



Life Connected.

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

AGENDA

I. CALL TO ORDER

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

II. WORKSESSION

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

III. CONSENT AGENDA

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

A. Minutes Approval:

1. Minutes from the March 24, 2022, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend approximately 26 acres of a Planned Development (PD-80) with Multi-Family, Horizontal District (MF-0) and Multi-Family, Urban Living District (MF-3) base zoning, generally located approximately 520 feet west of future Dallas North Tollway and approximately 900 feet north of Frontier Parkway, within the City Limits. (Cottages of Celina (Mosey Tract) – Rezoning)
- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the additional permitted uses of Mini-Warehouse/Self-Storage and RV/Boat Storage, generally located at the northeast corner of Old Log Trail and the Collin County Outer Loop, within the City Limits. (Old Log Trail Self-Storage – Rezoning)

- C. Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the northwest corner of the future Dallas North Tollway and the Collin County Outer Loop, within the City Limits. (NWC Tollway and Outer Loop – Rezoning)
- D. Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located south of future Mobberly Road and approximately 1,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Pollard Tract – Zoning)
- E. Conduct a public hearing to consider and act upon a request to rezone approximately 188 acres to Community Facilities District (CF), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) zoning, generally located at the northwest corner of future Peterman Parkway and future J. Fred Smith Parkway, within the City Limits. (Goldstein Tract – Rezoning)
- F. Conduct a public hearing to consider and act upon a request to rezone approximately 59 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) zoning, generally located south of Ownsby Parkway and approximately 515 feet east of Preston Road, within the City Limits. (Moore Farm – Rezoning)
- G. Conduct a public hearing to consider and act upon a request to rezone approximately 65 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Celina Junction – Rezoning)
- H. Conduct a public hearing to consider and act upon a request to rezone approximately 12 acres to a Planned Development (PD) with a base zoning of Collin County Outer Loop Overlay District (CCOLO) and the additional permitted use of an Electric Substation, generally located north of the Collin County Outer Loop and approximately 600 feet east of future Celina Parkway, within the City Limits. (GCEC Substation – Rezoning)
- I. Conduct a public hearing to consider and act upon a Development Agreement on approximately 100 acres, generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina 100 – Development Agreement)
- J. Conduct a public hearing to consider and act upon a Development Agreement on approximately 5 acres, generally located west of Smiley Road and approximately 290 feet north of Magnolia Lane, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley Road – Development Agreement)

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.
THURSDAY, MARCH 24, 2022
5:00 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
KJ Clark	City of Celina	Commissioner	Absent	
Wendie Wigginton	City of Celina	City Council Liaison	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Kari White	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	

Chair Hangartner called the meeting to order at 5:00 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

II. WORKSESSION:

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

III. CONSENT AGENDA:

1. Minutes Approval:

1. Minutes from the February 15, 2022, Planning & Zoning Commission meeting.
2. Consider and act upon a Replat for Coit Business Park, being approximately 10 acres, generally located west of future Coit Road and approximately 775 feet south of future Punk Carter Parkway. (Coit Business Park – Replat)

Minutes Acceptance: Minutes of Mar 24, 2022 5:00 PM (Minutes Approval)

3. Consider and act upon a Conveyance Plat for the Summit Commons Addition, being approximately 20 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway. (Summit Commons – Conveyance Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

1. Conduct a public hearing to consider and act upon a request to rezone approximately 6.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Summit Commons - Rezoning)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Mathias Haubert, applicant, 6017 Main Street, Frisco, Texas, 75034, addressed the Commission stating that he was available to answer any questions.

The commissioners discussed the item.

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, Bain, Barley, Ousley, Becker, Poché

2. Conduct a public hearing to consider and act upon a request to zone approximately 788 acres to a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTO) and Mixed-Use District (MU), with modified regulations, generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive, both within the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy North (First Leo) - PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Caleb Cook, applicant, 428 Cozby Avenue, Coppell, Texas, 75019, addressed the Commission stating that he was available to answer any questions.

The commissioners discussed the item.

Commissioner Bain 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:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Bain, Barley, Ousley, Becker, Poché

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 5:24 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: April 19, 2022
Re: Cottages of Celina (Mosey Tract) - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 26 acres of a Planned Development (PD-80) with Multi-Family, Horizontal District (MF-0) and Multi-Family, Urban Living District (MF-3) base zoning, generally located approximately 520 feet west of future Dallas North Tollway and approximately 900 feet north of Frontier Parkway, within the City Limits. (Cottages of Celina (Mosey Tract) – Rezoning)

Applicant:

Republic Property Group
400 S. Record St., Ste. 1200
Dallas, TX 75202

Background Information:

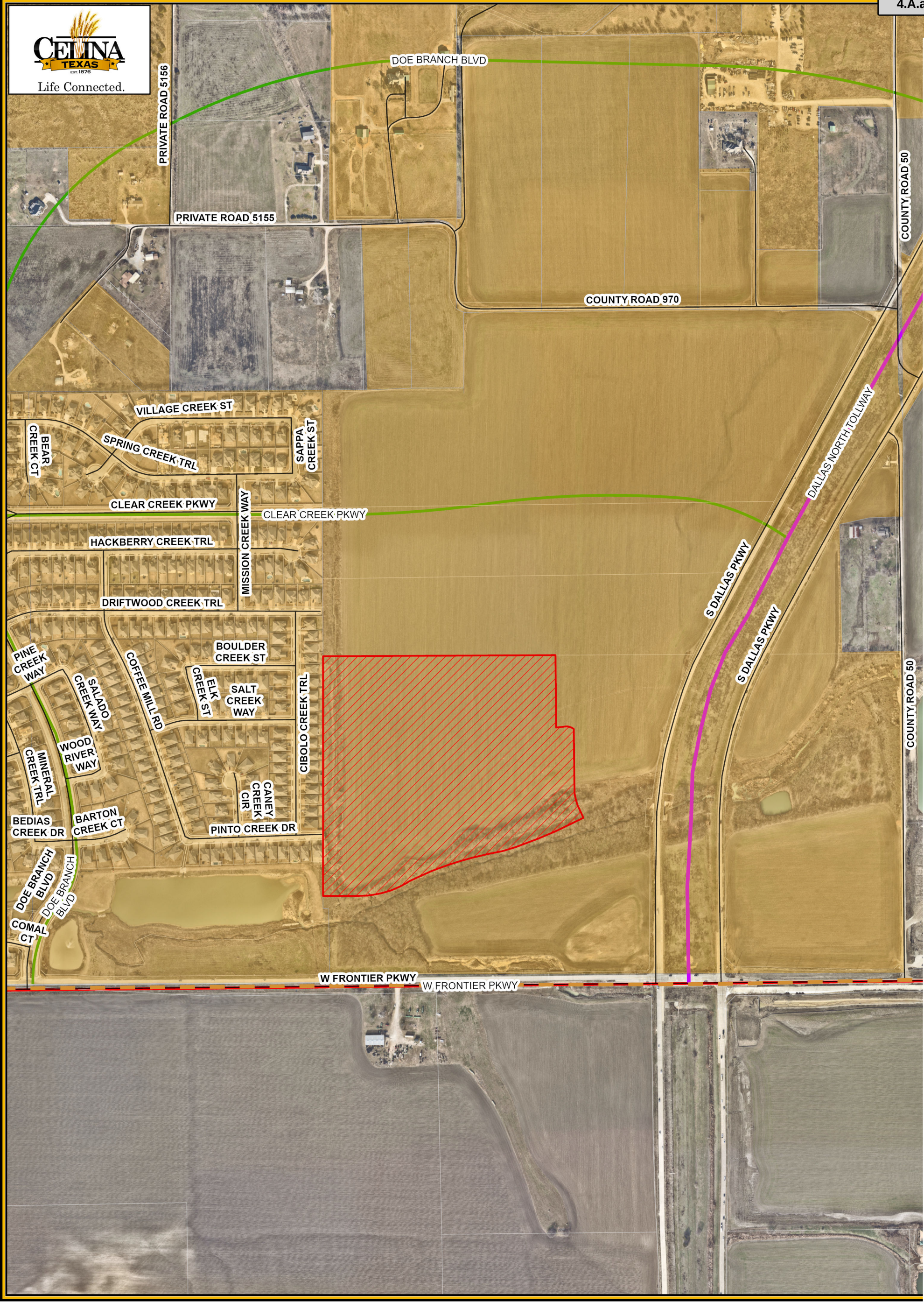
This item is for the amendment of Planned Development No. 80 (PD-80). Approximately 26 acres within PD-80 is being rezoned to Multi-Family, Horizontal District (MF-0) and Multi-Family, Urban Living District (MF-3) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Subject Property

City Limits

Roads

Parcels

Legend

Cottages of Celina

Location Map

City of Celina

3/29/2022

0

445

890

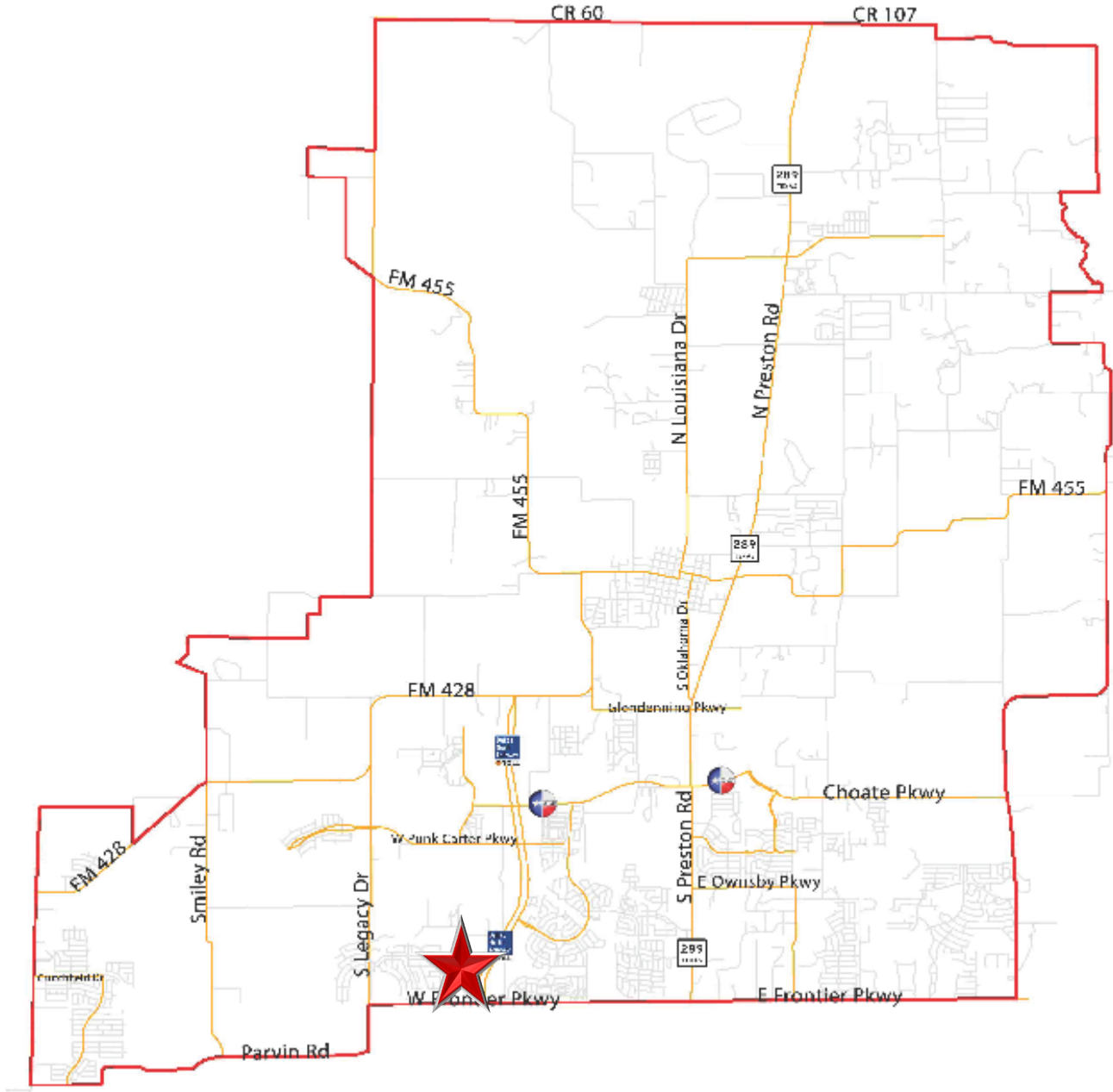
Feet

COTTAGES OF CELINA (MOSEY TRACT)

Rezoning

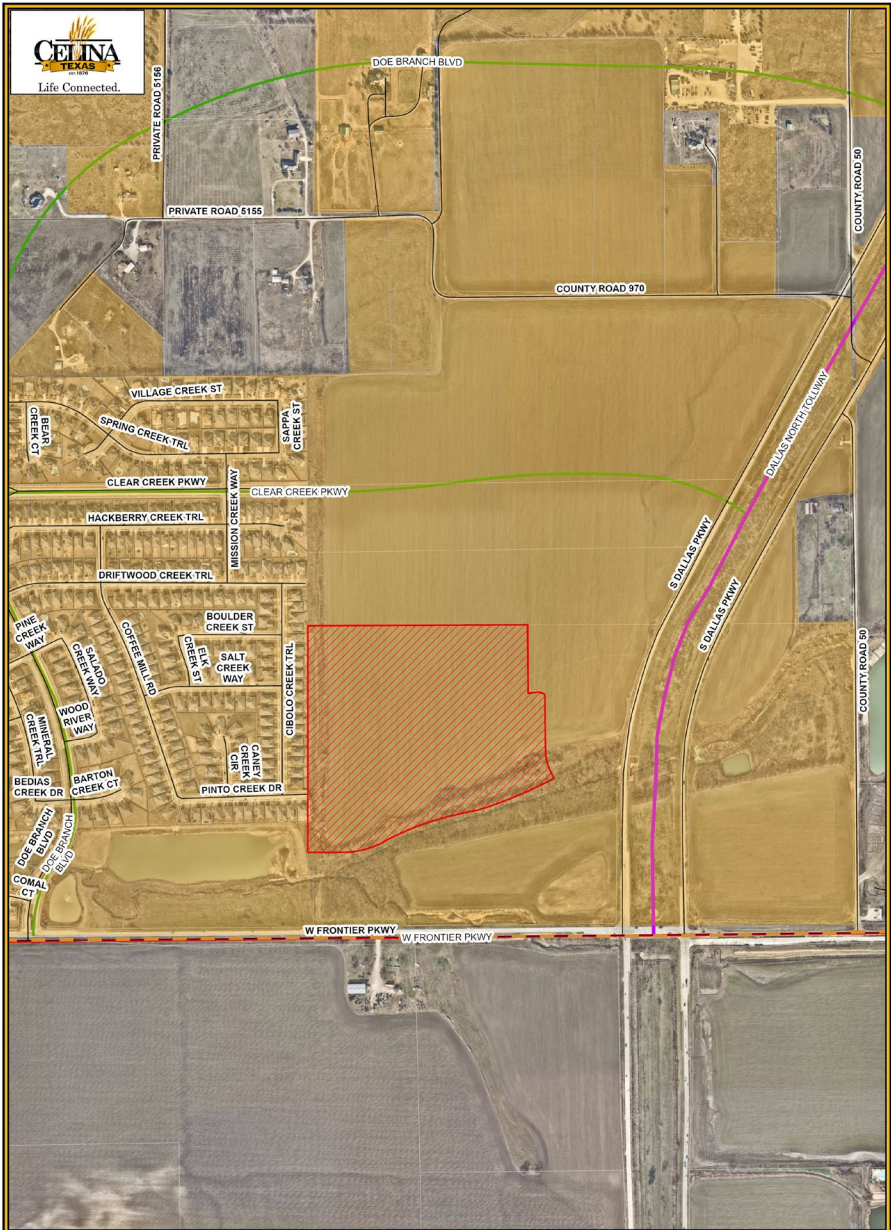
Planning & Zoning Commission
April 19, 2022





