PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JULY 16, 2019
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 from the June 18, 2019, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Glen Crossing West, being an approximately 12.172 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located 1,350 feet west side of Old Log Trail (CR-1117) and approximately 1,000 feet south of Glendenning Parkway (CR-55). (Glen Crossing West Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a Public Hearing to consider and make recommendation on a request for a Development Agreement on an approximately 5.5 acre tract of land; generally located 2,400 feet east of future Coit Road and north of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (ETS Celina Development Agreement)

B. Conduct a Public Hearing to consider and make a recommendation on a request to rezone an approximately 40 acre tract of land from Retail District (C-1), to Planned Development (PD) with Mixed-Use Regional District (MU-2) base zoning; generally located 2,000 feet south of FM 428 and 1,300 feet east of future Legacy Drive. (Monschke Tract PD Zoning)

C. Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 75 acres of land to Planned Development (PD) with Community Facilities District (CF) base zoning; generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road. (Collin College Zoning)

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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____ _____

City Staff Date Notice Removed
City of Celina, Texas

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.

PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JUNE 18, 2019
5:30 PM

MINUTES

I. CALL TO ORDER:

Vice Chairman Barley called the meeting to order at 5:30 p.m., established a quorum, and led those present in the salute to the American and Texas Flags.

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Absent	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes from the May 21, 2019, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 2, being approximately 41 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,000 feet west of Preston Road. (The Homestead at Ownsby Farms Phase 2)

C. Consider and act upon a Final Plat for Creeks of Legacy West Phase 2, being approximately 51 acres situated in the J. McKim Survey, Abstract No. 889 and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas; generally located northwest of Frontier Parkway and Legacy Drive. (Creeks of Legacy West Phase 2)

D. Consider and act upon a Final Plat for Crosswood Creek Estates, being approximately 26 acres situated in the H. Routh Survey, Abstract No. 765, the J. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located north of FM 455 and approximately 2,000 feet east of Preston Road. (Crosswood Creek Estates)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Charles Haley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Barley, Freeman, Haley, Ousley, Becker
ABSENT:	Hangartner, Bain

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 8.7 acres of land to Agriculture District (AG); generally located south of Choate Parkway and approximately 1,330 feet east of County Road 87. (Huie Property Zoning)

Raha Pouladi, Planner, presented the staff report.
Vice Chairman Barley opened the public hearing.
No one came forward to speak, and the public hearing was closed.
Commissioner Haley moved to approve the item.
Commissioner Freeman seconded the motion, and the motion was approved unanimously.

V. ADJOURNMENT:

Vice Chairman Barley adjourned the meeting at 5:50 p.m.

_____
Chairman

_____
Secretary

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Jun 18, 2019 5:30 PM (CONSENT AGENDA)

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 16, 2019
Re:	Glen Crossing West Final Plat

Action Requested:
Consider and act upon a Final Plat for Glen Crossing West, being an approximately 12.172 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located 1,350 feet west side of Old Log Trail (CR-1117) and approximately 1,000 feet south of Glendenning Parkway (CR-55). (Glen Crossing West Final Plat)

Owner:
W/J CR 55, LP
600 N. Pearl Street, Suite 650
Dallas, TX 75201

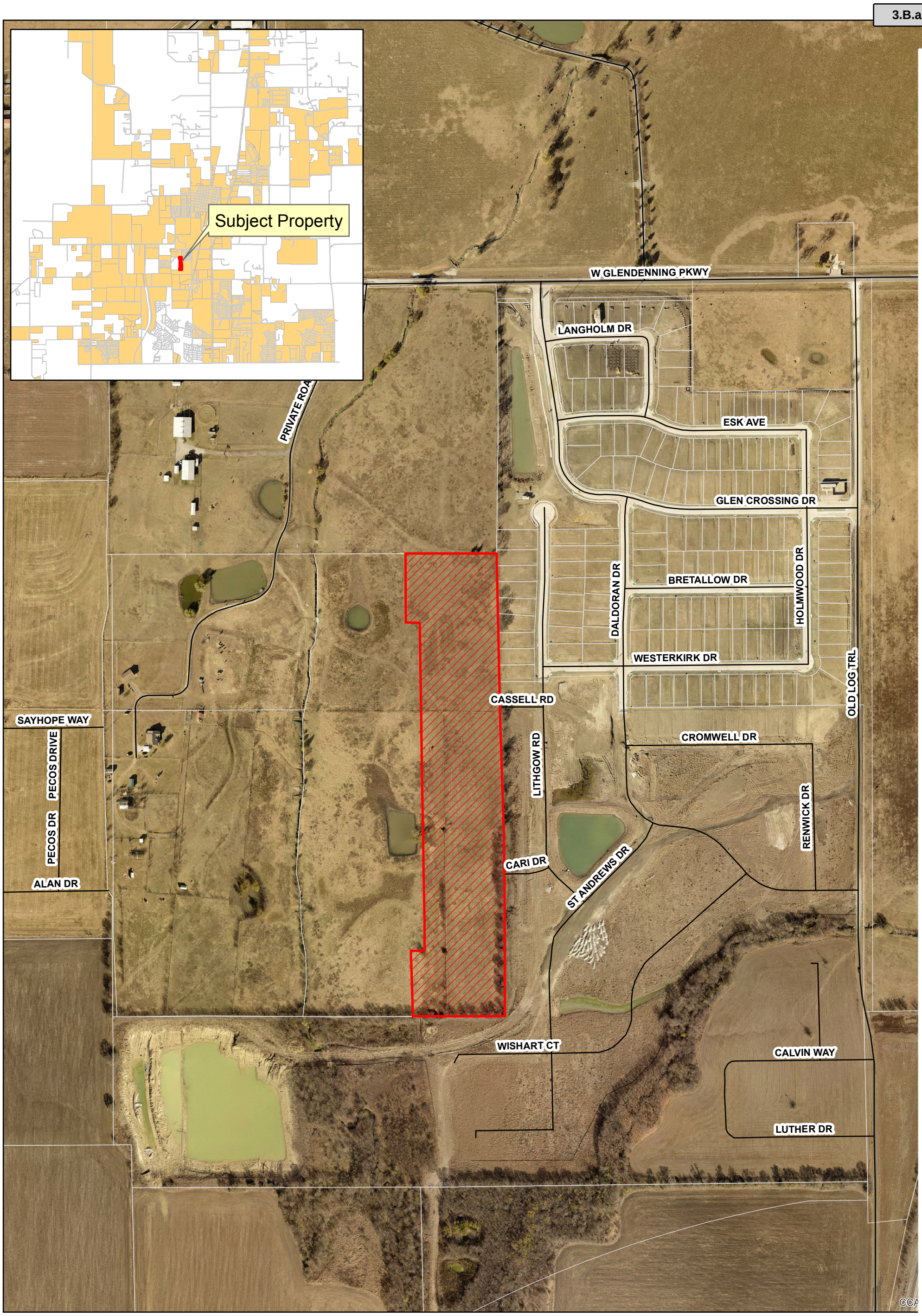
Applicant:
Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051

Background Information:
This subdivision is a new addition to the Glen Crossing single-family residential community. The plat shows 57 single-family lots and three common area/HOA lots. Following approval, the plat will not be filed until the property has been annexed, zoned, and all public improvements have been completed and accepted by the City.

The Final Plat is in conformance with the Development Agreement. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Documents:
Location Map
Proposed Final Plat

Staff Recommendation:
Staff recommends approval on the condition that all staff comments are addressed, that the property has been annexed and zoned, and that the project is inspected and accepted by the City prior to the plat being filed.



Attachment: Location Map (Glen Crossing West Final Plat)

CELINA TEXAS EST. 1876

Glen Crossing West Final Plat

Date: 4/4/2019

Legend

- Roads
- Glen Crossing West
- Parcels

N W E S

0 325 650 Feet

100' 0 50' 100' 200'

SCALE: 1" = 100'

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN, COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET (1/2" WITH PINK CAP "BARTON CHAPA")
- D.E. DRAINAGE EASEMENT

PLAT NOTES

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83). Distances shown hereon are surface distances with combined scale factor of 1.00015271.
2. All designated set corners are 1/2 inch iron rods set with a pink cap stamped "BARTON CHAPA", unless otherwise noted.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
4. The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire appurtenances. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
5. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
6. Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
7. The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
8. A 7.5-Foot Utility Easement is hereby dedicated along the frontage of all lots fronting on an interior street. See Building Line & Easement Layout Detail for typical location.
9. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
10. This plat does not alter or remove existing deed restrictions, if any.
11. This property lies within zones "AE" and "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0120J, Effective date June 2, 2009, via scaled map location and graphic plotting.
12. A public trail system may be installed on any HOA owned or maintained lot.
13. All lots comply with the minimum size requirements of the zoning district.
14. All common areas will be owned and maintained by the HOA/POA.
15. All common area/HOA lots may contain a public trail and shall provide an access easement for the public to use the trail.
16. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.

Certificate of Plat Approval

APPROVED

_____ _____ _____

City Development Official Date
City of Celina, Texas

Witness my hand this _____ day of _____, 20____

_____

City Secretary
City of Celina, Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

I, John H. Barton III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my supervision in accordance with the subdivision ordinance of the City of Celina, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT June 6, 2019

_____

John H. Barton III, RPLS No. 6737

STATE OF TEXAS §

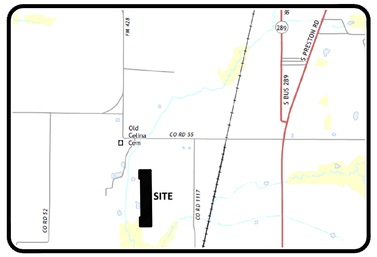
COUNTY OF _____ §

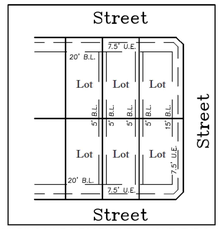
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for
the State of Texas

VICINITY MAP - NOT TO SCALE





BUILDING LINE & EASEMENT LAYOUT (TYPICAL)

Line Data Table		
Line #	Distance	Bearing
L1	25.00'	N89°18'36"E
L2	25.00'	S89°17'59"W
L3	22.73'	N00°41'24"W
L4	22.73'	S00°41'21"E
L5	90.85'	N47°51'19"E
L6	78.81'	N00°23'30"E
L7	14.11'	S44°27'59"W
L8	14.18'	N45°32'01"W
L9	14.11'	S44°27'59"W
L10	14.18'	S45°32'20"E
L11	291.51'	S89°17'59"W
L12	291.53'	N89°17'59"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.78'	25.00'	070°31'33"	N34°34'23"E	28.87'
C2	22.41'	25.00'	051°21'06"	N45°33'03"W	21.67'
C3	8.37'	25.00'	019°10'29"	N10°17'16"W	8.33'

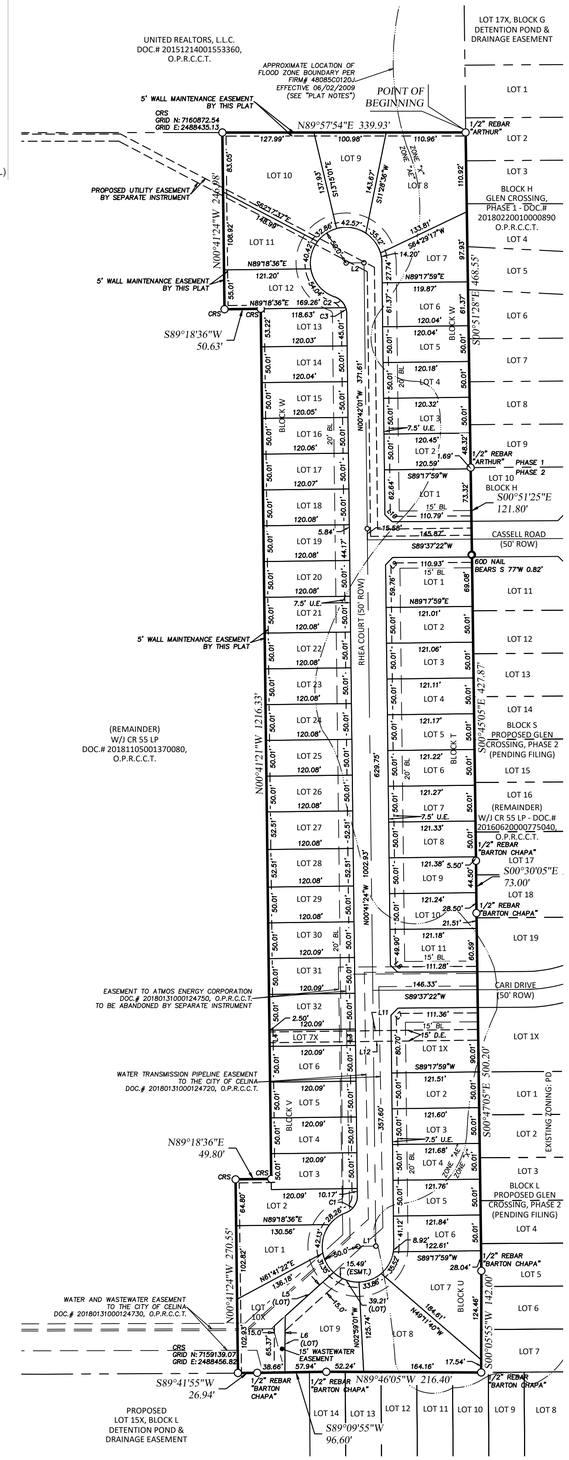
BLOCK T AREAS		
Lot #	Square Feet	Acres
1	8348	0.192
2	6053	0.139
3	6055	0.139
4	6058	0.139
5	6061	0.139
6	6063	0.139
7	6066	0.139
8	6069	0.139
9	6067	0.139
10	6060	0.139
11	7254	0.167

BLOCK U AREAS		
Lot #	Square Feet	Acres
1X	10923	0.251
2	6079	0.140
3	6083	0.140
4	6087	0.140
5	6091	0.140
6	6097	0.140
7	12447	0.286
8	14445	0.332
9	12389	0.284
10X	10934	0.251

BLOCK W AREAS		
Lot #	Square Feet	Acres
1	8759	0.201
2	6027	0.138
3	6020	0.138
4	6013	0.138
5	6006	0.138
6	7361	0.169
7	8428	0.193
8	17855	0.410
9	9620	0.221
10	17216	0.395
11	9338	0.214
12	7725	0.177
13	6384	0.147
14	6003	0.138
15	6003	0.138
16	6004	0.138
17	6004	0.138
18	6005	0.138
19	6005	0.138
20	6005	0.138

BLOCK W AREAS CONT.		
Lot #	Square Feet	Acres
21	6005	0.138
22	6005	0.138
23	6005	0.138
24	6005	0.138
25	6005	0.138
26	6005	0.138
27	6305	0.145
28	6305	0.145
29	6005	0.138
30	6005	0.138
31	6005	0.138
32	6005	0.138

