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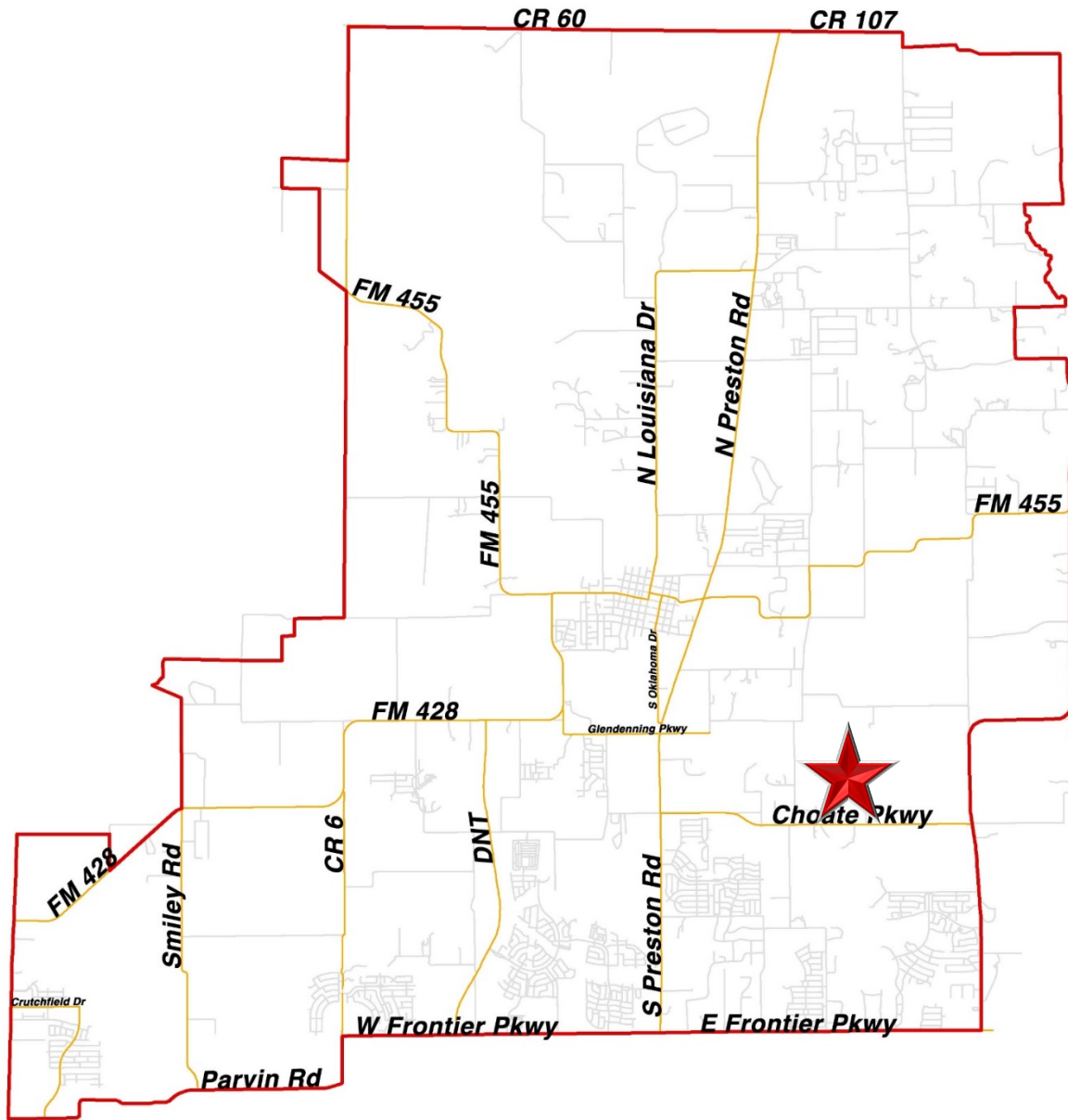
Belknap Tract

