



Life Connected.

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

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

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

A. Minutes Approval:

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Hospital use on an approximately 13 acre tract of land, generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway, within the City Limits. (CRMC Hospital - SUP)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 584 acres of land to Planned Development (PD) with various uses, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Uptown - PD)
- C. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 114 on approximately 52 acres, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Phase 4 - PD)

- D. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 106 on approximately 252 acres, generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within both the City Limits and the Extraterritorial Jurisdiction (ETJ) (Tuscany Phase 2 - PD Amendment)
- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 110 acres of land, generally located north of Parvin Road and approximately 2,550 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - DA)

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, JUNE 15, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Charles Haley	City of Celina	Vice Chairman	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Late	5:32 PM
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Absent	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

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

II. WORKSESSION:

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

A. Tree City USA Announcement:

Madhuri Mohan, Planning Manager, presented the Tree City USA Announcement.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the May 18, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for La Terra, being an approximately 98 acre tract of land situated in the J. Heath Survey, Abstract No. 387, Collin County, Texas; generally located at the northwest corner of FM 455 and County Road 9 (future J Fred Smith Parkway). (La Terra - Preliminary Plat)

- C. Consider and act upon a Final Plat for Light Farms Way Extension Phase 2, being an approximately 7 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located south of Punk Carter Parkway, and approximately 640 feet west of County Road 51. (Light Farms Way Extension Ph 2 – Final Plat)

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

IV.

PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to zone approximately 19 acres to Commercial, Office, & Retail Zoning District (C) with the Preston Road overlay (PRO), generally located west of Preston Road, and 1,490 feet north of J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Venya Gardens (1600 N Preston) – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

The commissioners discussed the item.

Jim Knight, Applicant with KFM Engineering & Design, 3501 Olympus Boulevard, Dallas, Texas 75019, addressed the commissioner's concerns.

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

Commissioner Poché motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No.66 on approximately 72 acres, generally located at the northwest corner of Glendenning Parkway and County Road 89, within the City Limits. (Hillside Village– PD Amendment)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked general questions, including compliance with the Neighborhood Vision Book.

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

Ms. Pouladi addressed the commission.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Barley seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:01 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: July 20, 2021
Re: CRMC Hospital - SUP

Action Requested:

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

Applicant:

Kimley-Horn
13455 Noel Road, Two Galleria Office Tower
Dallas, TX 75240

Background:

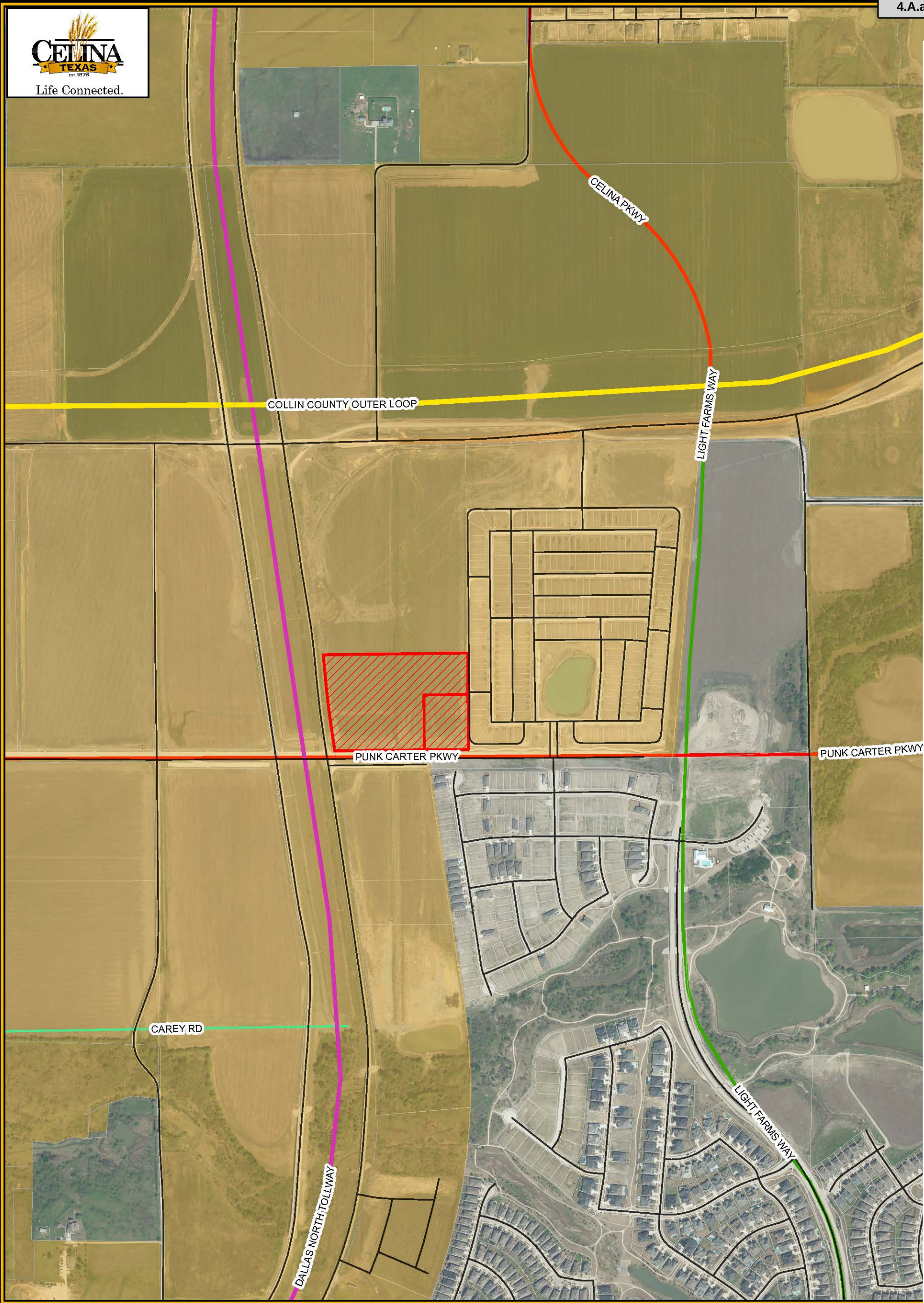
The request is for a hospital and associated medical office building on the northeast corner of Dallas Parkway and Punk Carter Parkway. Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



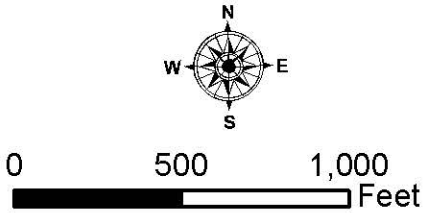
Attachment: Location Map (CRMC Hospital - SUP)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Hospital SUP
Location Map**
City of Celina

6/29/2021



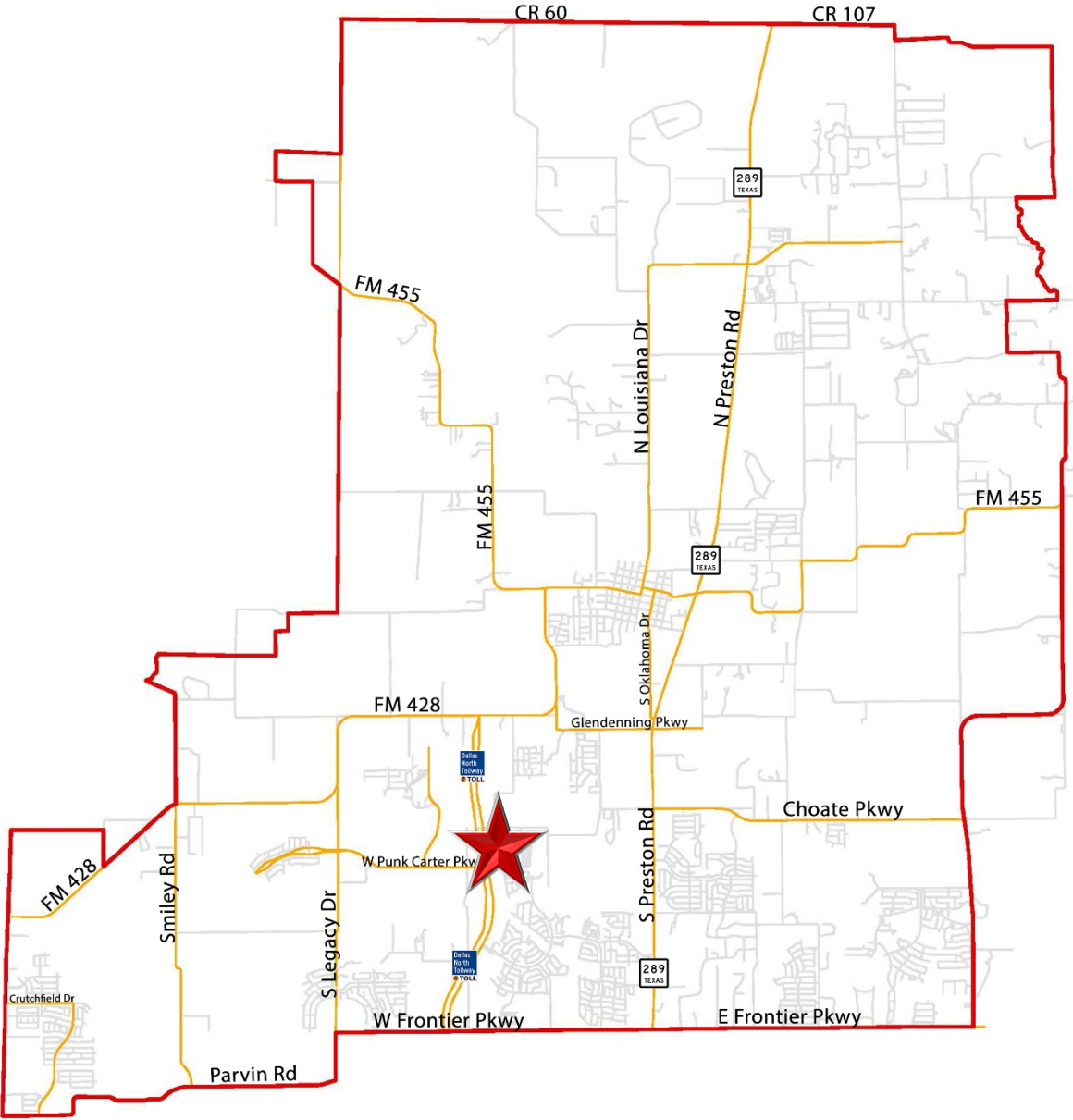
Celina Regional Medical Center (CRMC) Hospital