BLOCK V AREAS		
Lot #	Square Feet	Acres
1	8673	0.199
2	8634	0.198
3	6005	0.138
4	6005	0.138
5	6005	0.138
6	6005	0.138
7X	2730	0.063



STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS W/J CR 55 LP is the owner of a tract of land situated in the Collin County School Land #14 Survey, Abstract Number 167, City of Celina, Collin County, Texas, being a part of the tract described in the deed to W/J CR 55 LP, recorded under document number 20181105001370080, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped "ARTHUR" found in the west line of Lot 2, Block H, Glen Crossing, Phase 1, an addition in the City of Celina, Collin County, Texas, according to the amended plat recorded under document number 20180220010000890, O.P.R.C.C.T.;

THENCE with the west line of said Glen Crossing, Phase 1, SOUTH 00 degrees 51 minutes 28 seconds EAST, a distance of 468.55 feet to a ½ inch rebar with cap stamped "ARTHUR" found at the southwest corner of said Glen Crossing, Phase 1;

THENCE with the perimeter and to the corners of the tract described in the deed to W/J CR 55 LP, recorded under document number 20160620000775040, O.P.R.C.C.T., the following calls:

1. SOUTH 00 degrees 51 minutes 25 seconds EAST, a distance of 121.80 feet to a point from which a 60D nail found bears SOUTH 77 degrees WEST, 0.82 feet;
2. SOUTH 00 degrees 45 minutes 05 seconds EAST, a distance of 427.87 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found");
3. SOUTH 00 degrees 30 minutes 05 seconds EAST, a distance of 73.00 feet to a capped rebar found;
4. SOUTH 00 degrees 47 minutes 05 seconds EAST, a distance of 500.20 feet to a capped rebar found;
5. SOUTH 00 degrees 05 minutes 55 seconds WEST, a distance of 142.00 feet to a capped rebar found;
6. NORTH 89 degrees 46 minutes 05 seconds WEST, a distance of 216.40 feet to a capped rebar found;
7. SOUTH 89 degrees 09 minutes 55 seconds WEST, a distance of 96.60 feet to a capped rebar found;
8. SOUTH 89 degrees 41 minutes 55 seconds WEST, a distance of 26.94 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

THENCE through the interior of said W/J CR 55 LP (document 20181105001370080) tract, the following calls:

1. NORTH 00 degrees 41 minutes 24 seconds WEST, a distance of 270.55 feet to a capped rebar set;
2. NORTH 89 degrees 18 minutes 36 seconds EAST, a distance of 49.80 feet to a capped rebar set;
3. NORTH 00 degrees 41 minutes 21 seconds WEST, a distance of 1216.33 feet to a capped rebar set;
4. SOUTH 89 degrees 18 minutes 36 seconds WEST, a distance of 50.63 feet to a capped rebar set;
5. NORTH 00 degrees 41 minutes 24 seconds WEST, a distance of 246.98 feet to a capped rebar set in the south line of the tract described in the deed to United Realtors, L.L.C., recorded under document number 20151214001553360, O.P.R.C.C.T.;

THENCE with the south line of said United Realtors tract, NORTH 89 degrees 57 minutes 54 seconds EAST, a distance of 339.93 feet, returning to the **POINT OF BEGINNING** and enclosing 12.172 acres (530,208 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT W/J CR 55 LP, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as GLEN CROSSING WEST, and do hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the city council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

FOR: W/J CR 55 LP, A TEXAS LIMITED PARTNERSHIP

BY: W/J CELINA GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:_____

CHRISTOPHER C. JACKSON, VICE PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for
the State of Texas

FINAL PLAT

GLEN CROSSING WEST

BEING 57 RESIDENTIAL LOTS AND
3 OPEN SPACE LOTS
12.172 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND #14 SURVEY
ABSTRACT NUMBER 167
CITY OF CELINA, COLLIN COUNTY, TEXAS

--2019--

SURVEYOR
JOHN H. BARTON, III RPLS# 6737
409 STOCKARD STREET
LAKE DALLAS, TX 75065
(817) 243-9289
JACK@BCSDFW.COM

ENGINEER
KIRKMAN ENGINEERING
SHEA KIRKMAN
4821 MERLOT AVE., STE. 210
GRAPEVINE, TX 76051
(817) 488-4960
SHEA.KIRKMAN@TRUSTKE.COM

OWNER
W/J CR 55 LP
CHRISTOPHER JACKSON
600 N. PEARL STREET
SUITE 650
DALLAS, TX 75201

ENGINEER
kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

JOB NUMBER:	2019.001.026
DRAWN BY:	BCS
CHECKED BY:	BCS
REV:	

GLEN CROSSING WEST

CELINA, TEXAS

PRELIMINARY PLAT

PAGE 1 OF 1

SHEET:

Attachment: Final Plat (Glen Crossing West Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Jason Laumer, City Manager
Date:	July 16, 2019
Re:	ETS Celina - Development Agreement

Action Requested:
Conduct a Public Hearing to consider and make recommendation on a request for a Development Agreement on an approximately 5.5 acre tract of land; generally located 2,400 feet east of future Coit Road and north of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (ETS Celina Development Agreement)

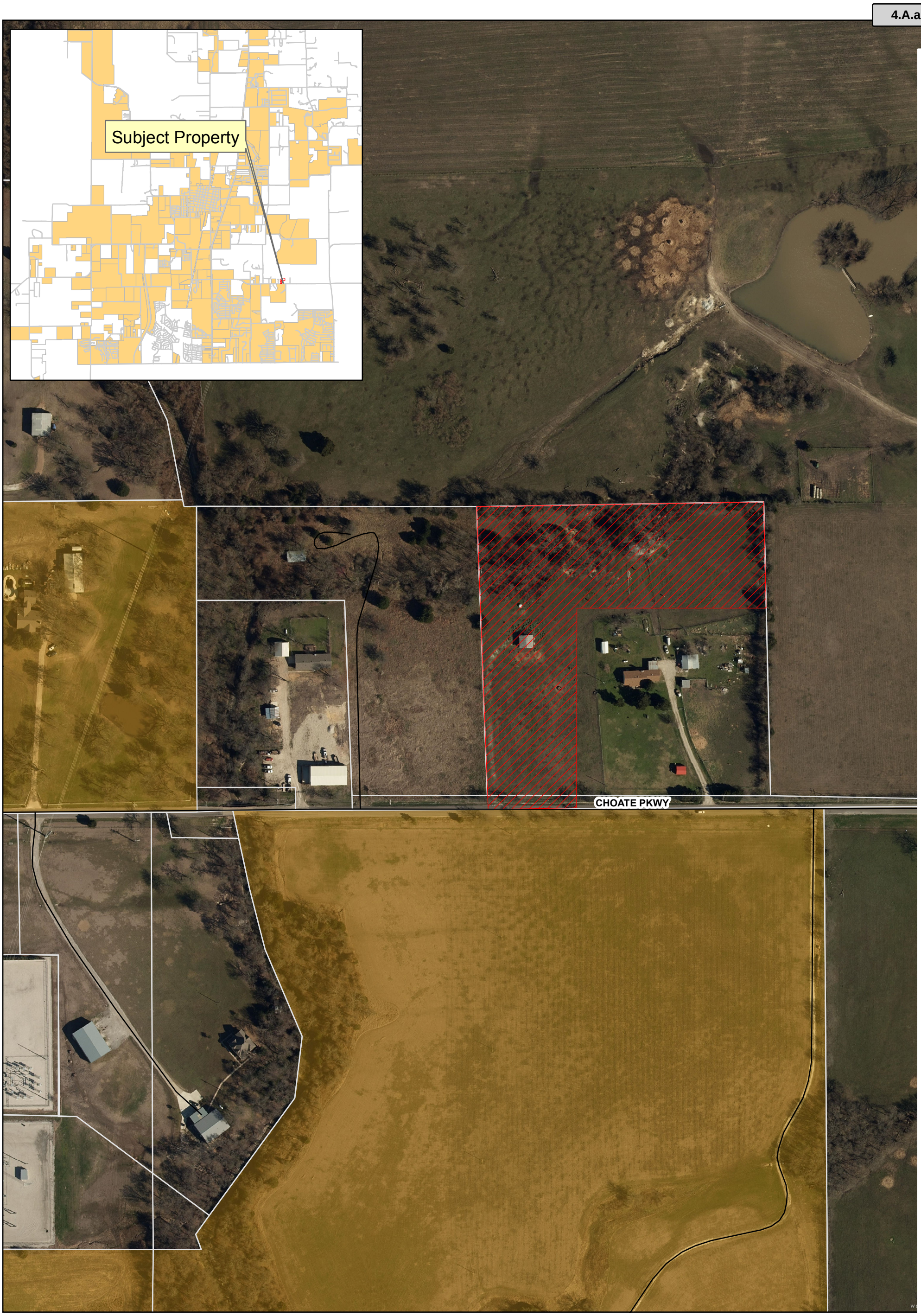
Applicant/Developer:
Matt Edgemon
ETS Celina, LLC Manager
6251 FM 2478
McKinney, Texas 75071

Background Information:
The proposed development agreement is for approximately 5.5 acres of property approximately 2,400 feet east of future Coit Road and north of Choate Parkway for the construction of a two-phased office/warehouse development. The DA outlines the future annexation, multiple off-site infrastructure improvements, and development standards, including design standards and landscaping. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement.

Board Review/Citizen Input:
Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Regulations
- Proposed Concept Plan

Staff Recommendation:
Staff recommends approval.



Attachment: Location Map (ETS Celina Development Agreement)

