



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

AGENDA

I. WORKSESSION 5:30 PM:

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

II. REGULAR MEETING 6:00 PM:

A. PLEDGE OF ALLEGIANCE:

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

C. Introduction of New Commissioner:

Eric Becker

D. Oath of Office:

City Secretary Vicki Faulkner

E. Recognition of Commissioner Mike Terry:

Mayor Sean Terry

III. DIRECTOR'S REPORT:

A report on the decisions from the previous City Council meeting will be given.

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

A. Planning 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)

V. 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)
- 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)
- 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)

VI. ADJOURNMENT:

"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."

City of Celina, Texas

Date Notice Removed

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.



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 17, 2018
6:00 PM**

MINUTES

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

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

Chairman Ben Hangartner and Commissioners Mitch Freeman, Charles Haley, Shelby Barley were present. Shawn Bain, Jace Ousley, and Mike Terry were absent.

II. WORKSESSION 5:30 P.M.:

There being no quorum present, no work session was held.

III. REGULAR MEETING 6:00 P.M.:

Chairman Hangartner opened the Regular Meeting at 6:03 PM.

IV. PLEDGE OF ALLEGIANCE:

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

V. DIRECTORS REPORT:

Alexis Jackson, Director of Development Services presented the items that were passed at the July 11th 2018 City Council meeting.

VI. CONSENT AGENDA:

Minutes Acceptance: Minutes of Jul 17, 2018 6:00 PM (CONSENT AGENDA)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Hangartner, Barley, Freeman, Haley
ABSENT:	Bain, Ousley, Terry

1. Planning and Zoning Commission - Regular Meeting - Jun 19, 2018 5:30 PM
2. Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, an approximately 15.965 acre tract of land situated in the William Davenport Survey, Abstract No. 262 in Collin County, Texas containing sixty-six (66) residential lots and three (3) common area lots. The property is generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Construction Plat)

VII. PUBLIC HEARING/ACTION:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a zoning request from AG, Agricultural zoning district to PD-93, Planned Development zoning district No. 93, with a base zoning designation of MU-2, Mixed-Use Regional; being an approximately 8.00 acre tract of land situated in the McIntyre Land Survey, Abstract No. 903, Denton County, Texas; and generally located on the east side of FM 1385 and approximately 1,750 feet north of Crutchfield Drive. (Celina West Marketplace)

Ben Rodriguez Planning Manager presented the staff report.

Chairman Hangartner opened the public hearing.

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

Commissioner Charles Haley moved to approve Item.

Commissioner Mitch Freeman seconded the motion, and the motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Hangartner, Barley, Freeman, Haley
ABSENT:	Bain, Ousley, Terry

2. Consider and act on a Construction Plat for The Columns Phase 1, being an approximate 53.147 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Punk Carter Parkway extension, east of the Dallas North Tollway, south of the proposed Collin County Outer Loop, and approximately 600 feet south of CR 51. (The Columns Phase 1 Construction Plat)

Ben Rodriguez, presented the staff report.

Commissioner Charles Haley referred to Ben's report asking about what he meant by Celina looking for this "new type" of construction, asking if he referring to "new type" meaning all lots being 40 foot lots? Mr. Rodriguez agreed.

Commissioner Mitch Freeman asked how big the alleyways would be? Mr. Rodriguez replied 18 feet. Commissioner

Charles Haley asked with all the lots being 40 foot lots, would the garages all be in the alleys? Ben Rodriguez replied Yes. Commissioner Charles Haley asked how many lots? Noting he sees 261. All agreed.

Chairman Hangartner opened the public hearing.

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

Commissioner Haley moved to approve this Item.

Commissioner Freeman seconded the motion and the motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Hangartner, Barley, Freeman, Haley
ABSENT:	Bain, Ousley, Terry

VIII. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:20 PM

Chairman

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jul 17, 2018 6:00 PM (CONSENT AGENDA)



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 24, 2018
5:00 PM**

MINUTES

I. CALL TO ORDER:

Chairman Hangartner called the meeting to order at 5:51 PM. Commissioners Shelby Barley Charles Haley and Jace Ousley were present. Shawn Bain Mitch Freeman and Mike Terry were absent.

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

II. REGULAR MEETING:

III. ACTION ITEMS:

- Consider and act upon a Final Plat for Sutton Field North Phase 1 being an approximately 45.354 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, Denton County, Texas, and generally located north of Crutchfield Road and east of FM 1385. The plat is comprised of 162 residential lots and nine (9) open space lots (Sutton Field North Phase 1 Final Plat).

Ben Rodriguez presented the staff report.

Commissioner Haley made a motion to approve the item.

Commissioner Barley seconded the motion and the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Hangartner, Barley, Haley, Ousley
ABSENT:	Bain, Freeman, Terry

IV. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:01

Minutes Acceptance: Minutes of Jul 24, 2018 5:00 PM (CONSENT AGENDA)

Chairman

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jul 24, 2018 5:00 PM (CONSENT AGENDA)



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: August 21, 2018
 Re: Custer Road Medical Office Final Plat

Action Requested:

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)

Owner:

David Nguyen
 1433 Blackburn Lane
 Plano, TX 75025

Background Information:

The Planning and Zoning Commission will consider a Final Plat for Custer Road Medical Office. Staff has reviewed the plat and determined that the outstanding comments are minor in nature and can be addressed prior to the pre-construction meeting. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

The Custer Road Medical Office is located in Collin County and was annexed into the City on May 9, 2017. However, the property is currently zoning AG - Agricultural and that zoning designation is not appropriate for the proposed development. The applicant must apply for appropriate zoning before a Certificate of Occupancy can be issued for a business.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Location Map
- Final Plat

Staff Recommendation:

Staff recommends approval as presented.

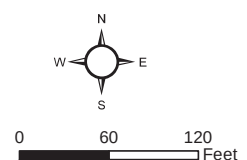


Location Map Custer Medical Office Final Plat

Date: 8/16/2018

Legend

- Roads
-  Custer Medical Office





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: August 21, 2018
Re: Bluewood Phase 2A Final Plat

Action Requested:

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)

Owner:

Hillwood Communities
3090 Olive Street, Suite 300
Dallas, TX 75219

Background Information:

The Planning and Zoning Commission will consider a Final Plat for Bluewood Phase 2A. This phase is a continuation of the Bluewood residential neighborhood located on the north side of Ownsby Parkway and east of Carter Ranch. Phase 2A is comprised of 174 residential lots and ten (10) open space (HOA) lots. Staff has completed the technical review and determined that the plat meets all the requirements of the Subdivision Ordinance. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

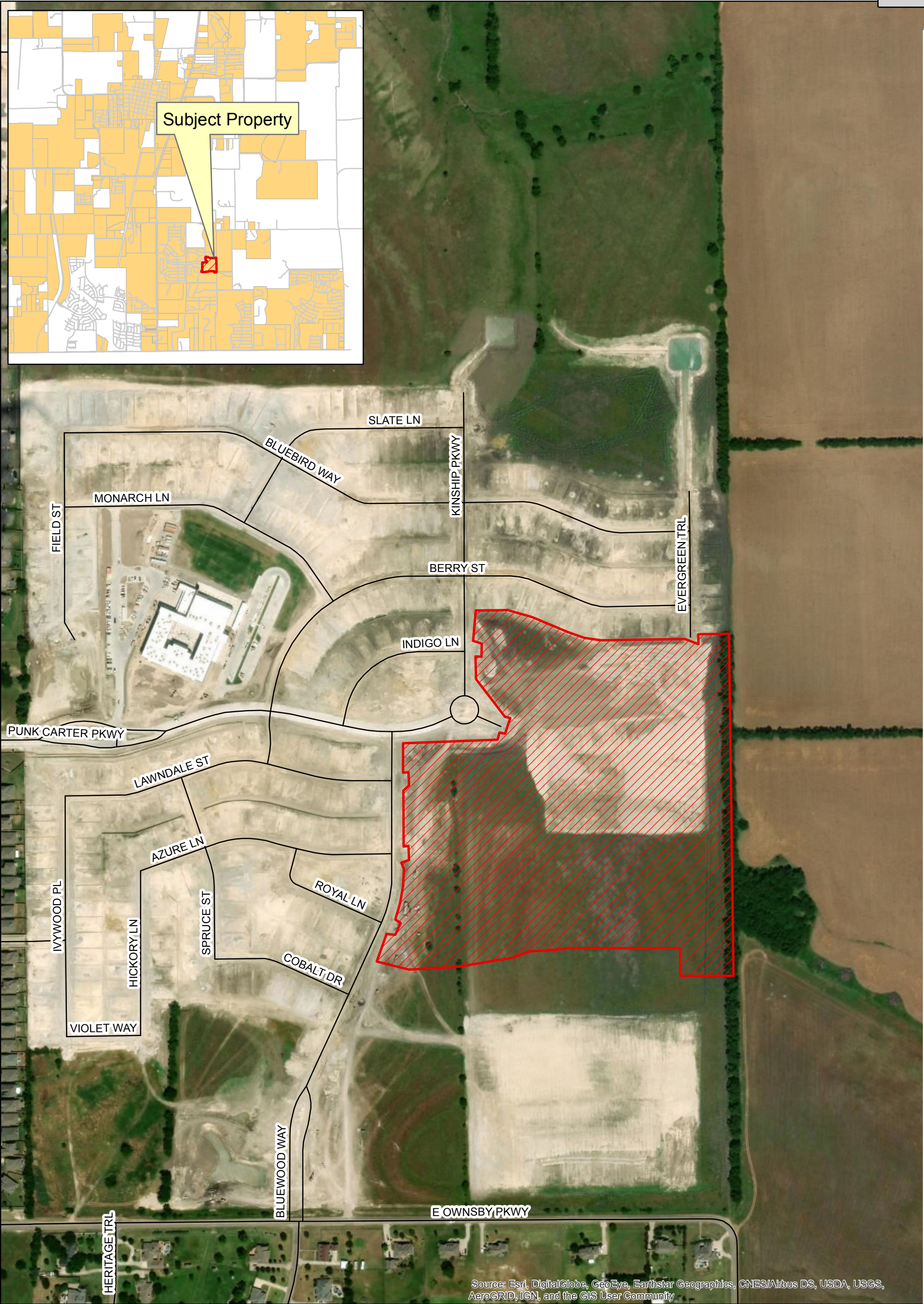
Supporting Documents:

Location Map

Proposed Final Plat

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Bluewood Phase 2A Final Plat)

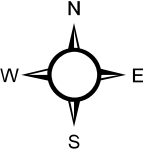


Bluewood Phase 2 A Final Plat

Date: 8/16/2018

Legend

-  Bluewood Phase 2A
-  Roads



0 250 500 Feet

Packet Pg. 14

Lot #	Block #	Square Feet
1	A	5,569
2	A	5,750
3	A	6,752
4	A	6,752
5	A	5,750
6	A	5,750
7	A	5,750
8	A	5,750
9	A	6,470
10	A	5,750
11	A	5,750
12	A	5,750
13	A	5,750
14	A	5,750
15	A	6,850

Lot #	Block #	Square Feet
1	B	5,857
2	B	5,559
3	B	5,465
4	B	6,150
5	B	6,439
6	B	7,637
7	B	6,641
8	B	6,002
9	B	5,750
10	B	5,771
11	B	5,750
12	B	5,696
13	B	5,627
14	B	5,846
15	B	5,652

Lot #	Block #	Square Feet
1	C	5,687
2	C	5,853
3	C	5,853
4	C	5,853
5	C	5,853
6	C	5,853

