



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 19, 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 & 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 21, 2022, Planning & Zoning Commission meeting.

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)

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.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 21, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
KJ Clark	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning 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. OPEN FORUM:

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items.

Honorable Mayor, Sean Terry, 6161 CR 90, Celina, Texas, 75009, addressed the Commission and thanked them for their service and encouraged the Commissioners to re-apply to the Boards and Commissions.

IV. CONSENT AGENDA:

Minutes Acceptance: Minutes of Jun 21, 2022 5:30 PM (Minutes Approval)

A. Minutes Approval:

1. Minutes from the May 17, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Legacy Hills Parcel 11, being approximately 63 acres; generally located at the northwest corner of future Celina Parkway and future Legacy Drive. (Legacy Hills Parcel 11 – Preliminary Plat)

C. Consider and act upon a Preliminary Plat for The Ranch at Uptown, Phases 3 & 4, being approximately 151 acres; generally located west of FM 455 and approximately 1,300 south of future J Fred Smith Parkway. (The Ranch at Uptown Phases 3 & 4 - Preliminary Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Shelby Barley, Vice Chair
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

V. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Commercial, Retail & Office District (C) zoning, generally located west of Smiley Road and approximately 2,900 feet south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley – 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.

Vice-Chair Barley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 86 with Multi-Family District, Urban Edge (MF-2), generally located south of Ash Street and approximately 700 feet west of the Preston Road, within the City Limits. (Celina Station, The Depot – PD Amendment)

Bella Lopez, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Mark Lyon, Applicant, 879 Junction Drive, Allen, Texas, 75013, presented the item and stated that he was available to answer any questions.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed concerns regarding increased traffic and drainage impacts to downtown.

Dusty McAfee, Executive Director of Development Services, addressed the comments, noting that the City's Master Thoroughfare Plan can accommodate increased traffic loads from multi-family properties and that

the City will ensure any proposed development on the subject property adheres to City standards, including drainage requirements.
 No one else came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 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:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- C. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning district, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church - Zoning)

Kari White, 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 Clark motioned to approve the item as proposed.
 Commissioner Bain seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	KJ Clark, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 68 acres to a Planned Development with a base zoning of Mixed Use District (MU), generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (Celina Landing – PD Zoning)

Ms. White, 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 Clark 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:	KJ Clark, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- E. Conduct a public hearing to consider and act upon a request to amend approximately 23 acres of Planned Development (PD) No. 43 with Multi-Family Urban Edge District (MF-2), generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. (Chalk Hill MF– PD Amendment)

Ms. Lopez reminded the Commissioners that the item was presented at the previous Planning & Zoning Commission meeting.

Chair Hangartner opened the public hearing.

No one came forward to speak and the public hearing was closed. The commissioners discussed the item.

Vice-Chair Barley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

VI. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 6:22 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: July 19, 2022
Re: Hong Tract - PD Zoning

Action Requested:

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)

Applicant:

KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:

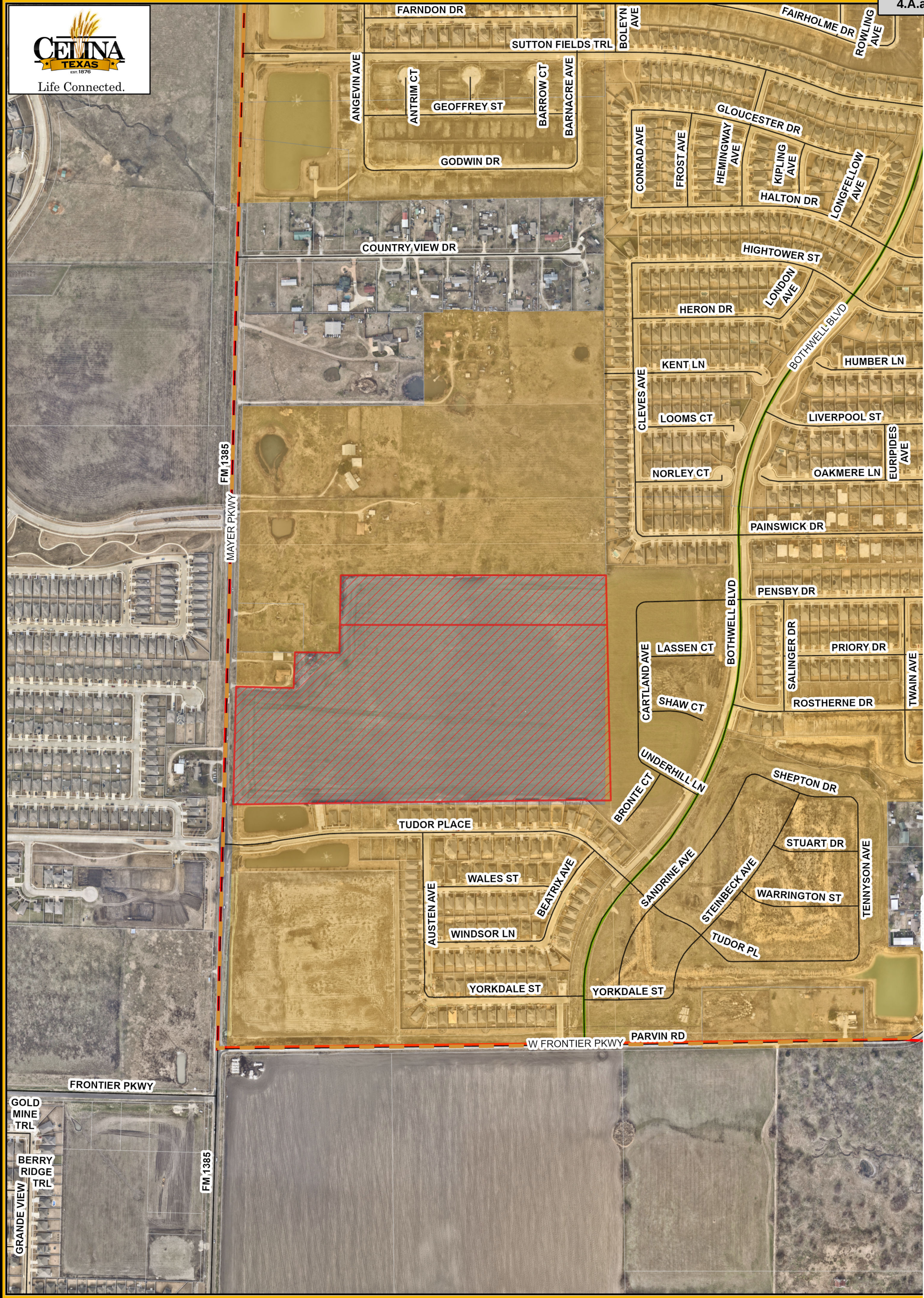
This item is for the zoning of approximately 45 acres to a Planned Development (PD) with Commercial, Retail, & Office (C) and Multi-Family, Horizontal District (MF-0) base zoning, in order to develop a single-family for rent neighborhood with commercial uses along the adjacent thoroughfare. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



4.A.a

FM 1385
MAYER PKWY

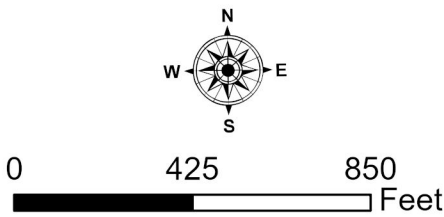
FM 1385

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hong Tract Location Map City of Celina