Development Agreement

Planning & Zoning Commission

August 17, 2021

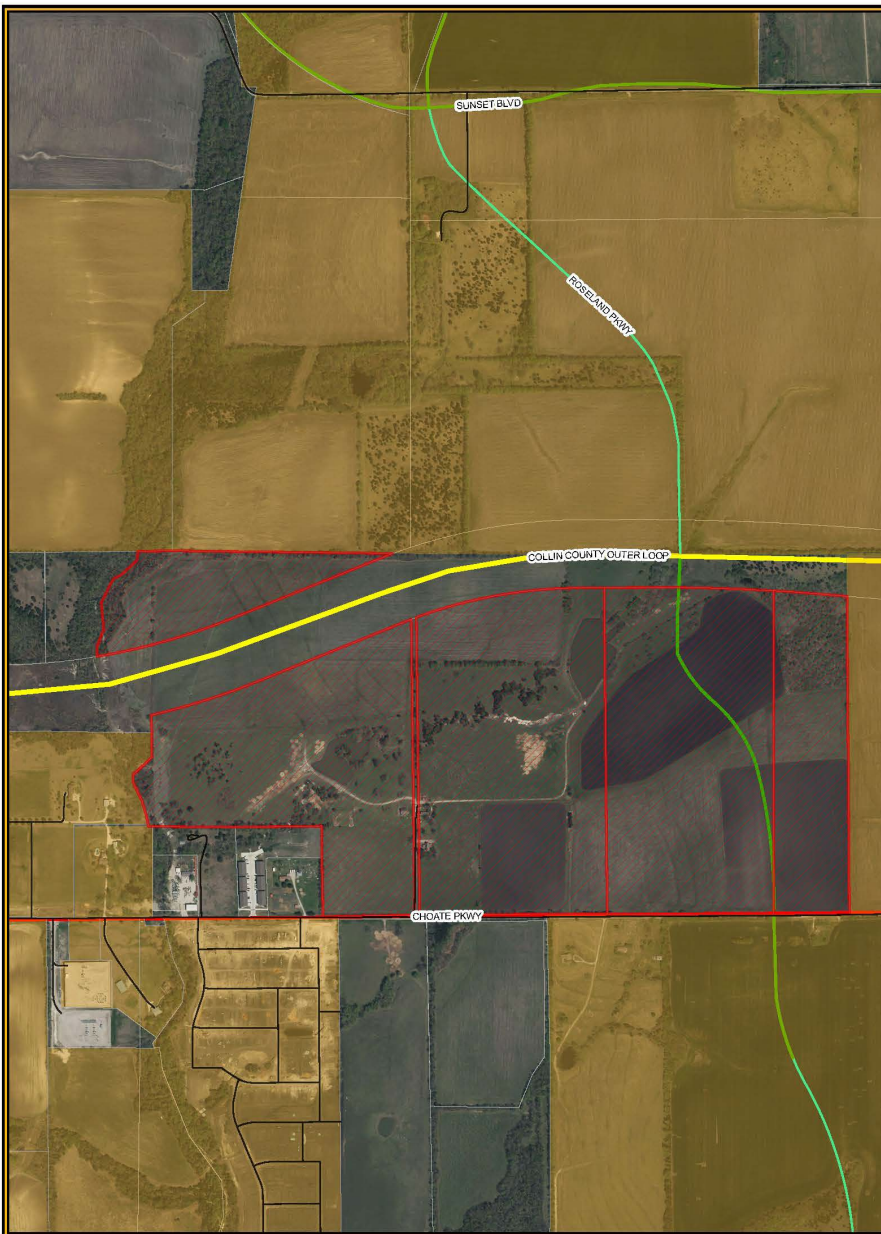
Attachment: Staff Presentation (Belknap Tract - DA)



Location Map

The subject property is generally located south of the future Collin County Outer Loop, and approximately 2,100 feet west of FM 2478 (future Custer Road)

Attachment: Staff Presentation (Belknap Tract - DA)