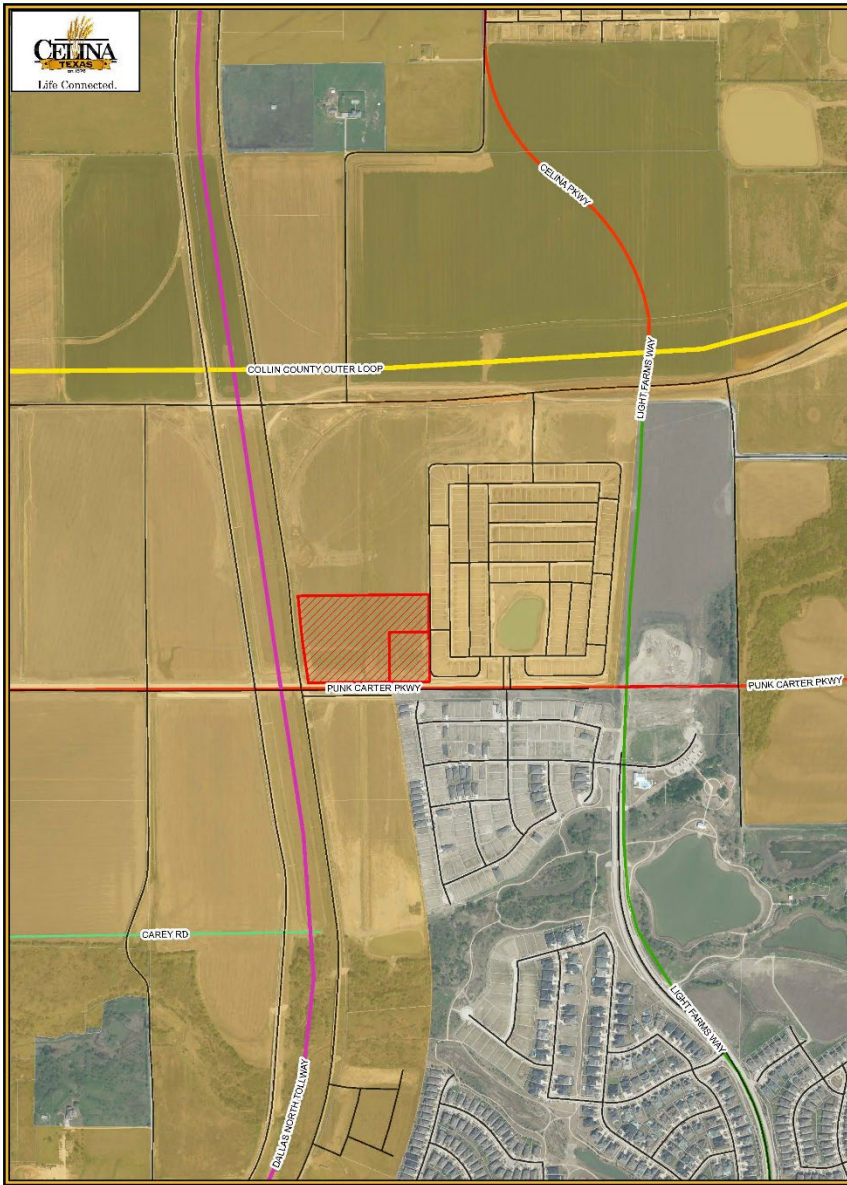
Specific Use Permit

Planning & Zoning Commission

July 20, 2021

Attachment: Staff Presentation (CRMC Hospital - SUP)





Location Map

The subject property is generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway

Attachment: Staff Presentation (CRMC Hospital - SUP)

Background

- The subject property is approximately 13 acres
- The property is currently zoned PD#84, which allows for Mixed Use
- The applicant desires to build a hospital

Zoning Overview

- The Zoning Ordinance requires a hospital to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Mixed-use (MU) zoning district
- It is anticipated that the next update to the Zoning Ordinance will propose allowing hospitals by right within the DNTTO (Dallas North Tollway Overlay district)

Attachment: Staff Presentation (CRMC Hospital - SUP)

SUP Overview

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

Proposed Elevation



Attachment: Staff Presentation (CRMC Hospital - SUP)

Policy Considerations

- This project would be Celina's first Hospital
- It is envisioned that the DNT will have several hospitals along its corridor over time
- Hospitals provide much needed services to the community, in addition to employment
- Associated medical office buildings will accompany the hospital

Attachment: Staff Presentation (CRMC Hospital - SUP)

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in August
- 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: July 20, 2021
Re: Uptown - PD

Action Requested:

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

Owner Information:

Rockhill Capital and Investments
9550 John W Elliot, Suite 106
Frisco, TX 75033

Background Information:

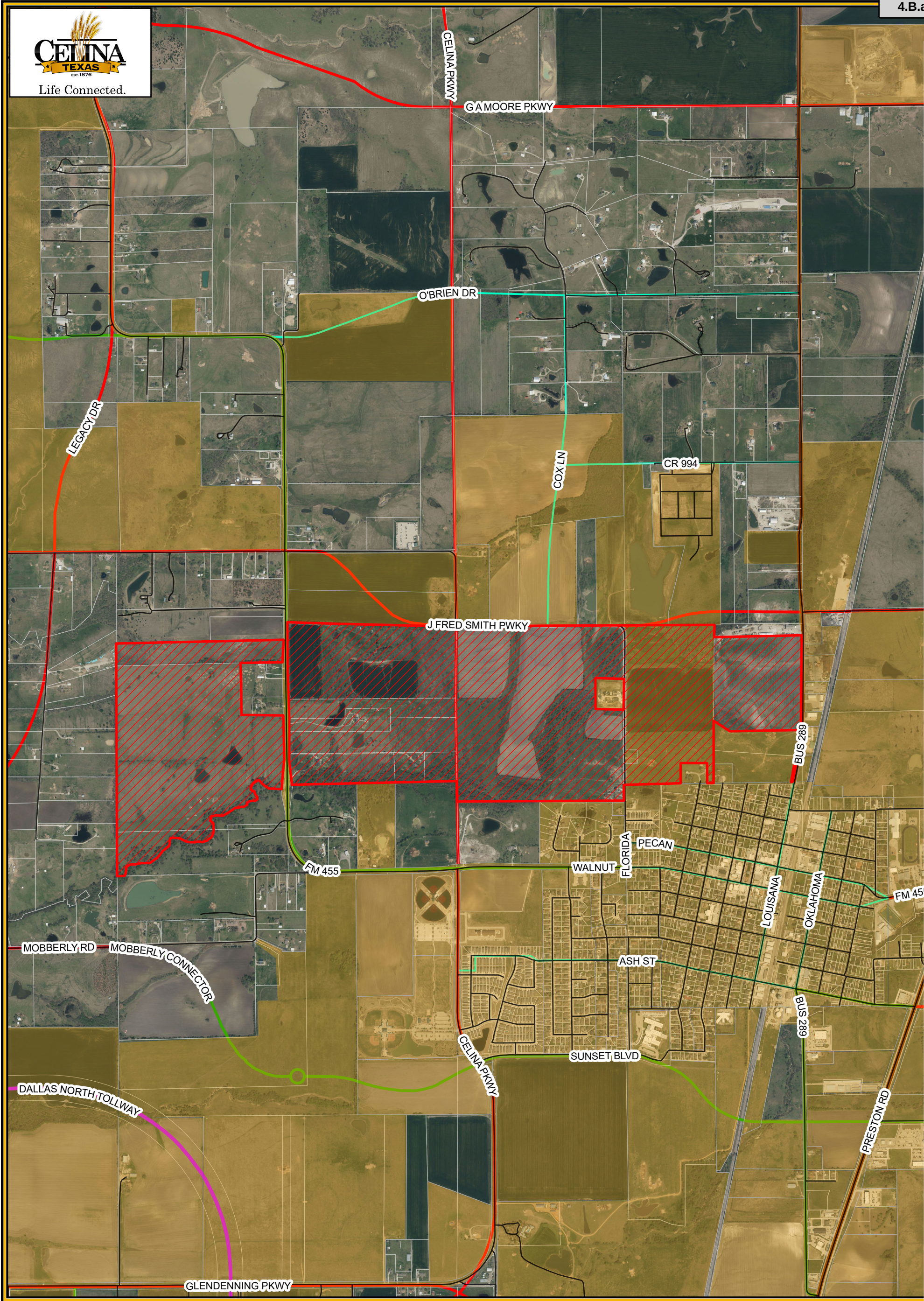
The property is approximately 584 acres. A Development Agreement for the subject property was approved in January 2021. The subsequent zoning request is to create a Planned Development to establish a master planned community in conformance with the approved DA. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Uptown - PD)

