



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 16, 2022
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair 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.

1. Presentation of the Annual Downtown Update (McAfee)

III. CONSENT AGENDA

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

A. Minutes Approval:

1. Minutes from the July 19, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Plat Vacation for Celina 22 Addition, being an approximately 23 acre tract of land; generally located west of Louisiana Drive and 430 feet north of Malone Street. (Celina 22 Plat Vacation)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 106 on approximately 253 acres, generally located 1,100 feet south of Sunset Boulevard and east and west of future Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 – PD Rezoning)

- B. Conduct a public hearing to consider and act upon a request to zone approximately 51 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Commercial, Retail, & Office (C) base zoning, generally located south of future Sunset Boulevard and 1,100 feet west of future Custer Road, within the Extraterritorial Jurisdiction (ETJ). (Matusek – PD Zoning)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 123 acres to Agricultural District (AG), generally located west of Peterman Parkway, east of Smiley Road, north of Parvin Road, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 & Matusek Remainder – Zoning)

V. **ADJOURNMENT**

The Commission 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.



Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Dusty McAfee AICP, Director of Development Services
CC: Jason Laumer, City Manager
Date: August 16, 2022
Re: Annual Downtown Update

Action Requested:

Presentation of the Annual Downtown Update (McAfee)

Background Information:

In 2019, the City Council adopted the Downtown Master Plan. This award-winning plan directs staff to provide annual implementation updates. Please refer to the attachment for additional information.

Supporting Documents:

- Staff Presentation

Staff Recommendation:

NA

ANNUAL UPDATE

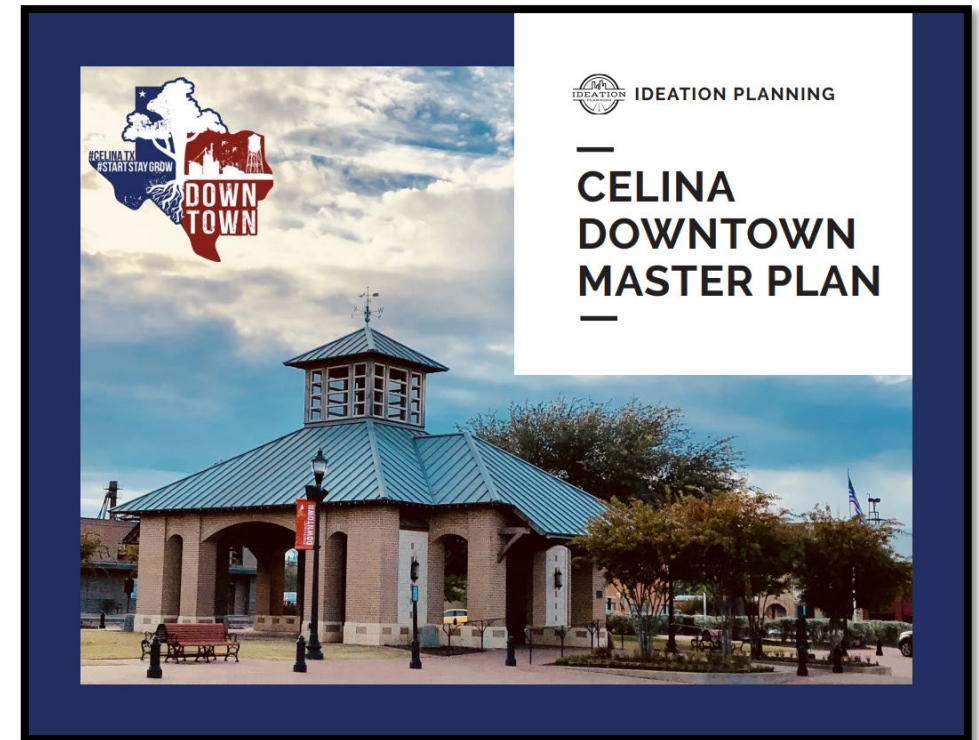
Downtown Master Plan

Planning & Zoning Commission
August 16, 2022



BACKGROUND

- The Downtown Master Plan was adopted in 2019
- TX-APA award for Community Outreach & Engagement
- Forged a 20+ year vision for the heart of the community
- Directs staff to provide an annual status update



5 YEARS

North Texas restaurant ranks No. 2 on Yelp's Best Places to Eat

Image Gallery 3 PHOTOS



JOIN US AT 6PM ON
FACEBOOK LIVE WITH

**Mayor
Sean
Terry**

TUESDAYS & THURSDAYS

If you would like to be featured or if you would like a Facebook live at your business, please email marketing@celina-tx.gov

INTEGRITY EXCELLENCE COMMUNITY SERVICE

 CELINA TEXAS
Life Connected.

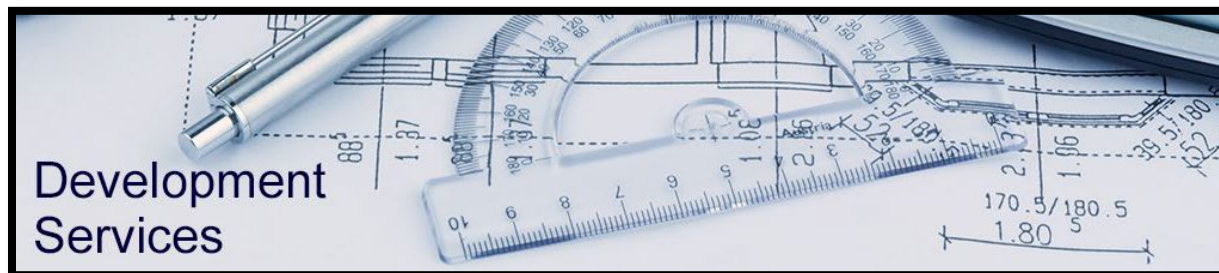


STRATEGIC IMPLEMENTATION

Categories:

- Mobility & Infrastructure
- Form & Function
- Zoning
- Branding
- Events & Programming

Over 65 action items to achieve these goals



COMPLETED PROJECTS

- Downtown Incentive Programs (DIPs)
- Updated ordinances (noise, alcohol)
- Substandard Housing
- Square Wi-Fi
- Interim parking lots
- Downtown Logo
- Enhanced Special Events
- Downtown Commission established
- Entertainment District launched
- Ousley Park (2021 CLIDE Award)
- Turf on the square

FAÇADE GRANTS & DIPS



THE DOWNTOWN CODE

- Aligns with the vision outlined in the Downtown Master Plan
- #1 method to protect, preserve, & enhance downtown
- Corrected the regulatory framework & strategically deregulated barriers to entry
- Provides property owners with more options



Ideation Planning

CELINA DOWNTOWN MASTER PLAN WINS STATE PLANNING AWARD

For Outstanding Public Outreach



Visit DOWNTOWN CELINA

Eat & Drink

1. Bobcat Kuntry
2. Bongo Beaux's Bourre Palace & Cajun Kitchen
3. Carmela Winery
4. Hairy Gorilla Snowballs
5. Hey Sugar Candy Store
6. Jimbo's Pizza
7. Little Wooden Penguin
8. Lucy's on the Square
9. Mangiamo Italian Market & Deli - *Coming Soon!*
10. Papa Gallo's Mexican Restaurant
11. Rollertown Brewery
12. Summer Moon Coffee
13. Terry's Donuts
14. Tender Smokehouse
15. Toasted Walnut Table & Market
16. Valley Vines Tasting Room

Shopping & Entertainment

17. Annie Jack
18. Buff City Soap
19. Celina Flowers & Gifts
20. Celina Heritage Association Museum
21. Grace Bridge Resale
22. Honeysuckle Rose Boutique - *Coming Soon!*
23. Terramania - *Coming Soon!*
24. The Greens at Little Wooden Penguin
25. The Twisted Trail
26. Thrown Axe Co.
27. Two29 on the Square Event Venue
28. William Williams Rare Jewels
29. Willow House Boutique

Government Facilities

30. Celina EDC
31. Celina ISD
32. Celina Public Library
33. City Council Chambers
34. City Hall
35. Police Station 1
36. Senior Center

Map Legend

-  Public Parking
-  Park/Playground



OUSLEY PARK



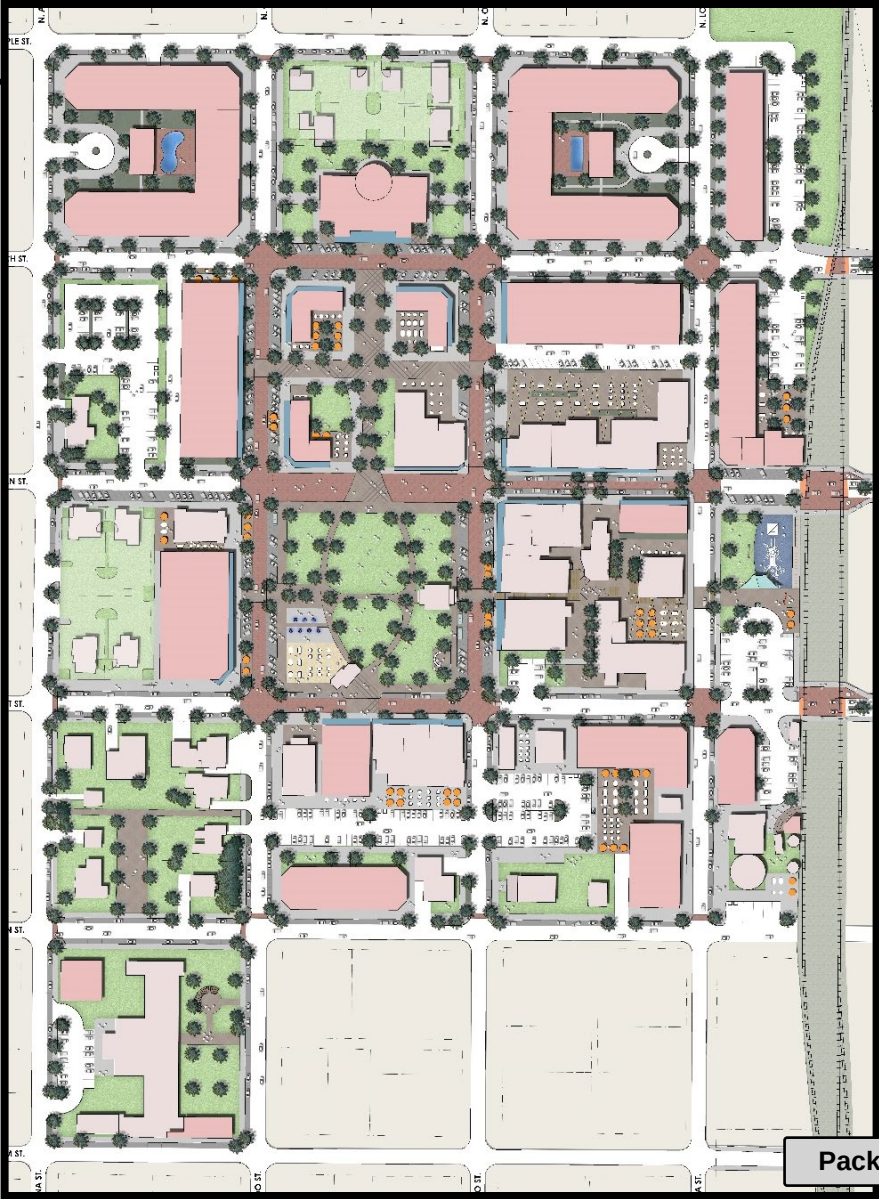
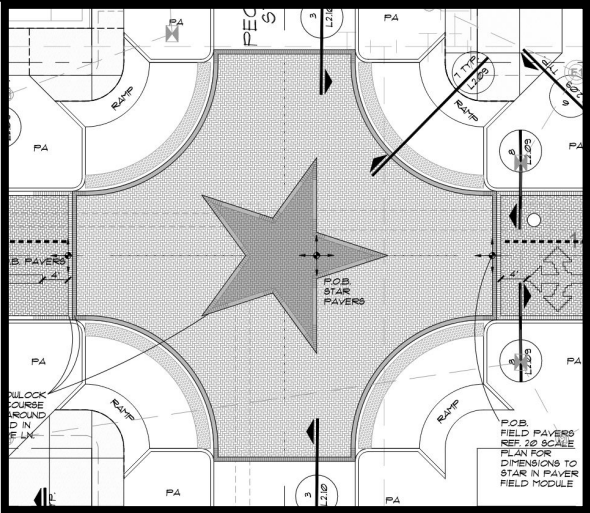
Bobcat Trail at Traditions Park

