



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 18, 2020
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

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

A. Minutes Approval:

B. Minutes from the July 21, 2020, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 13 acre tract of land to Commercial, Office, & Retail Zoning District (C), generally located east of FM 1385 and approximately 1,500 feet south Punk Carter Parkway (FM 428), within the Extraterritorial Jurisdiction (ETJ). (Celina 12 Zoning)
- B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 79 acre tract of land to Mixed-Use District (MU), generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Zoning)
- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, generally located at the northeast corner of Choate Parkway and future Coit Road, within both the City limits and the Extraterritorial Jurisdiction (ETJ). (Bellevue Planned Development)

V. ADJOURNMENT:

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

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

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



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 21, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

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	Present	
Charles Haley	City of Celina	Commissioner	Late	5:34 AM
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Absent	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Angela Wu	City of Celina	Management Analyst	Present	

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the June 16, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Light Farms Laurel Neighborhood Phase 1 and Barlett Neighborhood Phase 1, being an approximately 27.55 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Bridgewater Boulevard. (Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat)

- C. Consider and act upon a Preliminary Plat for Light Farms BB Living Tract, being an

Minutes Acceptance: Minutes of Jul 21, 2020 5:30 PM (CONSENT AGENDA)

approximately 23.445 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Prairie Crossing. (Light Farms BB Living - Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 149 acre tract of land within the Extraterritorial Jurisdiction (ETJ) to Commercial, Office, & Retail District (C), generally located at the northeast corner of Mayer Parkway and Punk Carter Parkway. (Edgewood Commercial - Zoning)

Raha Pouladi, Senior Planner, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Vice Chairman Barley motioned to approve the item as proposed.
 Commissioner Haley seconded the item.
 All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 41.549 acres of land situated in the C.F. Rice Survey, Abstract No. 771, within the Extraterritorial Jurisdiction (ETJ), generally located north of CR 90, south of E. Sunset Blvd., and east of CR 89. (Miller Tract - Development Agreement)

Madhuri Mohan, Planning Manager, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Commissioner Bain motioned to approve the item as proposed.
 Vice Chairman Barley seconded the item.
 All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 15 acres of land within the Extraterritorial Jurisdiction (ETJ), generally located north of Frontier Parkway and east of Smiley Road. (Frontier Mini Storage - Development Agreement)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Margaret Thornton, 16699 Parvin Road, Prosper TX 75078, cited concerns about aesthetics and increased traffic regarding the interim use, and asked general questions about the development.

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

Ms. Mohan addressed the questions.

Dusty McAfee, Director of Development Services, further elaborated on the questions.

Collen Meyer, Applicant, answered the Commissioners' questions.

The Commissioners discussed the item.

Commissioner Haley motioned to approve the item as proposed.

Commissioner Poche seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:20 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 18, 2020
Re: Celina 12 - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 13 acre tract of land to Commercial, Office, & Retail Zoning District (C), generally located east of FM 1385 and approximately 1,500 feet south Punk Carter Parkway (FM 428), within the Extraterritorial Jurisdiction (ETJ). (Celina 12 Zoning)

Applicant:

Kirkman Engineering
5200 SH 121
Colleyville, TX 76034

Background Information:

Refer to the attached documents for further information.

Board Review/Citizen Input:

Notices of the public hearing were published in compliance with state and local law.
As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