CELINA TEXAS EST. 1876

ETS Celina Location Map

Date: 6/20/2019

Legend

- Roads
- ETS Celina
- Parcels
- City Limits

N W E S

0 175 350 Feet

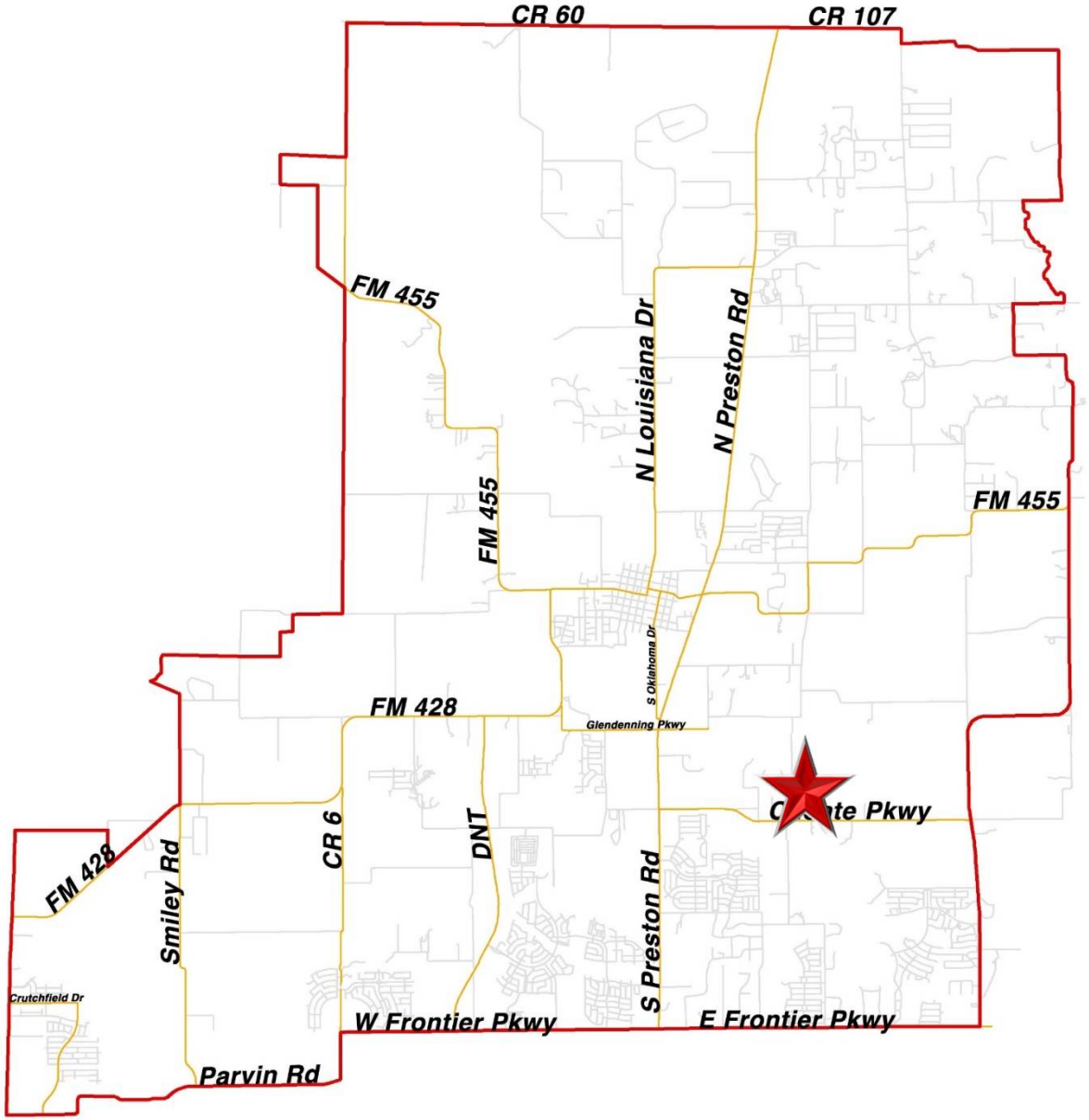
ETS Celina

Development Agreement

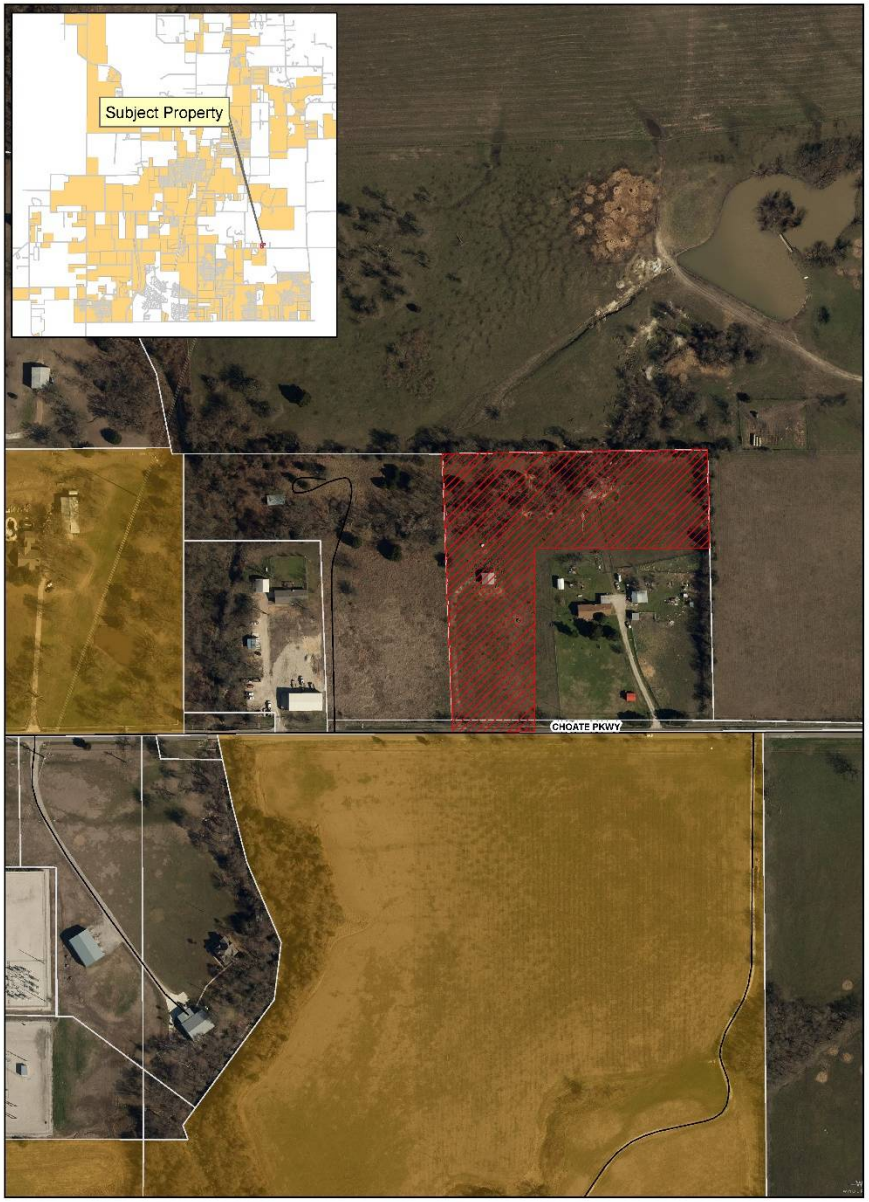
Planning & Zoning Commission

July 16, 2019

Attachment: Staff Presentation (ETS Celina Development Agreement)



Attachment: Staff Presentation (ETS Celina Development Agreement)



Location Map

The subject property is located north of Choate Parkway and approximately 2,400 feet east side of CR 86 (future Coit Road)

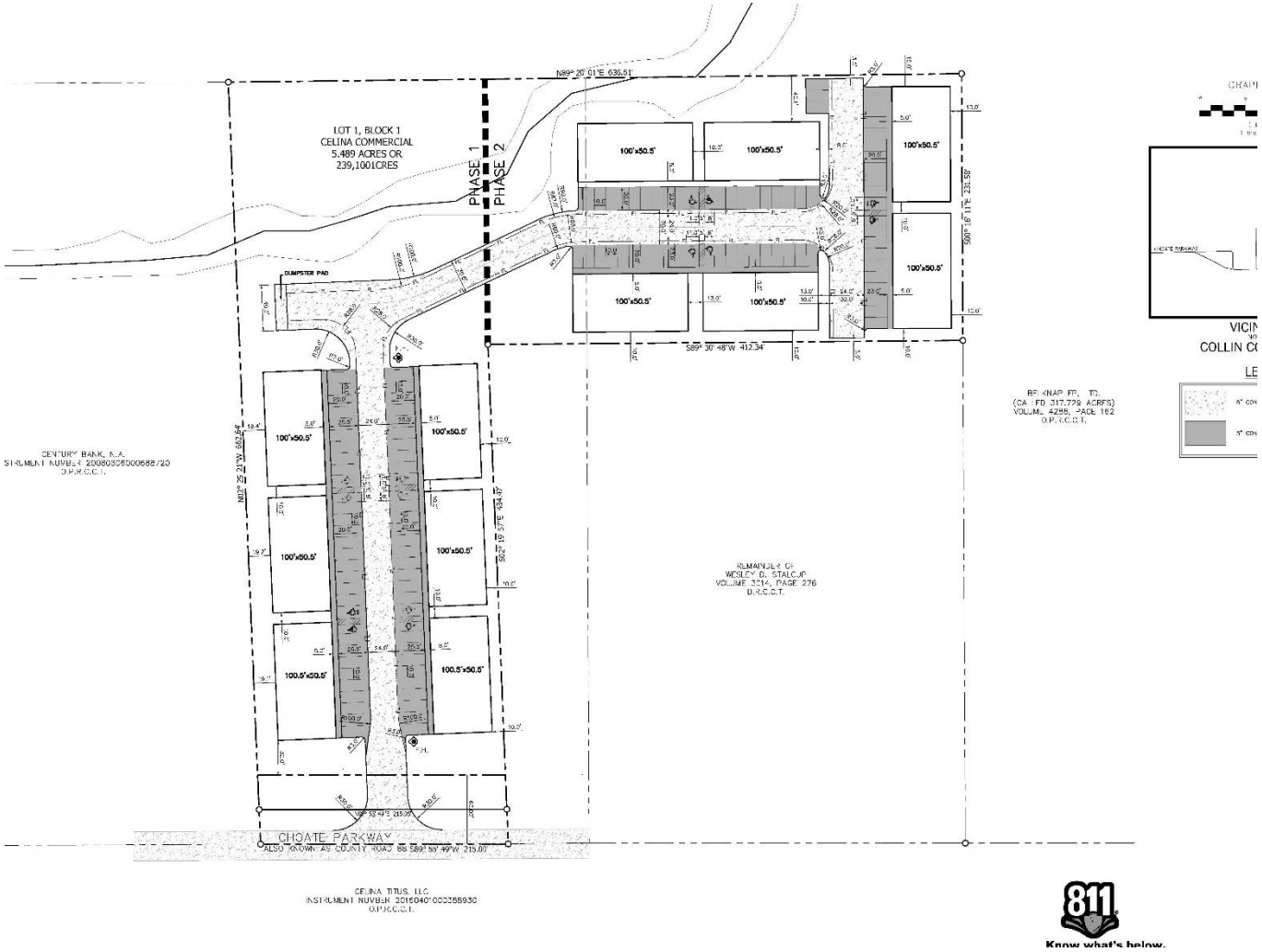
Attachment: Staff Presentation (ETS Celina Development Agreement)

Background

- The property is approximately 5.5 acres and is currently in Celina's Extraterritorial Jurisdiction (ETJ)
- The applicant desires to develop a two-phased office/warehouse development
- The development agreement outlines the future annexation and development standards that apply to the property
- County standards apply absent of the DA

Attachment: Staff Presentation (ETS Celina Development Agreement)

Concept Plan



Attachment: Staff Presentation (ETS Celina Development Agreement)

Project Overview

- The project involves two phases with 12 buildings that are approximately 5,000 sf each
- The applicant agreed to design standards (and future annexation) that are greater than what the County requires
- The proposed buildings will be primarily metal with a masonry wainscot

Attachment: Staff Presentation (ETS Celina Development Agreement)

Design Standards

The applicant agreed to the following:

- Multiple off-site infrastructure improvements
- ROW dedication and a 30’ wide landscape buffer
- Minor masonry accents to visible facades
- Landscaping
- Fire lanes and fire hydrants
- Future annexation

Attachment: Staff Presentation (ETS Celina Development Agreement)

Policy Considerations

- Absent the proposed Development Agreement, the subject property could develop in the County to inferior standards with little public safety requirements
- The proposed project provides a facility that has demonstrated market demand
- Permitting authority in addition to minimum design standards are desired by the City
- Once annexed, the subject property will contribute to the tax base

Attachment: Staff Presentation (ETS Celina Development Agreement)

Recommendation

- Notices were published in compliance with State and local law
- 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 (ETS Celina Development Agreement)

ETS DEVELOPMENT AGREEMENT
Development Standards

A. PUBLIC INFRASTRUCTURE

1. ETS will dedicate right-of-way on Choate Parkway street frontage equal to a distance of sixty feet (60') from the existing centerline of the asphalt road.

2. ETS shall dedicate a sidewalk/water/sewer easement equal to a distance of ten feet (10') from the 60' right-of-way dedicate for Choate Parkway required herein.

3. ETS will provide a minimum 30' Front Setback and landscape buffer on the Choate Parkway street frontage (starting from the right-of-way dedication line described in Item 1 above).

4. Domestic Water: The existing 2-inch water line, located within Choate Parkway, is the only water line required to serve domestic water needs. The Property will be allowed to be served with a single master domestic water meter.

5. Fire Water: The first phase of development on the Property will include two (2) fire hydrants and a 6-inch water line to be designed and constructed by Developer, but only stubbed to Choate Parkway for future connection to a transmission water line (to be installed by others at a later date). It is understood that the 6-inch water line and hydrants will remain dormant on-site until such time a transmission line exists within Choate Parkway. The first phase's development permit, building permit, plat and certificates of occupancy are not contingent upon a fire water line connection.

6. If stormwater detention is determined to be required onsite, the Property's internal paved areas may be used for detention storage purposes, if it is possible to do so without flooding the paved areas, as determined by the City's engineer.

7. Sanitary Sewer: The Property is allowed to have septic systems pending review of the City's offsite sanitary sewer line extension and comparison to onsite septic system costs. ETS agrees to contribute the septic system cost to the extension of a sanitary sewer line to the Property, to be installed by the City's contractor during current construction and complete by December 2019. The ROFR Tract shall not be allowed to have any septic systems and must be connected to a sanitary sewer line.

8. The remainder of the Stalcup tract (the "ROFR Tract") is not subject to platting or annexation until application for Site Plan is made to the City, but development start on ROFR Tract is not subject to or restricted by annexation completion.

9. Items A.1. through A.6., above, are applicable to future phases to be developed on the Property and to the ROFR Tract.

B. DEVELOPMENT REGULATIONS

1. Base zoning of Light Industrial.

2. Side and Rear building setbacks within the Property shall be ten feet (10').

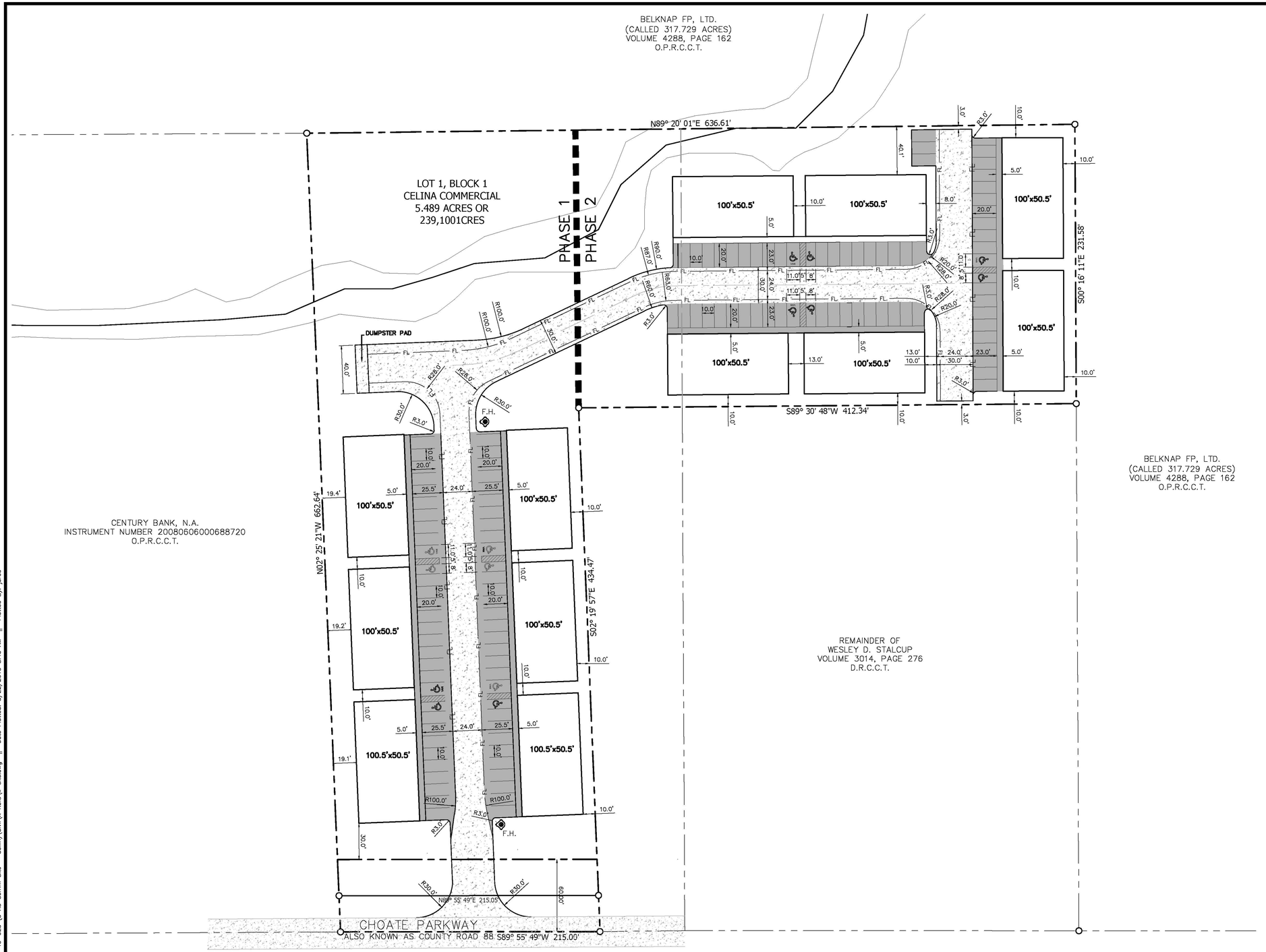
3. No minimum parking standards will be enforced within the Property.

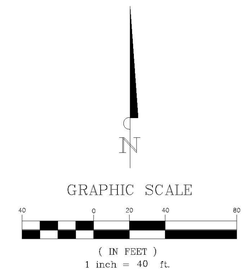
4. ETS will be allowed to construct metal office-warehouse buildings that will include a 4' high wainscot brick or stone accent on exterior building areas facing the fire lane and Choate Parkway on the Property and ROFR Tract.