Lot #	Block #	Square Feet
1	D	5,686
2	D	5,853
3	D	5,853
4	D	5,853
5	D	5,853
6	D	5,655
7	D	6,035
8	D	6,595
9	D	7,665
10	D	8,705
11	D	7,286
12	D	6,637
13	D	5,654
14	D	5,853

Lot #	Block #	Square Feet
1	E	5,750
2	E	5,750
3	E	5,750
4	E	5,750
5	E	5,750
6	E	5,750
7	E	5,750
8	E	5,750
9	E	5,750
10	E	5,750
11	E	5,750
12	E	5,750
13	E	5,750
14	E	5,750
15	E	5,750
16	E	5,750
17	E	5,750
18	E	5,750
19	E	5,750
20	E	5,750
21	E	5,750

Lot #	Block #	Square Feet
1	F	5,750
2	F	5,750
3	F	5,750
4	F	5,750
5	F	5,750
6	F	5,750
7	F	5,750
8	F	5,750
9	F	5,750
10	F	5,750
11	F	5,750
12	F	5,750
13	F	5,750
14	F	5,750
15	F	5,750
16	F	5,750
17	F	5,750
18	F	5,750
19	F	5,750
20	F	5,750
21	F	5,750
22	F	5,750
23	F	5,750
24	F	5,750
25	F	5,750
26	F	5,750
27	F	5,750
28	F	5,750
29	F	5,750
30	F	5,750
31	F	5,750
32	F	5,750
33	F	5,750
34	F	5,750
35	F	5,750
36	F	5,750
37	F	5,750
38	F	5,750
39	F	5,750
40	F	5,750
41	F	5,750

Lot #	Block #	Square Feet
1	G	6,852
2	G	6,470
3	G	6,594
4	G	6,518
5	G	6,650
6	G	6,780
7	G	6,802
8	G	6,365
9	G	6,122
10	G	6,229
11	G	5,750
12	G	5,750
13	G	5,750
14	G	5,750
15	G	5,750
16	G	5,750
17	G	5,750
18	G	6,644
19	G	7,637
20	G	7,665
21	G	10,557
22	G	6,529
23	G	5,837
24	G	5,852
25	G	5,859
26	G	5,859
27	G	5,857
28	G	5,852
29	G	5,844
30	G	5,844
31	G	5,830
32	G	6,029
33	G	6,328
34	G	6,707
35	G	6,937
36	G	6,688
37	G	7,117
38	G	7,799
39	G	7,486
40	G	6,852

Lot #	Block #	Square Feet
1	H	6,837
2	H	6,592
3	H	6,442
4	H	6,025
5	H	5,750
6	H	6,058
7	H	6,146
8	H	6,029
9	H	5,750
10	H	6,239
11	H	6,241
12	H	5,750
13	H	5,750
14	H	5,750
15	H	5,750
16	H	5,750
17	H	5,750
18	H	5,750
19	H	5,750
20	H	5,750
21	H	5,750
22	H	6,850

Lot #	Block #	Square Feet	Area
1K	A	2,576	0.059
3K	B	11,261	0.259
4K	C	1,589	0.036
5K	D	1,589	0.036
6K	D	27,396	0.629
8K	E	12,271	0.282
7K	E	915	0.021
9K	F	5,380	0.124
10K	H	3,229	0.074
12K	X	1,220	0.028
11K	X	7,276	0.167
2K	X	1,588	0.036

Lot #	Length	Direction
L1	14.14'	S 45°25' W
L2	13.68'	S 28°54' E
L3	15.68'	S 22°27' W
L4	17.37'	S 22°08' W
L5	14.14'	N 67°28' E
L6	14.14'	S 45°25' E
L7	14.09'	S 47°24' W
L8	20.00'	S 37°49' E
L9	14.00'	N 45°42' W
L10	14.09'	N 47°24' E
L11	15.64'	N 32°54' W
L12	20.00'	S 37°42' W
L13	20.00'	S 69°33' W
L14	14.09'	S 47°24' W
L15	14.00'	S 45°26' E
L16	14.00'	S 45°26' E
L17	14.13'	S 70°07' W
L18	14.14'	S 44°25' W
L19	64.69'	N 05°25' W
L20	40.59'	N 37°21' W
L21	40.59'	N 62°29' W
L22	14.14'	S 45°25' E
L23	13.97'	N 22°08' E
L24	14.14'	N 67°28' E
L25	19.00'	S 67°25' E
L26	14.14'	S 22°25' E
L27	17.97'	N 22°08' E

Line #	Length	Direction
L28	4.66'	S65°29' E

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	130.46'	325.00'	111.43'	N 79°52' E	230°00'	
C2	112.21'	275.00'	111.43'	S 79°14' E	232°45'	
C3	64.93'	275.00'	64.93'	N 83°10' E	133°30'	
C4	172.79'	565.00'	110.00'	S 79°14' E	180°00'	
C5	139.41'	325.00'	131.69'	S 79°14' E	232°45'	
C6	74.26'	190.00'	74.00'	S 67°32' E	180°00'	
C7	41.25'	371.50'	37.00'	N 83°10' E	133°30'	
C8	93.56'	382.50'	93.37'	S 83°10' E	140°01'	
C9	199.86'	325.00'	195.96'	N 83°10' E	30°05'34"	
C10	162.63'	275.00'	160.27'	N 83°10' E	33°53'01"	
C11	174.53'	250.00'	171.01'	N 83°10' E	39°59'56"	
C12	145.97'	250.00'	143.86'	N 73°40' E	32°37'07"	
C13	312.65'	320.00'	281.77'	N 45°26' E	89°54'02"	
C14	163.62'	375.00'	160.33'	S 77°53' E	23°00'00"	
C15	185.44'	425.00'	183.97'	S 77°53' E	23°00'00"	
C16	111.52'	475.00'	111.27'	N 82°46' E	132°09'	
C17	133.30'	525.00'	123.98'	N 82°46' E	132°09'	
C18	119.30'	525.00'	119.84'	S 82°53' E	130°10'	
C19	107.84'	475.00'	107.00'	S 82°53' E	130°10'	
C20	85.27'	344.50'	82.08'	S 83°10' E	134°10'	
C21	85.54'	355.50'	85.33'	S 83°10' E	134°11'	
C22	17.28'	5.50'	11.00'	N 00°29' E	180°00'00"	
C23	17.28'	5.50'	11.00'	S 00°29' E	180°00'00"	

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C24	120.43'	300.00'	61.04'	118.62'	S79°52'E	237°00'00"
C25	120.43'	300.00'	62.07'	131.56'	S79°14'E	237°24'35"
C26	83.91'	300.00'	42.16'	83.17'	S83°10'E	134°48'00"
C27	214.72'	300.00'	115.91'	203.17'	N83°14'E	41°00'32"
C28	301.73'	225.00'	223.31'	316.69'	S45°26'E	89°54'02"
C29	174.53'	400.00'	184.68'	173.15'	S77°53'E	25°00'00"
C30	117.30'	500.00'	58.97'	117.12'	N82°46'E	132°09'00"
C31	113.62'	500.00'	57.05'	113.37'	N82°53'E	137°10'00"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	8.91'	360.00'	8.65'	S 82°35'07" W	19°01'11"
BC2	80.26'	640.00'	144.42'	S 82°46'41" W	19°27'04"
BC3	254.67'	500.00'	282.86'	N 77°01'51" W	28°39'52"
BC4	195.37'	540.00'	194.31'	N 01°52'16" E	20°49'47"
BC5	20.01'	802.50'	20.01'	S 74°50'31" E	2°19'10"
BC6	20.01'	813.50'	20.01'	N 78°17'40" W	3°38'42"
BC7	41.66'	503.50'	41.65'	N 64°32'54" W	7°19'38"

Line #	Length	Direction
BL1	12.21'	N 84°27'04" E
BL2	41.25'	S 86°14'25" E
BL3	44.00'	S 76°21'44" E
BL4	47.19'	S 86°27'14" E
BL5	20.00'	S 00°30'30" E
BL6	50.00'	N 84°04'25" E
BL7	96.97'	N 00°30'30" W
BL8	17.07'	N 84°04'25" E
BL9	17.07'	S 84°04'25" W
BL10	46.04'	N 00°30'30" W
BL11	67.97'	S 76°05'31" E
BL12	47.22'	S 84°30'25" W
BL13	125.22'	N 24°30'25" E
BL14	21.50'	S 66°24'31" E
BL15	50.00'	N 24°30'25" E
BL16	25.00'	N 60°24'31" W
BL17	94.54'	N 00°24'31" W
BL18	30.00'	N 84°30'25" E
BL19	50.00'	N 00°24'31" W
BL20	20.00'	S 84°30'25" W
BL21	280.00'	N 00°24'31" W
BL22	20.00'	N 84°30'25" E
BL23	50.00'	N 00°24'31" W
BL24	20.00'	S 84°30'25" W
BL25	06.44'	N 00°24'31" W
BL26	11.46'	N 41°30'21" E
BL27	33.41'	N 48°31'04" E
BL28	69.11'	N 48°31'04" E
BL29	14.00'	N 48°31'04" E
BL30	11.20'	N 84°24'30" W
BL31	41.48'	N 00°32'52" E
BL32	20.00'	N 84°30'25" E
BL33	50.00'	N 00°32'52" E
BL34	20.00'	S 84°30'25" W
BL35	18.50'	N 00°32'52" E

CITY PROJECT NO. 18-2546
FINAL PLAT
BLUEWOOD PHASE 2A
174 RESIDENTIAL LOTS & 12 OPEN SPACE LOTS
TOTALING 33.596 ACRES

OUT OF THE
J. CAHILL SURVEY - ABSTRACT NO. 171
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / SURVEYOR
BLOOMINGDALE, LLC
785 Gander Road, Suite 100
Celina, Texas 75755
Telephone: (214) 422-0077
Toll Free: (800) 771-8866
Contact: Patrick Crowder
Contact: Tim Stearns

SHEET 2 OF
August 15, 2018

Scale: 1"=50.00'

8/10, 17-149

4.D.B



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: August 21, 2018
 Re: Bluewood Phase 2B Final Plat

Action Requested:

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)

Owner:

Hillwood Communities
 3090 Olive Street, Suite 300
 Dallas, TX 75219

Background Information:

The Planning and Zoning Commission will consider a Final Plat for Bluewood Phase 2B. This phase is a continuation of the Bluewood residential neighborhood located on the north side of Ownsby Parkway and east of Carter Ranch. Phase 2B is comprised of 197 residential lots and six (6) open space (HOA) lots. Staff has completed the technical review and determined that the plat meets all the requirements of the Subdivision Ordinance. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

