



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 17, 2020
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 February 18, 2020, Planning & Zoning Commission meeting.

- B. Consider and act on a Conveyance Plat for FCRES Celina 289 Addition, being an approximately 1.59 acre tract of land; generally located west of Preston Road and approximately 2,800 feet north of Frontier Parkway. (FCRES Celina 289 Addition Conveyance Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 138 acres of land from Agricultural District (AG), to Planned Development (PD) with Dallas North Tollway Overlay (DNTO) base zoning, generally located west of Dallas Parkway and south of the future Outer Loop, within the City Limits. (Stearman Tract PD Zoning)
- B. Consider and act upon a request to zone an approximately 36 acre tract of land to Commercial, Office, & Retail District (C), generally located approximately 4,000 feet east of Preston Road and south of CR 106 within the Extraterritorial Jurisdiction (ETJ). (Public Works Service Center Zoning)

- C. Consider and act upon a request to zone an approximately 41 acre tract of land to Commercial, Office, & Retail District (C) with Collin County Outer Loop Overlay (CCOLO), generally located on the north side of Choate Parkway and approximately 1,600 feet west of Custer Road within the Extraterritorial Jurisdiction (ETJ). (Gandy 40 Zoning)
- D. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6 acre tract of land from General Commercial (C-2) to Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located approximately 700 feet west of Preston Road and approximately 1,400 feet north of Frontier Parkway within the City Limits. (Avilla (The Grove) Expansion PD)
- E. Consider and act upon a request to zone an approximately 119 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located on the southeast corner of CR 87 and CR 90, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Estates Planned Development)
- F. Consider and act upon a request to zone an approximately 18 acre tract of land to Multi-Family Urban Edge District (MF-2), Agricultural District (AG), and Commercial, Office, & Retail District (C), generally located west of Oklahoma Drive and 2,000 feet south of Ash Street, within the Extraterritorial Jurisdiction (ETJ). (Oklahoma Sunset 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 ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

City Staff
City of Celina, Texas

Date Notice Removed

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 ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, FEBRUARY 18, 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	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Absent	
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	
Jeannie Regan	City of Celina	Planning Technician	Absent	

Chairman Hangartner called the meeting to order at 5:32 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 January 21, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Wilson Creek Meadows Phase 1, approximately 39 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Choate Parkway and approximately 1,100 feet east of future Coit Road (Wilson Creek Meadows Phase 1 Final Plat).**

Minutes Acceptance: Minutes of Feb 18, 2020 5:30 PM (Minutes Approval)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 30 acres of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 1,000 feet south of Glendening Parkway and approximately 1,400 feet west of Old Log Trail, within the Extraterritorial Jurisdiction (ETJ). (Glen Crossing West Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about the development agreement on this Property.

The commissioners discussed the item.

Madhuri Mohan answered questions from the public and the commissioners.

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

Commissioner Freeman motioned to approve the item as proposed.

Commissioner Barley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 26 acres of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 2,600 feet east of Preston Road and north of FM 455, within the Extraterritorial Jurisdiction (ETJ). (Crosswood Creek Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing. No one came forward and the public hearing was closed.

Commissioner Barley 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: Shelby Barley, Vice Chairman
SECONDER: Eric Becker, Commissioner
AYES: Hangartner, Barley, Freeman, Ousley, Becker
ABSENT: Bain, Haley

- C. Conduct a public hearing to consider and make a recommendation on a development agreement including the adoption of Development Regulations, for a wedding venue on approximately 11 acres of land, generally located approximately 3,000 feet east of Preston Road and south of Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina Wedding Venue DA)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Amy Fortenberry, 1213 Sunset Boulevard, Celina, Texas, 75009, voiced opposition to the proposed development agreement, citing concerns with the wedding venue's impact on adjacent property (noise, traffic, dust, etc.), that notifications were insufficient, and that a wedding venue on acreage did not meet the long range vision of the City.

Ms. Mohan explained that notices were published and posted in compliance with the state and local law.

The Commissioners asked if the City can consider notifying ETJ residents who have already signed a pre-annexation agreement and if the City can consider posting a zoning change sign on the property.

Dusty McAfee, Director of Development Services, assured the Commissioners that a zoning sign will be installed on the property and that the City will take extra measures to notify properties that are directly impacted by a proposed development agreement.

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

Commissioner Barley motioned to deny the item.

Commissioner Becker seconded the motion to deny.

The item was defeated 4 to 1, with Commissioner Freeman being the dissenting vote.

RESULT:	DEFEATED [4 TO 1]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Ousley, Becker
NAYS:	Freeman
ABSENT:	Bain, Haley

- D. Conduct a public hearing to consider testimony and make a recommendation on a development agreement including the adoption of Development Regulations, for a mixed-use development on approximately 61 acres of land, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley Family DA)

Commissioner Ousley recused himself from this item.

Dusty McAfee, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing.

Paula Scott, 929 CR 94, Celina, Texas, 75009, cited concerns about the proposed multi-family land use, entrances to the future development, the single-family lot sizes, and concerns with wildlife disruption.

Rob Dake, Attorney with Coats-Rose, presented the item and answered questions from the public and the commissioners.

Mr. McAfee addressed comments and questions from the public and the commissioners.

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

Commissioner Freeman motioned to approve the item as proposed.

Commissioner Becker seconded the item.

The item was approved 3 to 1, with commissioner Barley being the dissenting vote.

RESULT:	APPROVED [3 TO 1]
MOVER:	Mitch Freeman, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Freeman, Becker
NAYS:	Barley
ABSENT:	Bain, Haley
RECUSED:	Ousley

- E. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 138 acres of land from Agricultural District (AG), to Planned Development (PD) with Dallas North Tollway Overlay (DNTO) base zoning, generally located west of Dallas Parkway and south of the future Outer Loop, within the City Limits. (Stearman Tract PD Zoning)

Dusty McAfee, Director of Development Services, cited that the applicant requested to table the item to continue to work on details and suggested to open the public hearing and continue it to the next meeting. Chairman Hangartner opened the public hearing and continued it to the next regular Planning and Zoning Commission meeting in March.

Commissioner Barley motioned to table the item and continue the public hearing.

Commissioner Becker seconded the item.

All were in favor, and the item was tabled.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Freeman, Ousley, Becker
ABSENT:	Bain, Haley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:41 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: March 17, 2020
Re: FCRES Celina 289 Addition Conveyance Plat

Action Requested:

Consider and act on a Conveyance Plat for FCRES Celina 289 Addition, being an approximately 1.59 acre tract of land; generally located west of Preston Road and approximately 2,800 feet north of Frontier Parkway. (FCRES Celina 289 Addition Conveyance Plat)

Applicant/Engineer:

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034

Background Information:

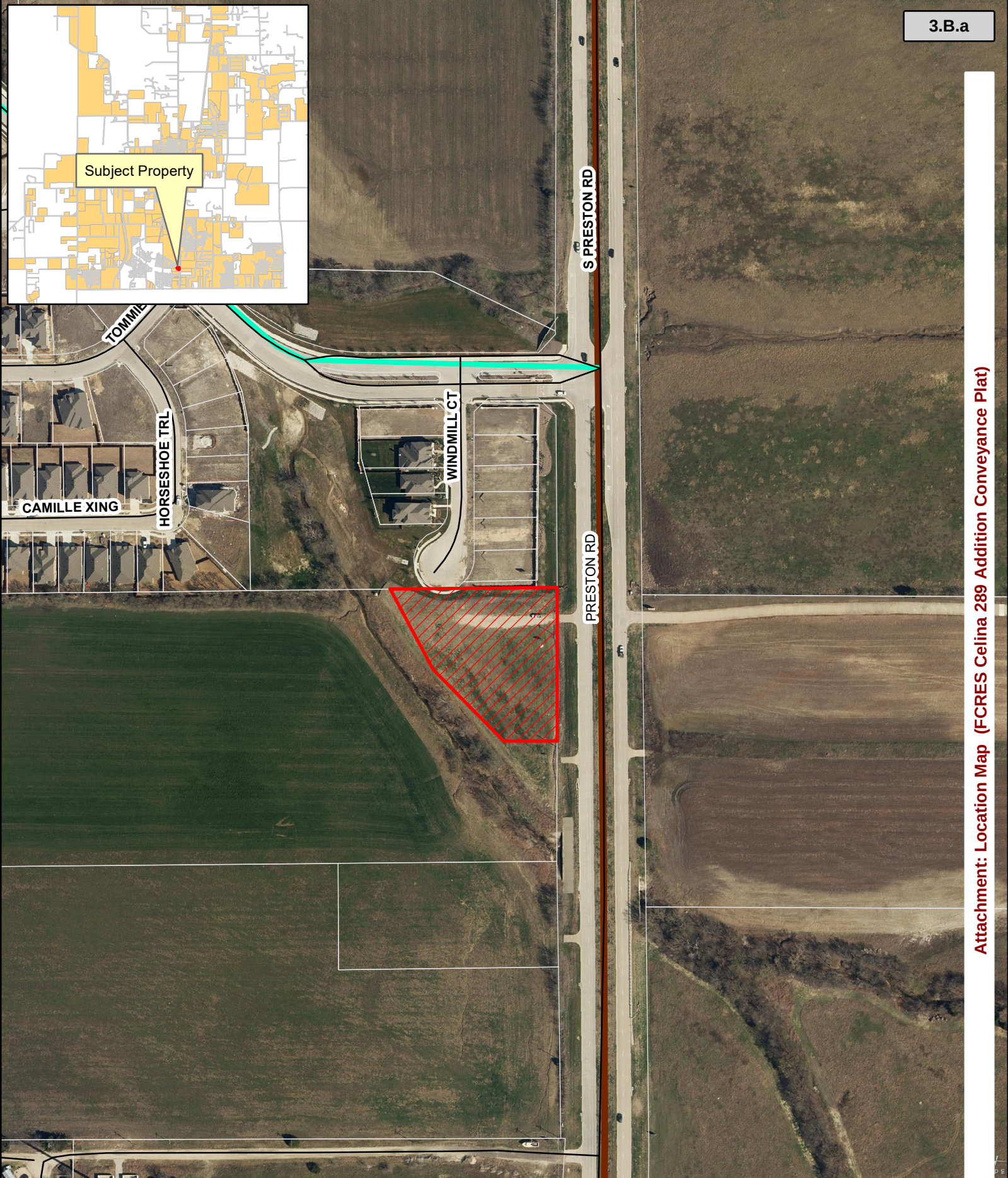
The property is generally located north of Frontier Parkway and west of Preston Road, within the City limits. The Conveyance plat is for one lot, which is approximately two acres. The Conveyance Plat establishes the boundary of the property and is provided for legal conveyance and land recordation functions. As the property develops (in this case, for a potential Montessori School), a Minor Plat will be required prior to any construction.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (FCRES Celina 289 Addition Conveyance Plat)

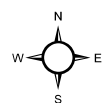


Location Map Celina 15

Date: 3/10/2020

Legend

- Roads
-  Celina15
-  Parcels



0

Packet Pg. 8

Feet



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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: March 17, 2020
 Re: Stearman Tract PD Zoning

Action Requested:

Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 138 acres of land from Agricultural District (AG), to Planned Development (PD) with Dallas North Tollway Overlay (DNTO) base zoning, generally located west of Dallas Parkway and south of the future Outer Loop, within the City Limits. (Stearman Tract PD Zoning)

Applicant:

Kimley-Horn & Associates, Inc.
 6160 Warren Parkway, Suite 210
 Frisco, TX 75034

Owner:

Celina Stearman 39, LP / Central Frisco, Ltd
 16400 Dallas Parkway, Suite 100
 Dallas, TX 75248

Background Information:

The applicant is requesting to rezone the property from Agricultural District (AG), to Planned Development (PD) with Dallas North Tollway Overlay (DNTO) base zoning, generally located at the southwest corner of the future Outer Loop and Dallas North Tollway.

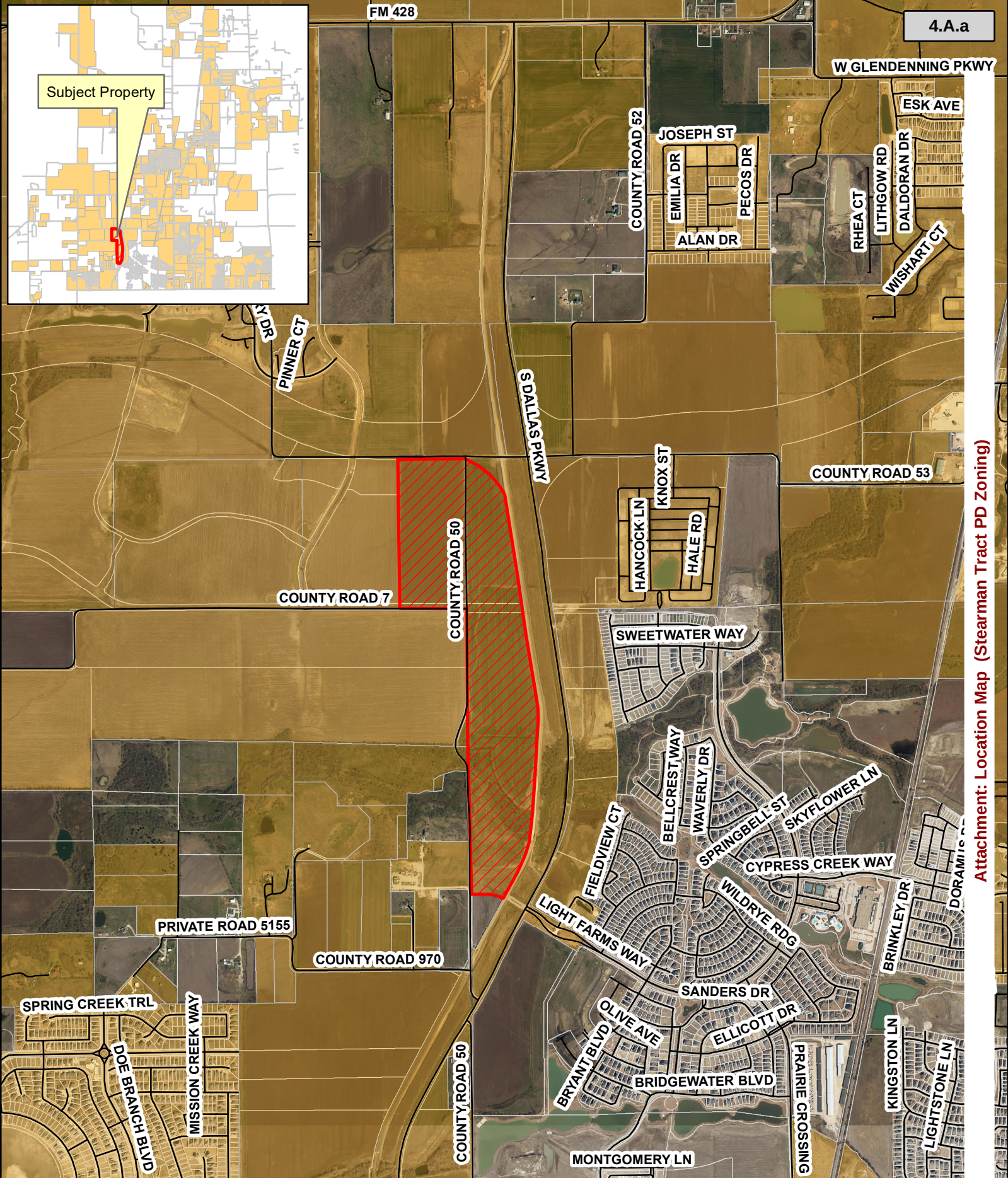
Board Review/Citizen Input:

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
- DNTO District Regulations
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval.