LOCATION MAP

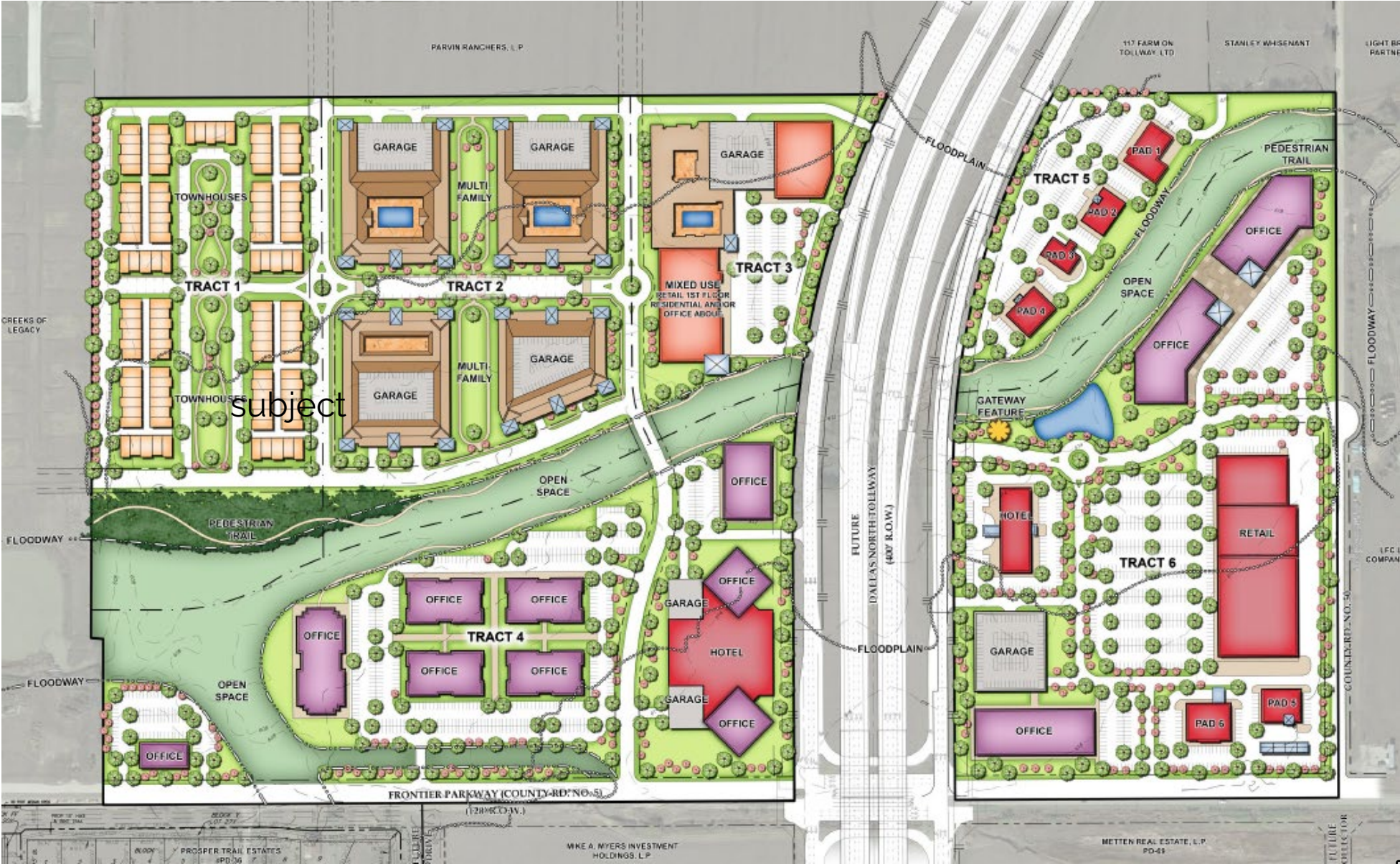
The subject property is generally located approximately 520 feet west of future Dallas North Tollway and approximately 900 feet north of Frontier Parkway



BACKGROUND

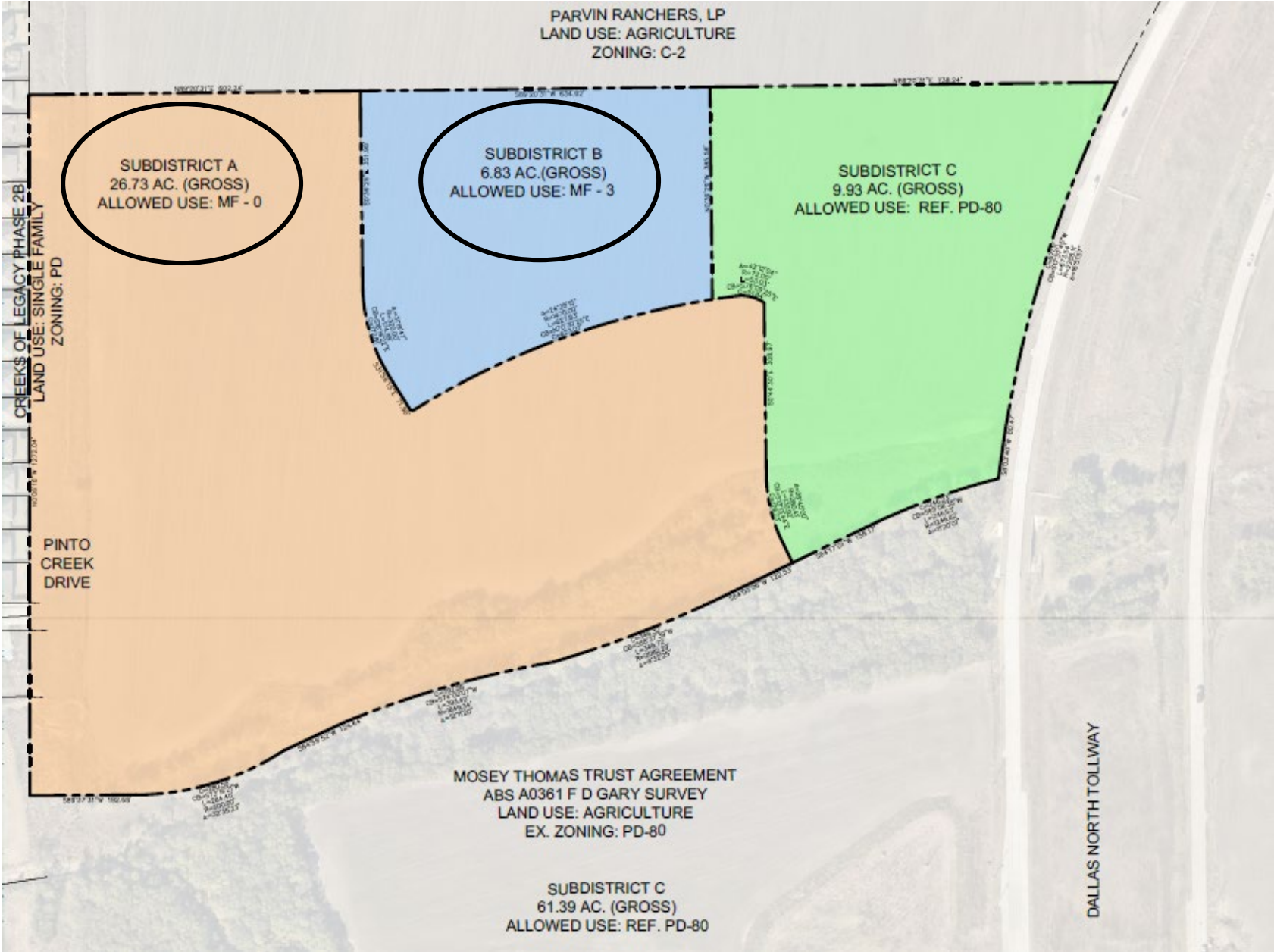
- The subject property is approximately 26 acres
- The property is currently zoned Planned Development (PD-80) with multiple tracts allowing for a variety of uses, including outdated development standards
- The applicant is proposing to amend a portion of the PD to allow for:
 - Multi-Family, Horizontal District (MF-0) in lieu of Townhomes
 - Multi-Family, Urban Living District (MF-3) in lieu of general multi-family

Original



subject

Proposed



POLICY CONSIDERATIONS

- The current PD entitled high-density single-family (townhomes), which is similar to the MF-0 product in terms of density
- The MF-0 product type is smaller in scale than townhomes
- The MF-3 tract will be Celina's first urban, wrapped product, helping prove up the Celina market to lenders
- The uses are not inappropriate at this location and are similar in nature to the existing entitlements
- The proposed PD is base zoning, which follows modern standards (and as they may be amended) instead of standards that become outdated if written into the PD

RECOMMENDATION

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

Development Standards

The property is zoned a Planned Development (PD) with a base zoning of Multi-Family, Horizontal District (MF-0) and Multi-Family, Urban Living District (MF-3).

The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended.

Multi-Family, Horizontal District (MF-0) shall be subject to the following standards:

- **Maximum Density:** The maximum overall density for MF-0 developments shall be 12 units/acre.
- **Maximum Height:** The maximum height of MF-0 developments shall be two (2) stories, with generally 1-2 units with a maximum of 4 units per building.
- **Due to the similarity between Horizontal Multi-Family products and Single-Family homes, the bedroom limitation standard does not apply.**
- **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).
- **Perimeters, including fencing/walls, screening, and home orientation shall abide by the following:**
 - No gates crossing the fire lanes are allowed.
 - 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.
 - 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.
 - 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.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: April 19, 2022
Re: Old Log Trail Self-Storage - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the additional permitted uses of Mini-Warehouse/Self-Storage and RV/Boat Storage, generally located at the northeast corner of Old Log Trail and the Collin County Outer Loop, within the City Limits. (Old Log Trail Self-Storage – Rezoning)

Applicant:

Kimley-Horn
6160 Warren Pkwy., Ste. 210
Frisco, TX 75034

Background Information:

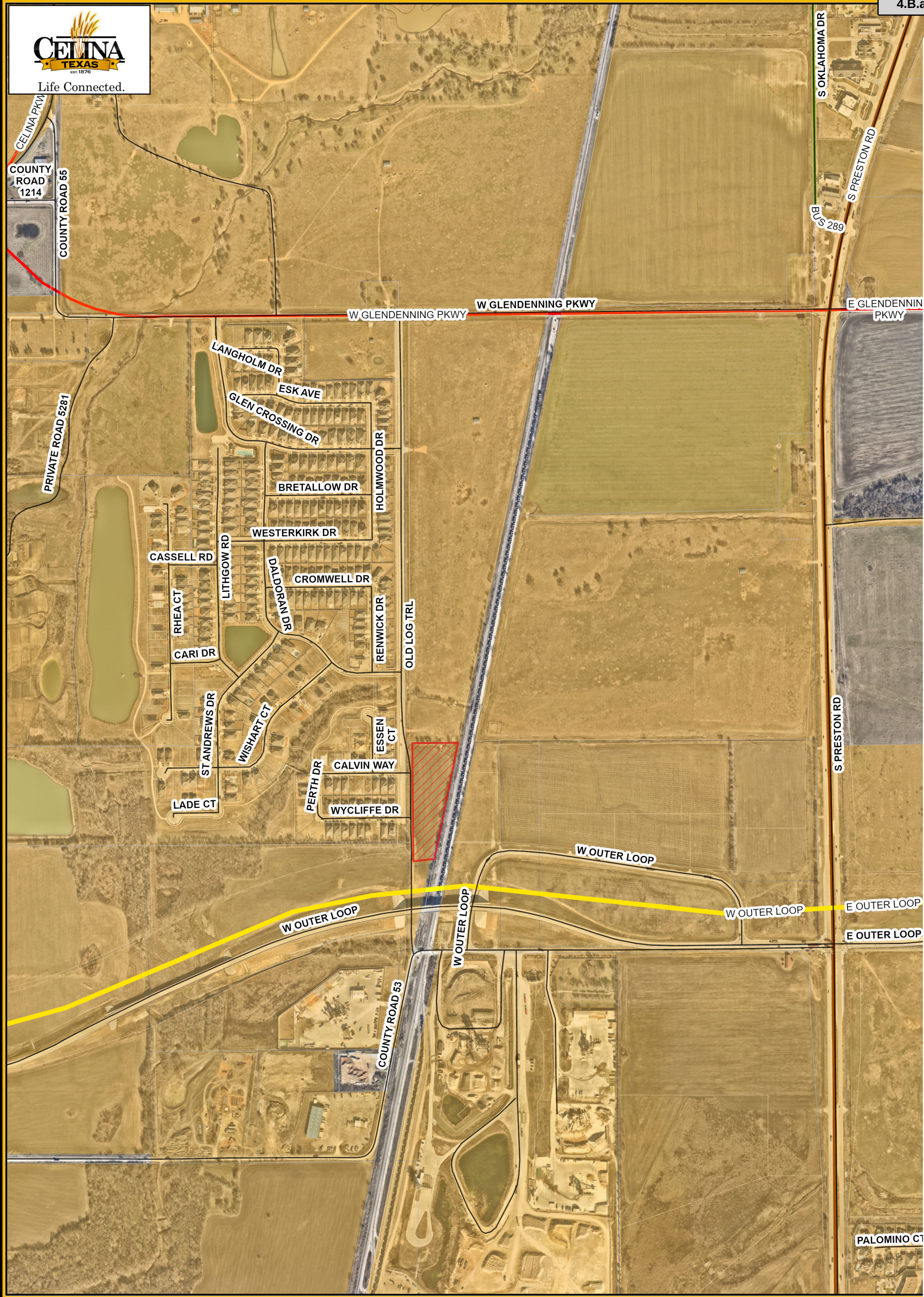
This item is for the rezoning of approximately 4 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning and the additional permitted uses of Mini-Warehouse/Self-Storage and RV/Boat Storage. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



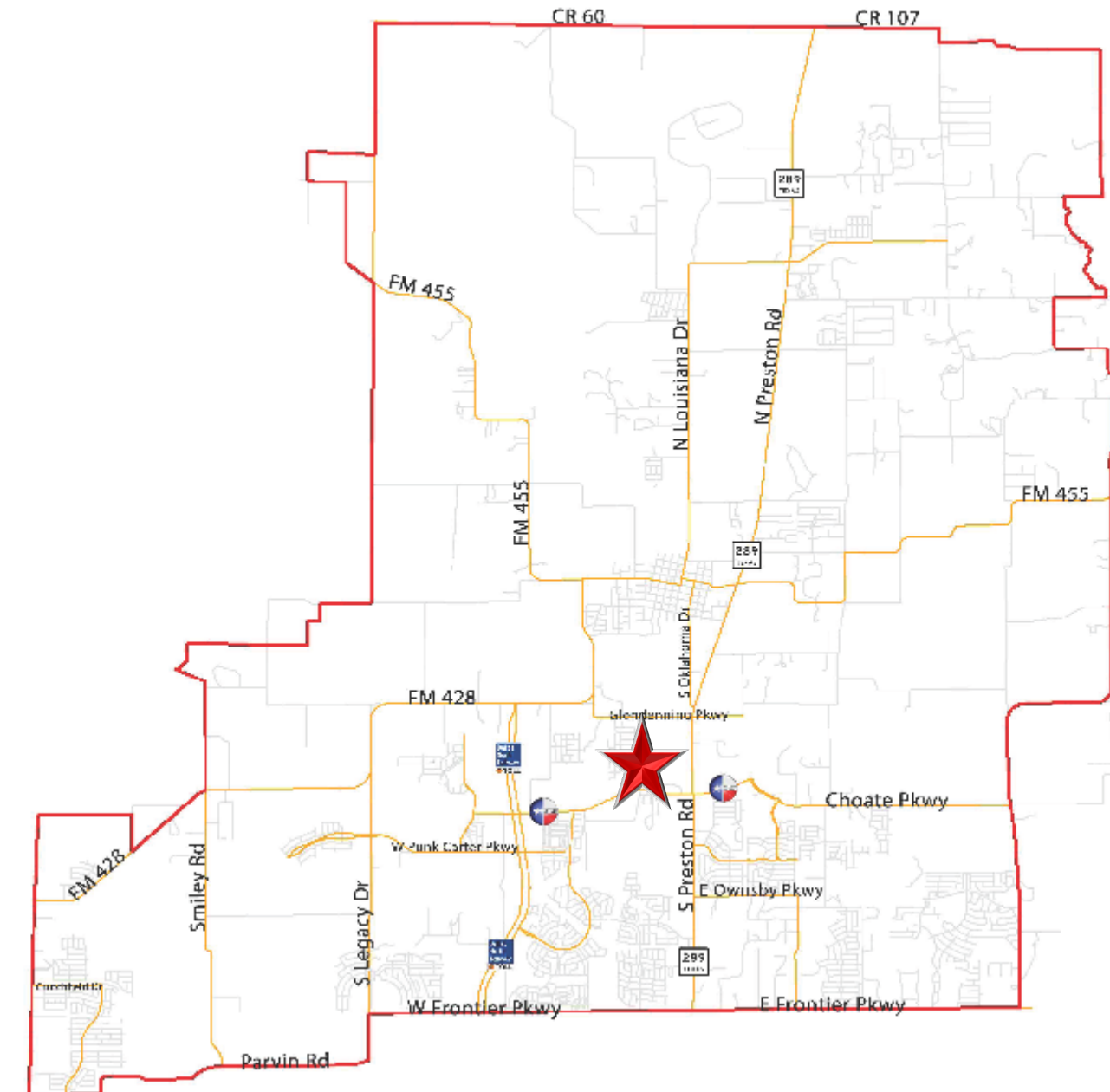
Legend - Subject Property - City Limits - Roads - Parcels	Old Log Trail Location Map City of Celina 3/28/2022	0 500 1,000 Feet N W E S
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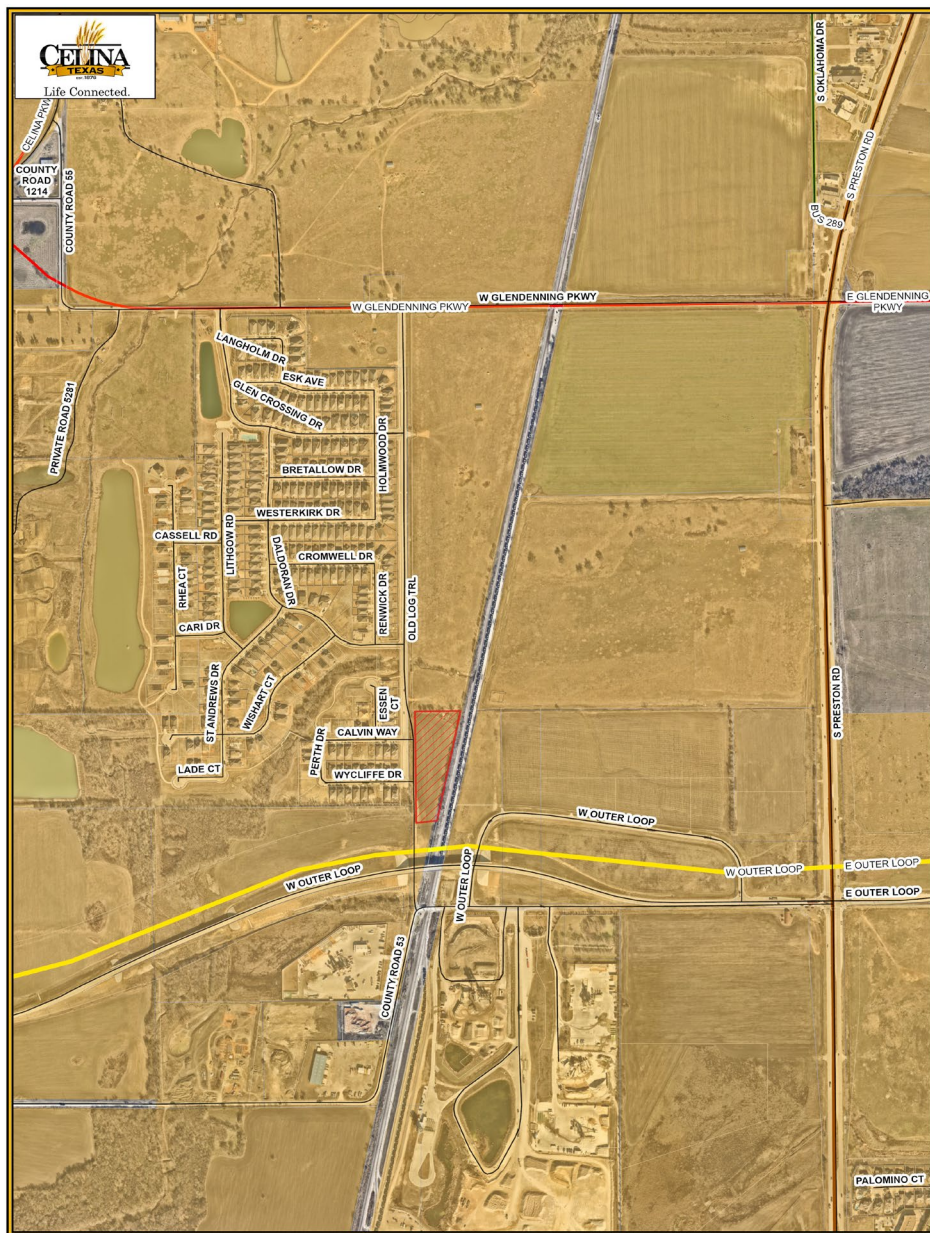
OLD LOG TRAIL SELF-STORAGE

Rezoning

Planning & Zoning Commission
April 19, 2022







LOCATION MAP

The subject property is generally located at the northeast corner of Old Log Trail and the Collin County Outer Loop.