1/27/2022

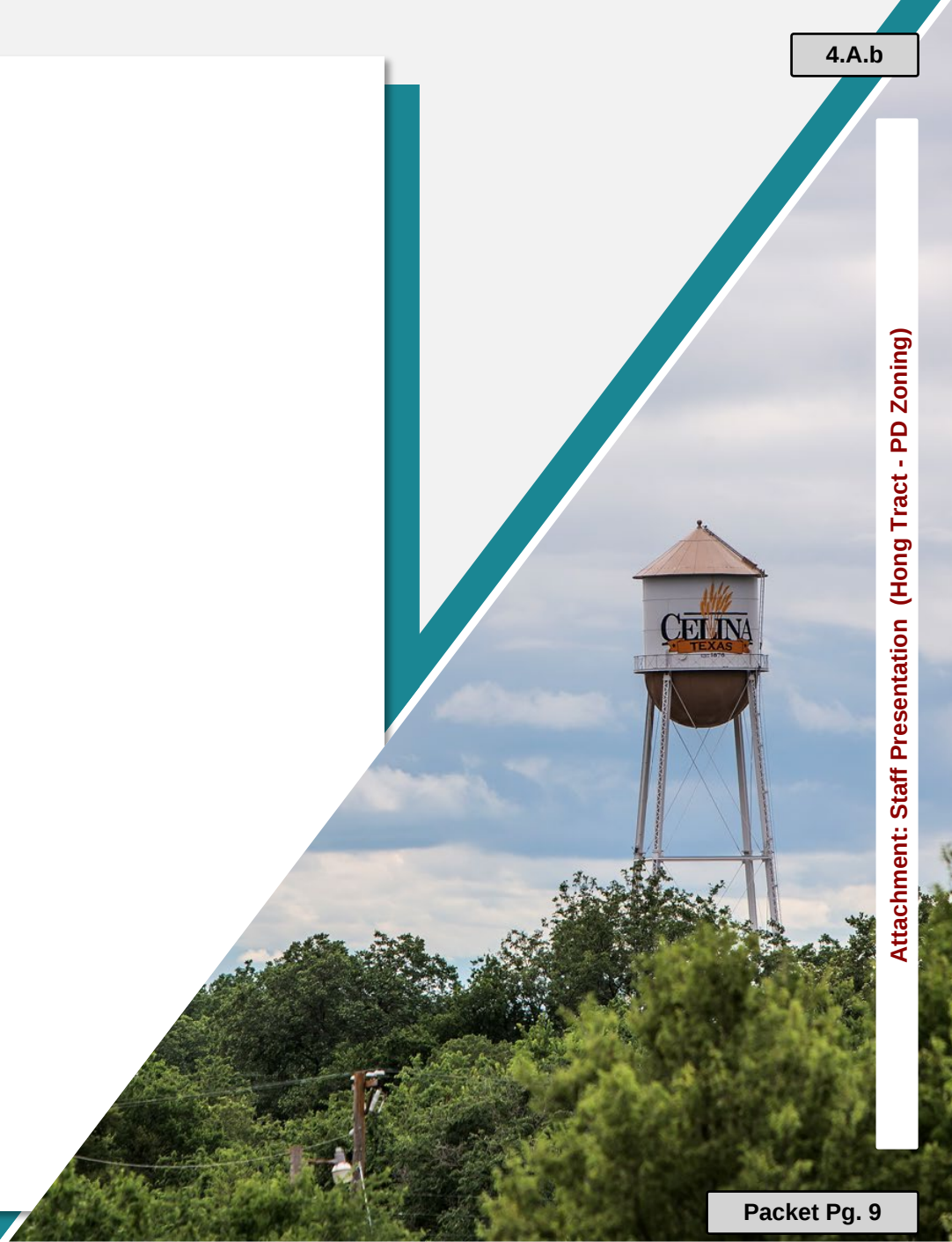


Attachment: Location Map (Hong Tract - PD Zoning)