- Legend
- 1 Entry Gateway
 - 2 Fitness Grove
 - 3 Amphitheater with Athletics History Walk
 - 4 Food Truck Court
 - 5 Restaurant Patios
 - 6 Playground / Splash Pad with Shade Canopies
 - 7 Re-purposed Parks and Rec Facilities
 - 8 Pedestrian Bridges
 - 9 Dog Park with Artificial Turf
 - 10 Covered Basketball Court
 - 11 Community Garden
 - 12 Pollinator Gardens
 - 13 Tennis Courts
 - 14 12' Wide Concrete Trail

PATIO PLAZA



INNER LOOP



LIBRARY / ADMIN CONCEPT





Attachment: Staff Presentation (Annual Downtown Update)

Enhanced Downtown Square





Attachment: Staff Presentation (Annual Downtown Update)

Expanded Downtown Square



Special Event Lawn

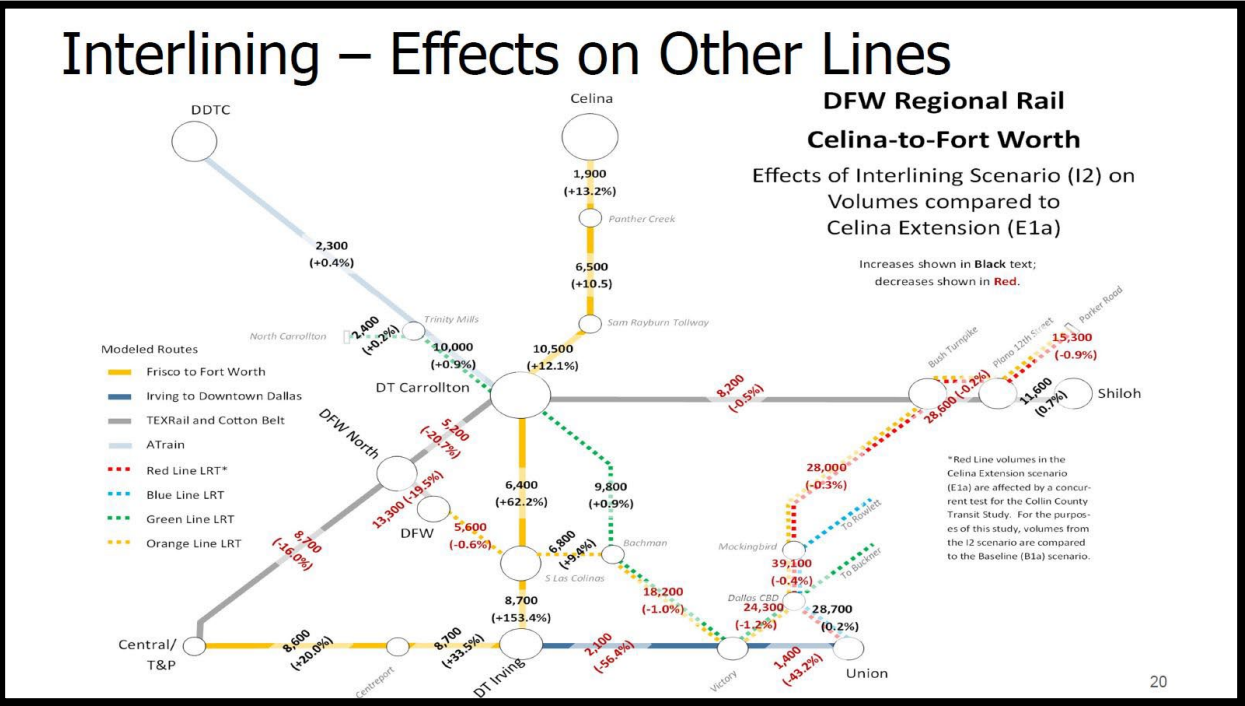
Attachment: Staff Presentation (Annual Downtown Update)

LONG TERM CITY HALL NORTHERN ANCHOR



Attachment: Staff Presentation (Annual Downtown Update)

TRANSIT STOP – DOWNTOWN CELINA



WHAT'S COMING?



ONGOING

- Minor infrastructure (e.g. wayfinding)
- Identify & implement parking technologies
- Promote the arts (live music, murals, etc.)
- Importance of special events



NEXT STEPS

Continue implementation of the award-winning Downtown Master Plan in order to preserve, protect, and enhance the “heart” of the community (i.e. downtown)

Any questions?



2 BE THE UNIQUE CITY

Celina is known for its small-town charm. Nothing exhibits our small-town charm better than our historic Downtown. This Strategic Plan goal seeks to preserve Celina's unique heritage through fortifying and expanding Downtown, carrying these unique attributes to other planning efforts around the City and infusing Celina's agricultural past into City projects.

Furthermore, this strategic plan goal seeks to preserve our town's rich tradition and history.





Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 19, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Chair Hangartner called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the June 21, 2022, Planning & Zoning Commission meeting.

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

Minutes Acceptance: Minutes of Jul 19, 2022 5:30 PM (Minutes Approval)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 45 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Poché motioned to approve the item as proposed.

Vice Chair Barley seconded the item.

The motion was approved 4-1, with Commissioner Becker being the dissenting vote.

RESULT:	APPROVED [4 TO 1]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Shelby Barley, Vice Chair
AYES:	Hangartner, Barley, Ousley, Poché
NAYS:	Becker
ABSENT:	Bain

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 5:56 p.m.

Minutes Acceptance: Minutes of Jul 19, 2022 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Director
 CC: Dusty McAfee AICP, Director of Development Services
 Date: August 16, 2022
 Re: Celina 22 Plat Vacation

Action Requested:

Consider and act upon a Plat Vacation for Celina 22 Addition, being an approximately 23 acre tract of land; generally located west of Louisiana Drive and 430 feet north of Malone Street. (Celina 22 Plat Vacation)

Owner/Developer:

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

Background Information:

A Conveyance Plat for Celina 22 was approved at the November 2019 Planning & Zoning Commission meeting. The applicant is requesting to vacate the current plat due to lot line and ownership changes, and to allow future platting and development based on current ownership tract lines. The plat vacation is an appropriate process as it allows the nullification of a recorded plat in its entirety, consistent with the provisions of State Law.

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

Supporting Documents:

- Location Map
- Original Plat

Staff Recommendation:

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



Attachment: Location Map (Celina 22 Plat Vacation)

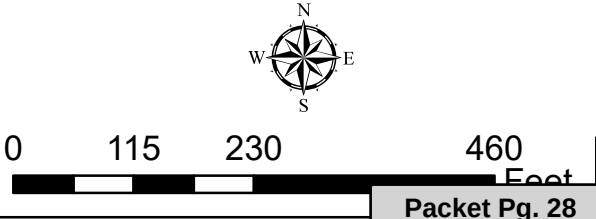


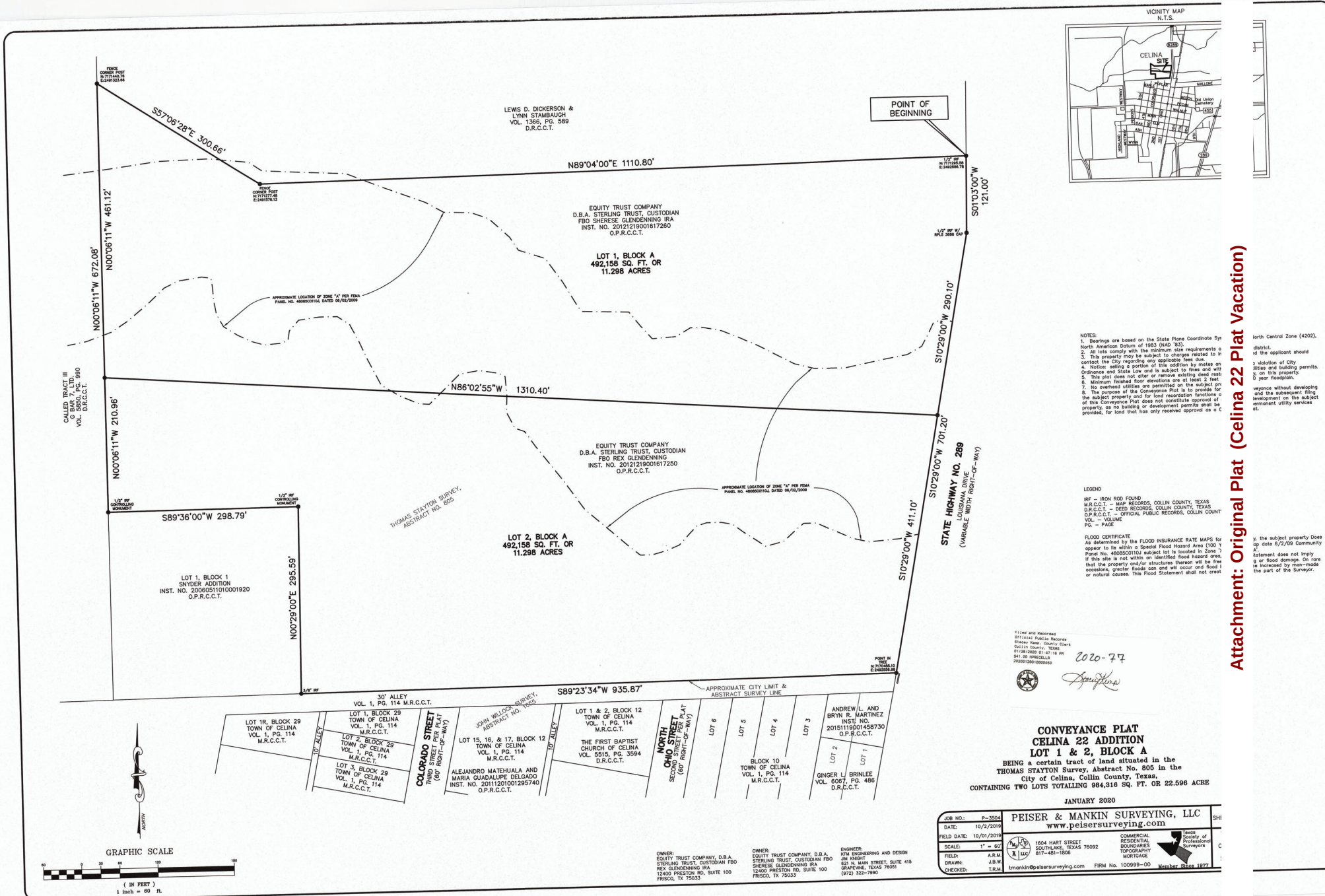
Celina 22 Location Map

Date: 11/13/2019

Legend

- Roads
-  Celina 22
-  Parcels





SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned, Timothy R. Mankin, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLCSTATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated. Given under my hand and seal of the office this 2nd day of January, 2020.