4.A.a

Attachment: Location Map (Stearman Tract PD Zoning)

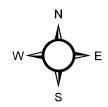


Location Map Stearman PD

Date: 2/4/2020

Legend

- Roads
- Stearman
- City Limits
- Parcels



Packet Pg. 12

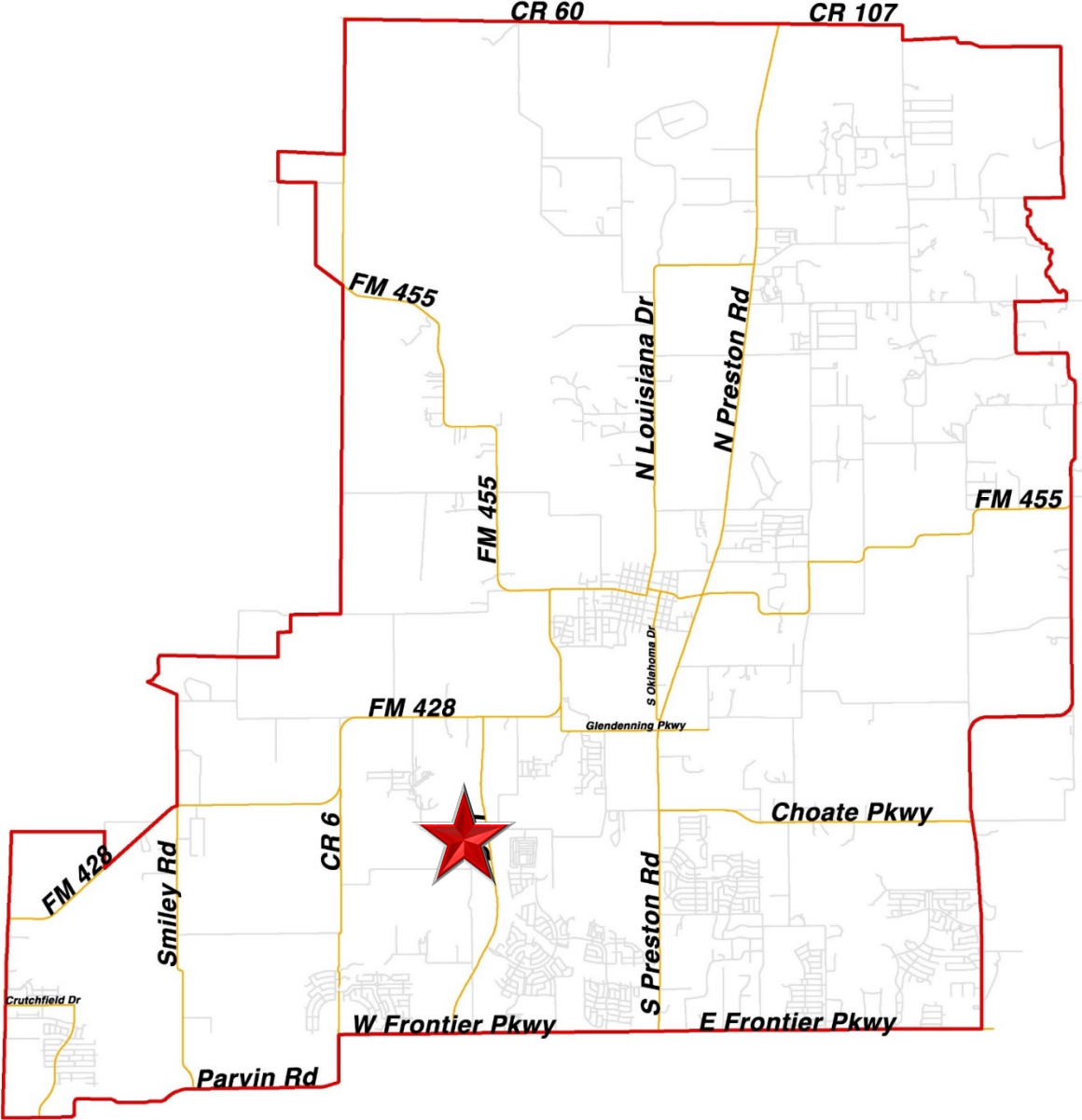
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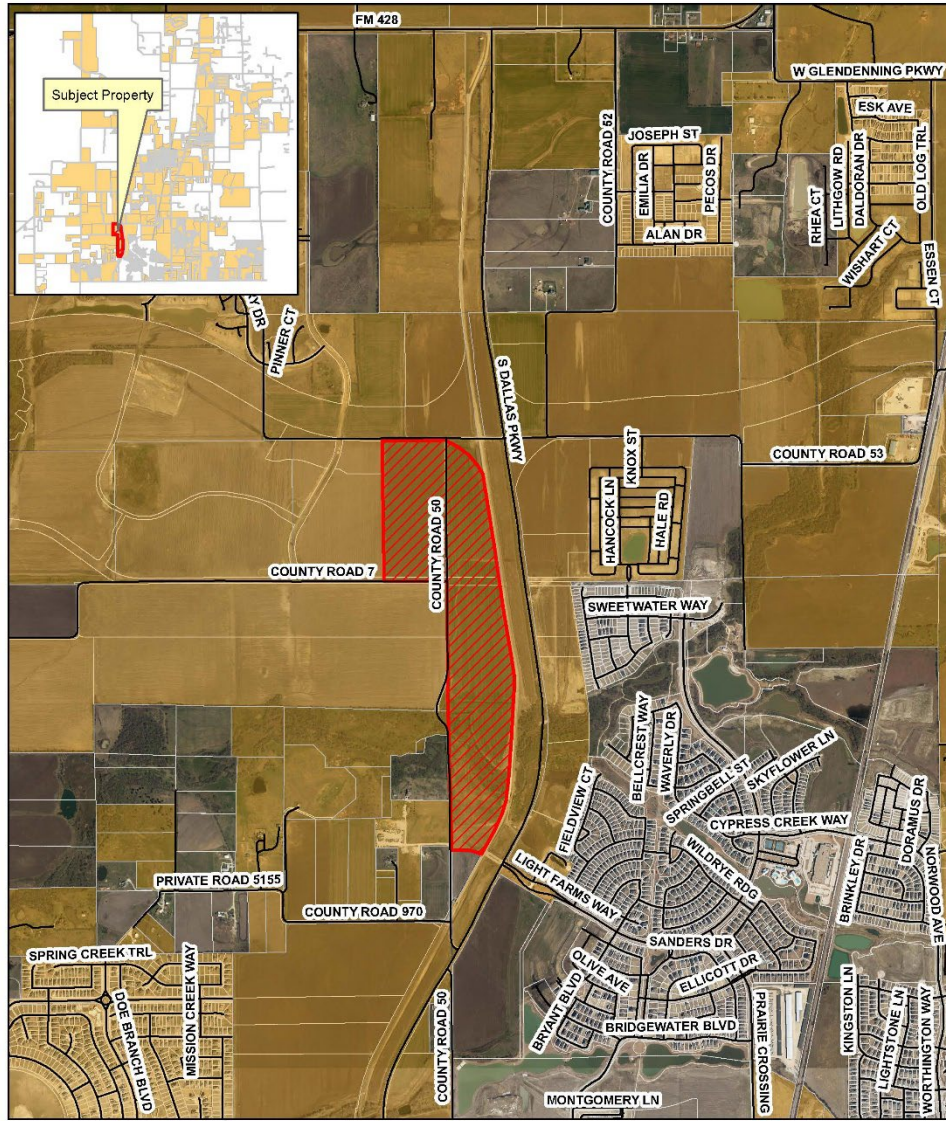
Stearman

Planned Development

Planning & Zoning Commission

March 17, 2020





Location Map

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

Background

- The property is approximately 138 acres within the City Limits and currently zoned AG
- An existing Development Agreement includes broad “commercial, retail, office” land uses
- The property is at a major hard corner of the future Outer Loop and the DNT
- The Planned Development will have a base zoning of the Dallas North Tollway Overlay (DNTTO)

4.A.b



Project Overview

- Staff believes that the DNT0 base zoning sufficiently covers the City's needs and is appropriately market friendly
- The applicant is requesting the ability to apply for Specific Use Permits (SUPs) for a few additional land uses, such as hotels, nurseries, and microbreweries
- Staff has no objection on these land uses since the City retains final approval authority through the SUPs

Policy Considerations

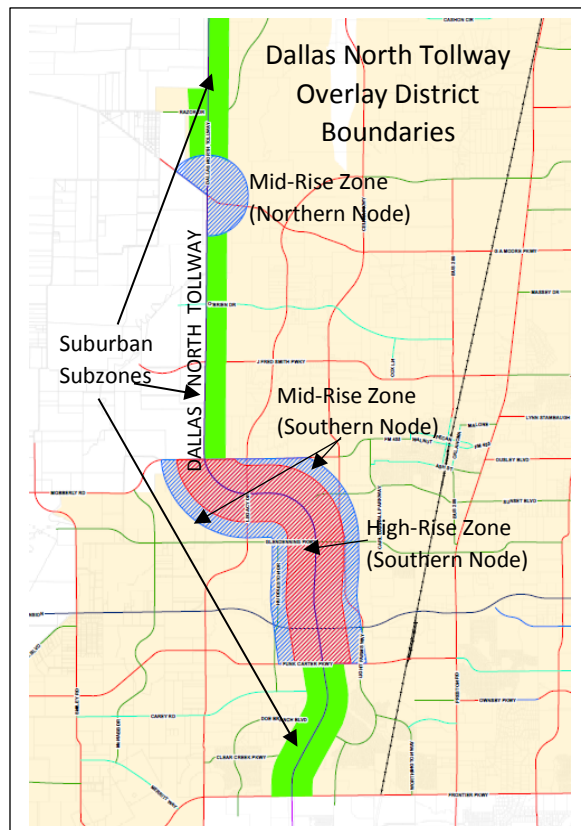
- The PD uses the DNT0 base zoning (1st time – affirmation that it is market based)
- An existing DA applies to the subject property with broad entitlement language
- The PD will help market the subject property
- City standards apply

Recommendation

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

14.02.503.....DNTO, Dallas North Tollway Overlay District

- (a) **Purpose.** The Dallas North Tollway Overlay District (DNTO) is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in Celina, to regulate the character of growth, determine the highest and best use for valuable land situated adjacent to the future Dallas North Tollway, and to ensure the careful and orderly growth of a major regional thoroughfare that spans the City of Celina. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The DNTO provides development standards within an anticipated high traffic zone and allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The DNTO district standards recognize that major regional highways act as an economic development engine that will be utilized to leverage a diverse and sustainable non-residential tax base for the City.
- (b) **Intent.** It is not the intent of the DNTO district to replace the zoning regulations governing the use on any individual parcel of property. Instead, these regulations are intended to supplement the existing zoning district regulations on individual parcels of property within the overlay district and to encourage high value development with an urban character.
- (c) **District Boundaries.**
- (1) Linear measurement. The DNTO's boundaries shall be measured 1,000 feet from the right-of-way boundary line of the service roads along the Dallas North Tollway (also known as "Dallas Parkway") that are not designated as a high-rise or mid-rise subzone. These areas shall be designated as "suburban subzones."
 - (2) Northern node. From the intersection box of the Dallas North Tollway and G.A. Moore Parkway (FM 455), a circle shall be drawn with a 2,500 foot radius in all directions within the city limits. This shall be designated as the "northern mid-rise subzone."
 - (3) Southern node (high-rise subzone). From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), a 1,500 foot width shall be drawn from the Dallas North Tollway right-of-way line outward within the city limits. This shall be designated as the "high-rise subzone."
 - (4) Southern node (mid-rise subzone). From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), beyond the high-rise subzone described above, a 2,500 foot width shall be drawn from the Dallas North Tollway right-of-way line outward within the city limits (or an additional 1,000 feet beyond the high-rise subzone). However, this subzone will follow the rights-of-way of future Huddleston Parkway as the western boundary and the Light Farms Way extension as the eastern boundary. This shall be designated as the "southern mid-rise subzone."
 - (5) The corridor and its subsequent regulations apply to all land within the corridor, as defined above, and properties beyond the official boundary lines with ingress and egress (access) to the Dallas North Tollway.
 - (6) However, the district boundaries exclude all single family subdivisions platted prior to the date of the adoption of Ordinance 2018-63 (11-13-18) establishing the DNT Overlay. The official boundaries of the DNT overlay district and its three subzones shall be as delineated on the City of Celina Official Zoning Map.
- (d) **Permitted Uses.** The following uses are allowed by right, by the approval of a Specific Use Permit (SUP), or as part of the development regulations of a Planned Development (PD). Other uses may be allowed, as allowed within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1A, below, the uses allowed by the chart below prevail.



ARTICLE II, PART FIVE, TABLE 1A Schedule of Permitted Uses for Dallas North Tollway Overlay District			
Land Use	High-Rise Subzone	Mid-Rise Subzones	Suburban Subzones
Alcohol Sales, Primary	S	S	S
Alcohol Sales, Secondary	P	P	P
Amusement Venue	P	P	P
Auto Repair, Minor			S
Auto Sales, Accessories Only			P
Auto Wash, Secondary Use			S
Bank, Savings & Loan, or Credit Union		P	P
Batch Plant, Temporary	C	C	C
Church/Place of Worship		P	P
Commercial Amusement, all types		S	S
Dwelling, Senior Living, all types		S	S
Entertainment Venues	P	P	P
Funeral Home/Mortuary		S	S
Gas Pumps/Fuel Sales			S
Greenhouse or Nursery, Retail		S	P
Hospital		P	P
Hotels, Full Service	P	P	P
Laundry/Dry Cleaning, Pickup Station		S	P
Manufacturing and Industrial Uses, Light			S
Median Studio (without tower)		P	P
MF-1, Multi-Family Garden Style		S	S
MF-2, Multi-Family Urban Edge		P	P
MF-3, Multi-Family Urban Living	P	P	P
Mini Warehouse & Self-Storage			S
Municipal Uses Operated by the City of Celina	P	P	P
Office, all types	P	P	P
Parking Structure	P	P	P
Restaurant, Dine-In	P	P	P
Restaurant, Drive-In or Drive-Thru		S	P
Restaurant, Pick-Up or Delivery Only		P	P
Seasonal Sales		S	S
Store, Big Box ¹	S	P	P
Store, General Retail	S	P	P
Store, Grocery	S	P	P
Store, Shopping Centers ²		P	P
Stores, Regional Mall ³	P	P	P
Theater, Indoor	P	P	P

1. A "Big Box" is defined as a major department store, a full-service grocery store, or similarly sized business.
2. "Shopping Centers" are defined as generally one-to-two story and linear in form, with parking at the front and associated pad sites nearer the roadway.
3. "Regional Malls" are defined as a one or more story building containing shops either with an air-conditioned court/walkways (examples are Stonebriar Mall or The Galleria Mall) or with outdoor walkable areas (such as Fire Wheel Center or Fairview Town Center).

- (e) **Prohibited Uses.** The following uses are strictly prohibited unless specifically approved through a planned development by the City Council. Other uses may be prohibited, as prohibited within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1B, below, the uses prohibited by the chart below prevail.

