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**PLANNING & ZONING COMMISSION
VIRTUAL MEETING
VIA ZOOM VIDEO CONFERENCE
TUESDAY, MAY 19, 2020
5:30 PM**

AGENDA

PLEASE DIAL THE # OR CLICK THE LINK BELOW TO JOIN THE MEETING

Dial one of two toll-free 800 numbers: 888 475 4499 (Toll Free) 877 853 5257 (Toll Free)

Webinar ID 841 8487 4652 Password: 876904

To request to speak, enter *9. The meeting moderator will acknowledge your request and allow you to speak.

To join by computer, please click the link below to join the webinar:

<https://us02web.zoom.us/j/84184874652?pwd=b3RJVDNM2VXF6Wld6dTVLK1JhZ3h3Zz09>

Password: 876904

To request to speak, click on the “raise hand” option at the bottom of the Zoom client. The meeting moderator will acknowledge your request and allow you to speak.

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 April 21, 2020, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 65 acre tract of land to Mixed-Use District (MU), generally located south of Glendening Parkway and west of Huddleston Drive, within the Extraterritorial Jurisdiction (ETJ). (Reichman Zoning)
- B. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 340 acres of land, located in various parts of the City, within the Extraterritorial Jurisdiction (ETJ). (Sangani Properties Development Agreement)
- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Commercial, Office, & Retail District (C), Multi-Family Districts (MF-2/MF-3), and Single-Family Residential Detached District (SF-R) base zoning, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley Tract Planned Development)

V. ADJOURNMENT:

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

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

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



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**PLANNING & ZONING COMMISSION
VIRTUAL MEETING
VIA ZOOM VIDEO CONFERENCE
TUESDAY, APRIL 21, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the March 17, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Mustang Lakes Phase 5, being an approximately 36 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,100 feet east of Wells Road. (Mustang Lakes Phase 5 - Final Plat)

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

Minutes Acceptance: Minutes of Apr 21, 2020 5:30 PM (Minutes Approval)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No. 35 to allow for a master planned single-family residential development on an approximately 100 acre tract of land, generally located on the northwest corner of J. Fred Smith Parkway and Celina Parkway, within the City Limits. (La Terra PD)

Madhuri Mohan, Planning Manager, presented the staff report.

The Commission asked about screening for the project and also asked if the neighboring property to the north is in ETJ or in the City limits and if it was notified of the zone change request.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about the trail network within the subdivision and questioned the timing of the future commercial portion in the ETJ.

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

Dusty McAfee, Director of Development Services, addressed the questions.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Haley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 2 acre tract of land from Agricultural District (AG) to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the Preston Road Overlay District (PRO), generally located on the northwest corner of Preston Road and Carthage Road, within the City Limits. (Carthage 7-eleven PD)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

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

The Commission asked why gas stations are primarily on the west side of Preston Road and asked if alcohol sales would be allowed in this future 7-Eleven convenience store, considering the proximity to Celina High school.

Dusty McAfee, Director of Development Services, answered the Commission.

Commissioner Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:00 p.m.



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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: May 19, 2020
 Re: Reichman Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 65 acre tract of land to Mixed-Use District (MU), generally located south of Glendening Parkway and west of Huddleston Drive, within the Extraterritorial Jurisdiction (ETJ). (Reichman Zoning)

Owner:

Joy H. Reichman Living Trust
 11905 Little Stoney Ct.
 Charlotte, NC 28269

Applicant:

Rob Daake, Coats Rose
 14775 Preston Rd.
 Dallas, TX 75254

Background Information:

The property is approximately 65 acres and located in Celina's Extraterritorial Jurisdiction (ETJ). The request is to zone the property to Mixed-Use District (MU). The MU zoning District is an appropriate designation as the property is located at the corner of two future six-lane thoroughfares. The zoning request will be considered by City Council at the same time as the associated annexation in June.

Board Review/Citizen Input:

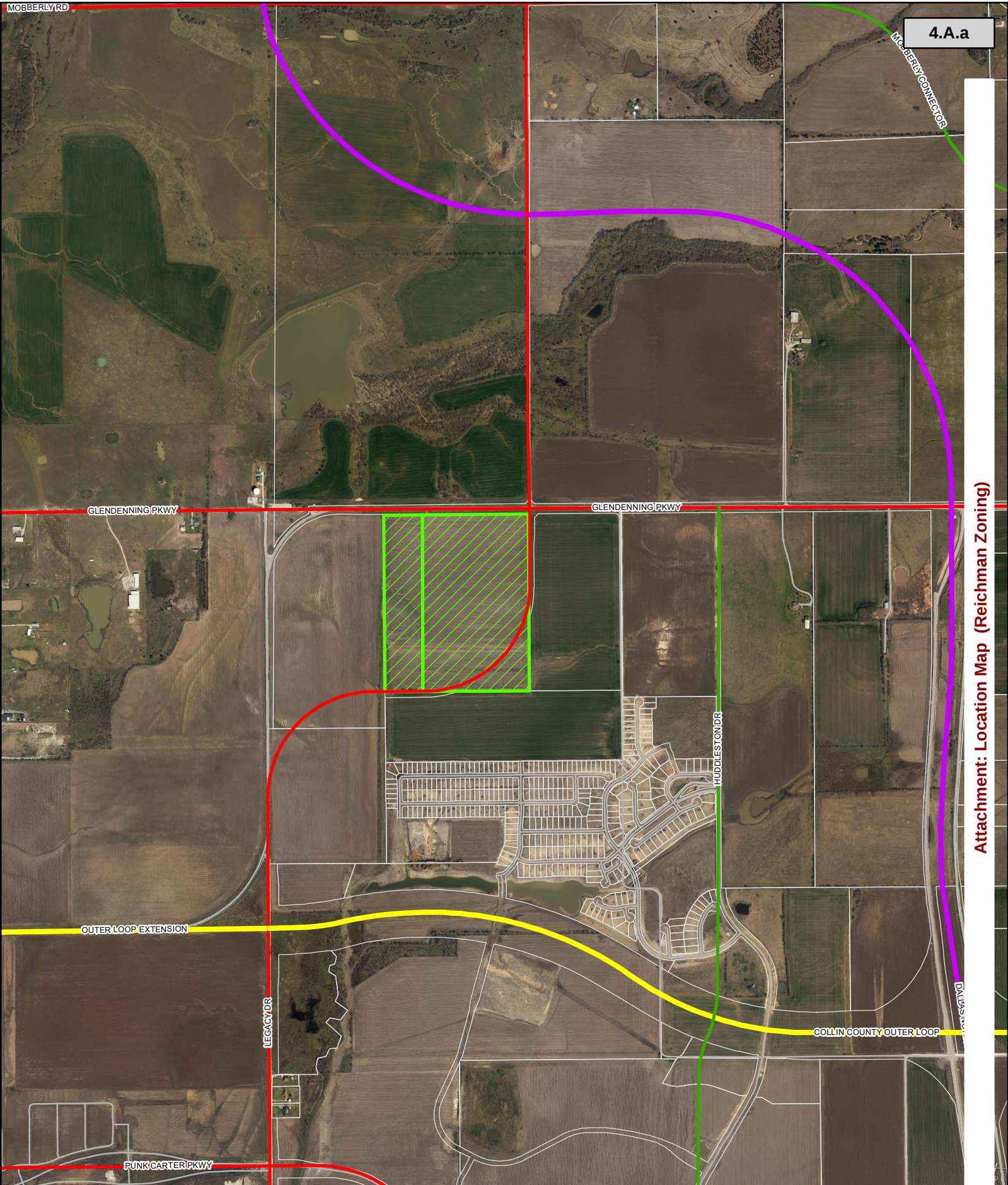
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either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

Supporting Document:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Reichman Zoning)