Notary Public in and for Tarrant County, Texas



CERTIFICATE OF PLAT APPROVAL

APPROVED

R. Paulick
CITY DEVELOPMENT OFFICIAL
CITY OF CELINA, TEXAS01.24.2020
DATE

WITNESS BY HAND THIS 24 DAY OF January 2020

Vicki Jarrett
CITY SECRETARY
CITY OF CELINA, TEXASFiled and Recorded
Official Public Records
County: Tarrant, County Clerk
Official: Sheri L. Jones
01/28/2020 01:47:16 PM
\$41.00 (FEE)
2020012801000040

2020-78



Amelia

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

We, the undersigned, Equity Trust Company, D.B.A. Sterling Trust, Custodian FBO SNE Glendinning owners of the land shown on this plat within the area described by metes and being a 22.596 acre tract of land situated in the Thomas Statton Survey, Abstract N County, Texas, being all of that certain tract of land conveyed to Equity Trust Company recorded in Instrument Number 201212300167230 and 201212300167230, of the County of Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Equity Trust corner of a tract of land conveyed to Lewis D. Dickerson & Lynn Stambaugh by deed of the Deed Records of Collin County, Texas, and being in the westerly right-of-way

THENCE South 01 deg. 03 min. 00 sec. West, along the east line of said Equity Trust right-of-way line of said State Highway No. 289, a distance of 12.00 feet to a 1/2 "3688" cap found for corner;

THENCE South 10 deg. 29 min. 00 sec. West, continuing along the east line of said right-of-way line of State Highway No. 289, a distance of 750.20 feet to a point in southeast corner of said Equity Trust tract;

THENCE South 89 deg. 23 min. 34 sec. West, along the south line of said Equity Trust to a 3/8 inch iron rod found for corner, said point being the usual southerly south and being the southeast corner of Lot 1, Block 1, Snyder Addition, on addition to the according to the plat thereof recorded in Instrument Number 2006031010001620, of Texas;

THENCE North 00 deg. 29 min. 00 sec. East, along the common line of said Equity distance of 285.58 feet to a 1/2 inch iron rod found for corner, said point being in

THENCE South 89 deg. 23 min. 00 sec. West, along the common line of said Equity distance of 288.79 feet to a 1/2 inch iron rod found for corner, said point being in said Equity Trust tract, some being the northwest corner of said Lot 1, and being in conveyed to G Bar 7, LTD., by Deed recorded in Volume 5850, Page 990, Deed Record

THENCE North 00 deg. 06 min. 11 sec. West, along the common line of said Equity distance of 472.08 feet to a fence corner post found for corner, said point being in Trust tract, and being the southwest corner of aforesaid Lewis D. Dickerson & Lynn

THENCE South 57 deg. 06 min. 28 sec. East, along the common line of said Equity Dickerson & Lynn Stambaugh tract, a distance of 300.68 feet to a fence corner post

THENCE North 89 deg. 04 min. 00 sec. East, continuing along the common line of said D. Dickerson & Lynn Stambaugh tract, a distance of 1110.80 feet to the POINT OF SQUARE FEET or 22.596 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Equity Trust Company, D.B.A. Sterling Trust, acting herein by and thru do hereby adopt this plat designating the hereinabove described property use forever by fee simple title, free and clear of all liens and encumbrances, including, but not limited to, easements, storm drainage facilities, floodways, and other utilities and facilities, and any other property necessary to the requirements of the subdivision regulations and other City codes and regulations. Further, the undersigned covenants and agrees that he/she shall maintain in a state of good repair and functional condition at all times in accordance with the regulations, no buildings, fences, trees, shrubs, or other improvements or placed upon, over, or across the easements as shown, except that be installed, if approved by the City of Celina. At no point shall any subject property. The City of Celina and public utility entities shall maintain all respective easements without the necessity of any time or

WITNESS, my hand this the 2nd day of January 2020

EQUITY TRUST COMPANY, D.B.A. STERLING TRUST,
CUSTODIAN FBO REX GLENDINNING IRABy: *[Signature]*
REX GLENDINNING, BENEFICIARY

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 Rex Glendinning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated. Given under my hand and seal of office, this the 2nd day of January 2020.

Given under my hand and seal of office, this the 2nd day of January 2020.

Alvin D. Burt
Notary Public in and for the State of Texas

WITNESS, my hand this the 23rd day of January 2020

EQUITY TRUST COMPANY, D.B.A. STERLING TRUST,
CUSTODIAN FBO SHEREE GLENDINNING IRABy: *[Signature]*
SHEREE GLENDINNING, BENEFICIARY

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 Sherree Glendinning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated. Given under my hand and seal of office, this the 2nd day of January 2020.

Given under my hand and seal of office, this the 2nd day of January 2020.

Alvin D. Burt
Notary Public in and for the State of Texas

CONVEYANCE PLAT
CELINA 22 ADDITION
LOT 1 & 2, BLOCK A
BEING a certain tract of land situated in the
THOMAS STATTON Survey, Abstract No. 805 in the
City of Celina, Collin County, Texas.
CONTAINING TWO LOTS TOTALLING 984,316 SQ. FT. OR 22.596 ACRES

JANUARY 2020

OWNER:
EQUITY TRUST COMPANY, D.B.A.
STERLING TRUST, CUSTODIAN FBO
REX GLENDINNING IRA
12400 PRESTON RD, SUITE 100
FRISCO, TX 75033OWNER:
EQUITY TRUST COMPANY, D.B.A.
STERLING TRUST, CUSTODIAN FBO
SHEREE GLENDINNING IRA
12400 PRESTON RD, SUITE 100
FRISCO, TX 75033ENGINEER:
KPM ENGINEERING AND DESIGN
300 NORTH
821 N. MAIN STREET, SUITE 415
DALLAS, TEXAS 75201
(972) 322-7890

JOB NO.:	P-2004	SHEET	2
DATE:	10/2/2019	OF	2
FIELD DATE:	10/01/2019	OF	2
SCALE:	1" = 50'		
FIELD:	A.R.M.		
DRAWN:	J.B.W.		
CHECKED:	T.M.		
1604 HART STREET SOUTH ARLING, TEXAS 76092 817-481-1808			
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE			
tman@peiserandsurveying.com FIRM No. 100999-00 Member Since 1877			



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 16, 2022
Re: Tuscany Ph. 2 PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 106 on approximately 253 acres, generally located 1,100 feet south of Sunset Boulevard and east and west of future Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 – PD Rezoning)

Applicant:

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

Background Information:

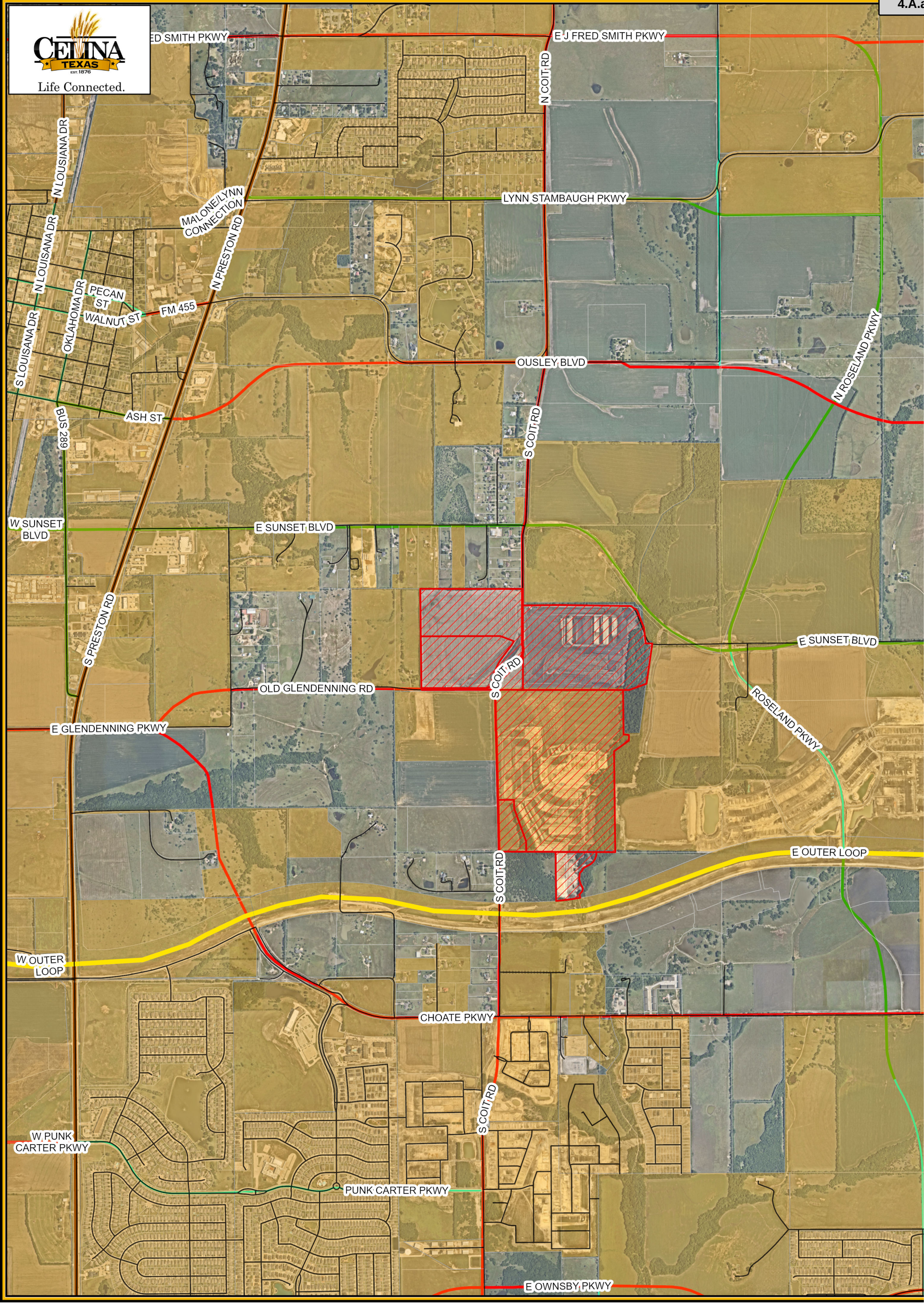
This item is for the zoning of approximately 253 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Commercial, Retail, & Office (C), and Multi-Family (MF-0) base zoning, consistent with the approved Development Agreement. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Subject Property

City Limits

Roads

Parcels

Legend

Tuscany 2

Location Map

City of Celina

8/2/2022

0

1,250

2,500

Feet

Attachment: Location Map (Tuscany Ph. 2 PD - Zoning)

