Life Connected.

PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 16, 2021
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.

A. P&Z appointment for Chair and Vice-Chair.

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 January 19, 2021, Planning & Zoning Commission meeting.

2. Minutes from the February 16, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Wilson Creek Meadows West, being an approximately 121 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, McKenzie Wilhite Survey, Abstract No. 1008, McKenzie Wilhite Survey, Abstract No. 1009, and the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located east of County Road 86 and approximately 955 feet South of Choate Parkway. (Wilson Creek Meadows West - Preliminary Plat)

C. Consider and act upon a Conveyance Plat for Commercial Retail Site, being an approximately 17 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located at the northeast corner of FM 1385 and Frontier Parkway. (Commercial Retail Site – Conveyance Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon an amendment to the Comprehensive Zoning Ordinance, by rezoning approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district, generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code - TO BE TABLED) (Nusser)

B. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment - TO BE TABLED) (Nusser)

C. Conduct a public hearing to zone approximately 24 acres to Multifamily District, Urban Edge (MF-2) and Commercial, Office, & Retail Zoning District (C), generally located at the northeast corner of CR 132 and CR 130, within the Extraterritorial Jurisdiction (ETJ). (Sangani MF2 - C Districts - Zoning)

D. Conduct a public hearing to zone approximately 232 acres to Mixed-Use Zoning District (MU), generally located southeast of Legacy Drive and Carey Road, southwest of Marilee Road and Coit Road, and northwest of Custer Road and the Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (Sangani MU District - Zoning)

E. Conduct a public hearing to zone approximately 97 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) and Mixed Use District (MU) base zoning, generally located at the northwest corner of the BNSF Railroad and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Sangani PD-SF-E & MU - Zoning)

F. Conduct a public hearing to zone approximately 348 acres to Agricultural Zoning District (AG), generally located south of Marilee Road, and approximately 2,000 feet east of future Dallas North Tollway, within the Extraterritorial Jurisdiction (ETJ). (Sangani Remainder - Zoning)

G. Conduct a public hearing to zone approximately 190 acres to Community Facilities Zoning District (CF), generally located at the northwest corner of Preston Road and Kathie Court, within the Extraterritorial Jurisdiction (ETJ). (Bonfire Park - Zoning)

H. Conduct a public hearing to zone approximately 76 acres to Community Facilities Zoning District (CF), generally located at the northeast corner of Louisiana Drive and future G A Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (CISD Middle School - Zoning)

I. Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to Commercial, Office, & Retail Zoning District (C), generally located at the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX – Zoning)

J. Conduct a public hearing to zone approximately 51 acres to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Zoning)

K. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 106 on approximately 119 acres, generally located at the southeast corner of CR 87 and CR 90, within the City Limits. (Tuscany Estates - Zoning)

L. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 761 acres of land, generally located at the northwest corner of Legacy Drive and Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic/Merritt Tract - Development Agreement)

M. Conduct a public hearing to consider and act upon a request to repeal and replace the City's Comprehensive Plan, Ordinance No. 2016-06. (Comprehensive Plan Amendment)

V. ADJOURNMENT:

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

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

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

Life Connected.

PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 19, 2021
5:30 PM

MINUTES

Minutes Acceptance: Minutes of Jan 19, 2021 5:30 PM (Minutes Approval)

I. CALL TO ORDER:

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

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.

A. Planning Excellence Award Presentation (McAfee):

Dusty McAfee, Director of Development Services, presented the Planning Excellence Award.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the December 15, 2020, Planning & Zoning Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Charles Haley, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché
ABSENT:	Becker

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No. 50 on approximately 106 acres, generally located at the southwest corner of Ownsby Parkway and Custer Road, within the City Limits (Mustang Lakes – PD Amendment)

Raha Pouladi, Senior Planner, presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Vice Chair Barley motioned to approve the item as proposed.
Commissioner Bain seconded the item.
All were in favor, and the item was approved.

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

B. Conduct a public hearing to zone approximately 23 acres to Commercial, Office, & Retail (C) zoning district, generally located east of FM 1385, south of FM 428, north of Tudor Place, and west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (4 3-Year 2017 Agreements - Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Commissioner Poché motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
All were in favor, and the item was approved.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bryan Poché, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché
ABSENT:	Becker

C. Conduct a public hearing to consider and act upon a request to zone approximately 247 acres to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located at the northeast corner of FM 1385 and future Punk Carter Parkway, within the Extraterritorial Jurisdiction (ETJ). (Edgewood Creek PD – Zoning)

Minutes Acceptance: Minutes of Jan 19, 2021 5:30 PM (Minutes Approval)

Ms. Pouladi presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Commissioner Haley motioned to approve the item as proposed.
Vice Chair Barley seconded the item.
All were in favor, and the item was approved.

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

D. Conduct a public hearing to zone approximately 246 acres to Agricultural District (AG), generally located west of FM 2478, south of FM 455, north of Frontier Parkway, and east Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Edgewood Creek – Remainder - Zoning)

Ms. Pouladi presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Mr. McAfee addressed the commission.
Commissioner Bain motioned to approve the item as proposed.
Commissioner Poché seconded the item.
The motion was approved 5 to 1, with commissioner Ousley being the dissenting vote.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Poché
NAYS:	Ousley
ABSENT:	Becker

E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto Wash on an approximately 2 acre tract of land, generally located west of Preston Road and approximately 645 feet north of Frontier Parkway, within the City Limits. (Dream Wash Auto Spa – Specific Use permit)

Bella Lopez, Senior Planner, presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Vice Chair Barley motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
All were in favor, and the item was approved.

Minutes Acceptance: Minutes of Jan 19, 2021 5:30 PM (Minutes Approval)

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

F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 620 acres, generally located east of Celina Parkway and approximately 3,275 feet north of G A Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson - Development Agreement)

Ms. Mohan presented the staff report.
Chairman Hangartner opened the public hearing.
Kelly Osburn, 3501 Mallard Lane, Celina, Texas 75009, expressed concerns about why SF-E lots are not required adjacent to Preston Lakes. He also requested to see a site plan.
Rob Daake, Applicant, 14755 Preston Road, Suite 600, Dallas, Texas 75254, stated that the development will possibly start in 8-10 years and that the property is currently in the ETJ.
Ryan Kelly, 3401 N. Preston Lakes Drive, Celina, Texas 75009, asked the commissioners to consider the proposed lot sizes.
No one else came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Mr. McAfee addressed the commission.
Commissioner Ousley motioned to approve the item as proposed.
Vice Chair Barley seconded the item.
The motion was approved 5 to 1, with Commissioner Haley being the dissenting vote.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Ousley, Poché
NAYS:	Haley
ABSENT:	Becker

G. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Development Agreement)

Ms. Mohan presented the staff report.
Chairman Hangartner opened the public hearing.
Matt Moore, Applicant, 301 S. Coleman, Suite 40, Prosper, Texas 75078, stated he was available to answer questions.
Casey McGregor, 4721 Cleves Ave, Aubrey, Texas 76227, asked questions about the development.
Alcira Henao, 4901 Cleves Ave, Aubrey, Texas 76227, asked about multifamily proposed adjacent to her back yard.
No one else came forward to speak and the public hearing was closed.
Commissioner Haley motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
All were in favor, and the item was approved.

Minutes Acceptance: Minutes of Jan 19, 2021 5:30 PM (Minutes Approval)

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

H. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment)

Abra Nusser, Consultant with Kimley-Horn, 2201 West Royal Lane, Suite 275, Irving, Texas 75063, presented the proposed Downtown Code (DTC).
Chairman Hangartner opened the public hearing.
David Quick, 403 S. Oklahoma Drive, Celina, Texas 75009, stated he is in opposition of the DTC, citing his concern in the Code that states nonconforming uses & structures are not being encouraged to survive.
Kay Willard, 604 S. Georgia Street, Celina, Texas 75009, stated her concerns of ugly, non-permanent/modular buildings being permitted.
Willie Simms, 307 E. Main Street, Celina, Texas 75009, expressed concerns regarding increasing taxes and elderly who are on social security and low income being negatively affected.
Diego Matehuala, 508 E. Walnut Street, Celina, Texas 75009, stated his support to everything David Quick said.
Michele Fulghum, 301 E. Elm Street, Celina, Texas 75009, stated her opposition to the DTC, and also asked about those that were raised in Celina and what they are to do if forced to move out.
Dana Roconelli, 601 W. Sycamore Street, Celina, Texas 75009, asked if commercial businesses will be allowed in residential areas.
Brooksie Craddock, 511 E. Elm Street, Celina, Texas 75009, asked if their property will be bought out by eminent domain, and also stated that the City made an offered that was well under the market value.
Susan Brummett, 1212 S. Preston Road, Celina, Texas 75009, stated she is a realtor, and that people will lose their homes and businesses due to the proposed code.
No one else came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Mr. McAfee and Ms. Nusser addressed the commission.
Commissioner Haley motioned to table the item.
Commissioner Ousley seconded the item.
All were in favor, and the item was tabled.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 2/16/2021 5:30 PM**
MOVER:	Charles Haley, Commissioner	
SECONDER:	Jace Ousley, Commissioner	
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché	
ABSENT:	Becker	

I. Conduct a public hearing to consider and act upon an amendment to the Comprehensive Zoning Ordinance, by rezoning approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district, generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code)

This item is related to the previous item.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Vice Chair Barley motioned to table the item.
Commissioner Ousley seconded the item.

Minutes Acceptance: Minutes of Jan 19, 2021 5:30 PM (Minutes Approval)

All were in favor, and the item was tabled.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 7:51 p.m.

Minutes Acceptance: Minutes of Jan 19, 2021 5:30 PM (Minutes Approval)

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PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 16, 2021
5:30 PM

MINUTES

On February 16, 2021, at 5:30 pm, the Planning & Zoning regular meeting was canceled due to the winter storm.

Minutes Acceptance: Minutes of Feb 16, 2021 5:30 PM (Minutes Approval)

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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: March 16, 2021
Re: Wilson Creek Meadows West - Preliminary Plat

Action Requested:
Consider and act upon a Preliminary Plat for Wilson Creek Meadows West, being an approximately 121 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, McKenzie Wilhite Survey, Abstract No. 1008, McKenzie Wilhite Survey, Abstract No. 1009, and the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located east of County Road 86 and approximately 955 feet South of Choate Parkway. (Wilson Creek Meadows West - Preliminary Plat)

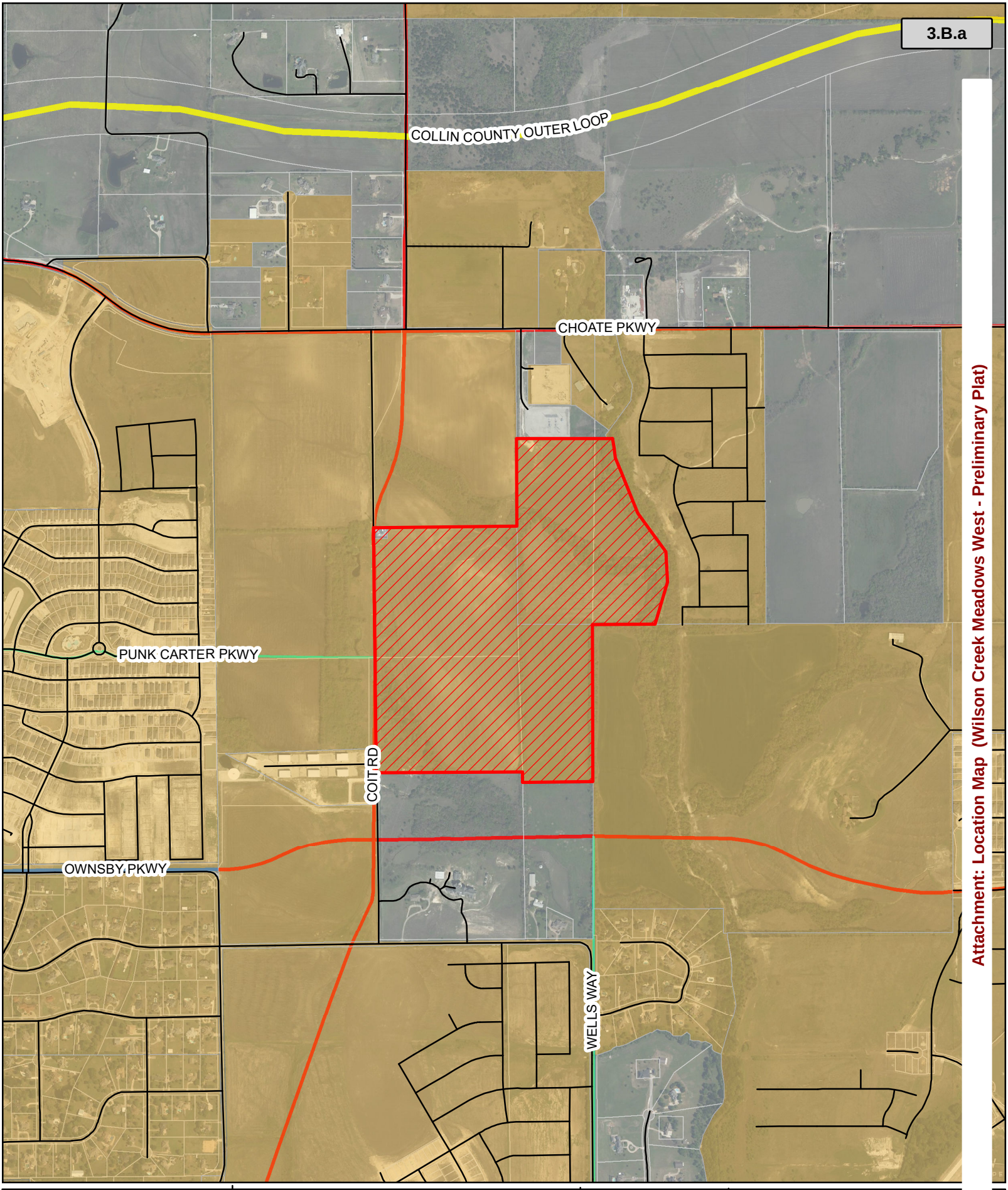
Applicant:
Kimley-Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240

Background Information:
The preliminary plat is in conformance with Celina's subdivision regulations and the governing zoning.

Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Preliminary Plat

Staff Recommendation:
Staff recommends approval on the condition that all staff comments are addressed.



Attachment: Location Map (Wilson Creek Meadows West - Preliminary Plat)

CELINA TEXAS EST. 1876
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Wilson Creek Meadows West Location Map

Date: 2/2/2021

Legend

- Subject Property
- Roads
- City Limits
- Parcels

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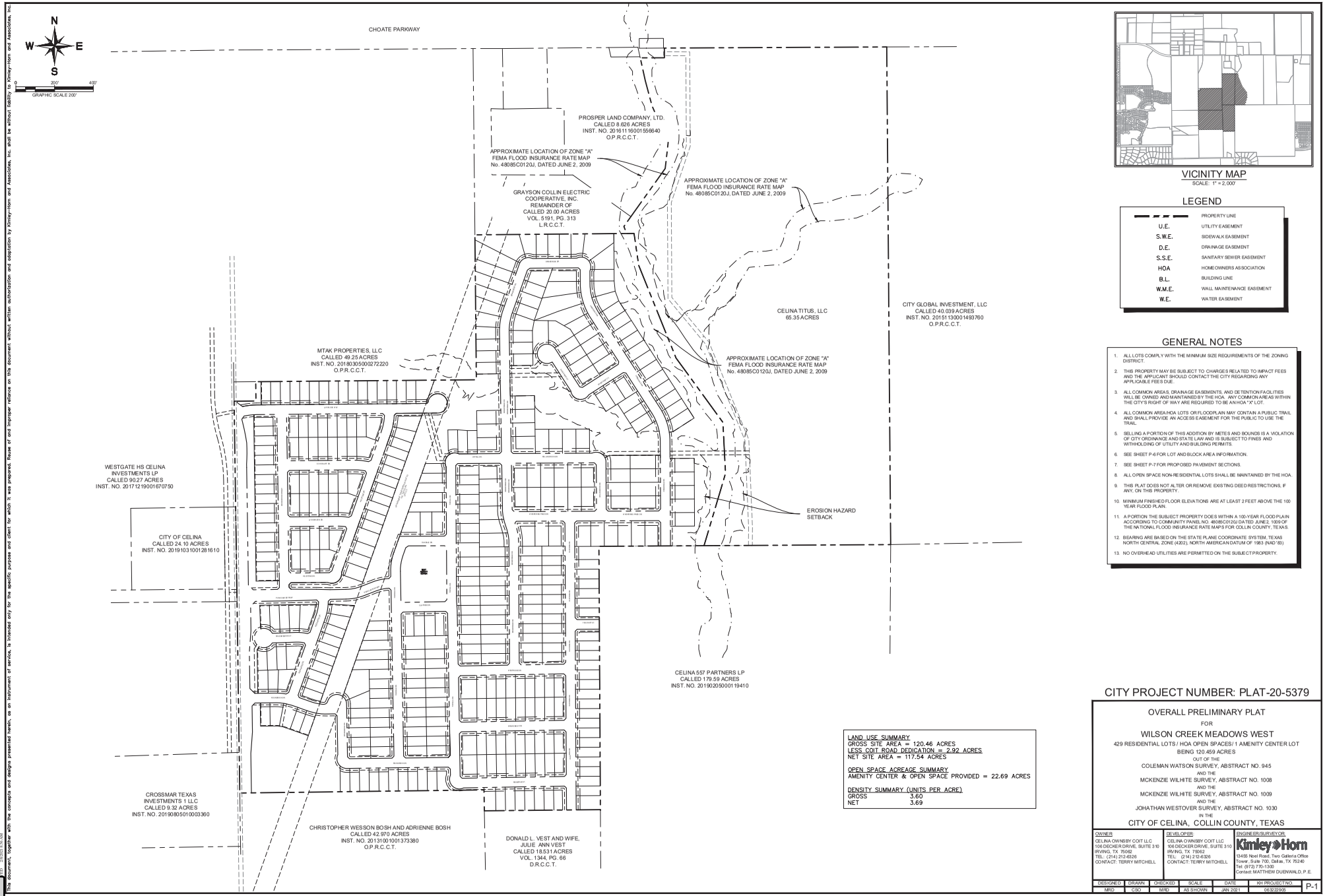

VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
W.E.	WATER EASEMENT

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT OF WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
6. SEE SHEET P-6 FOR LOT AND BLOCK AREA INFORMATION.
7. SEE SHEET P-7 FOR PROPOSED PAVEMENT SECTIONS.
8. ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
10. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
11. A PORTION THE SUBJECT PROPERTY DOES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0120J DATED JUNE2, 1009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
12. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
13. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

LAND USE SUMMARY
GROSS SITE AREA = 120.46 ACRES
LESS COIT ROAD DEDICATION = 2.92 ACRES
NET SITE AREA = 117.54 ACRES

OPEN SPACE ACREAGE SUMMARY
AMENITY CENTER & OPEN SPACE PROVIDED = 22.69 ACRES

DENSITY SUMMARY (UNITS PER ACRE)

GROSS	3.60
NET	3.69

CITY PROJECT NUMBER: PLAT-20-5379

OVERALL PRELIMINARY PLAT
FOR
WILSON CREEK MEADOWS WEST
429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 120.459 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1009
AND THE
JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER
CELINA OWNSBY COIT LLC
106 DECKER DRIVE, SUITE 310
IRVING, TX. 75062
TEL: (214) 212-6326
CONTACT: TERRY MITCHELL

DEVELOPER
CELINA OWNSBY COIT LLC
106 DECKER DRIVE, SUITE 310
IRVING, TX. 75062
TEL: (214) 212-6326
CONTACT: TERRY MITCHELL

ENGINEER/SURVEYOR
Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
Tel: (972) 770-1300
Contact: MATTHEW DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MRD	CSO	MRD	AS SHOWN	JAN 2021	063222605	P-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc.

DUENWALD, MATT 2/8/2021 8:21 AM
K:\DAL_CIVIL\063222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAN\WILSON CREEK MEADOWS WEST-PLAT.DWG [PRELIMINARY PLAT]

VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
W.E.	WATER EASEMENT

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT OF WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
6. SEE SHEET P-6 FOR LOT AND BLOCK AREA INFORMATION.
7. SEE SHEET P-7 FOR PROPOSED PAVEMENT SECTIONS.
8. ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
10. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
11. A PORTION THE SUBJECT PROPERTY DOES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0120J DATED JUNE2, 1009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
12. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
13. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT
FOR
WILSON CREEK MEADOWS WEST
429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 120.459 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1009
AND THE
JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER	DEVELOPER	ENGINEER/SURVEYOR
CELINA OWNSBY COIT LLC 106 DECKER DRIVE, SUITE 310 IRVING, TX. 75062 TEL: (214) 212-6326 CONTACT: TERRY MITCHELL	CELINA OWNSBY COIT LLC 106 DECKER DRIVE, SUITE 310 IRVING, TX. 75062 TEL: (214) 212-6326 CONTACT: TERRY MITCHELL	Kimley»Horn 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: MATTHEW DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-2
MRD	CSO	MRD	AS SHOWN	JAN 2021	063222605	

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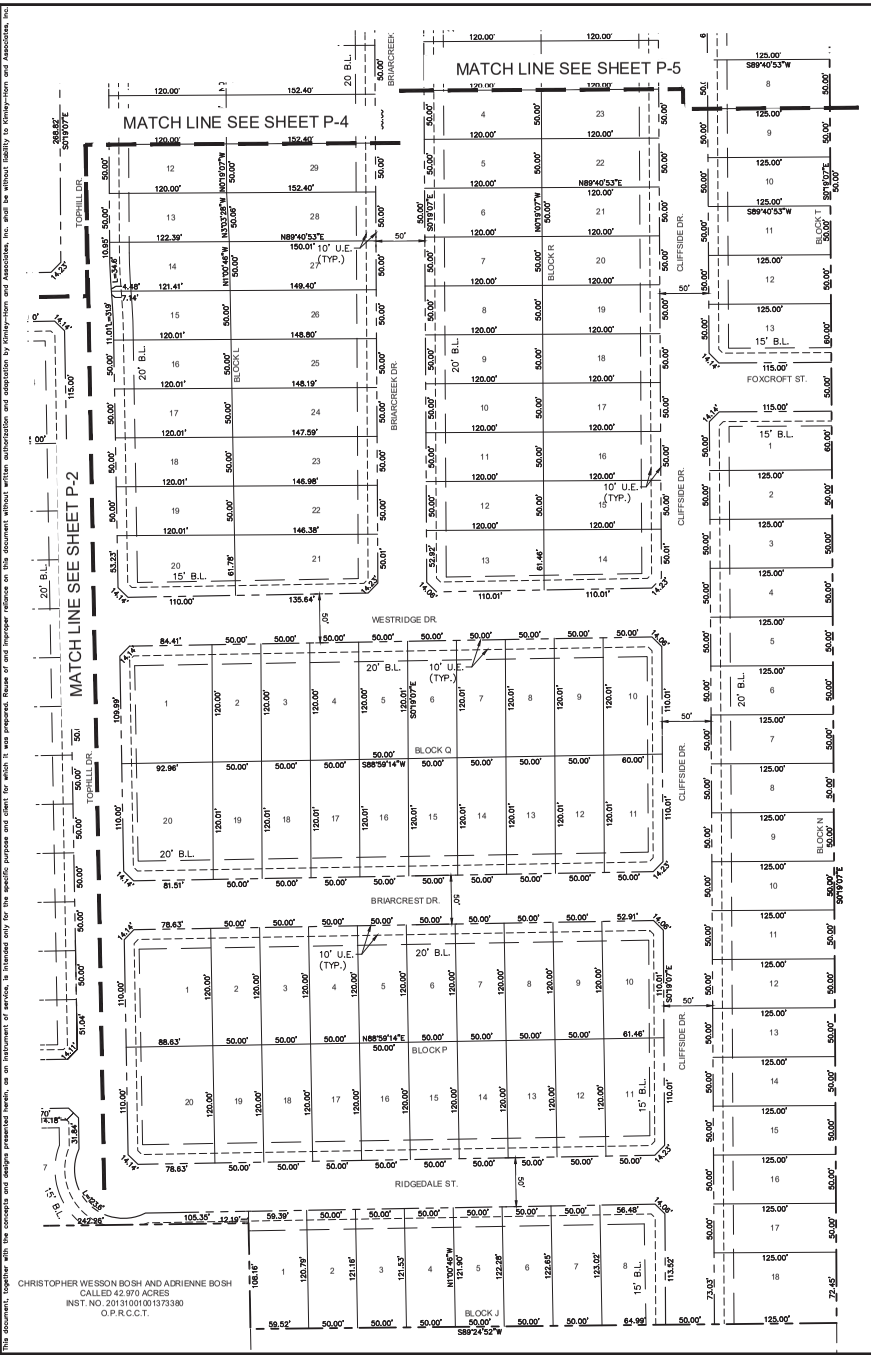
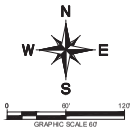
PLOT: DUENWALD, MATT 2/8/2021 9:51 AM
FILE: K:\DAL_CIVIL\063222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG [P-2]



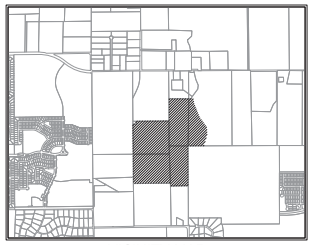


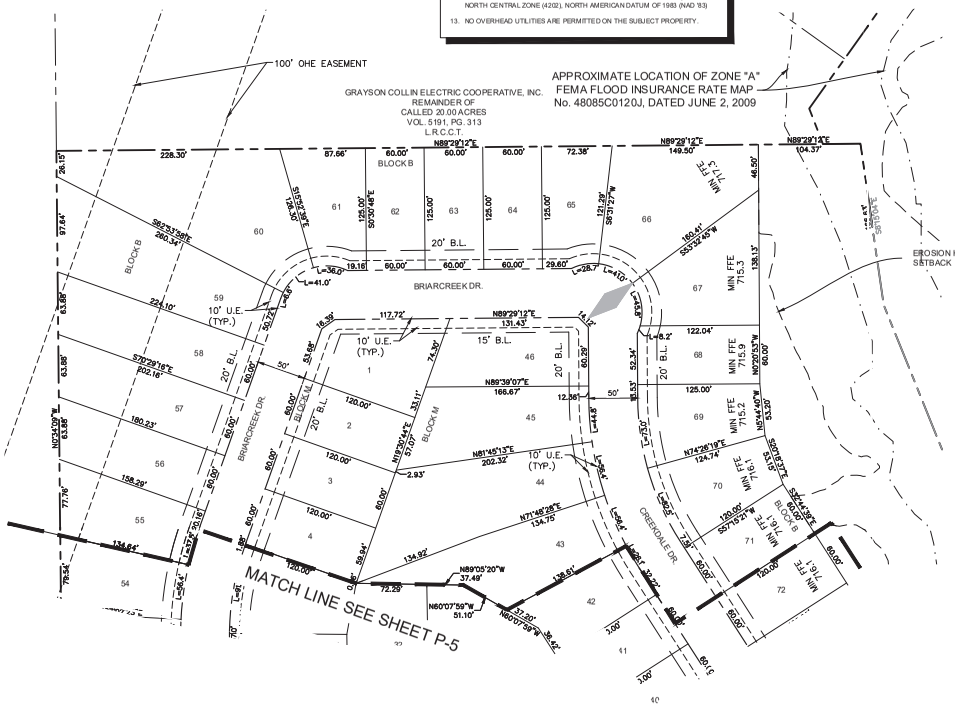
LEGEND

	PROPERTY LINE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
W.E.	WATER EASEMENT

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT OF WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREA HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
6. SEE SHEET P-6 FOR LOT AND BLOCK AREA INFORMATION.
7. SEE SHEET P-7 FOR PROPOSED PAVEMENT SECTIONS.
8. ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
10. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
11. A PORTION THE SUBJECT PROPERTY DOES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0120J DATED JUNE 2, 1009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
12. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
13. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.





CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT

FOR

WILSON CREEK MEADOWS WEST

429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT

BEING 120.459 ACRES

OUT OF THE

COLEMAN WATSON SURVEY, ABSTRACT NO. 945

AND THE

MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008

AND THE

MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1009

AND THE

JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030

IN THE

CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER	DEVELOPER	ENGINEER/SURVEYOR
CELINA OWNSBY COIT LLC 106 DECKER DRIVE, SUITE 310 IRVING, TX. 75062 TEL: (214) 212-6326 CONTACT: TERRY MITCHELL	CELINA OWNSBY COIT LLC 106 DECKER DRIVE, SUITE 310 IRVING, TX. 75062 TEL: (214) 212-6326 CONTACT: TERRY MITCHELL	Kimley»Horn 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: MATTHEW DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-3
MRD	CSO	MRD	AS SHOWN	JAN 2021	063222605	

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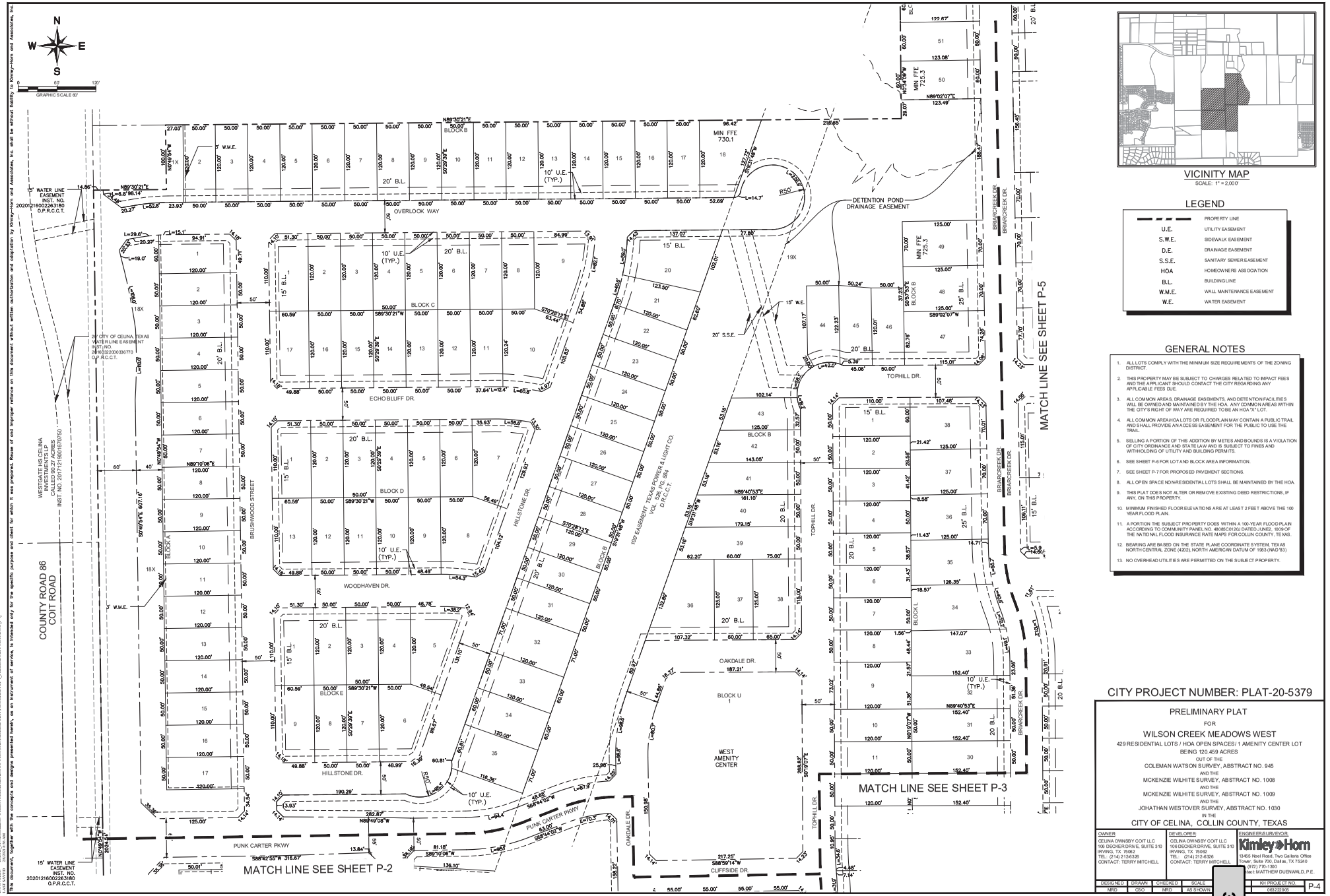
PLOT: DUENWALM, MAY 28 2021 9:56 AM
FILE: K:\DAL_CIVIL\063222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAT\WILSON CREEK MEADOWS WEST-PRELIMINARY PLAT.DWG [P-3]



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
W.E.	WATER EASEMENT

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
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4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
6. SEE SHEET P-6 FOR LOT AND BLOCK AREA INFORMATION.
7. SEE SHEET P-7 FOR PROPOSED PAVEMENT SECTIONS.
8. ALL OPEN SPACE NONRESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
10. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
11. A PORTION THE SUBJECT PROPERTY DOES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0120J DATED JUNE2, 1009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
12. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD'83)
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CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT
FOR
WILSON CREEK MEADOWS WEST
429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 120.459 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008
AND THE
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JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

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DESIGNED	DRAWN	CHECKED	SCALE	KH PROJECT NO.	P-4
MRD	CSO	MRD	AS SHOWN	068222605	

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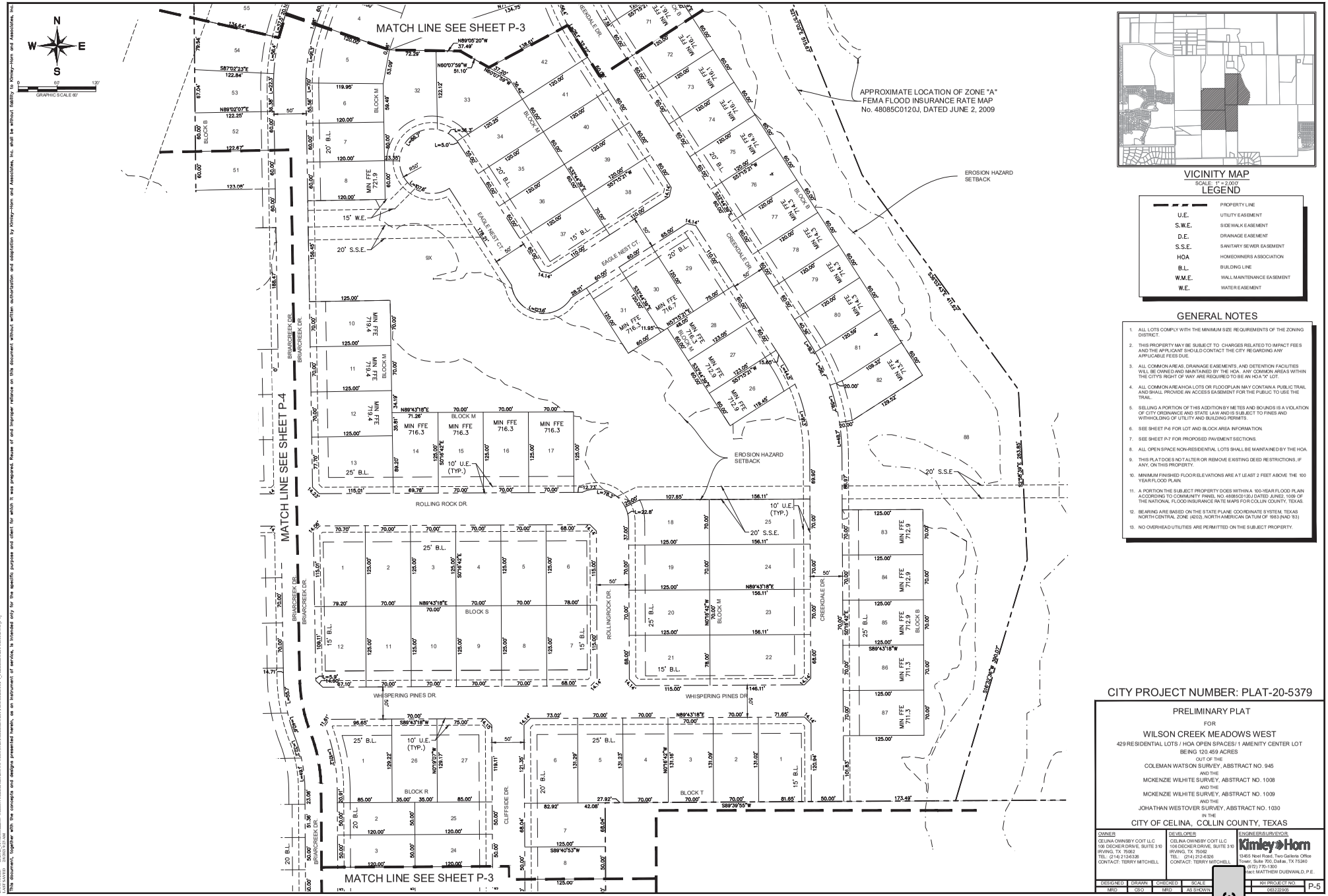
PLOTTED BY: DUENWALD, MATT 2/8/2021 9:05 AM
DWG NAME: K:\DAL_CIVIL\068222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG [P-4]
LAST SAVED: 2/8/2021 9:05 AM



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT
FOR
WILSON CREEK MEADOWS WEST
429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 120.459 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
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DESIGNED	DRAWN	CHECKED	SCALE	KH PROJECT NO.	P-5
MRD	CSO	MRD	AS SHOWN	063222605	

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PLOTTED BY: DUENWALD, MATT 2/8/2021 9:55 AM
DWG NAME: K:\DAL_CIVIL\063222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG
LAYOUT NAME: P-5 (PRELIMINARY PLAT)

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PARCEL AREA TABLE

PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
A–1	7155.019	0.164
A–2	6000.000	0.138
A–3	6000.000	0.138
A–4	6000.000	0.138
A–5	6000.000	0.138
A–6	6000.000	0.138
A–7	6000.000	0.138
A–8	6000.000	0.138
A–9	6000.000	0.138
A–10	6000.000	0.138
A–11	6000.000	0.138
A–12	6000.000	0.138
A–13	6000.000	0.138
A–14	6000.000	0.138
A–15	6000.000	0.138
A–16	6000.000	0.138
A–17	6000.000	0.138
A–18X	42170.832	0.968
B–1X	5269.814	0.121
B–2	6000.000	0.138
B–3	6000.000	0.138
B–4	6000.000	0.138
B–5	6000.000	0.138
B–6	6000.000	0.138
B–7	6000.000	0.138
B–8	6000.000	0.138
B–9	6000.000	0.138
B–10	6000.000	0.138
B–11	6000.000	0.138
B–12	6000.000	0.138
B–13	6000.000	0.138
B–14	6000.000	0.138
B–15	6000.000	0.138
B–16	6000.000	0.138
B–17	6000.000	0.138
B–18	8946.748	0.205
B–20	11146.325	0.256
B–21	6642.318	0.152
B–22	6000.000	0.138
B–23	6000.000	0.138
B–24	6000.000	0.138
B–25	6000.000	0.138
B–26	6000.000	0.138
B–27	6000.000	0.138
B–28	6000.000	0.138
B–29	6000.000	0.138
B–30	6000.000	0.138
B–31	6000.000	0.138
B–32	8520.000	0.196
B–33	7200.000	0.165
B–34	7200.000	0.165
B–35	8499.346	0.195
B–36	10594.680	0.243
B–37	7500.000	0.172
B–38	9325.000	0.214
B–39	9408.581	0.216
B–40	8506.130	0.195
B–41	7603.678	0.175
B–42	6701.226	0.154
B–43	5746.910	0.132
B–43X	197070.074	4.524
B–44	5988.102	0.137
B–45	6102.933	0.140
B–46	6000.431	0.138
B–47	10388.768	0.238
B–48	8750.000	0.201
B–49	8750.000	0.201
B–50	7397.206	0.170
B–51	7372.344	0.169
B–52	7347.483	0.169
B–53	7676.959	0.176
B–54	8608.831	0.198
B–55	9610.262	0.221