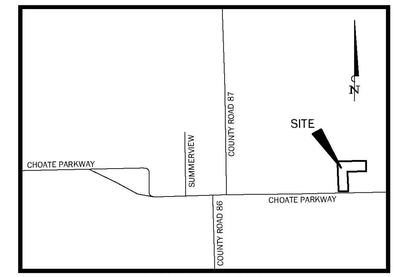
5. Landscape and entry monumentation are allowed to be constructed within the ten foot (10') sidewalk/water/sewer easement required by A.2, above. ETS agrees to install landscaping with the first phase of development on the Property. Landscaping for the ROFR Tract shall installed by Developer with the first phase of development of the ROFR Tract. Landscaping for the Property shall meet the City Regulations.

6. A site plan for the ROFR Tract shall be submitted by Developer for approval by the City prior to platting. The ROFR Tract may be annexed prior to being developed.

7. Items B.1. through B.4., above, are applicable to future phases to be developed on the Property and to the ROFR Tract.







VICINITY MAP
NOT TO SCALE
COLLIN COUNTY, TEXAS

LEGEND

- 6" CONCRETE PAVEMENT (HEAVY DUTY)
- 5" CONCRETE PAVEMENT (LIGHT DUTY)

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

5 ACRE COMMERCIAL SITE
CELINA, TEXAS

SITE LAYOUT EXHIBIT

No.	Date	Revision Description

PROJECT NO.: 999-19-023

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES. WERE PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer REMINGTON C. WHEAT, P.E.
P.E. No. 126106 Date 5/22/2019

SHEET NUMBER
EXH-A

File: B:\Clients\999 (Misc. Projects)\999-19-023 (5 AC Comm Site - Collin)\Civil\X Ref's\x-site.dwg || Date Plotted: 5/22/2019 8:46 AM || Plotted By: jared

Attachment: Proposed Concept Plan (ETS Celina Development Agreement)

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 16, 2019
Re:	Monschke Tract PD Zoning

Action Requested:
Conduct a Public Hearing to consider and make a recommendation on a request to rezone an approximately 40 acre tract of land from Retail District (C-1), to Planned Development (PD) with Mixed-Use Regional District (MU-2) base zoning; generally located 2,000 feet south of FM 428 and 1,300 feet east of future Legacy Drive. (Monschke Tract PD Zoning)

Applicant:
Peloton Land Solutions, LLC
10875 John W. Elliott Dr., Suite 400
Frisco, TX 75234

Owner:
Harold Monschke
506 Park Ln.
Krum, TX 76249

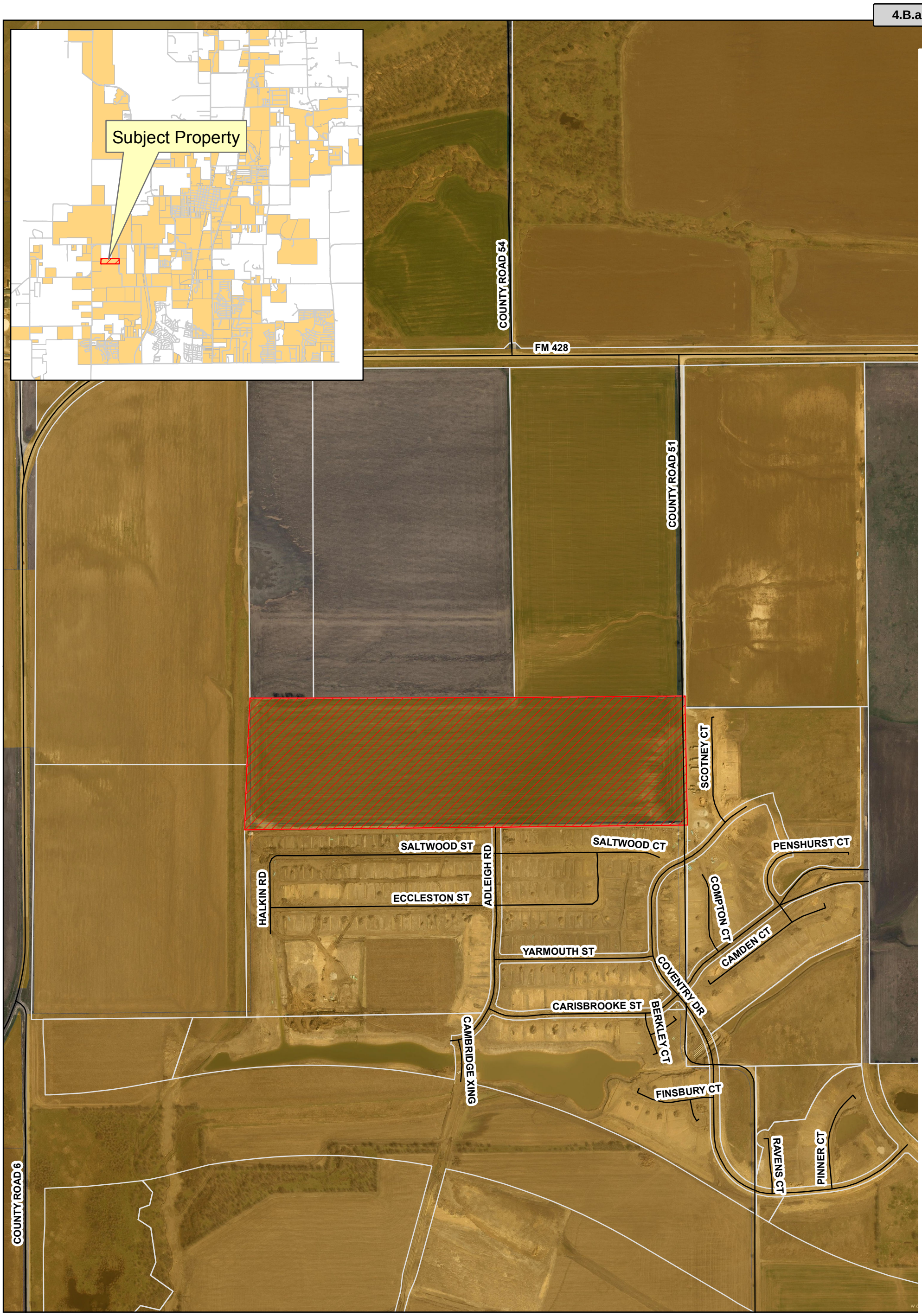
Background Information:
The applicant is requesting to rezone the property from Retail District (C-1), to Planned Development (PD) with Mixed-Use Regional (MU-2) base zoning district. The applicant is proposing various types of multi-family development, including urban edge and urban style apartment buildings, as well as several retail uses. The PD incorporates multiple special design standard enhancements that are above and beyond the requirements of the base Zoning Ordinance. The base zoning of the MU-2 district would allow for greater flexibility in contrast to the current C-1 zoning district.

Board Review/Citizen Input:
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Document:
- Location Map
- Staff Presentation

- Draft Development Regulations

Staff Recommendation:
Staff recommends approval.



Monschke Tract Location Map

Date: 6/20/2019

Legend

- Roads
- Monschke
- Parcels
- City Limits

N W E S

0 460 920 Feet

Attachment: Location Map (MonschkeTract PD Zoning)

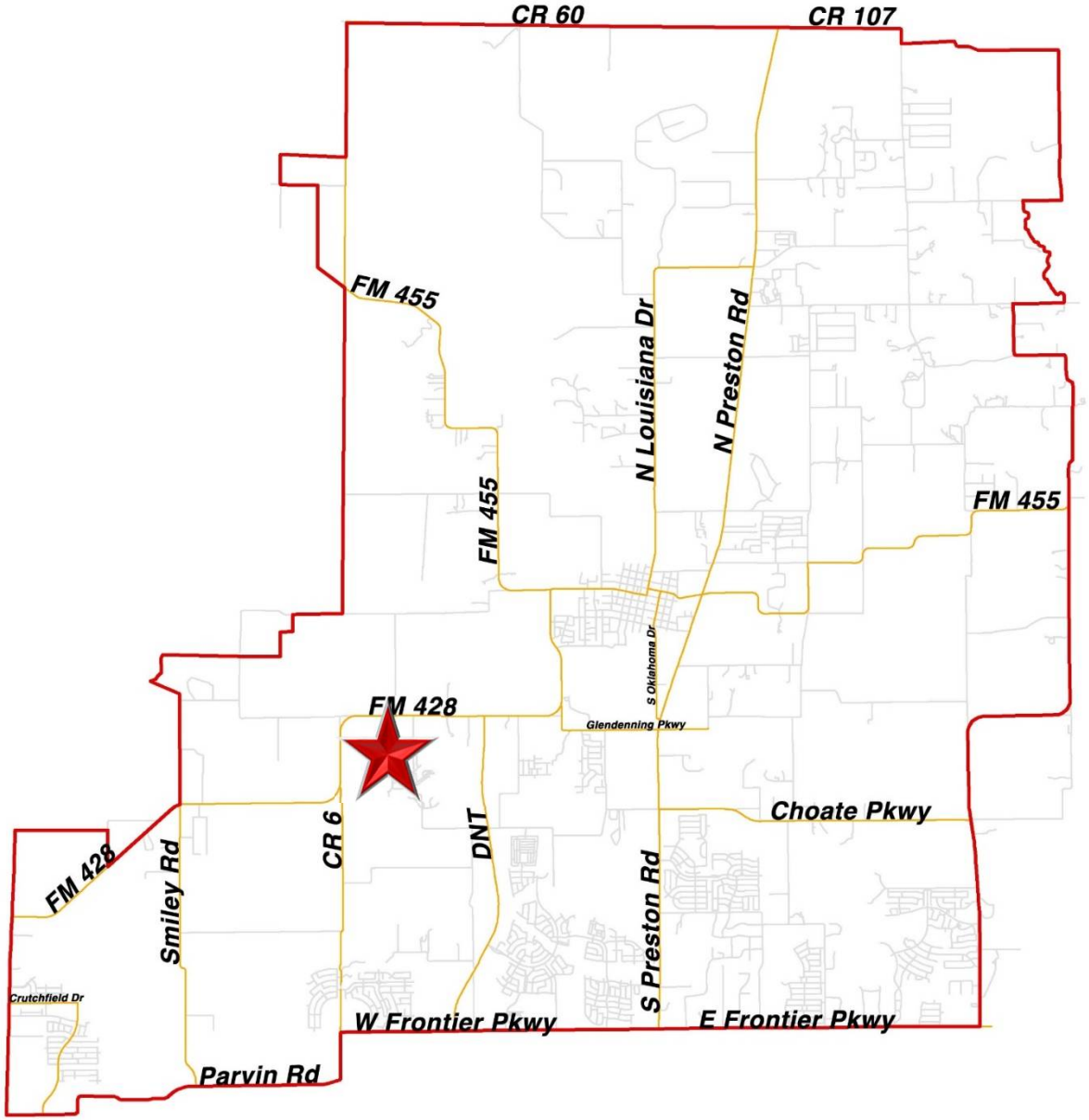
Monschke Tract

Planned Development MU-2 Zoning

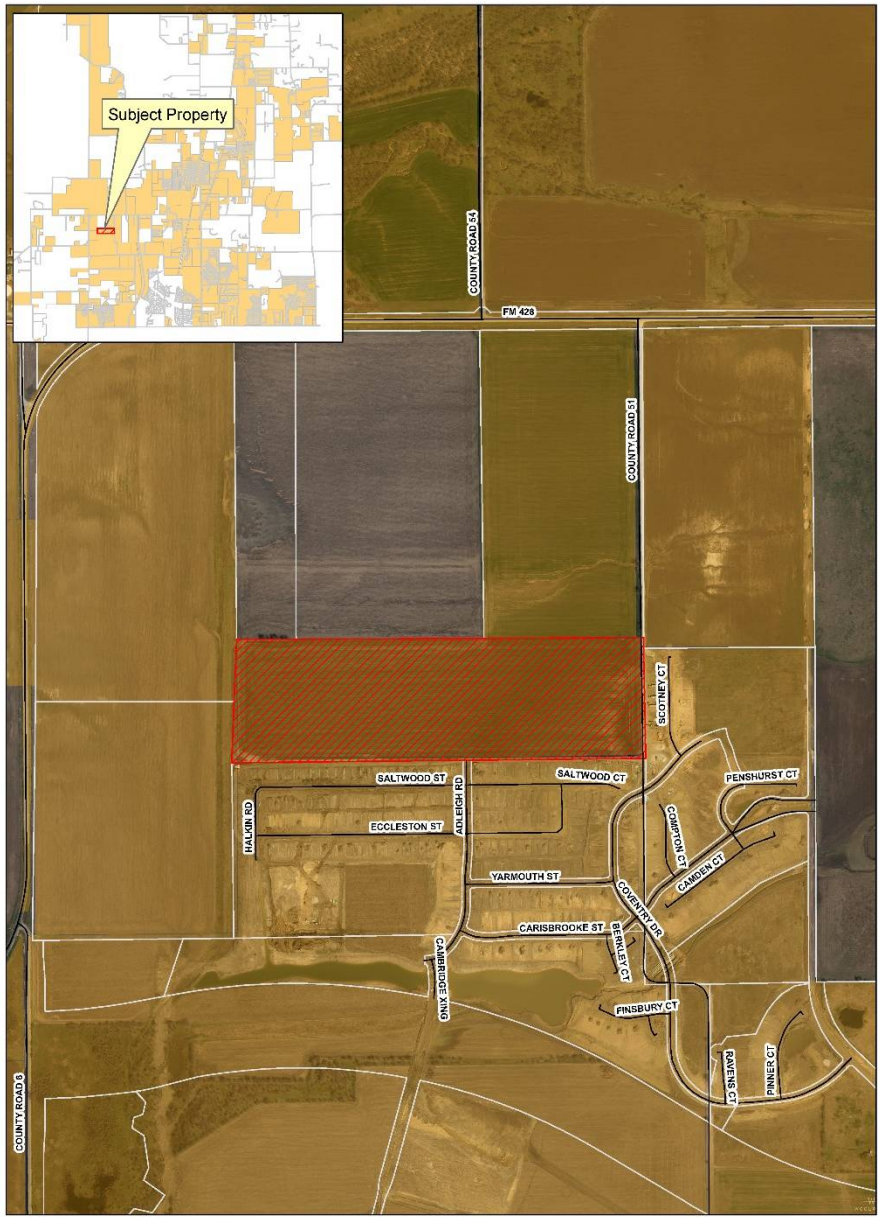
Planning & Zoning Commission

July 16, 2019

Attachment: Staff Presentation (MonschkeTract PD Zoning)



Attachment: Staff Presentation (MonschkeTract PD Zoning)