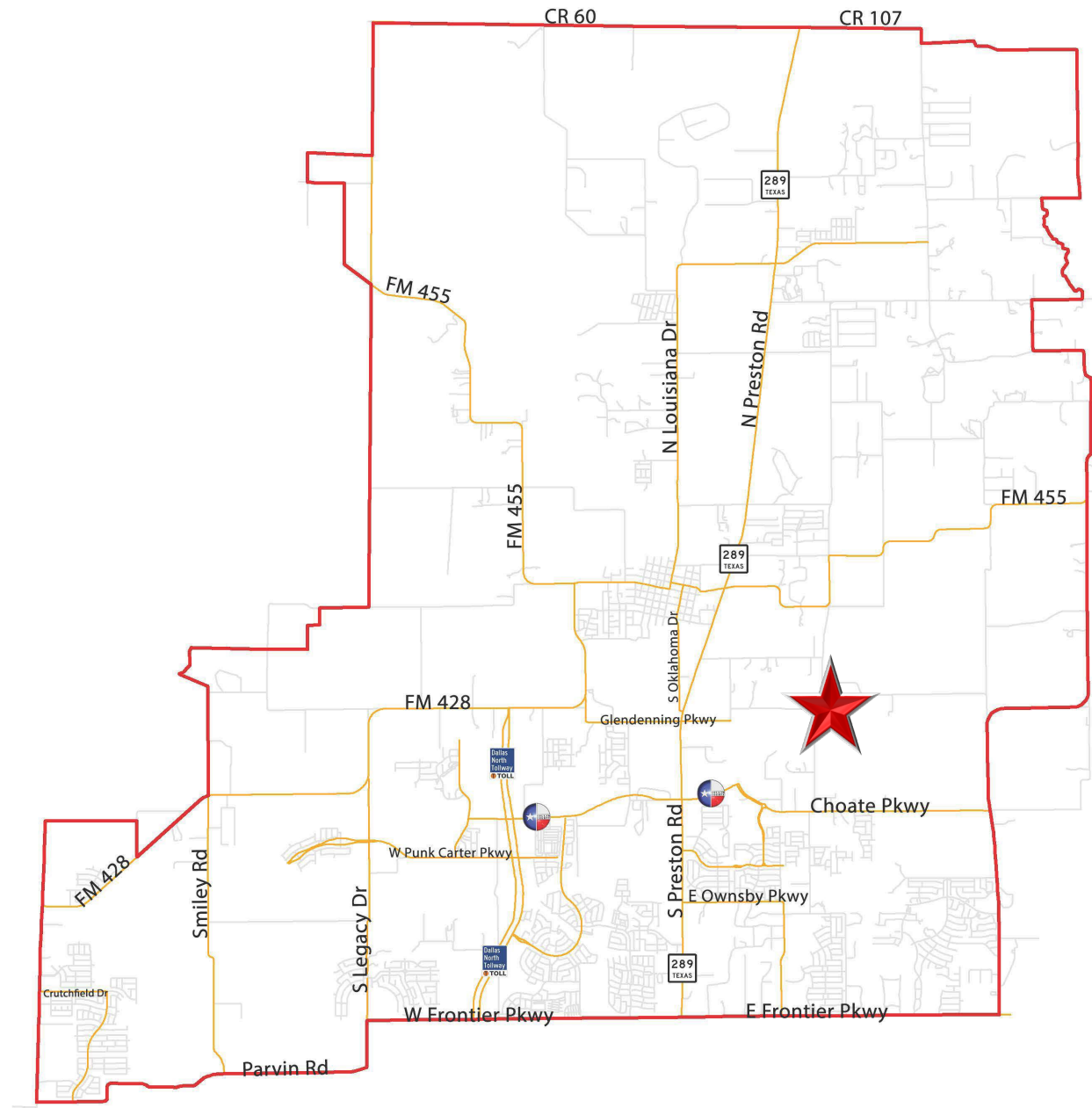
Packet Pg. 32

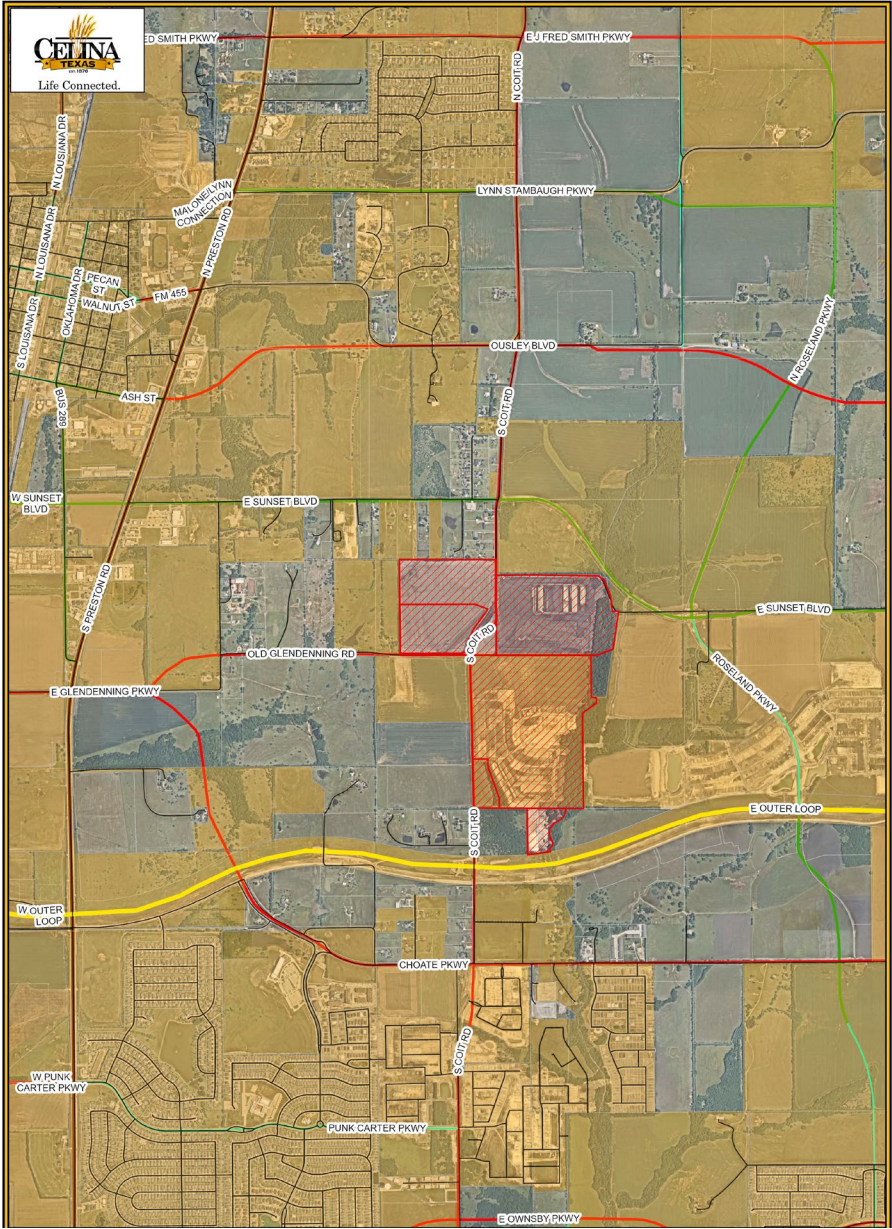
TUSCANY PH. 2

Planned Development

Planning & Zoning Commission
August 16, 2022







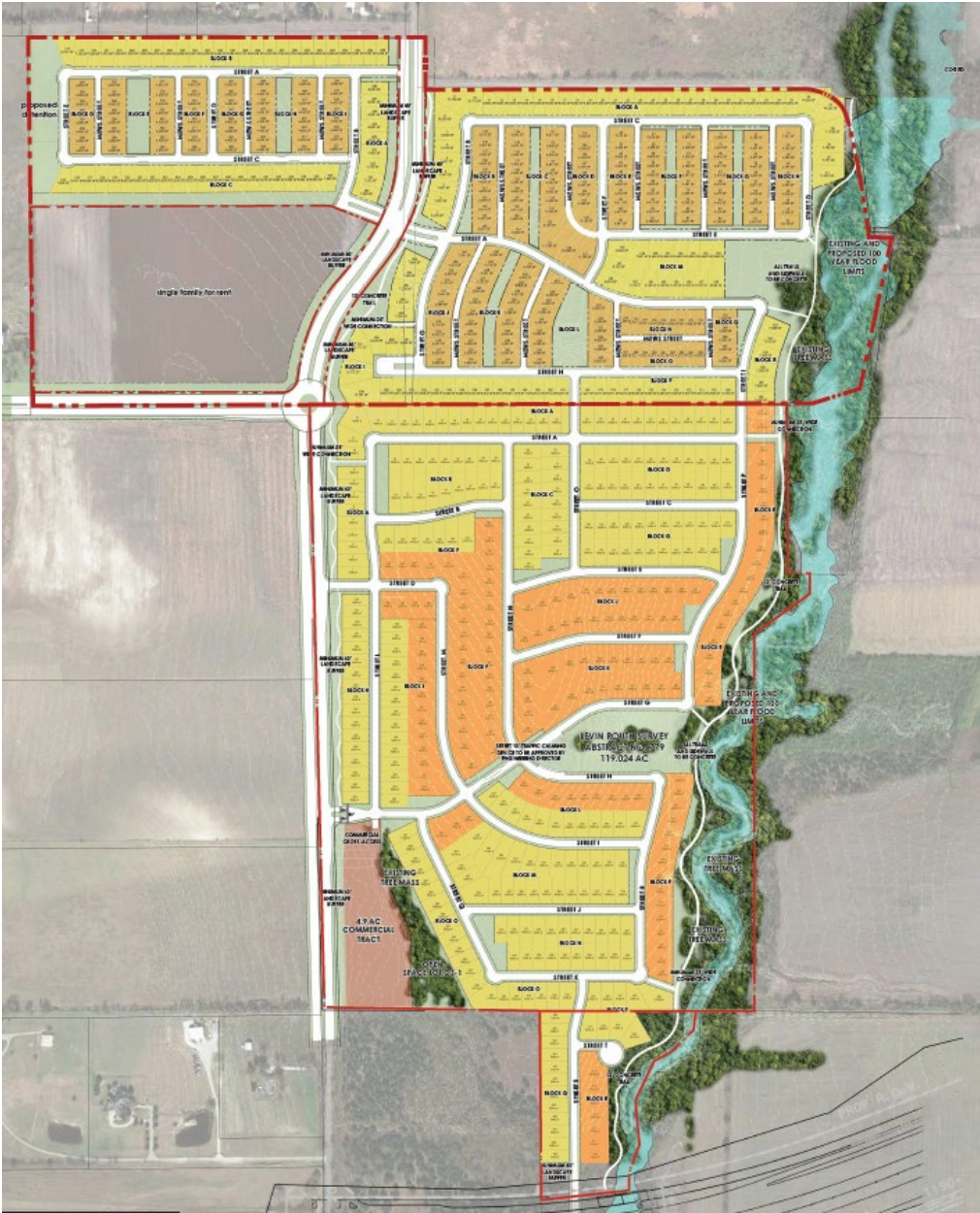
LOCATION MAP

The subject property is generally located 1,100 feet south of Sunset Boulevard and east and west of future Coit Road

BACKGROUND

- The subject property is approximately 253 acres, and located both within both the City Limits and the Extraterritorial Jurisdiction
- A Development Agreement which outlined the future annexation and zoning was approved in August 2021
- The applicant's request is to annex and zone the property per the approved DA for a master planned community

CONCEPT PLAN



OVERVIEW

- Extensive open spaces and parks throughout community, an amenity center overlooking the creek, splash pad and a trail parallel along the creek
- Compliance with Neighborhood Vision Book
- 25 acres reserved for single-family for rent (MF-o)
- Lot Mix:
 - 40s: Maximum 35%
 - 55s: Flexible
 - 60s: Minimum 20%

POLICY CONSIDERATIONS

- The development includes a mixture of lot sizes
- Follows city standards (extensive open space, architecture, etc.)
- The proposed annexation brings additional acreage into the City limits
- The City's trail network is expanded
- The request is in compliance with the approved DA

RECOMMENDATION

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

DRAFT DEVELOPMENT STANDARDS

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single-Family Residential Detached District. The base zoning for the commercial portion of the Planned Development shall be C, Commercial, Office, & Retail District, and MF-0 (Horizontal Multi-Family) for the MF-0 tract.

Concept Plan:

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

Architecture:

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

Amenities:

In addition to the base zoning regulations, the SF-R tracts' amenity package will include:

- 12' concrete trail per the Trails Master Plan, as shown on Concept Plan. The 12' concrete trail for each development phase must be constructed before the next development phase begins.
- The trail shall maintain multiple trail connections into the adjacent street's sidewalks, in addition to view corridors along Wilson Creek, generally as shown on the Concept Plan.
- Located east of Coit Road will be one large Amenity Center to have a large open air shade structure, swimming pool, bathrooms, fire pits, dog park, and playground.
- The clubhouse and swimming pool must start construction before the 2nd phase begins.
- Located west of Coit Road will be a community splash pad, small shade structure, and playground (as depicted in the Splash Pad Area Depiction Exhibit). MF-0 amenities cannot count toward this requirement.
- The northeastern open space area, located east of Coit and along Wilson Creek, should include a small shade structure and playground. Remaining open space areas shall be amenitized per the NVB.

Open Space:

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

- Linear trail along Wilson Creek

- Large, centralized amenity center overlooking Wilson Creek, in addition to other open space areas that are large enough to be amenitized.
- Meaningful incorporation of open space throughout the neighborhood. Green areas on the Concept Plan shall be retained and of sufficient size to meet the NVB.
- The wooded area east of the commercial tract may count toward the 20% open space requirement if it remains a wooded environment. Not more than 50% of tree count can be removed to meet these criteria. Undergrowth and lower branches can be cleared for safety, visibility, and drainage.