BACKGROUND

- The subject property is approximately 4 acres, within City Limits, and currently zoned Agricultural District (AG)
- The applicant is proposing a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C)
- A self-storage development with covered, outdoor RV and boat storage is planned for the site

DEVELOPMENT STANDARDS

- Building exteriors shall conform to the City's architectural standards
- 6 oversized parking spaces, in addition to the parking required for the office portion of building, are required
- Landscape Buffers:
 - Collin County Outer Loop - the required landscape buffer may be reduced due to the road section being elevated
 - Old Log Trail: 20' Landscape Buffer with enhanced landscaping, evergreen trees, and a 6' masonry screening wall along the outdoor storage is required
 - BNSF Railroad & Northern Property Line: 10' Landscape Buffer with landscaping

6



RENDERING



POLICY CONSIDERATIONS

- The proposed use is not inappropriate on an odd-shaped lot adjacent to the railroad and without direct access to the Outer Loop
- The Planned Development contemplates the dedication of right-of-way for a future connection to County Road 53 to the south
- Enhanced landscaping and a masonry wall will screen the outdoor storage
- Storage tends to be value-assessed well, which improves the tax base
- Compound storage products, historically, are considered “good neighbors” from a performance standpoint

RECOMMENDATION

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

Draft Development Standards

The property is zoned a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) with the additional permitted uses of Mini-Warehouse/Self-Storage and RV/Boat Storage, with the following Development Standards:

1. No trail along the BNSF railroad will be required.
2. Any color elevations and renderings are conceptual in nature, as the building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.
3. Collin County Outer Loop: The required landscape buffer may be reduced due to the road section being elevated; however, landscaping shall abide by the Zoning Ordinance, as it exists or may be amended.
4. BNSF Railroad: A 10' landscape buffer with landscaping to abide by the Zoning Ordinance, as it exists or may be amended, is required.
5. Old Log Trail: A 20' landscape buffer with enhanced landscaping, evergreen trees, and a 6' masonry screening wall, to abide by the Zoning Ordinance, as it exists or may be amended, is required (except where a structure backs to the landscape buffer, in which case a screening wall is not required);
6. North property line: A 10' landscape buffer with landscaping to abide by the Zoning Ordinance, as it exists or may be amended, is required, but a screening wall is not required.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: April 19, 2022
Re: NWC Tollway and Outer Loop - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the northwest corner of the future Dallas North Tollway and the Collin County Outer Loop, within the City Limits. (NWC Tollway and Outer Loop – Rezoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background Information:

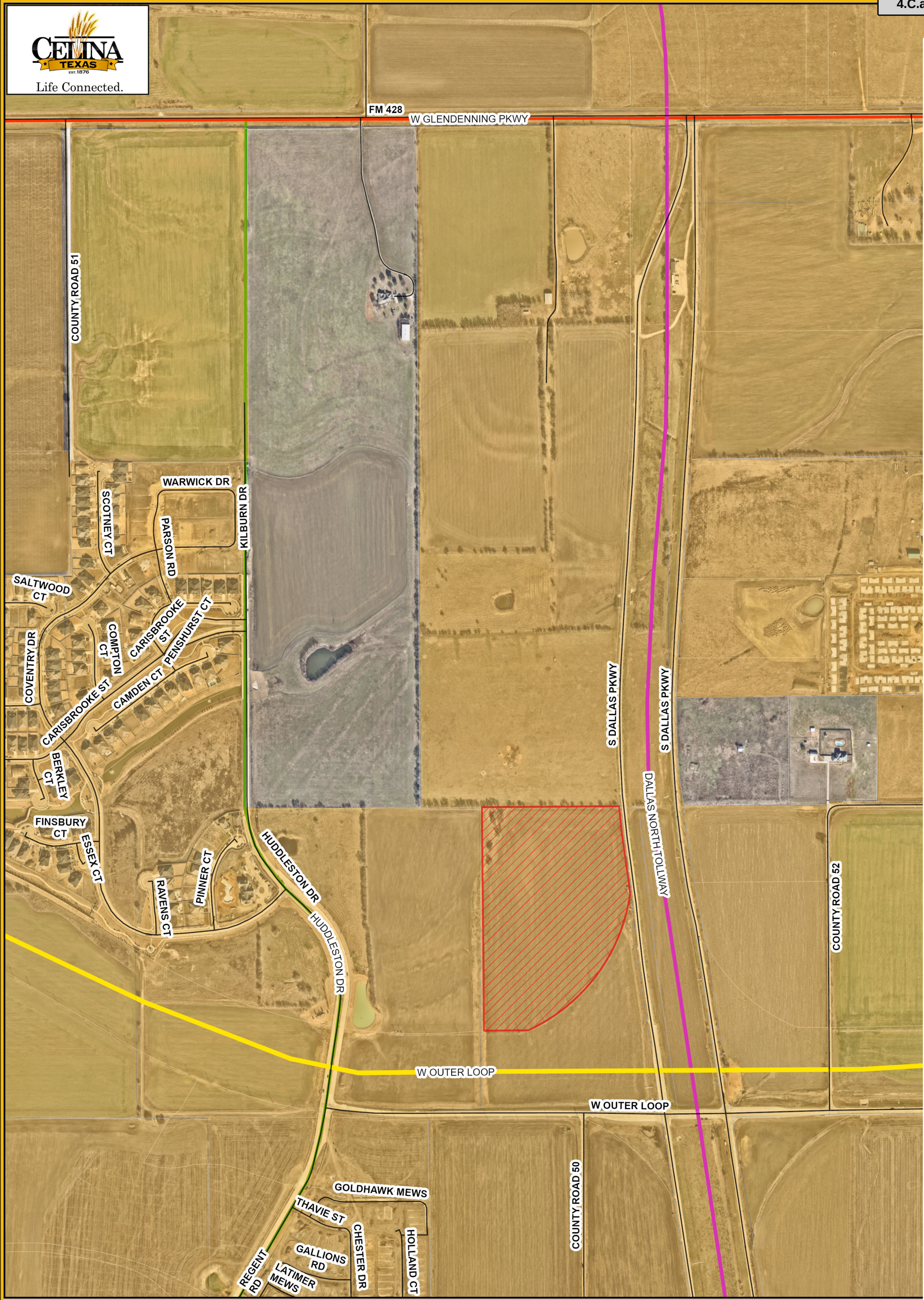
This item is for the rezoning of approximately 22 acres to the Dallas North Tollway Overlay District (DNTO) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

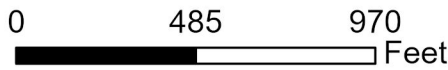
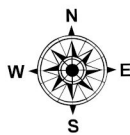


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**NWC Tollway and Outer Loop
Location Map
City of Celina**

3/29/2022

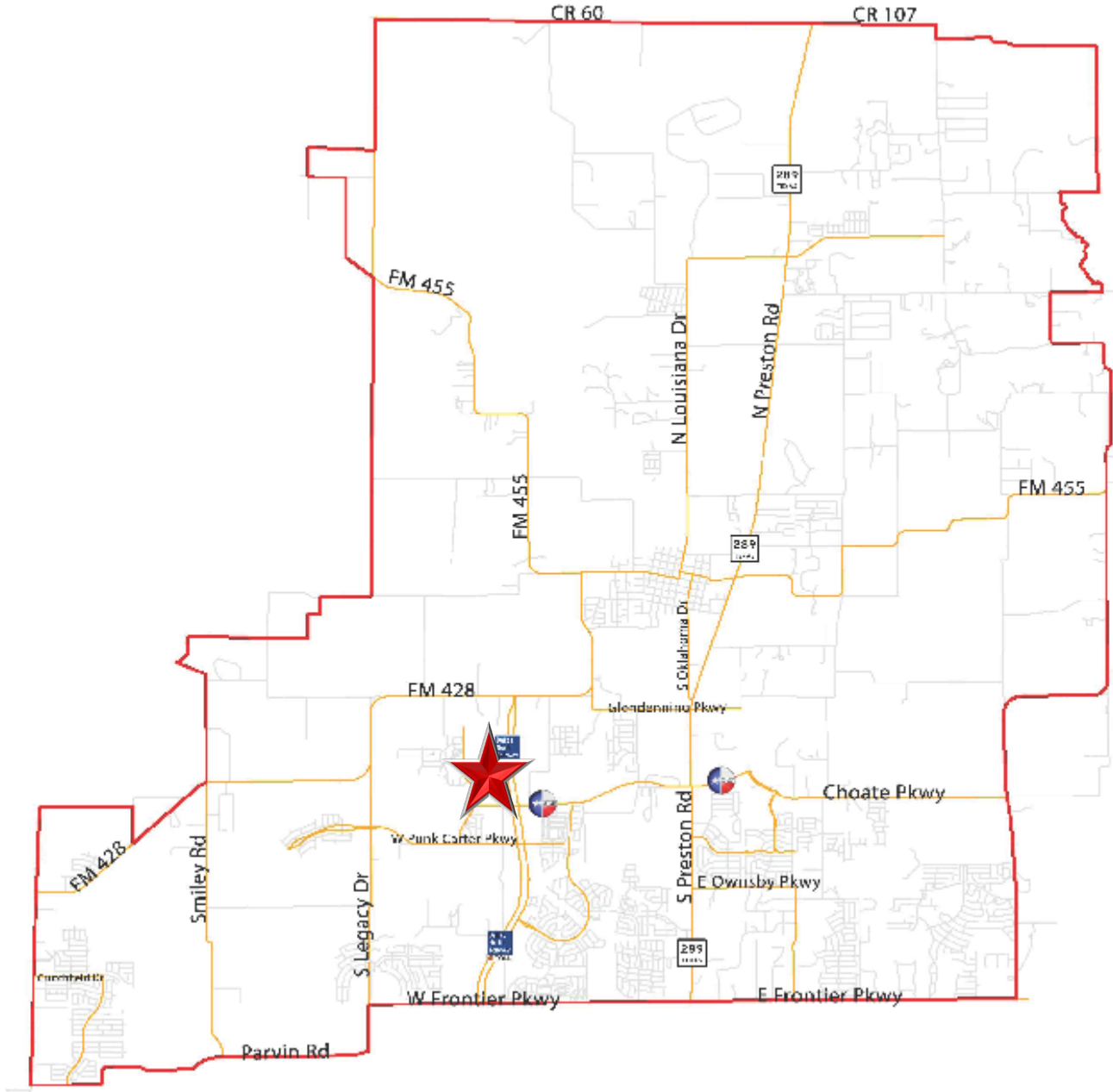


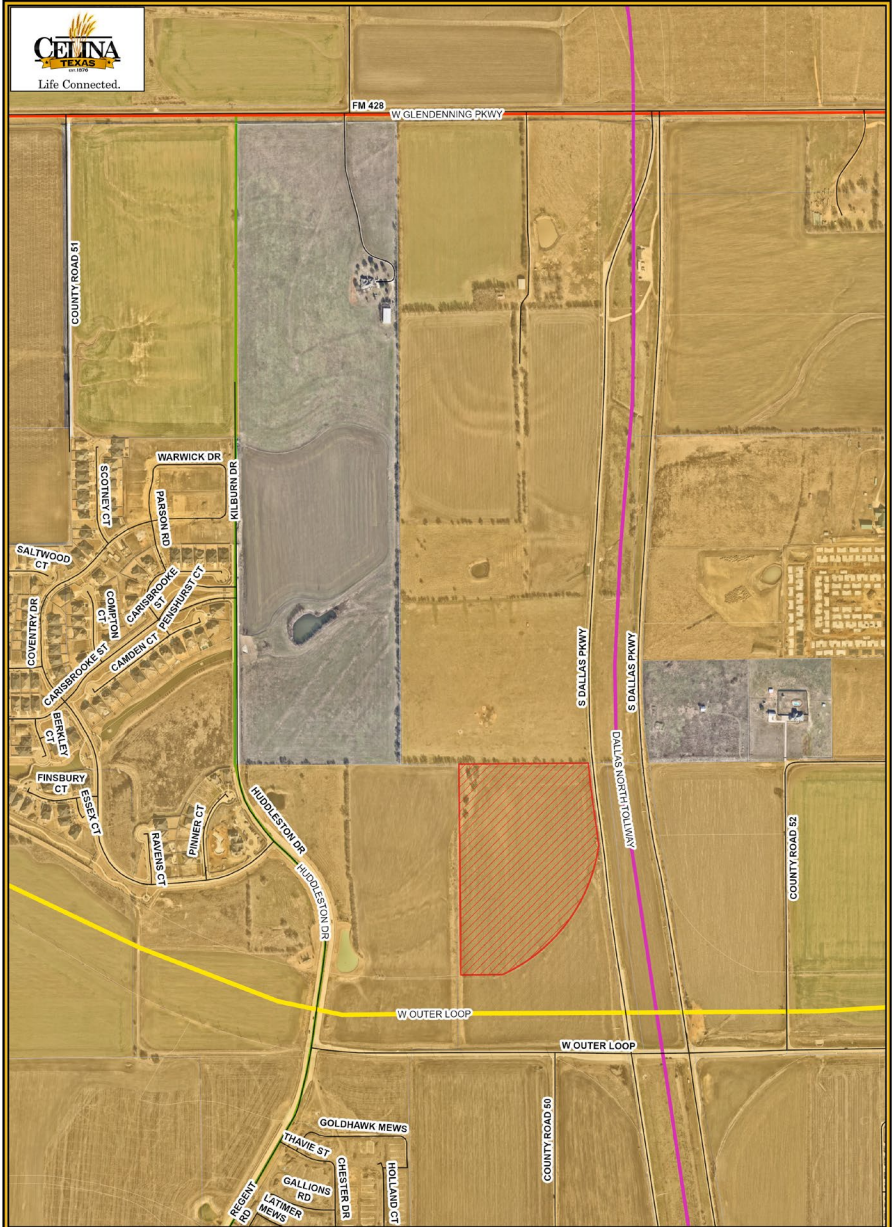
NWC TOLLWAY & OUTER LOOP

Zoning

Planning & Zoning Commission
April 19, 2022







LOCATION MAP

The subject property is generally located at the northwest corner of the future Dallas North Tollway and the Collin County Outer Loop

BACKGROUND

- The subject property is approximately 22 acres
- The subject property was annexed into City Limits in 2016 and was zoned Agriculture District (AG)
- The applicant is proposing a base zoning of Dallas North Tollway Overlay District (DNTD)
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- Dallas North Tollway Overlay District (DNTOD) is an appropriate zoning district for properties along the Dallas North Tollway

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: April 19, 2022
Re: Pollard Tract - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located south of future Mobberly Road and approximately 1,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Pollard Tract – Zoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background Information:

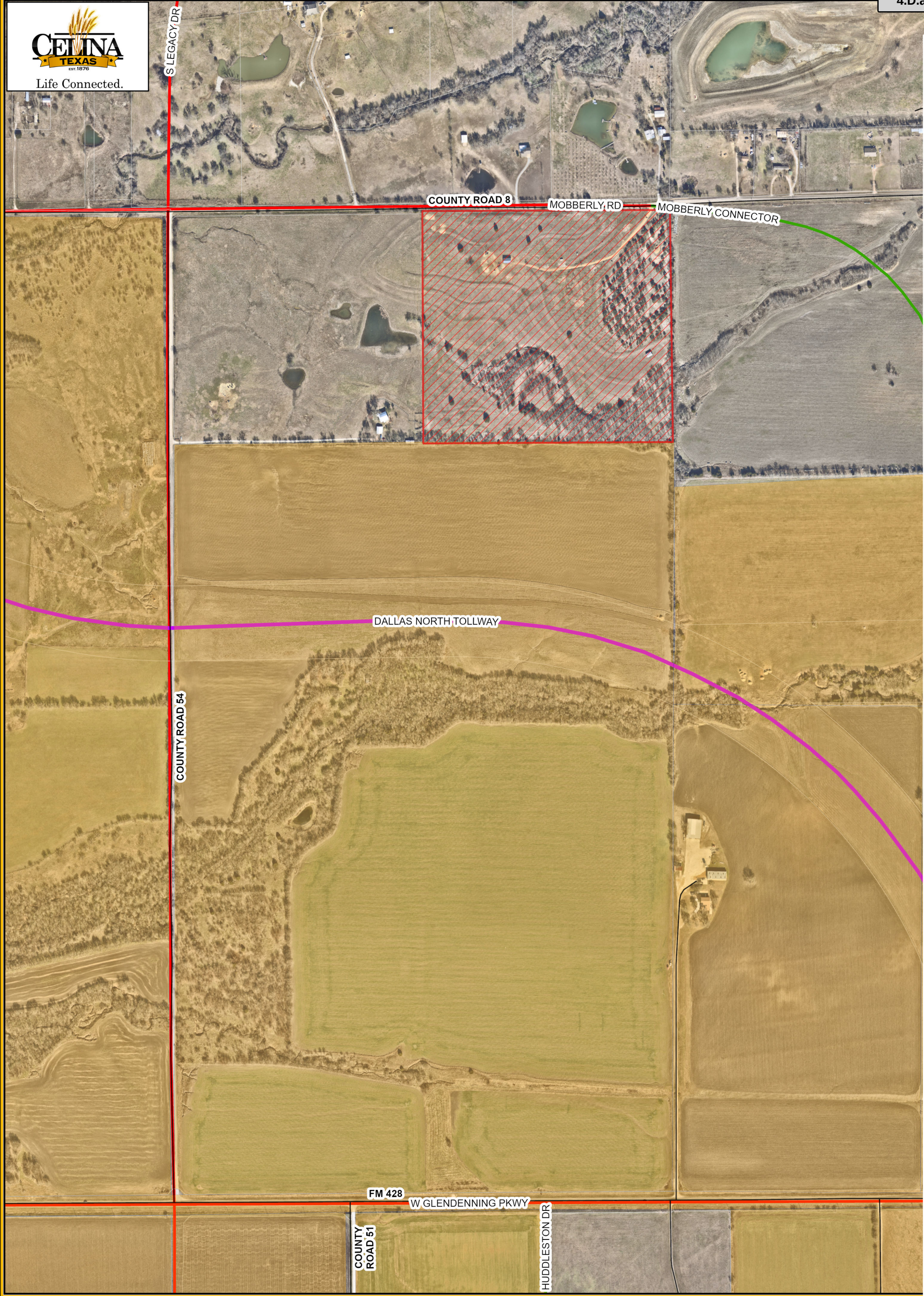
This item is for the zoning of approximately 38 acres to the Dallas North Tollway Overlay District (DNTO). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



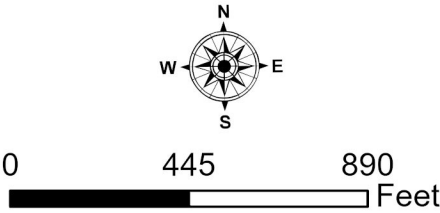
Attachment: Location Map (Pollard Tract – Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Pollard Tract
Location Map
City of Celina

3/29/2022

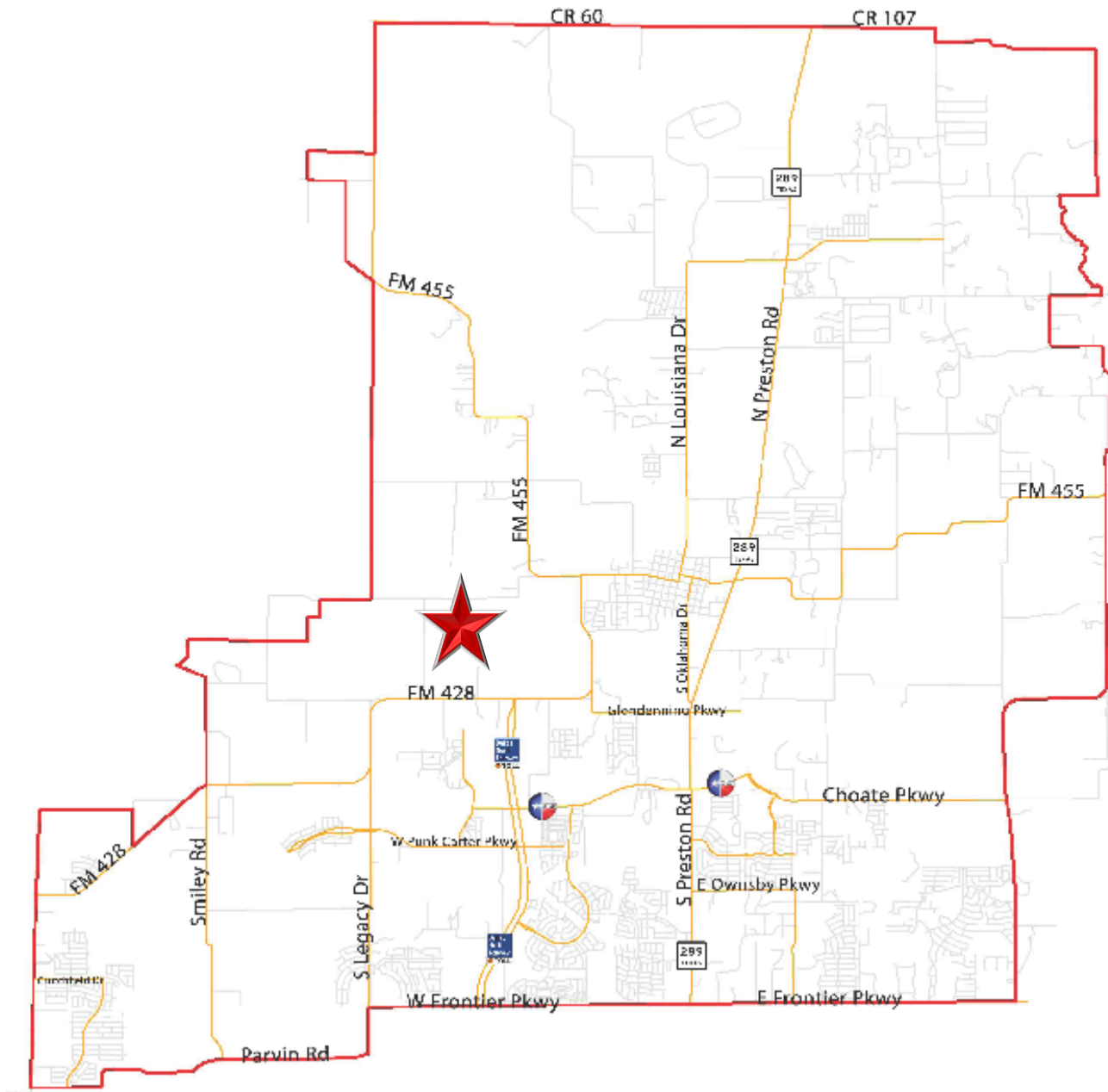


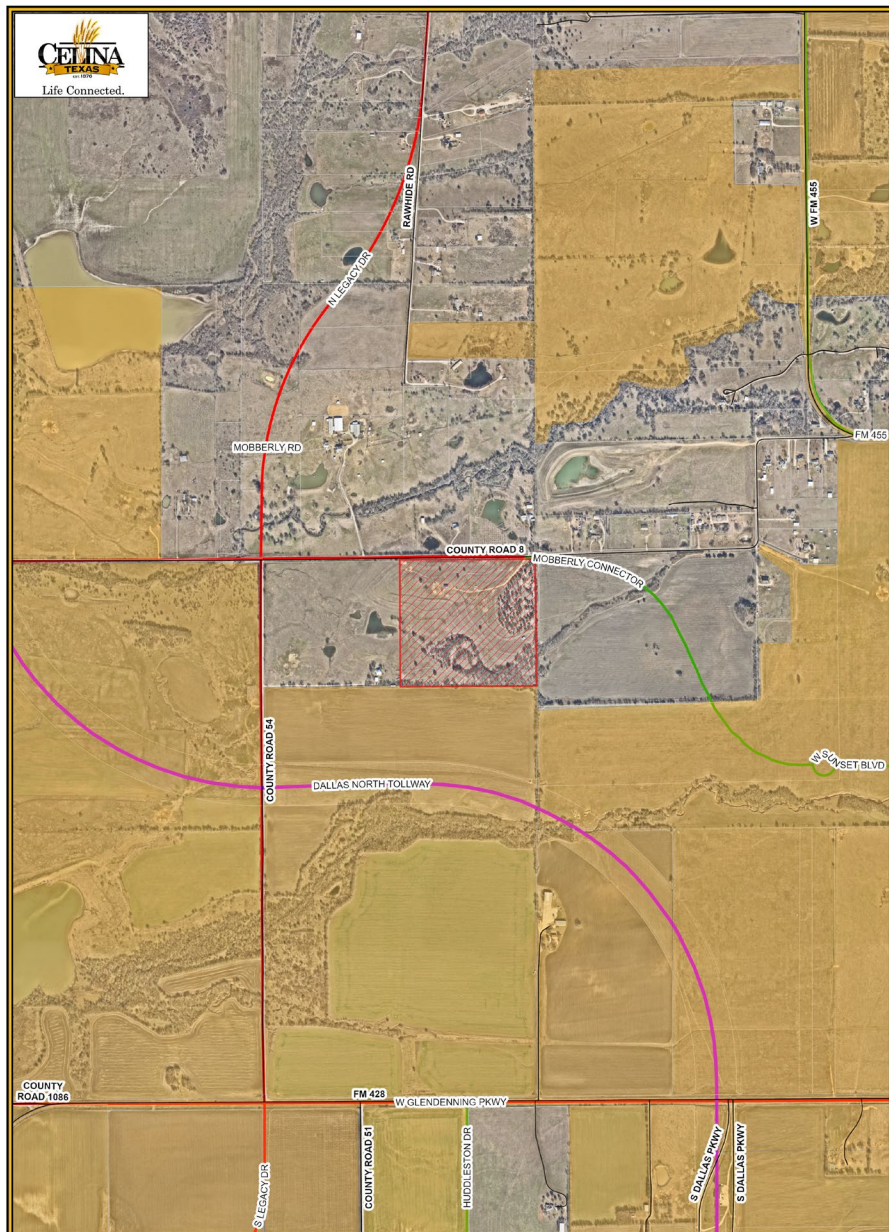
POLLARD TRACT

Zoning

Planning & Zoning Commission
April 19, 2022







LOCATION MAP

The subject property is generally located south of future Mobberly Road within the DNT corridor

BACKGROUND

- The subject property is approximately 38 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement for the property was signed in November 2017 and is set to expire in August 2032
- The applicant is proposing a base zoning of Dallas North Tollway Overlay District (DNTD)
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- Dallas North Tollway Overlay District (DNTD) is an appropriate zoning district for properties along the Dallas North Tollway

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Director
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 19, 2022
 Re: Goldstein Tract – Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 188 acres to Community Facilities District (CF), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) zoning, generally located at the northwest corner of future Peterman Parkway and future J. Fred Smith Parkway, within the City Limits. (Goldstein Tract – Rezoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
 P.O. Box 6250
 McKinney, TX 75071

Background Information:

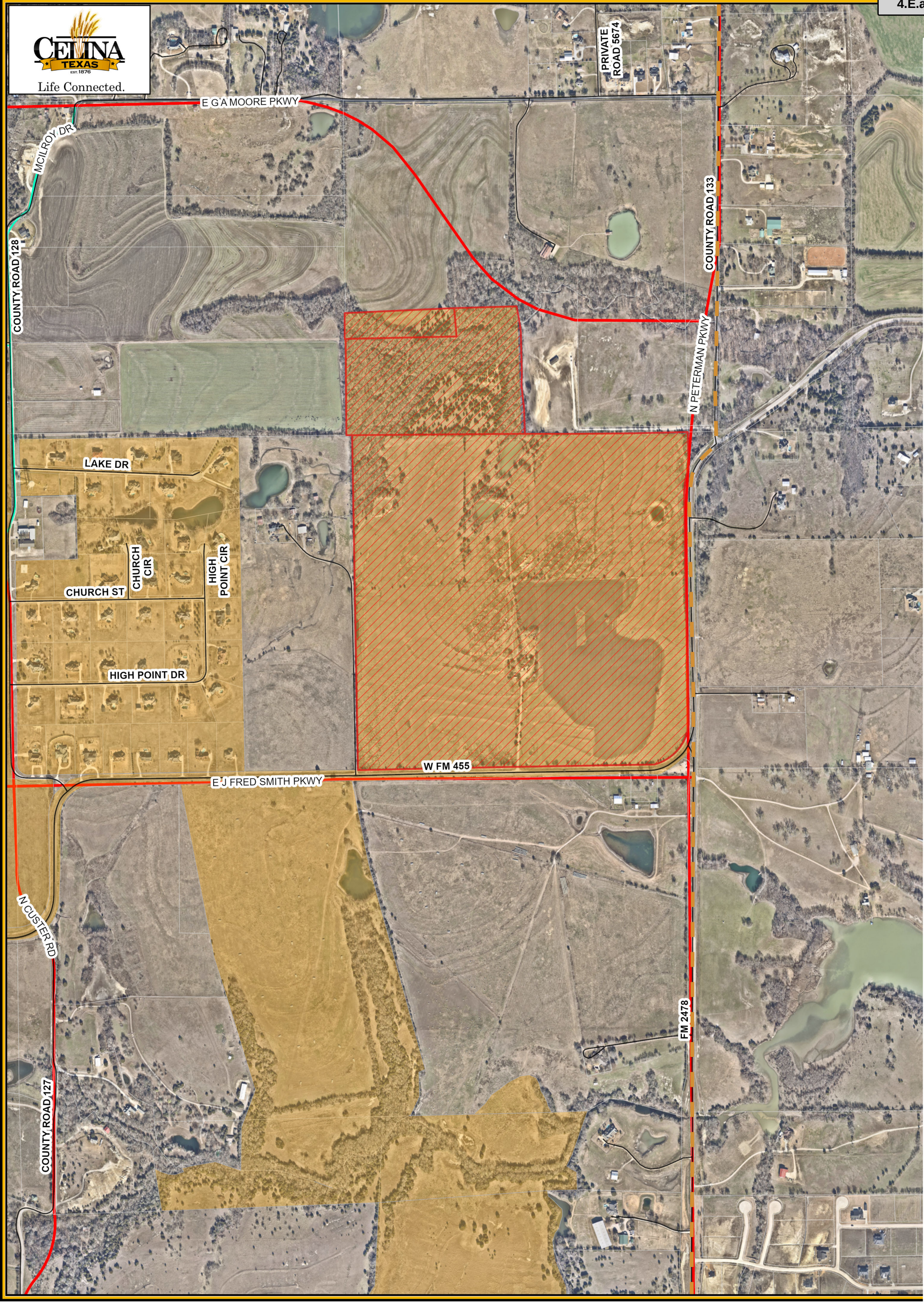
This item is for the rezoning of approximately 188 acres to Community Facilities District (CF), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Goldstein Tract – Rezoning)