Legend

Subject Property

City Limits

Roads

Parcels

**Uptown
Location Map**

City of Celina

6/29/2021

0

1,250

2,500

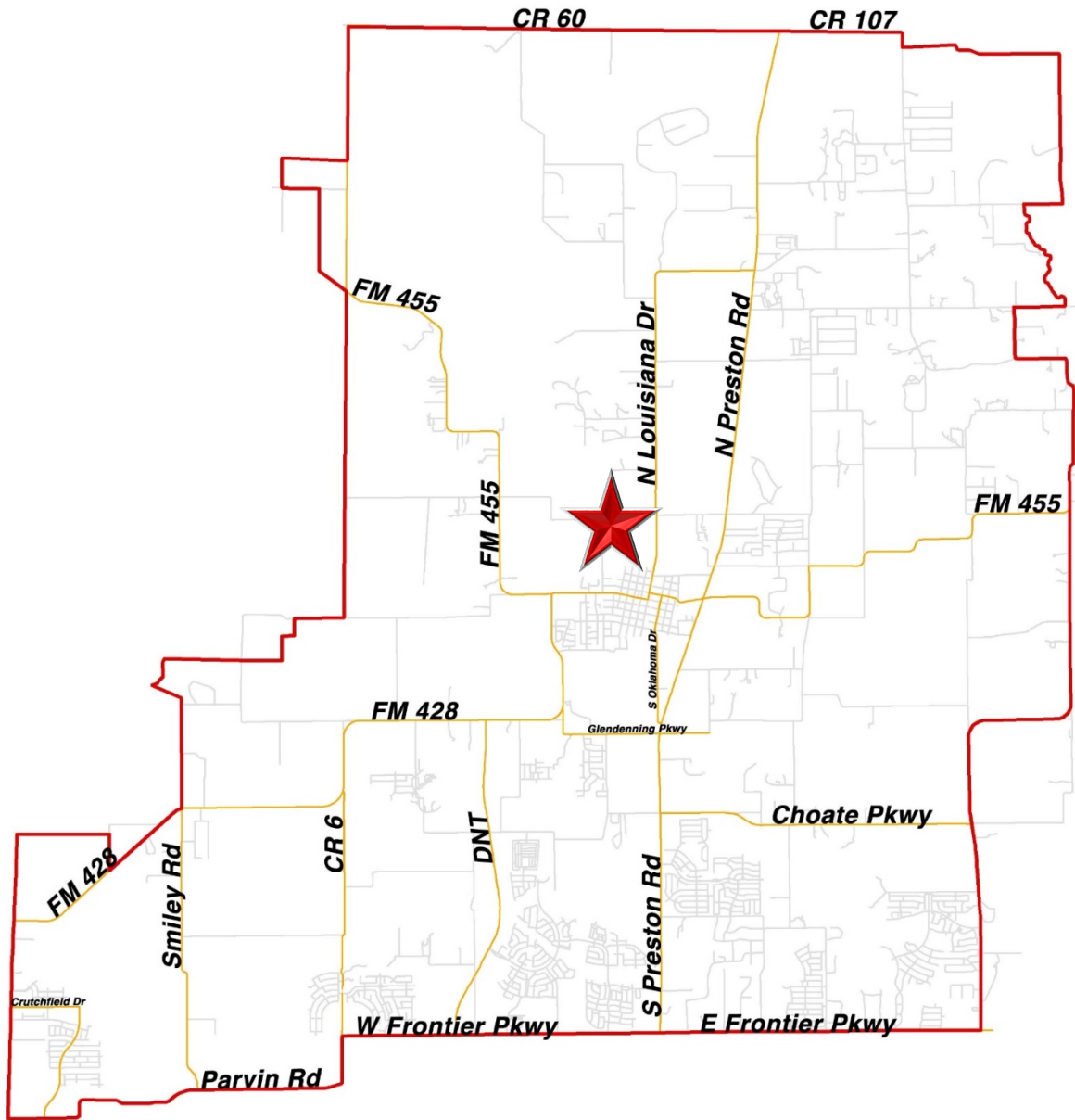
Feet

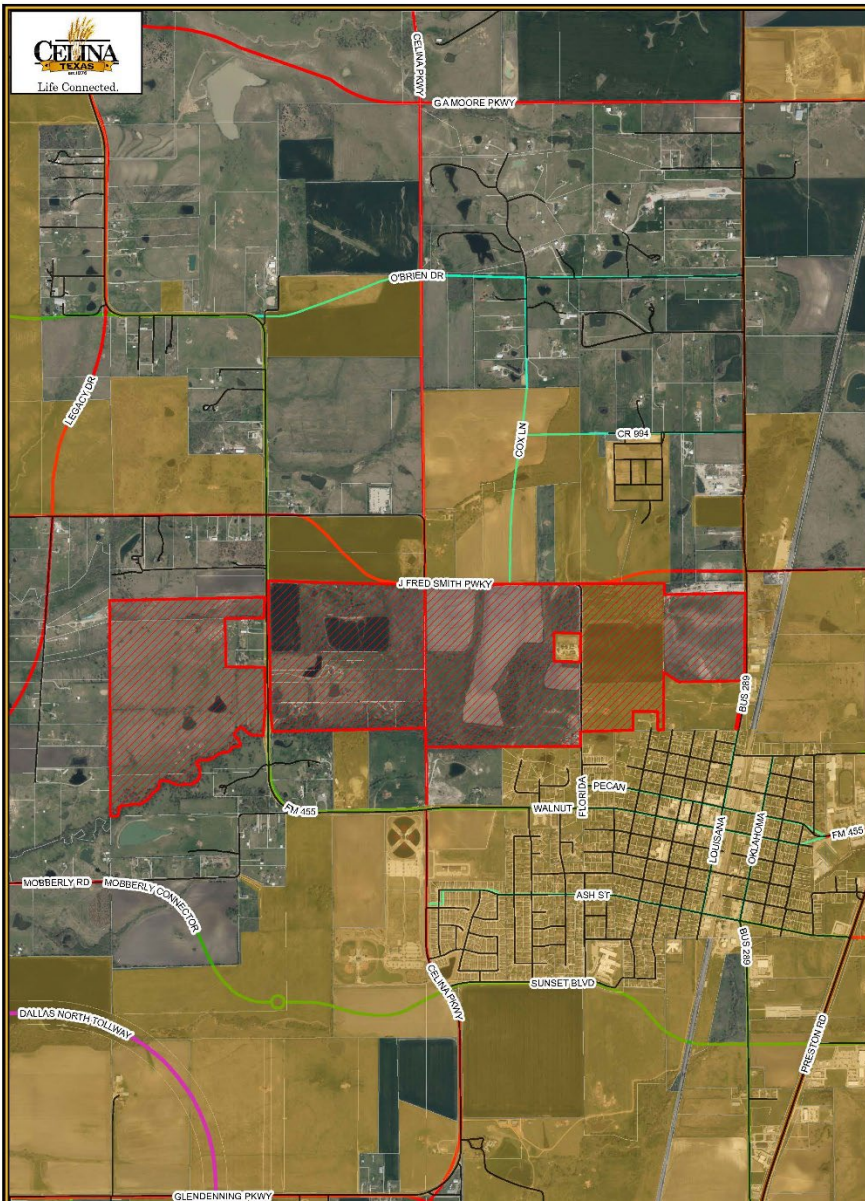
Uptown

Planned Development

Planning & Zoning Commission

July 20, 2021





Location Map

The subject property is generally located northwest of downtown, along J Fred Smith Parkway, Louisiana Drive, FM 455, and future Celina Parkway

Attachment: Staff Presentation (Uptown - PD)

Background

- The subject property is approximately 584 acres, located in both the Extraterritorial Jurisdiction (ETJ) and the City Limits
- In January 2021, the City Council approved a Development Agreement that outlined the property's annexation and zoning
- The applicant's request is to create a Planned Development to establish the master planned community

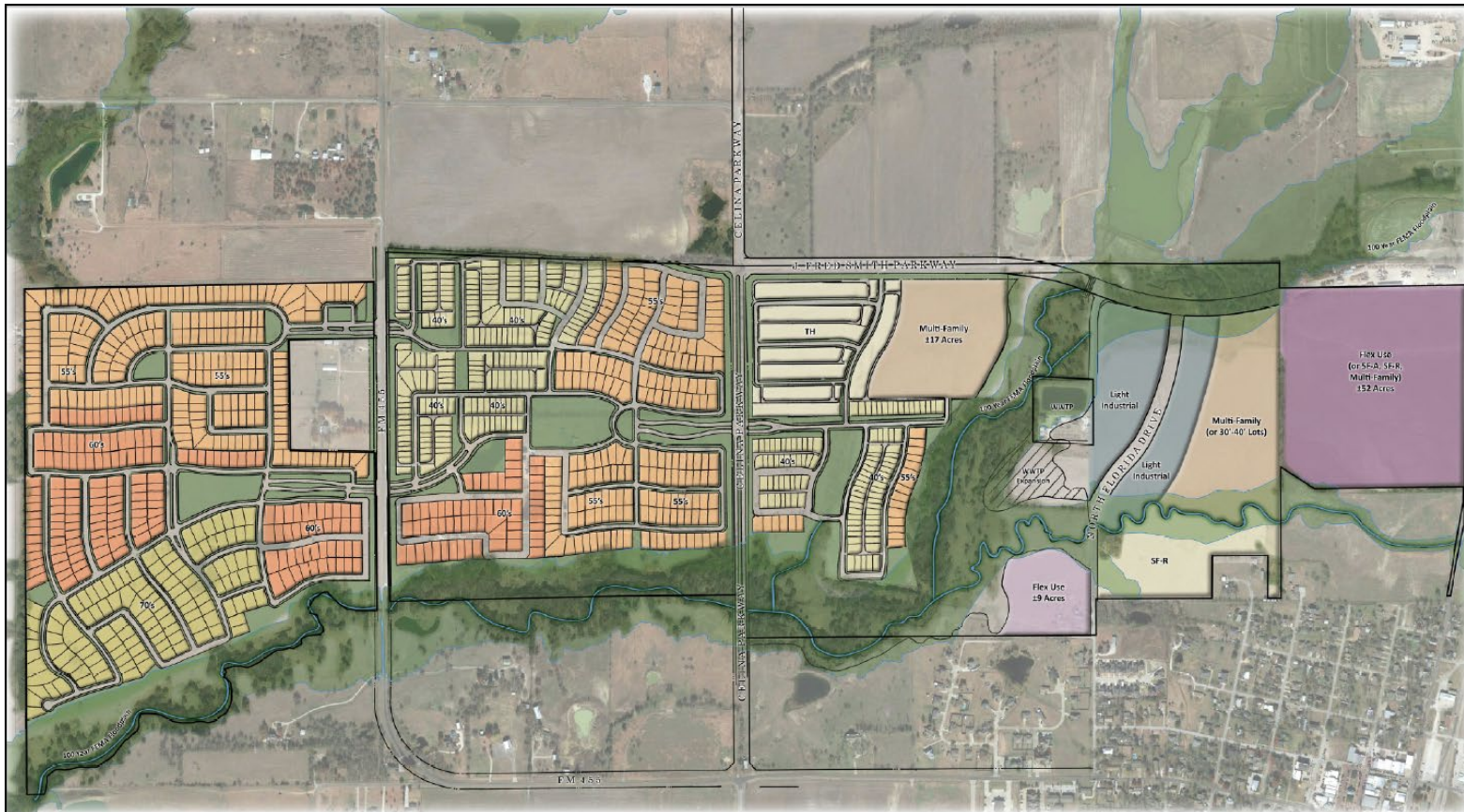
Attachment: Staff Presentation (Uptown - PD)

Project Overview

- The zoning is for 584 acres, with annexation for 508 acres, which is currently undeveloped land
- The project is a new master planned community with a wide range of land uses
- Extensive open space and trails in compliance with the Neighborhood Vision Book