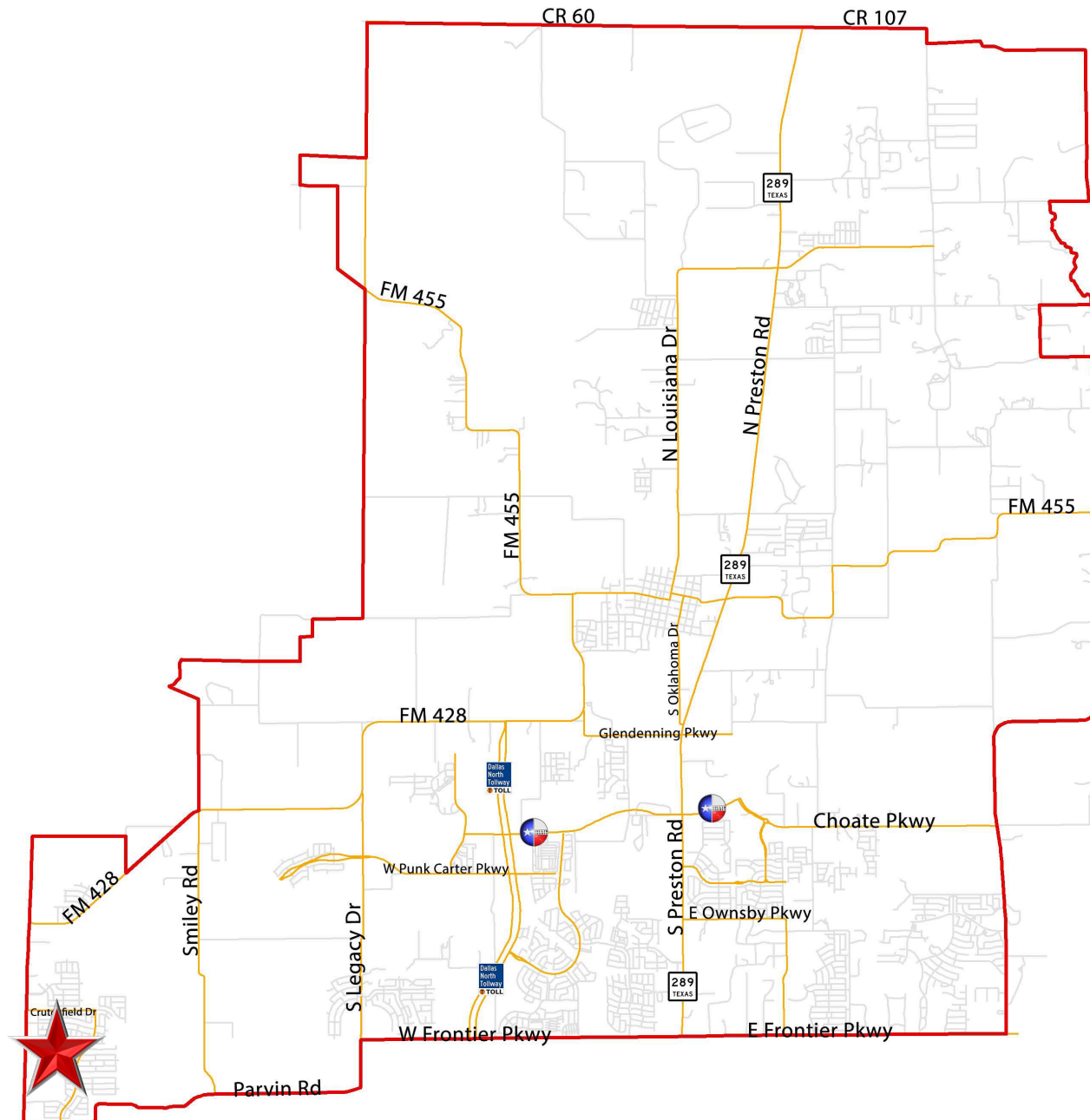
HONG TRACT

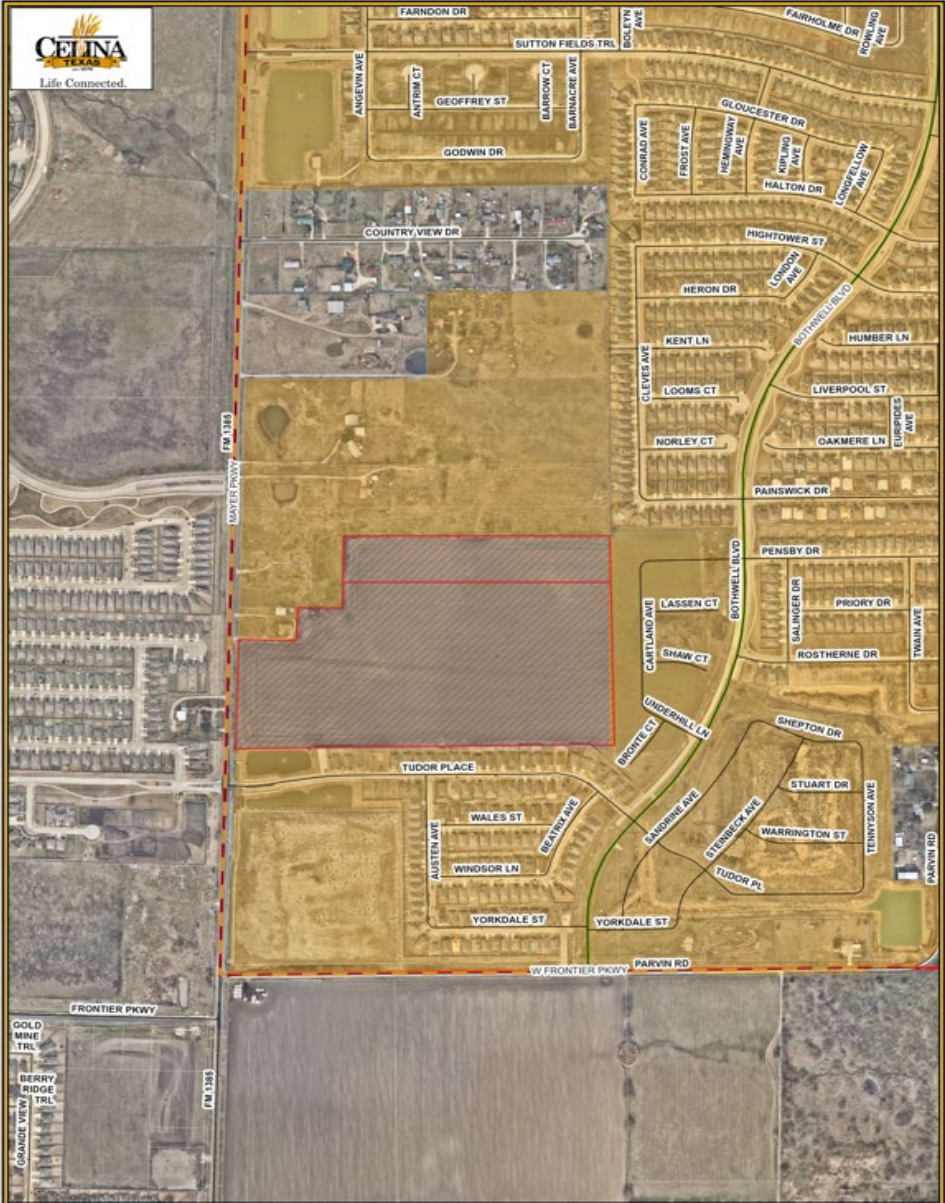
Planned Development

Planning & Zoning Commission
July 19, 2022



Attachment: Staff Presentation (Hong Tract - PD Zoning)





LOCATION MAP

The subject property is generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road

Attachment: Staff Presentation (Hong Tract - PD Zoning)