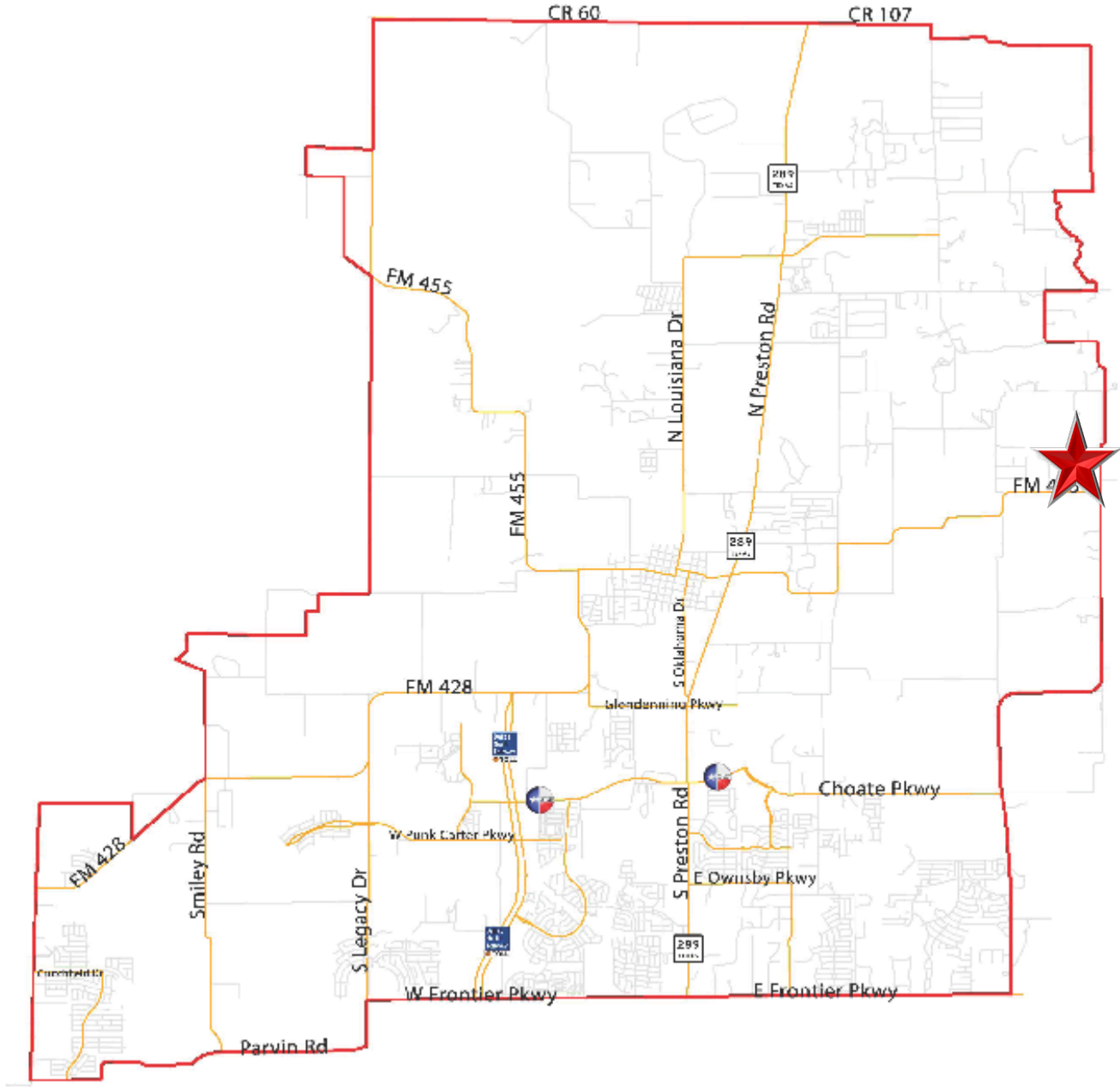
Legend - Subject Property - City Limits - Roads - Parcels	Goldstein Location Map City of Celina 3/29/2022	 0 500 1,000 Feet
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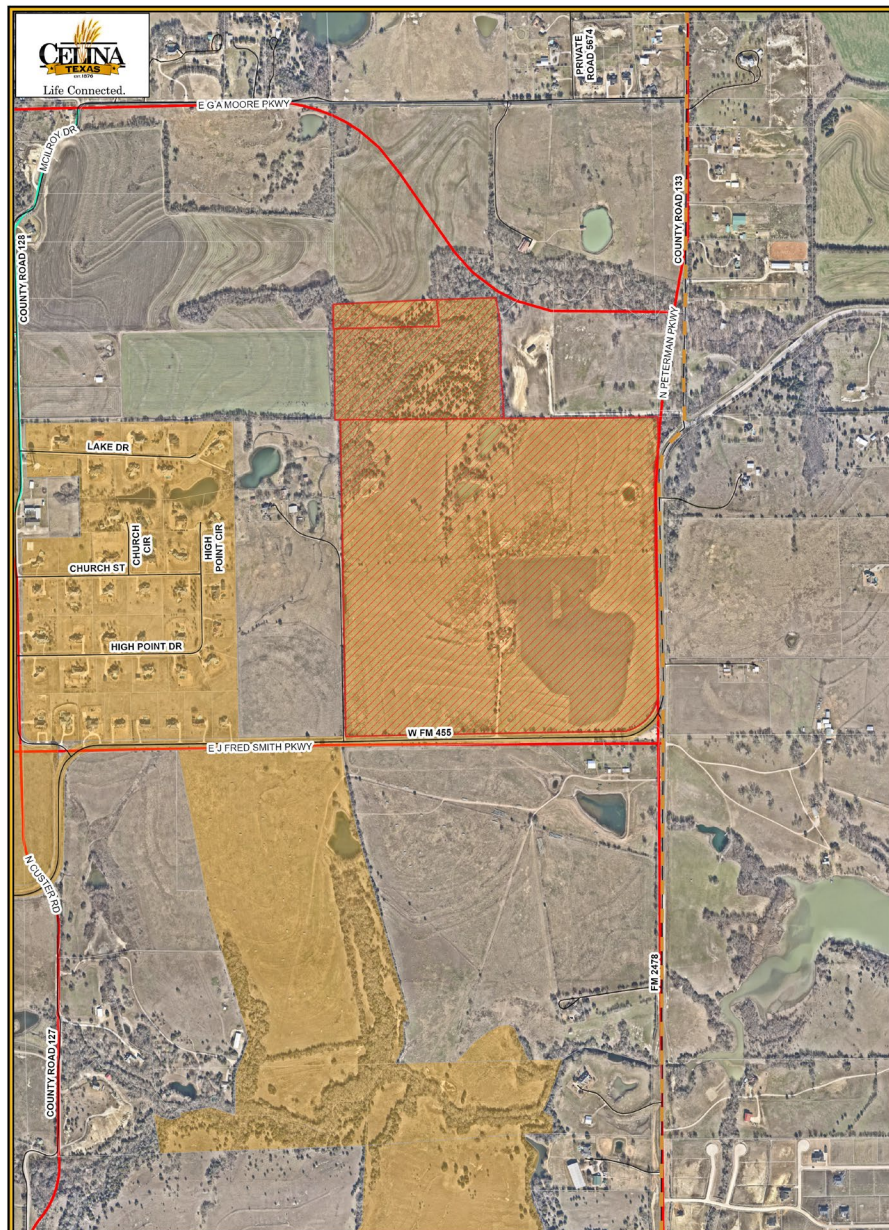
GOLDSTEIN TRACT

Rezoning

Planning & Zoning Commission
April 19, 2022





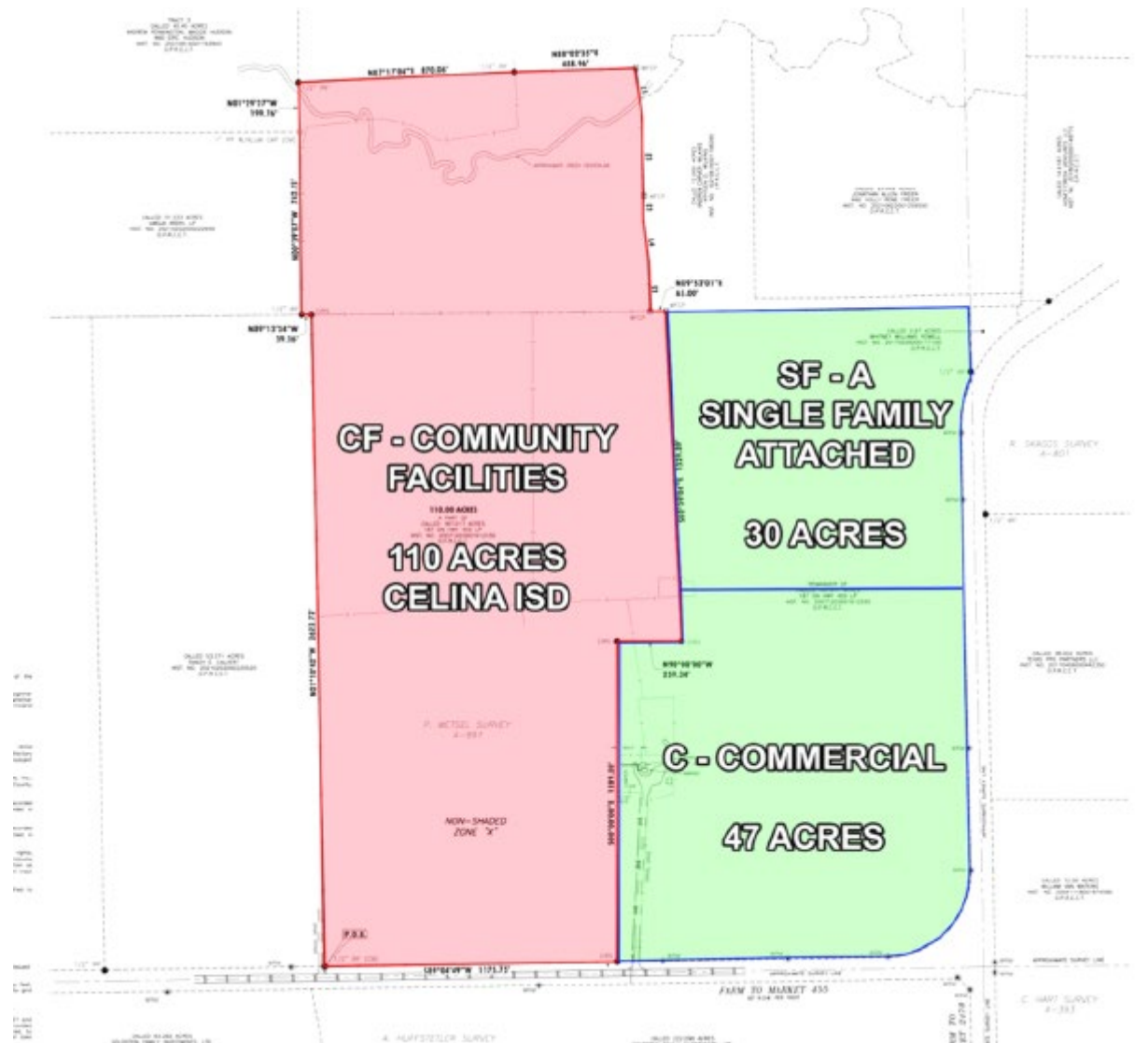


LOCATION MAP

The subject property is generally located at the northwest corner of future Peterman Parkway and future J. Fred Smith Parkway

BACKGROUND

- The subject property is approximately 188 acres
- The property is currently zoned Single-Family (SF-7.5), Townhomes (TH), and Commercial (C-1) districts
- The applicant is proposing to rezone the property to:
 - Community Facilities District (CF)
 - Single-Family Residential, Attached District (SF-A)
 - Commercial, Office, & Retail District (C)
- The addition of the Community Facilities District is to accommodate the location of a future school property owner



POLICY CONSIDERATIONS

- The zoning districts (of Townhomes and Commercial) are still retained and are appropriate for the location
- Community Facilities (CF) is an appropriate zoning district for municipal and school facilities

RECOMMENDATION

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



Life Connected.

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: April 19, 2022
Re: Moore Farm – Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 59 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) zoning, generally located south of Ownsby Parkway and approximately 515 feet east of Preston Road, within the City Limits. (Moore Farm – Rezoning)

Applicant:

Seitz Group Inc.
1110 Cowan Road
Celina, TX 75009

Background Information:

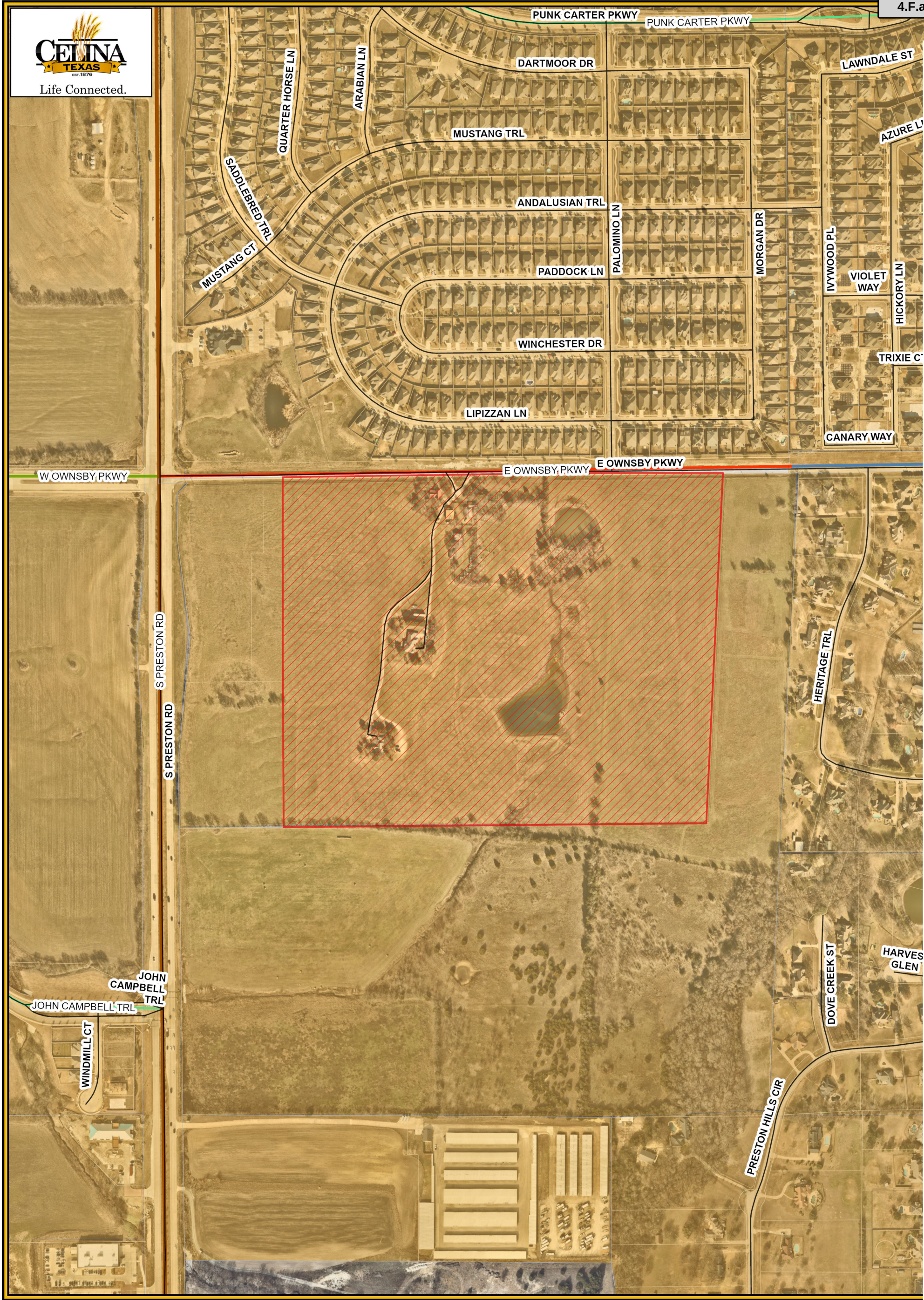
This item is for the rezoning of approximately 59 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

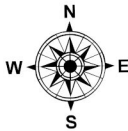


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Moore Farm
Location Map
City of Celina**

3/29/2022



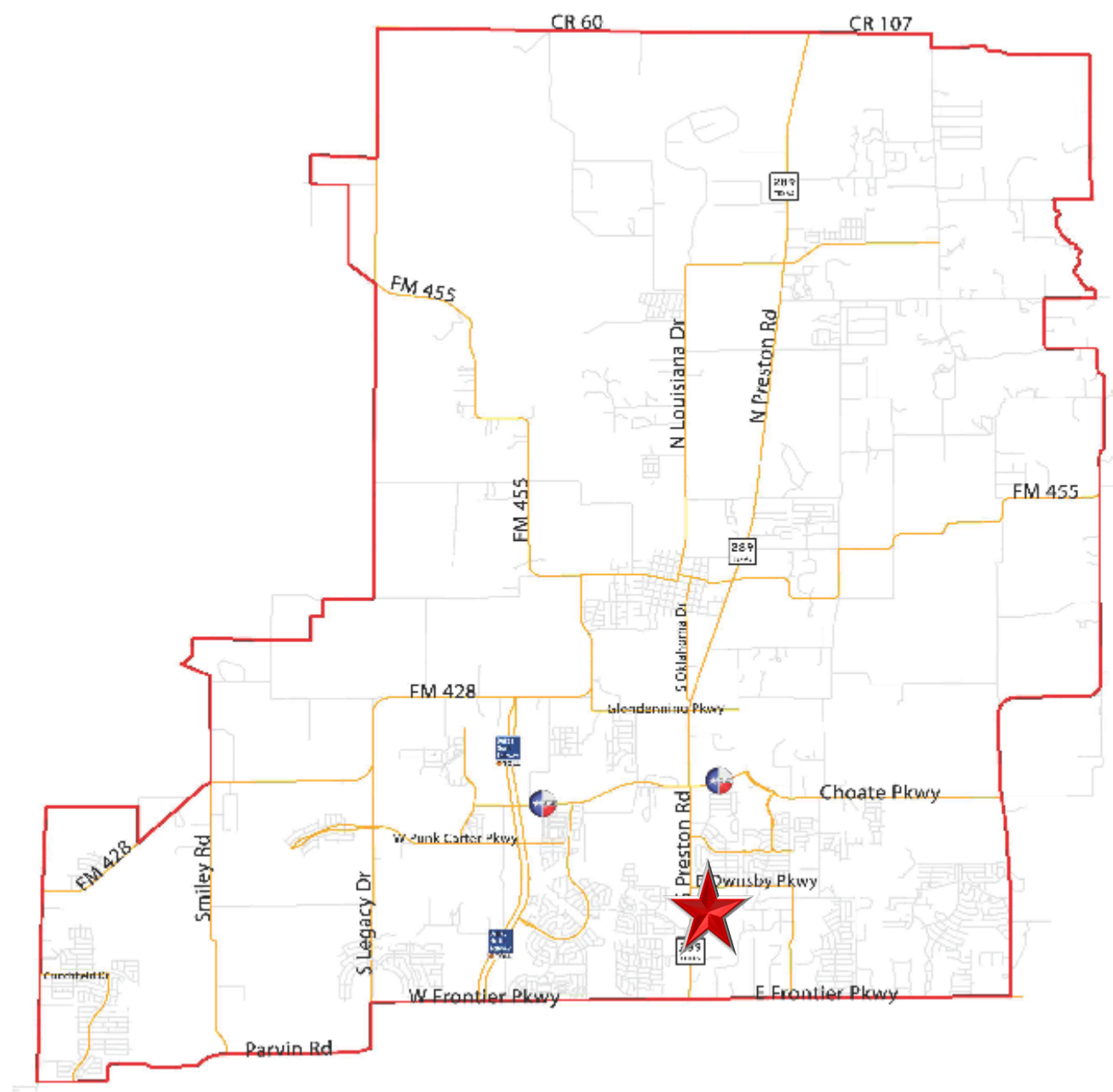
0 345 690 Feet

MOORE FARM

Rezoning

Planning & Zoning Commission
April 19, 2022





LOCATION MAP

The subject property is generally located south of Ownsby Parkway and approximately 515 feet east of Preston Road.