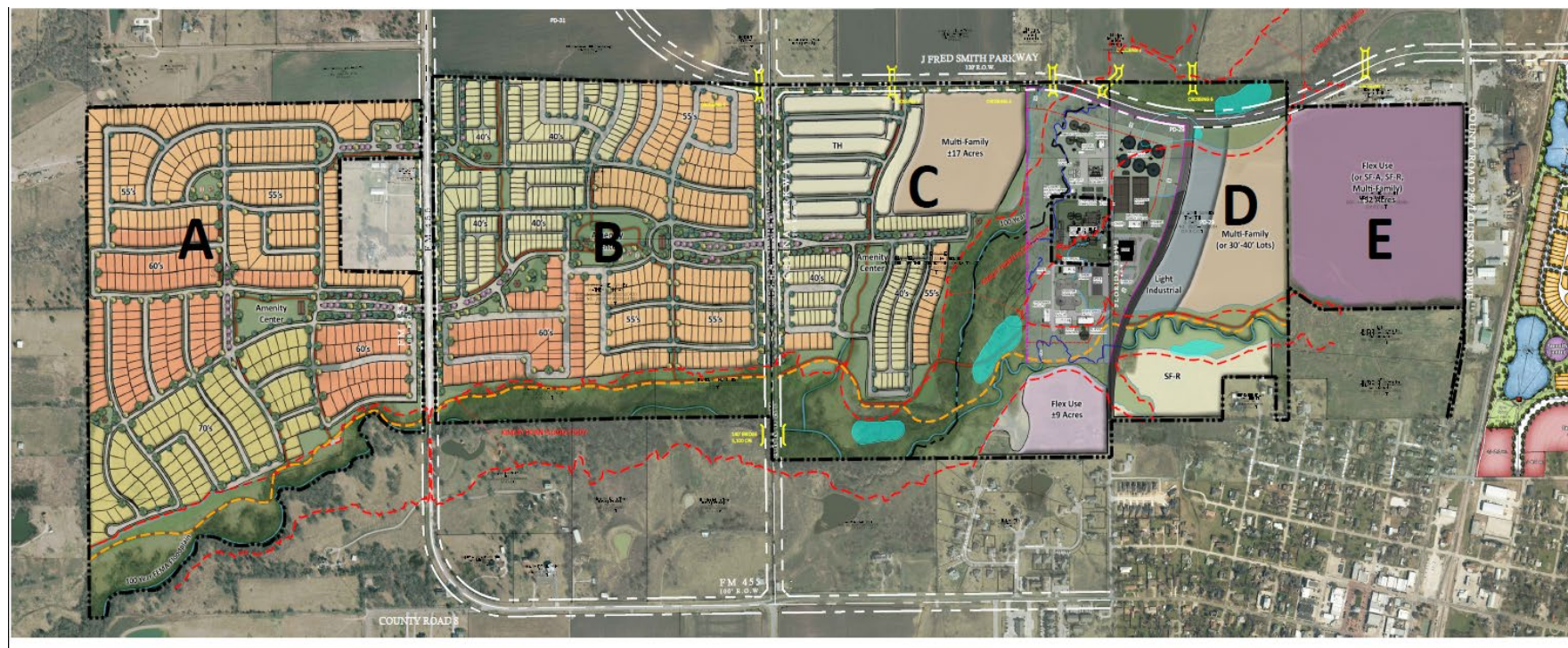
Attachment: Staff Presentation (Uptown - PD)

Concept Plan



Attachment: Staff Presentation (Uptown - PD)

Open Space Exhibit



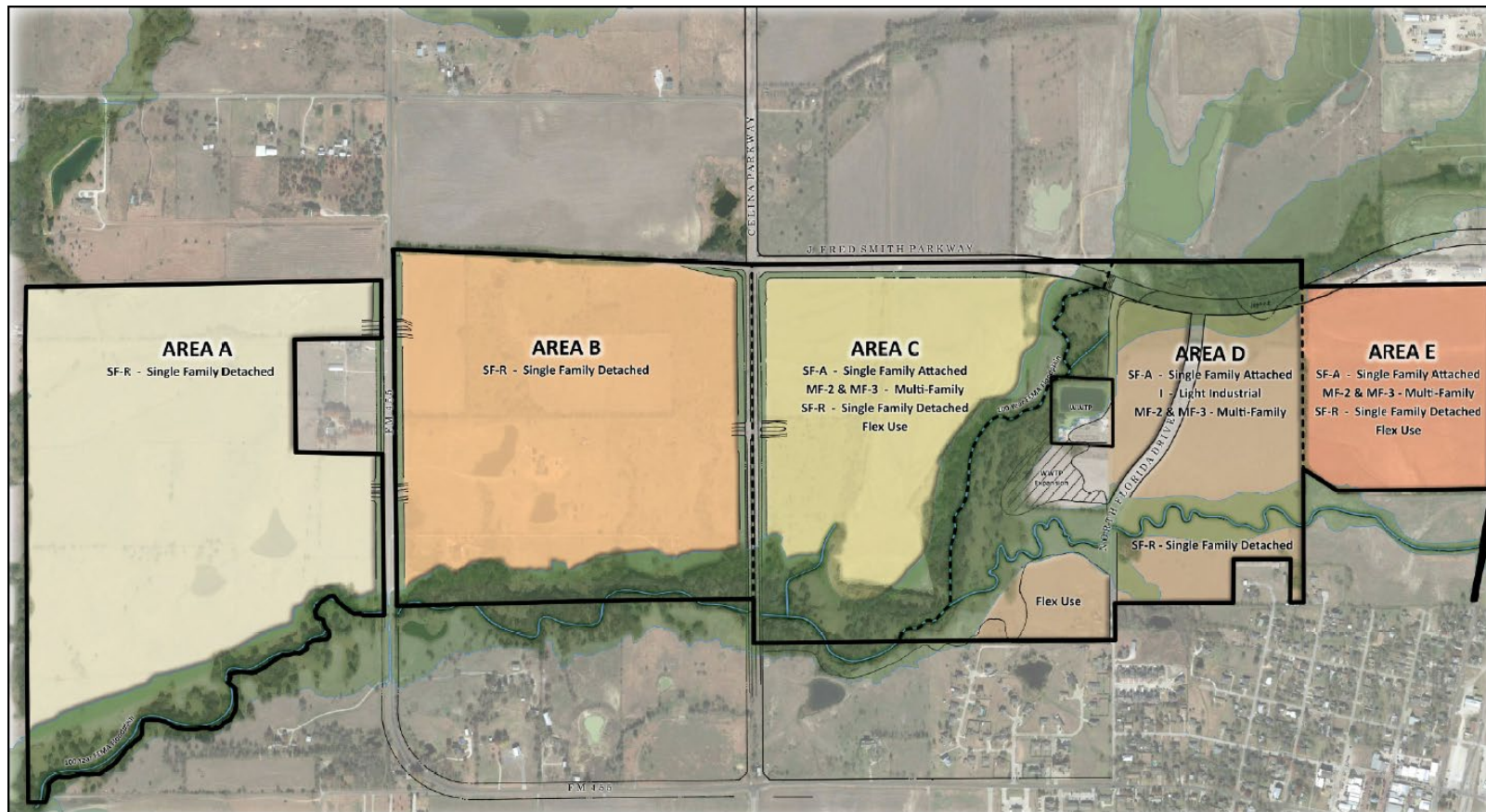
Attachment: Staff Presentation (Uptown - PD)

Open Space Plan

- Approximately 175 acres (28.8%) of the development is dedicated for open space
- A massive linear park along the creek is planned, including an extensive trail network throughout the development

Attachment: Staff Presentation (Uptown - PD)

Area Map



Attachment: Staff Presentation (Uptown - PD)

Area Map Overview

- Areas A & B: 100% SF-R
- Areas C: SF-R & SF-A
- Areas D & E: mixture of uses, including some light industrial options near the treatment plant
- Multi-Family – maximum 1,000 units across Areas C, D, & E (none south of creek adjacent to downtown)
- City facilities are allowed anywhere

City Standards

- Enhanced trails, sidewalks, landscape buffers, and linear park provided
- Standard architecture, screening, and other development standards
- Alleys required on any lots smaller than 55' in width

Policy Considerations

- The associated annexation brings an additional 508 acres into the City Limits
- The development will adhere to the Neighborhood Vision Book
- City standards apply (landscaping, architecture), with a few minor requests
- Additional housing near downtown supports the Downtown Master Plan
- The proposed zoning is appropriate for the location and is in conformance with the governing DA

Recommendation

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

Attachment: Staff Presentation (Uptown - PD)

DEVELOPMENT STANDARDS

1. Parties will work together to create a Master Uptown Park Plan to satisfy Park Dedication requirements. Any project that does not meaningfully connect with the proposed linear park, along with associated amenity understandings and open space, shall abide by the Neighborhood Vision Book and open space regulations.
2. The Celina Code of Ordinances are amended for this Development to require alleys on lots less than 55' wide. Alleys are not required but allowed on lots 55' or greater.
3. The Celina Tree Ordinance shall not apply if the payments required by the Development Agreement have been made by Owner.
4. Zoning, generally to be per the Concept Plan (note that gross acreages are approximate)
 - a. **Area A (170 acres):** 100% SF-R
 - b. **Area B (149.5 acres):** 100% SF-R
 - c. **Area C: (114 acres):** SF-R and SF- A allowed
MF-2 and/or MF-3 *
 - d. **Area D: (123 acres):** Min 30% SF- A
Max 40% I - Industrial
MF-2 and/or MF-3 *
SF-R South of creek, east of Florida St
Max 3 to 10 acres Flex Use – South of Creek, west of Florida St
 - e. **Area E: (52 acres)** Allowed Uses - SF-A, SF-R
MF-2 and/or MF-3 *
Max 20% - Flex Use

* Areas C, D, and E to include a maximum of 1,000 units of MF-2 and/or MF-3

“Flex Use” is defined as the following allowed uses per the City Zoning Districts:

- CF – Community Facilities
- C – Commercial, Office & Retail
- I - Industrial

Any modifications to the Districts must be mutually approved by property owner and City of Celina.

Any land dedicated to use for schools, City facilities (including WWTP, lift station, water tower fire station, police station, City buildings etc.) shall not be included in the percentages of allowed uses in each area.