Lot Regulations for SF-R

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

- Single Family density can be allowed to maximum overall density of 4.0 units per acre. With the proposed re-alignment of Coit Roadway between the tracts, the lot mix might slightly adjust, but the intent, per Concept Plan, is as follows:
 - West Tract: 64 - 40' lots, 57 - 55' lots.
 - East Tract: 177 - 40' lots, 356 - 55' lots, 167 - 60' lots.
- 55' and 60' lot sizes shall be front loaded. 40' lots require alleys.
- Minimum lot size variation is 5.0'.
- Smallest lot size maximum percentage is 35%, measured overall for the site per Concept Plan. If any conflicts arise, the Concept Plan will govern.
- Front and rear yard setbacks shall be the following:
 - Front/rear yards for 55' and 60' lot sizes shall total at least 40'.
 - Front/rear yards for 40' lot size shall total at least 30'.
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

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

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

- Maximum gross density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. Per the Concept Plan, if a wide landscape buffer is installed, effectively separating the MF-0 and SF-R tracts, then a wall along the shared boundary may instead be replaced by the landscape buffer, so long as the adjacent fencing (on each product type) is open decorative metal, with associated landscaping and a minimum 6' wide concrete sidewalk.
- No gates crossing the fire lanes are allowed.
- At least one vehicular cross access point shall be provided between the MF-0 and SF-R tract, along with associated pedestrian connections. This shall be the only pedestrian connection required between the MF- 0 and SF-R tracts.
- Wooden privacy residential fences are allowed within the 10' landscape setback. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
- Parking shall be a minimum of 1.5 per unit.
- Percent of enclosed parking (garages) shall meet the MF-I standards of 10% minimum.

- Covered parking and garage parking spaces count toward the minimum required off-street parking.
- Roof pitch shall be a minimum of 5:12.
- Carports shall contain spaces for 4 to 10 vehicles. Building materials may be metal or combination of building materials.
- The required masonry wall may be installed along the western property line, with the private residential fence returns connecting into the wall, so long as the private back yards are a minimum 10' deep and install the required perimeter trees within the yard.
- Distance between residential structures (face to face) shall be a minimum of 10 feet.
- Repetition of building elevations is allowed with the use of a minimum of three different building elevations per building type and at least 3 different color schemes for the development.
- A neighborhood pool and amenity area will be provided for residents, per the amenity requirements found in the Zoning Ordinance.
- All units shall abide by the City's single-family architectural design standards for masonry materials, which is 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board, on all facades.

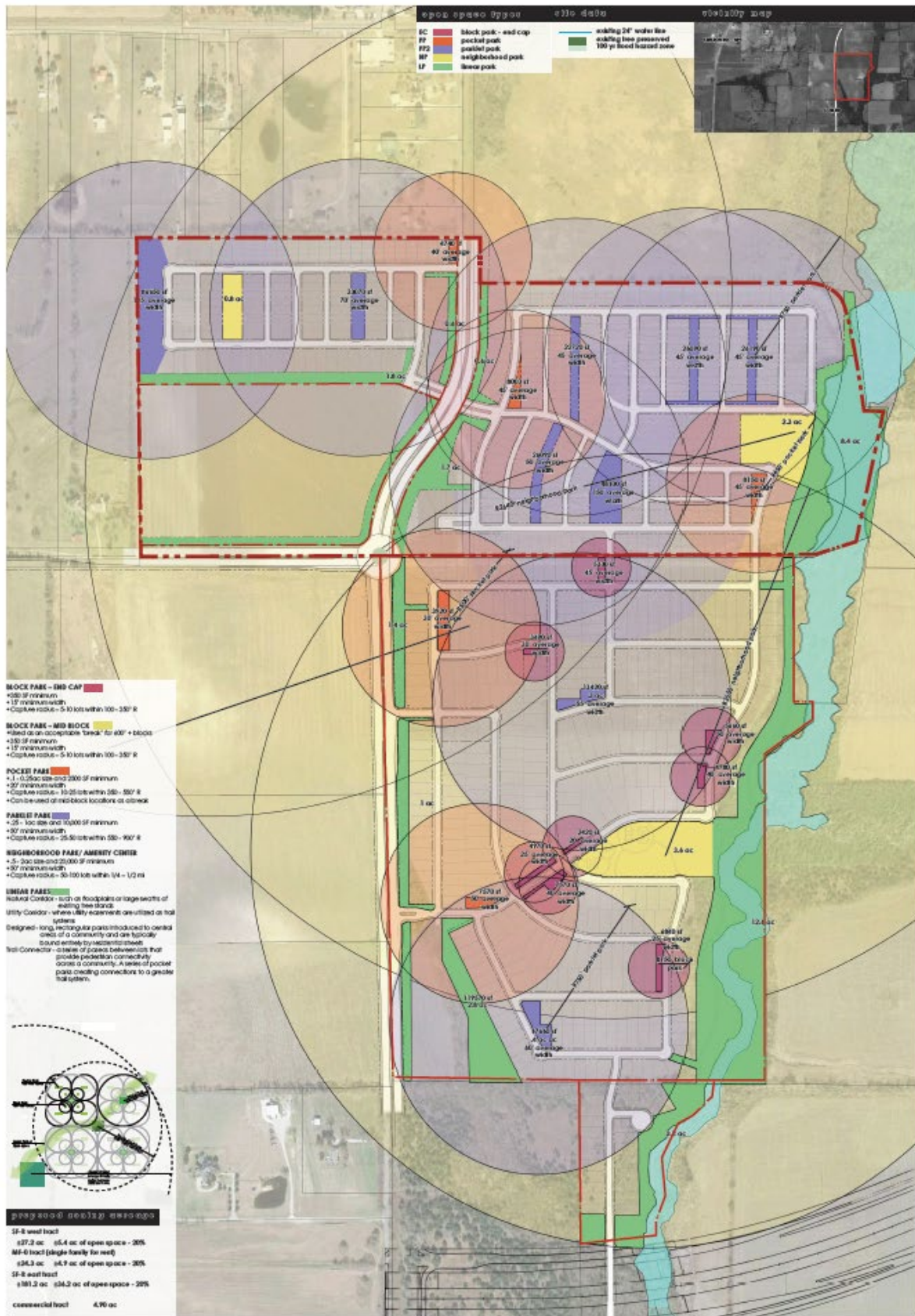
CONCEPT PLAN



SPLASH PAD AREA DEPICTION EXHIBIT

Attachment: Draft Development Standards (Tuscany Ph. 2 PD – Zoning)

TRAILS AND OPEN SPACE IMPROVEMENTS





Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 16, 2022
Re: Matusek PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 51 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Commercial, Retail, & Office (C) base zoning, generally located south of future Sunset Boulevard and 1,100 feet west of future Custer Road, within the Extraterritorial Jurisdiction (ETJ). (Matusek – PD Zoning)

Applicant:

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

Background Information:

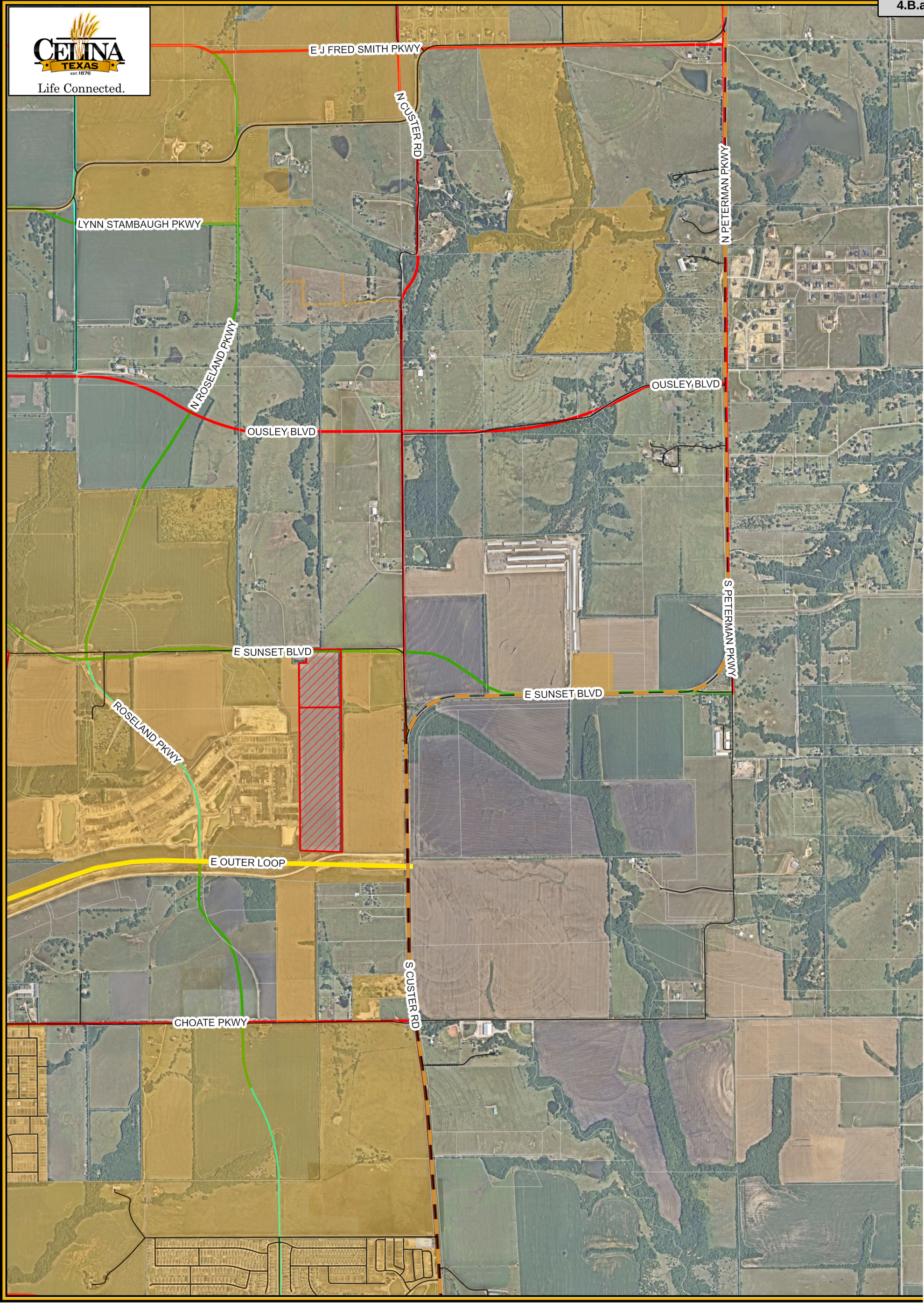
This item is for the zoning of approximately 51 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Commercial, Retail, & Office (C), base zoning, consistent with the approved Development Agreement. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Legend - Subject Property - City Limits - Roads - Parcels	Matusek Location Map City of Celina 8/1/2022	0 1,250 2,500 Feet
---	---	-----------------------------------