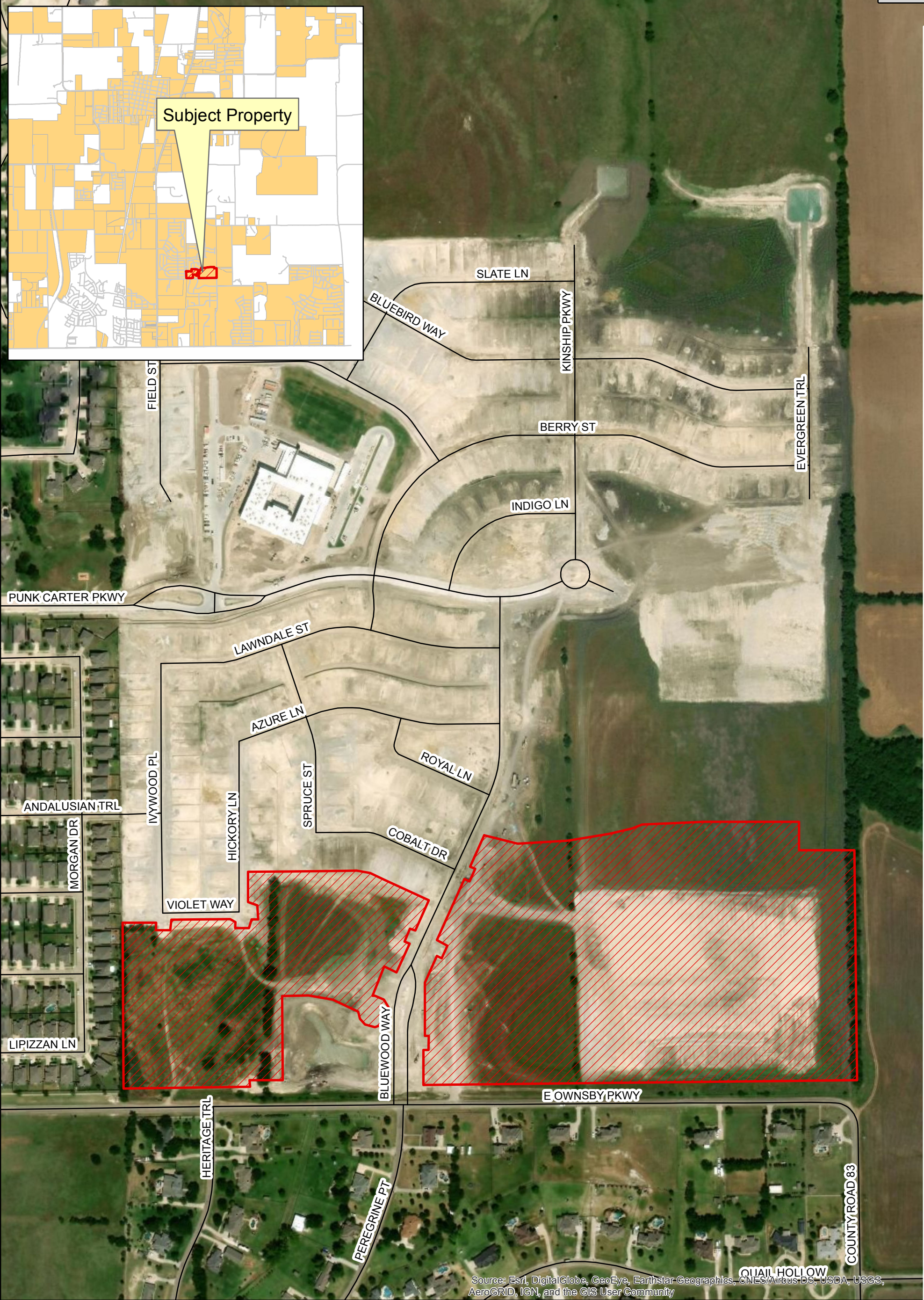
Supporting Documents:

Location Map

Proposed Final Plat

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Bluewood Phase 2B Final Plat)

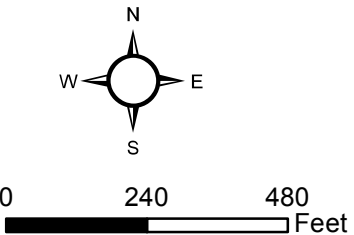


Bluewood Phase 2 B
Final Plat

Date: 8/16/2018

Legend

- Bluewood Phase 2B
- Roads



Lot Area Table		
Lot #	Block #	Square Feet
23	H	8,000
24	H	8,000
25	H	8,000
26	H	8,000
27	H	8,000
28	H	8,000
29	H	8,000
30	H	8,000
31	H	7,884
32	H	7,884
33	H	7,843
34	H	7,834
35	H	7,400
36	H	7,387
37	H	7,000
38	H	7,025
39	H	7,824
40	H	8,214
41	H	8,264

Lot Area Table		
Lot #	Block #	Square Feet
1	J	8,000
2	J	7,000
3	J	7,000
4	J	7,000
5	J	7,000
6	J	7,000
7	J	8,510
8	J	8,510
9	J	8,510
10	J	8,510
11	J	9,665
12	J	7,000
13	J	7,000
14	J	7,000
15	J	5,750
16	J	5,750
17	J	5,750
18	J	5,750
19	J	5,750
20	J	5,750
21	J	5,750
22	J	6,650

Lot Area Table		
Lot #	Block #	Square Feet
1	K	7,000
2	K	7,000
3	K	7,000
4	K	7,000
5	K	7,000
6	K	7,000
7	K	7,000
8	K	7,000
9	K	9,408
10	K	9,508
11	K	7,000
12	K	7,000
13	K	7,000
14	K	8,180
15	K	7,000
16	K	7,000
17	K	7,000
18	K	7,000

Lot Area Table		
Lot #	Block #	Square Feet
1	M	8,524
2	M	8,524
3	M	7,628
4	M	7,648
5	M	8,080
6	M	7,000
7	M	7,000
8	M	7,000
9	M	8,033
10	M	8,133
11	M	7,000
12	M	7,000
13	M	7,000
14	M	8,250
15	M	7,007
16	M	7,272
17	M	7,842
18	M	8,442

Lot Area Table		
Lot #	Block #	Square Feet
1	N	8,539
2	N	7,452
3	N	8,000
4	N	8,540
5	N	8,166
6	N	7,466
7	N	7,151
8	N	7,151
9	N	7,151
10	N	9,471

Lot Area Table		
Lot #	Block #	Square Feet
1	O	7,244
2	O	7,201
3	O	7,786
4	O	8,147
5	O	7,288
6	O	7,000
7	O	7,000
8	O	7,000
9	O	8,000
10	O	8,350
11	O	7,200
12	O	7,200
13	O	7,200
14	O	8,001
15	O	8,142
16	O	8,313
17	O	7,844

Open Space Area Table		
Lot #	Block #	Area
1X	H	3,659 0.084
2X	I	17,188 0.395
3X	K	18,972 0.436
4X	L	1,128 0.026
5X	M	2,722 0.062
6X	R	4,550 0.104

Boundary Line Table		
Line #	Length	Direction
BL1	30.00'	N 00°29'37" E
BL2	2.42'	S 84°50'25" W
BL3	2.42'	N 45°14'42" E
BL4	104.94'	N 00°29'37" E
BL5	30.00'	N 84°50'25" E
BL6	30.00'	N 00°29'37" E
BL7	30.00'	N 00°29'37" E
BL8	30.00'	N 00°29'37" E
BL9	30.00'	N 00°29'37" E
BL10	30.00'	N 00°29'37" E
BL11	30.00'	N 00°29'37" E
BL12	30.00'	N 00°29'37" E
BL13	30.00'	N 00°29'37" E
BL14	30.00'	N 00°29'37" E
BL15	30.00'	N 00°29'37" E
BL16	30.00'	N 00°29'37" E
BL17	30.00'	N 00°29'37" E
BL18	30.00'	N 00°29'37" E
BL19	30.00'	N 00°29'37" E
BL20	30.00'	N 00°29'37" E
BL21	30.00'	N 00°29'37" E
BL22	30.00'	N 00°29'37" E
BL23	30.00'	N 00°29'37" E
BL24	30.00'	N 00°29'37" E
BL25	30.00'	N 00°29'37" E
BL26	30.00'	N 00°29'37" E
BL27	30.00'	N 00°29'37" E
BL28	30.00'	N 00°29'37" E
BL29	30.00'	N 00°29'37" E
BL30	30.00'	N 00°29'37" E
BL31	30.00'	N 00°29'37" E
BL32	30.00'	N 00°29'37" E
BL33	30.00'	N 00°29'37" E
BL34	30.00'	N 00°29'37" E
BL35	30.00'	N 00°29'37" E
BL36	30.00'	N 00°29'37" E
BL37	30.00'	N 00°29'37" E
BL38	30.00'	N 00°29'37" E
BL39	30.00'	N 00°29'37" E
BL40	30.00'	N 00°29'37" E
BL41	30.00'	N 00°29'37" E
BL42	30.00'	N 00°29'37" E
BL43	30.00'	N 00°29'37" E
BL44	30.00'	N 00°29'37" E

Lot Line Table		
Line #	Length	Direction
L1	9.41'	S 85°29'37" E
L2	11.83'	S 85°29'37" E
L3	20.00'	S 24°50'25" W
L4	14.14'	S 44°50'25" W
L5	14.14'	S 45°50'25" E
L6	14.14'	N 45°50'25" E
L7	14.14'	N 45°50'25" W
L8	14.14'	S 44°50'25" W
L9	14.14'	S 45°50'25" E
L10	14.14'	N 44°50'25" E
L11	13.69'	S 47°41'11" E
L12	14.13'	N 41°50'25" E
L13	14.13'	N 45°50'25" W
L14	14.13'	S 45°50'25" W
L15	14.13'	S 45°50'25" E
L16	14.13'	S 45°50'25" E
L17	15.68'	S 85°29'37" E
L18	20.00'	S 85°29'37" E
L19	14.14'	S 45°50'25" W
L20	14.14'	S 44°50'25" W
L21	14.14'	N 45°29'37" W
L22	14.14'	N 45°29'37" W
L23	14.14'	N 44°50'25" E
L24	14.14'	N 45°29'37" W
L25	14.14'	S 44°50'25" W
L26	10.00'	S 00°29'37" E
L27	10.00'	S 00°29'37" E

Boundary Curve Table		
Curve #	Radius	Length
BC1	500.00'	28.3952'
BC2	640.00'	19.2704'
BC3	560.00'	19.0111'
BC4	600.00'	24.2359'
BC5	225.00'	25.0000'

Lot Curve Table		
Curve #	Radius	Length
C1	500.00'	28.3952'
C2	700.00'	15.2810'
C3	500.00'	15.0212'
C4	500.00'	20.0000'
C5	400.00'	20.0000'
C6	250.00'	20.0000'
C7	600.00'	20.0000'
C8	500.00'	20.0000'
C9	475.00'	20.0000'
C10	525.00'	20.0000'
C11	675.00'	19.2810'
C12	725.00'	9.4736'
C13	525.00'	10.0212'
C14	475.00'	10.4848'
C15	475.00'	20.0000'
C16	525.00'	20.0000'
C17	425.00'	20.0000'
C18	375.00'	20.0000'
C19	275.00'	20.0000'
C20	60.00'	61.1156'

CITY PROJECT NO. 18-XXXX
FINAL PLAT
BLUEWOOD PHASE 2B
197 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS
TOTALING 44.86 ACRES

J. CAHILL SURVEY & ABSTRACT NO. 171
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS
OWNER / APPLICANT
Bluewood Phase 2B, LLC
785 Cedar Road, Suite 100
Celina, Texas 75750
Phone: (972) 422-0077
Fax: (972) 422-0077
Toll Free: 1-877-777-8866
Contact: Patrick Crowder

OWNER / APPLICANT
Bluewood Phase 2B, LLC
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone: (972) 422-0077
TBP# No. F-211
Contact: Patrick Crowder

ENGINEER / SURVEYOR
J. Cahill Survey, Abstract No. 171
785 Gander Road, Suite 100
The Woodlands, Texas 77380
Telephone: (281) 771-8866
Contact: Patrick Crowder

197 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS
TOTALING 44.86 ACRES

CITY PROJECT NO. 18-XXXX
FINAL PLAT
BLUEWOOD PHASE 2B



SURETORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That, Darren K. Brown, of Spores Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

Notary Public in and for the State of Texas
Darren K. Brown, 0815 5252

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, Registered Public 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 purposes and considerations therein expressed.