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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: July 20, 2021
Re: Greenway Phase 4 - PD

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. 114 on approximately 52 acres, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Phase 4 - PD)

Owner Information:

Peloton Land Solutions, Inc.
11000 Frisco Street, Suite 400
Frisco, TX 75033

Background Information:

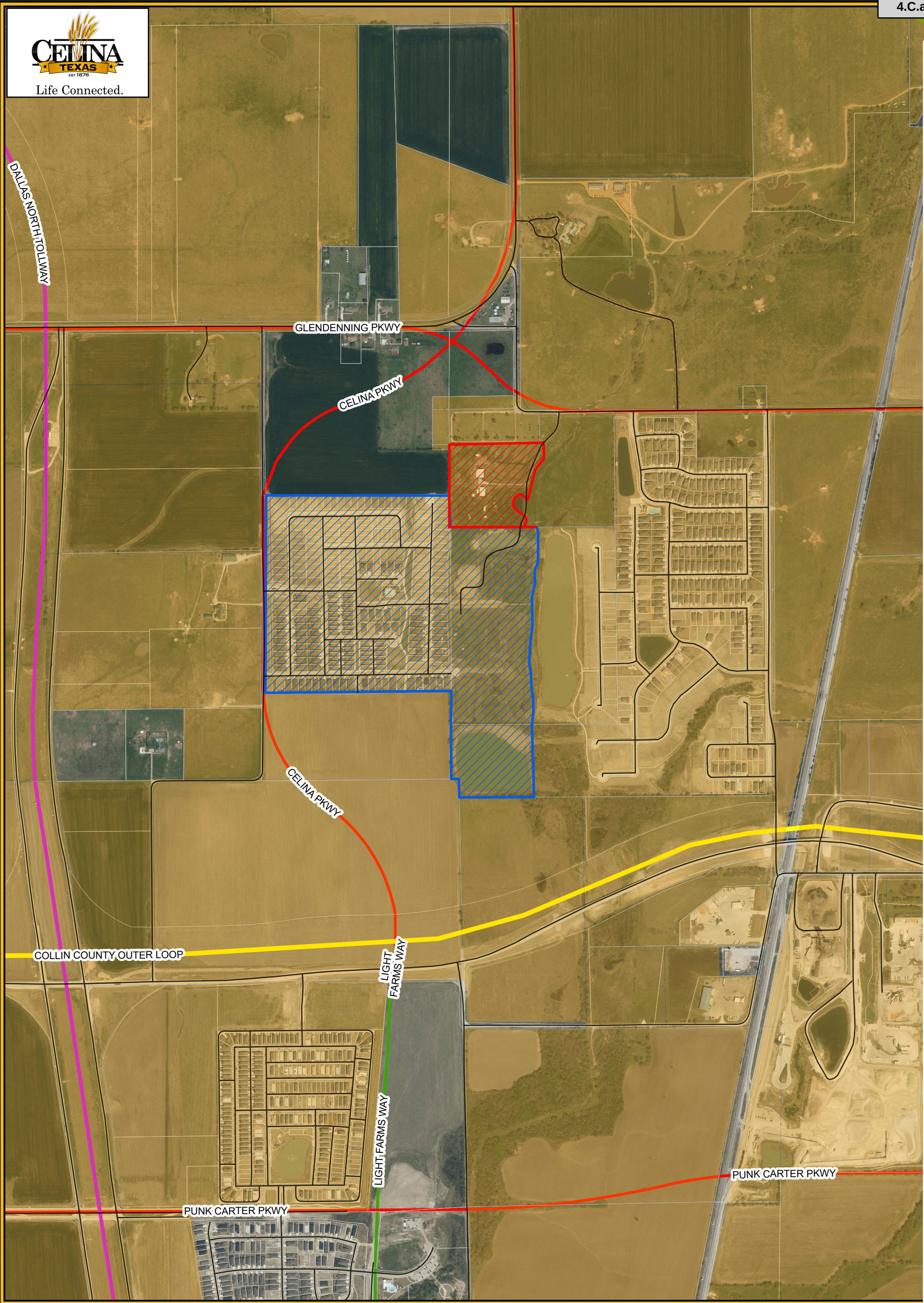
The property is approximately 16 acres, within the City Limits. The applicant's request is to expand the existing community (Greenway). Please refer to the attached documents for additional information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

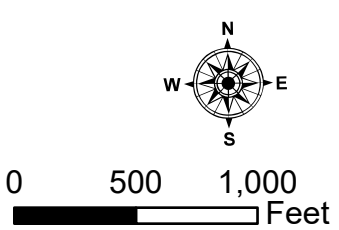
Staff recommends approval as presented.



Legend

- Subject Property
- Greenway & Future Expansion
- City Limits
- Roads
- Parcels

**Greenway Ph 4
PD Zoning
Location Map**
City of Celina
7/15/2021



Attachment: Location Map (Greenway Phase 4 - PD)

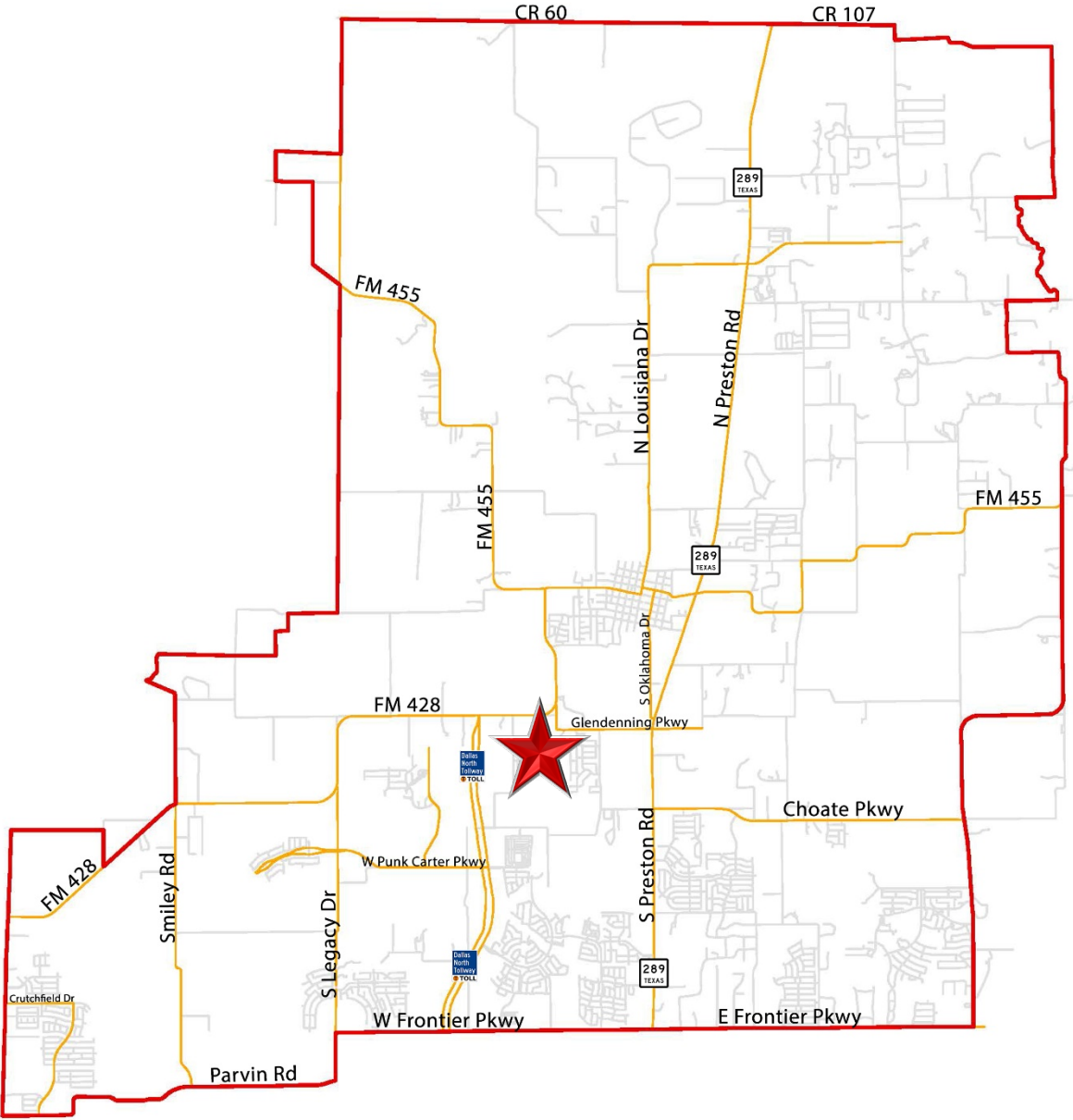
Greenway Phase 4

Planned Development

Planning & Zoning Commission

July 20, 2021

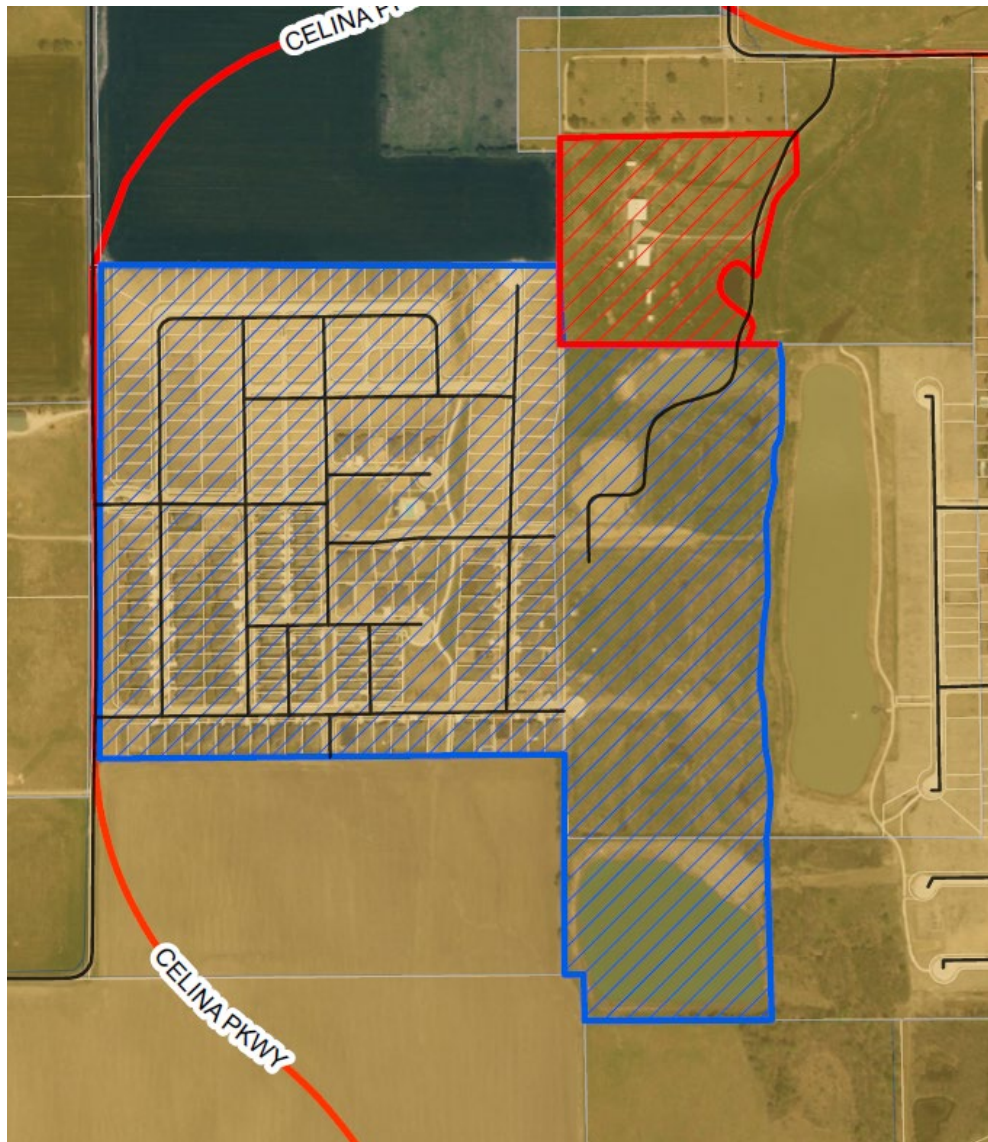
Attachment: Staff Presentation (Greenway Phase 4 - PD)