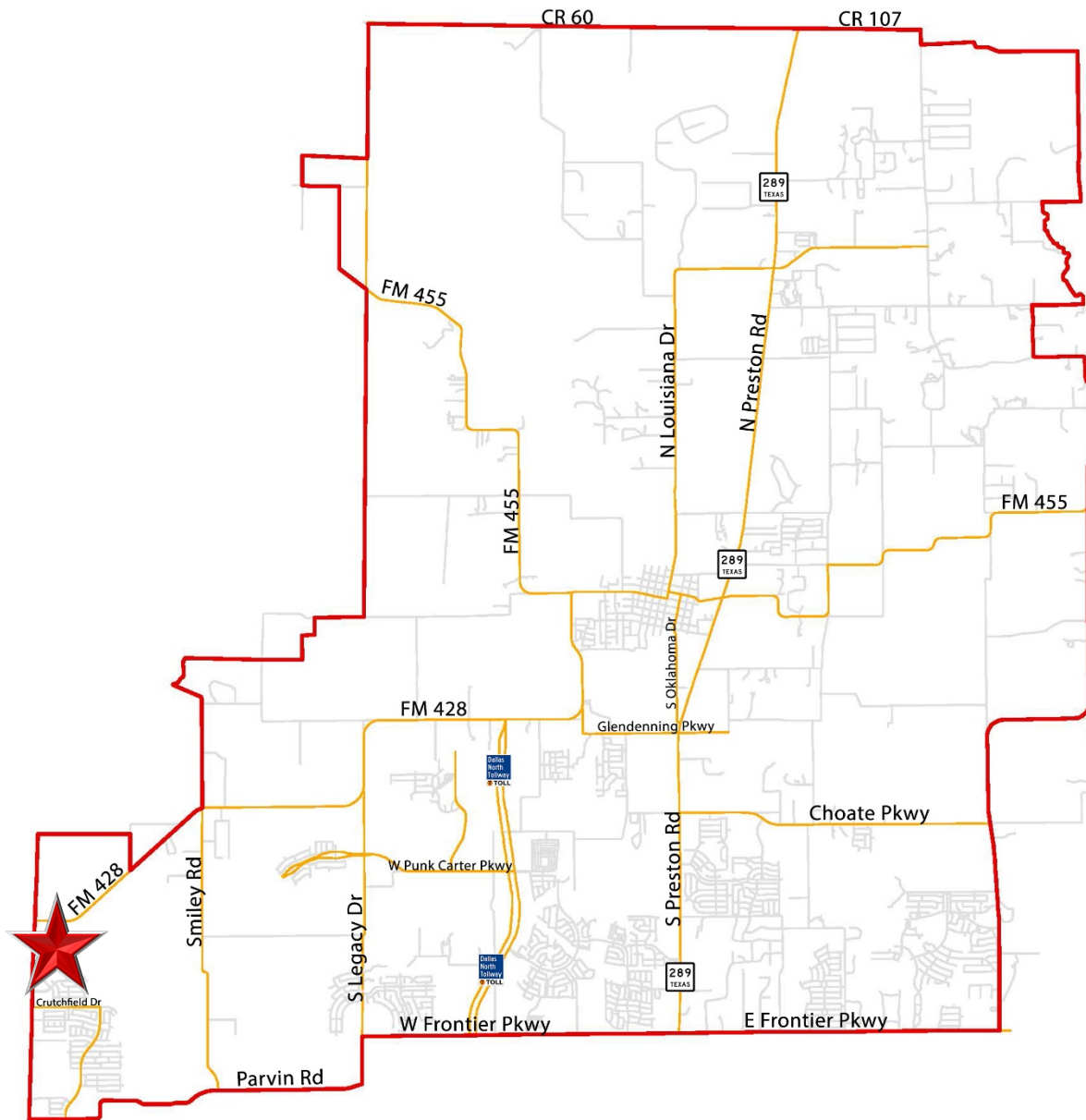


Celina 12

Zoning

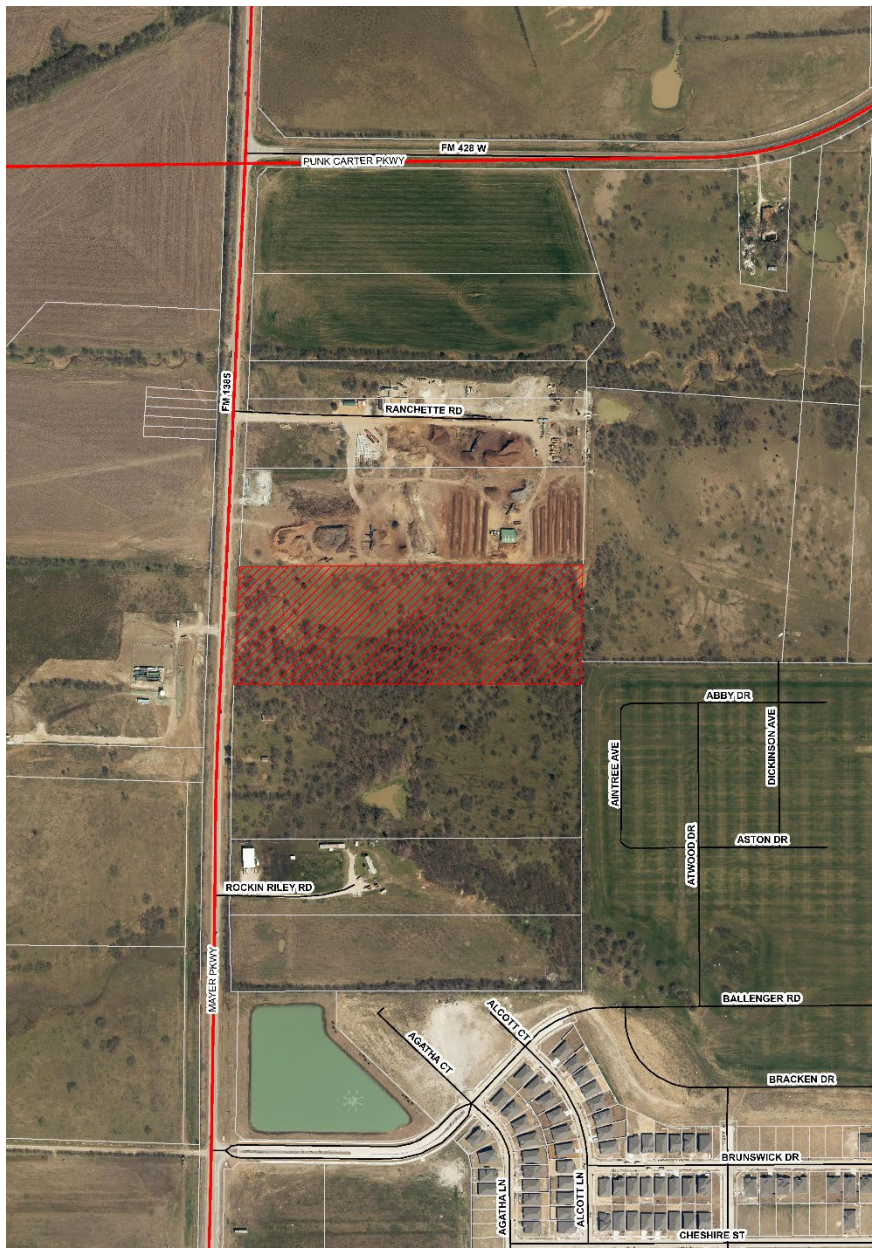
Planning & Zoning Commission

August 18, 2020



Location Map

The subject property is generally located east of FM 1385 and approximately 1,500 feet south of Punk Carter Parkway (FM 428)



Attachment: 20.08.18- Celina12 Tract P&Z (Celina 12 - Zoning)

Background

- The property is approximately 13 acres and is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to C, Commercial, Office, & Retail District
- The zoning request will be considered by City Council at the same time as the associated annexation in September

Policy Considerations

- C is an appropriate zoning district along FM 1385 which will be a six lane divided road
- C zoning will help market the property
- This property has an existing pre-annexation agreement and the applicant is willing to zone and annex to the City 12 years prior to the expiration of that agreement

Recommendation

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



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 18, 2020
Re: Founder's Square - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 79 acre tract of land to Mixed-Use District (MU), generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Zoning)

Applicant:

Clint Bissett
Pacheco Koch
118 N. Ohio
Celina, TX 75009

Background Information:

Refer to the attached documents for further information.