Given under my seal and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL
APPROVED BY THE CELINA PLANNING AND ZONING COMMISSION:

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

City Clerk _____ Title _____ Date _____
City of Celina, Texas

The undersigned, the City Secretary of the City of Celina, Texas, hereby certifies that the Final Plat of Bluewood Phase 2B, as shown on the attached plat, was submitted to the Planning and Zoning Commission on the _____ day of _____, 2018, and that the Commission, after a public hearing, has approved the plat and has authorized the City to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said acceptance thereof by signing his/her name at hereinafter subscribed.

Witness my hand this _____ day of _____, 2018.
City Secretary
City of Celina, Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

The property is located in the corporate limits (or the extrajurisdictional jurisdiction) of the City of Celina, Collin County, Texas.

Signature of Planning and Zoning Commission Chairman _____ Date of Approval _____
AUSTIN

City Secretary _____ Date _____

STATE OF TEXAS §
COUNTY OF COLLIN §
TRACT 1

WHEREAS BLUEWOOD PHASE 2B, is the owner of a tract of land situated in the J. Cahill Survey, Abstract No. 171, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development North, LLC, as described by deed recorded in Document No. 20160400020900 of the Public Records, Collin County, Texas (P06C17), with the subject tract being more particularly described as follows:

BEING all of a part of the east half of said Celina Development North, LLC, said owner is on the north right of way (6.70 foot wide right of way) as shown in Instrument to the City of Celina, recorded in Document No. 20160400020900, 03.05.2017, and west line of a tract conveyed to City of Celina, recorded in Document No. 20170700080900 (P06C27).

THENCE, S 89°52'31" W, 150.858 feet along the north line of County Road No. 63;

THENCE along the common line of Bluewood Phase 1, an addition recorded in Colinet 2017, Page 746, Plat Records, Collin County, Texas (P06C21), the following:

N 07°29'37" W, 10.00 feet;

S 89°52'31" W, 2.92 feet;

N 45°14'42" W, 21.42 feet;

N 07°29'37" W, 104.79 feet;

N 89°52'31" W, 30.00 feet;

N 07°29'37" W, 50.00 feet;

S 89°52'31" W, 13.40 feet;

N 07°29'37" W, 248.16 feet;

N 4°30'23" E, 98.89 feet;

S 89°52'37" E, 43.39 feet;

N 4°30'23" E, 50.00 feet;

N 89°52'37" E, 43.39 feet;

N 4°30'23" E, 20.00 feet;

S 89°52'37" E, 50.00 feet;

N 4°30'23" E, 50.00 feet;

N 89°52'37" E, 20.00 feet;

N 4°30'23" E, 123.78 feet to a 1/2" iron rod with plastic cap found for an least corner of Bluewood Phase 2A, an addition recorded in Colinet 2011, Page 745, Plat Records, Collin County, Texas (P06C17), being the southeast corner of Lot 1, Block 1, Tract 1.

THENCE along the common line of Bluewood Phase 2A, the following:

A non-tangent curve to the left having a central angle of 30° 55' 32", a radius of 500.00 feet, a chord of S 77°07'51" E - 232.81 feet, an arc length of 234.97 feet;

N 89°52'37" E, 87.22 feet;

A tangent curve to the left having a central angle of 12° 27' 09", a radius of 640.00 feet, a chord of N 82°46'49" E - 148.92 feet, an arc length of 162.65 feet;

N 07°29'37" E, 67.87 feet;

A tangent curve to the right having a central angle of 12° 01' 17", a radius of 300.00 feet, a chord of N 82°35'01" E - 81.63 feet, an arc length of 81.81 feet;

N 89°52'37" E, 67.87 feet;

A tangent curve to the right having a central angle of 12° 01' 17", a radius of 300.00 feet, a chord of N 82°35'01" E - 81.63 feet, an arc length of 81.81 feet;

S 05°52'30" E, 86.89 feet;

N 89°52'37" E, 17.07 feet to a 1/2" iron rod with plastic cap stamped "SPARKS" found for southeasterly corner of Bluewood Phase 2A, and being the on the west line of said City of Celina ;

And S 09°52'37" E, 868.70 feet to the POINT OF BEGINNING with the subject tract containing 1,341,399 square feet or 30.794 acres of land.

TRACT 2

WHEREAS BLUEWOOD PHASE 2B, is the owner of a tract of land situated in the J. Cahill Survey, Abstract No. 171, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development North, LLC, as described by deed recorded in Document No. 20160400020900 of the Public Records, Collin County, Texas (P06C17), with the subject tract being more particularly described as follows:

BEING all of a part of the east half of said Celina Development North, LLC, said owner is on the north right of way (6.70 foot wide right of way) as shown in Instrument to the City of Celina, recorded in Document No. 20160400020900, 03.05.2017, and east line of the strip between Phase 1B, an addition to City of Celina, recorded in Colinet 2008, Page 461, Plat Records, Collin County, Texas (P06C17).

THENCE, N 07°29'37" W, 612.13 along the common line of Celina Development North, LLC, to the southeasterly corner of Bluewood Phase 1, an addition to City of Celina, recorded in Colinet 2007, Page 745, Plat Records, Collin County, Texas (P06C21);

THENCE along the common line of Bluewood Phase 1, the following:

N 89°52'37" E, 120.57 feet;

S 07°29'37" E, 30.33 feet;

N 89°52'37" E, 50.00 feet;

N 07°29'37" W, 25.00 feet;

N 4°30'23" W, 14.14 feet;

N 89°52'37" E, 253.00 feet;

S 45°52'37" E, 14.14 feet;

S 07°29'37" E, 22.00 feet;

N 89°52'37" E, 50.00 feet;

N 07°29'37" W, 22.00 feet;



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: August 21, 2018
 Re: The Columns Planned Development Amendment

Action Requested:

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)

Owner:

CADG Celina Outer Loop, LLC
 1800 Valley View Lane, Suite 300
 Farmers Branch, TX 75234

Background Information:

The applicant is requesting a change in the development regulations for Planned Development No. 84 (PD-84), The Columns Zoning, Tracts 1 and 2. The request centers on changing the multi-family design from the suburban “garden style” apartments to a more urban style - with both rental apartments and single-family attached homes that are owned individually (such as condominiums). The overall land use mix in both tracts will continue to have the underlying zoning designation of MU-2, Regional Mixed Use. This high intensity land use is appropriate since they are located adjacent to the Dallas North Tollway and just south of the future Collin County Outer Loop. The location of the multi-family tract is proposed to be moved from Tract 2 (north of the creek and floodway) to Tract 1 (south of the creek and floodway) so that commercial, office and retail uses can be located closer to the intersection of the Dallas North Tollway and the Outer Loop.

The applicant has restricted the types of multifamily development in Tracts 1 and 2 as follows:

- Stand-alone nonresidential, retail or commercial uses may occupy between 0% and 100% of the net developable acres and
- Stand-alone multiple-family uses may occupy up to 55% of the net developable acres bordering Doe Branch Creek or a maximum of 400 units.

Any multiple-family structures shall be oriented perpendicular to the adjacent single-family residential lots to minimize the effect of the multi-story structures overlooking the back yards of homes. In addition, the setbacks adjacent to single-family residential lots shall be fifty (50) feet on any side. Conversely, the

setbacks adjacent to non-residential uses shall be fifteen (15) feet on any side. A density bonus of five percent (5%) can be obtained when at least seventy-five (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed garages.

No changes are proposed for Tracts 3, 4, or 5.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on August 3, 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 Document:

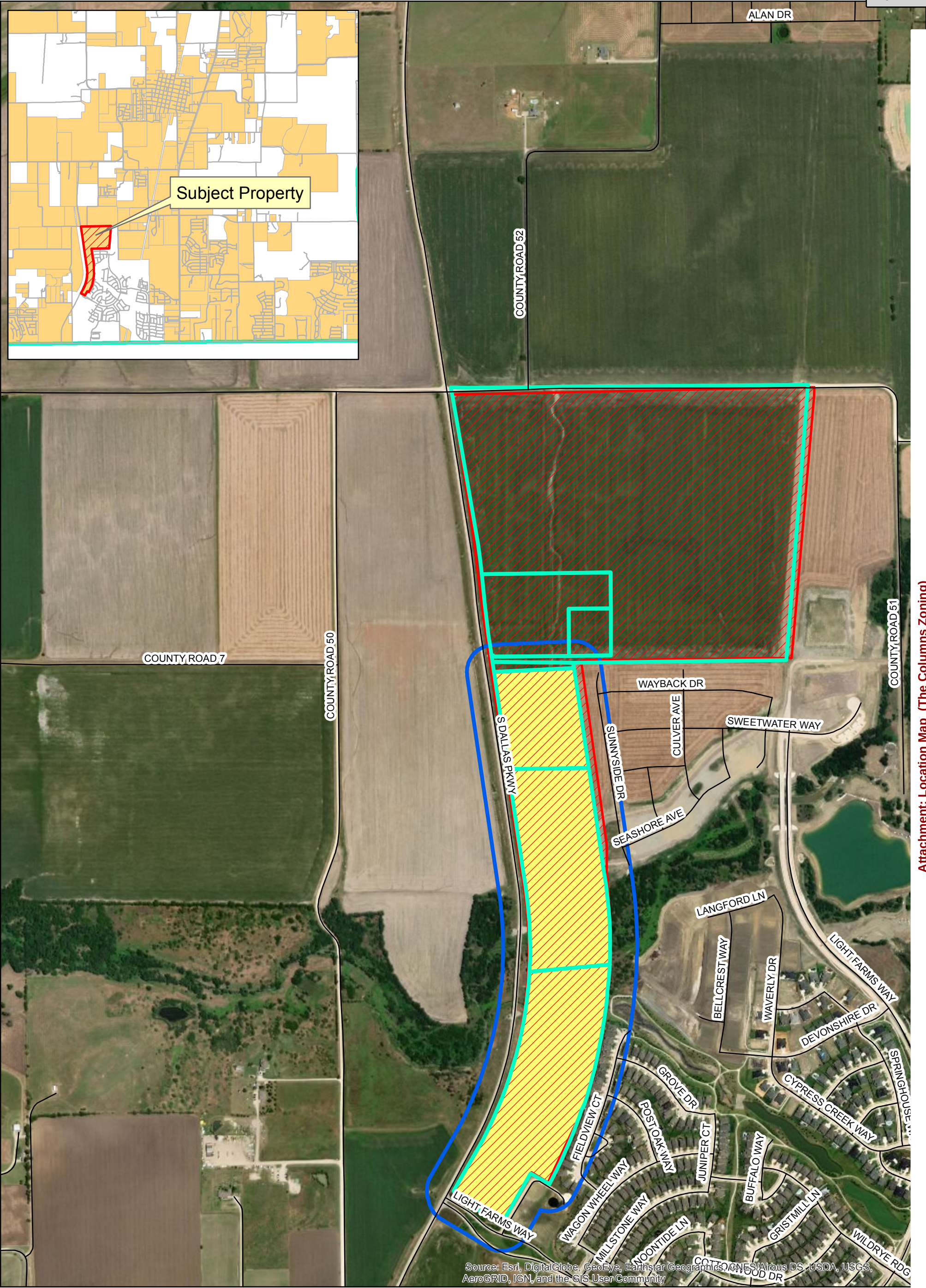
Location Map

Proposed Concept Plan

Proposed Development Standards

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (The Columns Zoning)