BACKGROUND

- The subject property is approximately 59 acres
- The subject property was annexed into City Limits in 2010 and was zoned Agriculture District (AG)
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2)

POLICY CONSIDERATIONS

- The Ownsby Parkway and Preston Road intersection is large enough to accommodate larger scale development, being two 6-lane arterials
- It is not uncommon for larger scale development to have mixed use elements as part of their pro-forma
- The proposed zoning request is in conformance with the Future Land Use Plan and Preston Road Overlay district
- Approximately 300' of single family zoning exists between the subject property and the estate residential to the east

RECOMMENDATION

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



Life Connected.

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: April 19, 2022
Re: Celina Junction – Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 65 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Celina Junction – Rezoning)

Applicant:

KBC Advisors
2828 N. Harwood St., Ste. 1900
Dallas, TX 75201

Background Information:

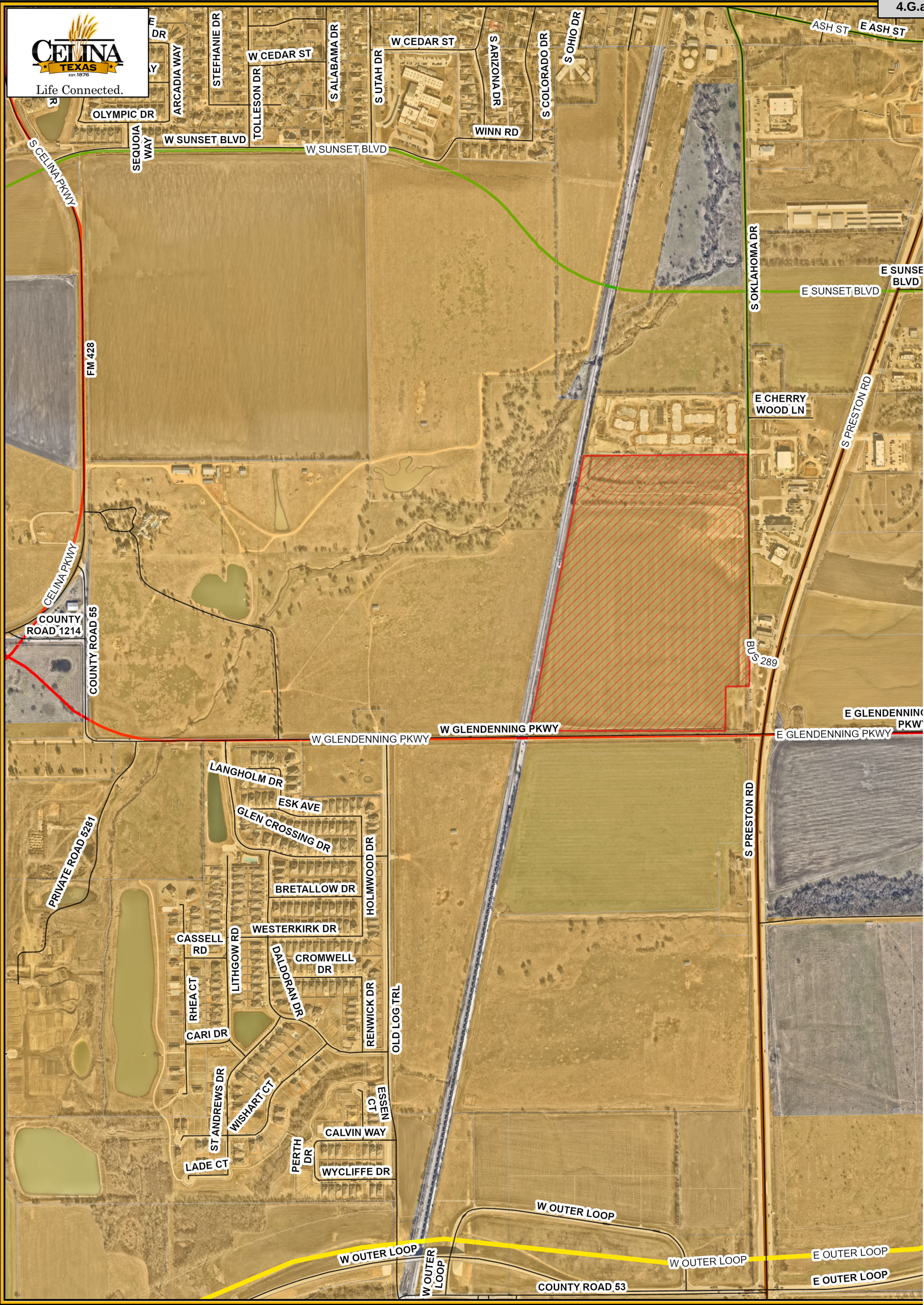
This item is for the rezoning of approximately 65 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

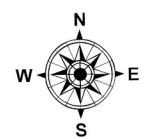


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Celina Junction
Location Map
City of Celina**

3/28/2022



0 500 1,000 Feet

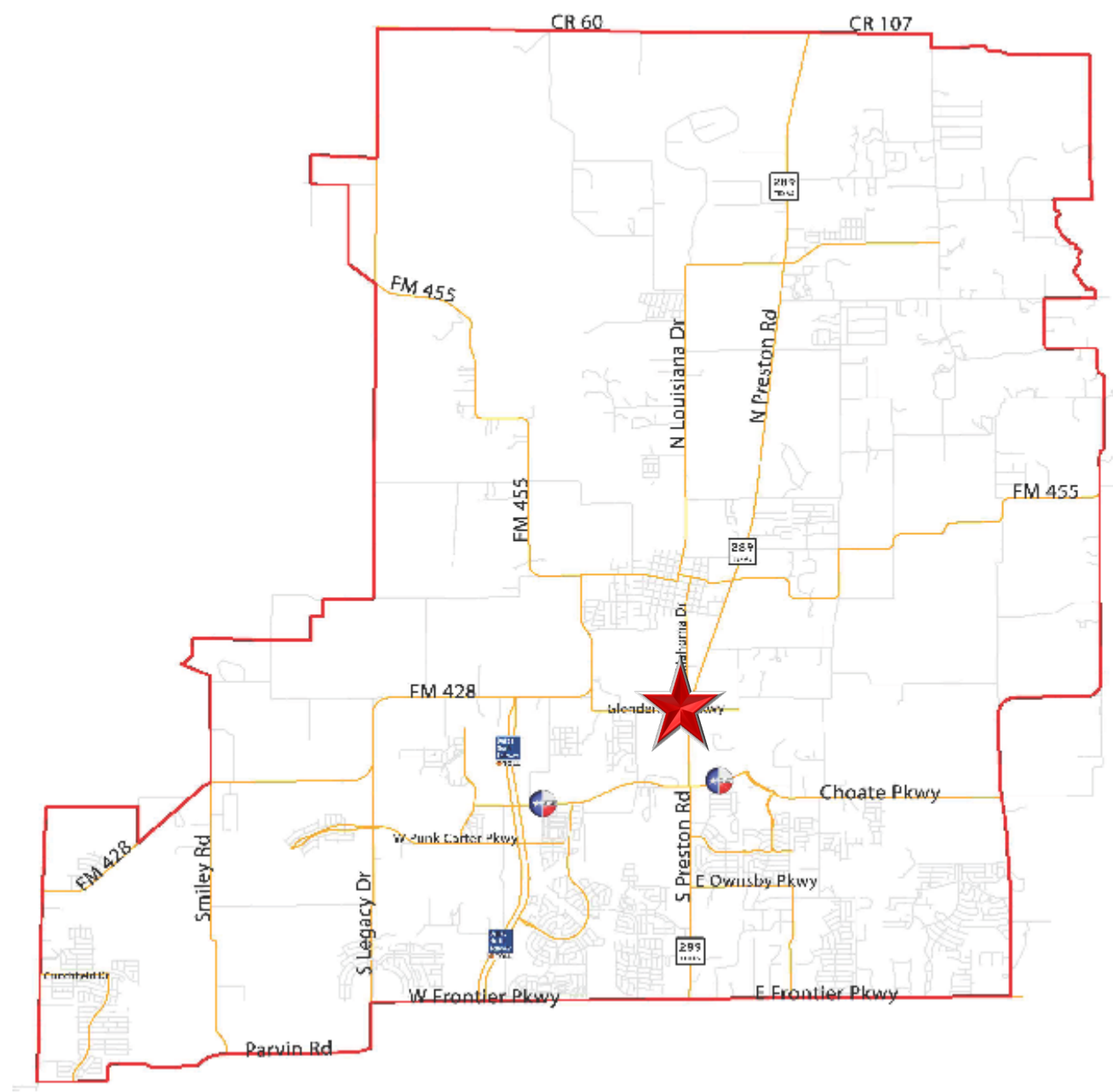
Attachment: Location Map (Celina Junction – Rezoning)

CELINA JUNCTION

Rezoning

Planning & Zoning Commission
April 19, 2022

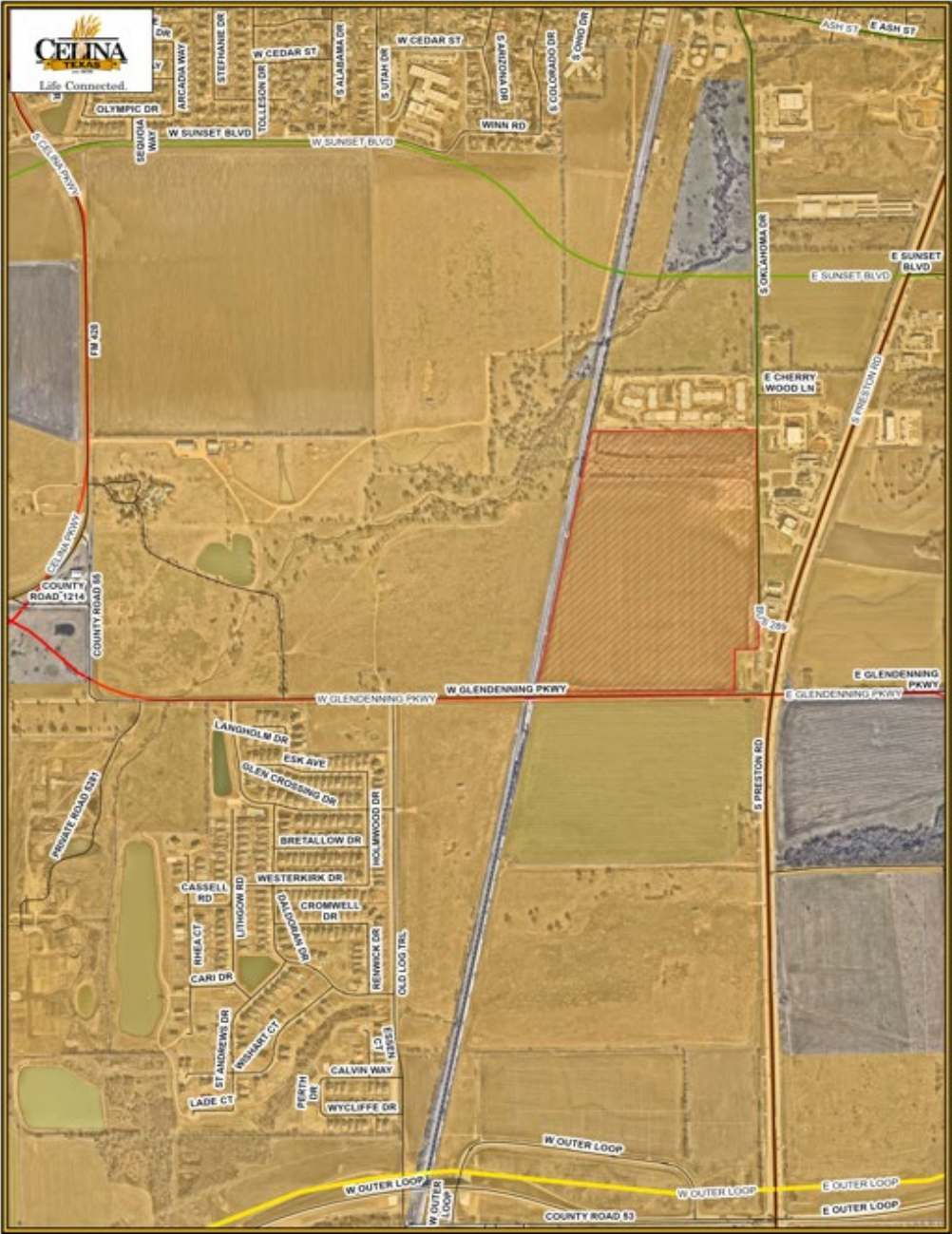




LOCATION MAP

The subject property is generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway.

Attachment: Staff Presentation (Celina Junction – Rezoning)



BACKGROUND

- The subject property is approximately 65 acres
- The subject property was annexed into City Limits in 2004 and was zoned Mixed Use-2 District (MU-2) and Light Industrial District (I-1)
- The applicant is proposing a Planned Development with a base zoning of Mixed Used District (MU) with modified regulations

PROJECT OVERVIEW

- The proposed Planned Development has a base zoning of Mixed Use District (MU)
- Light Industrial may be utilized for up to 60% of the subject property
- Modern design standards apply to the entire property

POLICY CONSIDERATIONS

- The existing 2004-era zoning contains older standards, and the proposed PD abides by all modern standards, allowing for a cohesive development
- The BNSF bridge limits the access and visibility to the back half of the tract
- The back half already has Industrial entitlement, so maintaining it is not necessarily a concession
- Today's industrial zoning is a "clean" or "light" industrial (heavy industrial requires a PD or SUP)

RECOMMENDATION

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



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: April 19, 2022
Re: GCEC Substation - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 12 acres to a Planned Development (PD) with a base zoning of Collin County Outer Loop Overlay District (CCOLO) and the additional permitted use of an Electric Substation, generally located north of the Collin County Outer Loop and approximately 600 feet east of future Celina Parkway, within the City Limits. (GCEC Substation – Rezoning)

Applicant:

Grayson Collin Electric Cooperative
P.O. Box 548
Van Alstyne, TX 75495

Background Information:

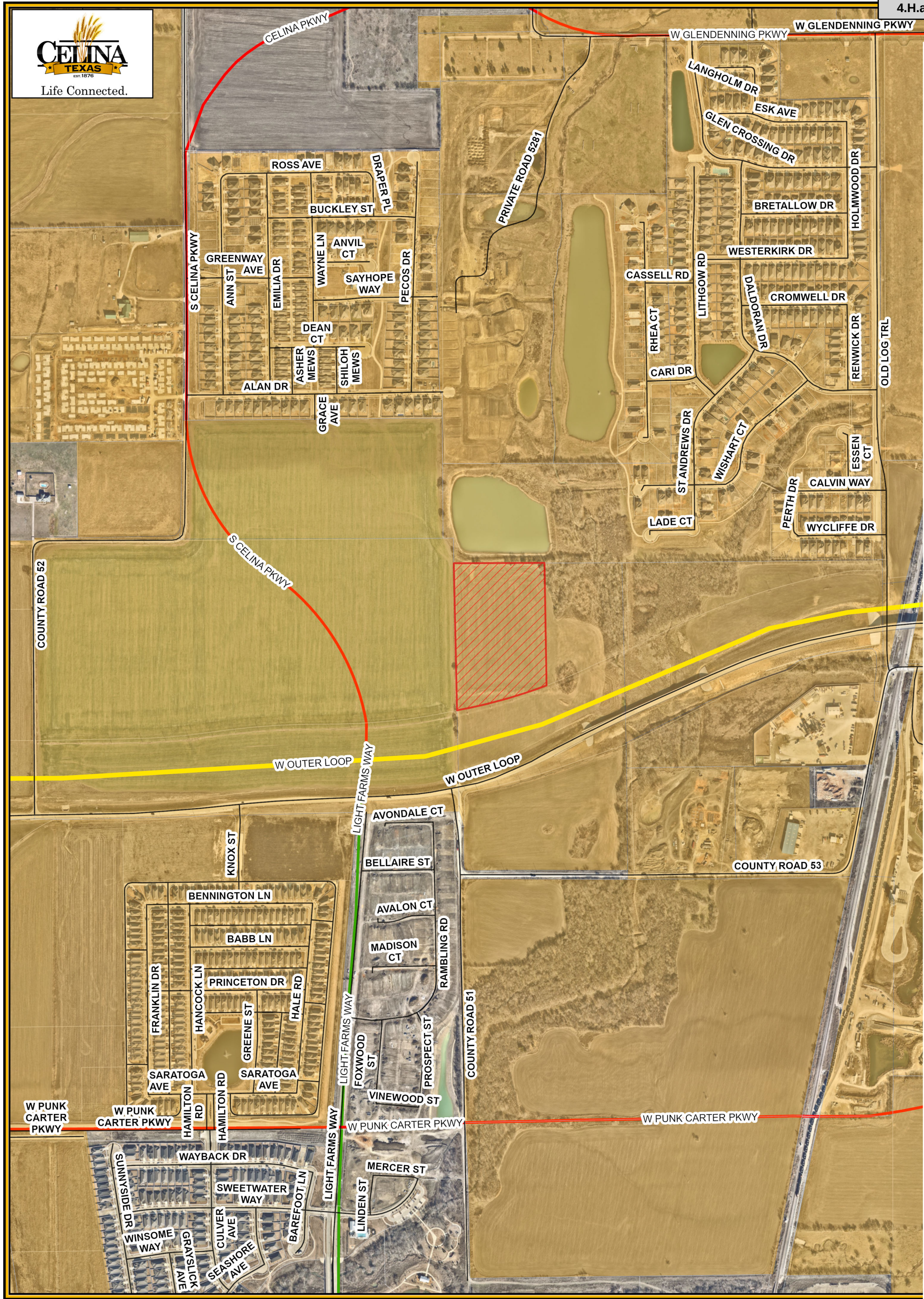
This item is for the rezoning of approximately 12 acres to a Planned Development (PD) with a base zoning of the Collin County Outer Loop Overlay District (CCOLO) and the additional permitted use of an Electric Substation. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