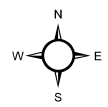


Location Map Reichman Tract

Date: 5/7/2020

Legend

- Roads
- Reichman
- Parcels



Packet Pg. 7

0 Feet

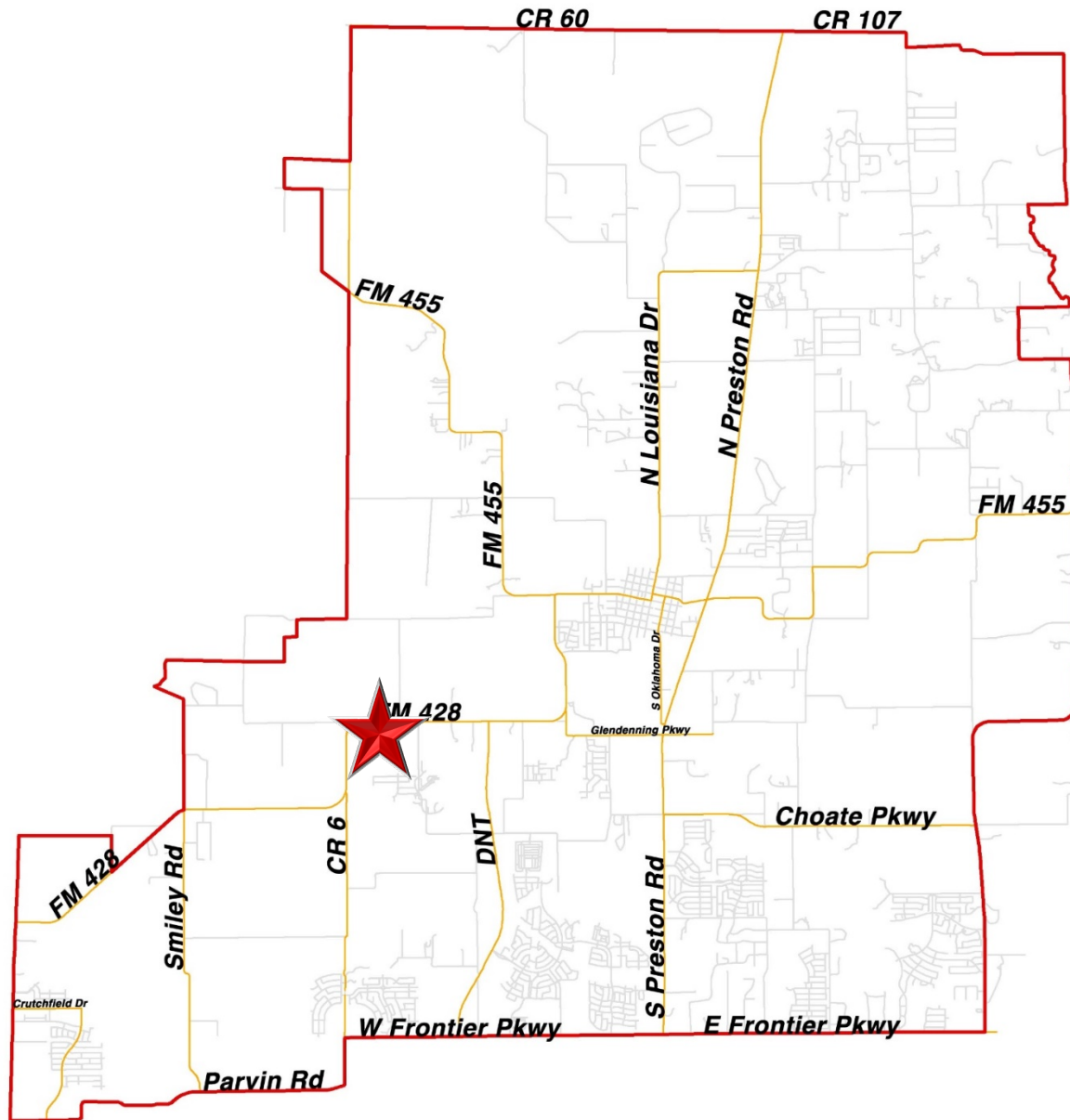
Reichman Tract

Zoning

Planning & Zoning Commission

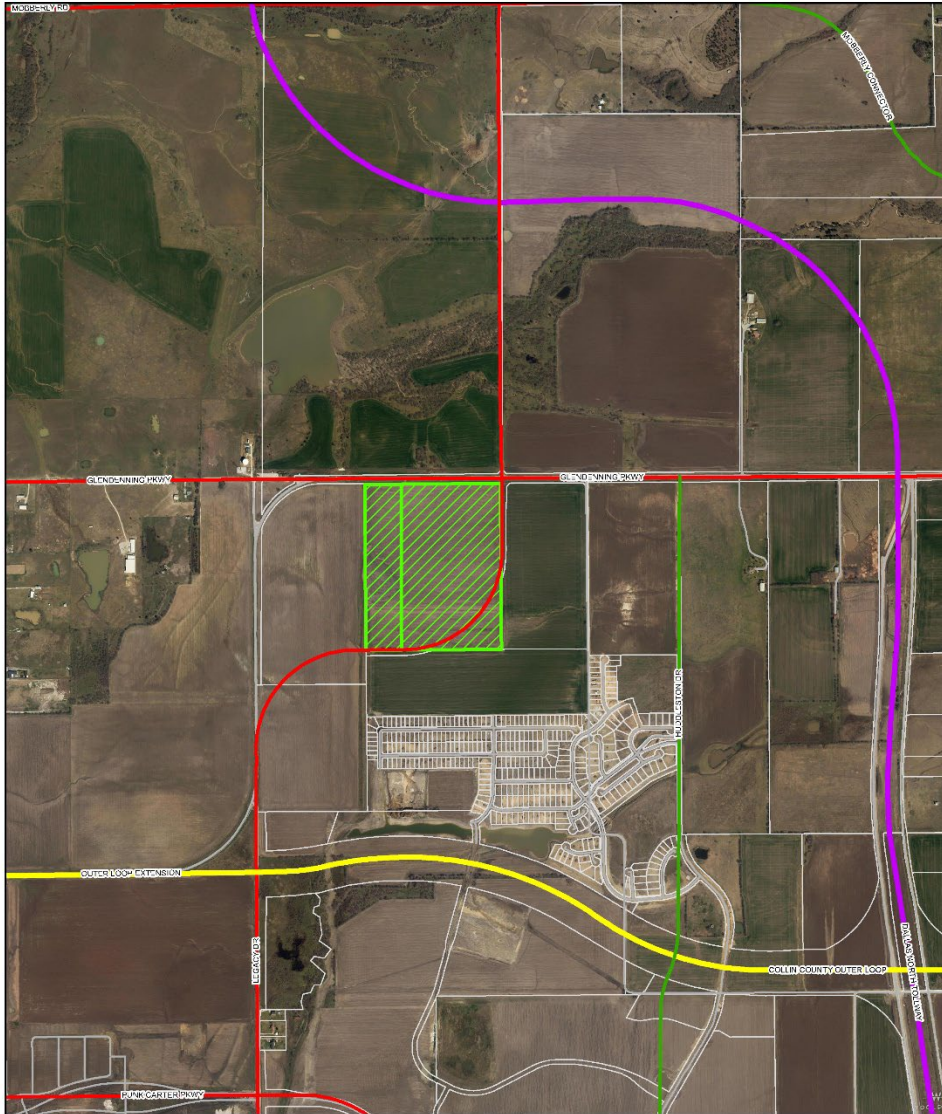
May 19, 2020

Attachment: Staff Presentation (Reichman Zoning)



Location Map

The subject property is generally located south of future Glendenning Parkway and west of future Legacy Drive



Attachment: Staff Presentation (Reichman Zoning)

Background

- The property is approximately 65 acres and is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to MU, Mixed-Use District
- The zoning request will be considered by City Council at the same time as the associated annexation in June

Attachment: Staff Presentation (Reichman Zoning)

Policy Considerations

- MU is an appropriate zoning district at the corner of two future 6-lane thoroughfares (Glendenning Parkway and Legacy Drive)
- The property is surrounded on all sides by the City Limits
- MU zoning will help market the property
- 65 fewer acres in the ETJ at a prominent location that should be high value once developed

Attachment: Staff Presentation (Reichman Zoning)

Recommendation

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

Attachment: Staff Presentation (Reichman Zoning)



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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: May 19, 2020
Re: Sangani Properties Development Agreement

Action Requested:

Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 340 acres of land, located in various parts of the City, within the Extraterritorial Jurisdiction (ETJ). (Sangani Properties Development Agreement)

Owner:

Barry Sangani
4541 Lancelot Drive.
Plano, TX 75024

Applicant:

Rob Daake, Coats Rose
14775 Preston Rd.
Dallas, TX 75254

Background Information:

The proposed development agreement is for a total of 352 acres located in various areas within the City's Extraterritorial Jurisdiction (ETJ). The DA outlines the property's future annexation and zoning.

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.

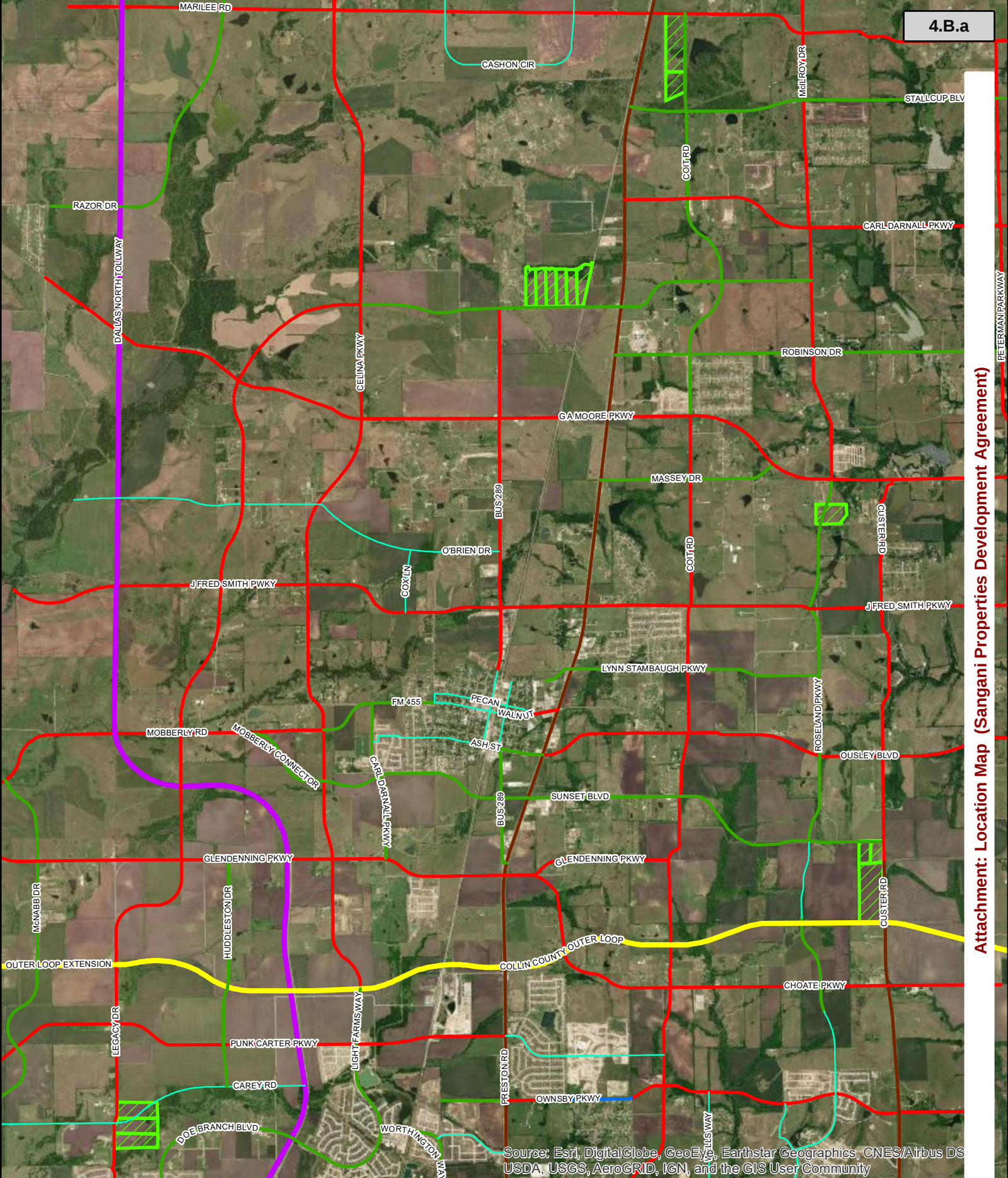
As of the time of packet preparation, staff received phone inquiries regarding this Development Agreement