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

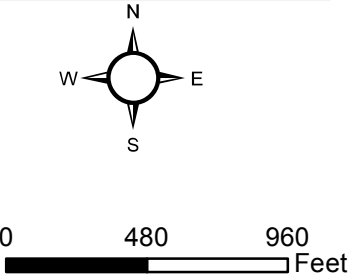


Columns PD Notification Map

Date: 8/2/2018

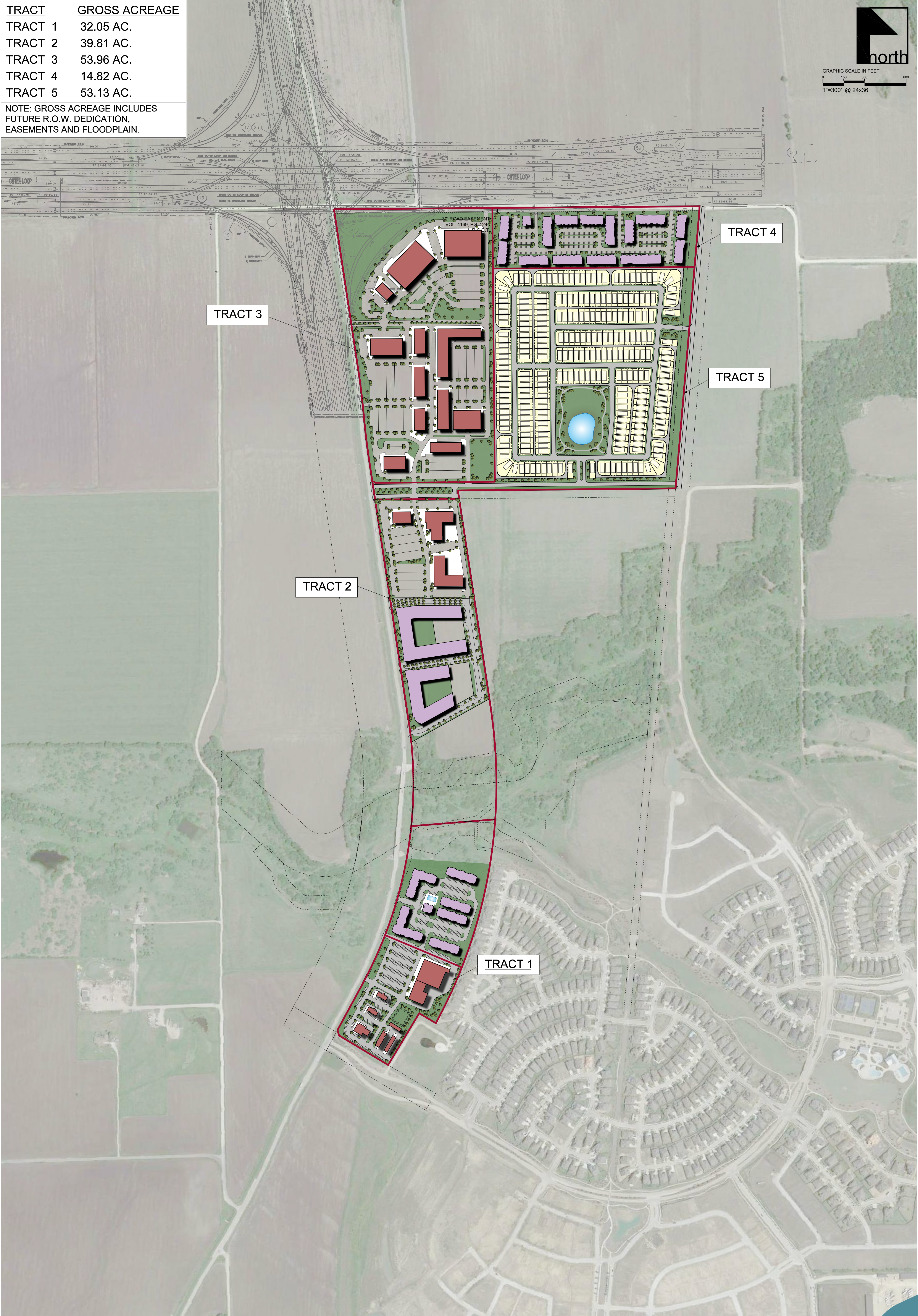
Legend

- Roads
- Notifications
- 200 Ft Buffer
- ▨ Columns
- ▨ Parcels Changing



TRACT	GROSS ACREAGE
TRACT 1	32.05 AC.
TRACT 2	39.81 AC.
TRACT 3	53.96 AC.
TRACT 4	14.82 AC.
TRACT 5	53.13 AC.

NOTE: GROSS ACREAGE INCLUDES FUTURE R.O.W. DEDICATION, EASEMENTS AND FLOODPLAIN.



The Homeplace at the Columns

EXHIBIT D - CONCEPT PLAN

Celina, Texas
August 2018

DWG NAME: LAST SAVED: K:\P\ CIVIL\ SINGLE FAMILY PURSUITS\2016117 - CENTURION AMERICAN\CELINA TRACT\CAD\EXHIBITS\CONCEPT EXHIBIT_180708.DWG 8/7/2018 3:08 PM

Kimley»Horn

5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

The Columns
EXHIBIT D
Development Regulations

Development within this Planned Development (PD) District must follow the regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibit C. Any significant changes to the land uses depicted on the Concept Plans shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in the Zoning Ordinance, as it exists or may be amended.

TRACT 1:

PART 1 – LAND USES. All Commercial and Retail Development within Tract 1 (see Exhibit C) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas for retail sales and professional offices that may not be part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.
- (b) Permitted Uses by Right:
1. Armed Services Recruiting
 2. Artist Studio
 3. Auto Supply Store (new & rebuilt parts)
 4. Bakery or Confectionary (retail)
 5. Bank/Credit Union
 6. Child Daycare (business)
 7. Church/Place of Worship
 8. Convenience Store
 9. Convenience Store (with or without gas sales)
 10. Food or Grocery Store
 11. Franchised Private Utility
 12. Gas Station
 13. General Retail Store
 14. Laundry/Dry Cleaning (drop off/pick up)
 15. Medical Facilities
 16. Offices (professional and general business)
 17. Personal Services Shop
 18. Pet and Animal Grooming Shop
 19. Restaurant (drive-in service)
 20. Restaurant (drive-through service)
 21. Restaurant
 22. Seasonal Business
 23. Temporary Business
 24. Veterinarian (indoor kennels)

Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, private (Class I & II)
4. Concrete or Asphalt Batching Plant (temporary)
5. Farmers Market (public)
6. Funeral Home (without crematorium)
7. Kiosk (providing a service, must have principal use)

8. Mini Warehouse/Self Storage
9. Nursery (retail sales outdoor)
10. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(c) Prohibited Uses:

1. Check Cashing Services
2. Motorcycle Sales and Repair
3. Recycling Kiosk
4. Sexually Oriented Businesses

(d) Definitions:

Urban Style Apartments - Multi-Family Dwellings three (3) stories or greater in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. The intent of this type of development is to prevent large visible parking areas. Urban Style Apartments shall be located in the northern border of Tract 1 along the south of Doe Branch Creek.

PART 2 – MULTIPLE FAMILY REGULATIONS

(a) Density: Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;

(b) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

1. Residential uses (stand-alone). No stand-alone residential use is allowed within this tract; and
2. Residential uses (integrated). No integrated residential use is allowed within this tract; and
3. Nonresidential uses (stand-alone). between 0% and 100% of the net developable acres; or
4. Multiple-family uses (stand-alone). Stand-alone Multiple-Family use may be up to 55% of the net developable acres bordering Doe Branch Creek, +/- 5%. Max 400 Units.

(c) Open space:

Regardless of the type of development, a minimum of twenty percent (20%) of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly 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 with trees spaces at a spacing not greater than sixty-foot (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA). Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

1. Impervious surface. Maximum eight percent (80%) of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
2. Connectivity. A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(d) Lot regulations for Multiple-Family:

1. Lot Size: Minimum five (5) acres
2. Height:

Number of Stories	Maximum Height
Three (3)	Fifty (50) feet
Five (4)	Sixty Five (65) feet
Five (5)	Eighty (80) feet

Six (6) or more

One Hundred thirty (130) feet

3. Setbacks:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

4. Parking:

(i) Number per unit:

- 1.75 spaces per one-bedroom unit.
- 2 spaces per two-bedroom unit.
- 2.5 spaces per three-bedroom unit.
- 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- A paved walkway shall connect the front door of each ground floor unit to a parking area.
- Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- Parking is not allowed between the building and a public street.
- Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.

PART 3 – NONRESIDENTIAL REGULATIONS

(a) Height regulations.

1. Main buildings. Maximum forty-five (45) feet.
2. Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(b) Area regulations - Size of lots.

1. Maximum lot size. No maximum lot size.
2. Minimum lot size. No lot shall be less than 26,000 square feet.

(c) Setbacks.

1. Front Yard. A minimum building setback of twenty-five (25) feet shall be provided at the front of the lot. All yards adjacent to a public street shall be considered front yards.
2. Side Yard. A minimum building setback of ten (10) feet shall be provided on the side of the lot. A minimum setback of fifteen (15) feet shall be provided on the side of the lot when adjacent to a residential lot or adjacent to public street. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
3. Rear Yard. A minimum building setback of twenty-five (25) feet shall be provided on the rear of

the lot. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (d) Minimum open space requirement. The minimum open space shall be fifteen percent (15%) of the total tract area.

Open space may consist of any pervious areas including landscape reserves, publicly 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 improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

- (e) Maximum impervious surface. The maximum impervious surface for this tract shall be eighty-five percent (85%). Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
- (f) Building size for nonresidential structures. The building footprint area shall not exceed 250,000 square feet in size.
- (g) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided for the overall tract. Vehicular cross access shall be provided between lots within the tract.
- (h) Parking requirements. Refer to current Zoning Ordinance.
- (i) Landscaping requirements. Refer to current Zoning Ordinance and Subdivision Ordinance.
- (j) Special district requirements.
1. Open storage. Open storage is prohibited.
 2. Temporary facilities.
 - i. There shall be no permanent use of temporary facilities or buildings.
 - ii. 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 parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - iii. Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet 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. Use of shipping containers shall be limited to a continuous time-frame of two months.
 3. Outdoor Sales.
 - i. 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:
 - ii. The structure must be built of permanent materials and connected to the main building. Screening shall provide eighty-five percent (85%) opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 2:

All Mixed-Use development within Tract 2 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

PART 1 – LAND USES.

- (a) General purpose and description. This district is established to provide areas for mixed-use development, encourage and promote well-planned, compact and viable commercial development,

large scale office, or high density multi-family.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (garden style)
10. Dwelling, Multi-Family (urban style)
11. Food or Grocery Store
12. General Retail Store
13. Laundry/Dry Cleaning (drop off/pick up)
14. Offices (professional and general business)
15. Personal Services Shop
16. Restaurant (drive-in service)
17. Restaurant (drive-through service)
18. Restaurant
19. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Funeral Home (without crematorium)
4. Kiosk (providing a service, must have principal use)
5. Nursery (retail sales outdoor)
6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & 11)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Urban Style Apartments - Multi-Family Dwellings three (3) stories or greater in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. The intent of this type of development is to prevent large visible parking areas. Urban Style Apartments shall be located in the southern border of Tract 2 along the northern border of Doe Branch Creek.

PART 2 – MULTIPLE FAMILY REGULATIONS.