Location Map

The subject property is generally located east of Celina Parkway and south of Glendening Parkway (northeast of the existing Greenway subdivision)

Attachment: Staff Presentation (Greenway Phase 4 - PD)



Background

- The subject property is approximately 16 acres and located in the City Limits (AG zoning with existing agricultural facilities)
- The applicant's request is to expand the existing community (Greenway)

Concept Plan



Project Overview

- Proposed Lot Mix:
 - All 60' lots
 - Total of 44 residential lots
- Continuation of the neighborhood trail

Policy Considerations

- City standards apply (landscaping, architecture, etc.)
- The developer is contributing to City's trail system by constructing an 8' trail along the ponds and the creek
- It is an expansion of a current subdivision
- Lot sizes (60') are all larger than market

Recommendation

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

Development Regulations Greenway Ph. 4

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.

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; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Screening:

Lots adjacent to the cemetery tract along the northern property line shall be an eight-foot-tall (8') enhanced wooden fence (cedar, board-on-board with a decorative cap).

Amenities:

The existing pond is required to be amenitized with trail and fountains.

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:

1. Purpose: The proposed lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be eighteen hundred (1,800) square feet.

Front Yard:	Twenty feet (20') setback line in all instances, however, covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Lot Width:	Fifteen feet (15') minimum when adjacent to street. Sixty feet typical (60') at building line; twenty feet (20') minimum (@ right-of-way) on cul-de-sac lots and knuckle lots, flag lots are allowed.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').



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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: July 20, 2021
Re: Tuscany Phase 2 - PD Amendment

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 252 acres, generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within both the City Limits and the Extraterritorial Jurisdiction (ETJ) (Tuscany Phase 2 - PD Amendment)

Owner Information:

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

Background Information:

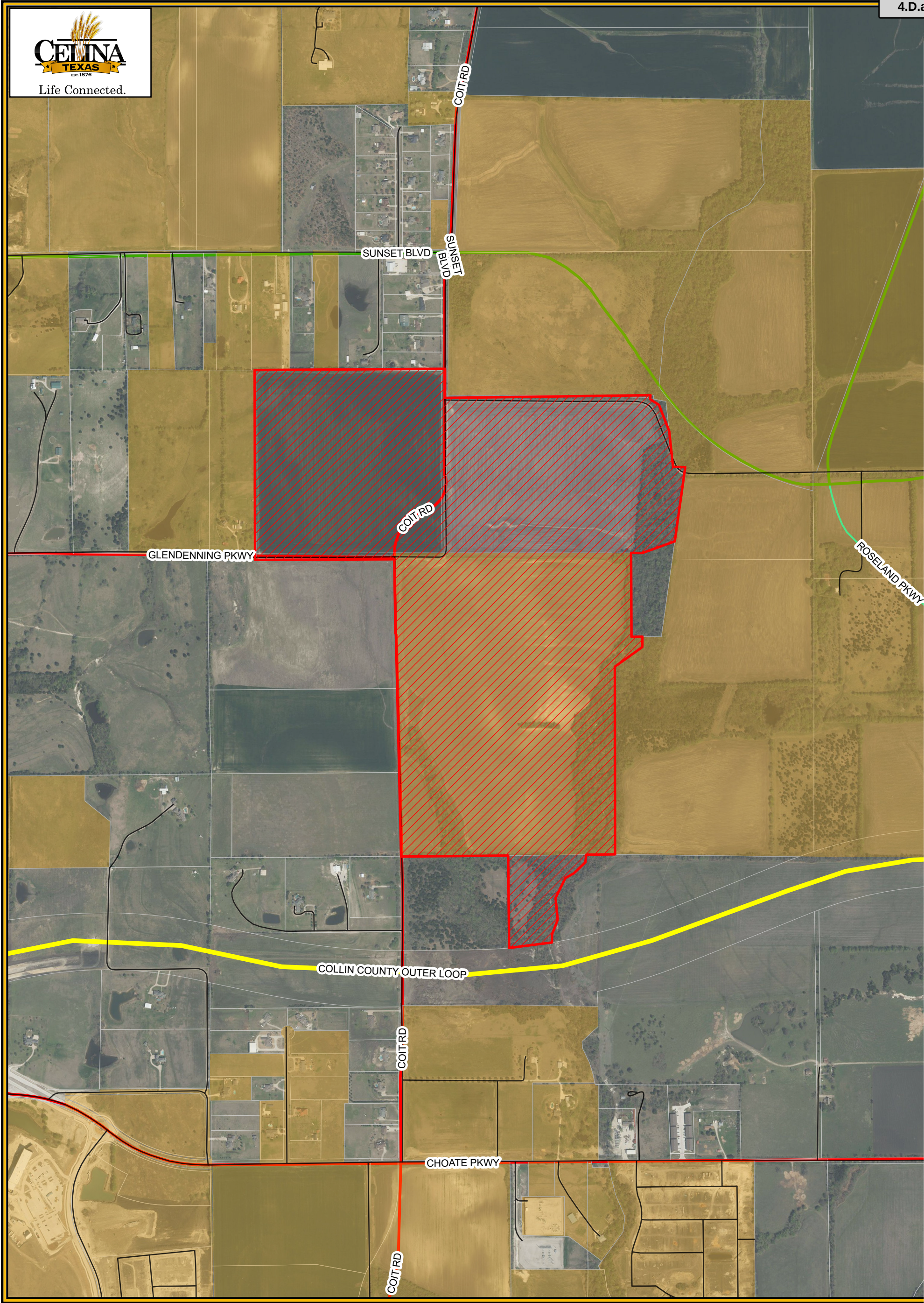
The property is approximately 252 acres, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). The applicant's request is to amend the current PD to establish a master planned community consisting of mixed uses (primarily Single Family Residential, Multifamily, and Commercial). Please refer to the attached documents for additional information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



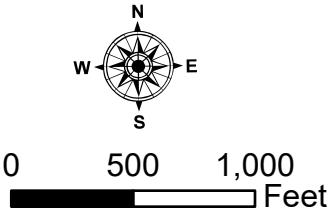
Attachment: Location Map (Tuscany Phase 2 - PD Amendment)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Tuscany Phase 2
PD Amendment
Location Map
City of Celina**