Board Review/Citizen Input:

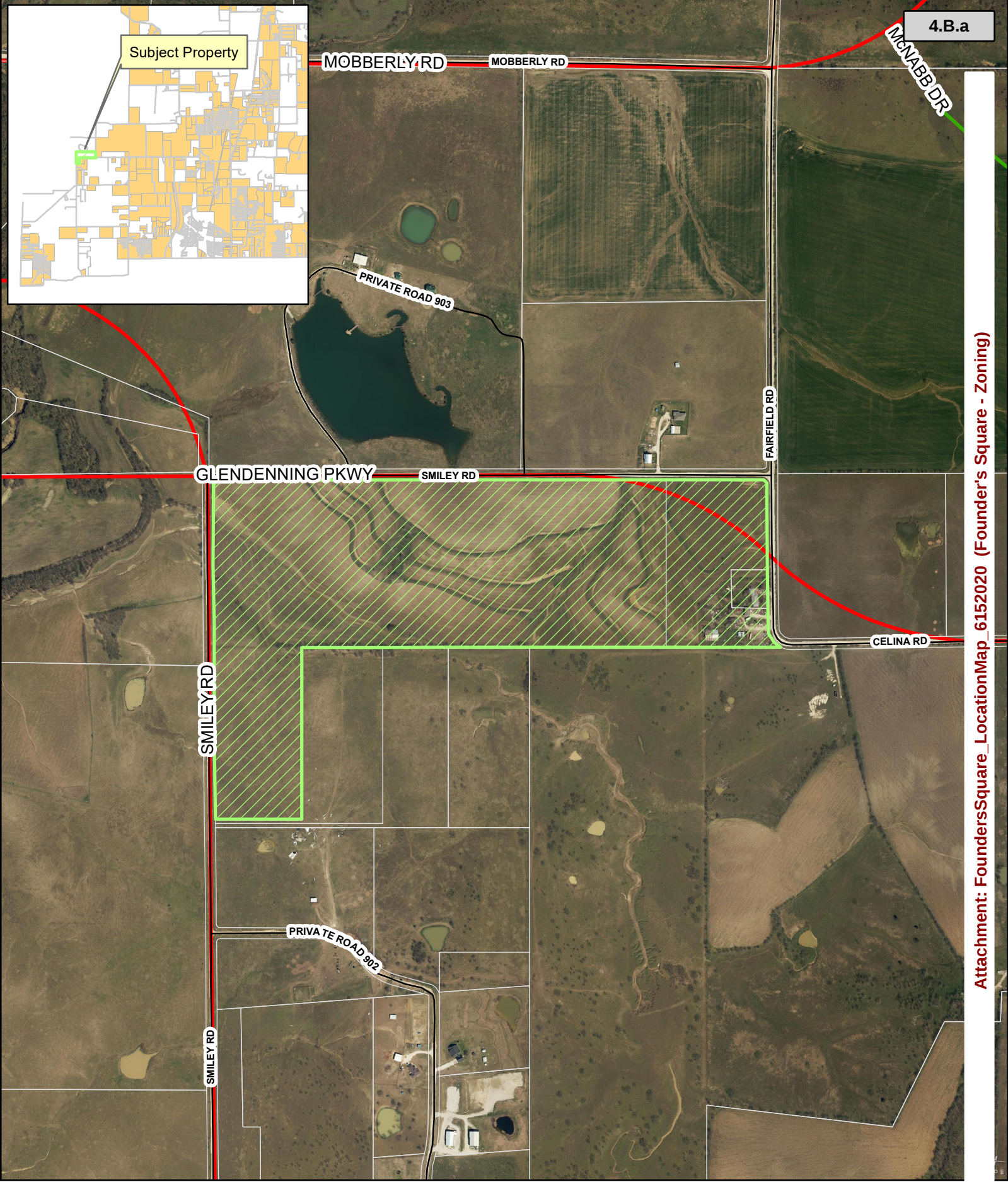
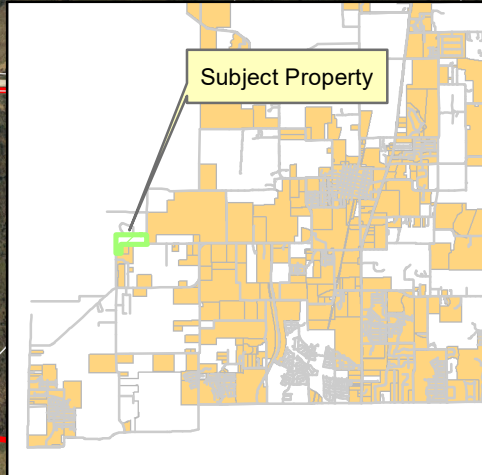
Notices of the public hearing were published in compliance with state and local law.
As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: FoundersSquare_LocationMap_6152020 (Founder's Square - Zoning)