- (a) Density: Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;

- (b) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

1. Residential uses (stand-alone): No stand-alone residential use is allowed within this tract; and
2. Residential uses (integrated): No integrated residential use is allowed within this tract; and
3. Nonresidential uses (stand-alone): between 0% and 100% of the net developable acres; or
4. Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to fifty-five percent (55%) of the net developable acres of Tract 2 bordering Doe Branch Creek, +/- 5%. No Multifamily use allowed on ten (10) acres bordering Punk Carter Boulevard.

(c) Open space: Regardless of the type of development, a minimum of twenty percent (20%) of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly 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 with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA). Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

1. Impervious surface. Maximum eighty percent (80%) of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
2. Connectivity. A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(d) Lot regulations for Multiple-Family

1. Lot Size: Minimum five (5) acres
2. Height:

Number of Stories	Maximum Height
Three (3)	Fifty (50) feet
Five (4)	Sixty Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

3. Setbacks:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

4. Parking:

(i) Number of spaces per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus: An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.

- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- d. Parking areas shall comply with the landscaping requirements specified in the Zoning Ordinance.

PART 3 - NONRESIDENTIAL DEVELOPMENT.

- (a) Lot size: Minimum ten thousand (10,000) square feet and 100 feet in width when measured at the front yard setback line.
- (b) Height: Primary structure shall not exceed 175 feet in height as measured to the peak.
- (c) Interior setbacks: Primary structure:
 - 1. Front yard. A minimum building setback of twenty-five (25) foot, 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.
 - 2. Side yard. A minimum building setback 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. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - 3. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (d) Parking requirements. Refer to current Zoning Ordinance.
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 the shared parking agreement is executed among property owners.
- (e) Landscaping requirements. Refer to the current Zoning Ordinance and Subdivision Ordinance.
- (f) Special district requirements.
 - 1. Open storage. Open storage is prohibited.
 - 2. Temporary facilities.
 - (i) There shall be no permanent use of temporary facilities or buildings.
 - (ii) 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
 - (iii) Surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (iv) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet 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. Use of shipping containers shall be limited to a continuous time-frame of two (2) months.
 - 3. Outdoor Sales.
 - (i) 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:
 - (ii) The structure must be built of permanent materials and connected to the main building. Screening shall provide eighty-five percent (85%) opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.



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: August 21, 2018
 Re: Glen Crossing West Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 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)

Owner:

Celina 52 East LP
 10210 N. Central Expressway, Suite 300
 Dallas, TX 75231

Background Information:

The proposed development agreement establishes the responsibilities and obligations of both the developer and City. In addition the agreement determines the level of city participation on various aspects of the development. The applicant is proposing the addition of approximately 29.303 acres to the existing Glen Crossing planned development (PD-23, formerly named "G-Bar-7) to facilitate the addition of approximately sixty (60) residential lots.

The applicant is also proposing the addition of a hike and bike trail to connect to a future public trail.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on August 3, 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:

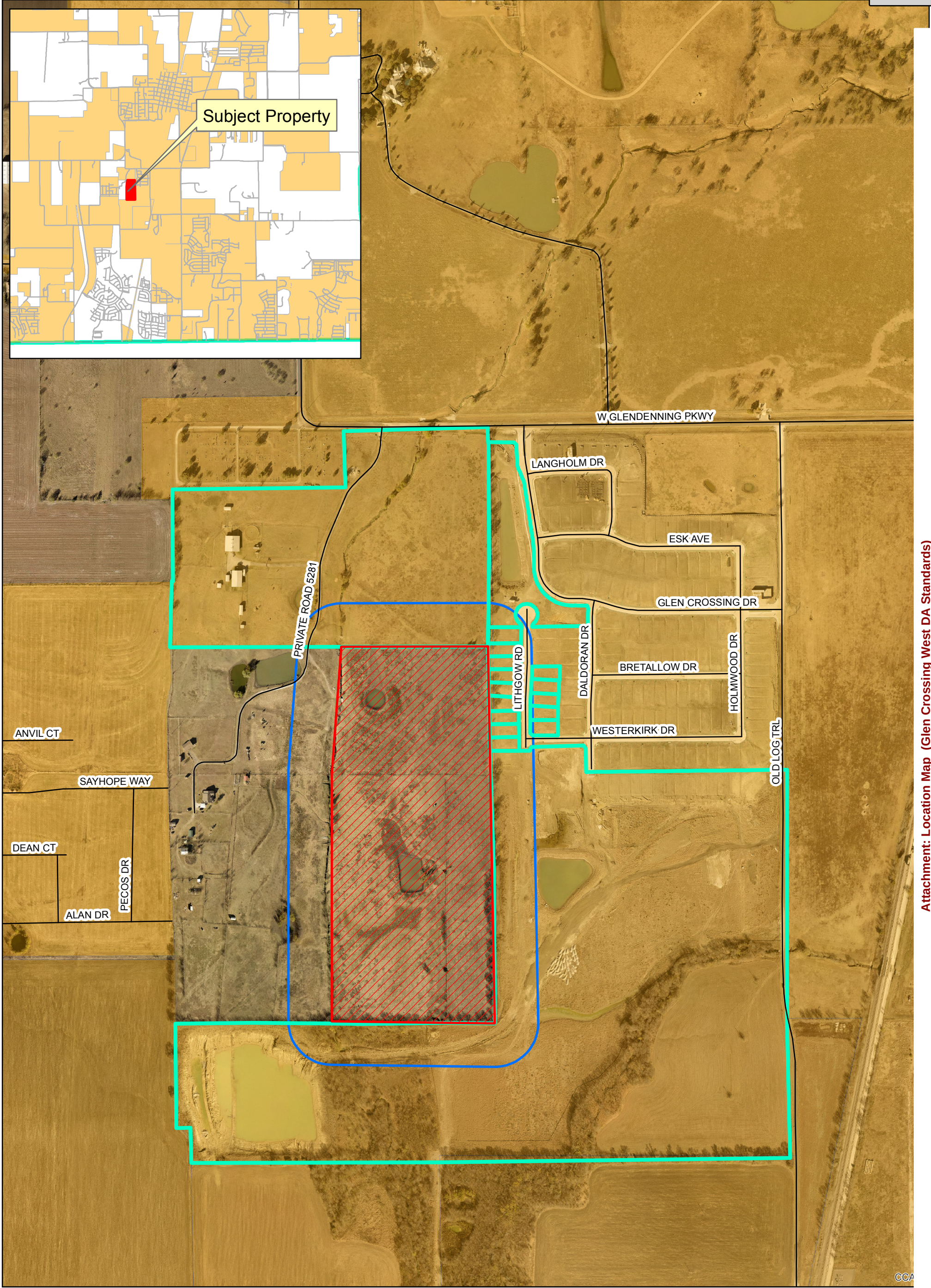
The City's Land Use Attorney has reviewed the proposed Development Regulations as part of a Pre-annexation Agreement with the City of Celina.

Supporting Documents:

- Location Map
- Concept Plan
- Development Regulations

Staff Recommendation:

Staff has reviewed the proposed PD regulations and is recommending approval as presented.



Attachment: Location Map (Glen Crossing West DA Standards)

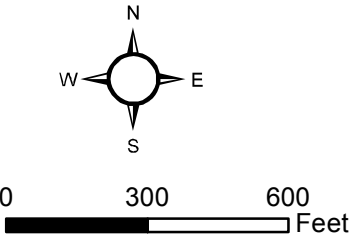


Notification Map
Glen Crossing West
Zoning

Date: 5/22/2018

Legend

- Roads
- Glen Crossing West
- Notifications
- 200 ft Buffer
- City Limits





DEVELOPER/OWNER
WJ CR 95, LP
600 North Road, Suite 650
Dallas, Texas 75201
Telephone (214) 880-5600
Fax (214) 880-8709



OWNER: WYNLOD, Glen Crossing
DESIGNED BY: #
DRAWN BY: #
CHECKED BY: #
DATE: 04-29-2018
REV:

Total Firm No: 15874

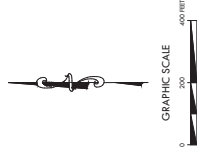
GLEN CROSSING
PHASE 2

CELINA,
TEXAS

GLEN CROSSING
CONCEPT
EXHIBIT

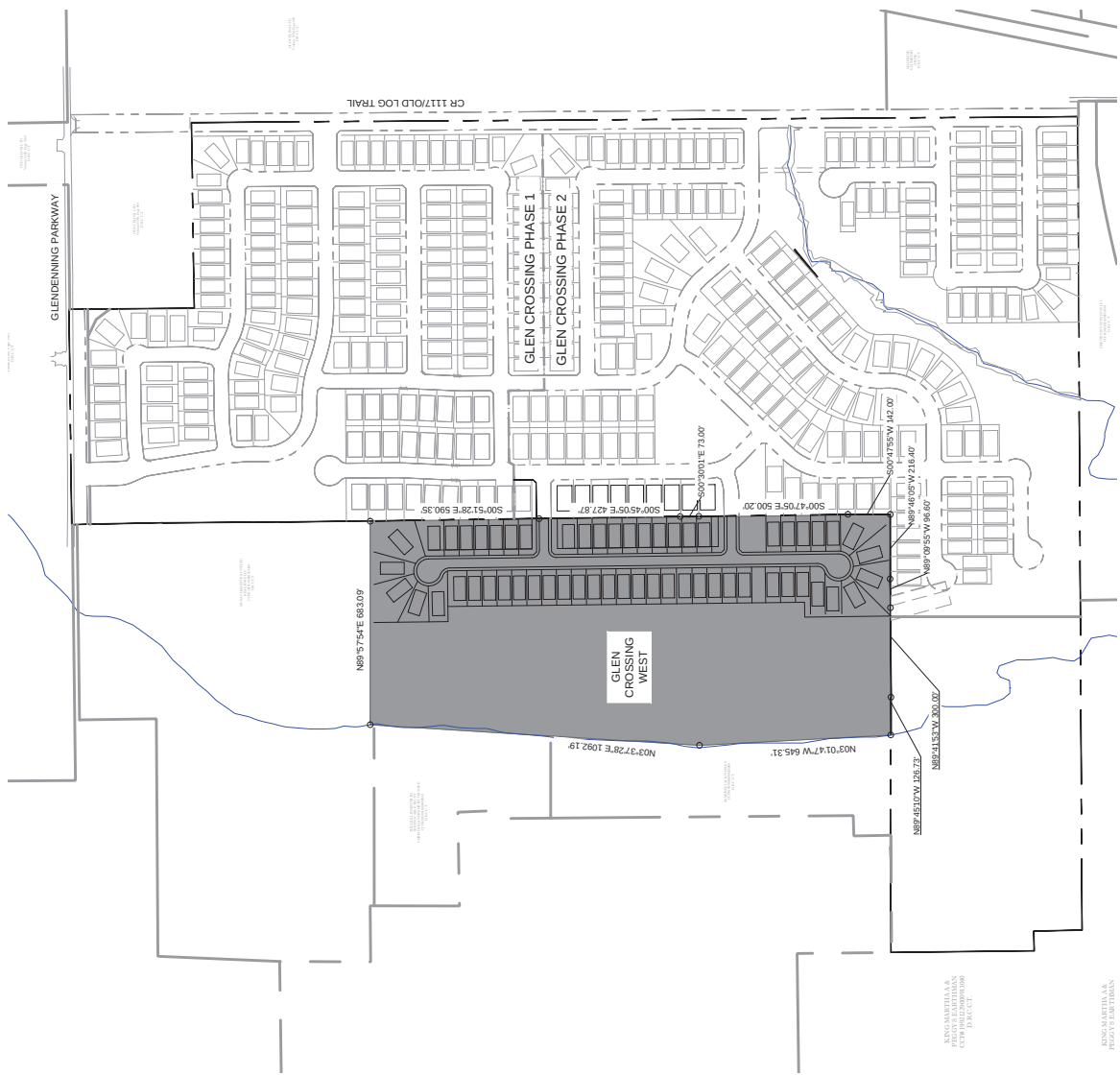
SHEET:
C1.0

5.B.B



LEGEND

GLEN CROSSING WEST TRACT



Attachment: Concept Plan (Glen Crossing West DA Standards)

Development Regulations Glen Crossing West

DEFINITIONS

Any capitalized terms not defined below are per the definition as provided in the City of Celina Cody 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.