PARCEL AREA TABLE

PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
B–56	10155.522	0.233
B–57	11471.617	0.263
B–58	12787.712	0.294
B–59	17666.901	0.406
B–60	21973.923	0.504
B–61	8680.770	0.199
B–62	7500.000	0.172
B–63	7500.000	0.172
B–64	7500.000	0.172
B–65	7981.458	0.183
B–66	15634.325	0.359
B–67	11457.363	0.263
B–68	7487.735	0.172
B–69	8807.644	0.202
B–70	8843.780	0.203
B–71	7200.000	0.165
B–72	7200.000	0.165
B–73	7200.000	0.165
B–74	7200.000	0.165
B–75	7200.000	0.165
B–76	7200.000	0.165
B–77	7200.000	0.165
B–78	7200.000	0.165
B–79	7200.000	0.165
B–80	7203.887	0.165
B–81	7410.029	0.170
B–82	8335.025	0.191
B–83	8750.000	0.201
B–83X	244149.602	5.605
B–84	8750.000	0.201
B–85	8750.000	0.201
B–86	8750.000	0.201
B–87	8750.000	0.201
C–1	7263.158	0.167
C–2	6000.000	0.138
C–3	6000.000	0.138
C–4	6000.000	0.138
C–5	6000.000	0.138
C–6	6000.000	0.138
C–7	6000.000	0.138
C–8	6000.000	0.138
C–9	10911.955	0.251
C–10	11003.283	0.253
C–11	6000.968	0.138
C–12	6000.000	0.138
C–13	6000.000	0.138
C–14	6000.000	0.138
C–15	6000.000	0.138
C–16	6000.000	0.138
C–17	7178.314	0.165
D–1	7263.158	0.167
D–2	6000.000	0.138
D–3	6000.000	0.138
D–4	6000.000	0.138
D–5	6000.000	0.138
D–6	6000.000	0.138
D–7	10190.115	0.234
D–8	10112.012	0.232
D–9	6000.002	0.138
D–10	6000.000	0.138
D–11	6000.000	0.138
D–12	6000.000	0.138
D–13	7178.314	0.165
E–1	7263.158	0.167
E–2	6000.000	0.138
E–3	6000.000	0.138
E–4	6000.000	0.138
E–5	9275.991	0.213
E–6	9208.916	0.211
E–7	6000.000	0.138
E–8	6000.000	0.138
E–9	7178.314	0.165
F–1	11400.457	0.262

PARCEL AREA TABLE

PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
F–2	7762.050	0.178
F–3	7231.080	0.166
F–4	7209.891	0.166
F–5	6151.262	0.141
F–6X	25010.962	0.574
F–7	6013.168	0.138
F–8	6580.840	0.151
F–9	6980.015	0.160
F–10	10977.707	0.252
F–11	9319.858	0.214
F–12	6215.371	0.143
F–13	6393.607	0.147
G–1	6000.000	0.138
G–2	7124.123	0.164
G–3	8018.741	0.184
G–4	6000.000	0.138
G–5	6056.584	0.139
G–6X	162680.858	3.735
G–7	6148.239	0.141
G–8	6000.000	0.138
G–9	6000.000	0.138
G–10	6000.000	0.138
G–11	6000.000	0.138
G–12	6000.000	0.138
G–13	6000.000	0.138
G–14	6000.000	0.138
G–15	6000.000	0.138
G–16	6000.000	0.138
G–17	10289.331	0.236
H–1	7080.699	0.163
H–2	6000.000	0.138
H–3	6000.000	0.138
H–4	6000.000	0.138
H–5	6000.000	0.138
H–6	6000.000	0.138
H–7	6000.000	0.138
H–8	6000.000	0.138
H–9	7208.128	0.165
H–10	7100.509	0.163
H–11X	75260.167	1.728
H–12	6165.095	0.142
H–13	7101.932	0.163
H–14	8038.769	0.185
H–15	8975.605	0.206
H–16	9912.442	0.228
H–17	6000.000	0.138
H–18	6000.000	0.138
H–19	6000.000	0.138
H–20	6000.000	0.138
H–21	6000.000	0.138
H–22	6000.000	0.138
H–23	6000.000	0.138
H–24	6000.000	0.138
H–25	7175.593	0.165
H–26	7172.752	0.165
H–27	6000.000	0.138
H–28	6000.000	0.138
H–29	6000.000	0.138
H–30	6000.000	0.138
H–31	7982.740	0.183
H–32	15258.598	0.350
J–1	7176.718	0.165
J–2	6048.583	0.139
J–3	6067.228	0.139
J–4	6085.872	0.140
J–5	6104.517	0.140
J–6	6123.161	0.141
J–7	6141.806	0.141
J–8	8053.226	0.185
K–1	8075.000	0.185
K–2	6875.000	0.158
K–3	6875.000	0.158
K–4	8075.000	0.185

PARCEL AREA TABLE

PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
K–5	8286.344	0.190
K–6	6000.000	0.138
K–7	6000.000	0.138
K–8	6000.000	0.138
K–9	6000.000	0.138
K–10	6000.000	0.138
K–11	6000.000	0.138
K–12	6000.000	0.138
K–13	6000.000	0.138
K–14	6000.000	0.138
K–15	6000.000	0.138
K–16	7240.945	0.166
K–17	7172.752	0.165
K–18	6000.000	0.138
K–19	6000.000	0.138
K–20	6000.000	0.138
K–21	6000.000	0.138
K–22	6000.000	0.138
K–23	6000.000	0.138
K–24	6000.000	0.138
K–25	6000.000	0.138
K–26	6000.000	0.138
K–27	6000.000	0.138
K–28	8286.344	0.190
L–1	7150.002	0.164
L–2	6000.001	0.138
L–3	6000.001	0.138
L–4	6000.001	0.138
L–5	6000.001	0.138
L–6	6000.001	0.138
L–7	6000.001	0.138
L–8	6000.001	0.138
L–9	8757.239	0.201
L–10	6000.000	0.138
L–11	6000.000	0.138
L–12	6000.000	0.138
L–13	6059.806	0.139
L–14	6113.873	0.140
L–15	6019.171	0.138
L–16	6000.440	0.138
L–17	6000.440	0.138
L–18	6000.440	0.138
L–19	6000.440	0.138
L–20	7450.456	0.171
L–21	8840.372	0.203
L–22	7333.908	0.168
L–23	7364.196	0.169
L–24	7394.484	0.170
L–25	7424.771	0.170
L–26	7455.059	0.171
L–27	7485.347	0.172
L–28	7560.297	0.174
L–29	7620.103	0.175
L–30	7620.103	0.175
L–31	7620.103	0.175
L–32	7827.804	0.180
L–33	10724.304	0.246
L–34	9569.422	0.220
L–35	8527.125	0.196
L–36	8368.804	0.192
L–37	8313.540	0.191
L–38	9466.832	0.217
M–1	10218.354	0.235
M–2	7200.000	0.165
M–3	7200.000	0.165
M–4	7200.000	0.165
M–5	8871.582	0.204
M–6	7321.697	0.168
M–7	7200.000	0.165
M–8	7200.000	0.165
M–9X	169304.183	3.887
M–10	8750.000	0.201
M–11	8750.000	0.201

PARCEL AREA TABLE

PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
M–12	8750.000	0.201
M–13	11006.400	0.253
M–14	8813.658	0.202
M–15	8750.000	0.201
M–16	8750.000	0.201
M–17	8750.000	0.201
M–18	8719.229	0.200
M–19	8750.000	0.201
M–20	8750.000	0.201
M–21	9700.000	0.223
M–22	12126.954	0.278
M–23	10928.036	0.251
M–24	10928.036	0.251
M–25	10928.036	0.251
M–26	7330.185	0.168
M–27	7383.260	0.169
M–28	7383.260	0.169
M–29	8950.000	0.205
M–30	7200.000	0.165
M–31	7200.000	0.165
M–32	11532.922	0.265
M–33	12031.595	0.276
M–34	7200.417	0.165
M–35	7200.000	0.165
M–36	7200.000	0.165
M–37	8350.000	0.192
M–38	8350.000	0.192
M–39	7200.000	0.165
M–40	7200.000	0.165
M–41	7200.000	0.165
M–42	7868.619	0.181
M–43	13286.787	0.305
M–44	18089.027	0.415
M–45	12782.809	0.293
M–46	10744.218	0.247
N–1	7450.000	0.171
N–2	6250.000	0.143
N–3	6250.000	0.143
N–4	6250.000	0.143
N–5	6250.000	0.143
N–6	6250.000	0.143
N–7	6250.000	0.143
N–8	6250.000	0.143
N–9	6250.000	0.143
N–10	6250.000	0.143
N–11	6250.000	0.143
N–12	6250.000	0.143
N–13	6250.000	0.143
N–14	6250.000	0.143
N–15	6250.000	0.143
N–16	6250.000	0.143
N–17	6250.000	0.143
N–18	9092.193	0.209
P–1	10585.325	0.243
P–2	6000.000	0.138
P–3	6000.000	0.138
P–4	6000.000	0.138
P–5	6000.000	0.138
P–6	6000.000	0.138
P–7	6000.000	0.138
P–8	6000.000	0.138
P–9	6000.000	0.138
P–10	7412.218	0.170
P–11	7237.761	0.166
P–12	6000.000	0.138
P–13	6000.000	0.138
P–14	6000.000	0.138
P–15	6000.000	0.138
P–16	6000.000	0.138
P–17	6000.000	0.138
P–18	6000.000	0.138
P–19	6000.000	0.138
P–20	10585.325	0.243

PARCEL AREA TABLE

PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
Q–1	11191.771	0.257
Q–2	6000.149	0.138
Q–3	6000.183	0.138
Q–4	6000.217	0.138
Q–5	6000.252	0.138
Q–6	6000.286	0.138
Q–7	6000.320	0.138
Q–8	6000.354	0.138
Q–9	6000.389	0.138
Q–10	7150.515	0.164
Q–11	7150.532	0.164
Q–12	6000.440	0.138
Q–13	6000.440	0.138
Q–14	6000.440	0.138
Q–15	6000.440	0.138
Q–16	6000.440	0.138
Q–17	6000.440	0.138
Q–18	6000.440	0.138
Q–19	6000.440	0.138
Q–20	11017.957	0.253
R–1	11731.736	0.269
R–2	6000.000	0.138
R–3	6000.000	0.138
R–4	6000.000	0.138
R–5	6000.000	0.138
R–6	6000.000	0.138
R–7	6000.000	0.138
R–8	6000.000	0.138
R–9	6000.000	0.138
R–10	6000.000	0.138
R–11	6000.000	0.138
R–12	6000.000	0.138
R–13	7412.608	0.170
R–14	7238.150	0.166
R–15	6000.000	0.138
R–16	6000.000	0.138
R–17	6000.000	0.138
R–18	6000.000	0.138
R–19	6000.000	0.138
R–20	6000.000	0.138
R–21	6000.000	0.138
R–22	6000.000	0.138
R–23	6000.000	0.138
R–24	6000.000	0.138
R–25	6000.000	0.138
R–26	9043.636	0.208
R–27	10926.919	0.251
S–1	9943.535	0.228
S–2	8750.000	0.201
S–3	8750.000	0.201
S–4	8750.000	0.201
S–5	8750.000	0.201
S–6	9700.000	0.223
S–7	9700.000	0.223
S–8	8750.000	0.201
S–9	8750.000	0.201
S–10	8750.000	0.201
S–11	8750.000	0.201
S–12	9752.770	0.224
T–1	10644.317	0.244
T–2	9174.115	0.211
T–3	9178.932	0.211
T–4	9183.750	0.211
T–5	9188.320	0.211
T–6	10845.433	0.249
T–7	8504.685	0.195
T–8	6250.000	0.143
T–9	6250.000	0.143
T–10	6250.000	0.143
T–11	6250.000	0.143
T–12	6250.000	0.143
T–13	7450.000	0.171
U–1	67569.929	1.551

CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT

FOR

WILSON CREEK MEADOWS WEST

429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT

BEING 120.459 ACRES

OUT OF THE

COLEMAN WATSON SURVEY, ABSTRACT NO. 945

AND THE

MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008

AND THE

MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1009

AND THE

JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030

IN THE

CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER
CELINA OWNSBY COIT LLC
106 DECKER DRIVE, SUITE 310
IRVING, TX. 75062
TEL: (214) 212-6326
CONTACT: TERRY MITCHELL

DEVELOPER
CELINA OWNSBY COIT LLC
106 DECKER DRIVE, SUITE 310
IRVING, TX. 75062
TEL: (214) 212-6326
CONTACT: TERRY MITCHELL

ENGINEER/SURVEYOR
Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
(972) 770-1300
Contact: MATTHEW DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	KH PROJECT NO.
MRD	CSO	MRD	AS SHOWN	063222605

P-6

3.B.b

PLOTTED BY: DUENWALD, MATT 2/8/2021 9:51 AM
DWG NAME: K:\DAL_CIVIL\063222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG [P-6]
LAYOUT NAME: P-6

Attachment: Preliminary Plat (Wilson Creek Meadows West - Preliminary Plat)

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY: DUENWALD, MATT 2/8/2021 9:14 AM
DWG NAME: K:\DAL_CIVIL\063222605-WILSON CREEK MEADOWS WEST\CAD\PRELIMINARY PLAN\PRELIMINARY PLAT.DWG [P-7]
LAYOUT: P-7
XREFS:

LEGAL DESCRIPTION
120.459 ACRES

BEING A TRACT OF LAND SITUATED IN THE MCKENZIE WILHITE SURVEYS, ABSTRACT NUMBERS 1008 AND 1009, THE JONATHAN WESTOVER SURVEY, ABSTRACT NUMBER 1030 AND THE COLEMAN WATSON SURVEY, ABSTRACT NUMBER 945, COLLIN COUNTY, TEXAS, AND BEING ALL THAT CALLED 60.971 ACRE TRACT OF LAND CONVEYED TO CELINA OWNSBY COIT, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20180518000609810, AND ALL THAT CALLED 19.048 ACRE TRACT OF LAND CONVEYED TO CELINA OWNSBY COIT, LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20180816001026240, AND PART OF A CALLED 105.79 ACRE TRACT OF LAND CONVEYED TO CELINA TITUS, LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20160401000388930 ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO CHRISTOPHER WESSON BOSH AND ADRIENNE BOSH, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 20131001001373380 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID 60.971 ACRE TRACT, BEING LOCATED IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO TAMBROS LAND COMPANY, LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 20170106000027700 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, FROM WHICH A "PK NAIL" FOUND FOR WITNESS IN COLLIN COUNTY ROAD 86 BEARS NORTH 03°49'24" WEST, 0.50 FEET;

THENCE NORTH 00°49'54" WEST, GENERALLY WITH SAID ROAD, WITH A WEST LINE OF THE ABOVE MENTIONED 60.971 ACRE TRACT, A PORTION OF THE EAST LINE OF SAID TAMBROS TRACT AND PASSING AT A DISTANCE OF 210.00 FEET A "PK NAIL" FOUND FOR THE NORTHEAST CORNER OF SAID TAMBROS TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO WESTGATE 115 INVESTORS, L.P., ACCORDING TO THE DOCUMENT FILED OF RECORD IN DOCUMENT NUMBER 20130621000869270 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CONTINUING WITH THE EAST LINE OF SAID WESTGATE TRACT, AND THE WEST LINE OF SAID 60.971 ACRE TRACT FOR A TOTAL DISTANCE OF 2024.54 FEET TO A "PK NAIL" SET IN SAID COMMON LINE FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 60.971 ACRE TRACT;

THENCE NORTH 89°30'21" EAST, LEAVING SAID ROAD AND COMMON LINE, ALONG A NORTHERLY LINE OF SAID 60.971 ACRE TRACT, A DISTANCE OF 113.00 FEET TO A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET FOR AN INTERIOR "ELL" CORNER OF SAID 60.971 ACRE TRACT;

THENCE NORTH 00°49'54" WEST, ALONG A WEST LINE OF SAID 60.971 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET FOR THE MOST EASTERLY NORTHWEST CORNER OF SAID 60.971 ACRE TRACT AND BEING IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO MTAK PROPERTIES, LLC., ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20180305000272220 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°30'21" EAST, WITH SAID SOUTH LINE OF SAID MTAK PROPERTIES TRACT AND THE NORTH LINE OF SAID 60.971 ACRE TRACT, A DISTANCE OF 1140.10 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE ABOVE MENTIONED 105.79 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID MTAK PROPERTIES TRACT AND COMMON NORTHEAST CORNER OF THE ABOVE MENTIONED 60.971 ACRE TRACT;

THENCE NORTH 0°34'09" WEST, WITH THE WEST LINE OF SAID 105.79 ACRE TRACT AND THE EAST LINE OF SAID MTAK PROPERTIES TRACT, A DISTANCE OF 748.86 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHERLY NORTHWEST CORNER OF SAID 105.79 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRAYSON COLLIN ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 5191, PAGE 313 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°29'12" EAST, DEPARTING THE EASTERLY LINE OF SAID MTAK PROPERTIES TRACT, ALONG THE NORTHERLY LINE OF SAID 105.79 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 20.00 ACRE TRACT, PASSING EN ROUTE THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT, AND CONTINUING ALONG THE SAME COURSE AND CROSSING SAID 105.79 ACRE TRACT, FOR A TOTAL DISTANCE OF 783.89 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER OF WILSON CREEK;

THENCE CONTINUING ACROSS SAID 105.79 ACRE TRACT AND ALONG THE APPROXIMATE CENTER OF SAID WILSON CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 8°15'04" EAST, A DISTANCE OF 166.63 FEET TO A POINT FOR CORNER;

SOUTH 21°57'02" EAST, A DISTANCE OF 515.67 FEET TO A POINT FOR CORNER;

SOUTH 36°03'43" EAST, A DISTANCE OF 411.62 FEET TO A POINT FOR CORNER;

SOUTH 2°58'39" EAST, A DISTANCE OF 263.85 FEET TO A POINT FOR CORNER;

SOUTH 16°32'36" WEST, A DISTANCE OF 390.07 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF SAID 105.79 ACRE TRACT AND THE NORTHERLY LINE OF A CALLED 385.878 ACRE TRACT DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 20190205000119410 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

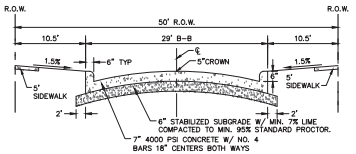
THENCE SOUTH 89°39'55" WEST, ALONG THE SOUTHERLY LINE OF SAID 105.79 ACRE TRACT AND THE NORTHERLY LINE OF SAID 385.878 ACRE TRACT, LEAVING SAID WILSON CREEK, A DISTANCE OF 543.06 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 385.878 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF THE ABOVE MENTIONED 19.048 ACRE TRACT;

THENCE SOUTH 00°19'07" EAST, LEAVING THE SOUTH LINE OF SAID 105.79 ACRE TRACT, WITH THE EAST LINE OF SAID 19.048 ACRE TRACT AND THE WEST LINE OF SAID 385.787 ACRE TRACT, A DISTANCE OF 1360.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE SOUTHEAST CORNER OF SAID 19.048 ACRE TRACT AND COMMON NORTHEAST CORNER OF A CALLED 18.531 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DONALD L. VEST AND WIFE, JULIE ANN VEST, AS RECORDED IN VOLUME 1344, PAGE 66 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°24'52" WEST, LEAVING THE WEST LINE OF SAID 385.878 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 19.048 ACRE TRACT AND COMMON NORTH LINE OF SAID 18.531 ACRE TRACT, A DISTANCE OF 599.52 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THE ABOVE MENTIONED BOSH TRACT, FOR THE SOUTHWEST CORNER OF SAID 19.048 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 18.531 ACRE TRACT;

THENCE NORTH 1°01'45" WEST, WITH THE EAST LINE OF SAID BOSH TRACT AND THE WEST LINE OF SAID 19.048 ACRE TRACT, A DISTANCE OF 108.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 60.971 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF SAID BOSH TRACT;

THENCE SOUTH 89°15'31" WEST, LEAVING SAID WEST LINE OF 19.048 ACRE TRACT, WITH THE NORTH LINE OF SAID BOSH TRACT AND THE SOUTH LINE OF SAID 60.971 ACRE TRACT, A DISTANCE OF 1261.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 120.459 ACRES (5,247,215 SQUARE FEET) OF LAND, MORE OR LESS.



TYPICAL RESIDENTIAL STREET - 50' ROW
(INCLUDING PUNK CARTER PARKWAY)
(R2U)

CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT
FOR
WILSON CREEK MEADOWS WEST
429 RESIDENTIAL LOTS / HOA OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 120.459 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008
AND THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1009
AND THE
JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER	DEVELOPER	ENGINEER/SURVEYOR
CELINA OWNSBY COIT LLC 106 DECKER DRIVE, SUITE 310 IRVING, TX 75062 TEL: (214) 212-6326 CONTACT: TERRY MITCHELL	CELINA OWNSBY COIT LLC 106 DECKER DRIVE, SUITE 310 IRVING, TX 75062 TEL: (214) 212-6326 CONTACT: TERRY MITCHELL	Kimley»Horn 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 (972) 770-1300 Contact: MATTHEW DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	KH PROJECT NO.	
MRD	CSO	MRD	AS SHOWN	063222605	P-7

3.B.b

Attachment: Preliminary Plat (Wilson Creek Meadows West - Preliminary Plat)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Bella Lopez, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Commercial Retail Site - Conveyance Plat

Action Requested:
Consider and act upon a Conveyance Plat for Commercial Retail Site, being an approximately 17 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located at the northeast corner of FM 1385 and Frontier Parkway. (Commercial Retail Site – Conveyance Plat)

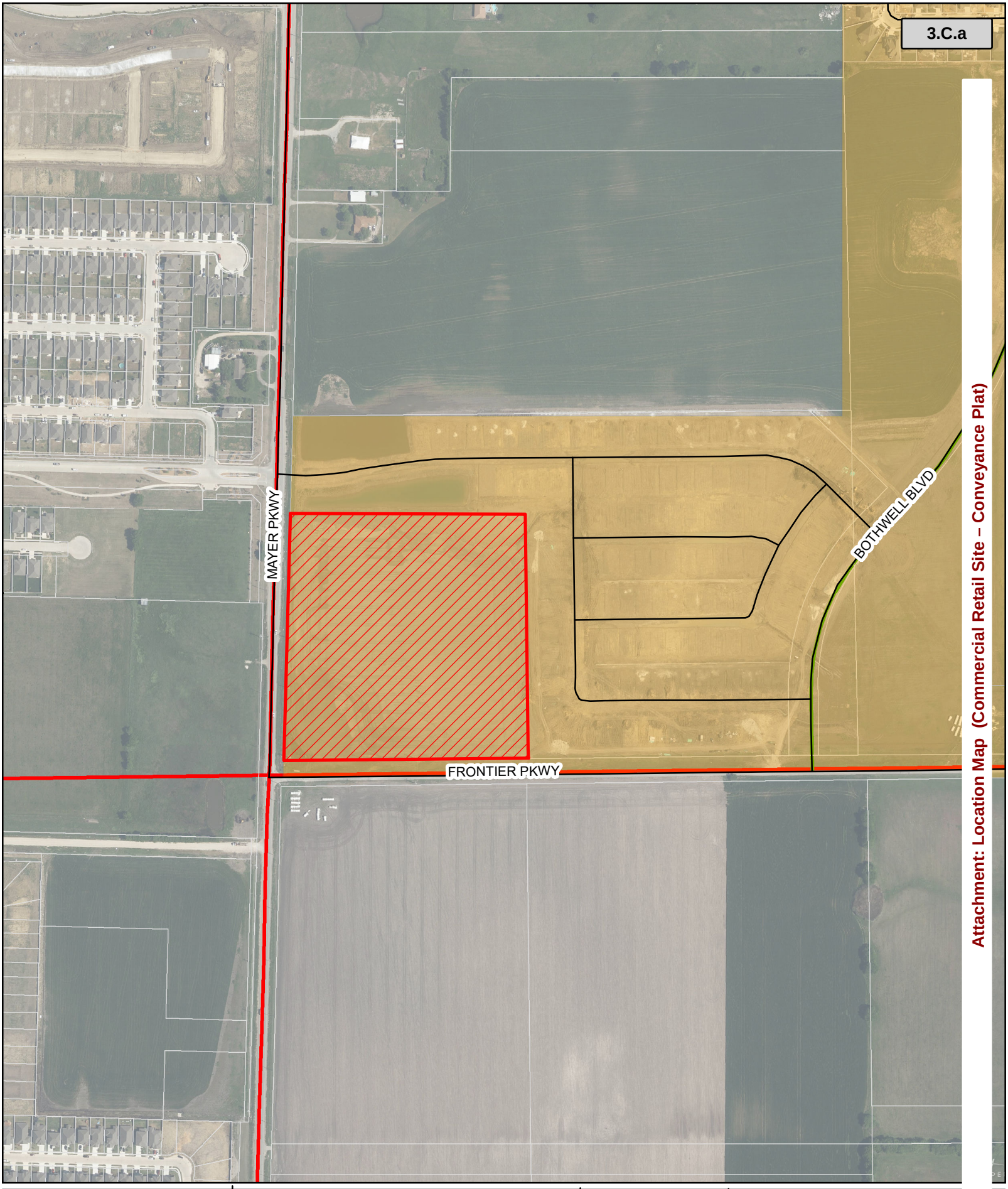
Applicant:
Barraza Consulting Group, LLC
801 E. Campbell Road, Suite 650
Richardson, TX 75081

Background Information:
The Conveyance Plat is in conformance with Celina's subdivision regulations.

Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Conveyance Plat

Staff Recommendation:
Staff recommends approval on the condition that all staff comments are addressed.



Attachment: Location Map (Commercial Retail Site – Conveyance Plat)

CELINA TEXAS EST. 1876
Life Connected.