ARTICLE II, PART FIVE, TABLE 1B Prohibited Uses for Dallas North Tollway Overlay District	
<i>Land Uses</i>	
Alternative Financial Services	
Alternative Retail Services	
Auto Repair, Major	
Auto Sales, New & Used	
Auto Wash, Full Service & Self-Service	
Batch Plant, Permanent	
Cemetery or Mausoleum	
Dwelling, Group Home, all types	
Dwelling, Manufactured Home Subdivision	
Dwelling, Single-Family Attached	
Dwelling, Single-Family Detached	
Dwelling, Two-Family	
Landfill	
Manufacturing & Industrial Uses, Heavy	
Manufacturing & Industrial Uses, High Risk	
Salvage Yard, Junk Yard, or Wrecking Yard	
Sexually Oriented Business	
Store, Pawn Shop	
Store, Tire Dealer	
Vending Kiosk, all types	
Wastewater Treatment Plant	
Water Treatment Plant	

(f) **Conflicts.**

- (1) The Director shall have the authority to approve minor modifications to development plans. Any major modification must be approved by the City Council.
- (2) Notwithstanding the prohibition of single family uses within the DNTD, a Planned Development that incorporates the majority of the overall tract in retail, office, and commercial development with vertically integrated residential development along with a minor component of detached single family uses, may be considered by the City Council and become an approved Planned Development use within the DNTD Suburban Subzone.

(g) **Development Standards.**

- (1) **Character and intent:**
 - i. *High-rise subzone:* The intent of the high-rise subzone is to create an urban character within the subzone, with minimal front yard setbacks that are primarily comprised of walkable sidewalks or plazas, especially on interior streets with more narrow travel lanes and on-street parking. Parking lots at the front of buildings is discouraged; although a drop-off zone with a porte cochere may be allowed. Parking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm. Designs and site plans will be considered during the zoning process and approved as a function of the Concept Plan submitted with the zoning application.
 - ii. *Mid-rise subzone:* The intent of the mid-rise subzone is to act as a transition from the more urban character of the high-rise subzone and the more typical suburban development found throughout north Texas. The mid-rise zone allows limited parking in front of the building with the majority of parking being located at the side or rear of the building. Site design should consider the pedestrian connections to both the high-rise subzone and the suburban subzones in addition to providing vehicle access.
 - iii. *Suburban subzone:* The intent of the suburban subzone is to allow most commercial, office, and light industrial uses and to allow greater latitude with design of individual sites than in the high-rise or mid-

rise subzones. The suburban subzone prohibits single-family residential development, but may be located adjacent to such developments.

(2) Height of non-residential buildings:

ARTICLE II, PART FIVE, TABLE 2 Building Height in Dallas North Tollway Overlay District		
<i>Subzone:</i>	<i>Maximum height</i>	<i>Minimum height</i>
High-Rise subzone	No maximum	4 stories
Mid-Rise subzone	10 stories	3 stories
Suburban subzone	6 stories	1 story

(h) **Building Facade Standards.** Requirements are applicable to all structures. Color elevations as part of a facade concept plan of the entire proposed project shall be submitted with any zoning request, whether the zoning requested is straight zoning or a planned development.

(1) **Minimum exterior material standards.** Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials include brick, stone, synthetic stone, slate, flagstone, granite, limestone, glass, and marble. Three-step stucco may be used as a masonry product on all floors excluding one through three, unless used as an accent material on those floors and not to exceed twenty-five percent (25%).

- i. Floors one through three (1-3) shall be finished with a minimum of seventy-five percent (75%) masonry, as listed above;
- ii. Floors four through six (4-6) shall be finished with a minimum of twenty-five percent (25%) percent masonry, as listed above;
- iii. Masonry materials are not required but may be used on floors seven and above (7+).
- iv. Tilt wall construction is permitted for manufacturing and industrial uses.
- v. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building facade.
- vi. Metal or wood exterior construction is allowed as an accent material to enhance the overall architectural design, not to exceed ten percent (10%) of the exterior surface of any building facade.
- vii. No single building material shall cover more than eighty-five percent (85%) of any facade.
- viii. The balance of any exterior finishing materials shall be masonry, three-step stucco, EIFS, architectural concrete masonry units (CMU), concrete tilt wall construction, architectural metal panels (not including corrugated metal), treated engineered wood, and/or glass curtain wall systems.

(2) **Exterior materials exceptions.** These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages listed above, the Director may consider reducing or waiving the masonry requirement to accommodate specific "signature design aesthetic" or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in terms of quality and durability.

(3) **Ground floor façade details.** Ground floor facades facing the Dallas North Tollway and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the façade. The entrance or entrances on all buildings shall be defined with strong architectural features.

(4) **Architectural articulation.** In addition to the above architectural requirements, all buildings shall incorporate horizontal and vertical articulation as described in Section 14.04.109(d), *Building Articulation Standards Required for Non-Residential Structures*.

(5) **Windows.** Windows shall not be glazed or reglazed with mirrored or reflective glass.

(6) **Roof pitch.** Minimum roof pitch shall be at least 4:12, except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.

(i) **Sidewalk & Parking Location Standards.**

- (1) Location. The required sidewalk in the DNTD district may be located within the front yard building and parking setbacks as well as the right-of-way parkway area from the back of curb to the property line.
- (2) Easement required. A public use or pedestrian access easement shall be provided for the required sidewalk when placed outside of street right-of-way and on private property.
- (3) Construction and location of sidewalks & parking. Sidewalks in the DNTD must adhere to the following standards:
 - i. High-rise Subzone - Minimum ten (10) foot wide sidewalks adjacent to buildings facing or siding streets, with buildings built to the sidewalk edge. Parking shall be structured with limited surface parking at the sides of buildings that do not face a street or at the rear of the building.
 - ii. Mid-rise Subzone – Minimum ten (10) foot wide sidewalks adjacent to buildings, with buildings either built to the sidewalk edge or separated from the sidewalk by a minimum six (6) foot wide landscaped buffer. One parking row and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street, provided that the landscape buffer is provided to screen the parking row. Additional parking shall be structured or provided as surface parking at the sides of buildings that do not face a street or at the rear of the building.
 - iii. Suburban Subzone - Minimum six (6) feet wide (unless adjacent to a four-lane or six-lane roadway), with buildings set back from the sidewalk by a landscape buffer of at least six (6) feet in width. Parking rows and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street or at the rear of the building.
 - iv. Sidewalks must be a minimum width of ten (10) feet wide adjacent to any four-lane or six-lane roadway. All other roadway agencies may allow a six (6) foot wide sidewalk.
 - v. In all subzones, regardless of width of sidewalk, a minimum of six (6) feet of clear walkable space shall be provided, free of street furniture, other seating, trees within tree wells, shrubbery, or landscaped containers.
 - vi. Sidewalk approaches to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet, constructed with appropriate handicapped access ramps.
 - vii. Detailed construction plans shall be submitted to the Director or his designee for approval prior to construction of the sidewalk.
 - viii. Deviations from these criteria may be approved by the Director for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
 - ix. A minimum six (6) foot wide, paved pedestrian sidewalk shall connect the perimeter sidewalk to the building entry, if the building is set back from the perimeter sidewalk. This connecting sidewalk shall be handicapped accessible.
 - x. Notwithstanding the above regulations, all sidewalks shall conform to the requirements of the Subdivision Ordinance and the *Engineering Design Standards* of the City of Celina, as they exist or may be amended.

- (j) **Trash & Recycling Receptacles**. See Article IV, PART THREE, *Screening Walls & Fences*.

EXHIBIT B

Development Regulations

Development within this Planned Development (PD) District will follow the regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibit C and the permitted uses as noted herein. Any significant changes to the land uses set forth herein shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.01.303.

These planned development standards are established to provide areas for mixed-use development, encourage and promote well-planned, compact and viable retail/commercial development, large scale office, or high-density multi-family.

All development within Tract 1 (see Exhibit C) shall meet the standards of the Dallas North Tollway Overlay (High Rise Subzone) zoning district as established in the City of Celina Zoning Ordinance, with the exceptions noted herein. All development within Tract 2 (see Exhibit C) shall meet the standards of the Dallas North Tollway Overlay (Suburban Subzone) zoning district as established in the City of Celina Zoning Ordinance, with the exceptions noted herein.

These planned development regulations will hold precedence over any conflicting regulations created by the Dallas North Tollway Overlay District, the Collin County Outer Loop Overlay District, the Zoning Ordinances, etc.

- (a) **Permitted Uses:** The following uses are allowed by right or by the approval of a Specific Use Permit (SUP) as noted herein. Other uses may be allowed, as allowed within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Uses Chart).

Schedule of Permitted Uses ¹		
<i>Land Use</i>	<i>Tract 1 (High Rise)</i>	<i>Tract 2 (Suburban)</i>
Alcohol Sales, Primary	S	S
Alcohol Sales, Secondary	P	P
Assisted Living		S
Auto Laundry or Carwash	S	S
Auto Repair, Minor		S
Auto Sales, Accessories Only		P
Auto Wash, Secondary Use		S
Bank, Savings & Loan, or Credit Union		P
Batch Plant, Temporary	C	C
Child Daycare (business)	S	P
Church/Place of Worship		P
Club, Private (Class I and II)	S	S
Commercial Amusement, all types	S	P
Dwelling, Senior Living, all types		S
Funeral Home/Mortuary		S
Funeral Home (without crematorium)		S
Gas Pumps/Fuel Sales, incl convenience stores, gas stations, etc ²		P
Greenhouse or Nursery, Retail		P
Hardware Stores/Home Garden Center		P
Helistop	S	S
Hospital	S	P

Hotels ^{3 & 4}	P	P
Kiosk (providing a service, must have a principal use)	S	S
Laundry/Dry Cleaning, Pickup Station	S	P
Manufacturing and Industrial Uses, Light		S
Media Studio (without tower)		P
Medical Facilities (secondary / ancillary)	P	P
MF-1, Multi-Family Garden Style ⁵		S
MF-2, Multi-Family Urban Edge ⁵		P
MF-3, Multi-Family Urban Living ⁵	P	P
Microbrewery Sales and Consumption (onsite mfg)	S	S
Mini Warehouse & Self-Storage ⁶		S
Municipal Uses Operated by the City of Celina	P	P
Nursey (retail sales outdoor)	S	S
Office, all types	P	P
Outdoor Display – Sales	S	S
Parking Structure	P	P
Research Lab (nonhazardous)	S	S
Restaurant, Dine-In	P	P
Restaurant, Drive-In or Drive-Thru	S	P
Restaurant, Pick-Up or Delivery Only	S	P
Seasonal Sales	S	S
Single Family Attached (Townhomes or other similar products)		S
Store, Big Box ⁷	S	P
Store, General Retail	S	P
Store, Grocery	S	P
Store, Shopping Centers ⁸	S	P
Stores, Regional Mall ⁹	P	P
Theater, Indoor ¹⁰	P	P
Veterinarian (indoor kennels)		P

- Other similar/complimentary uses may be approved by the City in addition to the specific uses noted herein. Other uses consistent with an urban mixed-use environment may be approved by the City with a Specific Use Permit.
- A maximum of 3 separate facilities are allowed by right (excluding fueling stations that are allowed as accessory uses herein). Additional facilities may be allowed by the City with a specific use permit process.
- Must have a minimum height of 4 stories in Tract 1.
- The Extended Stay use is limited to Tract 2 only with an SUP.
- Age restricted senior living is allowed within this multiple family use.
- Must be a majority climate controlled and majority 2 story minimum in height.
- A “Big Box” is defined as a major department store, a full-service grocery store, or similarly sized business and may include accessory fueling station facilities.
- “Shopping Centers” are defined as generally one-to-two story and linear in form, with parking at the front and associated pad sites nearer the roadway.
- “Regional Malls” are defined as a one or more story building containing shops either with an air-conditioned court/walkways (examples are Stonebriar Mall or The Galleria Mall) or with outdoor walkable areas (such as Fire Wheel Center or Fairview Town Center).
- On Tract 1, the use is permitted by right only if integrated into a mixed use environment. Otherwise, on Tract 1, the use requires an SUP

(b) Development Regulations:

1. Residential Density:

- Multiple-family units (Urban Living Style), minimum forty (40) dwelling units per acre with no maximum.
- Multiple-family units (Urban Edge Style), maximum thirty-five (35) dwelling units per acre.

- C) Multiple-family units (Garden Style), maximum twenty-four (24) dwelling units per acre.
- D) Single Family Attached (Townhomes), maximum twelve (12) dwelling units per acre.

2. Open Space:

- A) All multi-family districts require twenty percent (20%) of the gross acreage as open space with a minimum of fifty percent (50%) of that open space being “usable open space,” as defined in Section 14.01.115, *Other Zoning Ordinance Definitions*. Any open space area shall be platted as a common area lot, be owned and maintained by the owner or management firm and be designated with an “X” on the plat. Open space should be located to preserve existing trees and other desirable physical features. Detention/retention ponds may count towards up to 50% of the “useable open space” if amenitized and acceptable as determined by the City at the time of approvals for the preliminary site plan.
- B) MF-3 districts are subject to twenty percent (20%) open space of the building footprint (rather than the gross acreage of MF-1 and MF-2 districts). The Director has the discretion to reduce this percentage if conditions dictate that reducing the open space will be in the best interest of the City.
- C) It is expected that some or all of the shared amenities for MF-3 developments will be provided within interior spaces. Therefore, the open space requirement for this type of multi-family development may be reduced by the amount of shared interior open space provided, such as interior or rooftop swimming pools, sports courts, community rooms, etc.
- D) Non-residential developments have no open space requirements beyond the standard landscape buffers, landscape islands, etc. This requirement does not preclude the requirements related to detention/retention facilities as specified in the City’s engineering standards.

3. Setbacks:

ARTICLE II, PART FOUR, TABLE 1A		
SETBACKS AND LANDSCAPE BUFFERS ADJACENT TO SINGLE-FAMILY		
<i>Structures – Number of Stories</i>	<i>Setback from Adjacency to SF</i>	<i>Buffer Width within Setback</i>
1 or 2 story	40 feet	20 feet
3+ story	60 feet	30 feet

Note 1. Parking and/or drive aisles may be located within the setback, but not within the buffer.

Note 2. Refer to Section 14.04.207(c) for landscaping requirements within buffers.

ARTICLE II, PART FOUR, TABLE 1B		
SETBACKS AND LANDSCAPE BUFFERS ADJACENT TO OTHER THAN SINGLE-FAMILY DISTRICTS		
<i>Structures – Number of Stories</i>	<i>Setback from Adjacency to Other than SF</i>	<i>Buffer Width within Setback</i>
1+ story	10 feet	10 feet

Note 1. Parking and/or drive aisles may be located within the setback, but not within the buffer.

Note 2. Refer to Section 14.04.207(c) for landscaping requirements within buffers.

Additional Notes:

1. There is no setback requirement when the building is attached.
2. The front setback for non-residential buildings is a minimum 20’
3. The front yard setback may be reduced to a minimum of fourteen (14) feet behind the face of curb in an urban mixed-use environment upon approval by the City at the time of approvals for the preliminary site plan/preliminary plat.
4. If setbacks are less than the required landscape buffers along ROW’s, the greater setback/buffer will take precedence.
5. The required buffer may be adjusted by the City at the time of development, if the use is integrated into a mixed use/urban environment.

4. Heights:

- A) There is no maximum height limitation in Tract 1.
- B) There is a minimum height limitation in Tract 1 of two (2) stories unless otherwise approved by the City.
- C) The maximum height in Tract 2 for non-residential and urban living (MF 3) structures is seven (7) stories unless otherwise approved by the City. The minimum height is one (1) story.
- D) There is a maximum height of four (4) stories for garden style apartments.
- E) All buildings within an Urban Edge (MF 2) development shall be a minimum of two (2) stories in height and a maximum height of six (6) stories.
- F) All buildings within an Urban Living (MF 3) development shall be a minimum of four (4) stories in height.