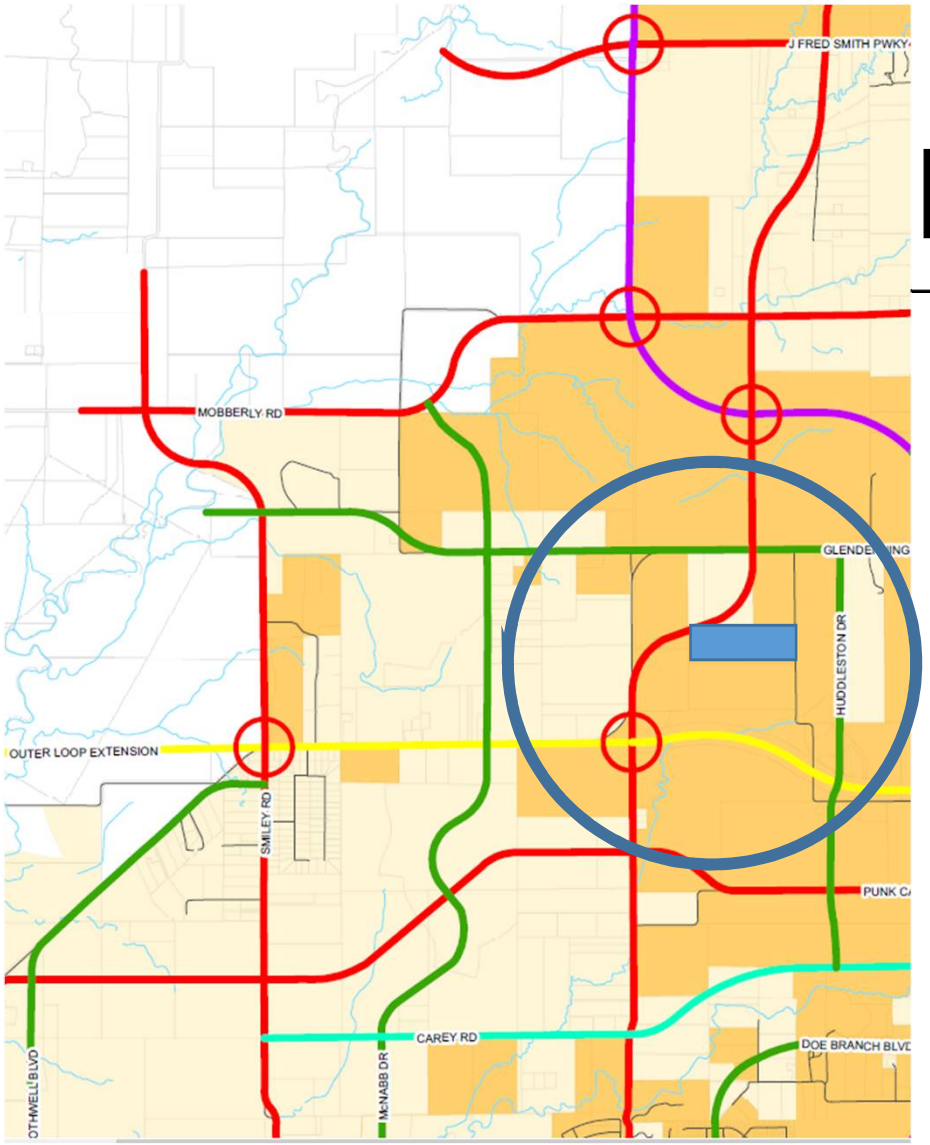
Location Map

The subject property is generally located 2,000 feet south of FM 428 and 1,300 feet east of future Legacy Drive, directly north of the Cambridge Crossing subdivision.

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Background

- The property is approximately 40 acres
- The property is in the City Limits and currently zoned Retail District (C-1)
- The request is to rezone the property to the Planned Development with a base zoning of Mixed Use Regional District (MU-2)
- An associated Development Agreement will be considered by Council in August for the tract in association with the Zoning request



MTP

Future Legacy Drive was recently relocated, requiring cooperation from the property owner, in addition to changing the market potential of the tract.

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Project Overview

- The MU-2 district allows a broad range of land uses that is flexible with the market, as conditions may change
- In addition to the base zoning, Staff incorporated into the PD multiple special design standard enhancements that are above and beyond the base Zoning Ordinance
- As a reminder, our base Zoning Ordinance is in the process of being updated to incorporate many of these standards for future projects

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Special Enhancements

- All future buildings must comply with the Architectural Standards
- Multiple land uses would require a CUP (minor auto repair, car wash, etc.)
- Multiple land uses are restricted (cash checking, pawn shop, liquor store, tattoo parlor, car sales, etc.)
- Enhanced landscape buffers and screening standards apply

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Special Enhancements

Any multi-family would abide by increased design standards over the base Zoning Ordinance:

- Increased height setbacks
- Augmented parking designs (interior)
- Limitations on number of bedrooms allowed
- Increased densities
- Garden style products prohibited
- Additional required amenities and open space

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Policy Considerations

- The MU-2 district allows for flexibility as market conditions change in contrast to the C-1 district
- The property owner cooperated with revisions to the alignment of Legacy Drive
- The proposed PD requires multiple enhancements of the property that are an increase to the base Zoning Ordinance
- The projected timeline for the subject property to develop is not in the near future

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in August, along with the associated Development Agreement
- Staff recommends approval of the PD as presented

Attachment: Staff Presentation (MonschkeTract PD Zoning)

Development Regulations

Development within this Planned Development (PD) District must follow the regulations and standards outlined below and meet the intent of the Zoning Exhibit. The subject property shall be zoned PD with a base zoning of MU-2, Mixed Use Regional District, and shall abide by the uses listed in the City's approved use chart within the zoning ordinance, and as may be amended in the future. The following standards will further allow, restrict, or prohibit additional land uses on the subject property.

PART 1 – USES

All Commercial and Retail Development within the subject property shall meet the standards of the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as modified below.

A. Additional Permitted Uses by Right:
   1. Gas station
   2. Veterinarian Clinic (with indoor kennels)

B. Permitted with a Conditional Use Permit:
   1. Auto Repair, Minor
   2. Car Wash
   3. Nursery (with retail outdoor sales)

C. Prohibited Uses:
   1. Auto Sales
   2. Motorcycle Sales and Repair
   3. Recycling Center or Kiosk
   4. Sexually Oriented Businesses (SOBs)
   5. Outdoor storage/display (exempting home improvement centers)
   6. Alternative financial services (including Check Cashing Services)
   7. Body art facility
   8. Vice paraphernalia
   9. Gaming or slot machines (excluding arcades)
   10. Lewd merchandise sales
   11. Liquor store
   12. Pawn shop

Part 2 – MULTIPLE FAMILY REGULATIONS

Development standards for MU-2 uses are outlined within this text and shall be developed in accordance to the following criteria:

A. Definitions:

   i. Urban Edge Apartments - Multi-family dwellings that do not exceed three (3) stories in height. Urban Edge apartments are typically designed where surface parking is interior to the site and screened from the public streets by using landscaping or hardscape.

   ii. Urban Style Apartments - Multi-family dwellings that may be greater than three (3) stories in height. Urban Style apartments are typically designed to either have structured parking or designed to where surface parking is interior to the site and screened from public streets using landscaping or hardscape. Parallel parking may be allowed on access drives but the intent of

this type of development is to prevent large visible parking areas.

B. Density:
   i. Urban Edge: Maximum of twenty-four (24) dwelling units per net acre.
   ii. Urban Style: Maximum of thirty-five (35) dwelling units per net acre.

C. Minimum Floor Area:

Dwelling Unit Type	Minimum Floor Area	Restrictions
Efficiency Unit	550 sq. ft.	-
One-bedroom/Studio	650 sq. ft.	-
Two-Bedroom	750 sq. ft.	-
Three-Bedroom	900 sq. ft.	No more than 10% of total units
Four-Bedroom and Above	Not Permitted	

D. Lot Coverage: In no case shall more than sixty-five (65) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, sidewalks and other paved areas shall not be included in determining the maximum lot coverage.

E. Building Height: Buildings shall be a maximum of three (3) stories for Urban Edge apartments, not to exceed forty-five (45) feet in height. Urban Style apartments shall be a maximum of 5 stories and not to exceed a height of sixty-five (65) feet. Chimneys, antennae, and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.

F. Required Parking:

Dwelling Unit Type	Parking Requirements (Per Unit)
Efficiency Unit	1.5
One-bedroom/Studio	1.5
Two-Bedroom	2
Three-Bedroom	2.5
Total required spaces	No less than 1.8 spaces per dwelling unit overall

G. Optional Enclosed Parking and Density Bonus for Urban Edge Apartments:
   i. An increase in density up to twenty-six (26) units per gross acre of land permitted when at least 50% of the required parking spaces are constructed as enclosed spaces.
   ii. An increase of up to twenty-nine (29) units per gross acre of land is permitted when 100% of the required parking spaces are constructed as enclosed spaces.

H. Open Space:
Regardless of the type of development, a minimum of twenty (20) percent of the gross acreage of the tract shall be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain and public or private parks and plazas. All detention areas must be per engineering standards and shall not be steeper than 6:1, improved with eight (8) foot sidewalks and benches on a minimum of two sides, and will be landscaped with trees, spaced at not greater than thirty-five (35) foot centers. A minimum of fifty (50) percent of the required Open Space shall be provided outside the floodplain or detention areas. Open Space must be maintained through a Property Owner's Association (POA). All other trees shall be provided as required per City regulations.

I. Amenities:
Open space areas within the multi-family development greater than 280 units shall provide various usable amenities, including playground equipment, sport courts (tennis, basketball, volleyball, or comparable), dog park, pools/spas, indoor fitness center, etc. and installations that promote gathering areas (barbeque and fire pits, benches, tables, etc.) to serve the residents. For multi-family developments less than 280 units, only the pool/spa and fitness center shall be required. For the purposes of this regulation, the amenity and gathering area requirement applies to the entire tract, regardless of if the property is developed in phases or subdivided.

Part 3 – GENERAL CONDITIONS FOR PD:

A. Development Standards:
Development Standards shall conform to the provisions set forth in the Zoning ordinance, as they exist or as amended from time to time, except set forth herein, unless modified by a CUP or zoning amendment.

B. Architectural Standards:
All building elevations shall conform to the provisions set forth in the City's approved Architectural Standards, as they exist or as may be amended in the future.

C. Landscaping and Building Setback Requirements:
Landscaping shall conform to the provisions set forth in the Zoning Ordinance, as it exists or as may be amended in the future, except that a forty (40) foot landscape buffer shall be provided adjacent to any single family residential development. In addition, a forty (40) foot building setback is required for two (2) stories; a sixty (60) foot building setback is required for three (3) stories; and an eighty (80) foot building setback is required for four (4) stories or taller. A forty (40) buffer is also required adjacent to Legacy Drive. A ten (10) foot landscape buffer shall be provided adjacent to any commercial, office, and multi-family residential development. Within that buffer, one large canopy tree (evergreen) shall be provided every thirty five (35) linear feet.

D. Screening:
A minimum effective eight (8) foot tall solid masonry screening wall shall be provided along any property line adjacent to single-family residential uses. A pedestrian access-way from multi-family development to the commercial tract is required.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Jason Laumer, City Manager
Date:	July 16, 2019
Re:	Collin College PD Zoning

Action Requested:
Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 75 acres of land to Planned Development (PD) with Community Facilities District (CF) base zoning; generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road. (Collin College Zoning)

Applicant:
Beck Architecture LLC
1807 Ross Avenue Suite 500
Dallas, TX 75201

Owner:
Collin College
3452 Spur 399, Suite 500
McKinney, TX 75069

Background Information:
The applicant, Collin College, has requested a concurrent annexation and zoning request for the property located south of Choate Parkway and approximately 2,500 feet east of Preston Road. Both the annexation and zoning were contemplated in a Development Agreement approved in 2009, and both items will be considered at the August City Council meeting.

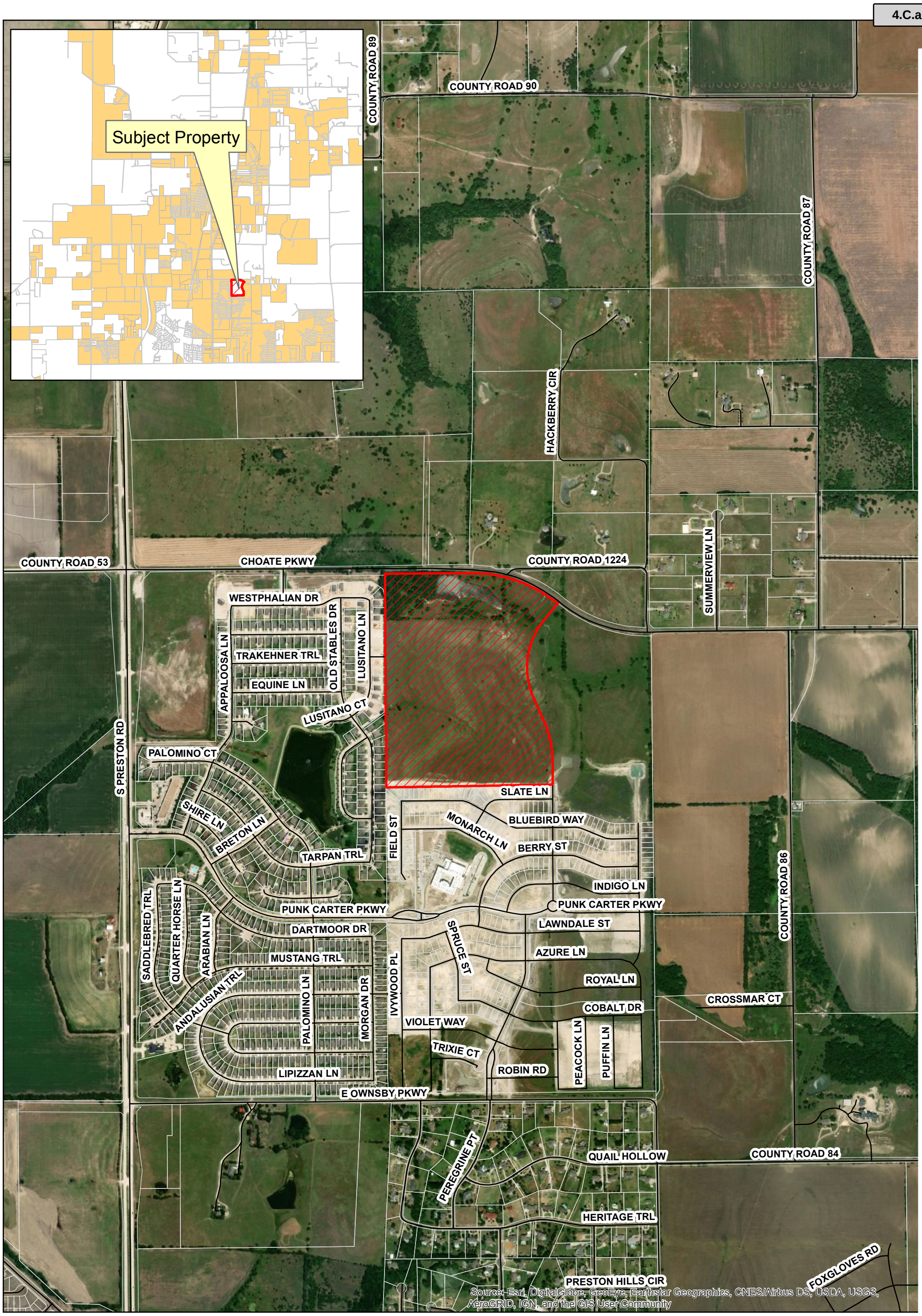
The zoning request is for the creation of a Planned Development (PD) with the base zoning of Community Facilities district (CF), which is an appropriate zoning district to accommodate the land use (college campus). The College will be developed in phases and will include a collector road that will be constructed to connect Choate Parkway to Carter Ranch to the south. The building will primarily be masonry and appropriate landscape and screening will also be provided.