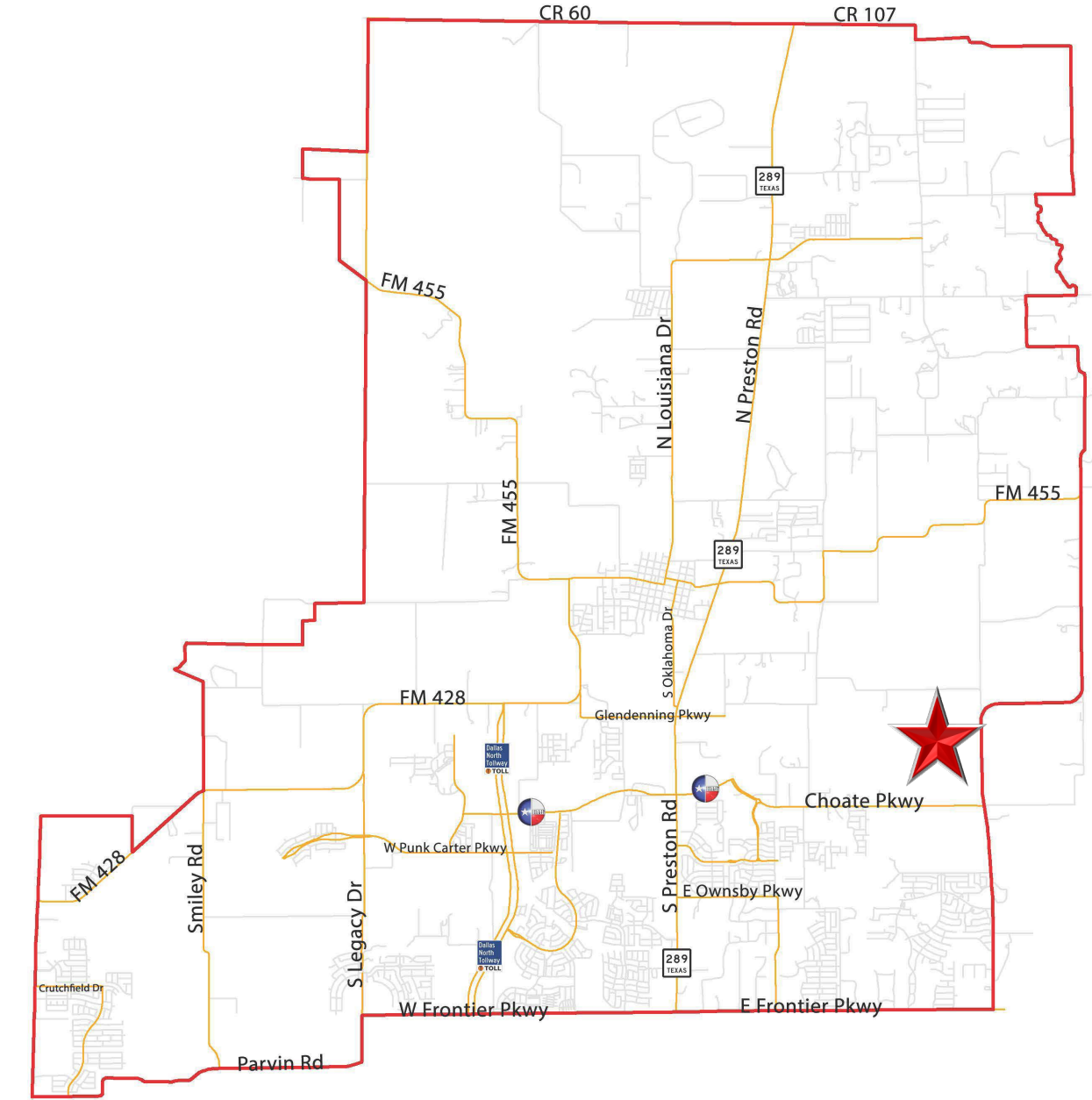
Attachment: Location Map (Matusek PD – Zoning)

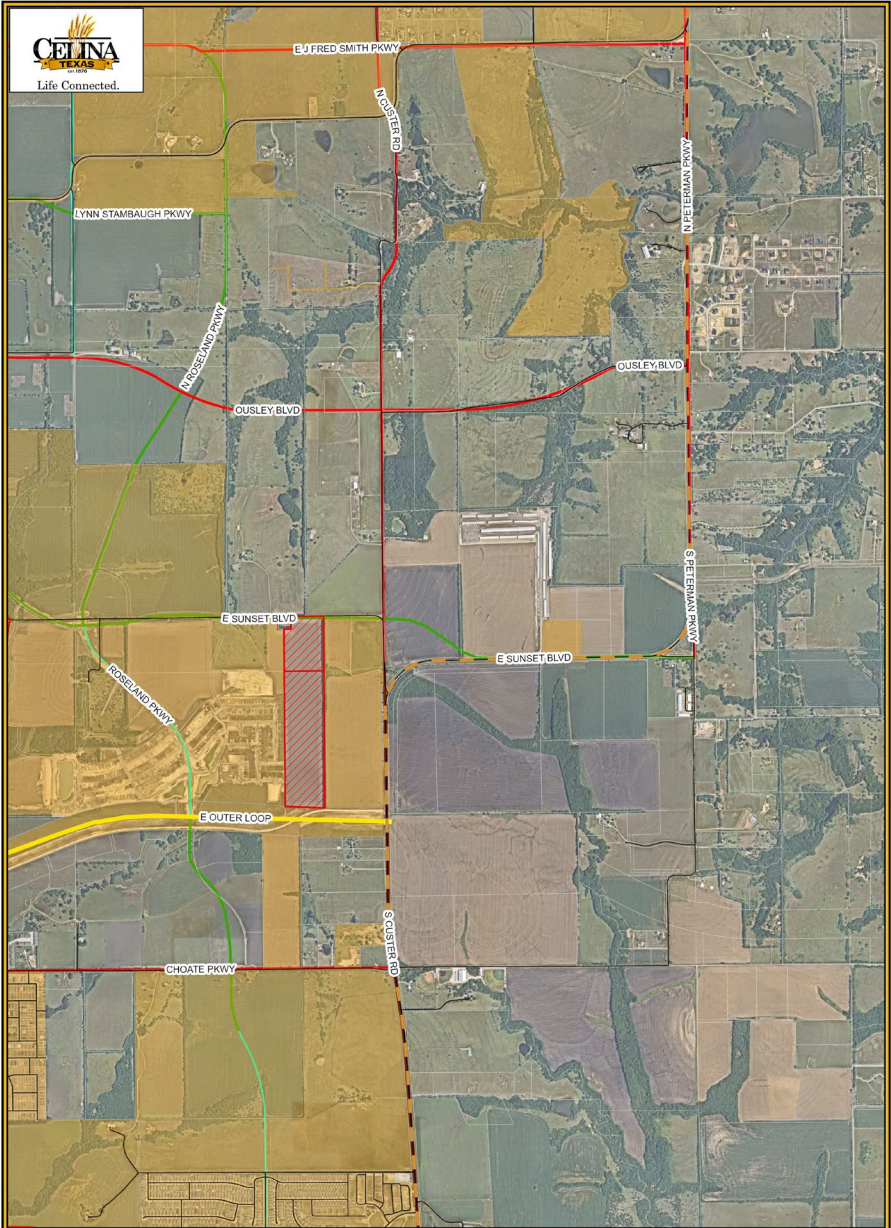
MATUSEK

Planned Development

Planning & Zoning Commission
August 16, 2022







LOCATION MAP

The subject property is generally located south of future Sunset Boulevard and 1,100 feet west of future Custer Road

Attachment: Staff Presentation (Matusek PD – Zoning)

BACKGROUND

- The subject property is approximately 51 acres and located within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement which outlined the future annexation and zoning was approved in September 2021
- The applicant is proposing to annex and zone the tract to the existing Parks at Wilson Creek master planned community, per the approved DA

CONCEPT PLAN



Attachment: Staff Presentation (Matusek PD – Zoning)

CONCEPT PLAN



OVERVIEW

- The agreement contemplates an extension of the existing Parks at Wilson Creek (PAWC) master planned community
- Continues the entitlements within PAWC
- Lot Types:
 - 70s
 - 60s
 - 50s
 - 40s (maximum 15%)
- Matches the existing Parks at Wilson Creek lot mix

POLICY CONSIDERATIONS

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

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, per the governing DA



Planned Development Regulations

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

1.0 Purpose

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

2.0 Definitions

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

3.0 General Regulations

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

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

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

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

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

4.0 Use Regulations

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

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

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

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

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

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

5.0 Area Regulations

5.1 General Area regulations:

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

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

Type 1:

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

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

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

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

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

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

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

Type 2:

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

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

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

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

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

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

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

Type 3:

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

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

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

feet.

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

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

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

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

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

Type 4:

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

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

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

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

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

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

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

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

Type 5:

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

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

6.0 Parking Regulations

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

7.0 Building Regulations

- 7.1 The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:
 - (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations facing a public street shall also be one-hundred (100) percent masonry; side and rear elevations not facing a public street shall not be less than fifty (50) percent masonry for each façade nor shall the combined overall be less than eighty (80) percent masonry, exclusive of doors and windows.
 - (b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
 - (c) For lots fifty (50) feet or wider, all garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way.

- (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
- (e) The primary roof pitch for Type 3 shall not be less than 6:12.
- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides or rears facing Sunset Boulevard are required.
- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.
- (h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek Annex.

7.2 Exterior Building Façade of Accessory Structures:

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

8.0 Screening Regulations

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

- 1. Chain Link Fence is prohibited.
- 2. The following items shall be screened from the public street:
 - (a) Clothes lines or drying racks
 - (b) Yard maintenance equipment
 - (c) Garbage and refuse containers, except on collection day
 - (d) Wood piles and compost piles

- (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
- (f) Roof mounted TV antennas or dishes
- (g) Pool equipment

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

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to Sunset Boulevard. All screening walls shall be constructed in conjunction with the associated residential phase.
 - 1. A masonry (stone or brick) or thin wall for lots backing and siding to Sunset Boulevard.
 - 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for Sunset Boulevard.
- (b) Screening fences shall be as follows:
 - 1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
 - 2. For open ended cul-de-sac's adjacent to Sunset Boulevard shall have a minimum five (5) foot decorative metal fence and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open-ended cul-de-sac's to the proposed thoroughfares is required.
 - 3. Any use of ornamental metal shall be accompanied by trees or shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers, shade trees shall be a minimum of three (3) inches in diameter and ornamental trees shall be a minimum of thirty (30) gallon or six feet in height.
 - 4. No access through the rear or side yards of lots that side or back to Sunset Boulevard is permitted.
 - 5. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

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

- (a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's side yard screening regulations:

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

9.0 Landscape & Irrigation Regulations

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

Turf:

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

Trees:

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

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

Shrubs:

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

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

Type 4: The landscape and irrigation shall be in accordance with Section

14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

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

- (a) In addition to the 100-acre city park, there shall be a minimum of 10% or 5 acres of open space. All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.
- (b) All open space areas and detention areas shall count toward open space requirements be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- (d) All open space areas shall have a slope not greater than 4:1 unless they are naturally existing or structurally supported.

10.2 Open Space Area Specifics:

Area A: This area is located outside and south of the designated right-of-way of Sunset Boulevard. It shall include a screening wall and a ten (10) foot concrete trail, within a 15-foot landscape buffer along the south side of Sunset Boulevard and associated landscaping and irrigation.

Area B: This area is located along and outside the north right of way line of the Outer Loop. The landscape buffer shall be forty (40) feet in width with associated shade trees, shrubs, turf and irrigation in accordance with City requirements.

11.0 Subdivision Regulations

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

- (a) Block Length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 or Type 4 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to

the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- (b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.
- (c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.
- (e) Sunset Boulevard: – Sunset Boulevard shall be a four (4) lane divided roadway within a one-hundred (100) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the dedication of right-of-way and the construction of the infrastructure within their half of the right-of-way. Sunset shall consist of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, the construction of left turn lanes at intersections, and the ROW shall flare at intersections to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (f) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.
- (g) Tree Surveys: Tree surveys required as shall be submitted at the time of Construction/Final Plat application.
- (h) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

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

(a) **Residential Lot Grading:**

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) **Paving:**

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

7. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
8. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in/hr.

(c) General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) Sanitary Sewer Mains

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

(e) Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a

common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.