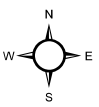


Location Map Founders Square

Date: 6/15/2020

Legend

- Roads
-  FounderSquare
-  Parcels



0

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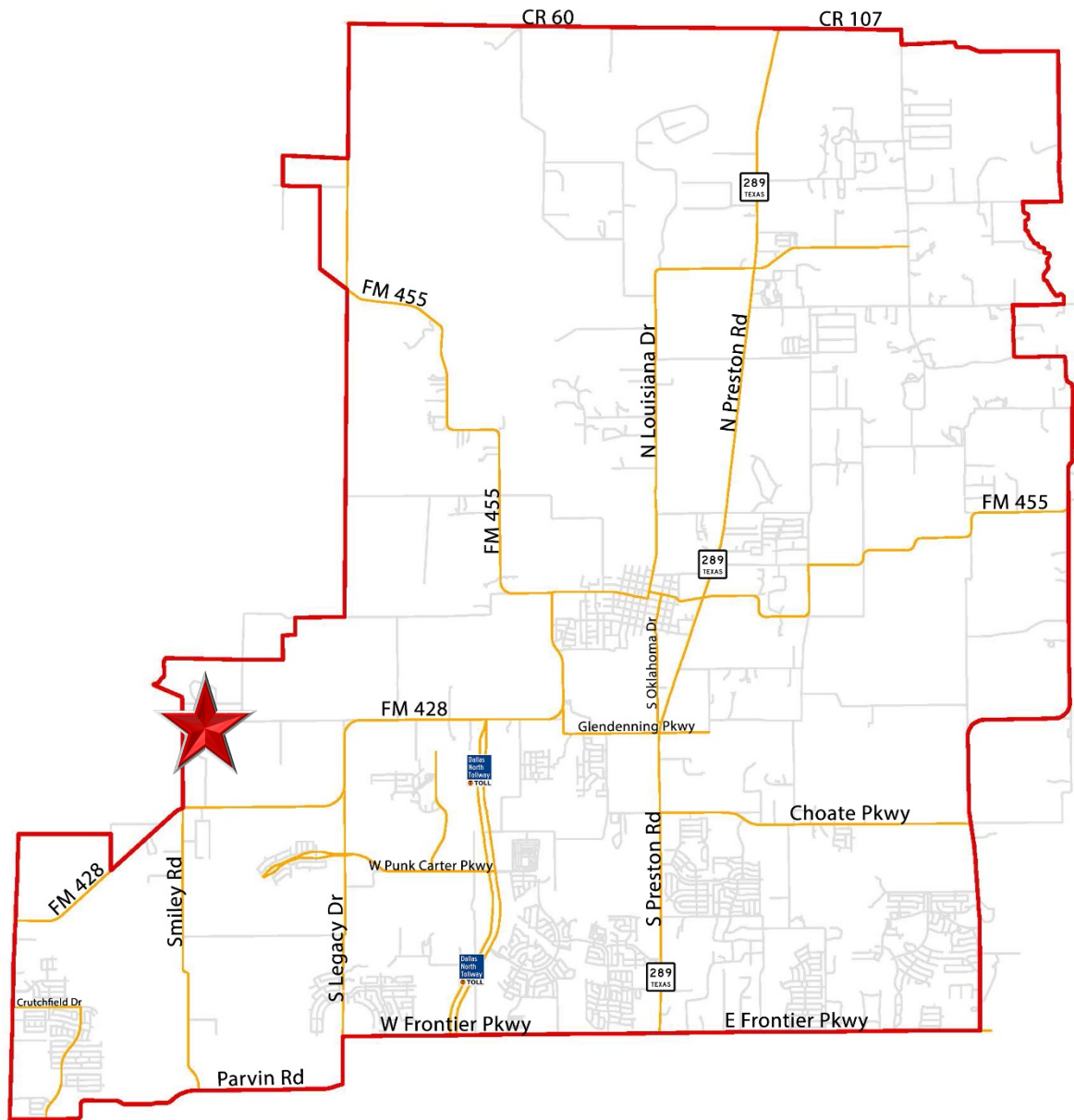
Feet