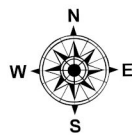
Attachment: Location Map (GCEC Substation – Rezoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

GCEC CPR Substation Location Map City of Celina

3/28/2022



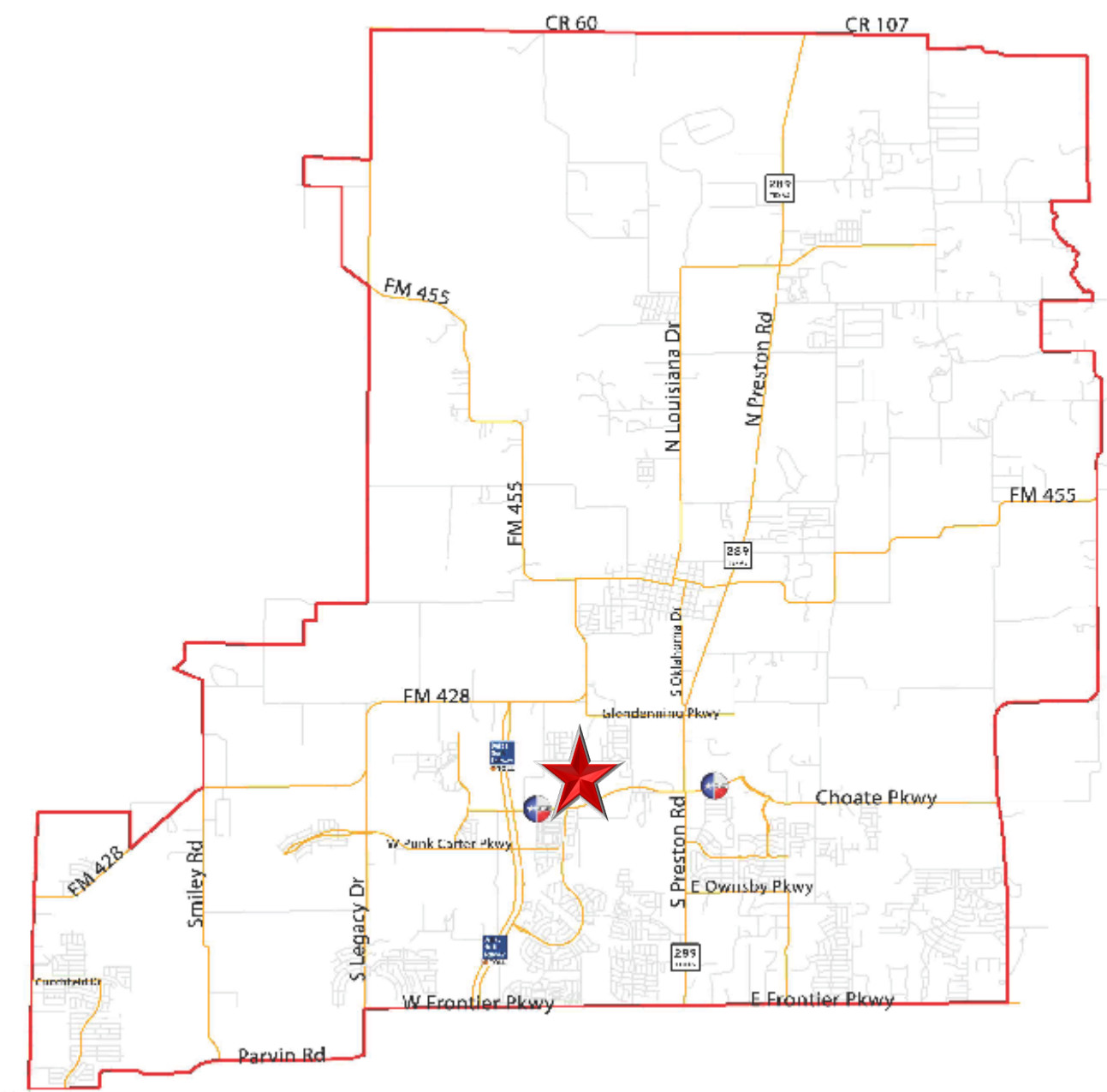
0 500 1,000
Feet

GCEC SUBSTATION

Rezoning

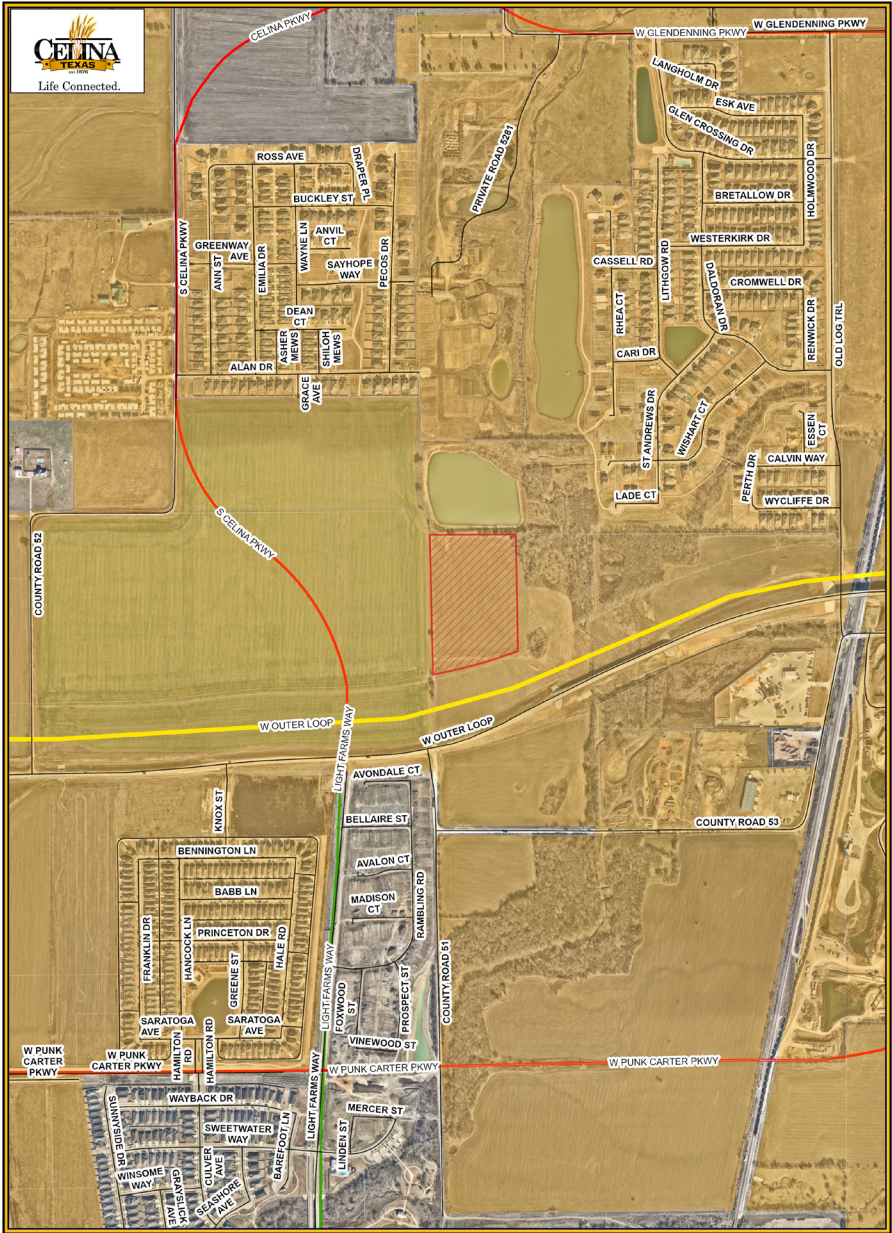
Planning & Zoning Commission
April 19, 2022





LOCATION MAP

The subject property is generally located north of the Outer Loop and approximately 615 east of future Celina Parkway, beneath the elevated road section.



BACKGROUND

- The subject property is approximately 12 acres, within City Limits, and currently zoned Agricultural District (AG)
- The applicant is proposing a Planned Development (PD) with a base zoning of Collin County Outer Loop Overlay (CCOLO) and the additional permitted use of an Electric Substation

DEVELOPMENT STANDARDS

- An 8-foot masonry wall is required for screening around the substation compound
- In addition to the landscaping required by the Zoning Ordinance, Eastern Red Cedar trees shall be planted every 20 feet on center around the wall's perimeter
- Gated access into the compound is allowed so long as it is decorative black metal or solid metal
- Gravel pavement is only allowed within the substation screening wall limits
- Concrete access must be provided to the substation compound walls

POLICY CONSIDERATIONS

- The Public Utility Commission (PUC) restricts cities' ability to meaningfully regulate the location of substations
- Locations are pre-chosen based upon projected demand on the system, and utility providers have substantial latitude in choosing locations for required infrastructure
- The City has limited ability to restrict the location of necessary electrical services, but can regulate design standards
- The subject property is beneath the elevated road section and adjacent to floodplain

RECOMMENDATION

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

Development Standards
GCEC Substation

The property is zoned a Planned Development (PD) with Collin County Outer Loop Overlay (CCOLO) base zoning and the additional permitted use of an Electric Substation, with the following Development Standards:

1. An 8-foot masonry wall is required for screening around the substation compound. This wall can serve in lieu of any required perimeter screening walls.
2. In addition to the landscaping required by the Zoning Ordinance, Eastern Red Cedar trees shall be planted every 20 feet on center around the wall's perimeter.
3. Gated access into the compound is allowed so long as it is decorative black metal or solid metal.
4. Gravel pavement is only allowed within the substation screening wall limits.
5. Concrete access must be provided to the substation compound walls.
6. A unipole meeting all of the City's design regulations is allowed within the substation compound.
7. Staff reserves final approval authority for all site layouts (layout, drive cuts, cross access, etc.).



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: April 19, 2022
Re: Celina 100 - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 100 acres, generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina 100 – Development Agreement)

Applicant:

Centurion American
1800 Valley View Ln., Ste. 300
Farmers Branch, TX 75234

Background Information:

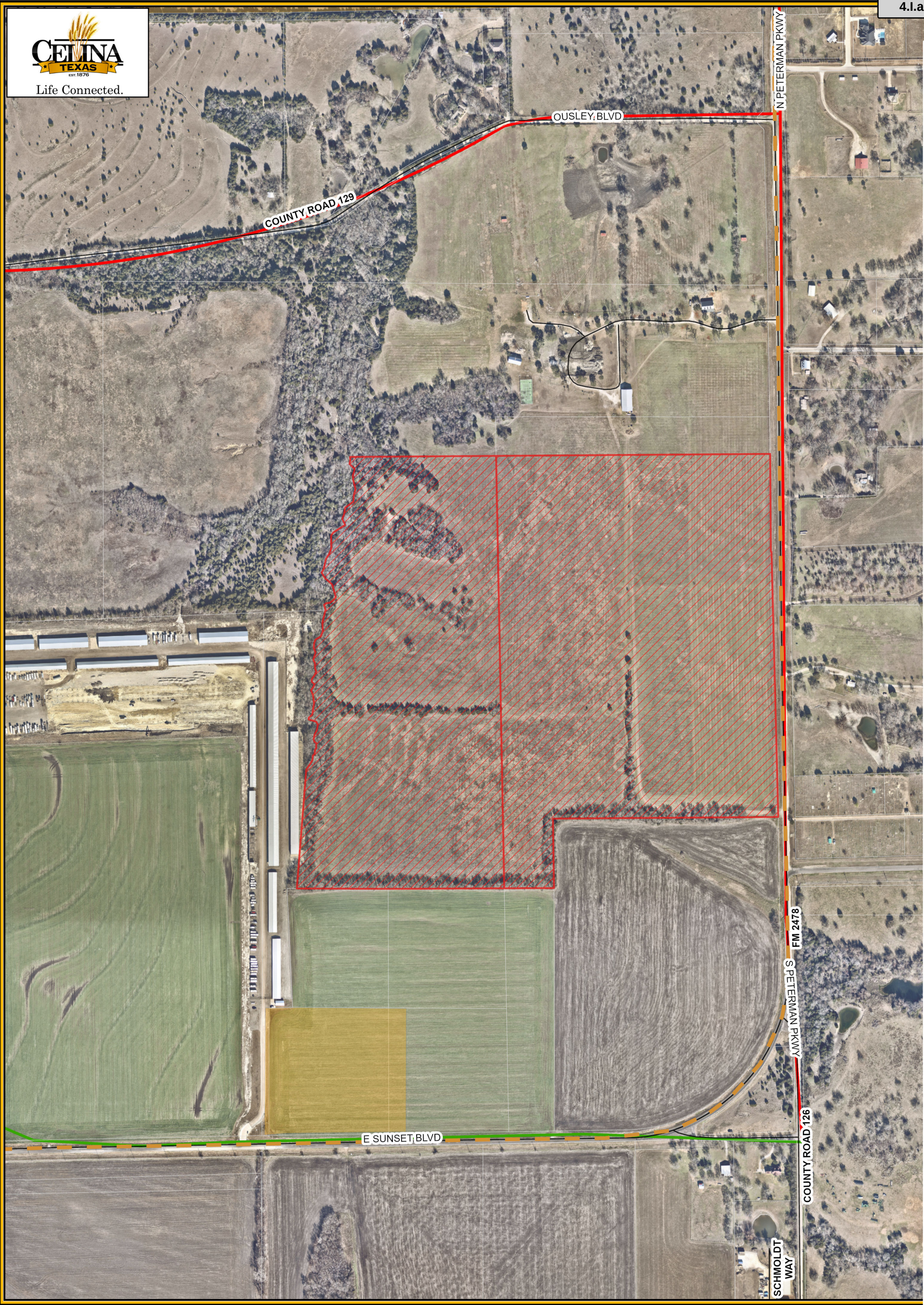
The property is approximately 100 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract in order to develop an estate residential neighborhood. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Centurion 100
Location Map
City of Celina**

3/28/2022

0 410 820 Feet

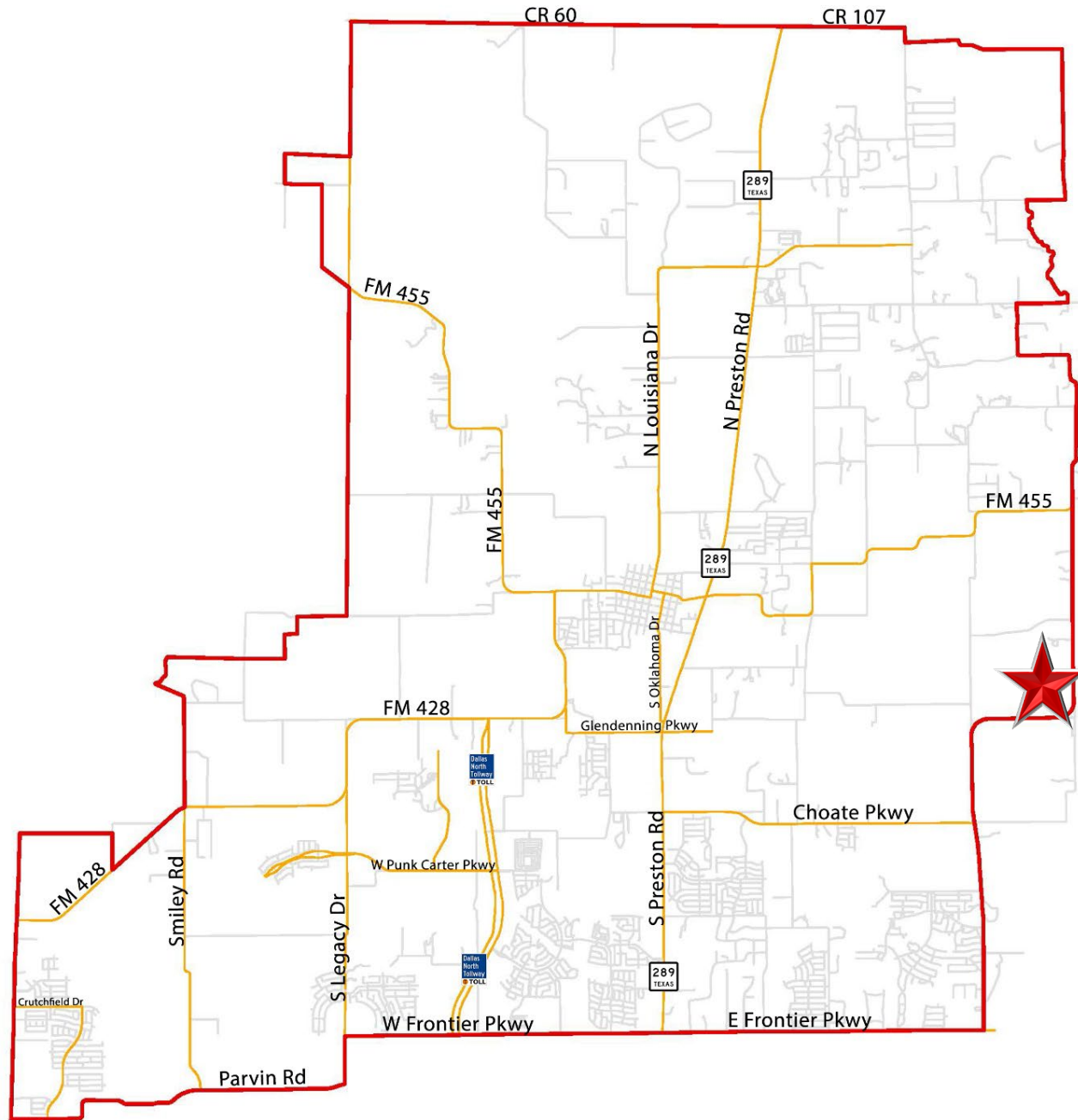
Attachment: Location Map (Celina 100 – Development Agreement)