Commercial Retail Conveyance Plat Location Map

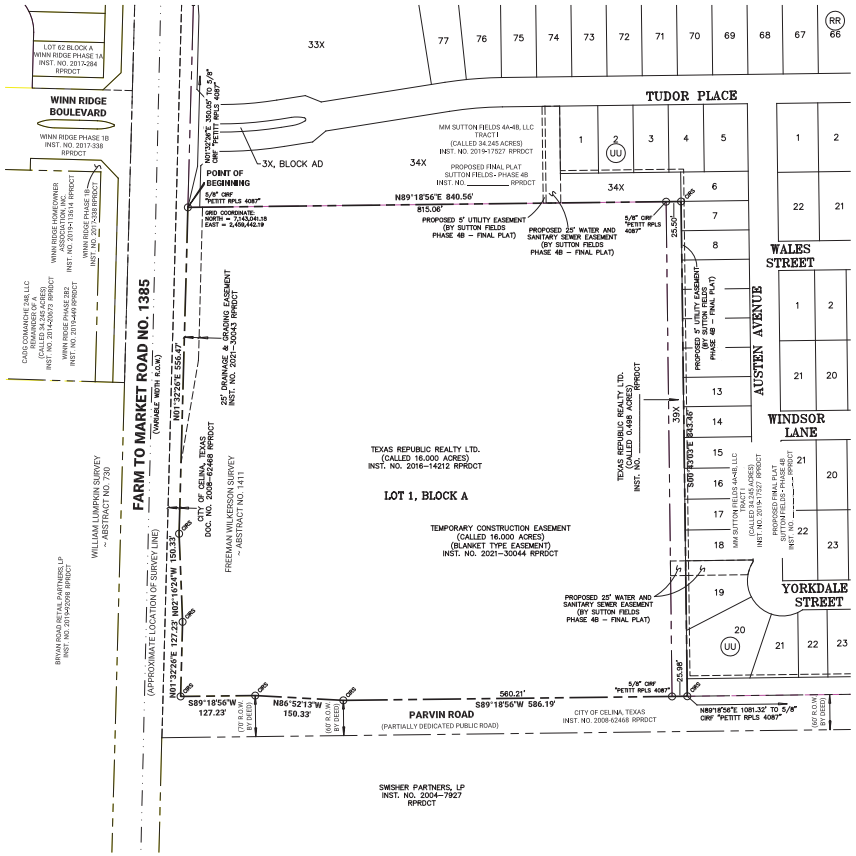
Date: 12/31/2020

Legend

- Roads
- Subject Property
- City Limits
- Denton County Parcels

N
W E
S

0 Feet



NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
6. The subject property lies within Zone "X" (unshaded) is defined thereon as "areas determined to be outside the 0.2% annual chance floodplain" on the flood insurance rate map, according to Community Panel No. 48121C0270G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton or Collin County, Texas.
7. The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of this Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, nor permanent utility services provided, for land that has only received approval as a Conveyance Plat.
8. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83). All distance are surface distances with a Surface to Grid Scale Factor of 0.999849392677.
9. Detention Requirements for the proposed commercial/retail property have been provided within the Sutton Fields Development as referenced in the Sutton Fields Ph 4B Drainage Study By KCE Engineering LLC Dated 8/31/2020 in compliance with the City of Celina, Texas Engineering Standards Version 09-10-2019, which shows that detention is not required for the proposed property.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the areas described by metes and bounds as follows:

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract Number 1411, in Denton County, Texas, and being all of that certain called 16.000 acre tract of land described in deed to Texas Republic Realty, Ltd., recorded in Instrument Number 2016-14212, Real Property Records of Denton County, Texas (RPRDCT), and all of that certain tract of land described in deed to Texas Republic Realty, Ltd., recorded in _____ RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found at the most westerly southwest corner of that certain called 34.245 acre tract of land described as Tract I in Warranty Deed to MM Sutton Fields 4A-4B, LLC recorded in Instrument No. 2019-17527, RPRDCT, and being located on the east right-of-way line of Farm to Market Road Number 1385 (variable width right-of-way), said right-of-way line according to Special Warranty Deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT, from which a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found at the northwest corner of said Tract I bears North 01°32'26" East, a distance of 350.05 feet;

THENCE North 89°18'56" East, leaving said east right-of-way line of Farm to Market Road Number 1385, and with a south line of said Tract I, passing at a distance 815.06 feet a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found at an interior "ell" corner of Tract I, continuing over and across Tract I, in all, a total distance of 840.56 feet to a 5/8-inch iron rod with cap marked "BCG 10194538" set for corner;

THENCE South 00°43'03" East, continuing over and across Tract I, a distance of 843.46 feet to a 5/8-inch iron rod with cap marked "BCG 10194538" set for corner on the north right-of-way line of Parvin Road according to said deed to the City of Celina, Texas, from which a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found at a northeast corner of said City of Celina, Texas tract bears North 89°18'56" East, a distance of 1081.32 feet;

THENCE with said north right-of-way line of Parvin Road, the following courses to 5/8-inch iron rods with cap marked "BCG 10194538" set for corner:

South 89°18'56" West, passing at a distance of 25.98 feet a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found at the most southerly southwest corner of said Tract I, continuing in all, a total distance of 586.19 feet;

North 86°52'13" West, a distance of 150.33 feet;

And South 89°18'56" West, a distance of 127.23 feet, said iron rod being located at the intersection of said north right-of-way line of Parvin Road, and said east right-of-way line of Farm to Market Road Number 1385;

THENCE with said east right-of-way line of Farm to Market Road Number 1385, the following courses to 5/8-inch iron rods with cap marked "BCG 10194538" set for corner:

North 01°32'26" East, a distance of 127.23 feet;

North 02°16'24" West, a distance of 150.33 feet;

And North 01°32'26" East, a distance of 556.47 feet to the POINT OF BEGINNING and containing an area of 16.502 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Texas Republic Realty, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, Commercial Retail Site, an addition to the City of Celina, Texas, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: _____

Owner: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 20__.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Jimmie D. Nichols, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

(Surveyor's Seal)

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

_____
Date

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

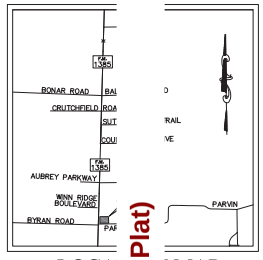
Given under my hand and seal of office this ____ day of _____20__.

NOTARY PUBLIC

_____ County, Texas

OWNER: TEXAS REPUBLIC REALTY, LTD., A TEXAS LIMITED PARTNERSHIP 1425 LAKE FRONT CIRCLE THE WOODLANDS, TEXAS 77380 CONTACT: LISA ROSENZWEIG LKR@MESAIRCOMPANIES.COM PHONE: (210) 202-1999

RPLS OF RECORD: JIMMIE D. NICHOLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184



LOCA MAP

	LEGEND
R.O.W.	RIGHT-OF-WAY
ESM'T	EASEMENT
CIRF	CAPPED IRON RO
CIRS	5/8 INCH IRON R MARKED "BCG TO
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY R DENTON COUN
PRDCT	PLAT RECORDS DENTON COUN

CERTIFICATE OF PLAT APPROVAL

Approved

_____ _____
City Development Official
City of Celina, Texas

Witness by hand this _____day of _____, 20___

_____
ecretary
f Celina, Texas

CONVEYANCE
LOT 1, BLC
COMMERCIAL R L SITE

16.502 ACR
1 LOT
SITUATED IN T
FREEMAN WILKERSON SURVEY – /
CITY OF CELINA, DENTON

T NUMBER 1411
TEXAS

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPAT FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683

801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019008-00
DATE - March 2021

SHEET 1 of 1

Strict Scale: 1 inch = 100 feet

Attachment: Conveyance Plat (Commercial Retail Site – Conveyance Plat)

S:\2019\2019008.00 Sutton Fields\09-SURVEY\04-PLATTING\Conveyance Plat_CVR-SDV-PLT.dwg

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Downtown Code - TO BE TABLED

Action Requested:
Conduct a public hearing to consider and act upon an amendment to the Comprehensive Zoning Ordinance, by rezoning approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district, generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code - TO BE TABLED) (Nusser)

Background:

Staff recommends to table this item for further review.

In January 2019, the City of Celina adopted the Downtown Master Plan, which shared a 20+ year vision for the future of downtown. One of the many implementation steps includes correcting the regulatory framework of downtown so that the vision, as outlined in the Downtown Master Plan, can be realized.

This item is for rezoning the land - from several downtown zoning districts (2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts) to the Downtown Code (DTC) zoning district.

Staff Recommendation:
Staff recommends to table this item for further review.

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Downtown Code Text Amendment - TO BE TABLED

Action Requested:
Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment - TO BE TABLED) (Nusser)

Background:

Staff recommends to table this item for further review.

In January 2019, the City of Celina adopted the Downtown Master Plan, which shared a 20+ year vision for the future of downtown. One of the many implementation steps includes correcting the regulatory framework of downtown so that the vision, as outlined in the Downtown Master Plan, can be realized.

This item is for the text amendment to the Zoning Code.

Staff Recommendation:
Staff recommends to table this item for further review.

Life Connected.

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 16, 2021
Re:	Sangani MF2 - C Districts - Zoning

Action Requested:
Conduct a public hearing to zone approximately 24 acres to Multifamily District, Urban Edge (MF-2) and Commercial, Office, & Retail Zoning District (C), generally located at the northeast corner of CR 132 and CR 130, within the Extraterritorial Jurisdiction (ETJ). (Sangani MF2 - C Districts - Zoning)

Applicant:
Rob Daake, Coats Rose
14775 Preston Road
Dallas, TX 75254

Background Information:
Refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation (Overall)

Staff Recommendation:
Staff recommends approval as presented.

Conditions:

1. East Half Urban Edge MF
2. West Half Straight Commercial

CELINA TEXAS EST. 1876
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Exhibit