6/29/2021



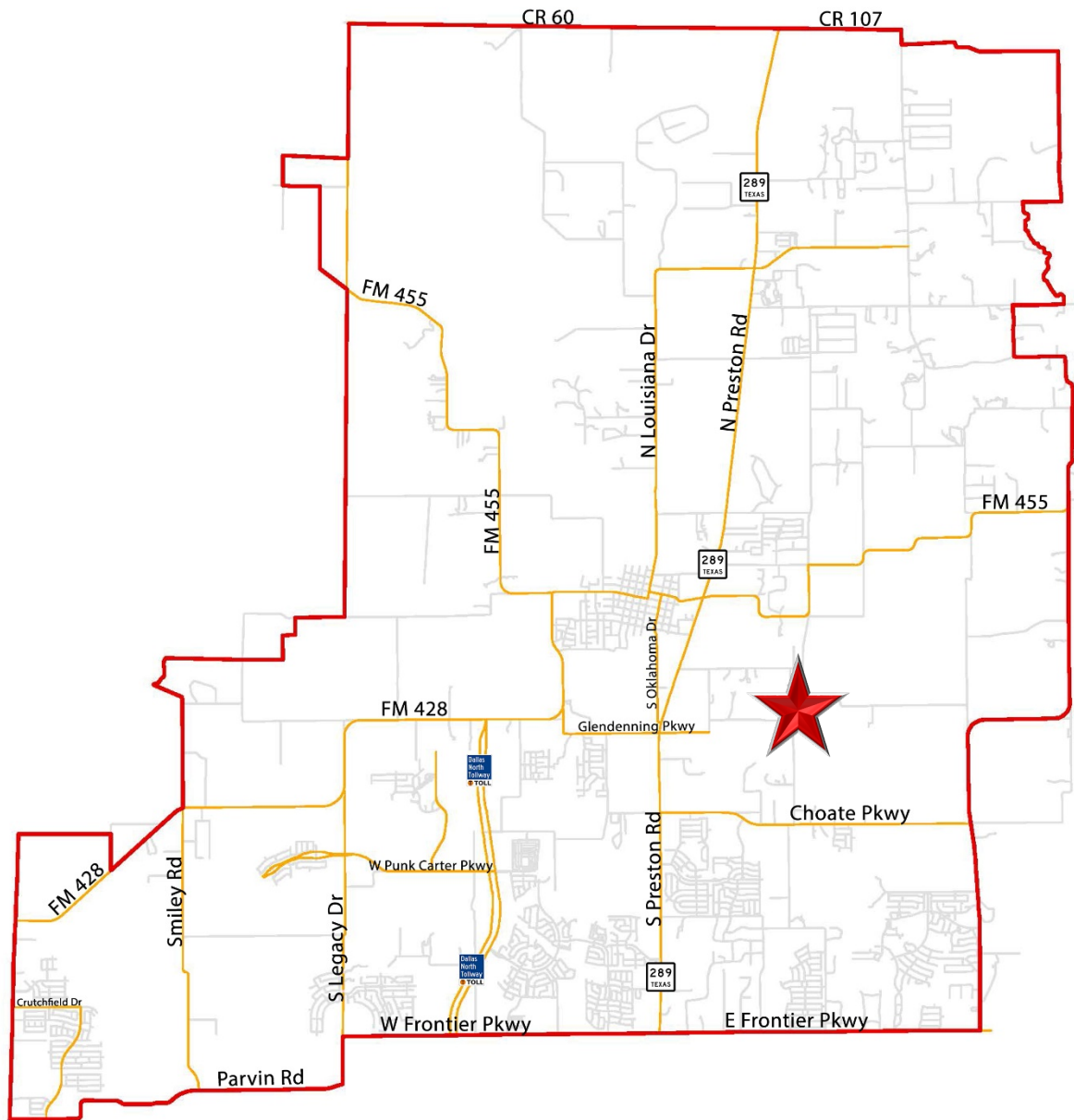
Tuscany Phase 2

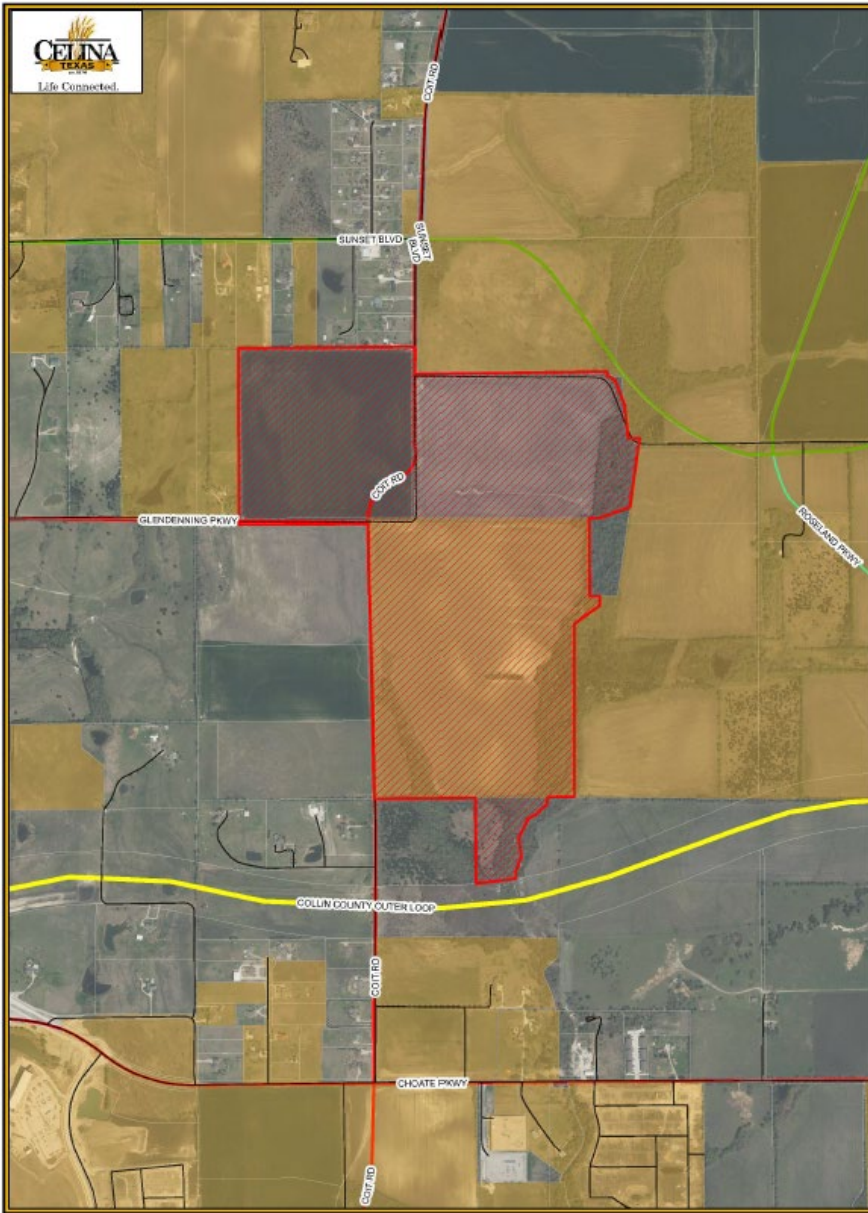
Planned Development Amendment

Planning & Zoning Commission

July 20, 2021

Attachment: Staff Presentation (Tuscany Phase 2 - PD Amendment)





Location Map

The subject property is generally located at the intersection of the property surrounding Coit Road and Glendenning Parkway

Background

- The subject property is approximately 252 acres and located in both the Extraterritorial Jurisdiction (ETJ) and the City Limits
- The applicant's request is to amend the current DA & PD to add more acreage to the master planned community

Concept Plan



product counts

SF-R west tract

±64 40' x 110'
±57 55' x 120'

±121 total unit count

MF-0 tract (single family for rent)

maximum overall density of 12 units/per acre

SF-R east tract

±177 40' x 110'
±356 55' x 120'
±167 60' x 120'

proposed zoning acreage

SF-R west tract

±27.2 ac ±5.4 ac of open space - 20%

MF-0 tract (single family for rent)

±24.3 ac ±4.9 ac of open space - 20%

SF-R east tract

±181.2 ac ±36.2 ac of open space - 20%

commercial tract 4.90 ac

Project Overview

- Proposed Lot Mix:
 - 40s: Maximum 35%
 - 55s: Flexible
 - 60s: Minimum 20%
- Alley required for lots less than 50' in width
- Compliance with Neighborhood Vision Book

PD Comparisons

Current

- Lot Mix includes 55' and 60' lots
- Alleys not required on 55' lots
- 20% open space; trails

Proposed

- Lot Mix includes 40', 55' and 60' lots
- Alleys required on 40' lots
- 20% open space; trails
- 25 acres of MF-0

Both PDs require standard amenity package with timing mechanisms, trails, and open space

Policy Considerations

- The request for additional lot sizes is in alignment with the City's base zoning codes and long range plans, which call for a mixture of lot sizes
- The acreage has significantly increased by 133 acres. The total lot count is now 821
- Only 25 acres out of the 252 acres is set aside for single family for rent

Recommendation

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

Exhibit C - Development Regulations

Base Zoning:

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

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. 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-1 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.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: July 20, 2021
Re: Sutton Fields East - DA

Action Requested:

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

Applicant:

Centurion American Development Group
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Background Information:

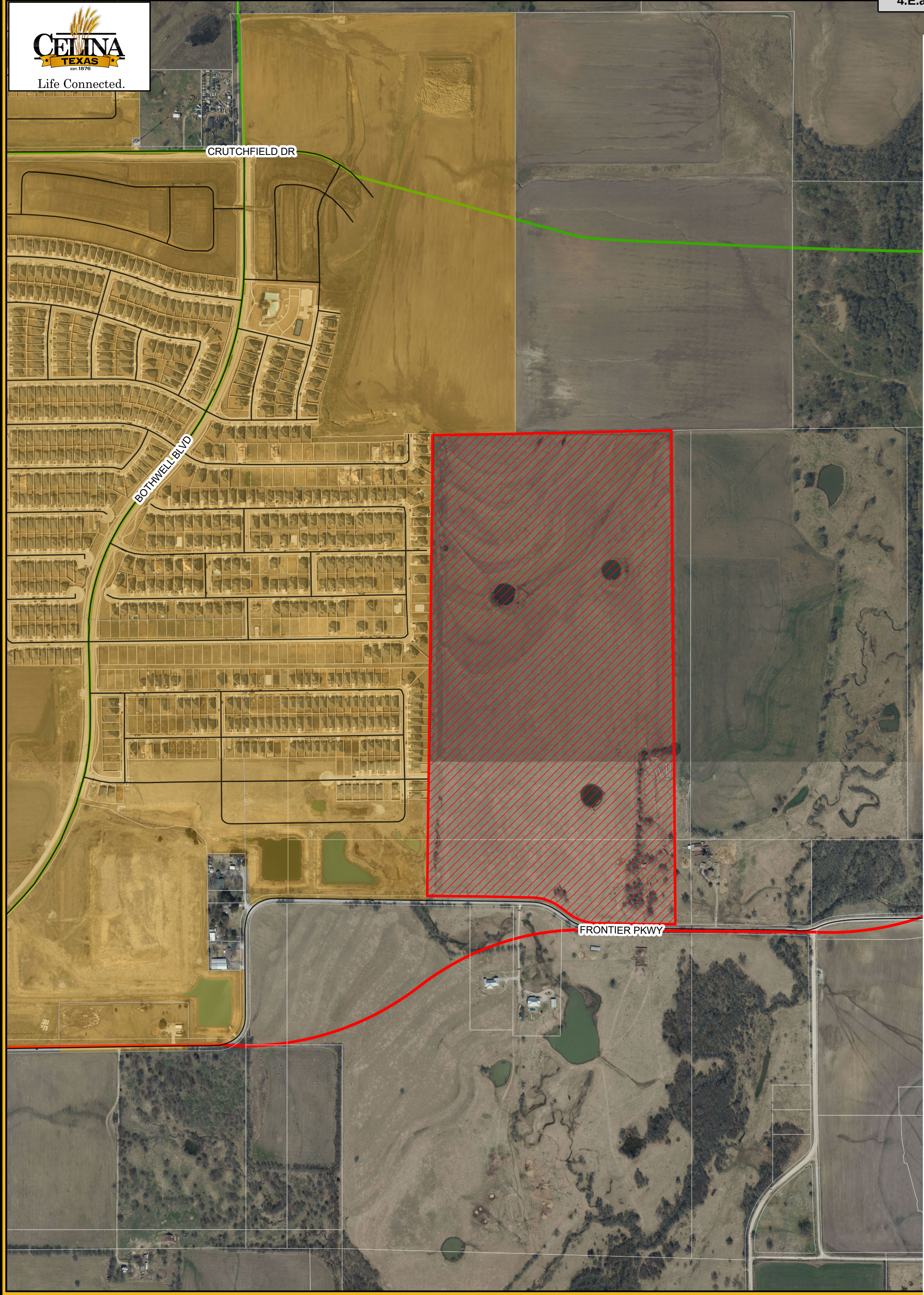
The property is approximately 110 acres, within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract, which is an extension of the existing Sutton Fields subdivision. Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