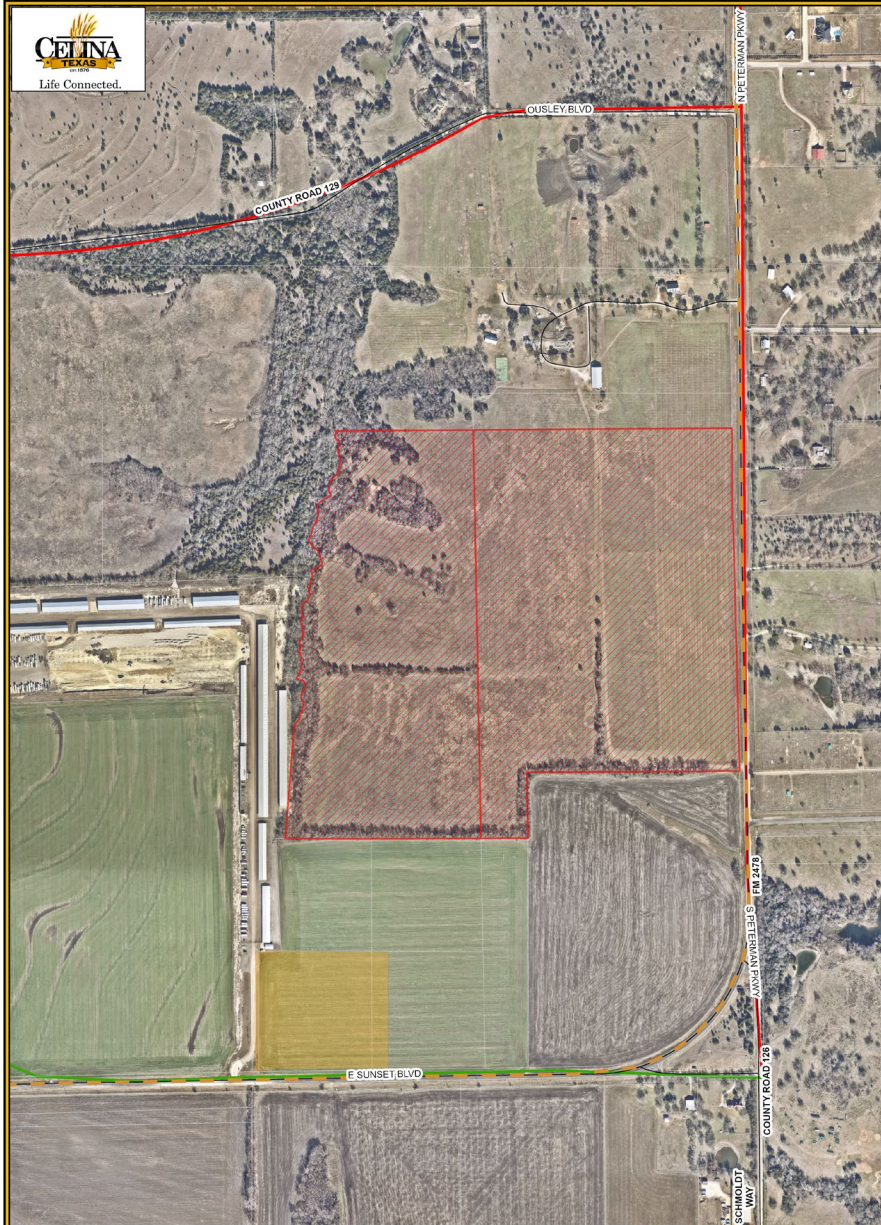
CELINA 100

Development Agreement

Planning & Zoning Commission
April 19, 2022







LOCATION MAP

The subject property is generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard

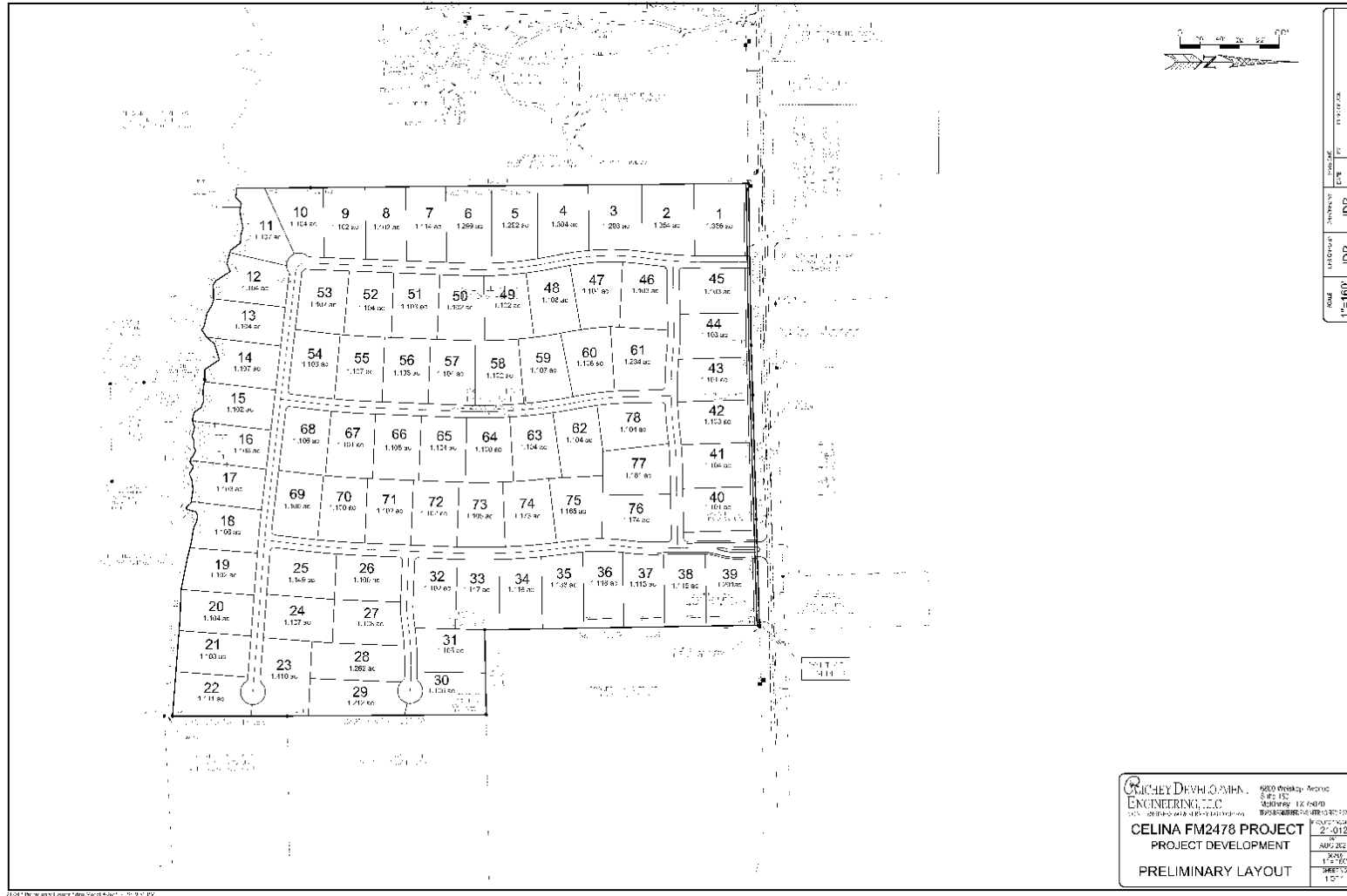
BACKGROUND

- The subject property is approximately 100 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to develop an estate residential neighborhood
- The Development Agreement will outline the future annexation and zoning for the property
- No pre-annexation agreement exists on the property

PROJECT OVERVIEW

- The development will consist of approximately 77 lots, each a minimum of 1 acre
- Estate residential neighborhoods are typically constructed with a “rural” cross section of concrete streets without curb & gutter drainage
- Perimeter right-of-way dedication and landscape buffers apply to arterial roadways
- The architecture may include vertical siding for a “modern farmhouse” elevation

CONCEPT PLAN



POLICY CONSIDERATIONS

- The DA will bring an additional 100 acres into the City Limits
- City standards (landscaping) will apply
- The property will ultimately be annexed and zoned (as Single-Family Estate district)
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

RECOMMENDATION

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

EXHIBIT D

Development Standards

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, roadway Public Infrastructure, and other area features. Minor modifications due to the final engineering and design of the project are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature.

Purpose

The subject property is intended to provide for an estate residential development that is rural or country in nature with large lots. In general, design standards will follow all applicable City standards, and land uses shall be consistent with these development standards.

Architecture

Architecture may include vertical siding for a “modern farmhouse” elevation, with stone accents on the front elevation, but must otherwise abide by the City’s architectural design standards, as may be amended.

Open Space, Trails, & Amenities

Additional open space above and beyond what is shown on the Concept Plan and compliance with the Neighborhood Vision Book is not required due to the minimum lot size being one (1) acre. However, other standard regulations apply, such as the perimeter roadway landscape buffers and sidewalks and any associated detention.

Zoning

The base zoning shall be single-family residential estate district (“SF-E”), and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, as may be amended, except as follows:

1. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk). No interior sidewalks along general residential streets nor curb-and-gutter street sections shall be required.
2. All private lot fencing shall be ornamental iron where adjacent to thoroughfares except for along FM 2478 (Masonry walls) and along the main entries into the community (Masonry Walls)



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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: April 19, 2022
Re: 5513 Smiley Road - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 5 acres, generally located west of Smiley Road and approximately 290 feet north of Magnolia Lane, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley Road – Development Agreement)

Applicant:

Eden Morgan
P.O. Box 7490
Redlands, CA 92375

Background Information:

The property is approximately 5 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract while allowing self-park/storage as an interim land use for a maximum of 15 years. 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.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

**5513 Smiley Rd
Location Map
City of Celina**

3/28/2022

0 375 750 Feet

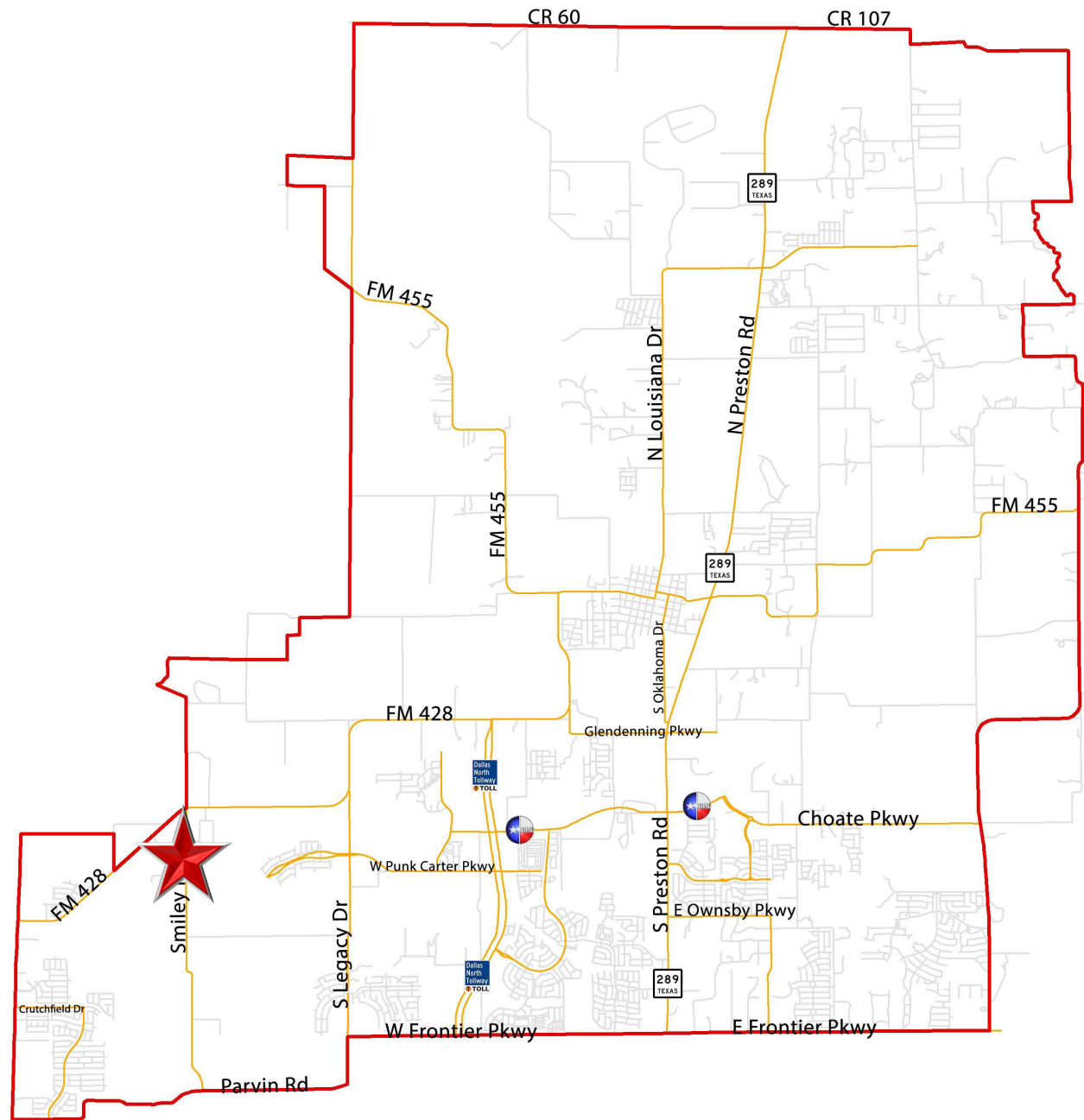
A compass rose with a star in the center, indicating North (N), South (S), East (E), and West (W). Below the compass rose is a scale bar with markings for 0, 375, and 750 feet.

5513 SMILEY ROAD

Development Agreement

Planning & Zoning Commission
April 19, 2022







LOCATION MAP

The subject property is generally located west of Smiley Road and approximately 290 feet north of Magnolia Lane

BACKGROUND

- The property is approximately 5 acres, located in the Extraterritorial Jurisdiction (ETJ), without a pre-annexation agreement
- The property owner desires to outline the future annexation and zoning that will apply to the tract through a Development Agreement with the City
- The subject property proposes an interim land use of open vehicle storage, which has a sunset clause of 15 years

AGREEMENT OVERVIEW

- The Development Agreement proposes immediate annexation and zoning for the 5 acres
- The agreement proposes zoning of Commercial, Office, & Retail District (C)
- The Property may include an exterior space for a self-park/storage of motor vehicles, for up to 15 years after the property is annexed, with certain regulations (i.e., maintain 40' landscape buffer & provide screening)
- The Development Agreement also requires right-of-way dedication from the property owner, either at time of development or when requested by the City, consistent with the City's Master Thoroughfare Plan

POLICY CONSIDERATIONS

- The DA brings an additional 5 acres into the City Limits
- ROW dedication and landscape buffer for Smiley Road are consistent with modern standard
- The proposed zoning is appropriate for the location being close to an intersection of two six-lane thoroughfares
- The interim use will cease after 15 years, per the agreement
- The interim use is allowed in the County today with no regulations
- ROW clauses are favorable to the City's thoroughfare plan

RECOMMENDATION

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

Exhibit D

Development Standards

The Property shall be zoned Commercial, Office, & Retail District ("C") per the City's Code of Ordinances and shall be subject to, and in compliance with the City Regulations and uniform engineering design standards, as amended, except to the extent that the property shall develop generally in accordance with the following special ordinance provisions:

1. Base zoning of Commercial, Office, & Retail District (C).
2. For a period of fifteen (15) years beginning with the effective date of the annexation of the Property, use of the Property may include an exterior space for the self-park/storage of motor vehicles and trailers with the following regulations:
 - a. Gravel may be utilized for surfacing at grade.
 - b. Landscape buffer shall be 40' from the future ultimate right-of-way line as determined by the City Engineer.
 - c. Screening along the right-of-way (eastern property line) shall be an eight (8) foot cedar board-on-board fencing, with a decorative cap.
 - d. The self-park/storage of motor vehicles and trailers land use shall be discontinued at the termination of the 15 year term, or at time of redevelopment to another land use or project.
 - e. Dedication of Right-of-Way will be at the City's request.
3. The City-adopted building codes and local amendments as subsequently amended, and the City-adopted fire codes and local amendments as subsequently amended, and other City ordinances, as subsequently amended, to apply to the Property for forty-five (45) years, and voluntarily agrees to burden the property, by filing of this Agreement, with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended. The City's building material regulations in the Zoning Ordinance (as it existed on August 1, 2019) shall apply the Property.