Supporting Documents:

- Location Map
- Land Plans
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

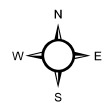


Location Map Sangani

Date: 5/7/2020

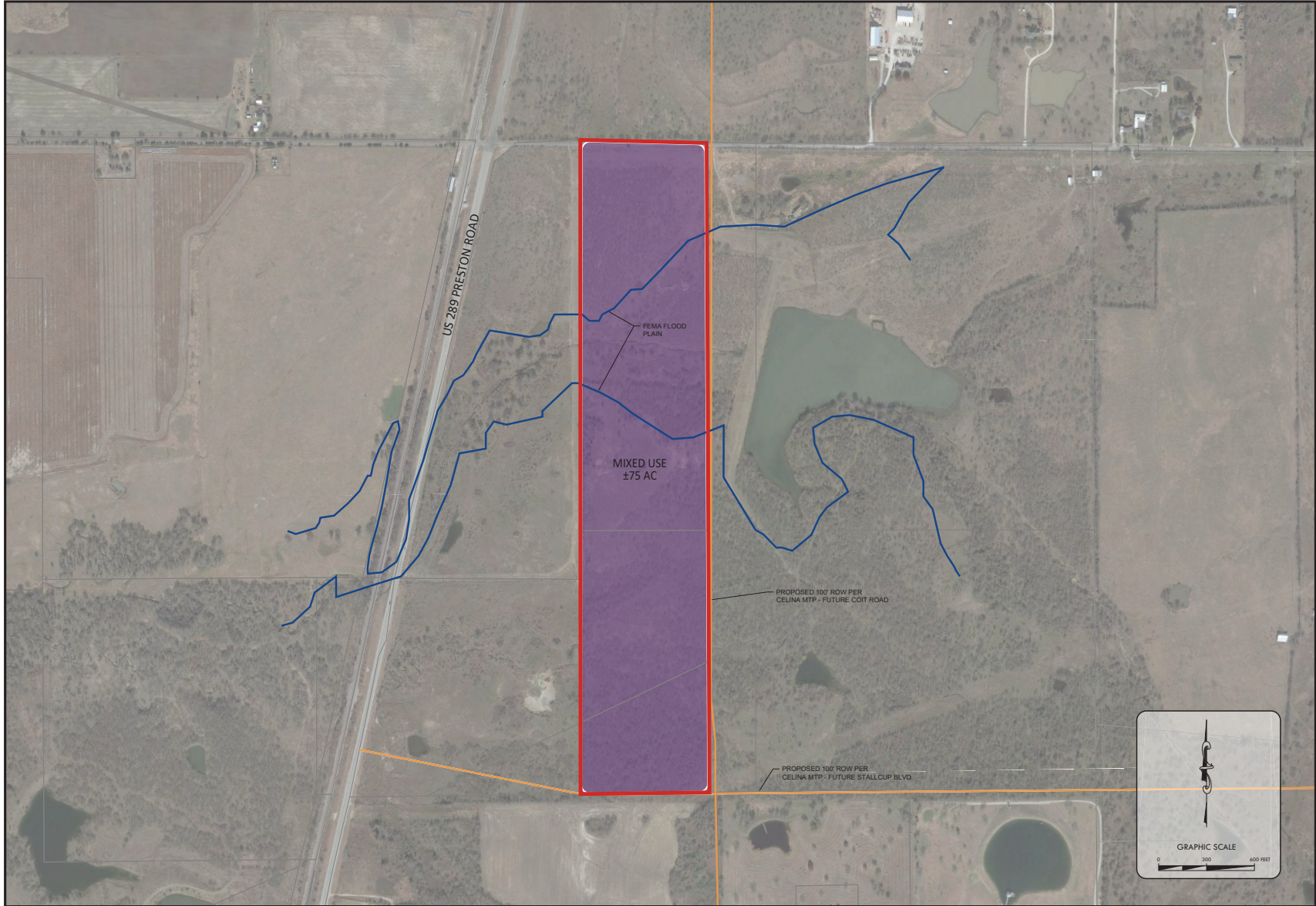
Legend

- Roads
- Sangani Properties



Packet Pg. 16

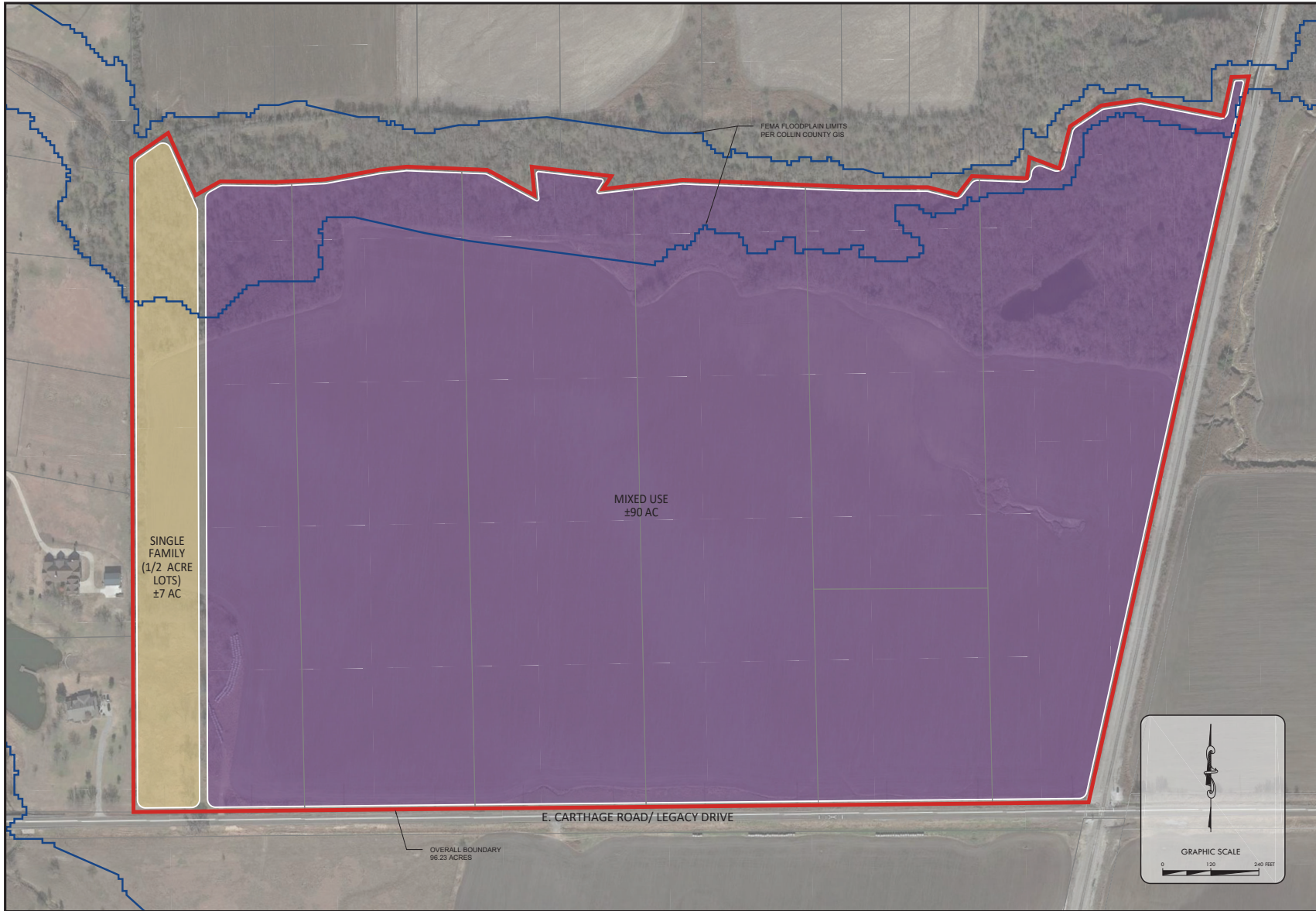
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Attachment: Land Plan (Sangani Properties Development Agreement)

PARCEL 3 - 74.937 ACRES
LAND USE CONCEPT
CELINA, TEXAS





Attachment: Land Plan (Sangani Properties Development Agreement)