Covered Front Porch: An area of at least 50 square feet covered by the main roof or an architectural extension of the Main Structure.

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

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

Open Space: Publicly accessible parks, greens, sports fields, natural flood plain, and tot lots, shall constitute Open Space.

Parkway: The area of right-of-way between the curb and the sidewalk 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.

DEVELOPMENT REQUIREMENTS

GENERAL

The purpose of the proposed PD is to provide greater flexibility for single family detached development than is available under the approved PD #23 and the City of Celina Ordinances, Chapter 14. This zoning request to a PD (Planned Development District) in accordance with Sec. 14.03.031.

Single-Family

The base zoning for the proposed PD shall be "SF-R" (Single-Family Residential) district as it exists or may be amended. The following regulations shall also apply:

PERMISSABLE USES

The following uses shall be allowed:

1. Agricultural Use – 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
 - D. Landscaped Entry Features
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 designated for storage.
 5. Manufactured and/or modular homes are prohibited in this PD district.
 6. Accessory dwellings are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

I. Lot Type:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
1. 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. Accessory structures shall not exceed twenty-five feet (25').
2. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand (6,000) square feet.
Lot Coverage:	The maximum 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:	Twenty feet (20') minimum. Key lots shall have 2 front yards. 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.
Front Yard on Collector Streets:	Twenty five feet (25') minimum.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Side Yard Adjacent to Street:	Fifteen (15') minimum.
Lot Width:	Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred twenty feet (120') minimum.
Lot Depth (cul-de-sac lot):	Eighty-five (85') minimum.
Garage Orientation & Setback	Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

II. Development and Design Standards

A. **Landscape Standards:** All development within this PD District shall comply with the following landscape standards:

1. Tree Requirements:

- i. Trees are required to be planted by the homebuilder in the front yard of all lots per the following schedule: two, 4" caliper tree, measured at 12 inches above ground and four shrubs, minimum of 5 gallon when planted.
- ii. Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E.

B. **Screening Standards:** All development within this PD District shall comply with the following minimum screening requirements:

1. Lots Adjacent to thoroughfares: 6' masonry wall
2. Lots Adjacent to minor arterials or collectors: 6' masonry wall
3. Lot Adjacent to open space or park land: 6' masonry wall or 6' wrought iron fence
4. 15' landscape bugger for all lots backing or siding to thoroughfares and collectors

C. **Amenities:** This PD District shall contain the following amenity features:

1. Private, Off-Street Hike/Bike Trail to connect to future public trail

MISCELLANEOUS

HOMEOWNERS ASSOCIATION

A Homeowner Association will be established as each residential parcel of land is developed. The PD shall contain one of multiple Homeowner Associations.

OPEN SPACE

The PD will contain 17 acres of open space including 16 acres of floodplain. Private open space shall be maintained by the Homeowner Association(s).

LIST OF EXHIBITS:

- Exhibit A – Metes and Bounds
- Exhibit B – Zoning Exhibit
- Exhibit C – Concept Plan
- Exhibit D – Development Regulations



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: August 21, 2018
 Re: Greenway East Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 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)

Applicant:

Peloton Land Solutions
 10875 John W. Elliot Drive, Suite 400
 Frisco, TX 75033

Owner:

Celina 52 East, LP
 10210 N. Central Expressway, Suite 300
 Dallas, TX 75231

Background Information:

The proposed development agreement establishes the responsibilities and obligations of both the developer and City. In addition, the agreement determines the level of city participation on various aspects of the development. Celina 52 East LP is proposing to add approximately 29.515 acres of land to the existing Planned Development No. 87 as Tract 2. The original Greenway 63 Planned Development No. 87 was adopted by the City Council on December 12, 2017 (Ordinance No. 2017-132). Proposed Tract 2 will be comprised of approximately sixty-six (66) single-family homes and one (1) common area lot. The existing planned development (PD-87) has a base zoning district of SF-R, Single-Family Residential.

Lot Types. All of the lot types shown for Tract 2 are the larger Type 3 Lot Type, which require a minimum lot size of 6,600 square feet with a minimum front yard width of sixty (60) feet and a minimum of 110 feet in lot depth. Type 3 residences may have street-facing garages. Lot Types 1 and 2 will be utilized in Tract 1 to provide the diversity of housing product approved with the original PD-87 development regulations.

Density. The density of single-family homes shall not exceed five (5) units per acre.

Access. Access to Tract 2 will be provided via two internal residential streets within Tract 1 connecting to future Celina Parkway (CR-6).

Open Space. The development is proposing one acre of open space for every 75 dwelling units. A minimum of two (2) acres shall be non-floodplain open space.

Amenities. Approximately one-third of Tract 2 will be reserved for natural open space, with three (3) aerated ponds located within that space. An amenity center, landscaped mounds, additional open space, and street buffers along future Celina Parkway are provided on Tract 1.

Compliance with the Comprehensive Plan:

The Comprehensive Plan designates this area of Celina as Suburban Moderate-High Residential or “Suburban Mix.” The proposed development regulations comply with this designation.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on August 3, 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:

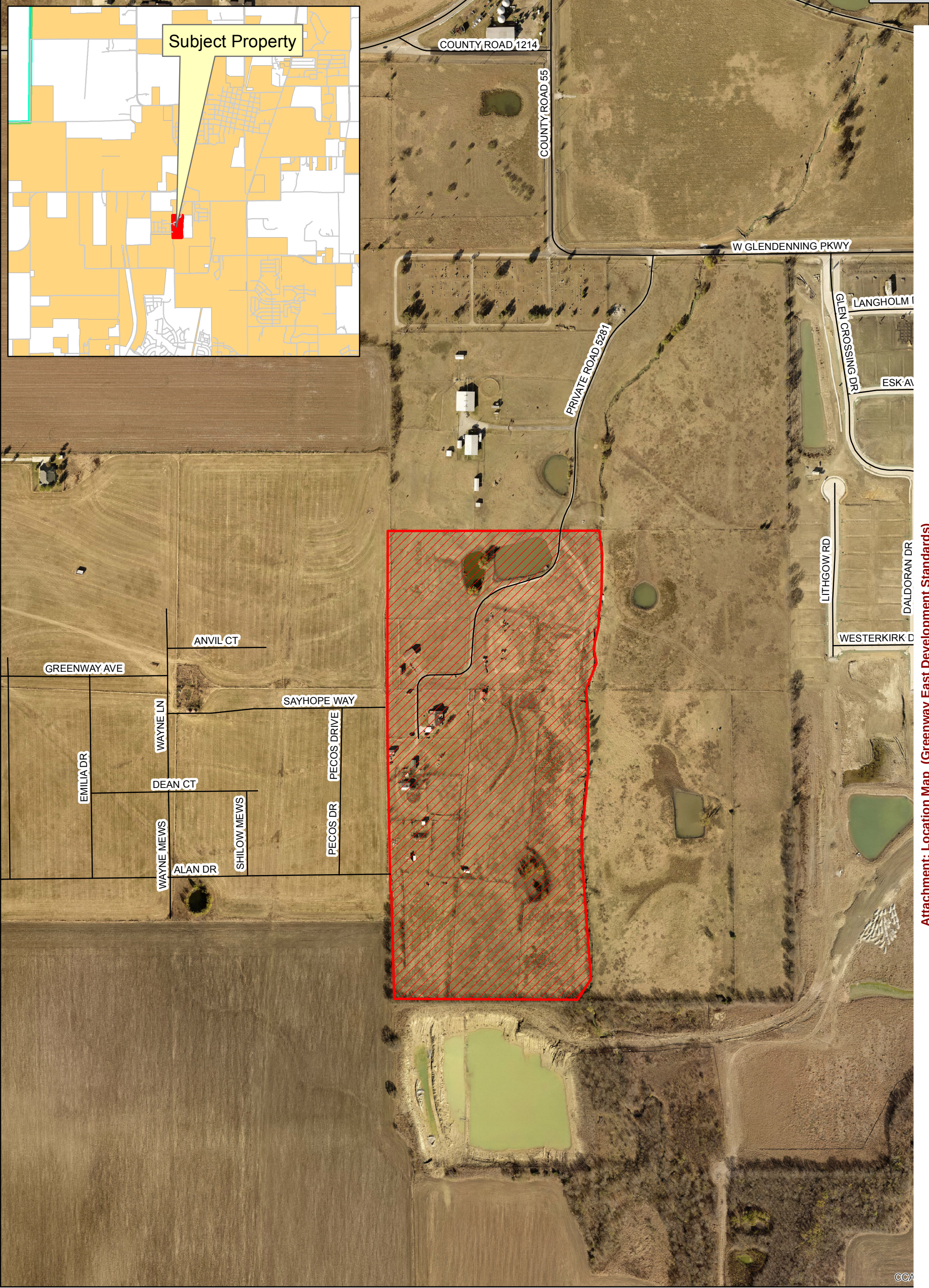
The City Attorney has reviewed the development standards as part of a pre-annexation Development Agreement between the owner and the City of Celina.

Supporting Documents:

Location Map
Proposed Zoning Exhibit
Proposed Concept Plan
Proposed Open Space Plan
Proposed Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Greenway East Development Standards)

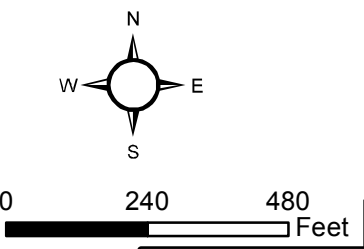


Location Map Greenway East Zoning

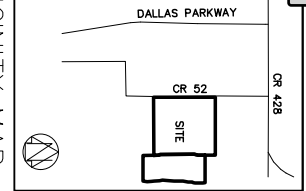
Date: 5/22/2018

Legend

- Roads
-  Greenway East



VICINITY MAP
N.T.S.



LINE NO.	BEARING	LENGTH
L1	N00°24'31"W	449.31'
L2	N33°34'49"W	31.73'
L3	N12°20'56"E	108.03'
L4	N00°25'06"W	200.68'
L5	S10°40'38"E	62.47'
L6	S00°16'06"W	217.96'
L7	S08°09'12"W	54.54'
L8	S28°15'03"W	37.04'
L9	S02°58'33"W	78.26'
L10	S07°49'54"E	35.13'
L11	S11°58'04"W	145.67'
L12	S01°27'35"E	244.55'
L13	S07°40'26"W	122.42'
L14	S03°43'17"W	101.49'
L15	S03°31'47"W	107.43'
L16	S11°37'21"E	71.30'
L17	S02°01'22"E	150.65'
L18	S10°09'35"E	88.74'
L19	S01°07'33"E	111.87'
L20	S06°28'44"W	119.62'

Celina Investments, L.P.
Inst. # 2007-0201000150390
C.R.C.C.T.