5. Multiple Family Parking:

MULTI-FAMILY PARKING SPACES PER UNIT SIZE*	
<i>Type of Unit</i>	<i>Number of Spaces</i>
Studio	1.5
1 bedroom	1.5
2 bedrooms	2.0
3+ bedrooms	2.5
Total required spaces	No less than 1.6 spaces per dwelling unit overall

* Age restricted multifamily complexes can park at a ratio of 1 space per unit count, no matter what the size of an individual unit.

MULTI-FAMILY PERCENT OF ENCLOSED OR STRUCTURED PARKING	
<i>Type of Multi-Family</i>	<i>Minimum Percent of Enclosed or Structured Parking</i>
MF-1, Garden Style *	10%
MF-2, Urban Edge *	none required
MF-3, Urban Living	75%

*An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least fifty percent (50%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

6. Multiple Family Amenities:

- A) MF-1 Garden Style - A minimum of four (4) of the following must be incorporated into each MF-1 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.
 - 1. Major amenities:
 - i. Dog park.
 - ii. Indoor exercise facility.
 - iii. Jogging trail.
 - iv. Sport courts or fields (volleyball, baseball, tennis etc.).
 - v. Swimming pool.

2. Minor amenities:
 - i. Gazebo.
 - ii. Improved picnic areas (with tables, grills, shading).
 - iii. Playground or tot lot.
 - iv. Splash pad.
 - v. Putting green.

B) *MF-2 Urban Edge* - A minimum of four (4) of the following must be incorporated into each MF-2 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.

1. Major amenities:
 - i. Indoor exercise facility.
 - ii. Jogging trail.
 - iii. Sport courts or fields (volleyball, baseball, tennis etc.).
 - iv. Swimming pool.
2. Minor amenities:
 - i. Gazebo.
 - ii. Improved picnic areas (with tables, grills, shading).
 - iii. Playground or tot lot.
 - iv. Splash pad.

C) *MF-3 Urban Living* - A minimum of three (3) of the following must be incorporated into each MF-3 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.

1. Major amenities:
 - i. Indoor exercise facility.
 - ii. Indoor jogging trail.
 - iii. Sport courts or fields (volleyball, baseball, tennis etc.).
 - iv. Swimming pool.
 - v. Meeting room.
2. Minor amenities:
 - i. Playground or tot lot.
 - ii. Splash pad.

7. Miscellaneous Requirements:

- A) No detailed concept plan is required beyond Exhibit C as provided herein.
- B) Alternative street sections are allowed in an urban mixed-use environment, subject to City approval (i.e. Director of Engineering and Director of Development Services) at the time of preliminary site plan/preliminary plat review and approvals.
- C) In MF-1 and MF-2, boats, campers, trailers, and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall generally not be visible from a public street.
- D) Multiple family buildings with enclosed garages in MF-1 and MF-2, when adjacent to a public street, must face the garage doors internally to the development. Garage doors may not face a

public street unless otherwise approved by the City at time of approval of the preliminary site plan/site plan.

- E) Outdoor Sales: Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including, but not limited to, plants and garden materials, equipment, tools, appliances, etc. When this option is utilized, the structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with a dark grey mesh or other materials as approved by the City. Nothing shall be stored higher than the screening.
 - F) The common boundary between Tract 1 and Tract 2 may be adjusted to accommodate minor changes to actual development uses, not to exceed five (5) percent change in area of either Tract.
 - G) It is agreed that any prescriptive ROW for CR5 (north of Punk Carter) may be abandoned by the City at the time of development at the request of the landowner (developer). Any prescriptive ROW for CR5 (south of Punk Carter) may also be abandon at the time of development if agreed to by the City and/or the adjacent landowner.
 - H) Architectural Standards: The spirit and intent of the architectural standards, as outlined in Section 14.04.101 of the Development Code (as may be amended), shall apply to the property. These standards are not intended to prohibit architectural innovation, nor are they to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and intent. The provisions of this section shall be administered by the Director of Development Services who shall have the authority to approve any façade plan that is deemed to satisfy the spirit and intent of the requirements of this section to the extent possible. Alternative façade plans deemed to meet the intent of the requirements, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustrations of purpose contained within the requirements. Alternative architectural styles and/or concepts, deviations, waivers, etc. will not be unreasonably withheld.
- Façade orientations (i.e. layouts) to the single family do not apply. Buildings within a common development may have varying architectural styles, materials, colors, and/or detailing as long as they have similar quality, visual character, and interest.
- I) The thoroughfare alignments show on Exhibits A+C are for illustration purposes only and do not set the alignment(s), which will be determined at the time of the Final Plat.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan/AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: March 17, 2020
 Re: Public Works Service Center Zoning

Action Requested:

Consider and act upon a request to zone an approximately 36 acre tract of land to Commercial, Office, & Retail District (C), generally located approximately 4,000 feet east of Preston Road and south of CR 106 within the Extraterritorial Jurisdiction (ETJ). (Public Works Service Center Zoning)

Owner:

City of Celina
 142 N. Ohio Street
 Celina, Texas 75009

Background Information:

The property is approximately 36 acres and is the location of the City's Public Works Service Center. The property is currently in the City's Extraterritorial Jurisdiction (ETJ). The request is to zone the property to Community Facilities (C) zoning district. The zoning request will be considered by City Council at the same time as the associated annexation in April.

Board Review/Citizen Input:

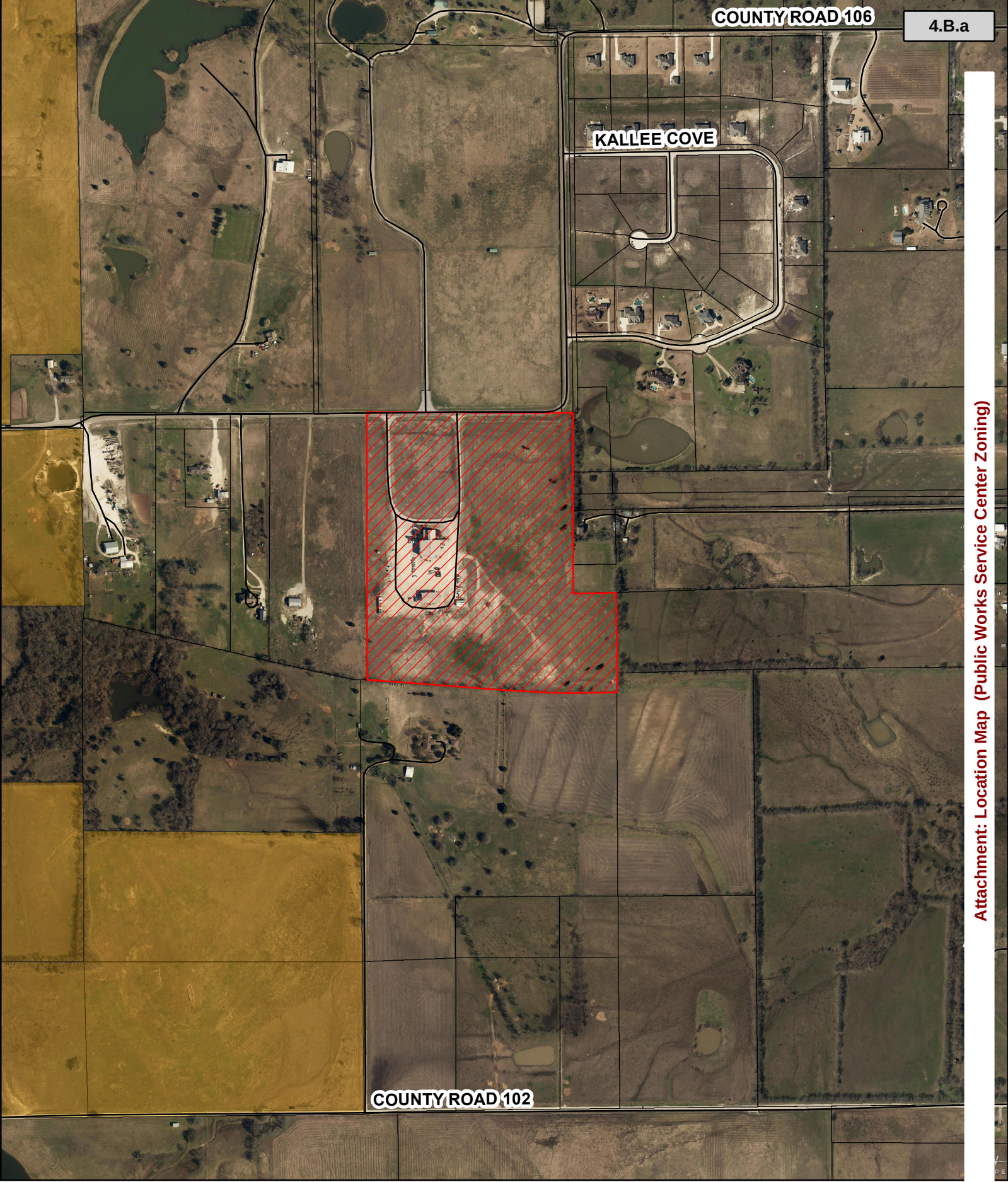
Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either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

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Public Works Service Center Zoning)

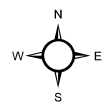


Location Map Public Works

Date: 3/3/2020

Legend

- Roads
- PublicWorks
- City Limits
- Parcels

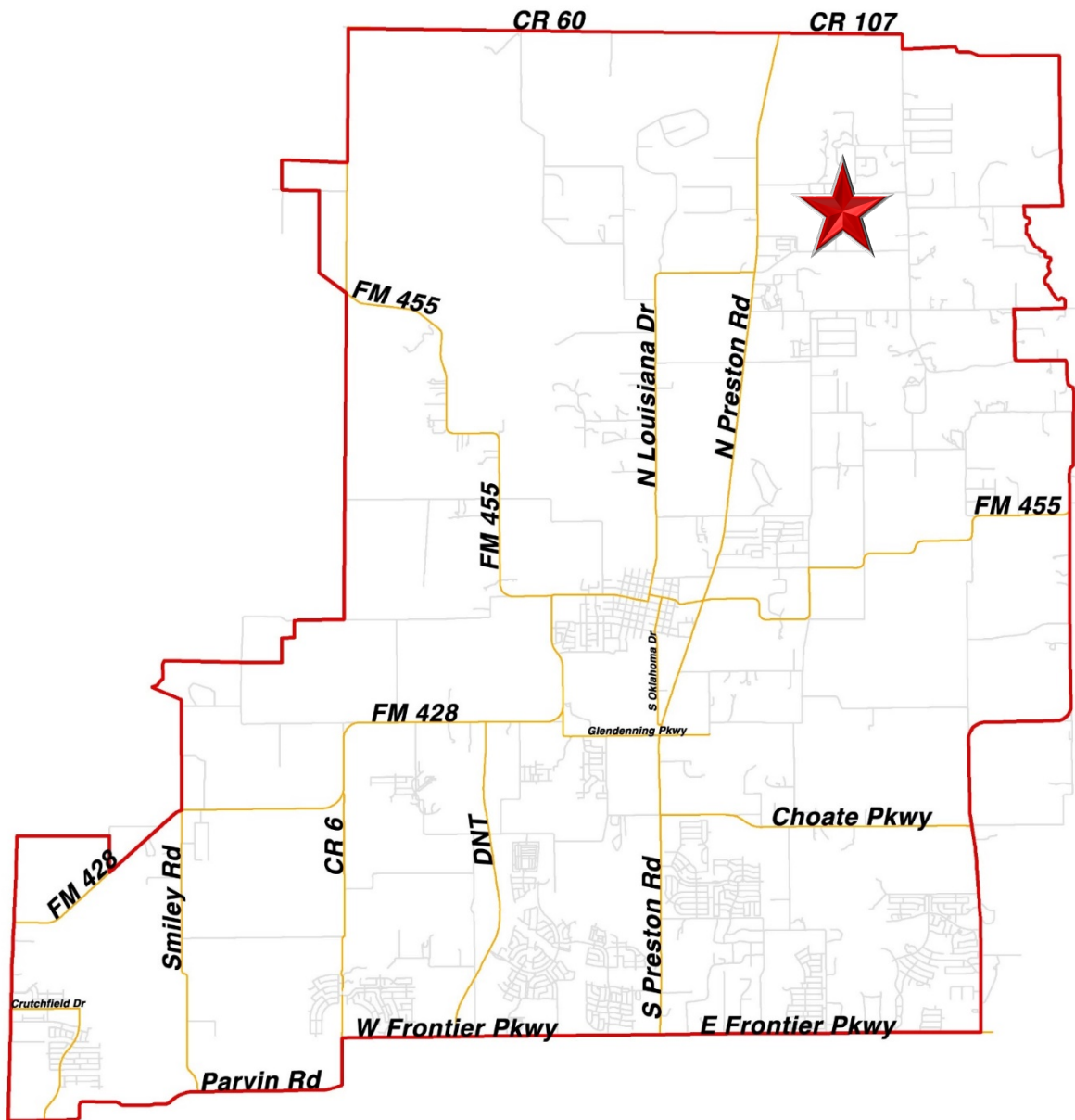


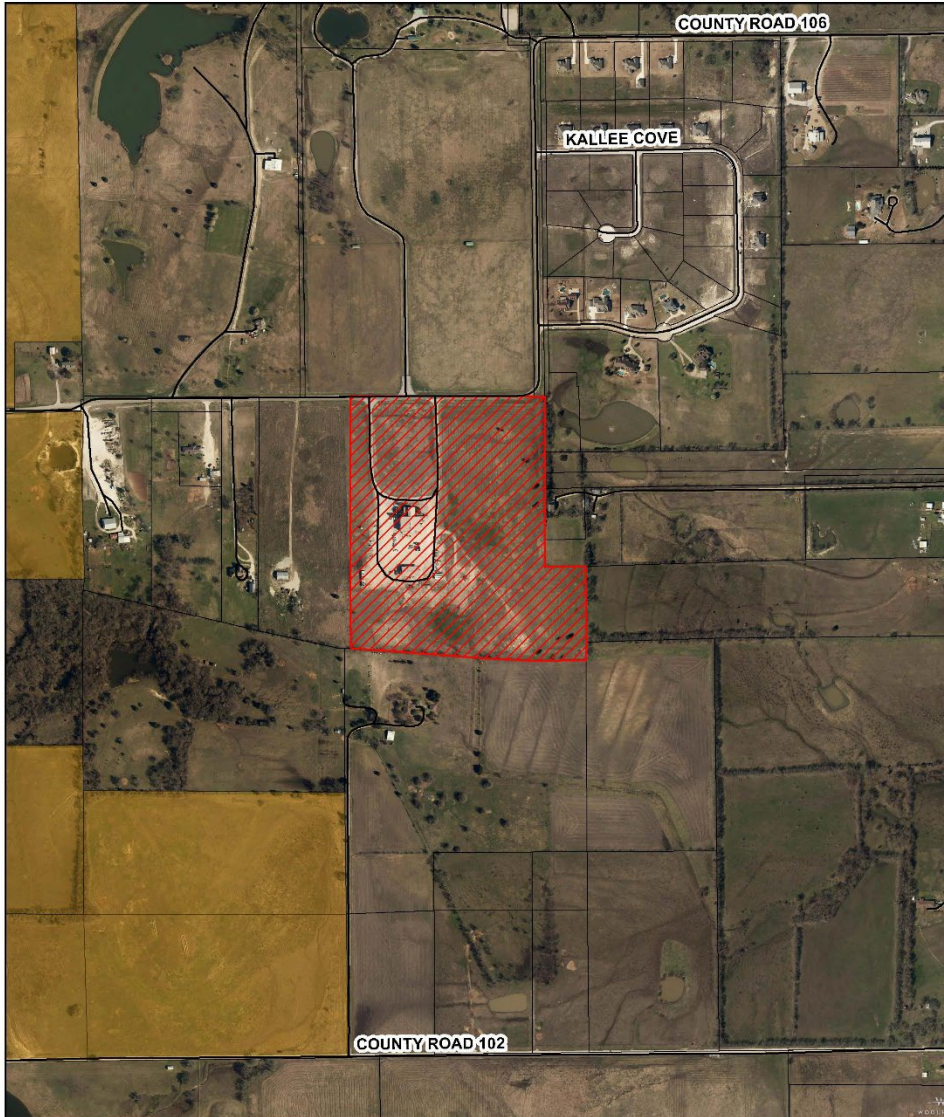
Public Works Service Center

Zoning

Planning & Zoning Commission

March 17, 2020





Location Map

The subject property is generally located east of future Coit Road and south of CR 106

Background

- The property is approximately 36 acres and is the location of the City's Public Works Service Center
- The property is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to Community Facilities District (CF)

Policy Considerations

- CF is an appropriate zoning designation for the subject property
- The zoning request will be considered by the City Council at the same time as the associated annexation in April

Recommendation

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan/AICP, Planning Manager
CC: Jason Laumer, City Manager
Date: March 17, 2020
Re: Gandy 40 Zoning

Action Requested:

Consider and act upon a request to zone an approximately 41 acre tract of land to Commercial, Office, & Retail District (C) with Collin County Outer Loop Overlay (CCOLO), generally located on the north side of Choate Parkway and approximately 1,600 feet west of Custer Road within the Extraterritorial Jurisdiction (ETJ). (Gandy 40 Zoning)

Owner:

Allen Gandy
G&N Estates, LLC
5967 Shy Drive
Frisco, Texas 75034

Applicant:

Kirkman Engineering
4821 Merlot Avenue, Suite 201
Grapevine, Texas 76051

Background Information:

The property is approximately 41 acres and currently in the City's Extraterritorial Jurisdiction (ETJ). In February 2019, the City approved a Development Agreement that outlined the property's future annexation and zoning (base zoning of Commercial, Office, & Retail District C). The proposed zoning is in conformance with the approved DA. The zoning request will be considered by City Council at the same time as the annexation in April.