Board Review/Citizen Input:
Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations
- Proposed Concept Plans
- Proposed Phasing Plan
- Proposed Elevations

Staff Recommendation:
Staff recommends approval.



Attachment: Location Map (Collin College Zoning)

CELINA TEXAS EST. 1876

Collin College Location Map

Date: 4/30/2019

Legend

- Roads
- Collin College
- Parcels

N W E S

0 800 1,600 Feet

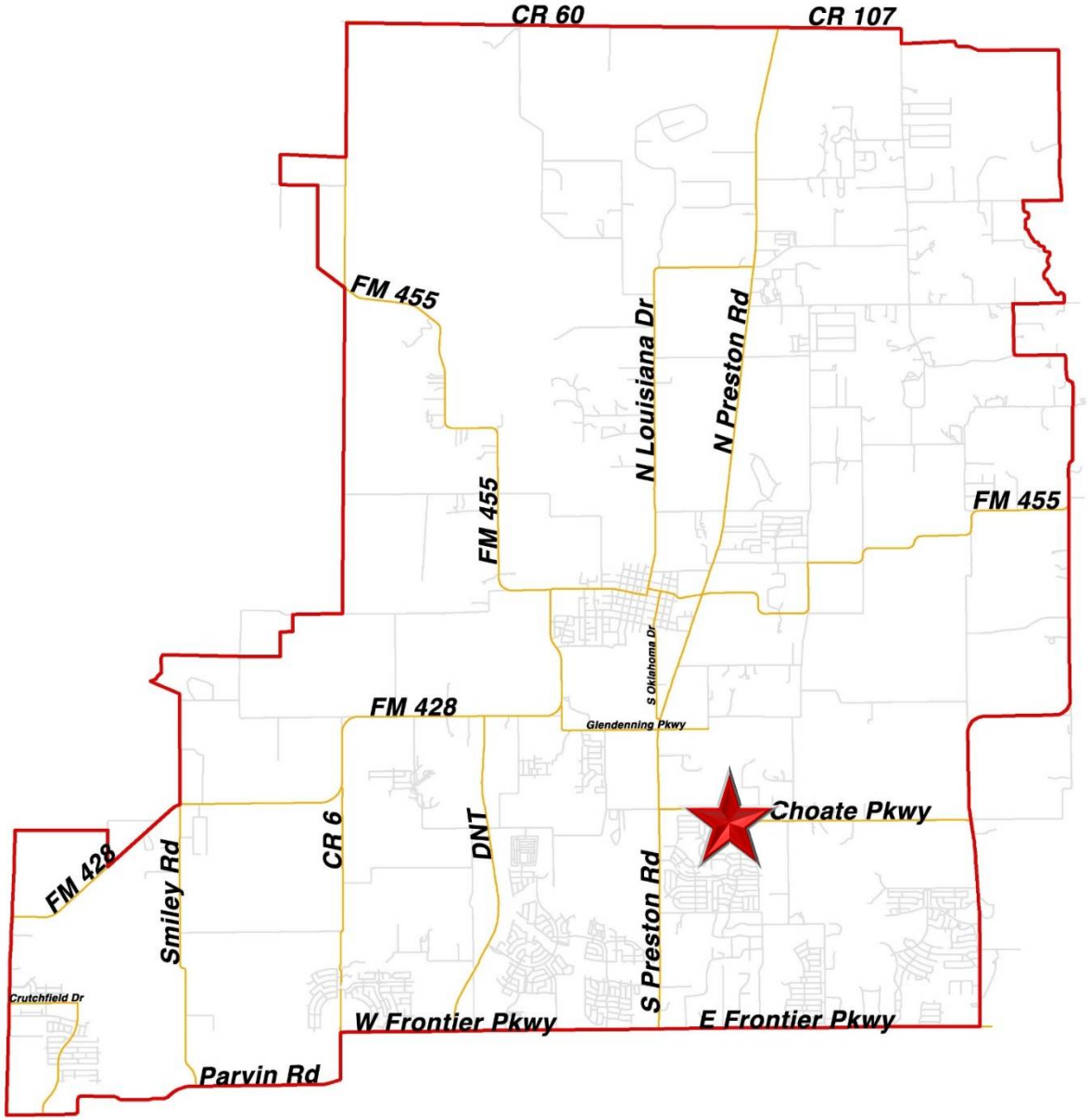
Collin College

Planned Development Zoning

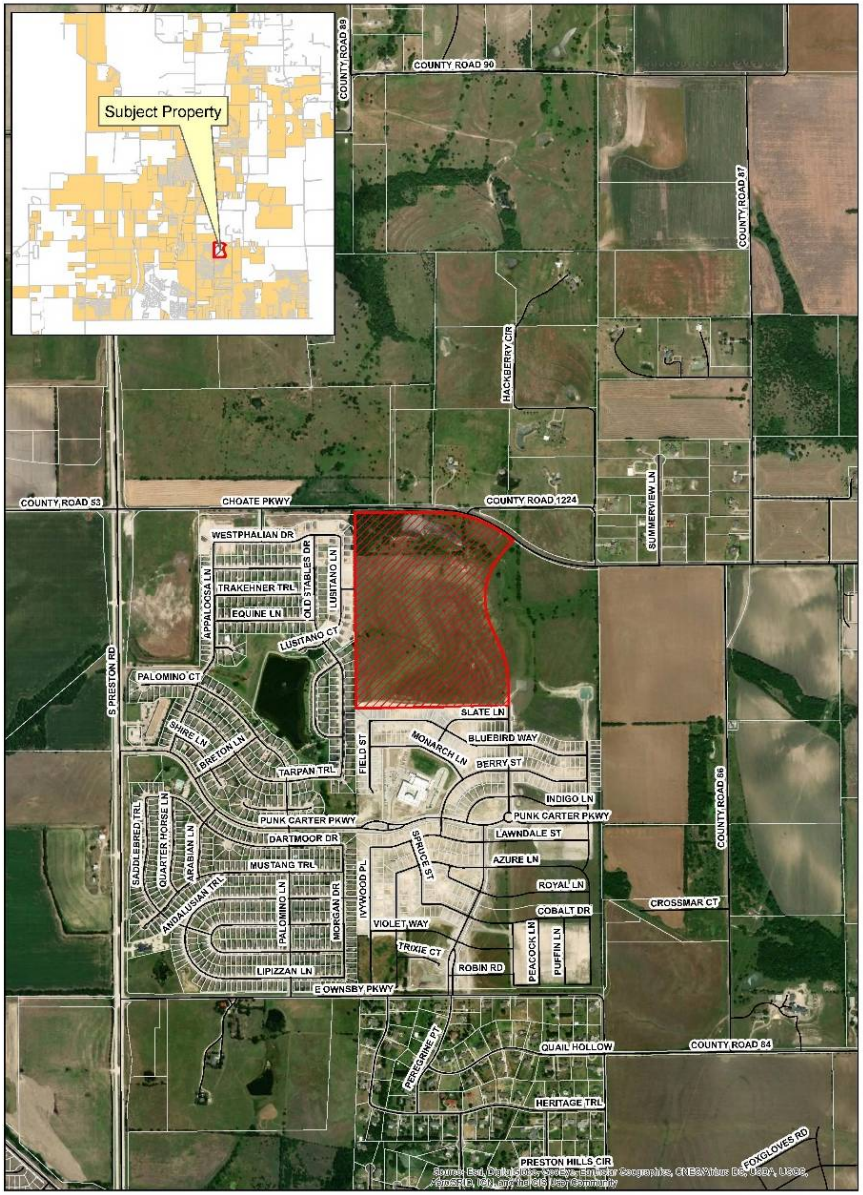
Planning & Zoning Commission

July 16, 2019

Attachment: Staff Presentation (Collin College Zoning)



Attachment: Staff Presentation (Collin College Zoning)



Location Map

The subject property is generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road.

Attachment: Staff Presentation (Collin College Zoning)

Background

- The subject property is approximately 75 acres
- The City approved a Development Agreement in 2009 that outlined the future annexation and zoning of the campus
- The property is currently in the Extraterritorial Jurisdiction (ETJ) and has an associated voluntary annexation item that will be concurrently considered
- The request is for a Planned Development with a base zoning of Community Facilities (CF) district

Phase 1 Concept Plan

Attachment: Staff Presentation (Collin College Zoning)

Project Overview

- Collin College intends for the Celina campus to be developed in phases
- The first phase includes one primary building and associated parking
- A collector road will be constructed that connects Choate Parkway to Carter Ranch to the south
- The Celina campus is expected to open for classes in Fall of 2021

Attachment: Staff Presentation (Collin College Zoning)

Design Standards

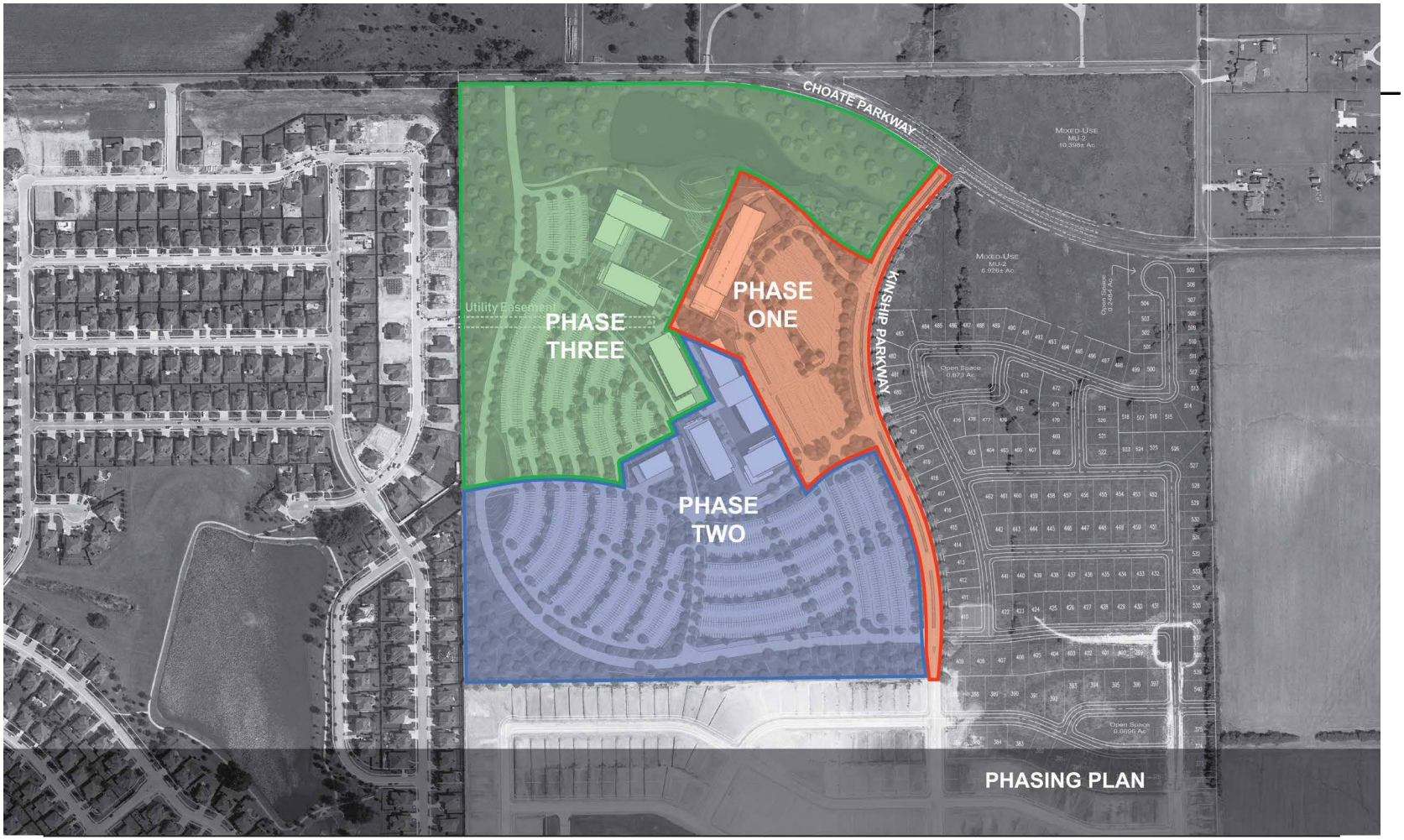
- The building is primarily masonry with burnished stone and other accents
- A 40’ wide landscape buffer is planned along Choate Parkway, and a 30’ wide landscape buffer is planned along the future collector street
- A 70’ wide landscape buffer is planned along residential adjacency, all with heavy landscaping
- An 8’ high cedar, board-on-board with decorative cap is planned in lieu of a masonry wall along residential adjacency

Attachment: Staff Presentation (Collin College Zoning)