Current Zoning:
PD-17

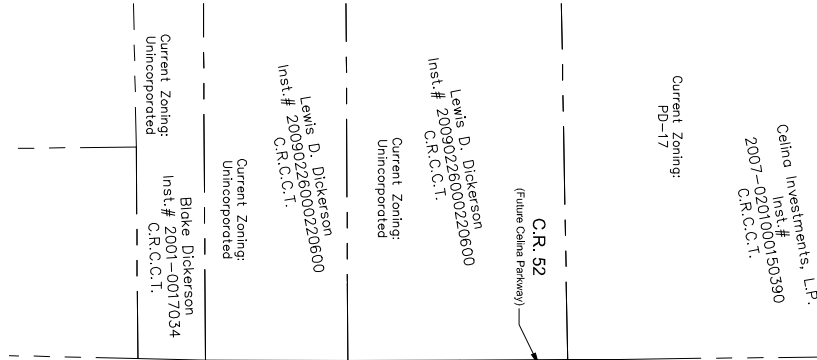
C.R. 52
(Future Celina Parkway)
Lewis D. Dickerson
Inst. # 20090226000220600
C.R.C.C.T.

Current Zoning:
Unincorporated

Lewis D. Dickerson
Inst. # 20090226000220600
C.R.C.C.T.

Current Zoning:
Unincorporated

Blake Dickerson
Inst. # 2001-0017034
C.R.C.C.T.



Cotton Hill Cemetery Association
Inst. # 20080603000671010
C.R.C.C.T.

United Realtors, L.L.C.
Inst. # 20151214001553360
C.R.C.C.T.

Current Zoning:
Unincorporated

Tract 1
M/I Homes of DFW, LLC
Inst. # 20180131000124630
C.R.C.C.T.

Current Zoning: PD 87

IC WILLIAMS SURVEY
167 ABSTRACT NO. 943

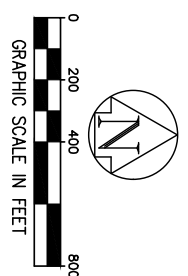
Earthman Estates LP
Inst. # 20170623000820190
C.R.C.C.T.

Current Zoning:
Unincorporated

Tract 1 Owner/Applicant
M/I Homes of DFW, LLC
405 State Highway 121 BYP, Ste A-210
Lewisville, TX 75248
Contact: Kevin Dym
(214) 514-3389

Tract 2 Owner/Applicant
Celina 52 East, LP
10210 N. Central Expressway, Ste 300
Dallas, TX 75231
Contact: Ryan Towell
(972) 365-4121

AN EXHIBIT OF TRACT 1 AND TRACT 2
I. C. WILLIAMS SURVEY, ABSTRACT NO. 943
AND THE COLLIN COUNTY SCHOOL LAND
#14 SURVEY, ABSTRACT NO. 167
COLLIN COUNTY, TEXAS



W/J CR 55 LP
INST # 20160620000775040
C.R.C.C.T.

COLLIN COUNTY
SCHOOL LAND #167
ABSTRACT NO. 167

Current Zoning:
Unincorporated
Proposed Zoning PD 87

Zoning
"EXHIBIT B"



9800 Hillwood Parkway Ste.250 | Fort Worth, TX 76177 | 817-562-3350

Zoning
"EXHIBIT B"
AN EXHIBIT OF TRACT 1 AND TRACT 2
I. C. WILLIAMS SURVEY, ABSTRACT NO. 943 AND THE COLLIN COUNTY SCHOOL LAND
#14 SURVEY, ABSTRACT NO. 167
COLLIN COUNTY, TEXAS

JOB #:	PRA17002
DRAWN BY:	CSR
CHECKED BY:	TAB
DATE:	4/30/2018
REVISIONS:	



CONCEPT PLAN

GREENWAY

CELINA, TEXAS
JULY 2016

EXHIBIT "C"

PELTON
LAND SOLUTIONS

5.C.C

Attachment: Proposed Concept Plan (Greenway East Development Standards)



EXHIBIT “D”

Zoning Amendment for:
GREENWAY 63



PROVIDENT REALTY ADVISORS

PLANNED DEVELOPMENT (PD No. 87)
In
Celina, Texas

August 9, 2018

Prepared By:



10875 John W. Elliot Dr., Suite 400 • Frisco, Texas 75033

PLANNED DEVELOPMENT – GREENWAY 63

Attachment: Proposed Development Regulations (Greenway East Development Standards)

INTRODUCTION

SUMMARY AND INTENT

This zoning submittal addresses the disposition of approximately 93 acres of land within the City of Celina, more fully described on Exhibit A (the “Property”) and depicted on Exhibit C. The uses proposed for the Property are being amended to more closely follow the intent of the City of Celina Comprehensive Plan dated April 2013. It is the intent of the Planned Development (PD), to clearly identify the zoning region by metes & bounds, and to offer greater flexibility for the residential development.

This zoning submittal promotes development that is consistent with the future land use plan within the Regional Activity Center. The PD will provide an expanded range of housing choices through varying lot sizes of Single Family detached housing that currently is unavailable under the active zoning ordinance and by doing so will follow current market trends observed in surrounding cities.

PROJECT LOCATION

As shown in Exhibit B, the proposed PD is located in south Celina. A legal description (Exhibit A) and Zoning Exhibit (Exhibit C) is provided in this document.

The property is located just southeast of the intersection of two major arterial roads. This proposed Planned Development offers greater flexibility in Single Family detached development. Therefore, to achieve this flexibility and to provide greater housing choices, creating the PD under Section 14.03.031 of the City’s Zoning ordinance is required. Submitted under Section 14.03.031 as a Concept Plan, this Planned Development will provide:

- Increased amount of single family development with an expanded range of housing choices through a diversity of lot sizes ranging from 40-60 feet in width.
- Open space and mews (a row or group of houses built adjacent or around an open space or yard maintained by the HOA) to promote neighborhood community interaction and other physical assets as amenities. Mews shall be minimum twenty-five feet (25’) in width and maximum three hundred feet (300’) in length.
- Internal sidewalks will be five feet (5’) wide to allow two people to walk side by side.
- A twelve foot (12’) wide walking trail with at least six (6) benches near streets and trail.
- Mailboxes faced away from the road, but have twelve foot (12’) sidewalk or flagstone from road to cluster boxes.

EXISTING CONDITIONS

There is an existing aggregate and concrete batch plant operation to the east of this property. Glenn Crossing is located to the east of this property, and Light Farms is located to the south. All boundaries are county road or agriculture open space. The property is currently in agriculture use.

PROPOSED CONDITIONS

PROPOSED LAND USES

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

- Base zoning district SF-R
- Suburban Moderate-High Residential (Suburban Mix)
 - Single family detached dwellings with varying lot sizes with a minimum of 4,000 SF.
- Open Space/Park Space
- Amusement and Recreation Services

PROPOSED THOROUGHFARES/ACCESS

The proposed development will utilize the existing Master Thoroughfare Plan Amended October 2017. In addition to the designating Rights of Way according to the Master Thoroughfare Plan, a divided subdivision entrance will be utilized for internal traffic circulation, and street stubs to adjacent property for future connectivity.

CONCEPT PLAN

Exhibit B identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the SF-R Regulations as they exist at the time of development. 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.

DEVELOPMENT REGULATIONS

Tracts 1 & 2

Single Family Residential District the intent is to allow a mixture of single-family lot sizes provided that the overall density within such SF area shall not exceed five (5) units to the gross acre or 465 lots. For single family lots, the permitted and conditional uses, as well as the regulations, under Section 14.03.008 of the City of Celina’s zoning ordinance shall apply, except as set forth herein, and further defined as Lot Types 1, 2, and 3 below.

SINGLE-FAMILY

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 designated for storage.
5. Manufactured and/or modular homes are prohibited in this PD district.

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 four thousand (4,000) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Lot Mix Regulations: There shall be a maximum of 169 lots in the district that are Lot Type 1.
4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Four thousand (4,000) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, i.e. sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be fifteen hundred (1,500) square feet.
Front Yard:	Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twelve feet (12') minimum main building for rear alley lots. Twenty feet (20') minimum garage setback measured from the Right of Way (ROW). This setback, coupled with the alley parkway, shall ensure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Forty feet typical (40') at building line; thirty-five feet (35') minimum (@ right-of-way) on cul-de-sac and knuckle lots. Lot frontage along alleys shall be fifteen feet (15') minimum.
Lot Depth:	One hundred feet (100') minimum. Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single-family detached dwellings on lots of not less than five thousand (5,000) square feet, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Lot Mix Regulations: There is no maximum or minimum of lots that are Lot Type 2 in the district.
4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Five thousand (5,000) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, i.e. sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be fifteen hundred (1,500) square feet.
Front Yard:	Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twelve feet (12') minimum main building for rear alley lots. Twenty feet (20') minimum garage setback measured from the Right of Way (ROW). This setback, coupled with the alley parkway, shall ensure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Fifty feet typical (50') at building line; forty feet (40') minimum (@ right-of-way) on cul-de-sac and knuckle lots. Lot frontage along alleys shall be fifteen feet (15') minimum.
Lot Depth:	One hundred feet (100') minimum. Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

C. Lot Type 3:

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, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Lot Mix Regulations: There must be at least 163 lots in the district that are Lot Type 3.
4. 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 sixty-five percent (65%) excluding flatwork, i.e. sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be eighteen hundred (1,800) square feet.
Front Yard:	Twenty feet (20') setback line in all instances, however, 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 main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
	Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Sixty feet typical (60') at building line; twenty feet (20') minimum (@ right-of-way) on cul-de-sac lots and knuckle lots, flag lots are allowed.
Lot Depth:	One hundred ten feet (110') minimum.
	Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').

CONDITIONAL USES

Uses allowed as conditional uses in the SF-R District (Section 14.03.008) as outlined in the City of Celina Zoning Ordinance No 2017-30, as amended.

DISTRICT REGULATIONS

It is the intent of this Ordinance that all uses permitted by the Planned Development conform to the applicable City of Celina development guidelines as they exist at the time of development.

OTHER DEVELOPMENT REGULATIONS

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

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

OPEN SPACE

The PD will dedicate one acre of open space for every 75 dwelling units. A minimum of 2.0 acres shall be non-floodplain open space. The remaining open space acreage may consist of any pervious areas including publicly accessible detention/drainage facilities (wet ponds included), natural open space areas including floodplain, open spaces with easements passing through, open spaces with walking, hiking, and/or bike trails, and public or private parks. Any detention/drainage areas counted toward the open space requirement shall be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. The Open Space and mews shall be owned and maintained by the Homeowner Association. Trees shall be allowed in side yards on mew lots. The amenities may include, but are not limited to; community pool, restrooms, playground/children's playscape, hike and bike trail, and landscaped open areas.

CONCEPT PLAN

The Concept Plan attached hereto as Exhibit B, and incorporated herein by references, demonstrates locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

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

SCREENING & LANDSCAPE BUFFERS

Screening shall be required for lots adjacent to County Road 52 (Celina Parkway). Screening (8' board on board fence) shall be required for lots adjacent to the entrance street as well as lots backing the cemetery property. Black metal tubular fence shall be required on lots adjacent to or backing on open spaces. Landscape buffers shall be required for all lots adjacent to the entrance road and County Road 52 (CR 52). The landscape buffer shall be ten feet (10') in width along the entrance road. The landscape buffer shall be thirty feet (30') along CR 52 with a meandering ten-foot (10') sidewalk in width along CR 52.

LIST OF EXHIBITS

- Exhibit A – Legal Descriptions
- Exhibit B – Zoning Exhibit
- Exhibit C1 – Concept Plan
- Exhibit C2 –Open Space Exhibit