Board Review/Citizen Input:

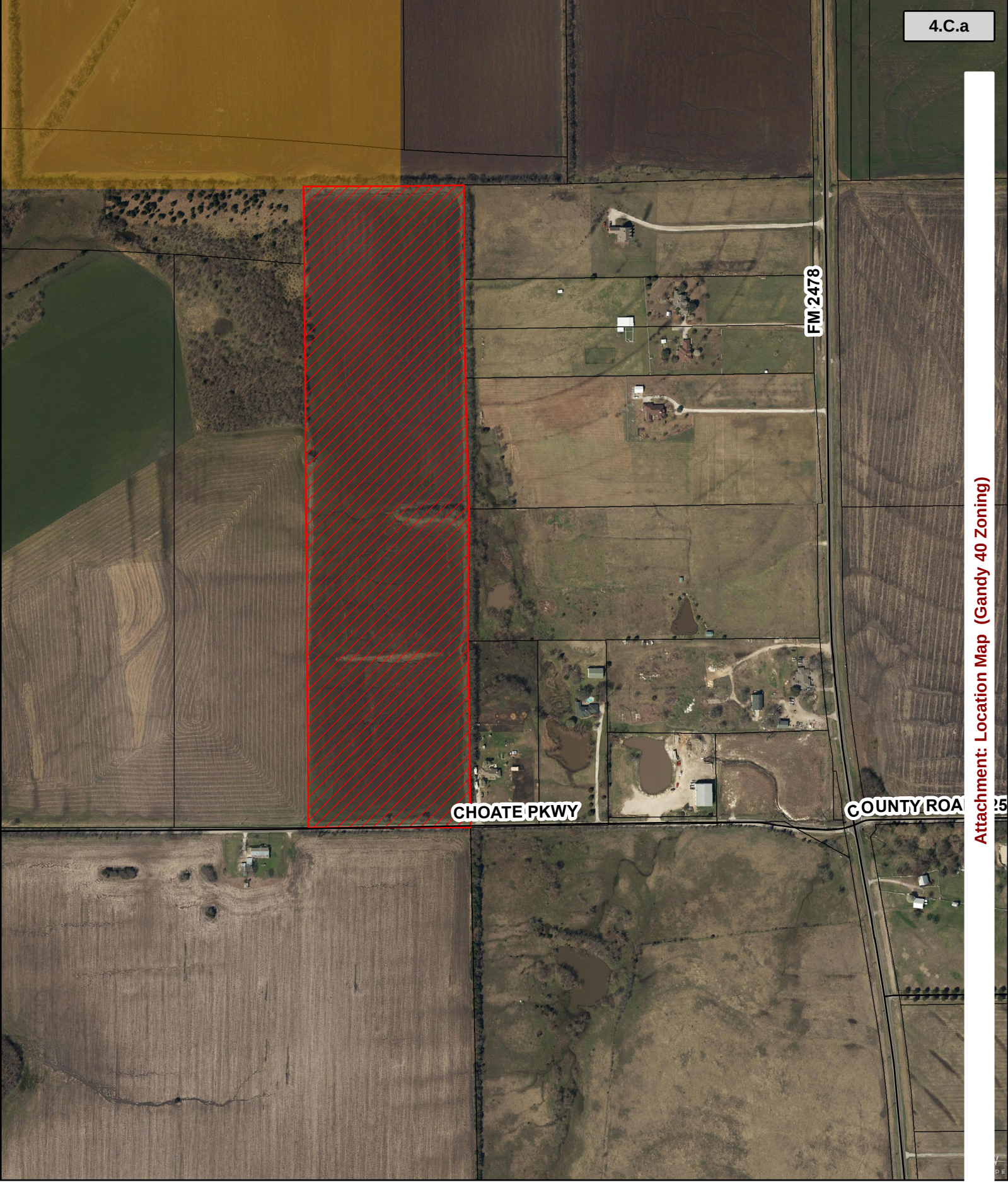
Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either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

Supporting Documents:

- Location Map

- Staff Presentation

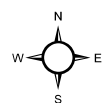
Staff Recommendation:
Staff recommends approval.



Attachment: Location Map (Gandy 40 Zoning)

Legend

- Roads
-  Gandy40
-  City Limits
-  Parcels



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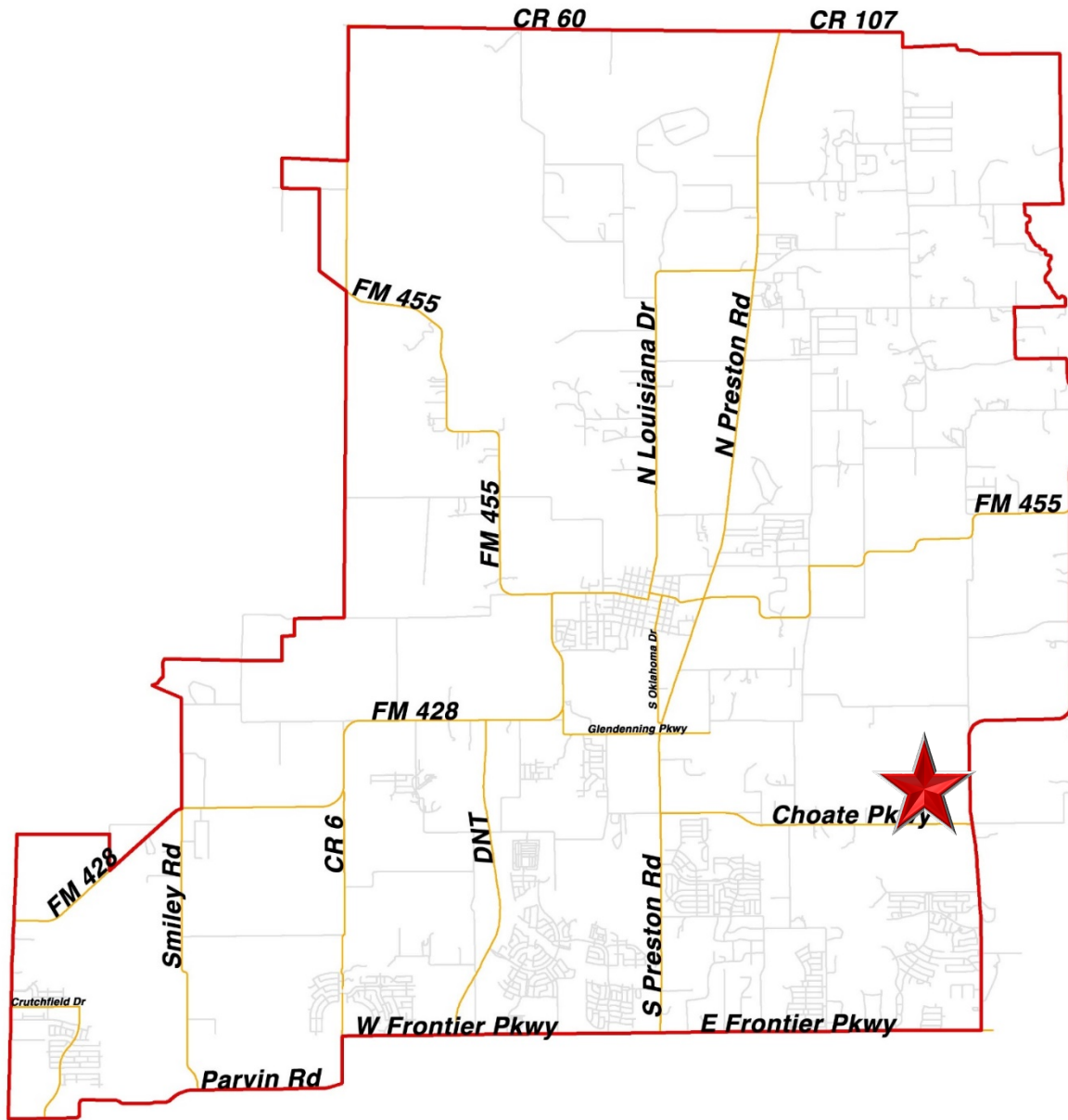
Feet

Gandy 40

Zoning

Planning & Zoning Commission

March 17, 2020



Attachment: Staff Presentation (Gandy 40 Zoning)

Location Map

The subject property is generally located north of Choate Parkway and west of FM 2478 (future Custer Road), just south of the Collin County Outer Loop

Attachment: Staff Presentation (Gandy 40 Zoning)



Background

- The property is approximately 41 acres within the Extraterritorial Jurisdiction (ETJ)
- In February 2019, the City approved a Development Agreement that outlined the property's future annexation and zoning

Attachment: Staff Presentation (Gandy 40 Zoning)

Project Overview

- The approved DA provided the base zoning of Commercial, Office, & Retail District (C) with Collin County Outer Loop Overlay (CCOLO)
- The proposed zoning is in conformance with the approved DA
- The zoning request will be considered by City Council at the same time as the annexation in April

Attachment: Staff Presentation (Gandy 40 Zoning)

Recommendation

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

Attachment: Staff Presentation (Gandy 40 Zoning)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan/AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: March 17, 2020
 Re: Avilla (The Grove Expansion) PD

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6 acre tract of land from General Commercial (C-2) to Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located approximately 700 feet west of Preston Road and approximately 1,400 feet north of Frontier Parkway within the City Limits. (Avilla (The Grove) Expansion PD)

Owner:

Inversiones Meza, LLC
 6040 Durango Dr.
 The Colony, TX 75056

Applicant:

NexMetro Communities
 2221 Lakeside Boulevard, Suite 1210
 Richardson, TX 75082

Background Information:

The City approved a Planned Development Amendment (PD-67) for a mixed-use project at the northwest corner of Preston Road and Frontier Parkway in October 2019. The PD included various tracts for retail, office, and multi-family. The request is to expand one of the tracts onto the six acres to the north with the proposed one-story multi-family product.

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.

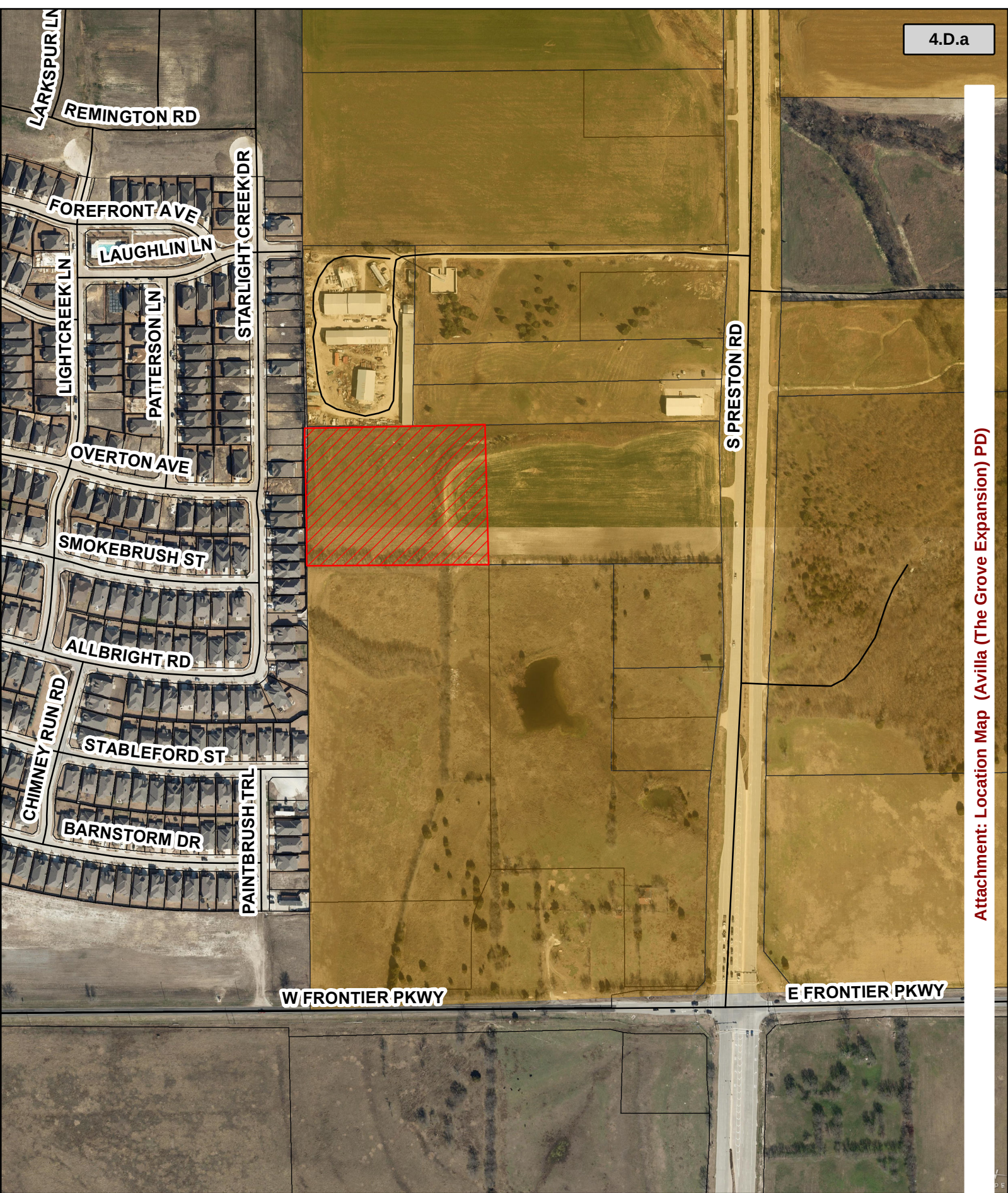
Supporting Document:

- Location Map
- Staff Presentation
- Concept Plan

- Draft Development Regulations

Staff Recommendation:

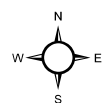
Staff recommends approval.