Overall Concept Plan

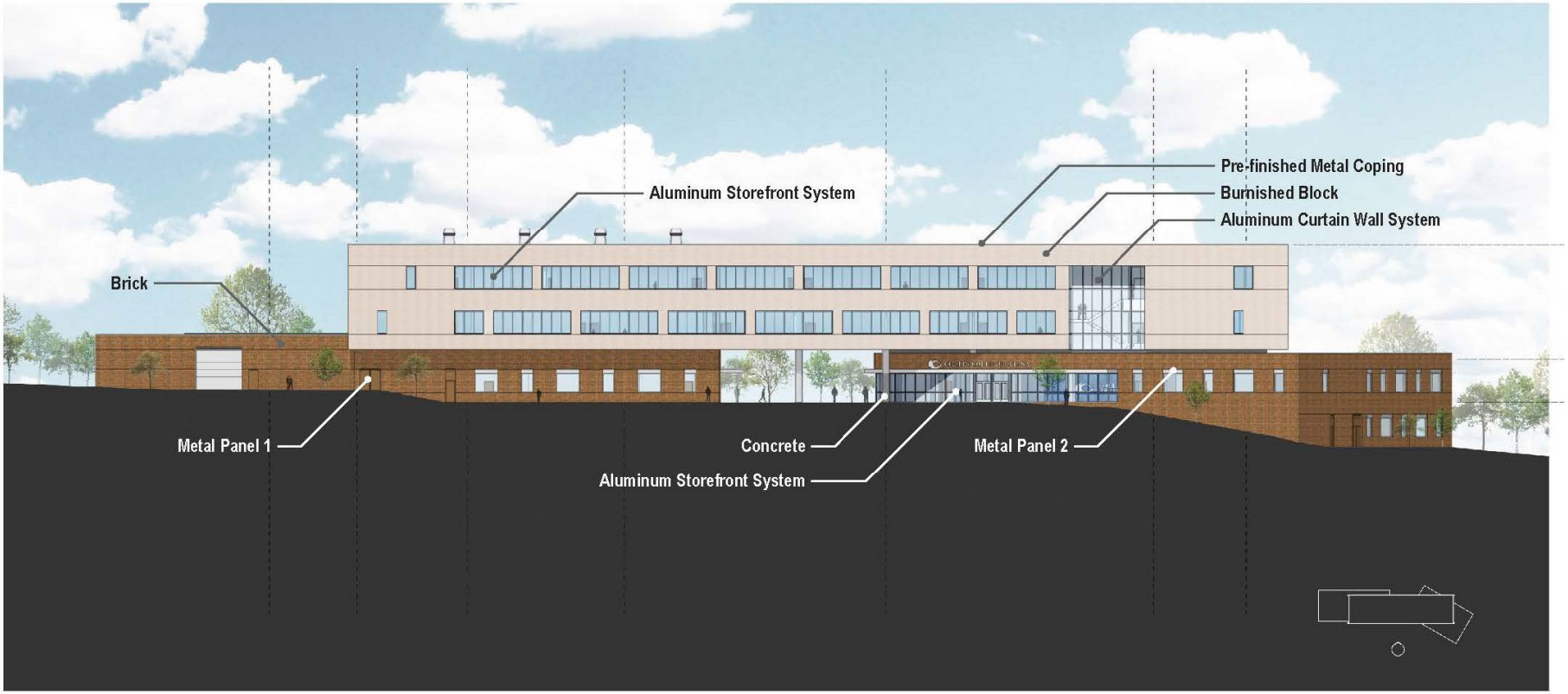
Attachment: Staff Presentation (Collin College Zoning)

Phasing Plan



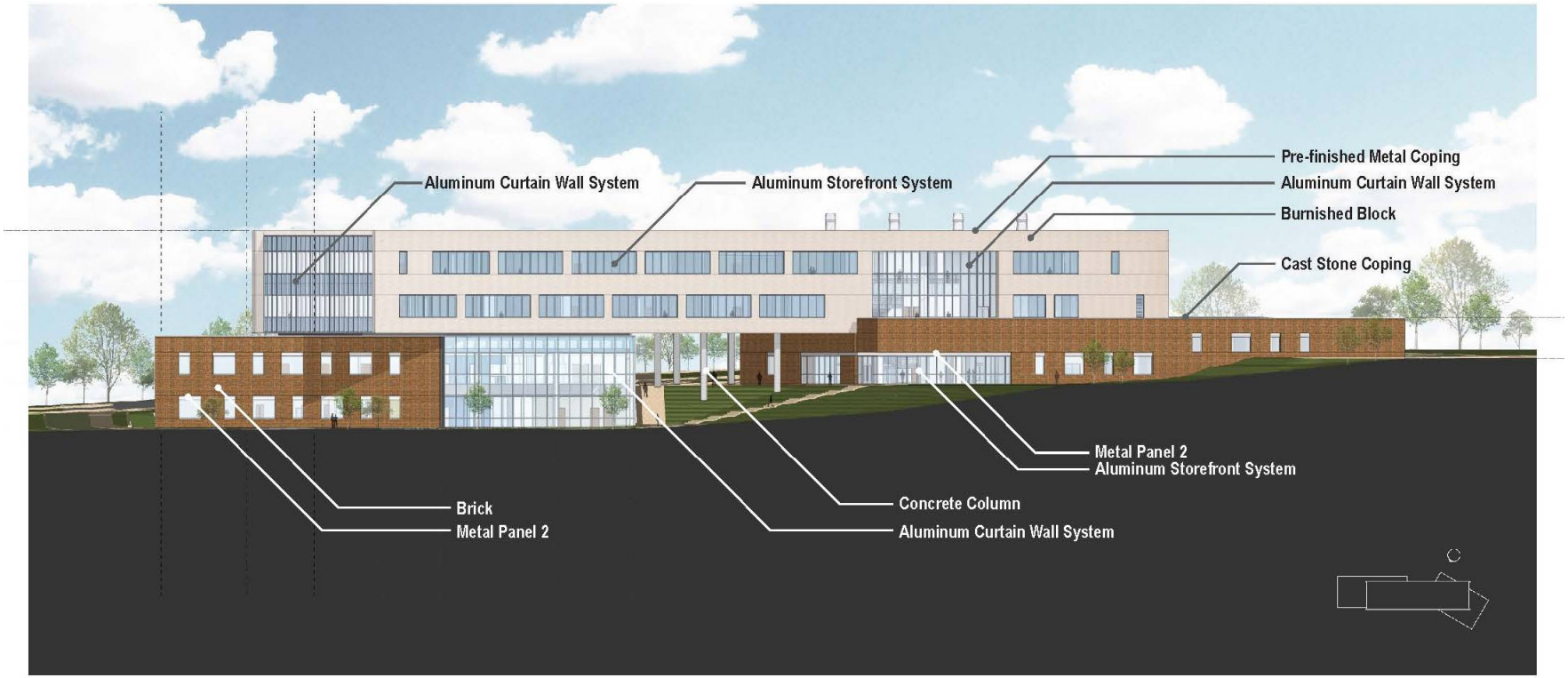
Attachment: Staff Presentation (Collin College Zoning)

Elevations - East



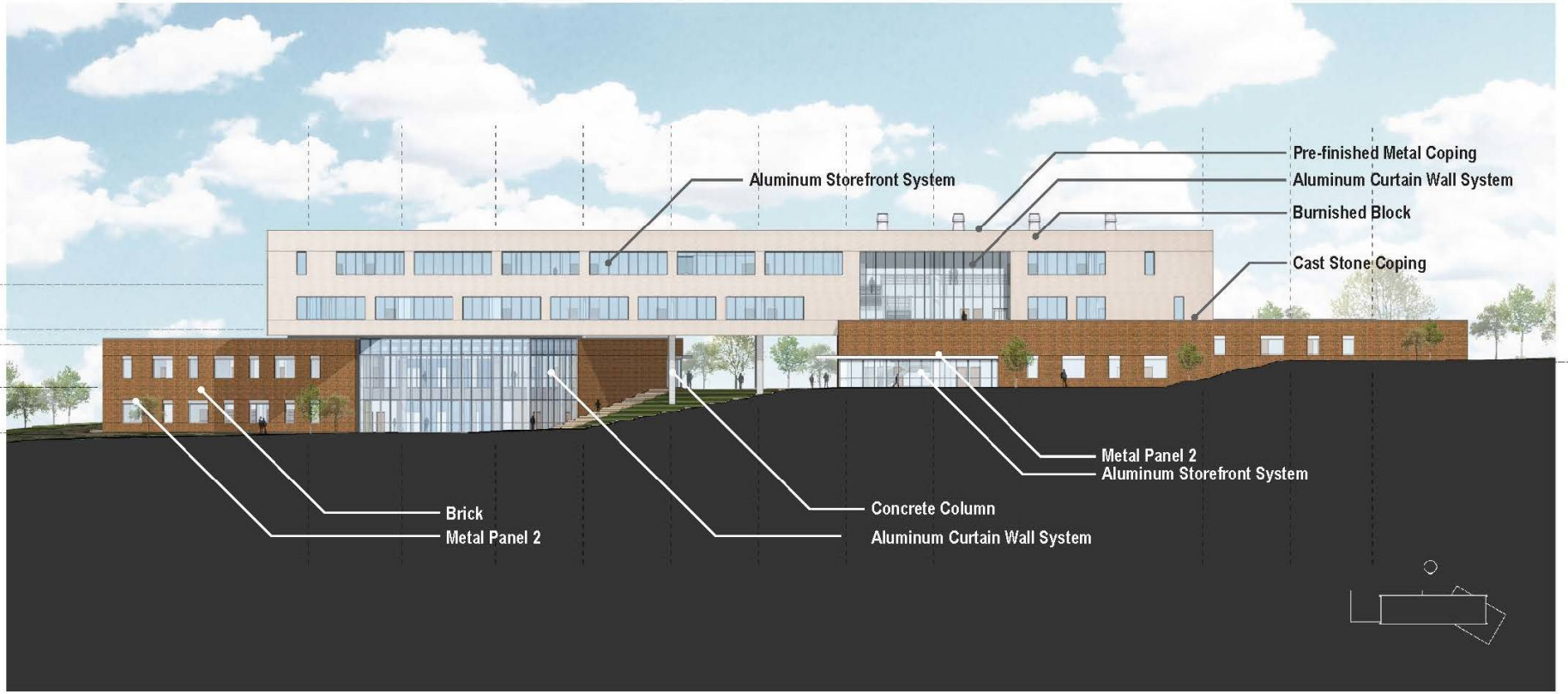
Attachment: Staff Presentation (Collin College Zoning)

Elevations - Northwest



Attachment: Staff Presentation (Collin College Zoning)

Elevations - West



Attachment: Staff Presentation (Collin College Zoning)

Policy Considerations

- The Community Facilities district is appropriate for the proposed land use (college campus)
- The PD conforms to the 2009 Development Agreement
- Both Staff and Collin College believe that a 70’ wide landscape buffer with heavy landscaping and enhanced privacy fencing is more appropriate adjacent to residential than the base standard (10’ buffer with masonry wall)

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in August
- Staff recommends approval of the PD as presented

Attachment: Staff Presentation (Collin College Zoning)

Development Regulations

PROJECT OVERVIEW

A 2009 era Development Agreement between Collin College and the City of Celina outlined its annexation, zoning, infrastructure understandings, and future general development. The intent of this Planned Development (PD) is to continue that vision and to allow for the development of a college campus, phased over time, without the necessity of revising the PD as each phase evolves and develops.

LAND USES

1. The base zoning for the subject property shall be Community Facilities (CF) district, which is appropriate for government, institutional, and public education facilities. Any deviations to the CF zoning district and/or Zoning Ordinance regulations are discussed below.
2. College land uses customary to campus activities and facilities are allowed, in addition to any incidental and secondary land uses normally associated with and necessary for the functionality of college campus land use, including academic buildings, parking lots, and support institutions.
3. Dormitories and other multi-unit residential land uses are not contemplated by this PD, although security lodges and comparable small-scale habitation quarters are allowed.
4. Any associated recreation or athletic fields are permitted, provided these are small in scale and not intended for organized team play, nor larger scale athletic field installations, such as stadium lighting. Operational hours of such outdoor fields or courts shall be restricted between 9 PM and 7 AM.

CONCEPT PLAN

1. The subject property shall generally develop per the attached Concept Plan for the campus. It displays the general location and configurations of buildings, parking lots, and other site layout features, all of which can be adjusted for pragmatic purposes at time of permitting, and such modifications shall not be unreasonably withheld.
2. It is possible, however, that major modifications may require future revisions to the PD, depending upon the scope and nature of the major modification.
3. The subject property is not required to connect into the residential subdivision to the west. The College will be responsible for removing the street stub of the adjacent subdivision to the west as part of Phase 3.
4. Any associated generating or power facility necessary for the operations of the campus shall be strategically located to minimize view from public rights-of-way and separated as far as practical from adjacent residential land use.

ARCHITECTURE

The subject property shall generally develop per the attached building elevations. Future buildings may attempt to continue the existing elevation themes, or may deviate to other architectural styles desired by Collin College, so long as the future building elevations are primarily masonry in nature, within industry standard for college campuses, and provide visual appeal to the community.

LANDSCAPING & SCREENING

1. A 40’ wide landscape buffer applies along the northern property line, generally along Choate Parkway. A 30’ wide landscape buffer applies along the eastern property line, generally along

Kinship Parkway. Within these landscape buffers, large canopy trees shall be provided every 40 linear feet along with a small ornamental tree planted every 5 large canopy trees.

2. A 70' wide landscape buffer applies along the western and southern property lines, generally along single family land uses, so long as a minimum 40' wide landscape buffer is maintained at the two known "choke points". Within these landscape buffers, a row of evergreen large canopy trees shall be planted near the perimeter every 50 linear feet. A second row of large canopy trees shall then also be planted, staggered between the row of evergreens, every 50 linear feet, resulting in a double row of trees with a tree every 25 feet. This landscape buffer along with the required trees shall be installed with Phase 2.
3. A masonry wall is not being required along the perimeter adjacent to single family residential. However, an 8' tall cedar, board-on-board fence with decorative cap and metal posts (with the smooth side facing the campus) shall be installed along the adjacent residential property lines, to be maintained by Collin College, as each associated phase develops. The College shall take down any existing fences to the west and the south when installing the board-on-board fence, as fences back-to-back are not allowed by ordinance and present long-term maintenance issues. Occasional berms for landscaping shall also be provided.
4. Interior landscaping and additional perimeter landscaping is required per the Zoning Ordinance. However, minor modifications are allowed at time of permitting to accommodate designs that meet the spirit and intent of the Zoning Ordinance, including clustering or alternative interior parking lot designs that are comparable. Internal parking lot islands with trees are not required due to the landscape promenades being provided, as generally shown on the Concept Plan.
5. The existing pond shall have a large canopy tree planted every 50 linear feet around its perimeter in the absence of existing tree cover.
6. No detention facilities are allowed within the landscape buffer.

PEDESTRIAN AVENUES

1. 10' wide sidewalks are required along Choate Parkway and Kinship Parkway, with appropriate lighting to illuminate the sidewalks for safety purposes.
2. A 10' wide concrete trail is required along the perimeter of the campus, generally running along the southern, northern, and western property lines, connecting to the perimeter rights-of-way. This trail is required as each adjacent phase is developed.
3. Interior pedestrian connections, paths, and malls are also required to sufficiently accommodate heavy pedestrian use associated with a college campus environment. Designs shall incorporate decorative paving, streetscape features, and landscaping appropriate for the location, scale, and purpose of such paths.
4. A concrete trail shall also be provided along the perimeter edge of the existing pond.