Founder's Square

Zoning

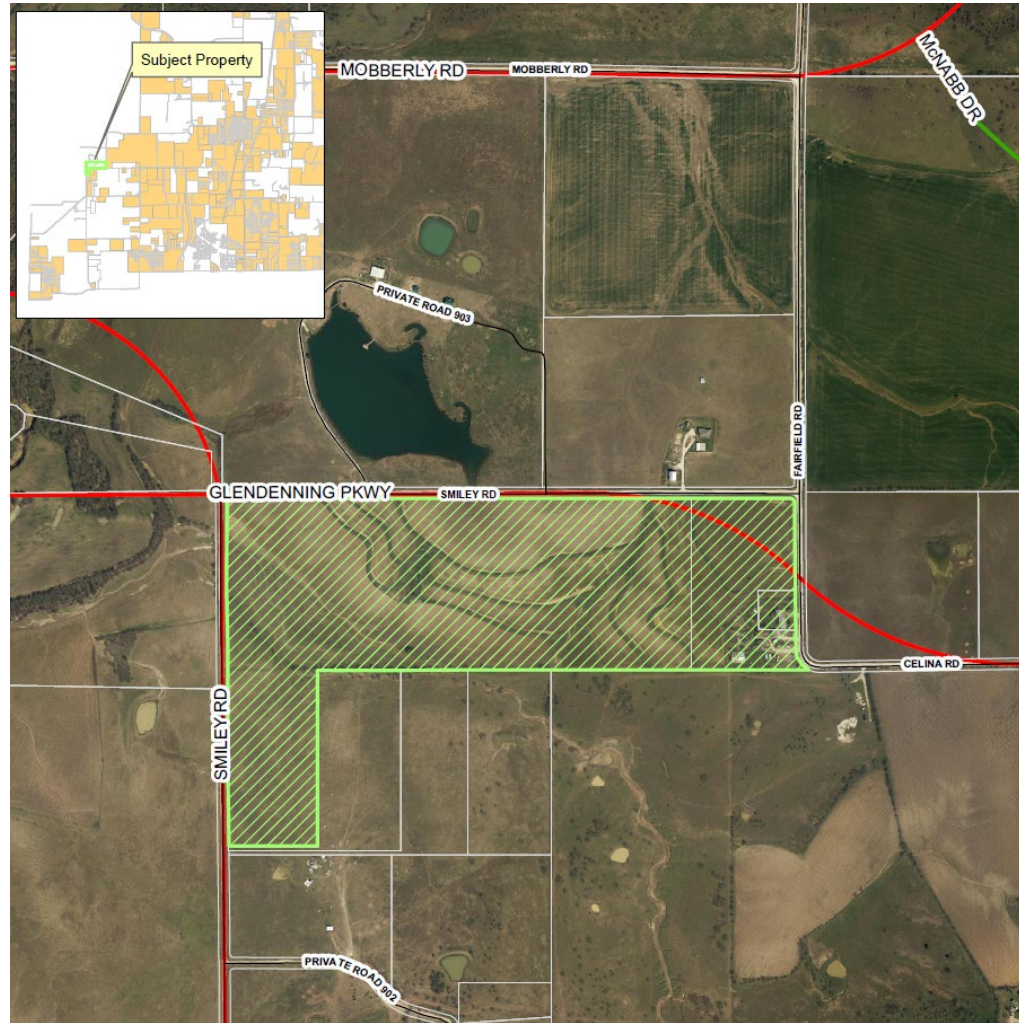
Planning & Zoning Commission

August 18, 2020



Location Map

The subject property is located at the southeast corner of future Glendenning Parkway and Smiley Road



Background

- In July 2020, the City approved a Development Agreement that outlined the property's future annexation and zoning
- The property is approximately 79 acres within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to Mixed-Use District (MU)

Policy Considerations

- The development is voluntarily annexing 79 acres into the City and adheres to base zoning
- The subject property is a prominent corner of two future six lane roads
- The proposed land use is appropriate for the location and is in conformance with the governing DA
- The zoning change will be considered by City Council concurrently with the associated annexation in September

Recommendation

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



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: August 18, 2020
Re: Bellevue Planned Development

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, generally located at the northeast corner of Choate Parkway and future Coit Road, within both the City limits and the Extraterritorial Jurisdiction (ETJ). (Bellevue Planned Development)

Applicant:

Frank G. Abbott Jr.
Kimley-Horn
6160 Warren Parkway Suite 210
Frisco, TX 75034

Background Information:

Refer to the attached documents for further information.

Board Review/Citizen Input:

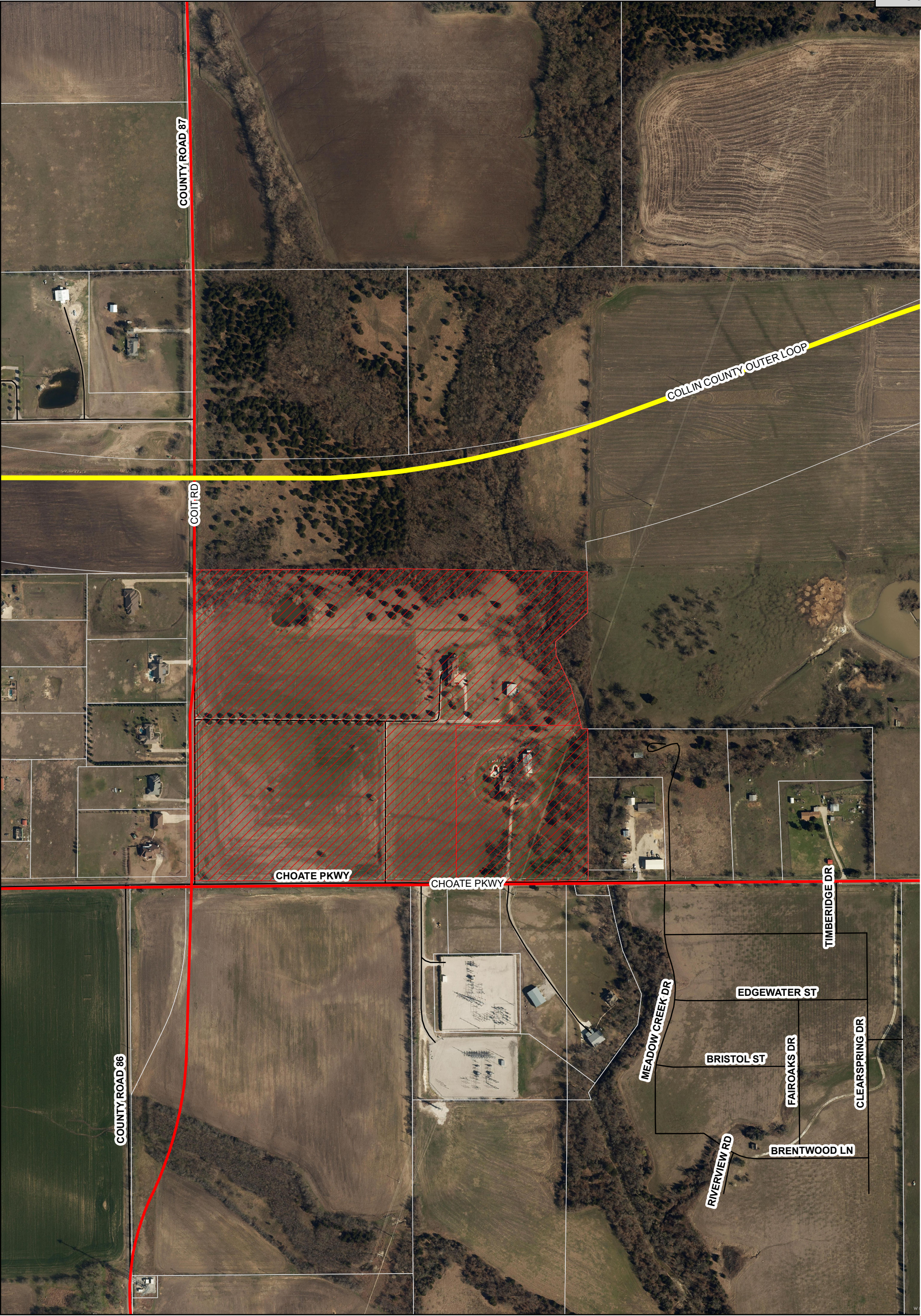
Notices of the public hearing were published in compliance with state and local law.
As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Bellevue Planned Development)

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Bellevue Partners Location Map

Date: 7/29/2020

Legend

- Subject Property
- Roads
- Parcels

0 385 770 Feet

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EXHIBIT B

Development Regulations

Development within this Planned Development (PD) District will follow the regulations outlined below and meet the intent of the Zoning Exhibit that is attached as Exhibit C and the permitted uses as noted herein. Any significant changes to the land uses set forth herein shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.01.303.