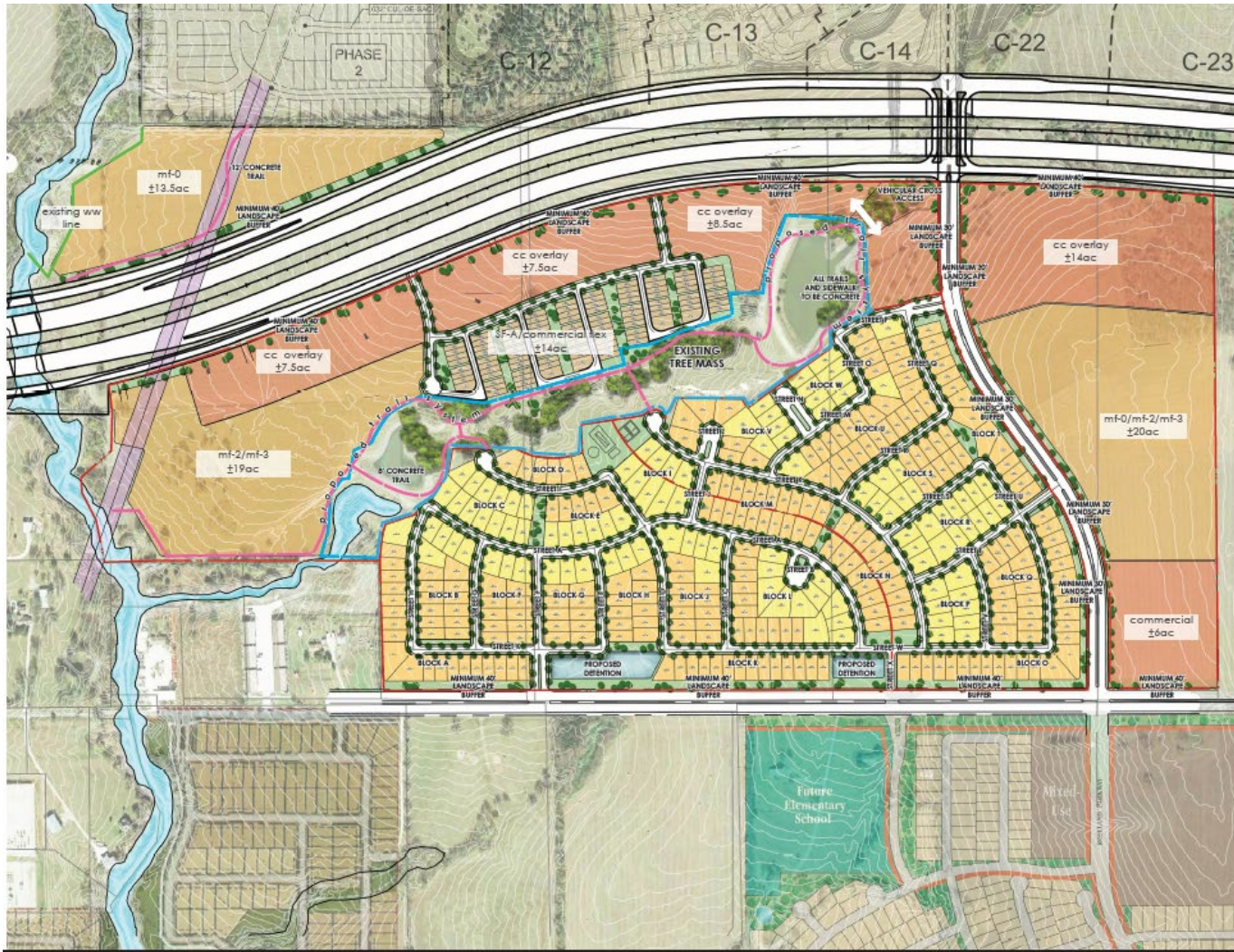


Background

- The subject property is approximately 263 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- The pre-annexation agreements on the property would not otherwise expire until 2032 & 2034

Attachment: Staff Presentation (Belknap Tract - DA)

Concept Plan



Attachment: Staff Presentation (Belknap Tract - DA)

Agreement Overview

- The Development Agreement proposes annexation and zoning for the 263 acres, which is currently undeveloped
- The agreement contemplates a new neighborhood, with a mix of uses (attached & detached single-family lots, commercial, and multi-family)
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Attachment: Staff Presentation (Belknap Tract - DA)