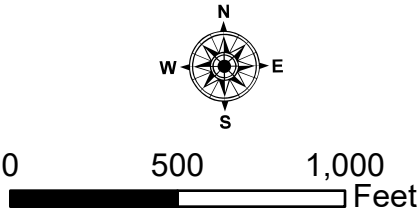
Attachment: Location Map (Sutton Fields East - DA)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Sutton Fields East DA
Location Map
City of Celina**

7/9/2021



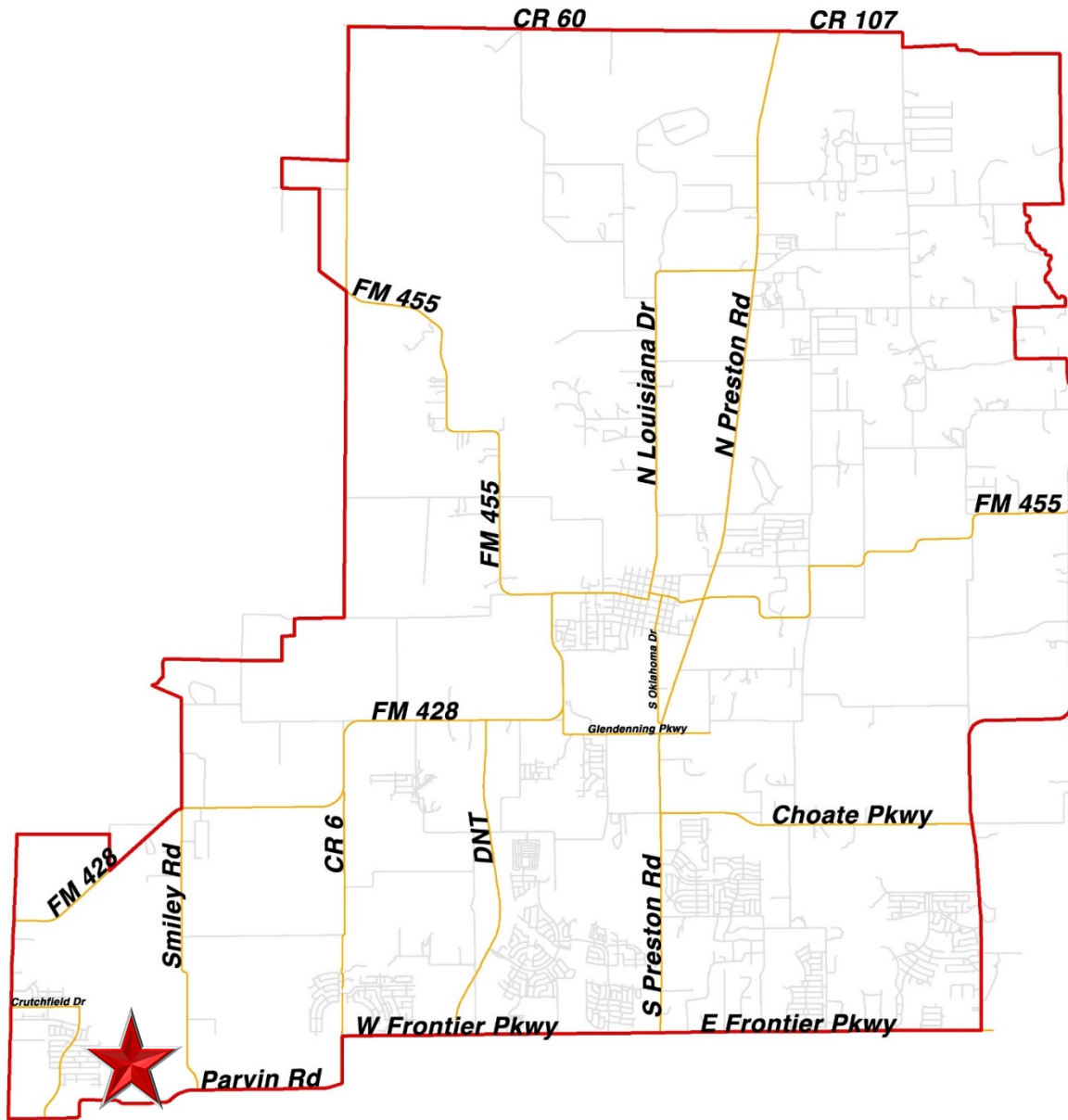
Sutton Fields East

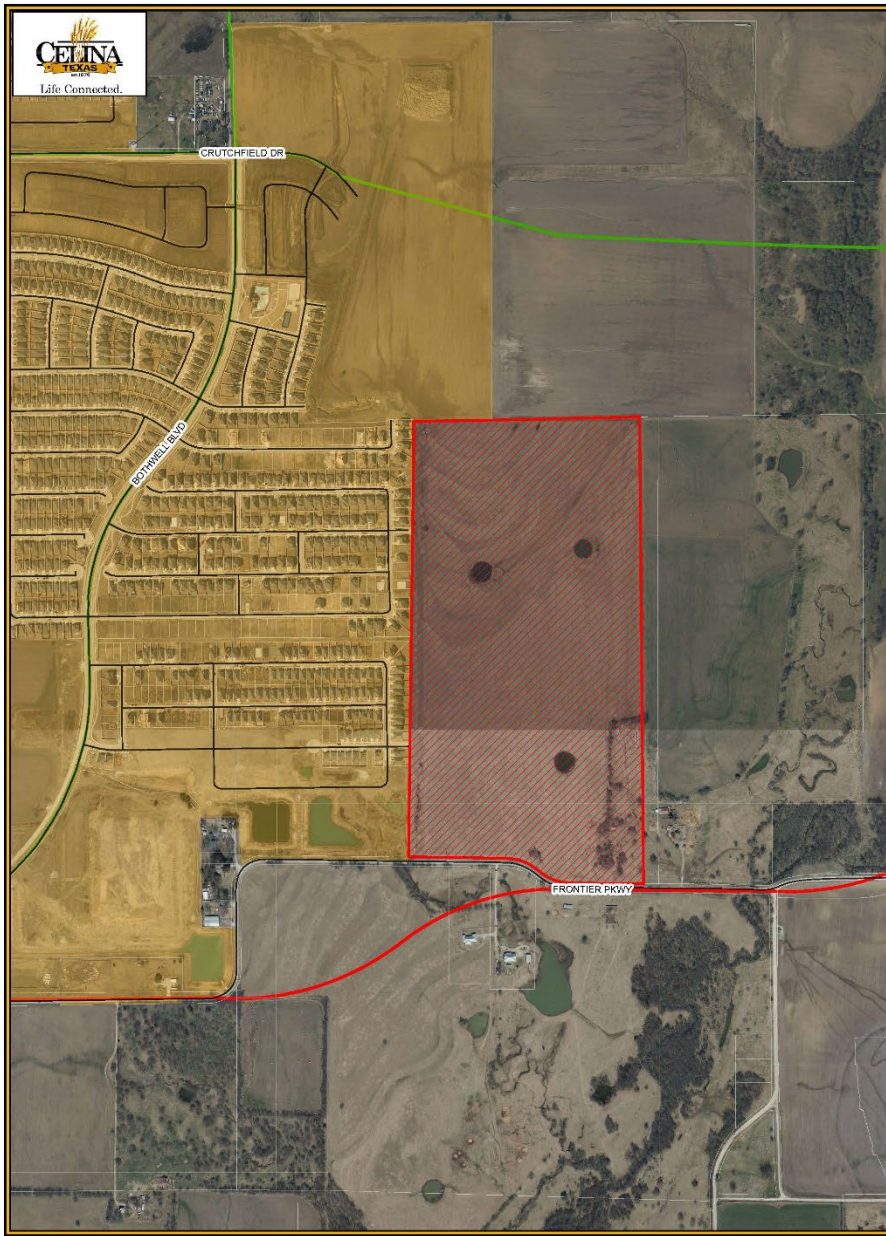
Development Agreement

Planning & Zoning Commission

July 20, 2021

Attachment: Staff Presentation (Sutton Fields East - DA)





Location Map

The subject property is generally located north of Parvin Road, and approximately 2,550 feet east of Bothwell Boulevard

Attachment: Staff Presentation (Sutton Fields East - DA)

Background

- The subject property is approximately 110 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning (as an extension of the Sutton Fields subdivision) that will apply to the tracts through a Development Agreement with the City
- The Development Agreement would replace a pre-annexation agreement on a portion of the property that would not have otherwise expired until 2034

Attachment: Staff Presentation (Sutton Fields East - DA)

Agreement Overview

- The Development Agreement proposes annexation and zoning for 110 acres, which is currently undeveloped land
- The agreement contemplates a master planned community, with 50' and 60' single-family lot widths (total of 450 lots)
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Attachment: Staff Presentation (Sutton Fields East - DA)

Lot Mix

- Lot Types:
 - 60' (Min. 15%)
 - 50' (Max. 85%)
- Matches existing Sutton Fields pattern

Project Overview

- Inclusion of pocket parks and a minimum of 10% open space
- Concrete trails around ponds and within open spaces
- Amenity center to have an open shade structure, bathrooms, and a swimming pool
- Alleys not required, per original Sutton Fields development
- Includes improvements to the existing HOA

Concept Plan



Attachment: Staff Presentation (Sutton Fields East - DA)

Policy Considerations

- The DA will bring an additional 110 acres into the City Limits
- Market demand is high, especially for Sutton Fields
- City standards apply (architecture, landscape)
- Includes improvements to the existing HOA
- Earlier annexation than the pre-annexation agreement expiration of 2034

Attachment: Staff Presentation (Sutton Fields East - DA)

Recommendation

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

Development Regulations

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single- Family Residential Detached District.

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.

SF General Regulations

All single-family residences can be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in these development standards.

- a) The lot widths shall be measured along the arc of the primary structure setback line.
- b) 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.

Lot Type A:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) 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-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

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.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) 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-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

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.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

The percentage of lots per Lot Type is as follows:

Lot Type A (60'):	15% Minimum
Lot Type B (50'):	85% Maximum

Architecture:

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

Amenities:

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

- 5' concrete trail around ponds and a 6' concrete trail down gas easements.
- Amenity Center to have an open shade structure, bathrooms, and Community swimming pool.

Open Space:

Open Space may consist of any pervious areas including landscape reserves, detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped. Open space must be maintained through a property ownership association. Development shall have a minimum Open Space of 10%.