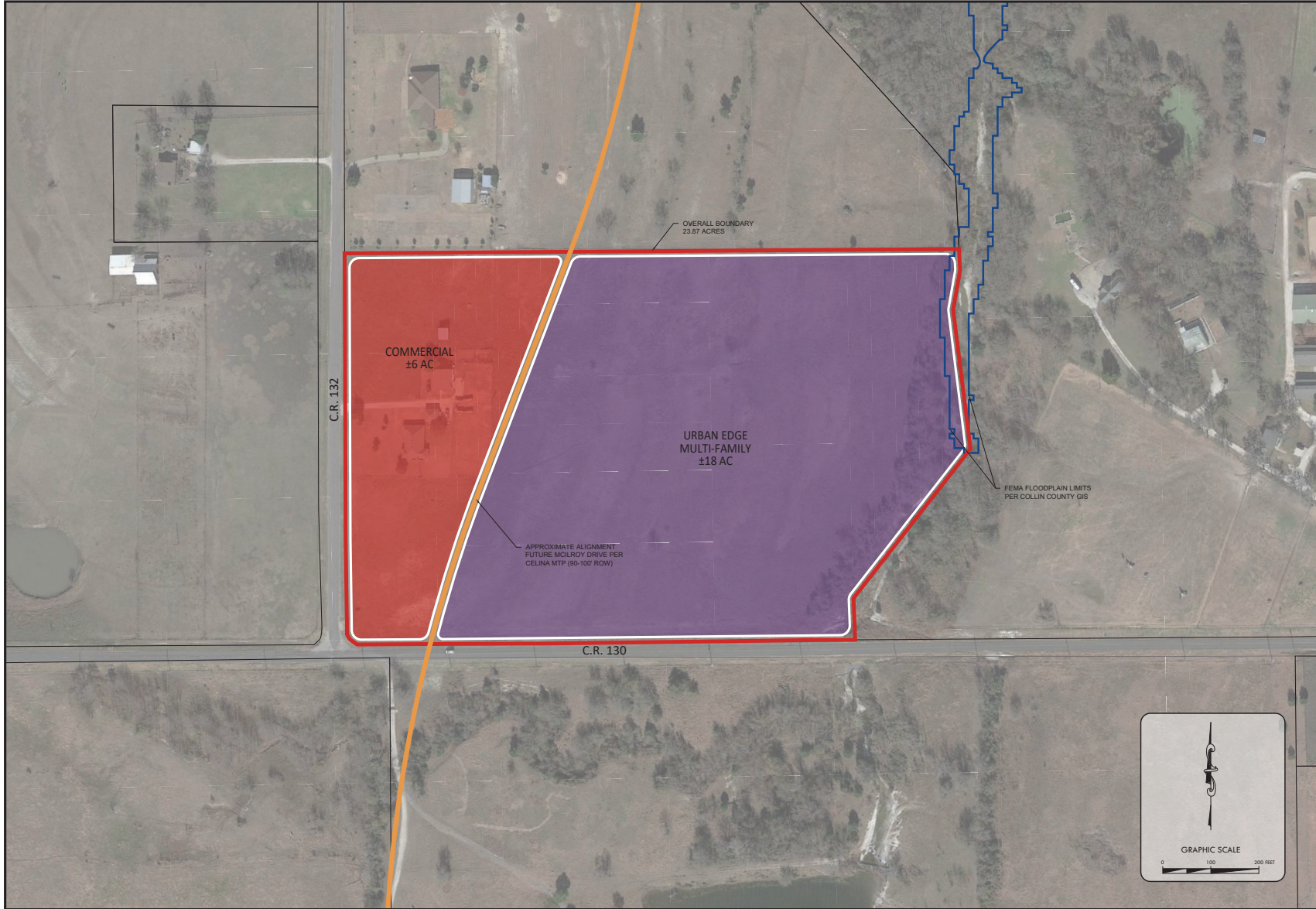
PARCEL 2 - 96.23 ACRES
LAND USE CONCEPT
CELINA, TEXAS

5/8/20

SHEET:
C1.0

PROJECT NUMBER: **SAN200003**

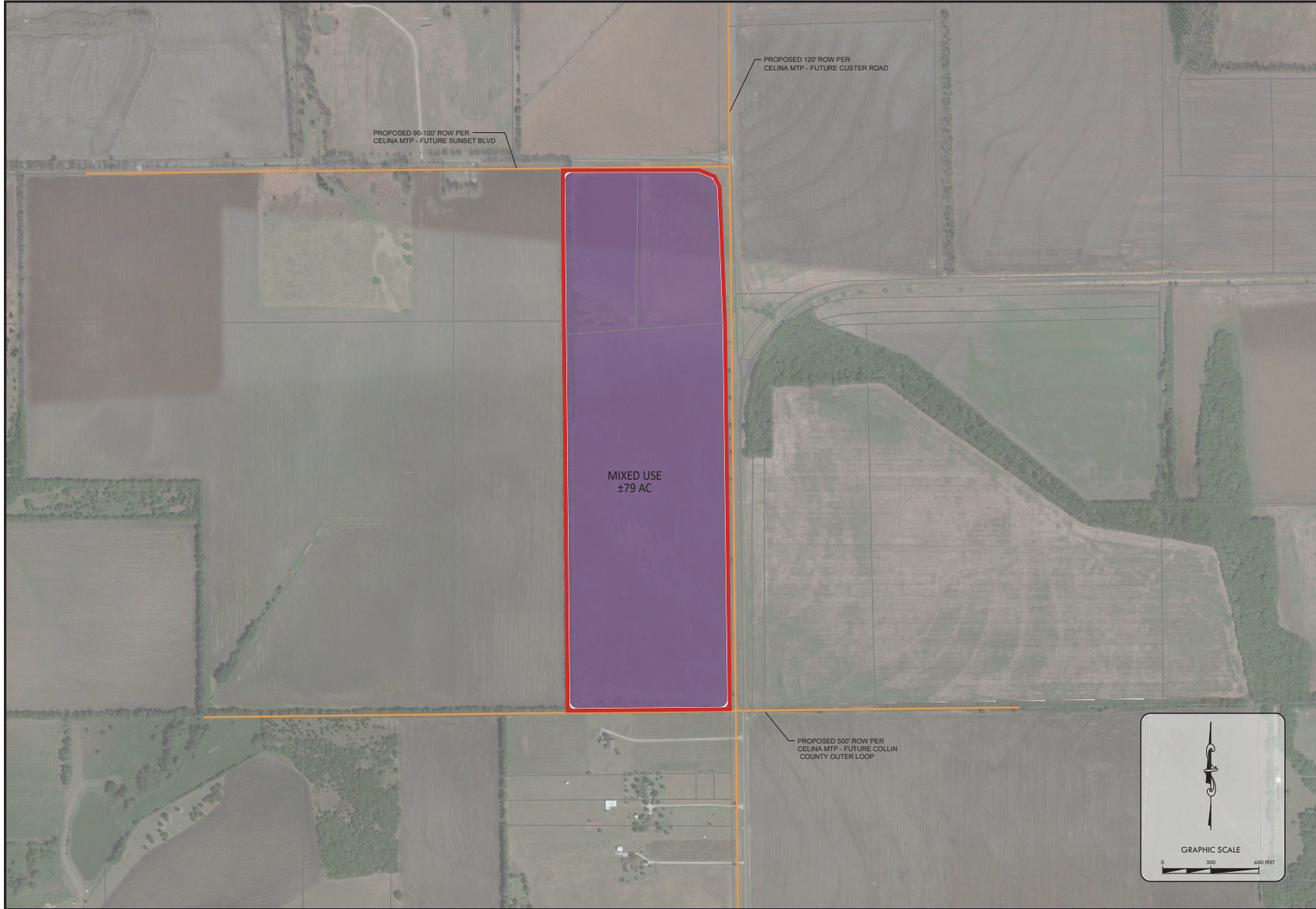
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Attachment: Land Plan (Sangani Properties Development Agreement)



PARCEL 1 - 23.87 ACRES
LAND USE CONCEPT
CELINA, TEXAS



Attachment: Land Plan (Sangani Properties Development Agreement)