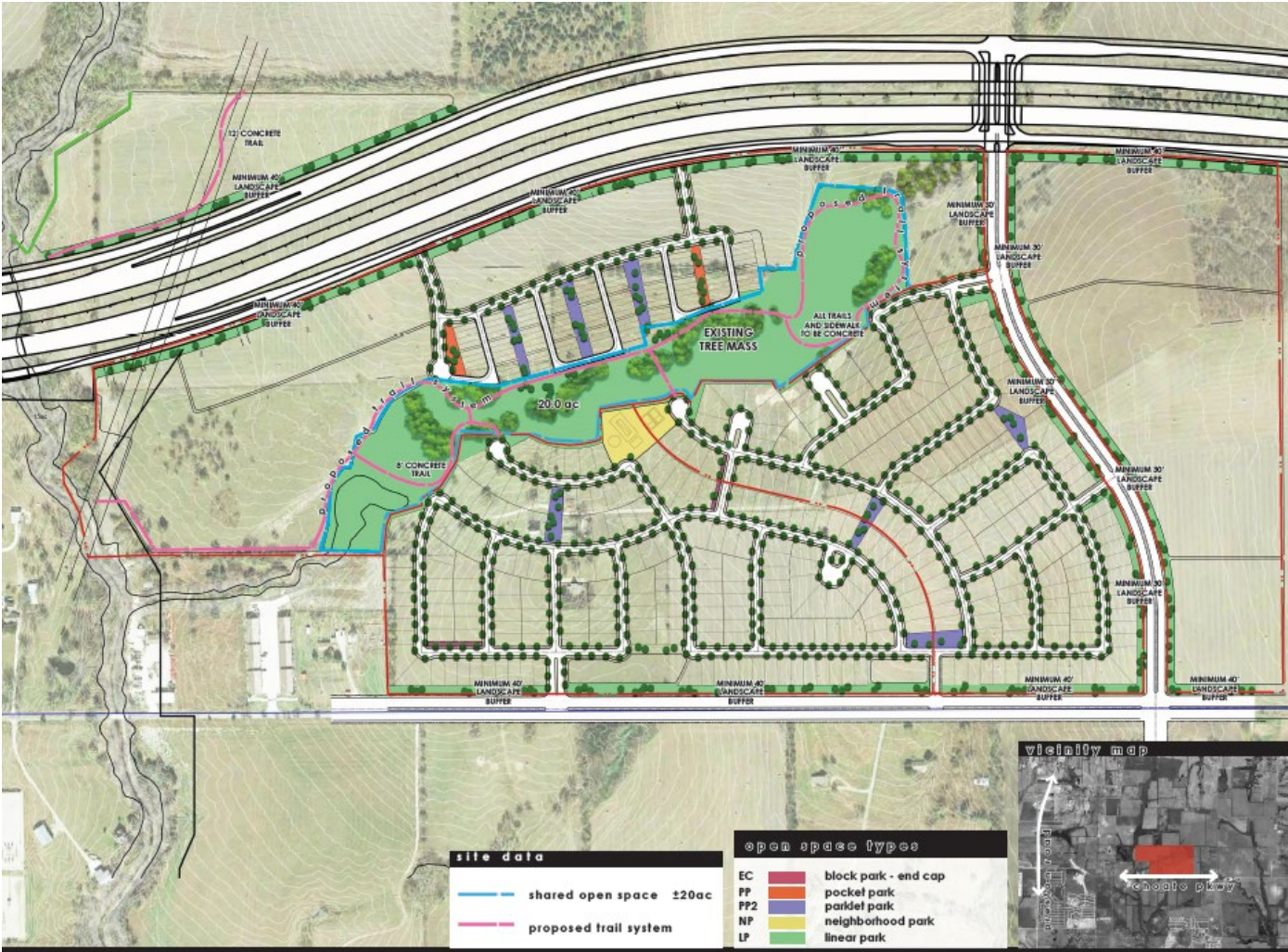
Lot Mix

- Lot Types:
 - 55' (maximum 70%)
 - 60' (minimum 30%)
 - Townhomes (approximately 100 units)
- Alley required for lots less than 55' in width
- Compliance with Neighborhood Vision Book

Project Overview

- Inclusion of pocket parks and a minimum of 20% open space
- Concrete trails throughout the linear park system and within open spaces
- Amenity center to have an open-air pavilion, a swimming pool, bathrooms, dog park and playground

Open Space Plan



Attachment: Staff Presentation (Belknap Tract - DA)

Policy Considerations

- The DA brings an additional 263 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan

Recommendation

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

Exhibit C – Development Regulations

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single- Family Residential Detached District. The base zoning for the non-residential portions of the Planned Development shall be Collin County Outer Loop Overlay District. The proposed multifamily tracts will be comprised of a mix of MF-0, MF- 2, and MF-3 product types.

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention.

Architecture:

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

Amenities:

In addition to the base zoning regulations, the amenity package will include:

- 12' concrete trail along the overhead lines and along Wilson Creek. 8' wide concrete trail along the creek south of the CCOL.
- The trail shall maintain multiple trail connections to the adjacent residential developments, generally as shown on the Concept Plan.
- Located south of Collin County Outer Loop and west of Roseland Pkwy there will be one large Amenity Center to have an open-air pavilion, a swimming pool, bathrooms, dog park, and playground.

Open Space:

The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan, which contains the following elements:

- The Linear greenbelt park system combined with the in-tract open spaces as depicted on the Concept Plan will meet 100% of the open space requirements for all residential and multifamily development west of Roseland and south of Collin County Outer Loop.
- The large, centralized amenity park overlooking greenbelt park system will serve as amenity for all single family detached and attached development.

Lot Regulations for SF-R

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Single Family detached density can be allowed to maximum overall density of 4.0 units per acre.
- 55' and 60' lot sizes shall be front loaded.
- The lot mix shall generally be provided per the Concept Plan:
 - 55s – approximately 70% (250)
 - 60s – approximately 30% (106)
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

Lot Regulations for SF-A

Development under this zoning districts will adhere to the standards in the Zoning Ordinance, except as revised in the Amenities and Open Space categories herein.

Regulations for MF-0 (Horizontal Multi-Family):

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Maximum overall density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed.
- Wooden privacy residential fences are allowed within landscape setbacks, except landscape setbacks along public rights-of-way. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
- Parking shall be a minimum of 1.5 per unit.
- All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board.

Regulations for MF-2/MF-3:

Development under these zoning districts will adhere to the standards in the Zoning Ordinance, except as revised in the Amenities and Open Space categories herein.