These Planned Development standards are established to provide areas for mixed-use development, encourage and promote well-planned, compact and viable retail/commercial development, large scale office, or high-density multi-family.

All development within Tract (see Exhibit C) shall meet the standards of the CCO, Collin County Outer Loop zoning district as established in the City of Celina Zoning Ordinance, with the exceptions noted herein.

These planned development regulations will hold precedence over any conflicting regulations created by the Collin County Overlay District and/or the Zoning Ordinances, etc.

- (a) **Permitted Uses.** The following uses are allowed by right or by the approval of a Specific Use Permit (SUP) as noted herein. Other uses are allowed per the Schedule of Uses for the Collin County Outer Loop Overlay District as outlined in the City's Zoning Ordinance:

Schedule of Permitted Uses ¹	
<i>Land Use</i>	
Assisted Living	S
Auto Laundry or Carwash	S
Dwelling, Senior Living, all types	S
Gas Pumps/Fuel Sales, incl. convenience stores, gas stations, etc. ²	P
Greenhouse or Nursery, Retail	P
Hardware Stores/Home Garden Center	P
Helipad	S
Hospital	P
Hotels ^{3 & 4}	P
Medical Facilities (secondary / ancillary)	P
MF-2, Multi-Family Urban Edge ⁵	P
MF-3, Multi-Family Urban Living ⁵	P
Microbrewery Sales and Consumption (onsite mfg)	P
Nursey (retail sales outdoor)	P
Research Lab (nonhazardous)	P
Restaurant, Dine-In, Drive-In, or Drive Thru	P
Single Family Attached (Townhomes or other similar products if integrated into a mixed use environment)	S
Store, Big Box	P
Store, General Retail	P

Store, Grocery	P
Store, Shopping Centers	P
Stores, Regional Mall	P

1. Other similar/complimentary uses may be approved by the City in addition to the specific uses noted herein. Other uses consistent with an urban mixed-use environment may be approved by the City with a Specific Use Permit.
2. One stand-alone fueling station is permitted by right. Any fueling stations associated with a grocery store are also permitted by right.
3. Must have a minimum height of 4 stories within 500 feet of the CCOL.
4. The Extended Stay use will require an SUP.
5. MF-2 is permitted by right for up to 450 units only (any additional units will require an SUP). Age restricted senior independent living is allowed within this multiple family use.

(b) Development Regulations

1. Residential Density:

- A) Multiple-family units (Urban Living Style), minimum forty (40) dwelling units per acre with no maximum.
- B) Multiple-family units (Urban Edge Style), maximum thirty-five (35) dwelling units per acre.
- C) Single Family Attached (Townhomes), maximum twelve (12) dwelling units per acre.

2. Heights:

- A). There is no maximum height limitation within 700 feet of the CCOL ROW.
- B) All buildings within an Urban Edge (MF 2) development shall be a minimum of two (2) stories in height and a maximum height of six (6) stories.
- C) All buildings within an Urban Living (MF 3) development shall be a minimum of four (4) stories in height.

3. Miscellaneous Requirements:

- A) No detailed concept plan is required beyond Exhibit C as provided herein.
- B) The existing residential houses will be conforming uses until redevelopment of them occurs. Any associated agricultural uses will also be allowed until redevelopment occurs.
- C) Alternative street sections are allowed in an urban mixed-use environment, subject to City approval (i.e. Director of Engineering and Director of Development Services) at the time of preliminary site plan/preliminary plat review and approvals.
- D) Multiple family buildings with enclosed garages in MF-2, when adjacent to a public street, must face the garage doors internally to the development. Garage doors may not face a public street unless otherwise approved by the City at time of approval of the preliminary site plan/site plan.
- E) Age restricted multifamily complexes can park at a ratio of 1 space per unit count, no matter what the size of an individual unit.
- F) No enclosed or structured parking is required for MF-2, Urban Edge uses.
- G) Architectural Standards- The spirit and intent of the architectural standards, as outlined in Section 14.04.101 of the Development Code (as may be amended), shall apply to the property. These standards are not intended to prohibit architectural innovation, nor are they to mandate specific architectural styles and concepts. Rather, they are intended to provide

for developments of enduring quality that provide visual character and intent. The provisions of this section shall be administered by the Director of Development Services who shall have the authority to approve any façade plan that is deemed to satisfy the spirit and intent of the requirements of this section to the extent possible. Alternative façade plans deemed to meet the intent of the requirements, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustrations of purpose contained within the requirements. Alternative architectural styles and/or concepts, deviations, waivers, etc. will not be unreasonably withheld.

- H) The thoroughfare alignments show on Exhibits C is for illustration purposes only and do not set the alignment(s), which will be determined at the time of the Final Plat.