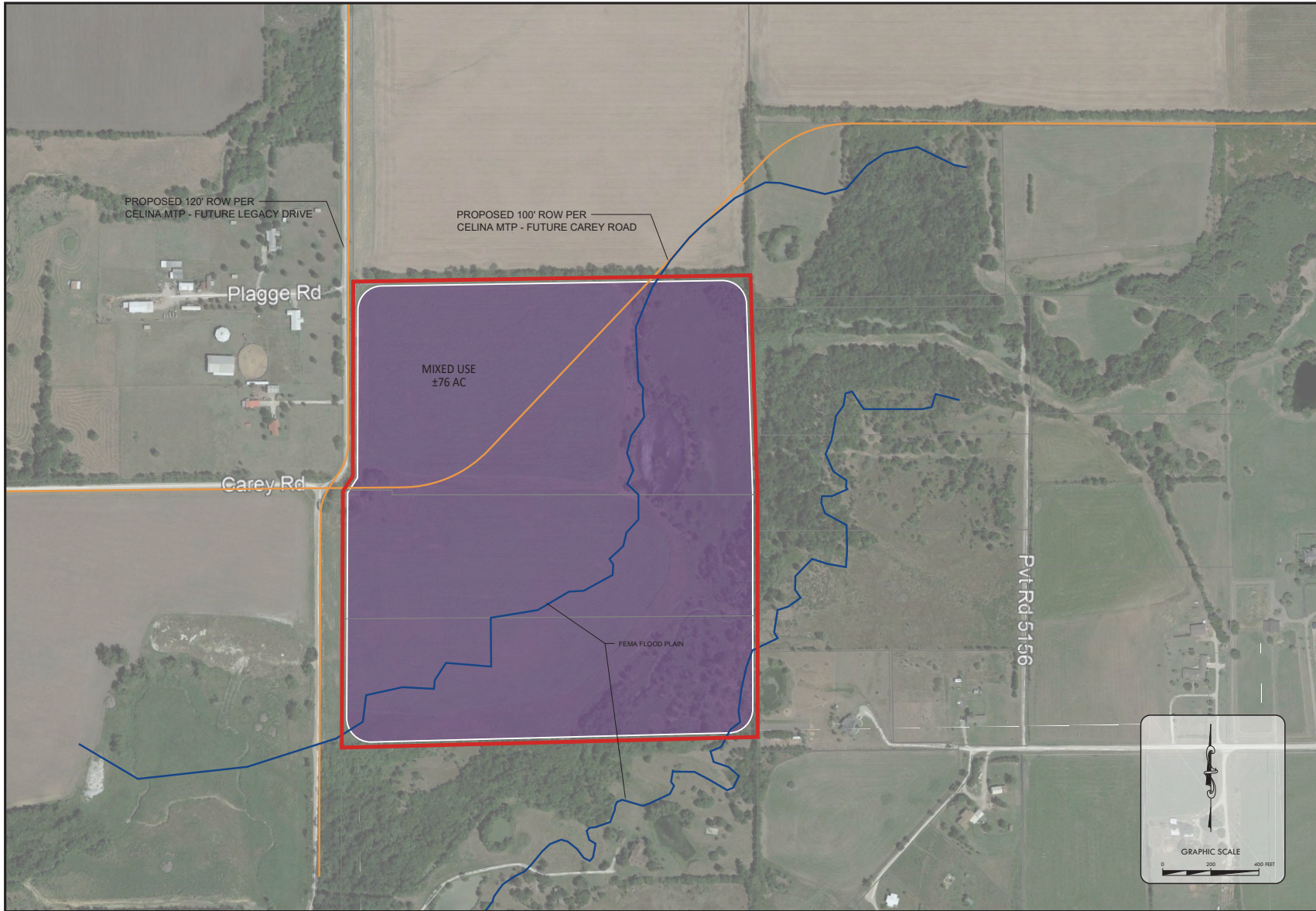
PARCEL 5 - 79.97 ACRES
LAND USE CONCEPT
CELINA, TEXAS

5/8/20

SHEET:
C1.0

JOB NUMBER: **SAN20003**

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Attachment: Land Plan (Sangani Properties Development Agreement)

PARCEL 4 - 76.82 ACRES
LAND USE CONCEPT
CELINA, TEXAS

5/8/20

SHEET:
C1.0

JOB NUMBER: SAN20003

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Sangani Properties

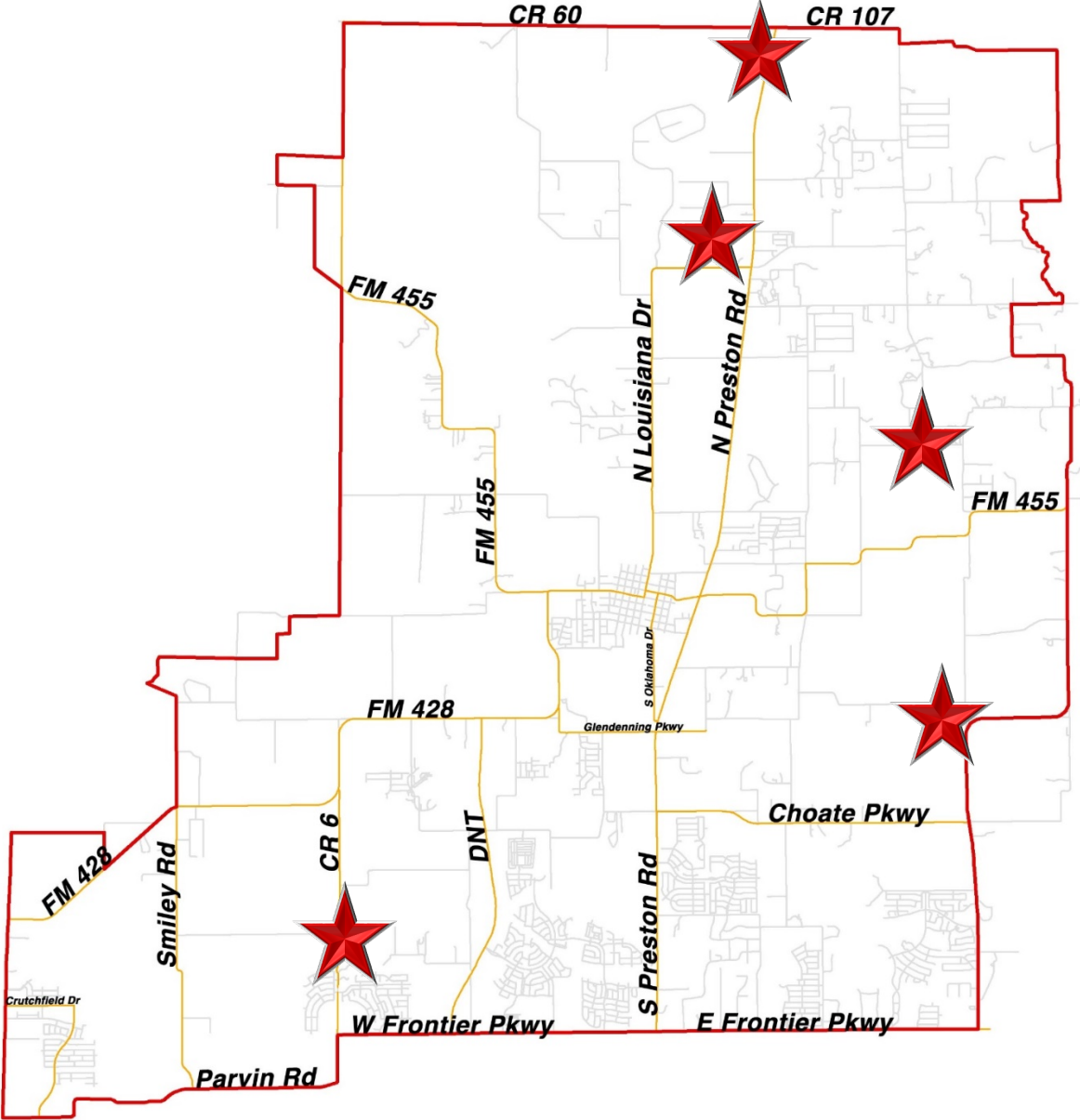
Development Agreement

Planning & Zoning Commission

May 19, 2020

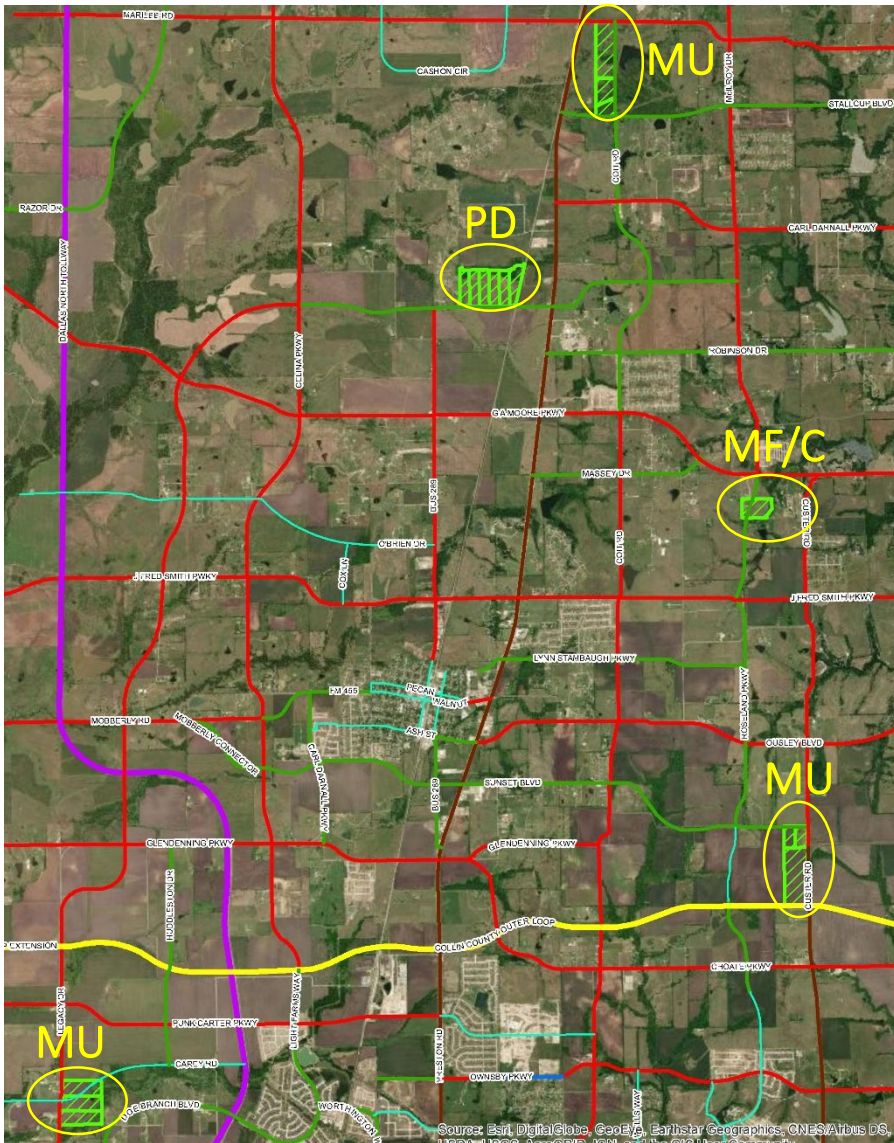
Attachment: Staff Presentation (Sangani Properties Development Agreement)





Location Map

The subject property is located in various parts of the City, mostly at fairly prominent intersections



Background

- The subject properties are approximately 352 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City