Attachment: Location Map (Avilla (The Grove Expansion) PD)

Legend

- Roads
- AvillaExpansion
- City Limits
- Parcels



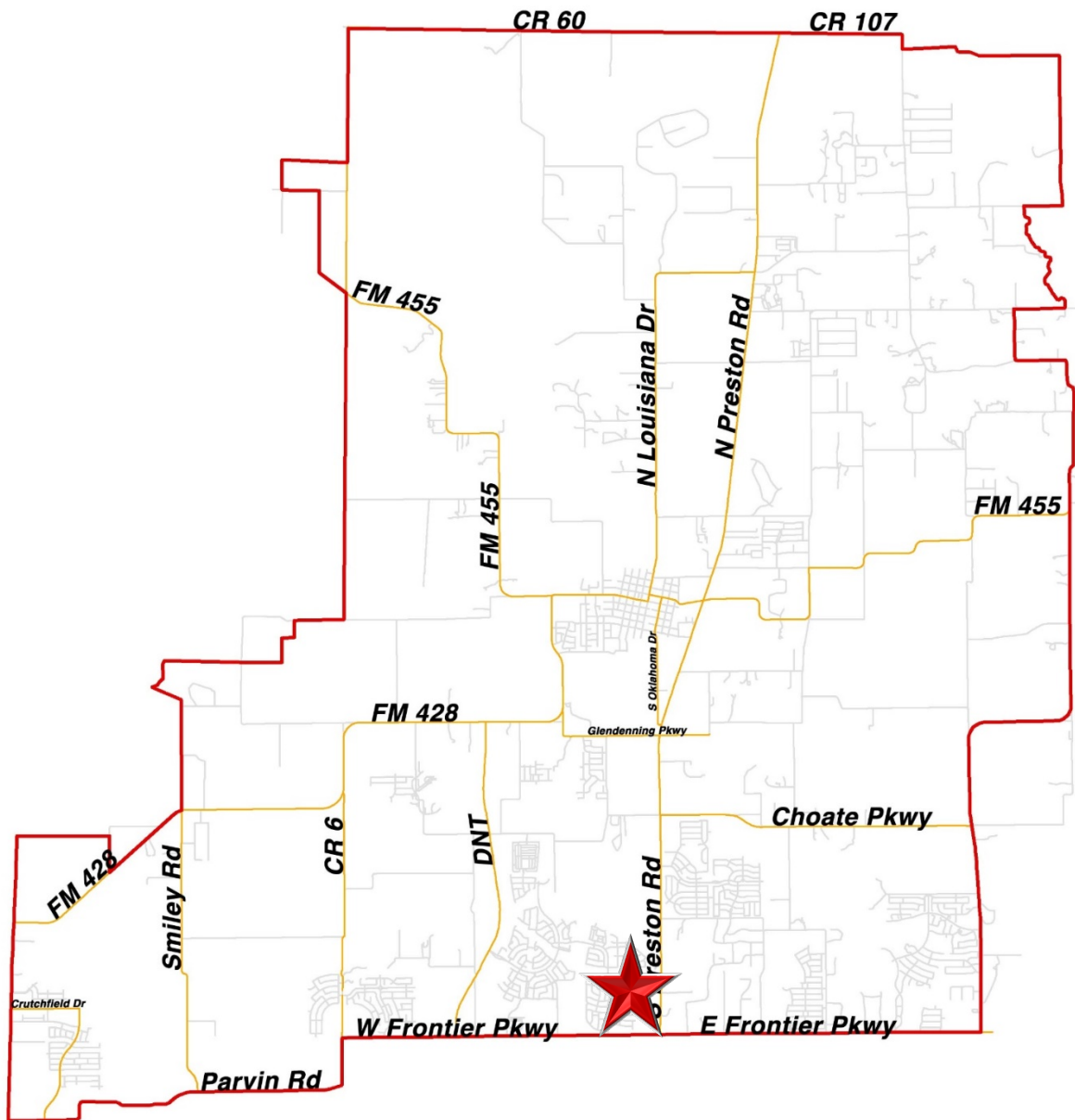
Avilla (The Grove) Expansion

Planned Development

Planning & Zoning Commission

March 17, 2020

Attachment: Staff Presentation (Avilla (The Grove Expansion) PD)



Location Map

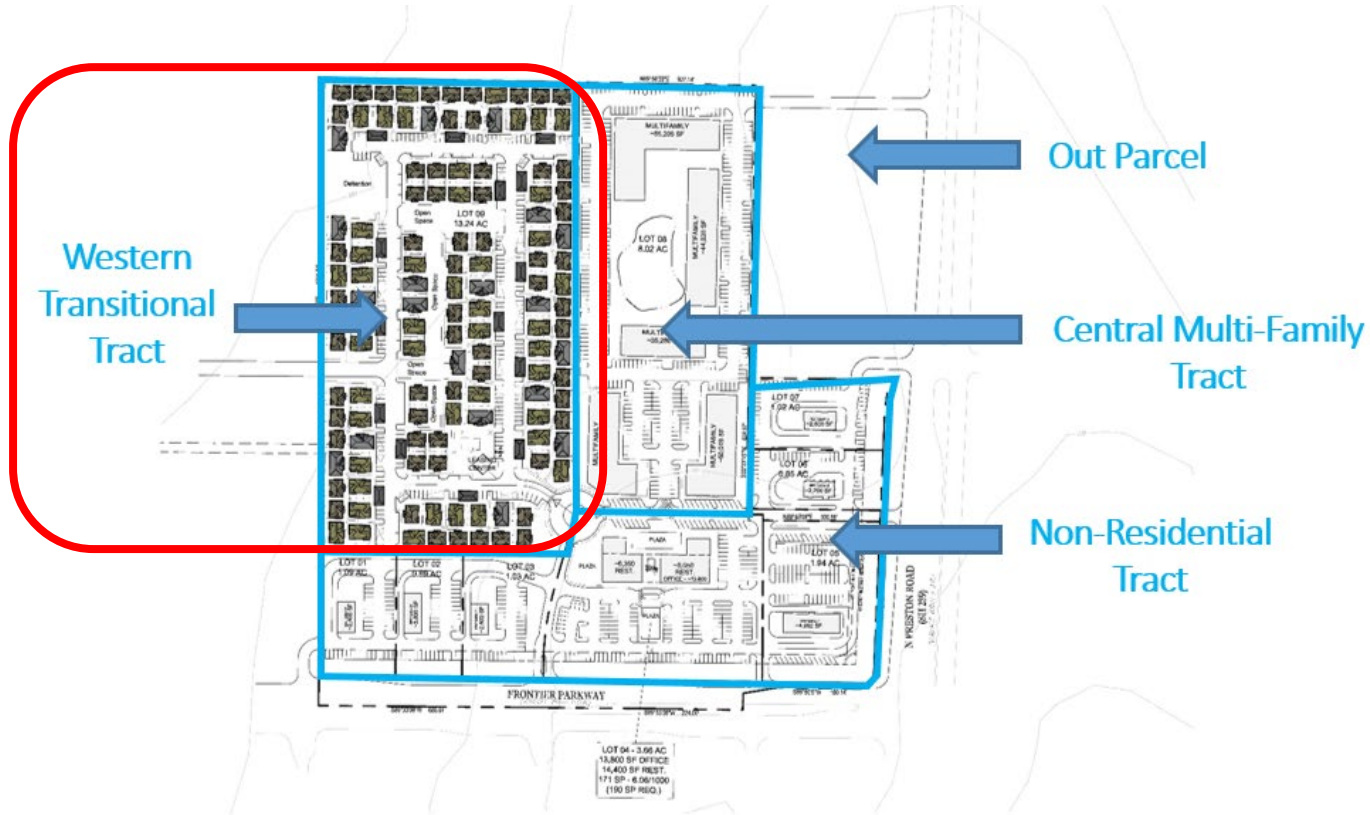
The subject property is generally located at the northwest corner of Preston Road and Frontier Parkway

Attachment: Staff Presentation (Avilla (The Grove Expansion) PD)

Background

- The property is approximately 6 acres within the City Limits and currently zoned Commercial (C)
- In October 2019, the City approved a Planned Development Amendment (PD-67) for a mixed-use project at the northwest corner of Preston and Frontier with various tracts for retail, office, multi-family
- The request is to expand one of the tracts (“Western Transitional Tract”) onto the 6 acres

Concept Plan (2019)



Concept Plan



Attachment: Staff Presentation (Avilla (The Grove Expansion) PD)



Project Overview

- The “Western Transitional Tract – North (Ph. 2)” expands the original Western Transitional Tract with the proposed 1-story multi-family product
- The additional 6 acres will yield approximately 57 units, with a total of both phases at 200 units as originally contemplated
- A 20’ landscape buffer on the western perimeter and 10’ landscape buffers on the northern and eastern perimeters apply from the original PD

Project Overview

- An 8' masonry wall is required on the western perimeter
- Tall opaque contiguous evergreen vegetative screening is required on north and east
- A detention/retention area may be required, and will be amenitized

Policy Considerations

- The project maintains the 200 total multi-family units as originally contemplated and already approved
- The proposed 1-story multi-family product is appropriate away from the Preston/Frontier intersection, adjacent to Light Farms, and at the rear of the existing property zoned for Commercial

Recommendation

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

Development Regulations

PROJECT OVERVIEW

This Planned Development includes cottage style residential to be an extension of the community already approved in The Grove at Frontier (Lanterra) PD-67 for the Western Transitional Tract, generally on the northwest corner of Preston Road and Frontier Parkway. This addition will be "Western Transitional Tract – North (Ph. 2)". The expansion shall be developed as a unified and cohesive development with the property to the south, and ultimately platted as one lot.

CONCEPT PLAN

The subject property shall generally develop per the attached Concept Plan. The Concept Plan 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, but are subject to review and approval by the Director of Development Services.

LANDSCAPING SCREENING

The landscaping on the subject property shall abide by the Zoning Ordinance, as may be amended.

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. No overhead utilities are allowed on-site.
2. Vehicular cross access and pedestrian connectivity is required throughout the subject property.
3. Where possible, elevation changes that require retaining walls shall not undermine the requirements for landscape buffers, trees, and pedestrian linkages.
4. A maximum of 2-story buildings are allowed within 100-feet adjacent to the single-family use along the west boundary for all uses.
5. A 20-ft landscape buffer is required adjacent to the single-family use along the western boundary. Residential fences may be placed within this landscape buffer.
6. A 10-ft landscape buffer is required adjacent to the north and east limits of this tract. Residential fences may be placed within this landscape buffer.
7. An 8-ft high masonry wall is required for all uses adjacent to the single-family along the western boundary except townhome use. For all other perimeters of the Western Transitional Tract (North, Ph. 2), tall opaque contiguous evergreen vegetative screen is required.
8. All residential buildings shall be sprinkled. When sprinkled, buildings shall have a minimum of 8 feet of separation between foundations.
9. Yard spaces may be divided by 6' wooden fences.
10. Parking shall be 1.8 spaces per unit minimum.
11. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding. Brick or stone shall be used on a minimum of 85% of the gross front elevation area with 50% minimum of the sides and rear elevations.
12. Detention may be required and if provided, must be amenitized.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan/AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: March 17, 2020
 Re: Tuscany Estates Planned Development

Action Requested:

Consider and act upon a request to zone an approximately 119 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located on the southeast corner of CR 87 and CR 90, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Estates Planned Development)

Owner:

Celina	Land	Development	LLC
2819	Borama		Drive
Irving, Texas 75062			

Applicant:

JDJR	Engineers	&	Consultants,	Inc.
2500	Texas		Drive,	#100
Irving, Texas 75062				

Background Information:

The property is approximately 119 acres currently within the City's Extraterritorial Jurisdiction (ETJ). The applicant's request is for a new residential subdivision with approximately 392 single-family lots (60' minimum widths) and two commercial lots. The Planned Development will be considered by City Council concurrently with the associated annexation in April.

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
- Concept Plan

- Draft Development Regulations

Staff Recommendation:

Staff recommends approval.

E SUNSET BLVD

OAK HILL LN

COUNTY ROAD 90

COUNTY ROAD 92

COUNTY ROAD 87

HACKBERRY CIR

SUMMERVIEW LN

COUNTY ROAD 86

CHOATE PKWY

Attachment: Location Map (Tuscany Estates Planned Development)