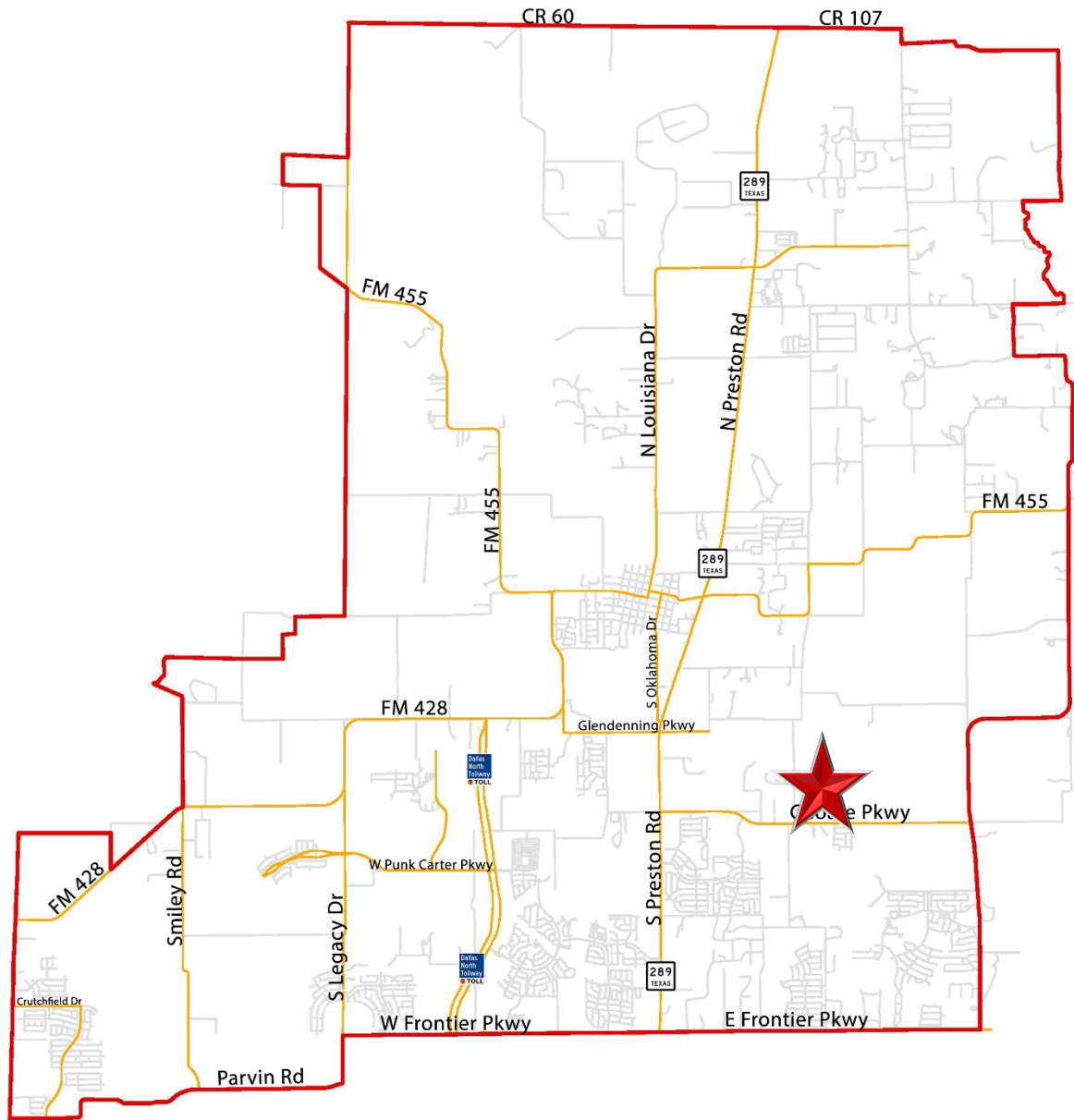
Bellevue Partners (Mancuso)