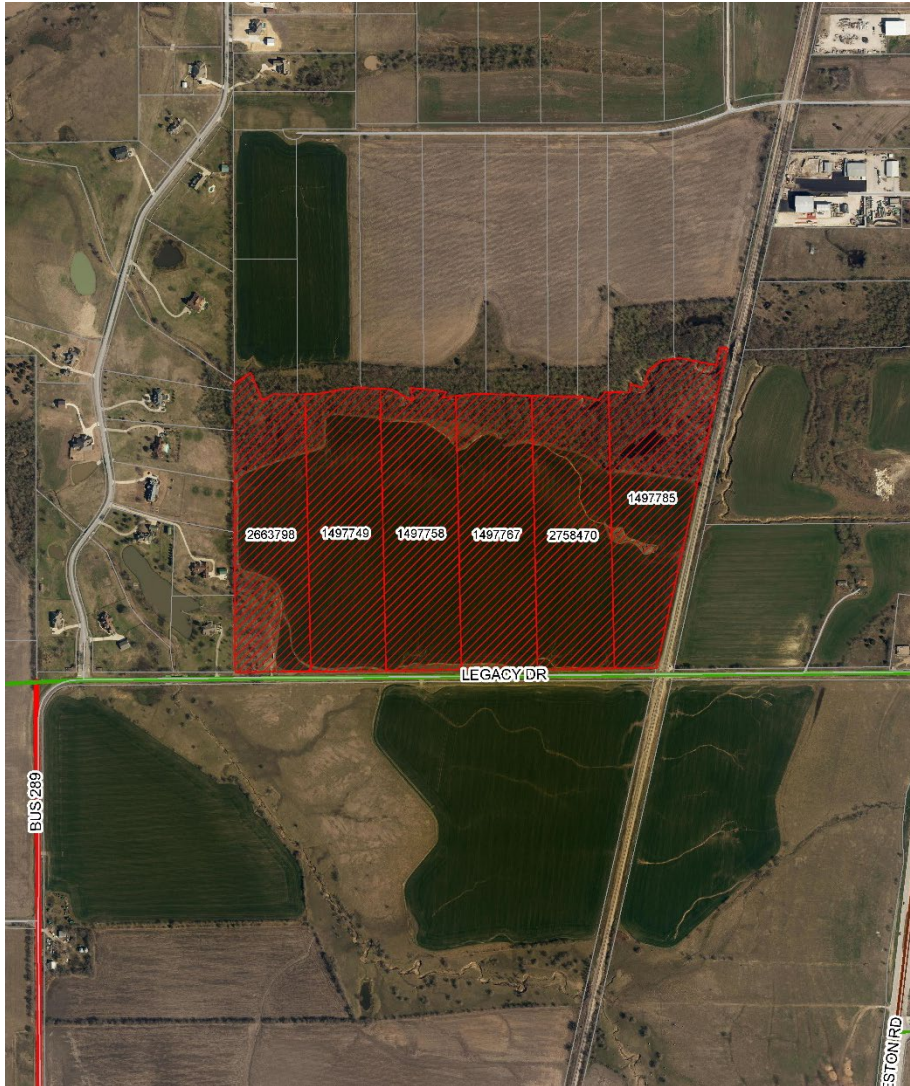
Overview

- The Development Agreement proposes immediate annexation and zoning for the 352 acres, which is currently undeveloped land
- 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



Zoning Overview

- Northwest corner of Coit Road & Stallcup Boulevard
- 75 Acres
- Mixed-Use (MU)



Zoning Overview

- Northwest corner of BNSF Railroad & Legacy Drive
- 97 acres
- PD with Mixed-Use (MU) base zoning
- Large lot buffer along western property line



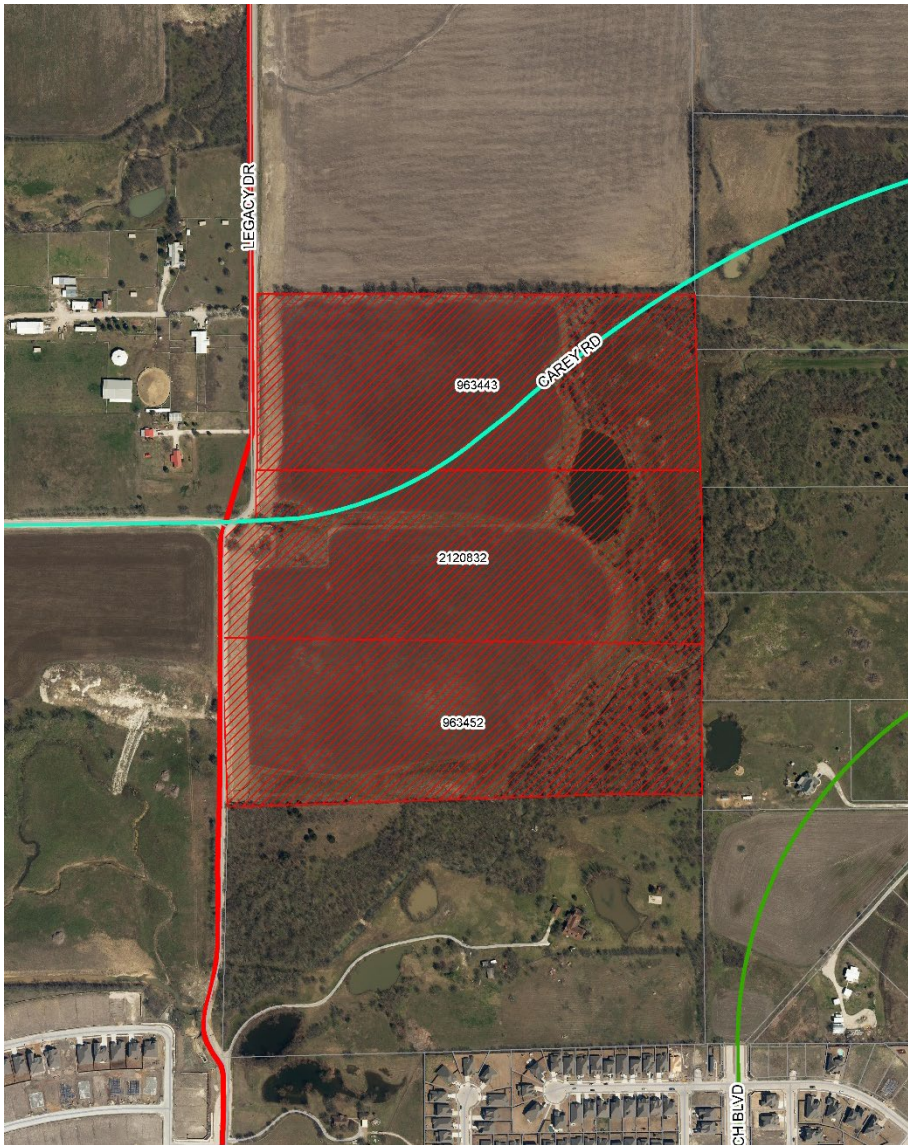
Zoning Overview

- Northeast corner of CR 132 & CR 130; east & west side of future McIlroy Drive
- 24 acres
- Commercial (C) and Urban Edge (MF-2)



Zoning Overview

- Northwest corner of Custer Road & Collin County Outer Loop
- 80 acres
- Mixed-Use (MU)



Zoning Overview

- Northeast & southeast corner of Legacy Drive and Carey Road
- 77 acres
- Mixed-Use (MU)

Policy Considerations

- The DA brings an additional 352 acres into the City Limits with base zoning
- The proposed land uses are appropriate for the respective locations
- ROW clauses are favorable to the City's transportation plan
- The property owner agrees to use the 352 acres for a C4 petition later this calendar year

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- 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: May 19, 2020
Re: Ousley Tract Planned Development

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Commercial, Office, & Retail District (C), Multi-Family Districts (MF-2/MF-3), and Single-Family Residential Detached District (SF-R) base zoning, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley Tract Planned Development)

Owner:

Jace Ousley
13116 W. FM 455
Celina, TX 75009

Applicant:

Rob Daake, Coats Rose
14775 Preston Rd.
Dallas, TX 75254

Background Information:

The proposed Planned Development is for a total of approximately 53 acres, both in the City Limits and the City's Extraterritorial Jurisdiction (ETJ). The PD is in conformance with the Development Agreement, approved in March 2020, which outlined the property's future annexation and zoning. The request is to zone the property to: Commercial, Office, & Retail District (C), Urban Edge or Urban Living Multi-Family District (MF-2 or MF-3), and Single-Family Residential Detached District (SF-R).

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.