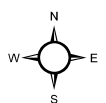


Location Map Tuscany Estates

Date: 3/3/2020

Legend

- Roads
- Tuscany Estates
- City Limits
- Parcels



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Packet Pg. 66

Feet

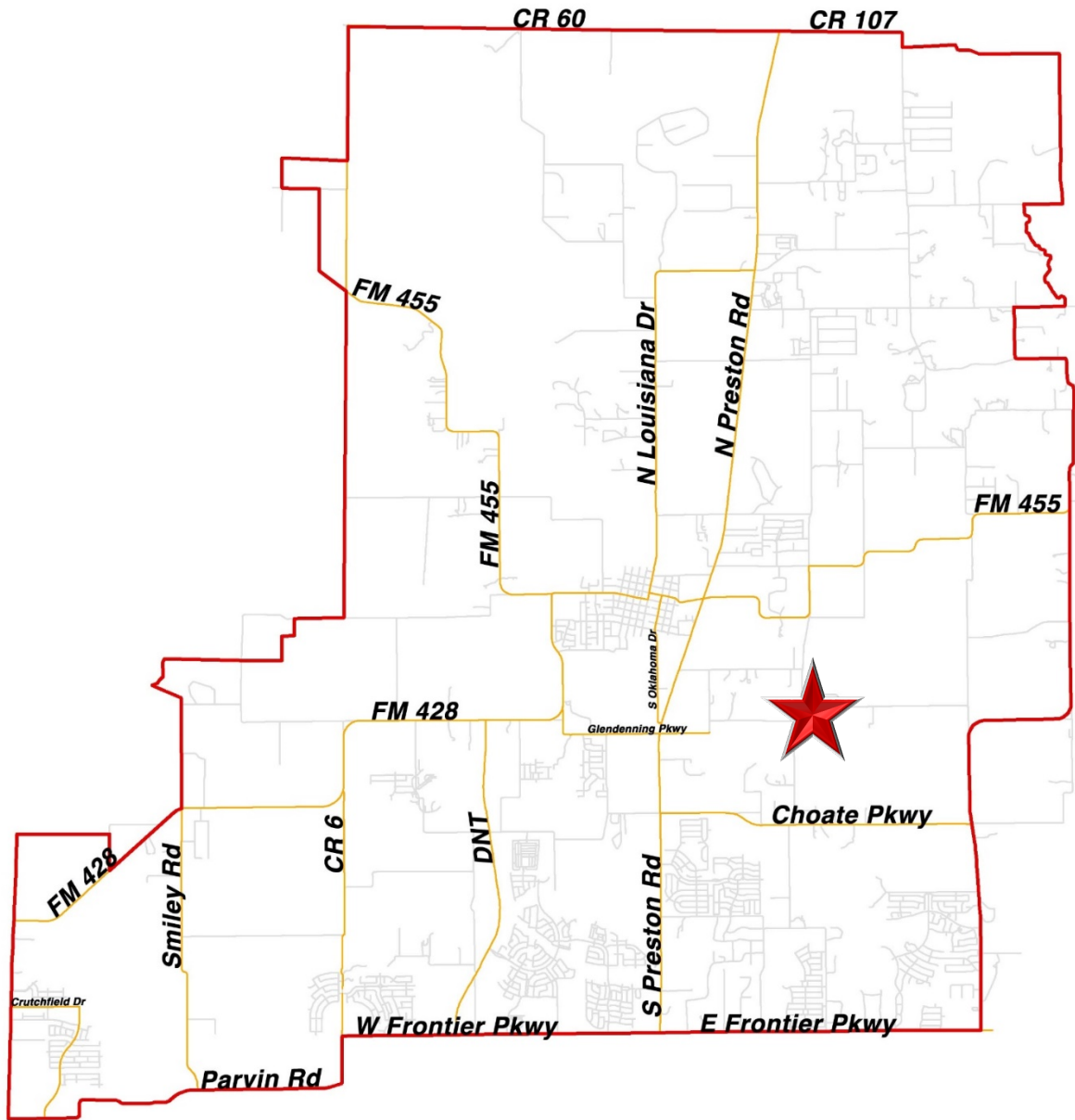
Tuscany Estates

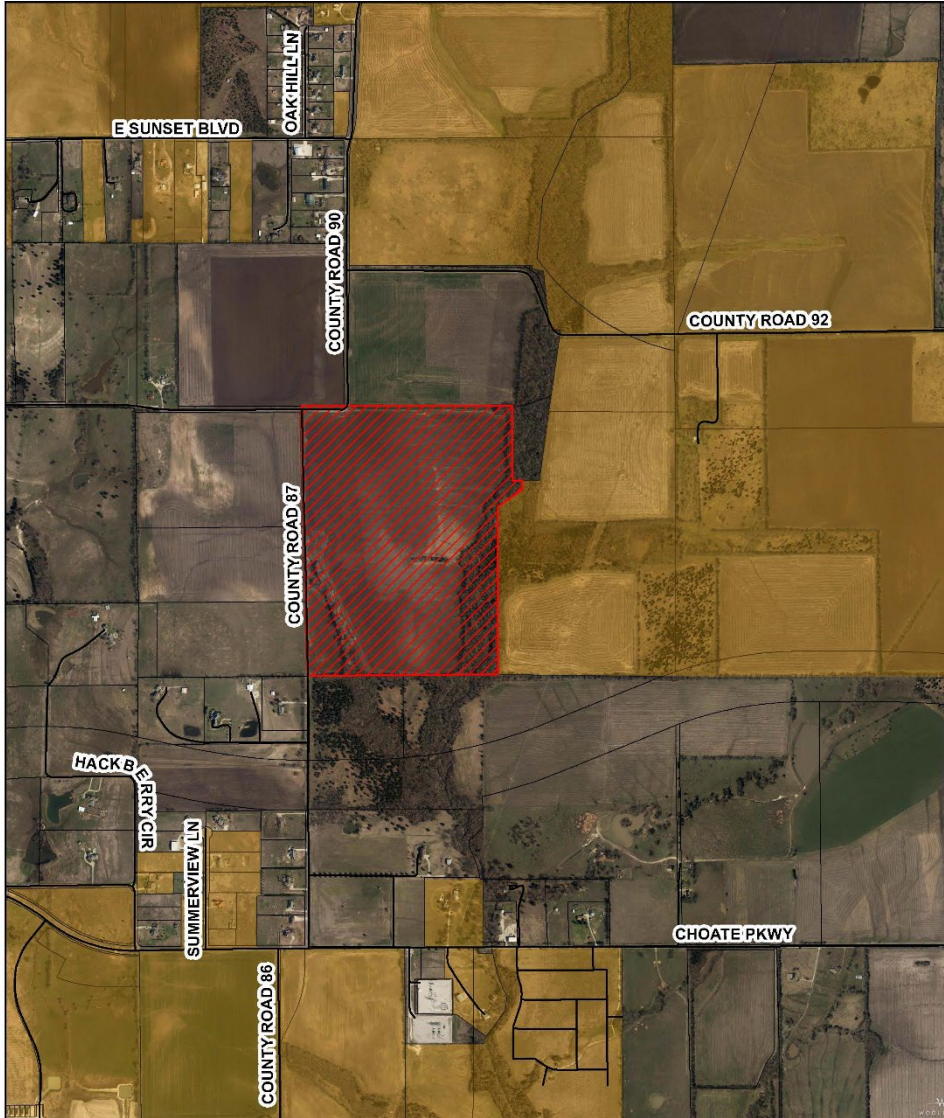
Planned Development

Planning & Zoning Commission

March 17, 2020

Attachment: Staff Presentation (Tuscany Estates Planned Development)





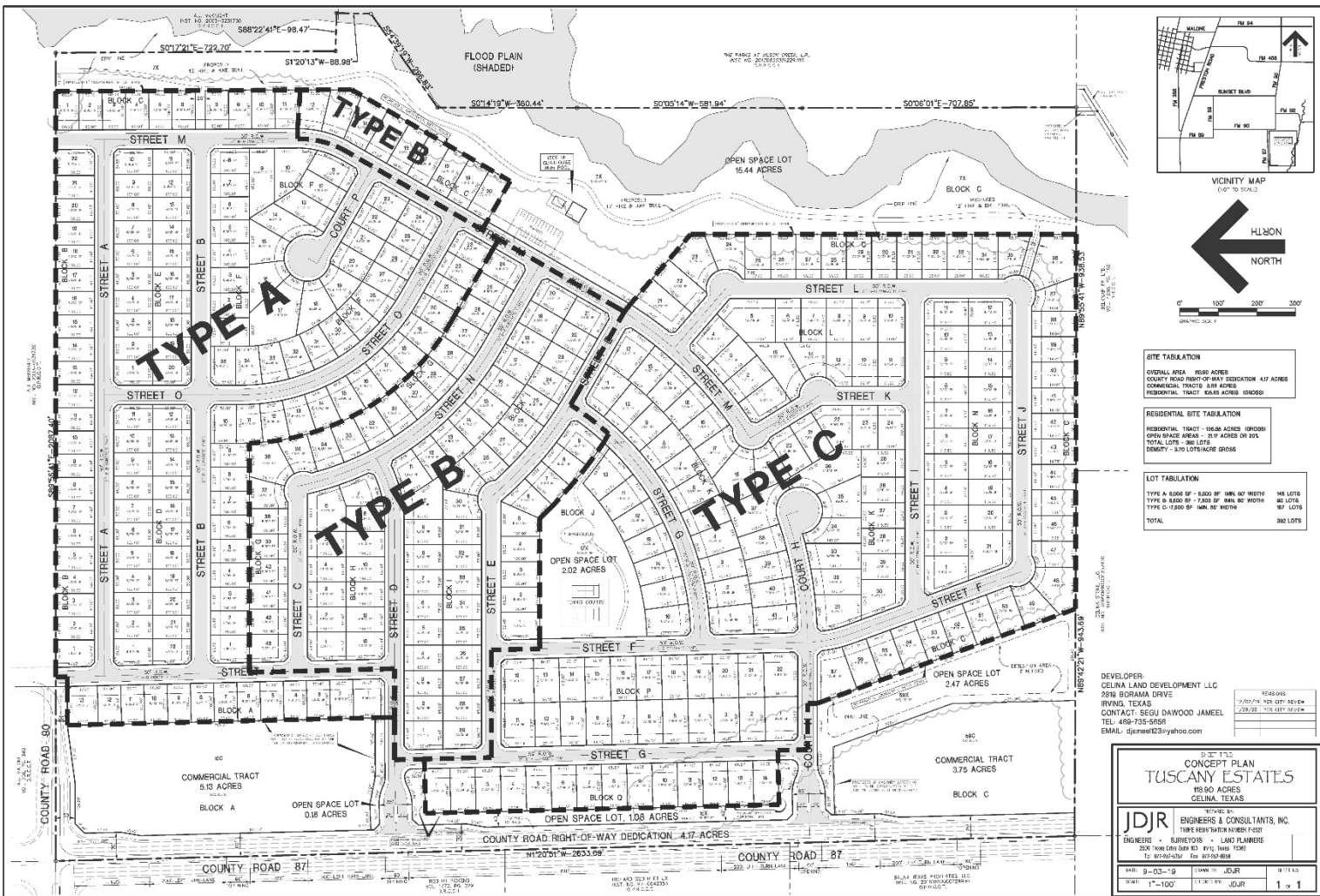
Location Map

The subject property is generally located at the southeast corner of Glendenning Parkway and Coit Road, along Wilson Creek.

Background

- The property is approximately 119 acres within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is for a single-family subdivision with approximately 392 lots and two commercial tracts

Concept Plan



Attachment: Staff Presentation (Tuscany Estates Planned Development)



Project Overview

- A total of 392 single-family lots (60' minimum widths) and 2 commercial lots (approximately 9 acres) are proposed, with the base zoning of SF-R and C
- A 12' concrete trail per the Trails Master Plan will be provided along Wilson Creek, with multiple trail connections into the development
- An amenity center (minimum 1,500 sq. ft.) will be provided along Wilson Creek with a community pool
- A playground with tennis/basketball courts will be provided within the central open space

Policy Considerations

- A new neighborhood along Wilson Creek meets the vision of the City of Celina
- The development is voluntarily annexing and adheres to City standards
- There are no PIDs or TIRZs associated with the request, nor any other fee waivers or agreements necessary
- The Planned Development will be considered by City Council concurrently with the associated annexation in April

Recommendation

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

Draft Development Regulations Tuscany Estates

1. Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows.

The base zoning of the residential portion of the Planned Development shall be SF-R, Single-Family Residential Detached District.

The base zoning for the commercial portion of the Planned Development shall be C, Commercial, Office, & Retail District.

2. Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention.

3. Architecture: The subject property is an architecturally, historically, and culturally significant tract of land and shall abide by the City's architectural standards, as may be amended.

4. Tree Removal: Any protected trees removed on the property will require a Tree Removal Permit.

5. Lot Regulations for SF-R

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

	TYPE A	TYPE B	TYPE C
Minimum Lot Area	6,000 sq. ft.	6,500 sq. ft.	7,500 sq. ft.
Minimum Dwelling Size	1,600	1,750 sq. ft.	1,950
Minimum Lot Width	60'	60'	60'
Minimum Lot Depth	100'	100'	100'
Minimum Front Yard Setback	20'	20'	20'
Minimum Front Garage Door Setback	25'; 20' if J-Swing	25'; 20' if J-Swing	25'; 20' if J-Swing
Minimum Rear Yard Setback	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Corner Lots, measured from Curb)	15'	15'	15'

- For all residential lot types, the following general area regulations apply:
 - a. The lot widths are measured along the arc of the front building line.
 - b. For cul-de-sac and eyebrow lots, the minimum lot width may be reduced by 5', and the maximum lot width measured at the right-of-way line shall be 35'.

6. Amenities for SF-R:

- a. Lot 7X, Block C (along Wilson Creek):
 - 12' concrete trail per the Trails Master Plan.
 - The trail shall maintain multiple trail connections into the adjacent street's sidewalks, in addition to view corridors along Wilson Creek, generally as shown on the Concept Plan.
 - Community clubhouse to have a minimum air-conditioned area of 1,500 square feet
 - Community swimming pool
 - The 12' concrete trail must be constructed and the clubhouse and swimming pool must obtain a building permit prior to the issuance of the 200th residential building permit within the development.
- b. Lot 17X, Block J:
 - Playground area with commercial grade playground equipment
 - Two tennis/basketball courts or comparable
 - The amenities listed above (within Lot 17X, Block J) shall be completed prior to the issuance of the 100th residential building permit within the development.
- c. Lot 58X, Block C:
 - This area only counts toward the open space requirements if it remains a heavily wooded environment.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan/AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: March 17, 2020
 Re: Oklahoma Sunset Zoning

Action Requested:

Consider and act upon a request to zone an approximately 18 acre tract of land to Multi-Family Urban Edge District (MF-2), Agricultural District (AG), and Commercial, Office, & Retail District (C), generally located west of Oklahoma Drive and 2,000 feet south of Ash Street, within the Extraterritorial Jurisdiction (ETJ). (Oklahoma Sunset Zoning)

Owner:

Lanterra Group, LLC
 4261 E University Drive, Suite 30-361
 Prosper, TX 75078

Applicant:

Three Five Capital, LLC
 2429 Red Draw Road
 Fortworth, TX 76177

Background Information:

The property is approximately 18 acres and located in Celina's Extraterritorial Jurisdiction (ETJ). The request is to zone the property to: Multi-Family Urban Edge District (MF-2), Agricultural District (AG), and Commercial, Office, & Retail District (C). The project is in alignment with the urban character and mixed-use envisioned in the Downtown Master Plan and functions as a southern gateway into downtown. The zoning request will be considered by City Council at the same time as the associated annexation in April.

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

- Land Plan

Staff Recommendation:

Staff recommends approval.

WINN RD

S OKLAHOMA DR

S PRESTON RD

E CHERRY WOOD LN



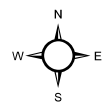
Attachment: Location Map (Oklahoma Sunset Zoning)