Planned Development

Planning & Zoning Commission

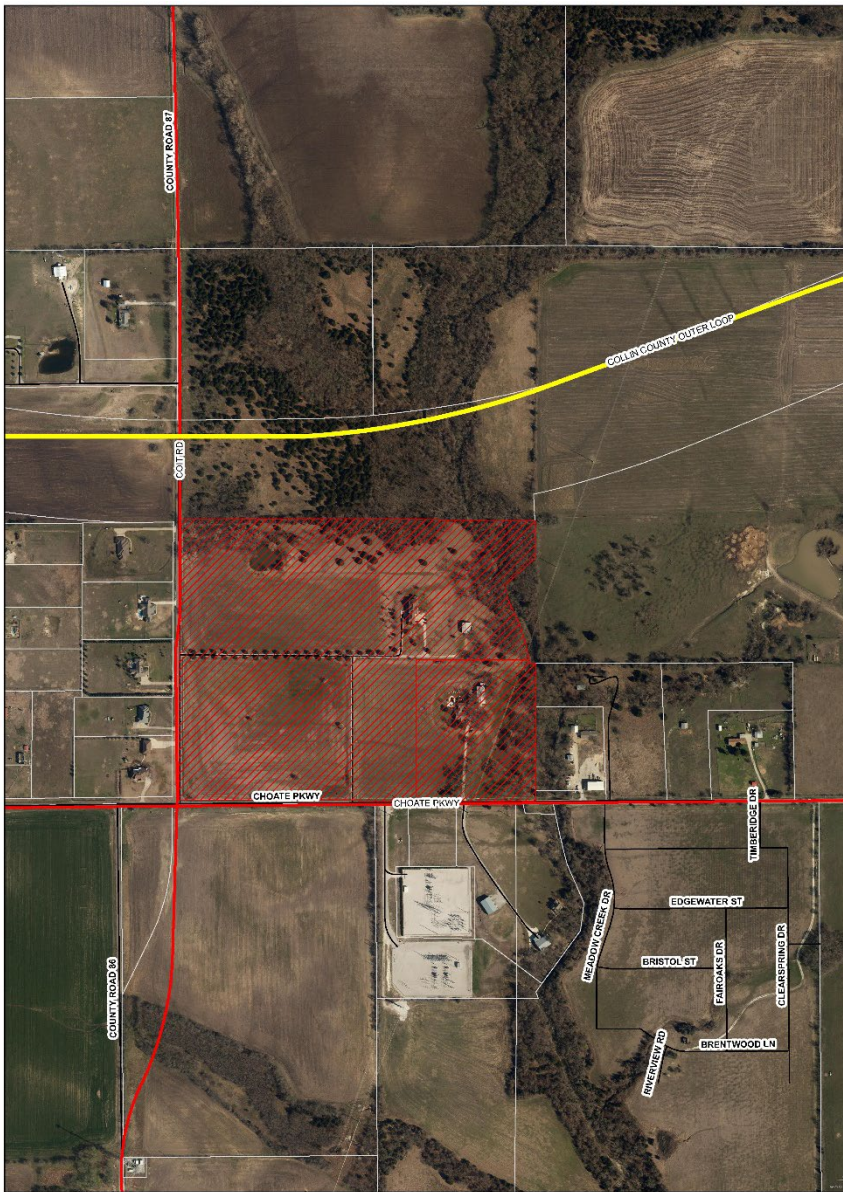
August 18, 2020

Attachment: Staff Presentation (Bellevue Planned Development)



Location Map

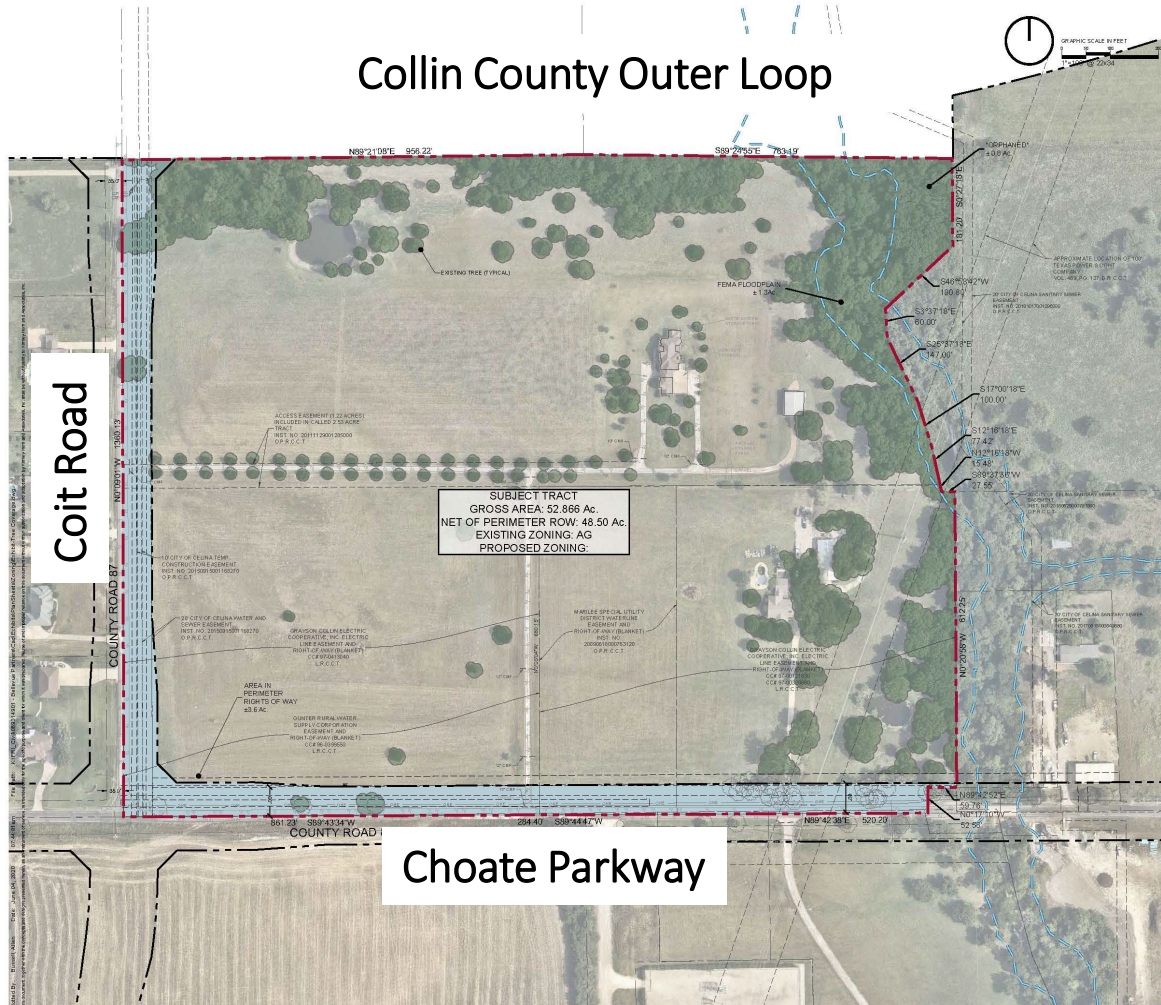
The subject property is generally at the intersection of the future Collin County Outer Loop, Coit Road, and Choate Parkway



Background

- The property is approximately 53 acres within both the Extraterritorial Jurisdiction (ETJ) and the City Limits
- The property is at a major hard corner of the future Outer Loop and Coit Road
- The Planned Development will have a base zoning of the Collin County Outer Loop Overlay (CCOLO)

Zoning Exhibit



Project Overview

- Staff believes that the CCOLO base zoning sufficiently covers the City's needs and is appropriately market friendly
- The applicant is requesting the ability to apply for Specific Use Permits (SUPs) for a few additional land uses, such as carwash, single-family attached (townhomes), and senior living uses
- Staff has no objection to these land uses since the City retains final approval authority through the SUPs

Policy Considerations

- The PD uses the CCOLO base zoning (1st time – affirmation that it is market based)
- The PD will help market the subject property
- City standards apply

Recommendation

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