Date: 3/23/2020

Legend

Tract1

Roads

N
W E
S

0 245 490 Feet

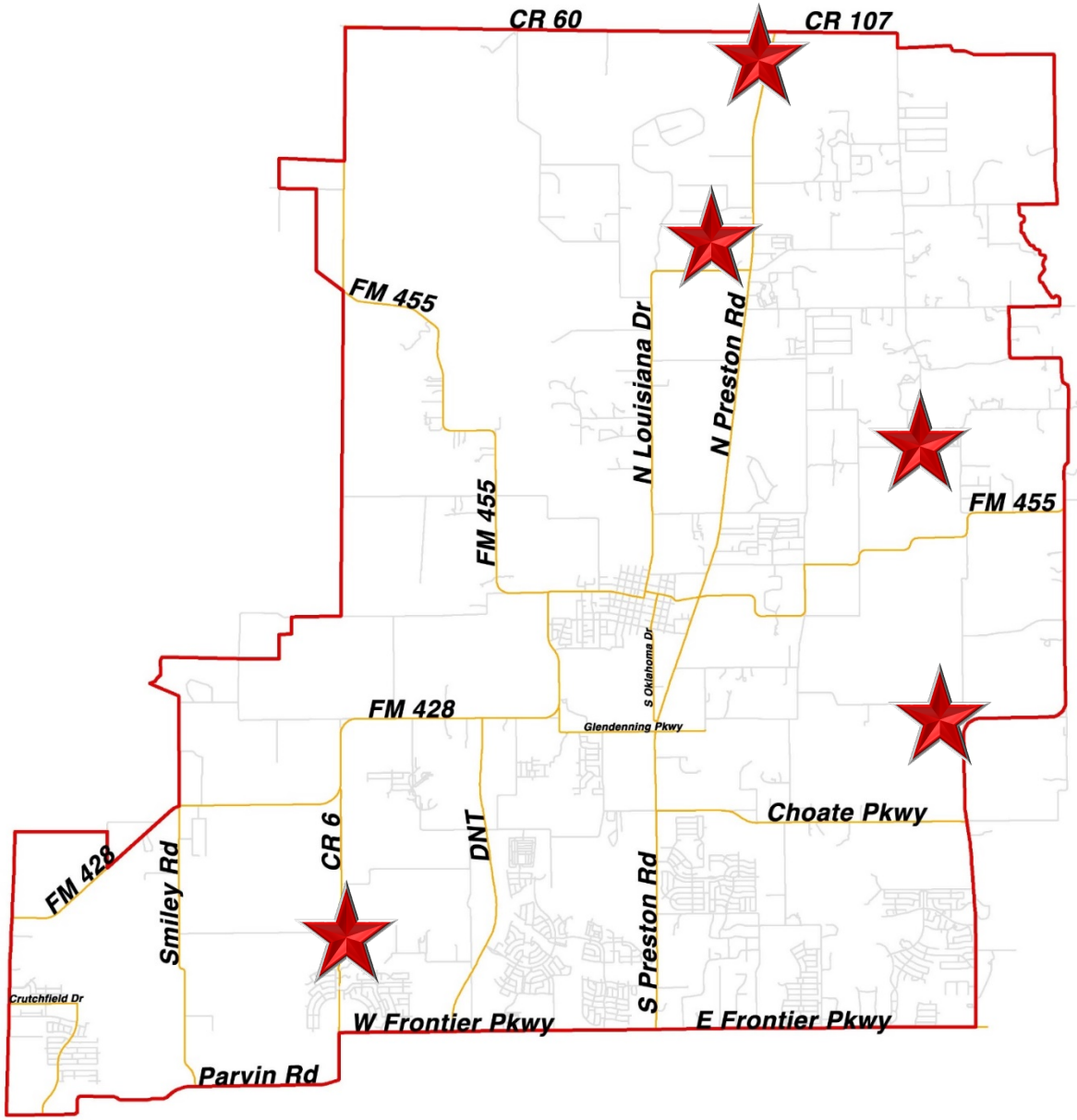
Sangani Properties

Zoning & Planned Development

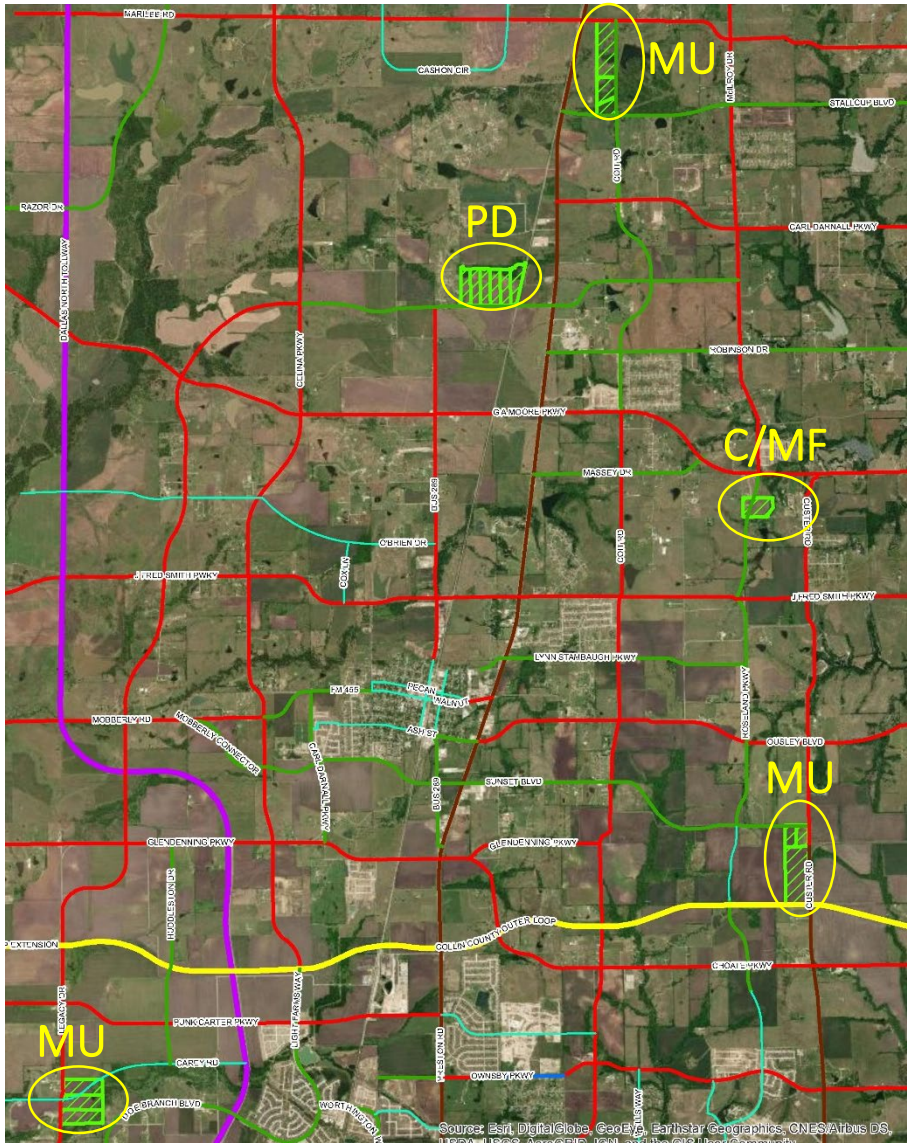
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)



Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)



Location Map

The subject properties are located in various parts of the City, mostly at fairly prominent intersections

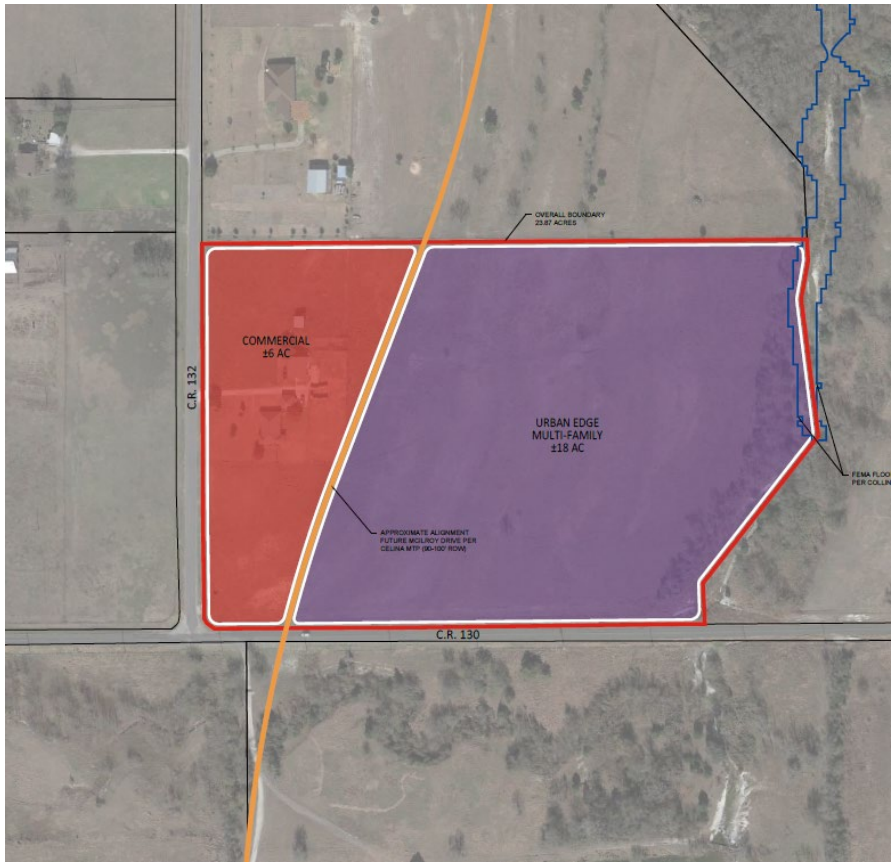
FYI: 1 presentation; 3 public hearings & ordinances

Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)

Background

- In June 2020, the City Council approved a Development Agreement that outlined the annexation and future development regulations for the subject properties
- These zoning items were on February P&Z agenda which was cancelled due to the snowstorm
- The subject properties are approximately 352 acres and were annexed to the City on March
- The applicant's request is to zone the properties in conformance with the Development Agreement

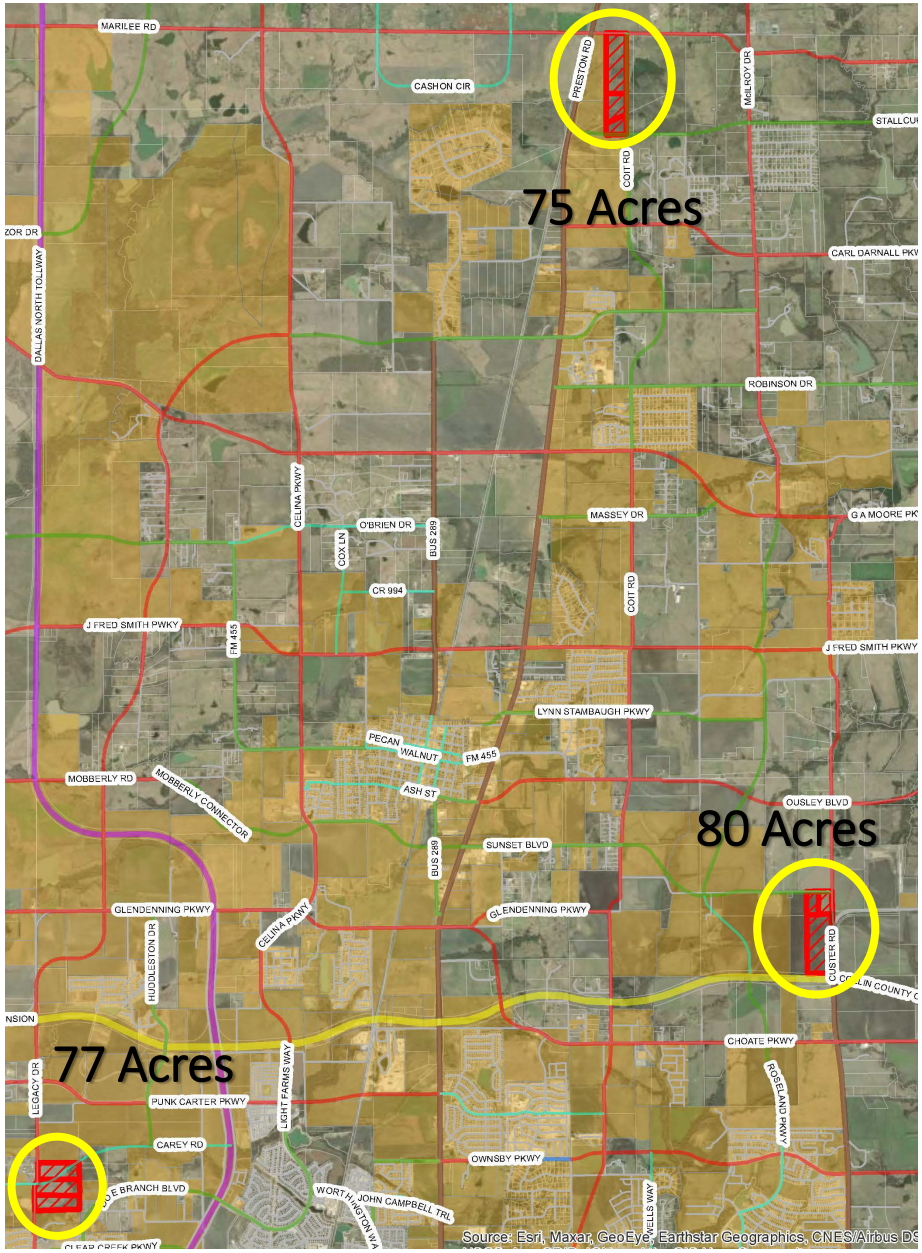
Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)



Sangani 1

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

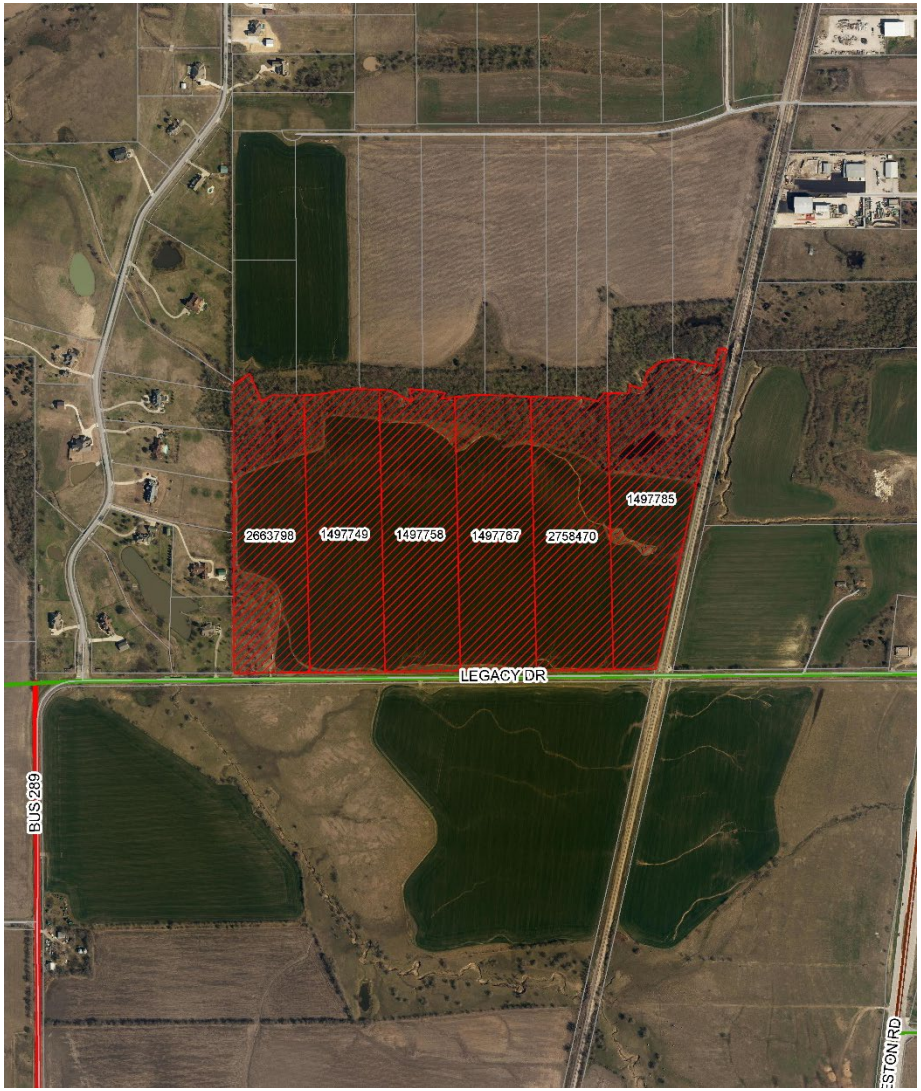
Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)



Sangani 2

- 232 Acres
- Mixed-Use (MU) zoning

Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)



Sangani 3

- Northwest corner of BNSF Railroad & Legacy Drive
- 97 acres
- PD with Mixed-Use (MU) base zoning
- With a row of one-acre lots as a buffer along the western property line

Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)

Policy Considerations

- The proposed zoning is in conformance with the governing DA
- The applicant's zoning and annexation request brings an additional 352 acres into the City Limits with base zoning
- The properties were annexed by City Council in March
- The proposed land uses are appropriate for the respective locations

Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - 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, per the governing DA

Attachment: Staff Presentation (Overall) (Sangani MF2 - C Districts - Zoning)

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Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Raha Pouladi, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Sangani MU District - Zoning