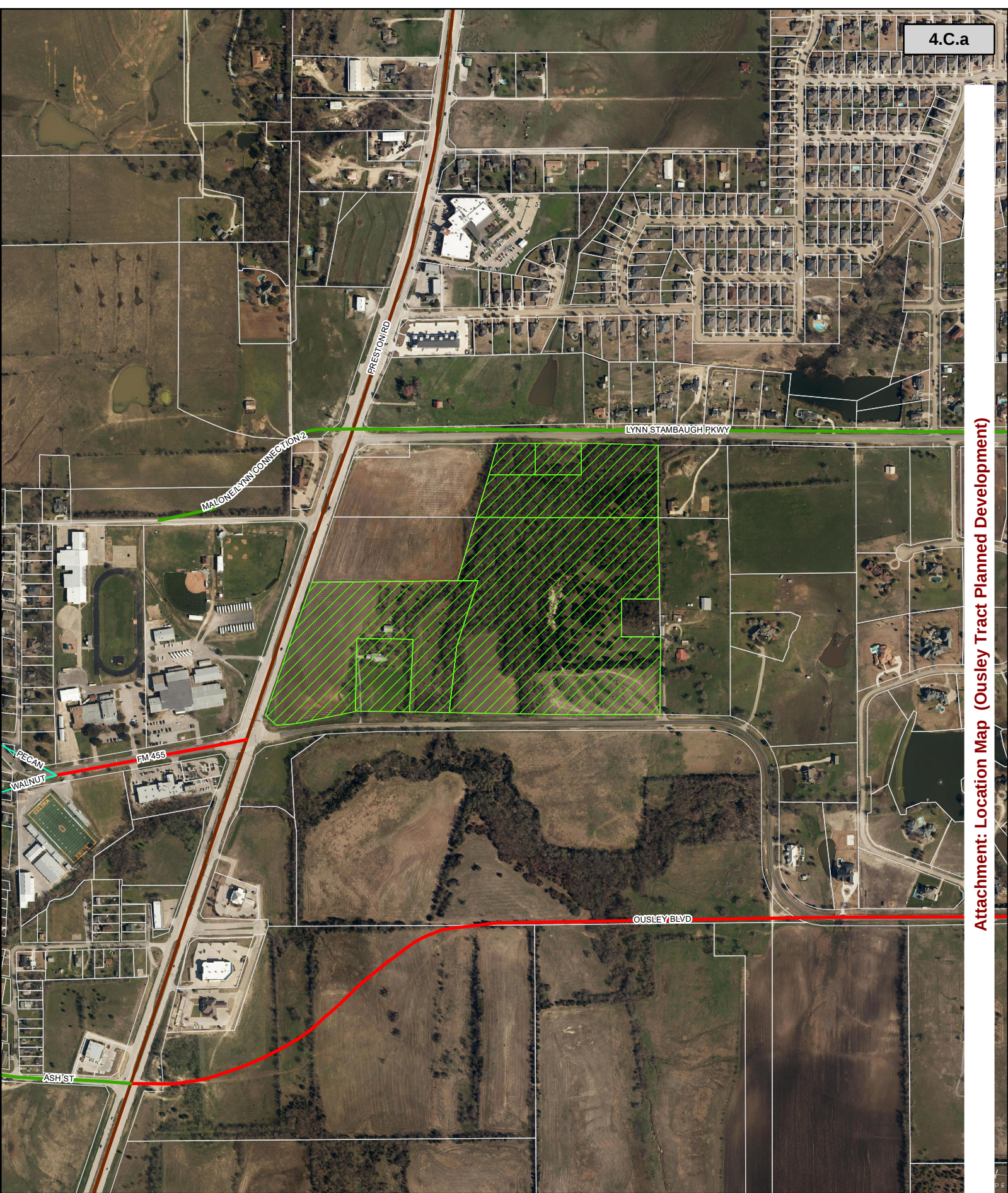
As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



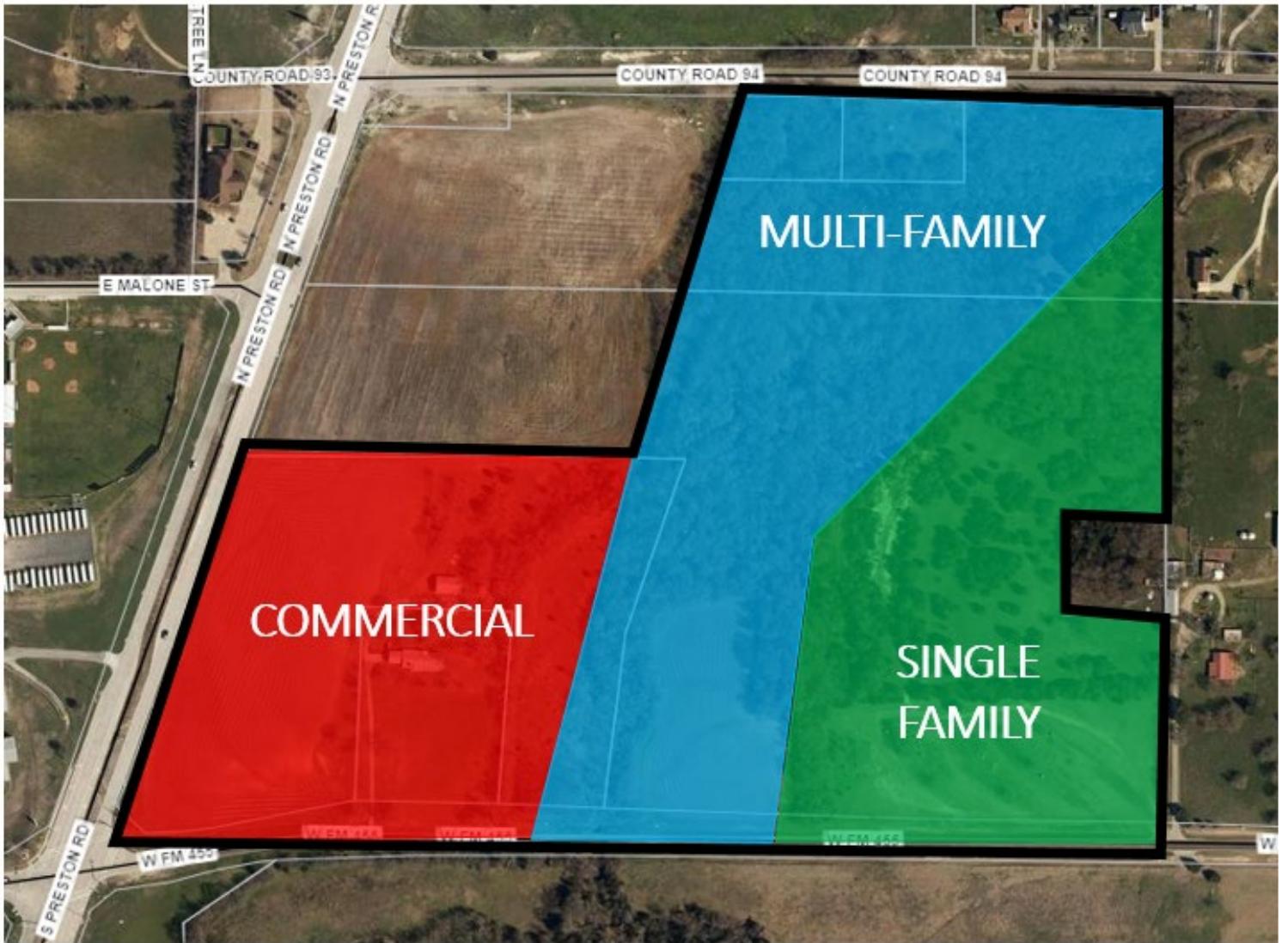
Attachment: Location Map (Ousley Tract Planned Development)

Draft Development Standards

The property shall be zoned Planned Development “PD”, with the base zoning for the subject property to be per the attached Zoning Exhibit, depicted in Exhibit B. The property shall generally develop per the attached Zoning Exhibit, in addition to the following special ordinance provisions:

1. A minimum of 13-acres shall be developed consistent with the “C” (Commercial, Office, & Retail) zoning district.
2. A maximum of 22-acres shall be developed consistent with the “MF-2” or “MF-3” (Multi-Family) zoning districts.
3. A maximum of 18-acres shall be developed consistent with the “SF-R” (Single Family Residential Detached) district.
4. The boundaries of each of the zoning districts shown on the Land Plan shall be flexible and can vary up to 15%.

Exhibit B
Land Plan



Attachment: Proposed Development Regulations (Ousley Tract Planned Development)