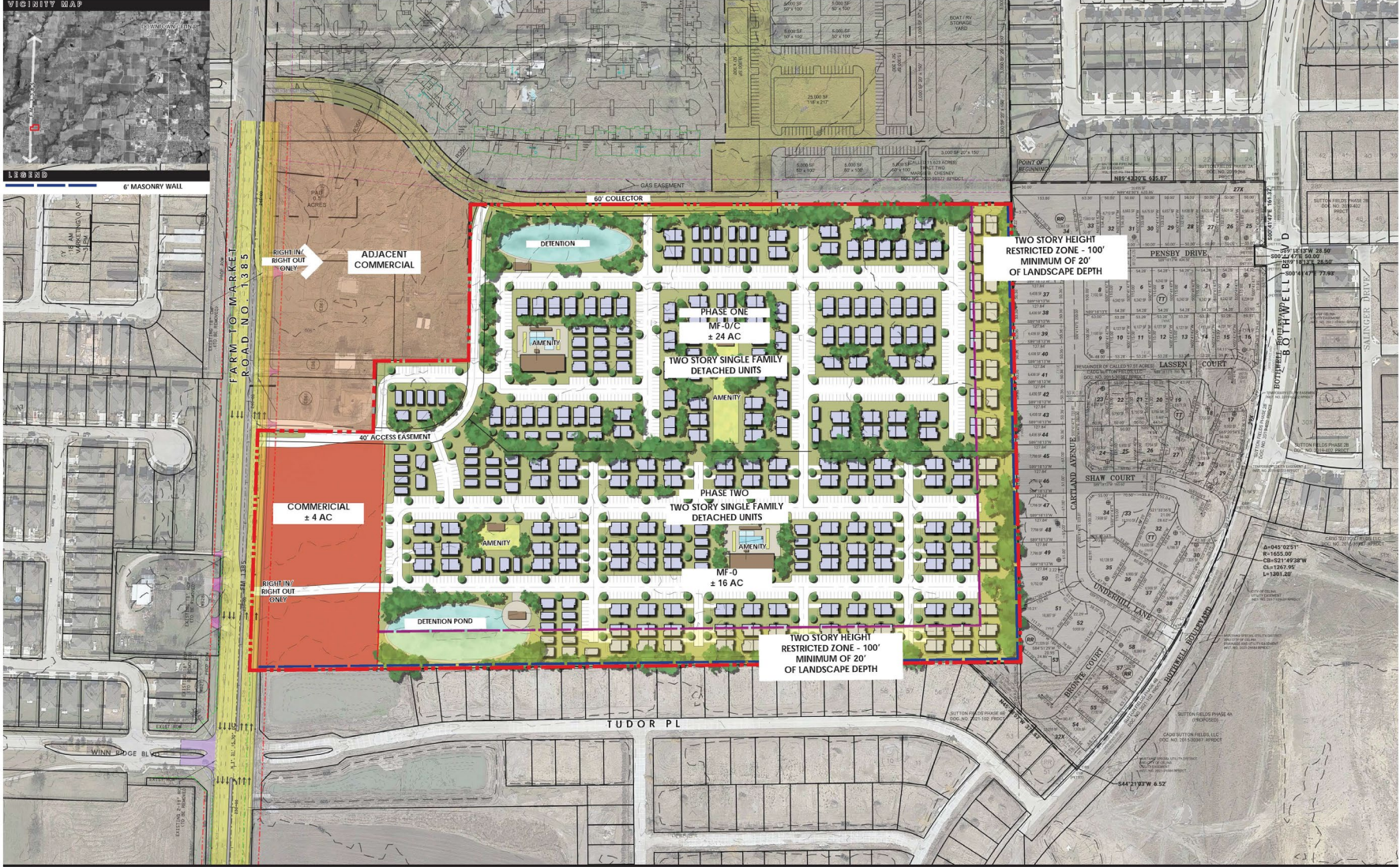
BACKGROUND

- The property is approximately 45 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to annex and zone the property to a Planned Development with a base of Commercial, Office, and Retail (C) and Multi-Family Horizontal (MF-o)
- A pre-annexation agreement for the property was signed in November 2017 and is set to expire in 2032, but the applicant is proposing annexation and zoning prior to this date

ZONING OVERVIEW

- Minimum 4 acres preserved for Commercial, Office, Retail (C)
- Multi-Family, Horizontal (MF-0) zoning on remainder of the tract
- MF-0 is limited to 1-2 stories in height

CONCEPT PLAN



POLICY CONSIDERATIONS

- Zoning and future annexation brings an additional 45 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Multi-Family, Horizontal (MF-0) is limited to a maximum of 2 stories
- Minimum 4 acres will be preserved for Commercial, Office, and Retail (C) uses along 1385
- MF-0 tends to have a limited impact on adjacent SF, historically

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

Hong Tract 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.

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of access and land use. The Concept Plan does not preclude the administration of engineering requirements such as storm detention.

Architecture:

Architecture will abide by the City's Zoning Ordinance except as revised herein.

Regulations for 'C' (Commercial District):

A minimum of 4 acres of C (Commercial, Office, & Retail) district shall be reserved along FM 1385.

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

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

- a. Maximum density. The maximum overall density for MF-0 developments shall be 12 units/acre.
- b. Maximum height. Maximum height of MF-0 developments shall be two (2) stories. Generally, 1-2 units with a maximum of 4 units per building
- c. Due to the similarity between Horizontal Multi-Family products and single-family homes, the bedroom limitation standard does not apply.
- d. Architecture. MF-0 developments are expected to abide by Single-family architectural requirements (all units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard, on all facades).
- e. Perimeters. Fencing/walls, screening, and home orientation shall abide by the following:
 - i. No gates crossing the fire lanes are allowed.
 - ii. Private yard spaces may be fenced with either open ornamental iron fencing or enhanced wooden fencing (cedar, board-on-board, with a decorative cap). Any fencing potentially visible from a public right-of-way as identified by the Master Thoroughfare Plan shall be open ornamental iron.
 - iii. When adjacent to public streets and non-residential development, including other non-MF-0 multi-family development, the shared border shall consist of homes that engage the perimeter by fronting onto and activating the perimeter (no garages) so that they are integrated into adjacent development. The landscape buffer and tree requirements still apply. Lead walks or other pedestrian connections are required, as determined by the Director.
 - iv. When adjacent to single-family residential or other MF-0 development, wooden privacy fences are allowed within the landscape setback. Perimeter tree requirements still apply, as does the requirement for an eight (8) foot tall masonry wall along the shared property line.