LIGHTING

1. All exterior light sources, including wall packs and light poles, shall be properly recessed and/or shielded so that the source of light is not visible horizontally nor upward.
2. Light poles are limited to 30' in height.
3. Perimeter property lines shall have zero foot candles where adjacent to single family residential use in terms of illumination measurement.

OTHER DESIGN STANDARDS

1. The existing pond, generally located along the northern portion of the subject property, shall be

amenitized by installing an aeration fountain, a pedestrian path around its perimeter edge, landscaping, and streetscape elements such as benches, at time of the associated adjacent phase is developed or at the time a FEMA permit is required.

2. No overhead utilities are allowed on-site.
3. An area, or easement, on the subject property, agreeable to both parties, shall be reserved for an outdoor warning siren to be installed and maintained by the City.
4. Perimeter landscaping, trails, pond installations, and other amenities and requirements within this PD are required at the time each phase develops, generally per the attached Phasing Map.

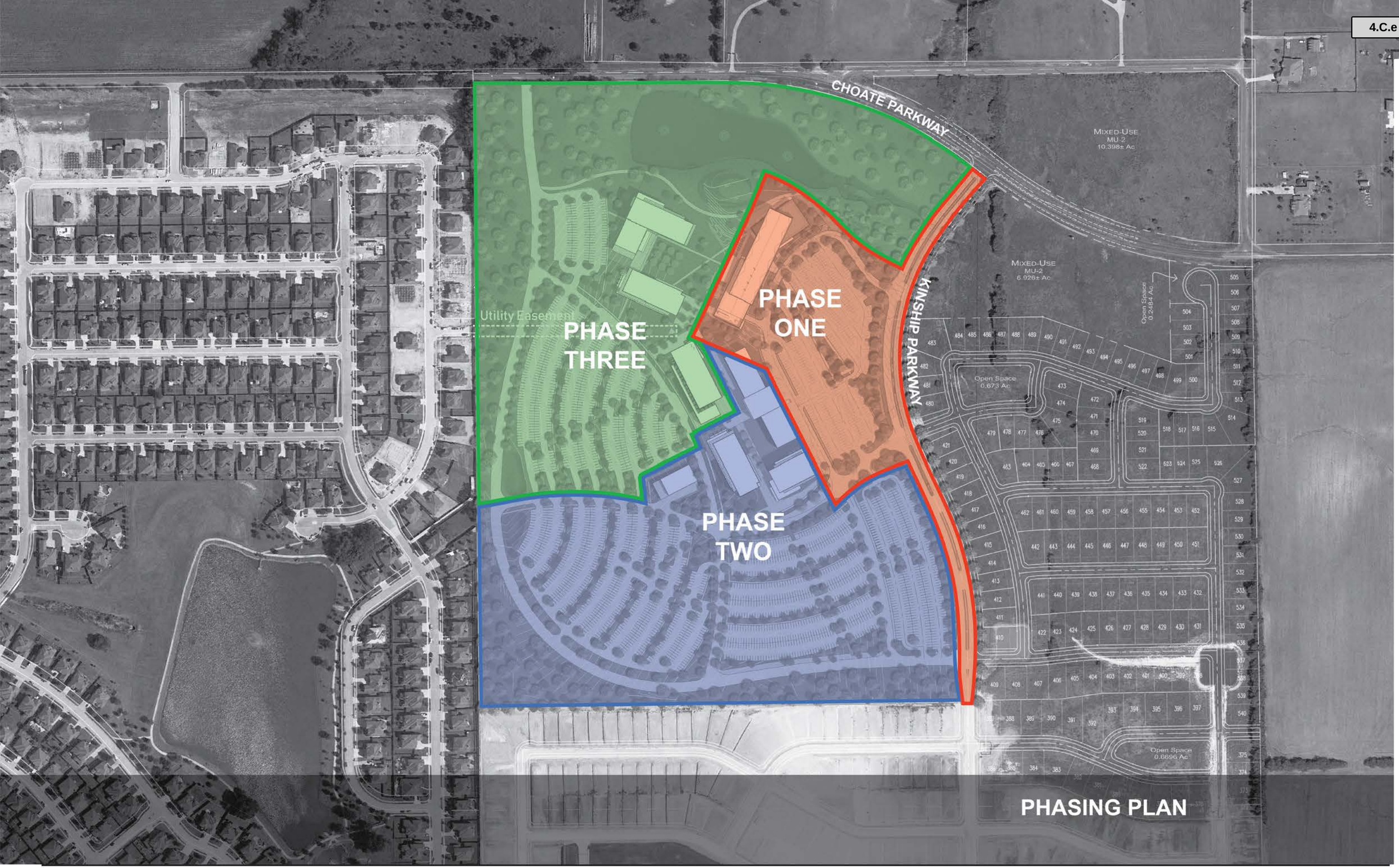
Attachment: Proposed Concept Plans (Collin College Zoning)

COLLIN COLLEGE

PHASE 1 CONCEPT PLAN

Collin College - Celina Campus

Not to Scale | 2019.07.16



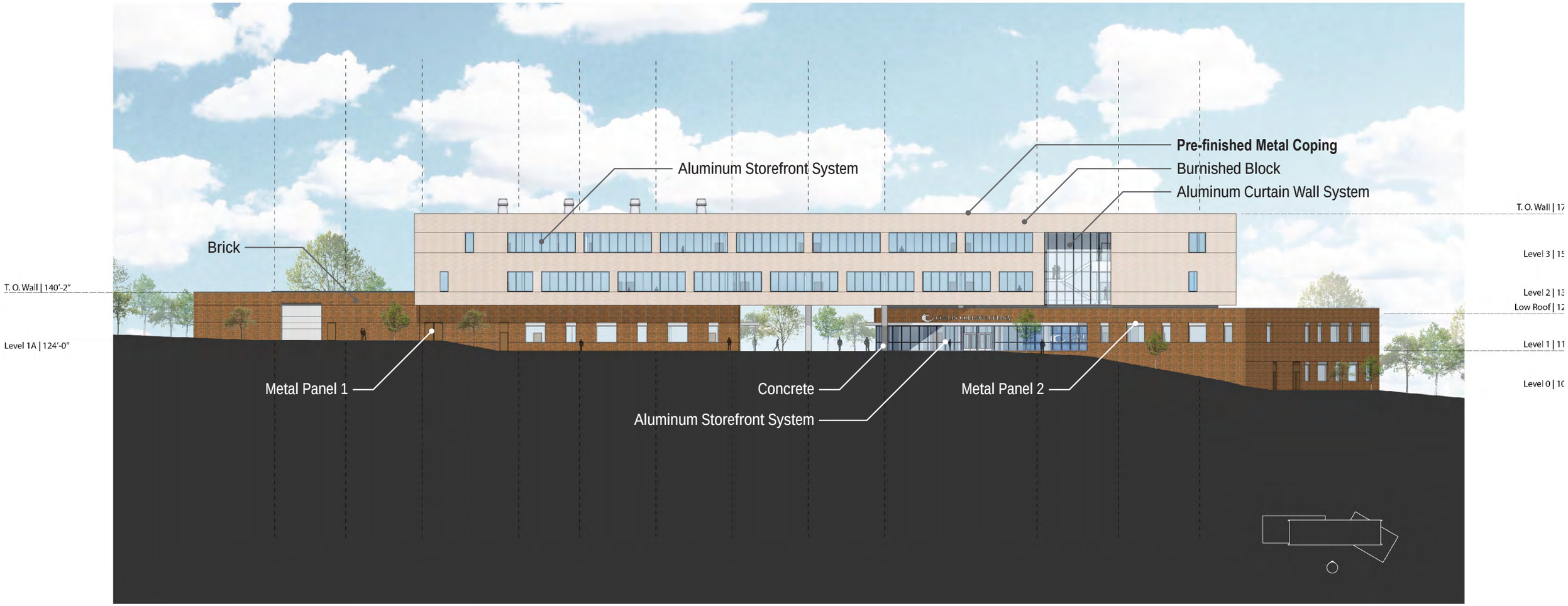
Attachment: Proposed Phasing Plan (Collin College Zoning)

COLLIN COLLEGE

PHASING PLAN

Collin College - Celina Campus

Not to Scale | 2019.07.16

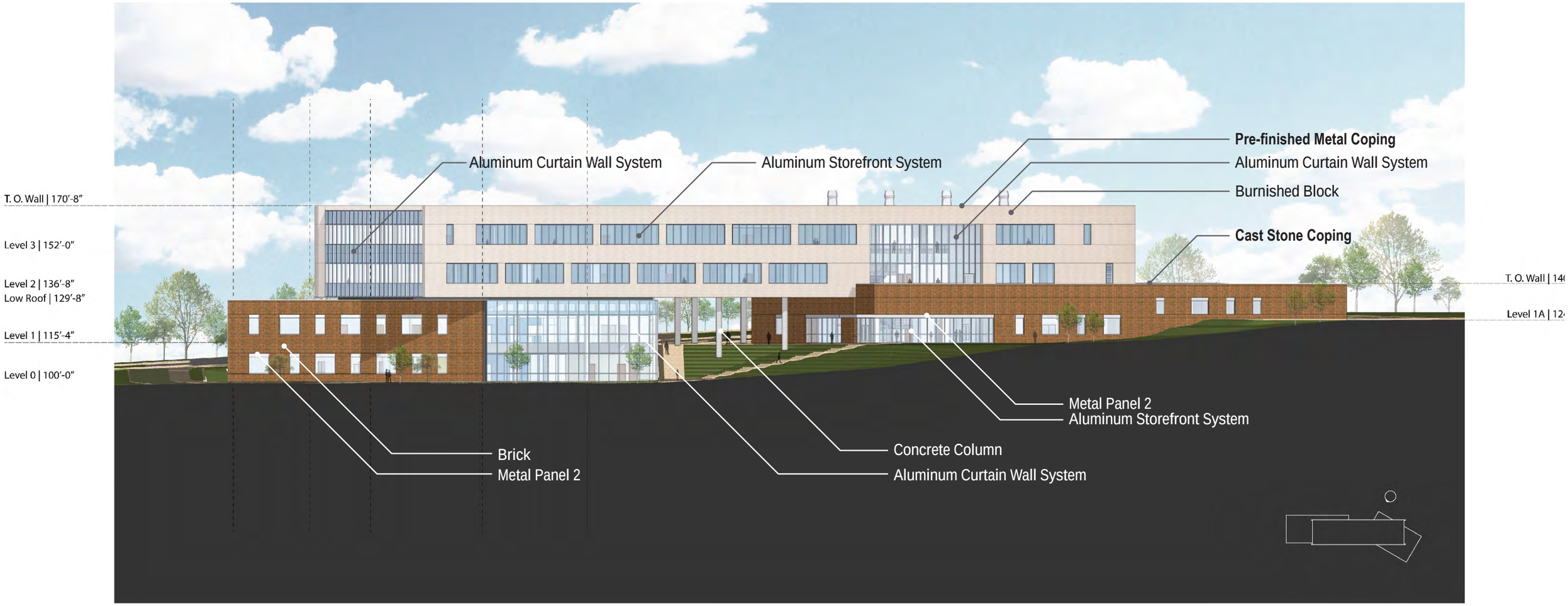


Attachment: Proposed Elevations (Collin College Zoning)

COLLIN COLLEGE

COLOR ELEVATION - PHASE 1 BUILDING - EAST ELEVATION

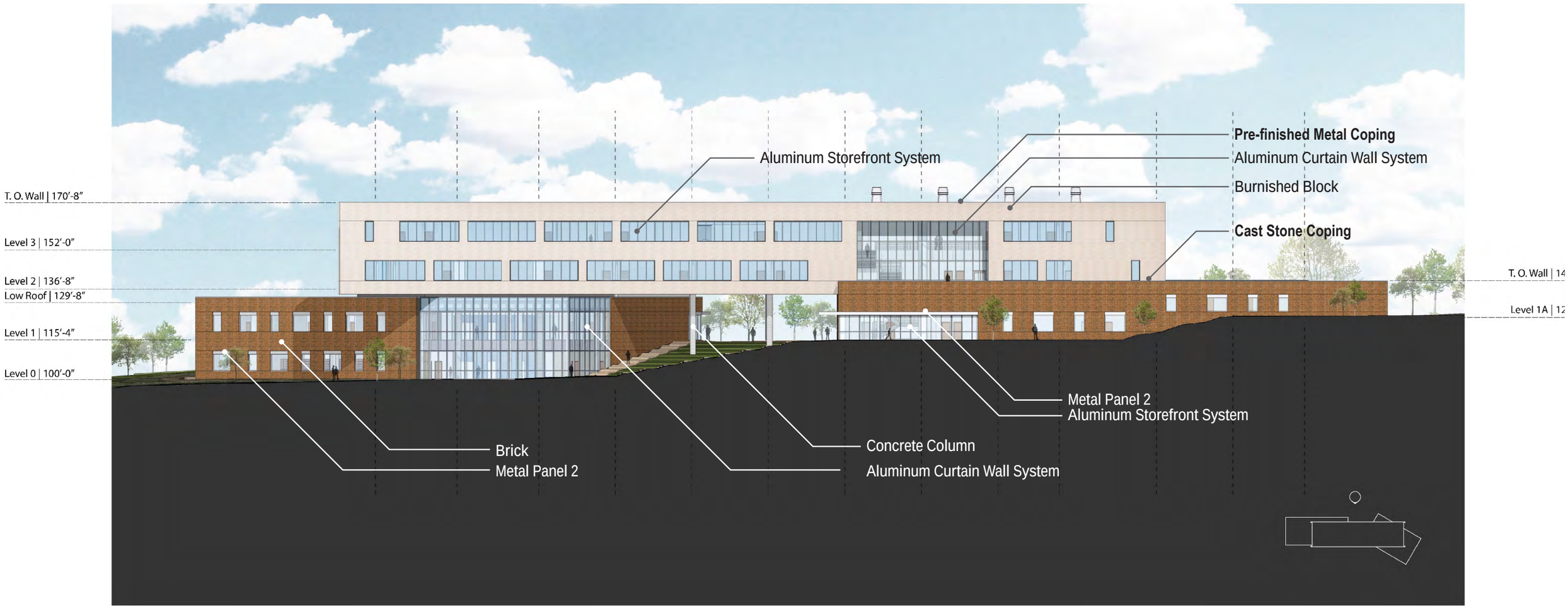
Collin College - Celina Campus
Not to Scale | 2019.07.16



COLLIN COLLEGE

COLOR ELEVATION - PHASE 1 BUILDING - NORTHWEST ELEVATION

Collin College - Celina Campus
Not to Scale | 2019.07.16



Attachment: Proposed Elevations (Collin College Zoning)

COLLIN COLLEGE

COLOR ELEVATION - PHASE 1 BUILDING - WEST ELEVATION

Collin College - Celina Campus
Not to Scale | 2019.07.16