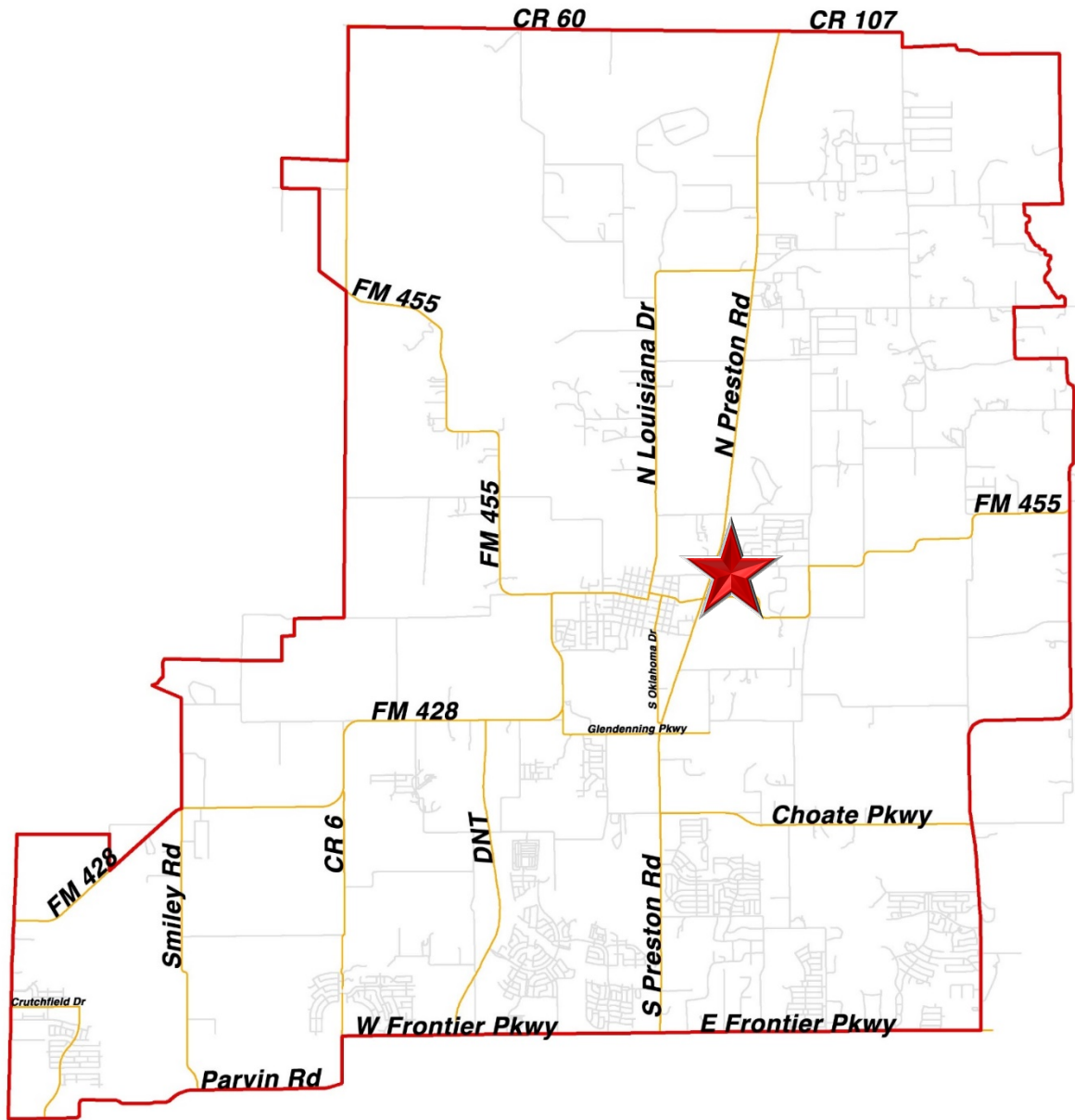
Ousley Tract

Planned Development

Planning & Zoning Commission

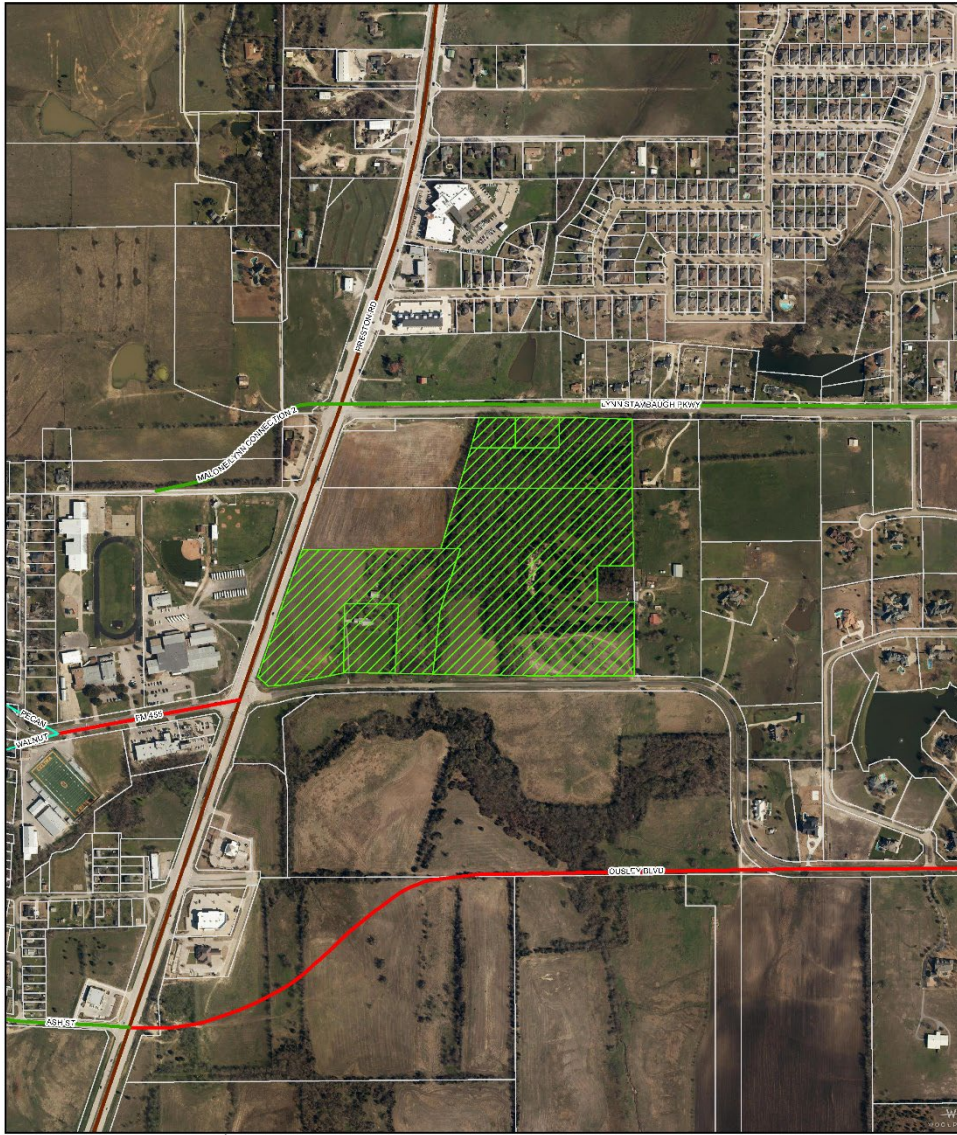
May 19, 2020

Attachment: Staff Presentation (Ousley Tract Planned Development)



Location Map

The subject property is generally located south of CR 94 and east of Preston Road, along FM 455

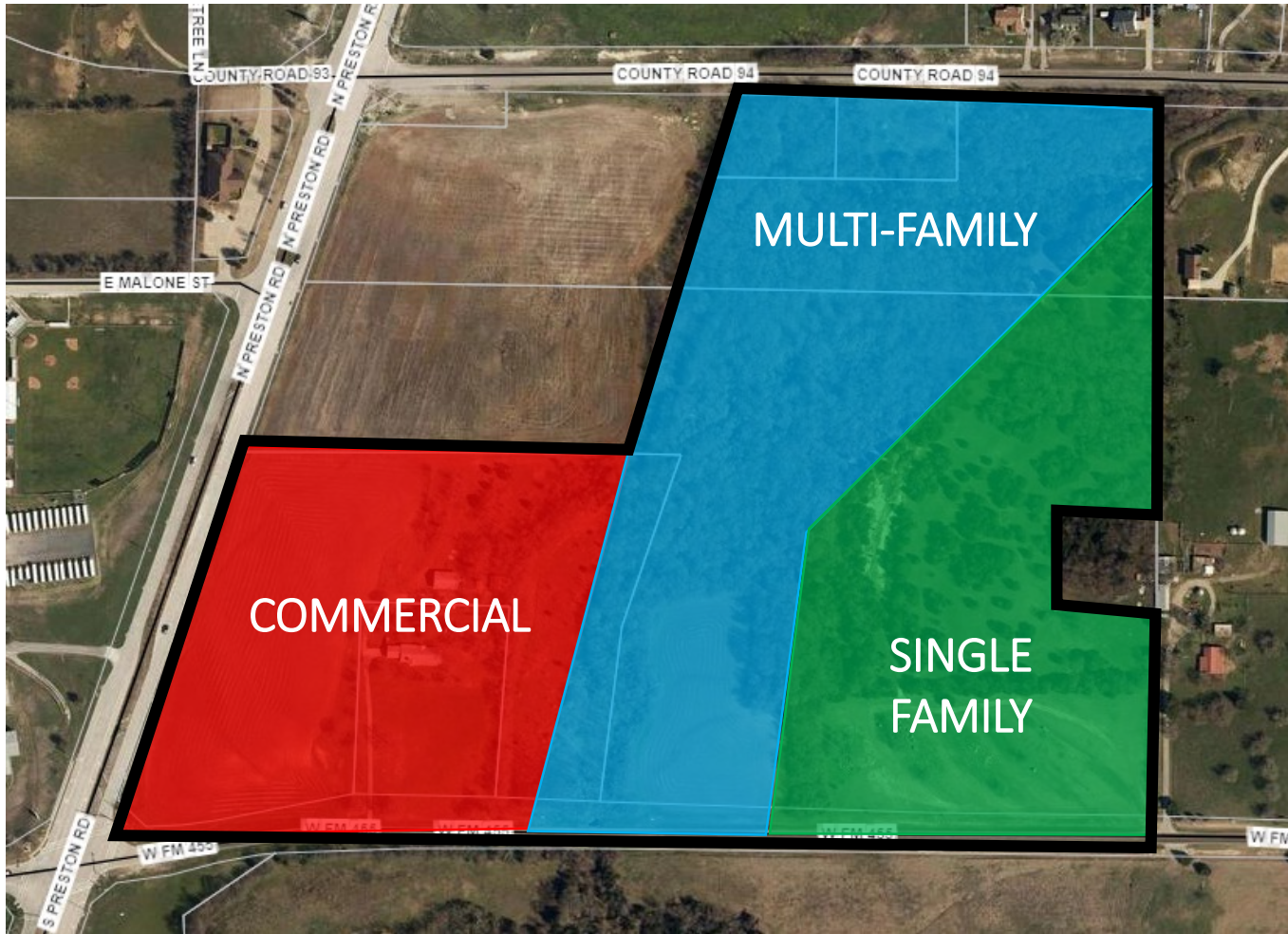


Attachment: Staff Presentation (Ousley Tract Planned Development)

Background

- In March 2020, the City approved a Development Agreement that outlined the property's future annexation and zoning
- The property is approximately 53 acres and is currently located both in the City Limits and the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to
 - C – Commercial, Office, & Retail District
 - MF-2 or MF-3 – Urban Edge or Urban Living MF District
 - SF-R – Single-Family Residential Detached District

Land Plan



Policy Considerations

- Additional acreage will be brought into the City Limits that is in close proximity to Preston Road and FM 455
- The proposed land uses are appropriate for the location and provide a transition from east to west in terms of land use

Recommendation

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