3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
4. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) **Miscellaneous**

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

12.0 Legal Description

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

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

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

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

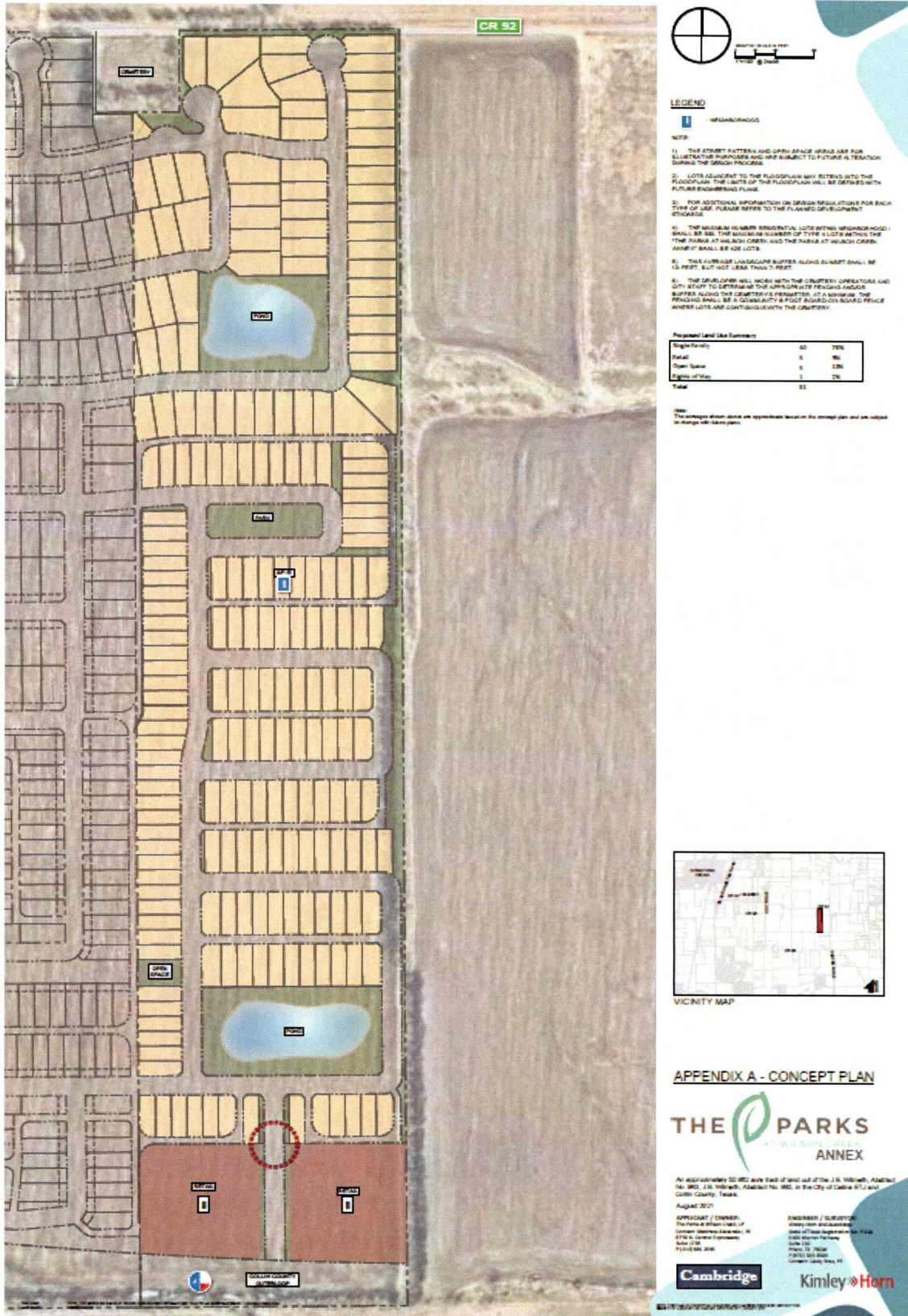
THENCE North 89°17'50" East, a distance of 561.60 feet to a point for the northeast corner;

THENCE South 0°24'55" East, a distance of 3304.66 to a point for the southeast corner, at the beginning of a non-tangent curve to the right having a central angle of 2°44'01", a radius of 14335.50 feet, a chord bearing and distance of North 87°52'25" West, 683.90 feet;

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 683.97 feet to a point for the southwest corner;

THENCE North $0^{\circ}24'10''$ West, a distance of 3053.19 feet to the **POINT OF BEGINNING** and containing 50.9806 acres or 2,220,714 square feet of land, more or less.

Appendix "A"



Appendix "B"

LEGAL DESCRIPTION

NEIGHBORHOODS I-II

Neighborhood I (46.1538 acres)

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

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

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

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

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

THENCE South 0°24'55" East, a distance of 2984.54 feet to a point for the southeast corner;

THENCE South 89°35'50" West, a distance of 683.17 feet to a point for the southwest corner;

THENCE North 0°24'10" West, a distance of 2763.25 feet to the **POINT OF BEGINNING** and containing 46.1538 acres or 2,010,457 square feet of land, more or less.

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

Neighborhood II (4.8268 acres)

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

BEGINNING at a point in the west line of said Matusek tract for the northwest corner, from

which the most southerly northwest corner of said Matusek tract bears North $0^{\circ}24'10''$ West, a distance of 2763.25 feet;

THENCE North $89^{\circ}35'50''$ East, a distance of 683.17 feet to a point for the northeast corner;

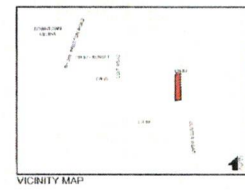
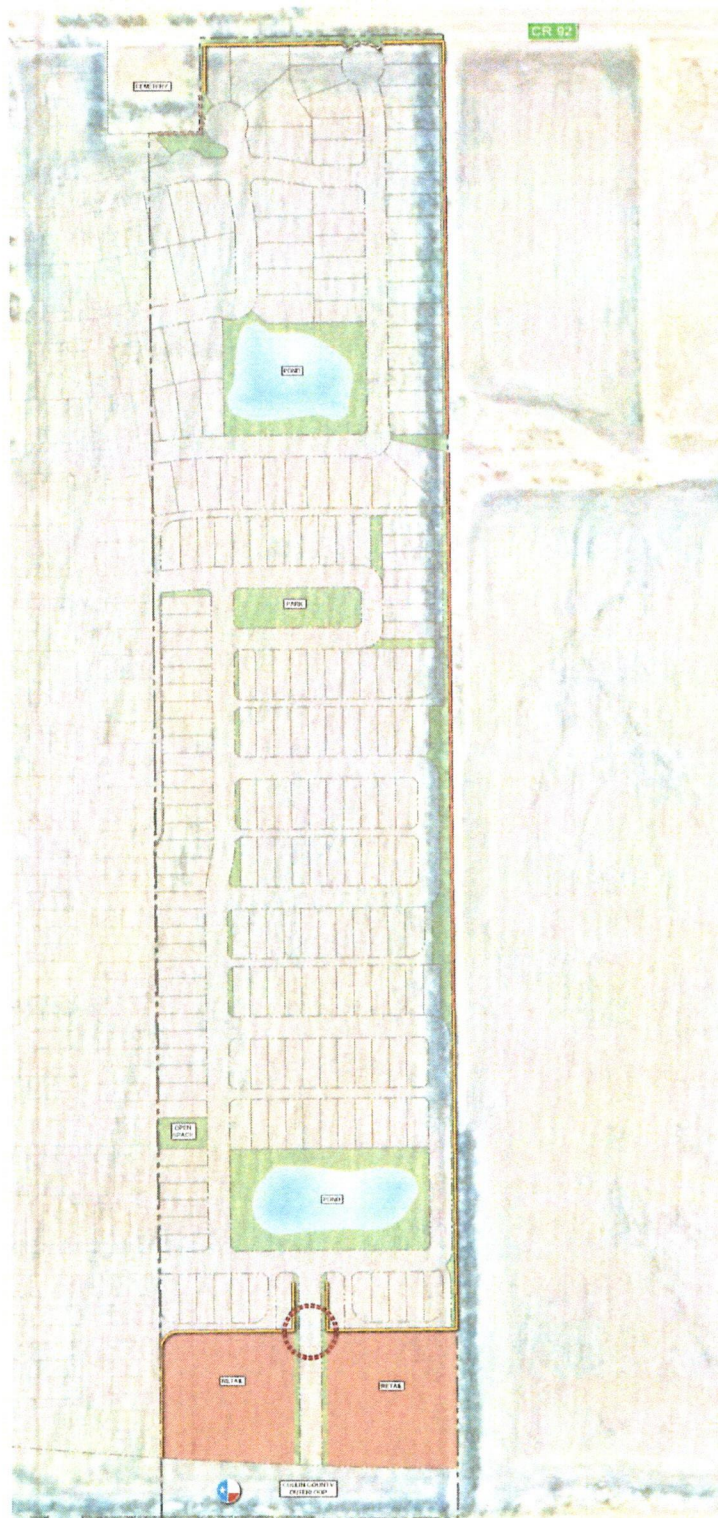
THENCE South $0^{\circ}24'55''$ East, a distance of 320.12 feet to a point for the southeast corner, at the beginning of a non-tangent curve to the right having a central angle of $2^{\circ}44'01''$, a radius of 14335.50 feet, a chord bearing and distance of North $87^{\circ}52'25''$ West, 683.90 feet;

THENCE in a northwesterly direction, with said curve to the right, an arc distance of 683.97 feet to a point for the southwest corner;

THENCE North $0^{\circ}24'10''$ West, a distance of 289.94 feet to the **POINT OF BEGINNING** and containing 4.8268 acres or 210,257 square feet of land, more or less.

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

Appendix "C"



APPENDIX C - ENHANCED PAVING & SCREENING PLAN

THE PARKS ANNEX

As approximately 50,000 sq ft west of and north of the J.B. Winkler, Allheart Ave. 800, 200 W. Main, North Fort St., in the City of Canton, 1.2 mi. Canton, Tennessee.

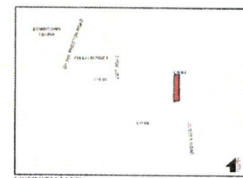
August 2021

APPLICANT / OWNER
The City of Canton, TN
Contact: Matthew Alexander, PE
City of Canton, Tennessee
1000 N. 10th St.
Canton, TN 37024

ENGINEER / SURVEYOR
Kimley-Horn and Associates, Inc.
3000 Highway 100, Suite 200
Franklin, TN 37067
Phone: 615-791-1000
www.kimley-horn.com

Cambridge Kimley-Horn

Appendix "D"



VICINITY MAP

APPENDIX D - TRAIL & OPEN SPACE PLAN

THE PARKS ANNEX

An approximately 50,000 sq ft parcel of land, out of the 200,000 sq ft, located at the intersection of Highway 105, in the City of Cambridge, Texas.