Location Map Oklahoma Sunset Apartments

Date: 3/3/2020

- Legend**
- Roads
 - OklahomaSunsetApt
 - City Limits
 - Parcels



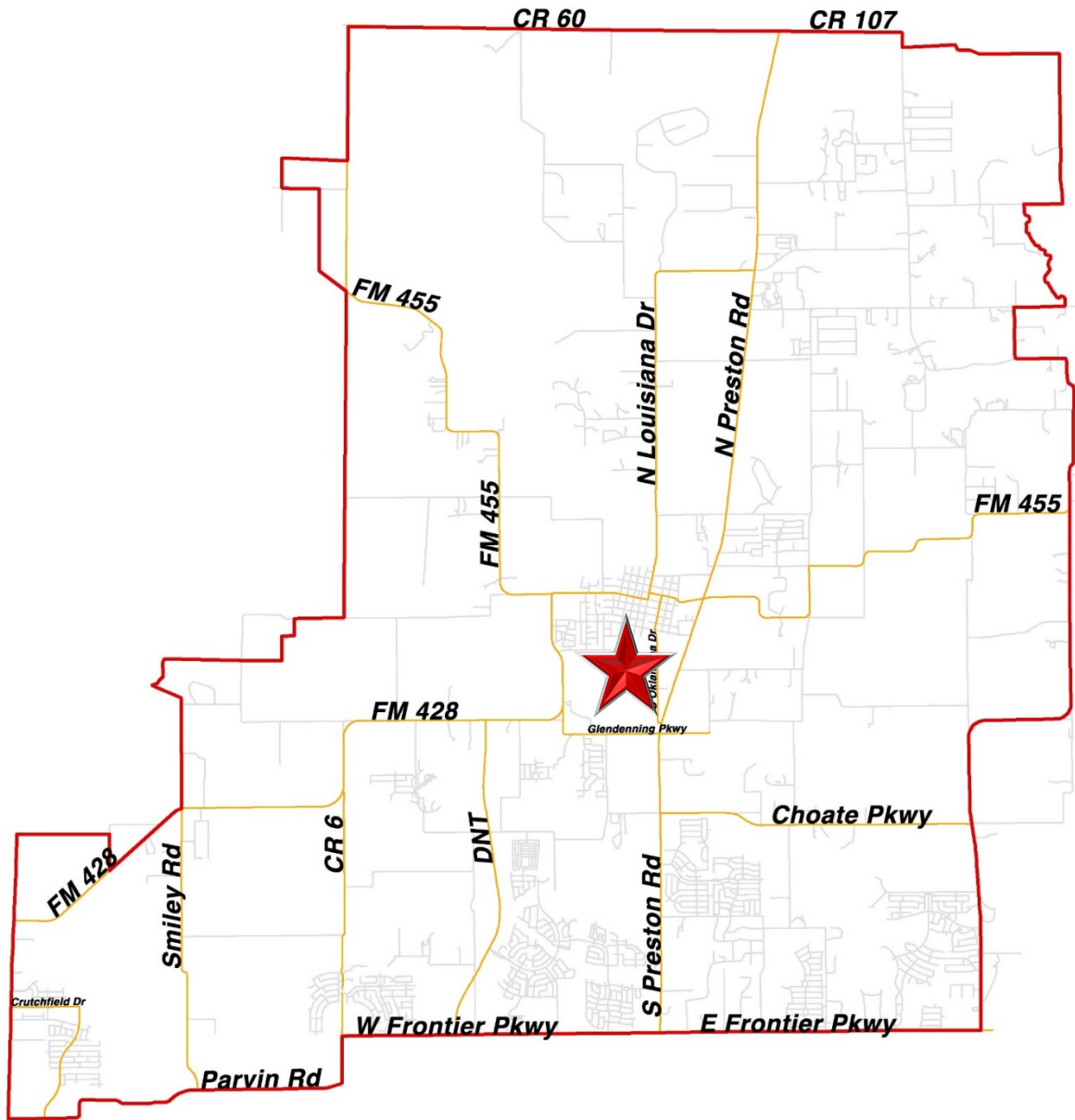
Oklahoma Sunset Apartments

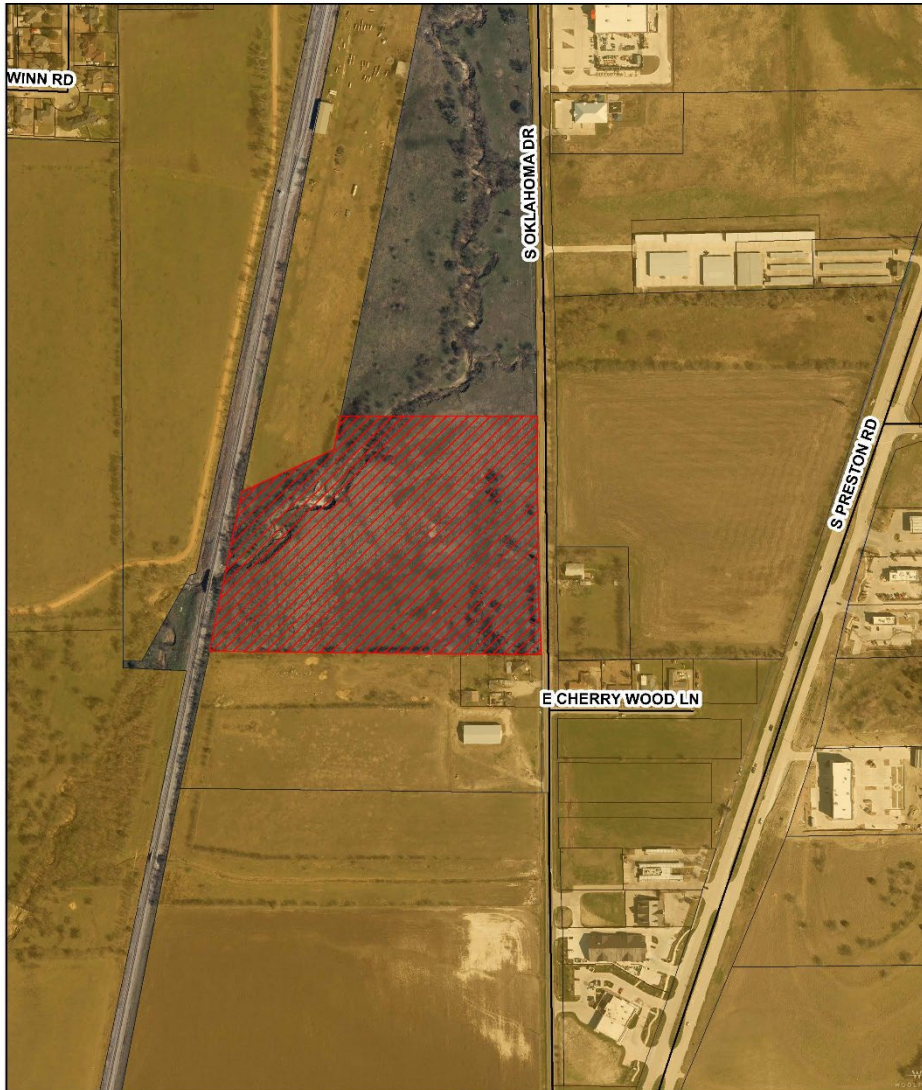
Zoning

Planning & Zoning Commission

March 17, 2020

Attachment: Staff Presentation (Oklahoma Sunset Zoning)





Location Map

The subject property is generally located south of future Sunset Boulevard, west of Oklahoma Drive, and east of the railroad tracks

Attachment: Staff Presentation (Oklahoma Sunset Zoning)

Background

- The property is approximately 18 acres and is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to
 - MF-2 – Urban Edge MF
 - AG – Agricultural District
 - C – Commercial, Office, & Retail District
- The zoning request will be considered by City Council at the same time as the associated annexation in April

[illegible]

Policy Considerations

- The proposed multi-family tract will be urban edge, directly north of and complimenting the J-Street Gateway South project recently approved
- The hard corner of Oklahoma and future Sunset is reserved for future Commercial
- The project is in alignment with the urban character and mixed-use envisioned in the [Downtown Master Plan](#) and functions as a southern gateway into downtown
- Additional density is necessary to implement the vision for downtown

Recommendation

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

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ZONING LEGAL DESCRIPTION- TRACT 1

BEING a tract of land situated in the City of Celina, Collin County, Texas, a part of the Buffalo Bayou, Brazos and Colorado Railroad Company (BB&C RR CO) Survey, Abstract No. 132, being part of a called 34.815 acre tract of land described as Tract 2 in a Warranty Deed to Martinek Farming, LLC, as recorded in Instrument No. 20090224000202330, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with a yellow plastic cap stamped "RPLS 4613" found at the southwest corner of said 34.815 acre tract of land and the northwest corner of a called 10.706 acre tract of land described as Tract 2 in an Assumption Warranty Deed to Fruitful Group LLC, as recorded in Instrument No. 20130508000631320, O.P.R.C.C.T., said iron rod being in the east line of the BNSF Railway Company Railroad (100' width right-of-way), formerly known as the St. Louis, San Francisco and Texas Railroad;

THENCE North 11 degrees 21 minutes 24 seconds East, a distance of 309.91 feet along the west line of said 34.815 acre tract of land and the east line of said BNSF Railway Company Railroad to a point for corner;

THENCE over and across said 34.815 acre tract of land, the following courses and distances:

North 90 degrees 00 minutes 00 seconds East, a distance of 159.02 feet to a point for corner;

North 54 degrees 07 minutes 09 seconds East, a distance of 108.50 feet to a point for corner;

North 52 degrees 40 minutes 13 seconds East, a distance of 178.78 feet to a point for corner;

North 35 degrees 04 minutes 46 seconds East, a distance of 287.06 feet to a point in the south line of the Proposed Sunset Boulevard (100' width right-of-way);

North 89 degrees 58 minutes 07 seconds East, a distance of 192.60 feet along the south line of said Proposed Sunset Boulevard to a point for corner;

South 00 degrees 01 minutes 53 seconds East, a distance of 435.14 feet to a point for corner;

North 89 degrees 41 minutes 15 seconds East, a distance of 291.96 feet to a point in the east line of said 34.815 acre tract of land and in or near the centerline of South Oklahoma Drive (a variable width right-of-way);

THENCE South 00 degrees 46 minutes 58 seconds East, a distance of 266.39 feet along the east line of said 34.815 acre tract of land and the centerline of said South Oklahoma Drive to a point at the southeast corner of said 34.815 acre tract of land;

THENCE South 89 degrees 25 minutes 51 seconds West, passing at a distance of 16.58 feet a one-half inch iron rod with yellow plastic cap stamped "Bother Eng. Found at the northeast corner of a called 1,030 acre tract of land described as Tract 1, as recorded in said instrument No. 20130508000631320, passing at a distance of 280.58 feet a capped iron rod found at the northwest corner of said 1,030 acre tract of land, and continuing a total distance of 1,103.58 feet to the **POINT OF BEGINNING** and containing 457,148 square feet or 10.495 acres tract of land.

ZONING LEGAL DESCRIPTION- TRACT 2

BEING a tract of land situated in the City of Celina, Collin County, Texas, a part of the Buffalo Bayou, Brazos and Colorado Railroad Company (BB&C RR CO) Survey, Abstract No. 132, being part of a called 34.815 acre tract of land described as Tract 2 in a Warranty Deed to Martinek Farming, LLC, as recorded in Instrument No. 20090224000202330, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point in the south line of the Proposed Sunset Boulevard (100' width right-of-way);

THENCE North 00 degrees 01 minutes 53 seconds West, a distance of 50.00 feet over and across said Proposed Sunset Boulevard to a point in or near the centerline of said Proposed Sunset Boulevard;

THENCE North 89 degrees 58 minutes 07 seconds East, a distance of 478.21 feet along the centerline of said Proposed Sunset Boulevard to a point in the east line of said 34.815 acre tract of land and in or near the centerline of South Oklahoma Drive (a variable width right-of-way);

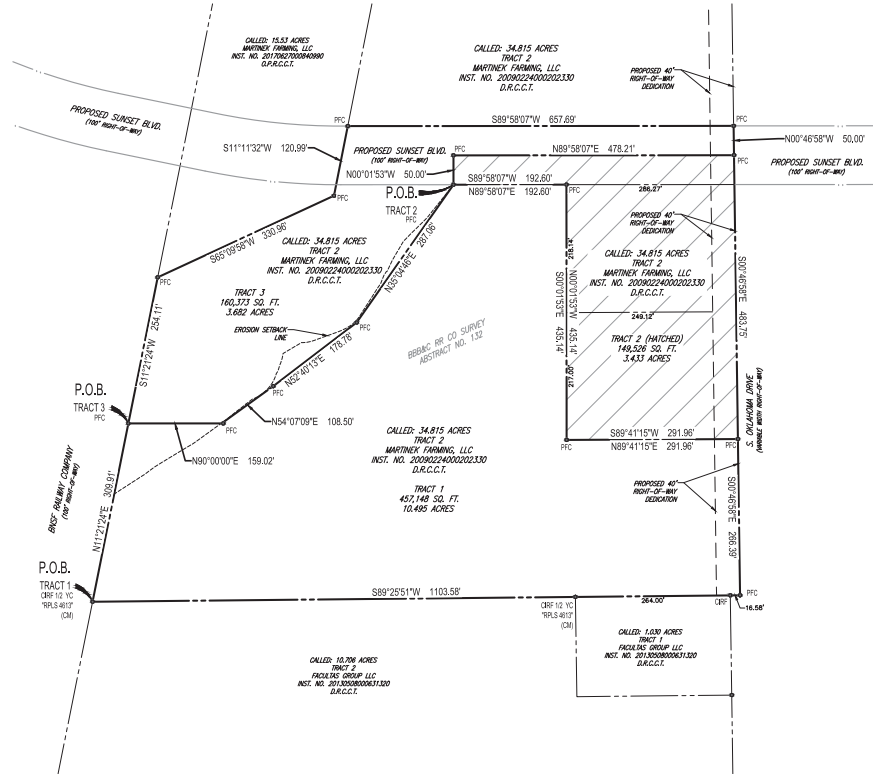
THENCE South 00 degrees 46 minutes 58 seconds East, a distance of 483.75 feet along the east line of said 34.815 acre tract of land and the centerline of said South Oklahoma Drive to a point for corner;

THENCE over and across said 34.815 acre tract of land, the following courses and distances:

South 89 degrees 41 minutes 15 seconds West, a distance of 291.96 feet to a point for corner;

North 00 degrees 01 minutes 53 seconds West, a distance of 435.14 feet to a point in the south line of the Proposed Sunset Boulevard (100' width right-of-way);

South 89 degrees 58 minutes 07 seconds West, a distance of 192.60 feet along the south line of said Proposed Sunset Boulevard to the **POINT OF BEGINNING** and containing 149,626 square feet or 3.453 acres tract of land.



ZONING LEGAL DESCRIPTION- TRACT 3

BEING a tract of land situated in the City of Celina, Collin County, Texas, a part of the Buffalo Bayou, Bra Company (BB&C RR CO) Survey, Abstract No. 132, being part of a called 34.815 acre tract of land Warranty Deed to Martinek Farming, LLC, as recorded in Instrument No. 20090224000202330, Official Pub Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point in the west line of said 34.815 acre tract of land and the east line of the BNSF Railw width right-of-way), formerly known as the St. Louis, San Francisco and Texas Railroad;

THENCE over and across said 34.815 acre tract of land, the following courses and distances:

North 90 degrees 00 minutes 00 seconds East, a distance of 159.02 feet to a point for corner;

North 54 degrees 07 minutes 09 seconds East, a distance of 108.50 feet to a point for corner;

North 52 degrees 40 minutes 13 seconds East, a distance of 178.78 feet to a point for corner;

North 35 degrees 04 minutes 46 seconds East, a distance of 287.06 feet to a point in the south in Boulevard (100' width right-of-way);

North 00 degrees 01 minutes 53 seconds West, a distance of 50.00 feet over and across said Propo point in or near the centerline of said Proposed Sunset Boulevard;

North 89 degrees 58 minutes 07 seconds East, a distance of 478.21 feet along the centerline of said P to a point in the east line of said 34.815 acre tract of land and in or near the centerline of South Oklah right-of-way);

THENCE North 00 degrees 46 minutes 58 seconds West, a distance of 50.00 feet along the east line of sai and the centerline of said South Oklahoma Drive to a point in the north line of said Proposed Sunset Bouleva

THENCE South 89 degrees 58 minutes 07 seconds West, a distance of 657.69 feet along the north line boulevard to a point in the west line of said 34.815 acre tract of land and in the east line of a called 15.53 ac a Special Warranty Deed to Martinek Farming, LLC, as recorded in Instrument No. 20170627000406060, O.P

THENCE along the west line of said 34.815 acre tract of land and the east line of said 15.53 acre tract of and distances:

South 11 degrees 11 minutes 32 seconds West, a distance of 120.99 feet to a point at an angle point land and an angle point of said 15.53 acre tract of land;

South 65 degrees 09 minutes 58 seconds West, a distance of 330.96 feet to a point at an angle point land and the south corner of said 15.53 acre tract of land, said point being in the east line of said Railroad;

THENCE South 11 degrees 21 minutes 24 seconds West, a distance of 254.11 feet along the west line of sa and the east line of said BNSF Railway Company Railroad to the **POINT OF BEGINNING** and containing 16 acres tract of land.

ZONING

17.610 ACRES
BBB&C RR CO SURVEY,
PART OF CALLED 34.815
MARTINEK FAR
INSTRUMENT NO. 200
O.P.R.C
CITY OF CELINA, COLL
TY, TEXAS



BOHLER ENGINEERING
LAND SURVEYING
DATE: 02/28/20
DRAWN: ASA
CHECKED: BL

BOHLER ENGINEERING
LAND SURVEYING
DATE: 02/28/20
DRAWN: ASA
CHECKED: BL

Attachment: Land Plan (Oklahoma Sunset Zoning)