August 2011

APPLICANT / OWNER
The Parks at the University of
Cambridge, Cambridge, Texas

DESIGNER / SUBMITTER
Kimley-Horn and Associates
10000 North Loop West, Suite 1000
Houston, Texas 77057

PROJECT NO. 10000

DATE 8/1/11

PROJECT NO. 10000

DATE 8/1/11

PROJECT NO. 10000

DATE 8/1/11

PROJECT NO. 10000

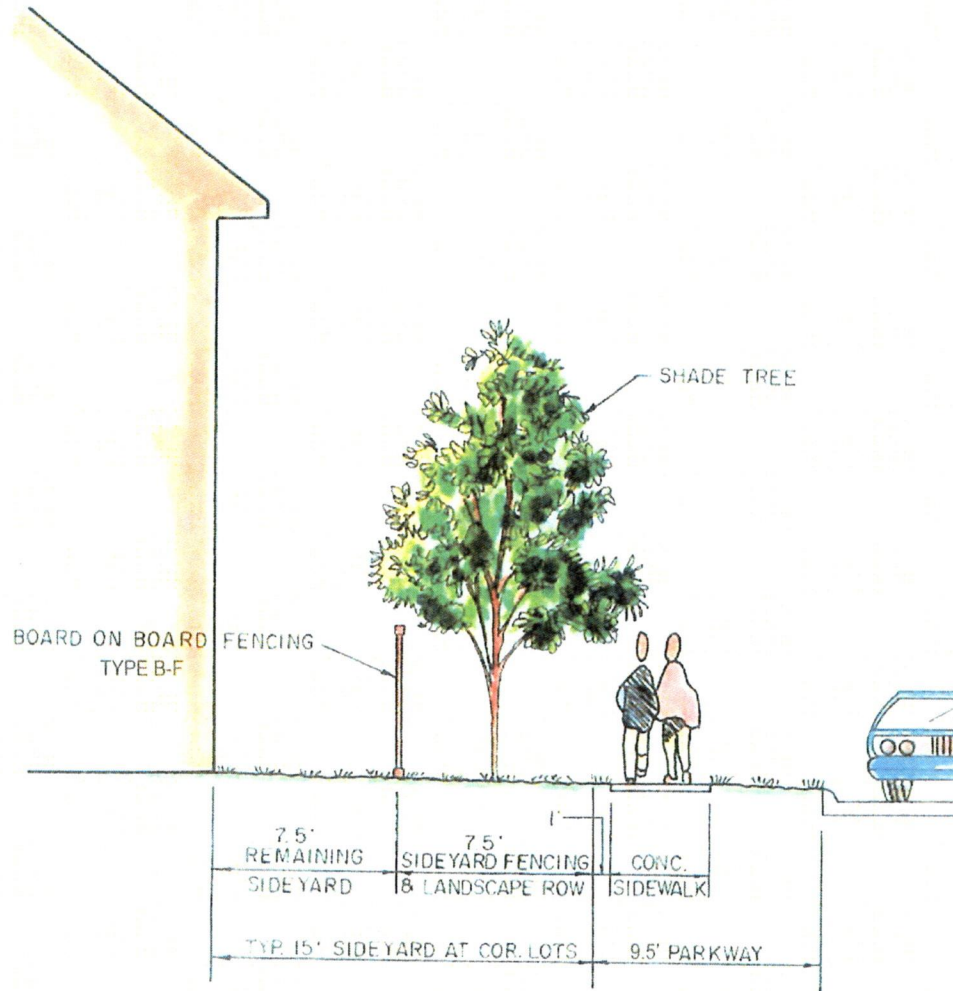
DATE 8/1/11

PROJECT NO. 10000

DATE 8/1/11

PROJECT NO. 10000

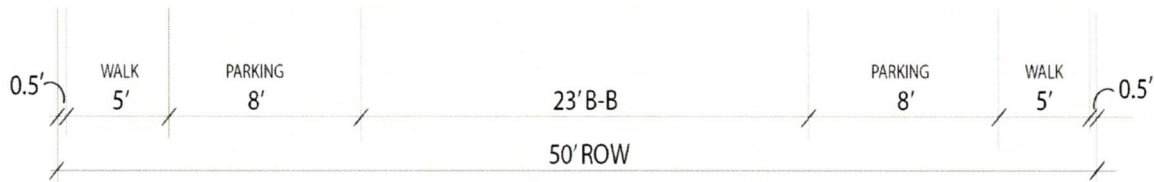
DATE 8/1/11



Side Yard Fencing Detail - Residential Street

Appendix "F"

Urban Street Section





Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: August 16, 2022
Re: Tuscany Ph. 2 & Matusek Remainder - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 123 acres to Agricultural District (AG), generally located west of Peterman Parkway, east of Smiley Road, north of Parvin Road, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 & Matusek Remainder – Zoning)

Background Information:

The subject properties are located within various locations of the ultimate growth boundary, and are in association with the Tuscany Phase 2 & Matusek statutory consent annexation process. The properties will be zoned Agriculture District (AG), which is an appropriate "holding district." Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

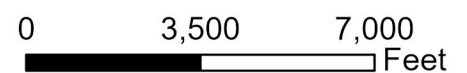
Staff Recommendation:

Staff recommends approval as presented.



- Subject Property
- City Limits
- Roads
- Parcels

7/27/2022



TUSCANY PH. 2 & MATUSEK REMAINDER

Zoning

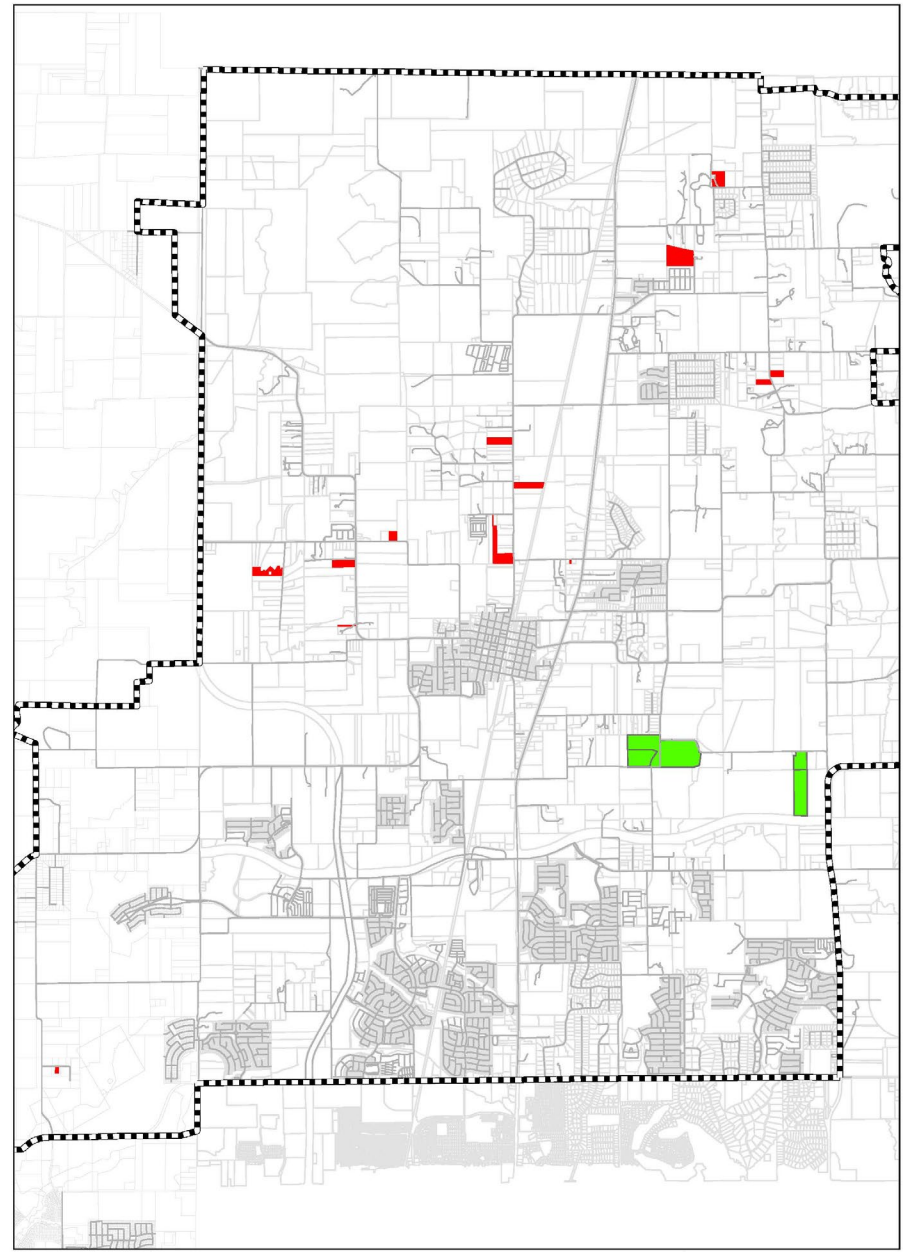
Planning & Zoning Commission
August 16, 2022

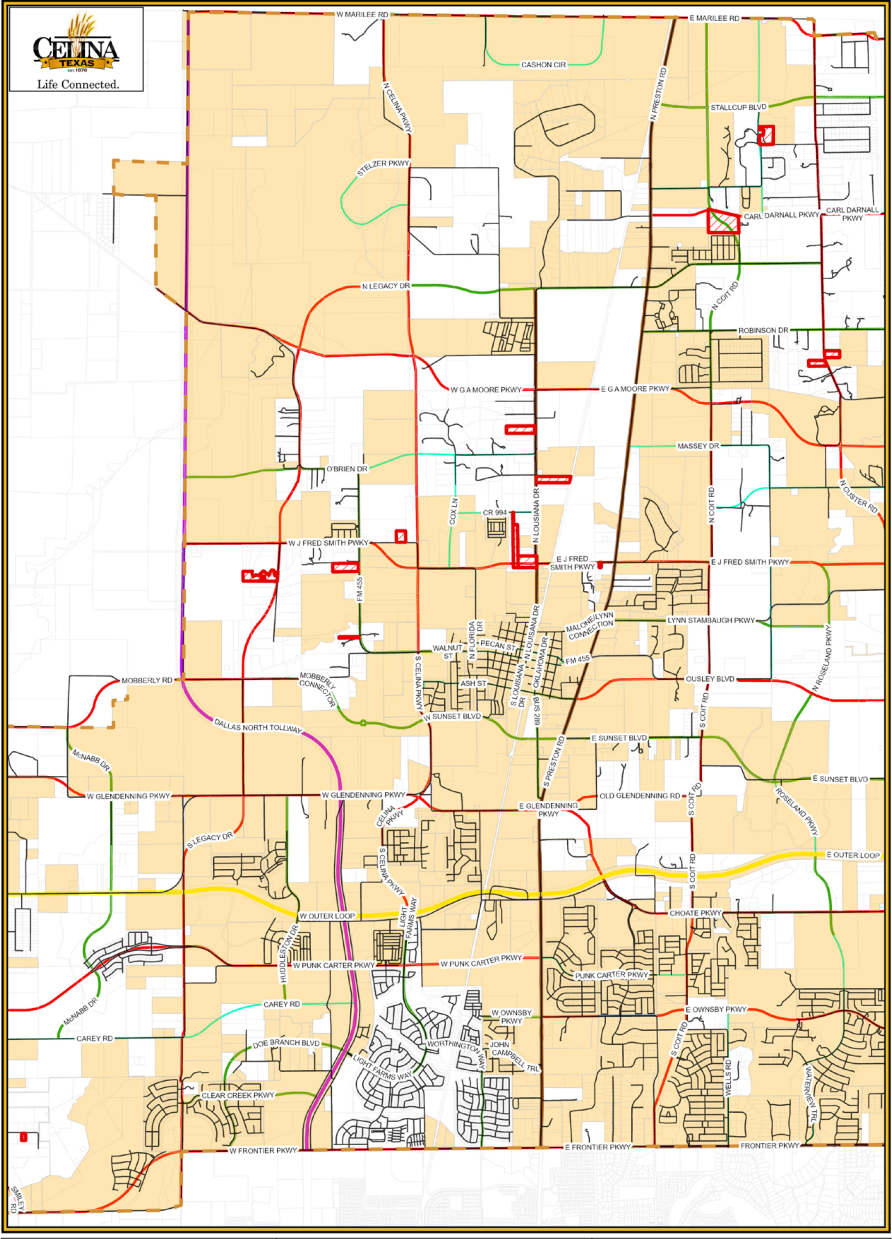


ANNEXATION MAP

Legend

-  Ultimate Boundary
-  Roads
-  Potential Annexations
-  Petition





LOCATION MAP

The subject properties are located within the ultimate growth boundary of the City of Celina

BACKGROUND

- The properties total approximately 123 acres within the Extraterritorial Jurisdiction
- The properties are in association with the statutory consent annexation process, as governed by State law

POLICY CONSIDERATIONS

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The property owner may in the future request the City to consider another zoning district
- No residents are included in the zoning
- Property owners have not voiced objection to city staff and still have the opportunity to sign a deferral 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

TIMELINE

- Deferral letters mailed to ETJ property owners
- ~~January 11, 2022 – Annexation Resolution~~
- ~~February 8, 2022 – 1st Public Hearing~~
- ~~July 12, 2022 – Petition Verification~~
- ~~August 9, 2022 – 2nd Public Hearing~~
- September 13, 2022 – 3rd Public Hearing and Annexation Ordinance adoption