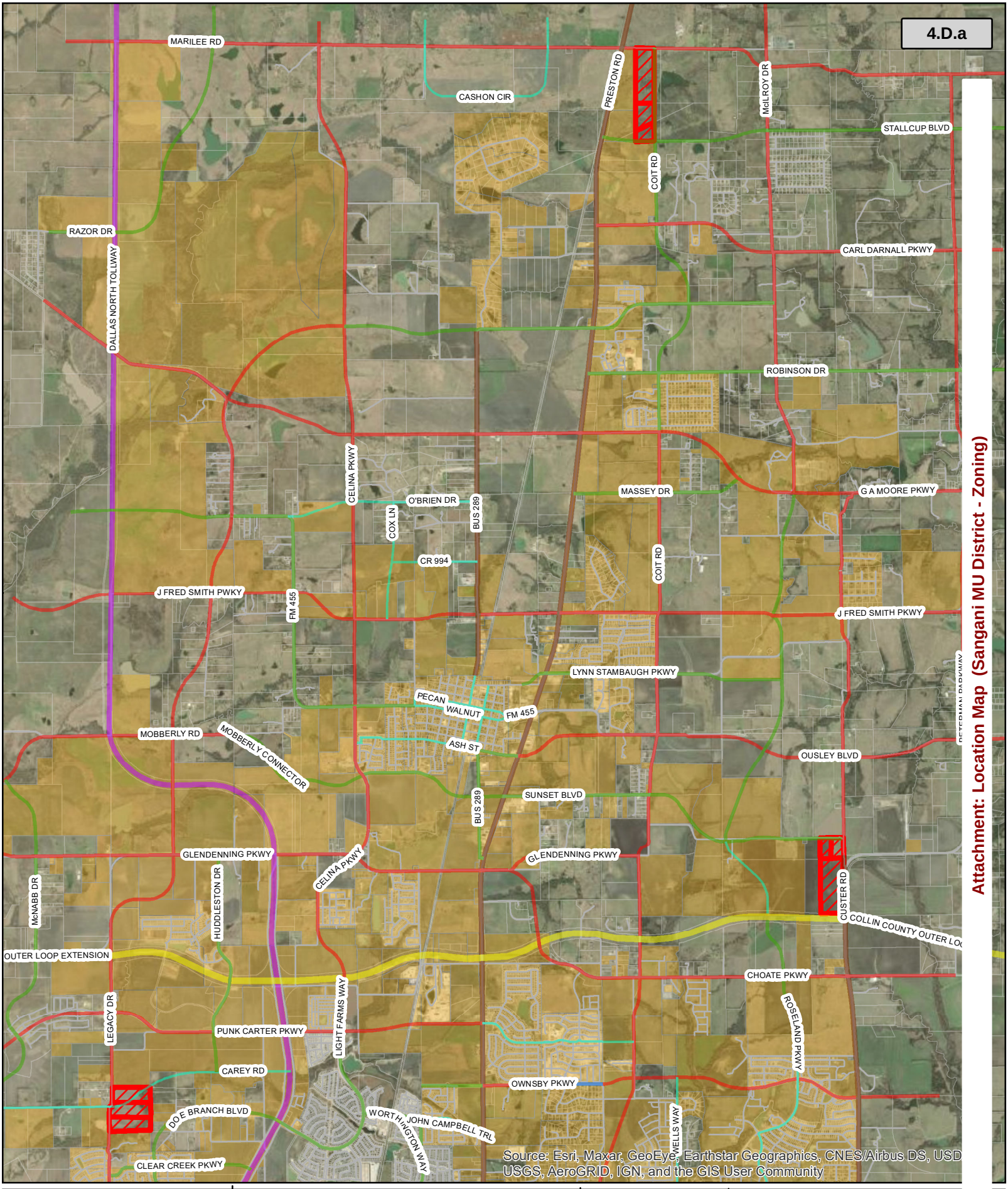
Action Requested:
Conduct a public hearing to zone approximately 232 acres to Mixed-Use Zoning District (MU), generally located southeast of Legacy Drive and Carey Road, southwest of Marilee Road and Coit Road, and northwest of Custer Road and the Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (Sangani MU District - Zoning)

Applicant:
Rob Daake, Coats Rose
14775 Preston Road
Dallas, TX 75254

Background Information:
Refer to the supporting document for the location map.
The staff presentation is the same presentation as the previous item.

Supporting Documents:
- Location Map

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Sangani MU District - Zoning)

CELINA TEXAS EST. 1876
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Location Map 3
Sangani

Date: 2/2/2021

Legend

- Roads
- Subject Properties
- Parcels
- City Limits

N
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0 Feet

Life Connected.

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 16, 2021
Re: Sangani PD-SF-E & MU - Zoning

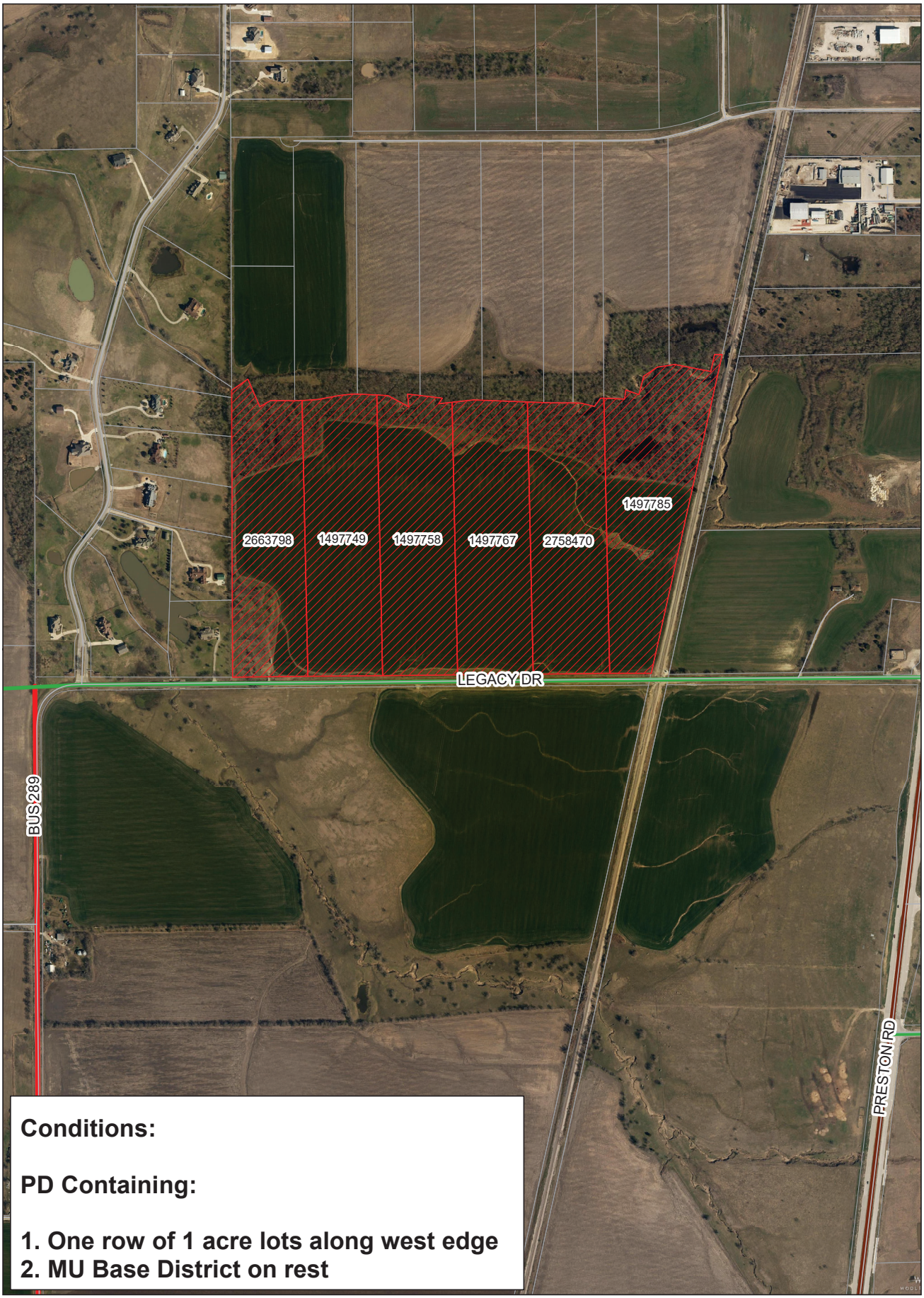
Action Requested:
Conduct a public hearing to zone approximately 97 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) and Mixed Use District (MU) base zoning, generally located at the northwest corner of the BNSF Railroad and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Sangani PD-SF-E & MU - Zoning)

Applicant:
Rob Daake, Coats Rose
14775 Preston Road
Dallas, TX 75254

Background Information:
Refer to the supporting document for the location map.
The staff presentation is the same presentation as the previous item.

Supporting Documents:
- Location Map
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval as presented.



Conditions:

PD Containing:

1. One row of 1 acre lots along west edge
2. MU Base District on rest

CELINA TEXAS EST. 1876
Life Connected.

Exhibit

Date: 3/23/2020

Legend

Roads

Tracts2

N
W E
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0 487.5 975 Feet

DEVELOPMENT STANDARDS

The Property shall develop in accordance with the Mixed-Use ("MU") zoning district and Single-Family Residential Estate ("SF-E") zoning district regulations. Furthermore, and per the Concept Plan, minimum 1-acre lots are required for lots contiguous to North Preston Lakes Estates.

Attachment: Development Regulations (Sangani PD-SF-E & MU - Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

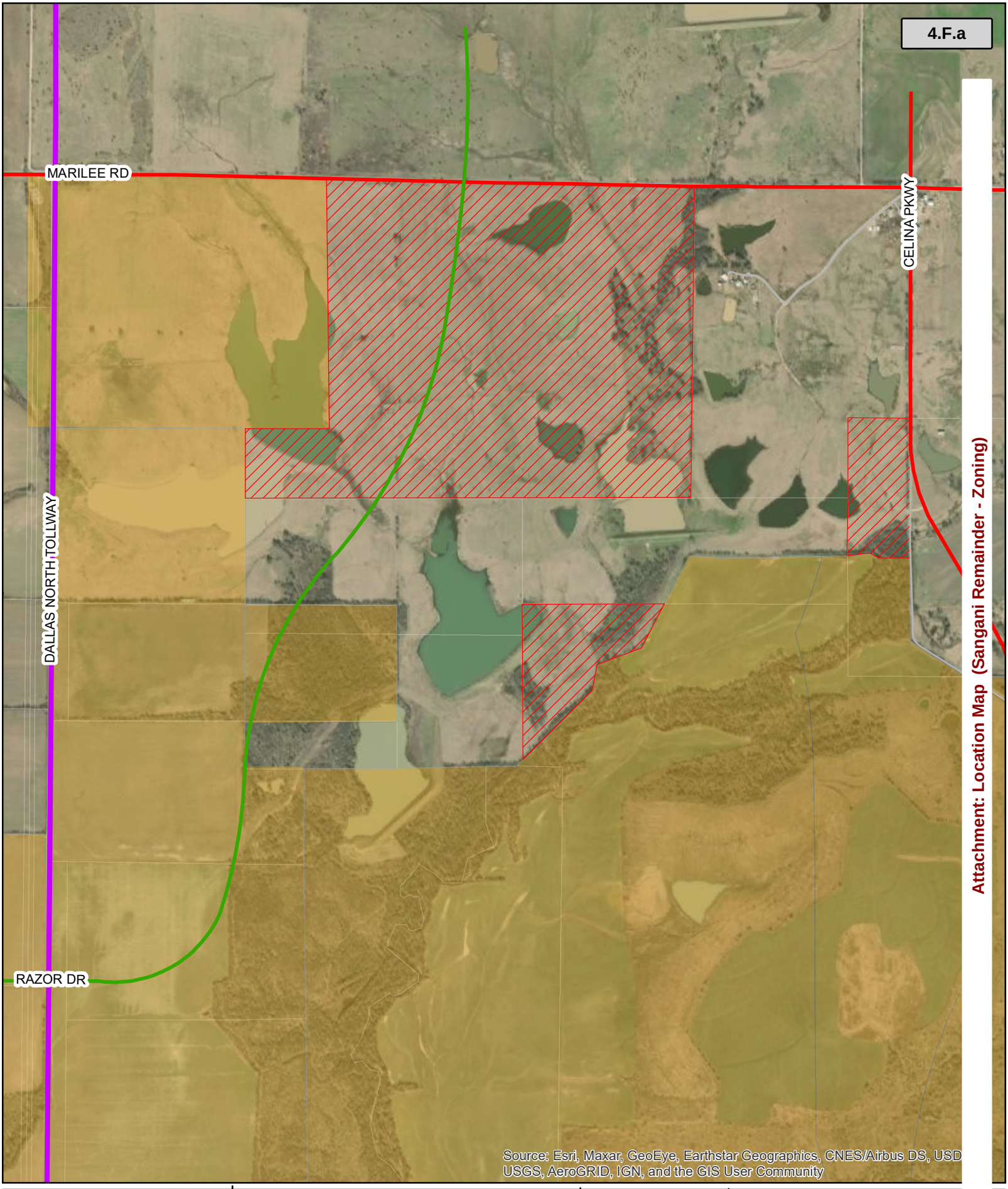
To:	**Planning and Zoning Commission**
From:	Raha Pouladi, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Sangani Remainder - Zoning

Action Requested:
Conduct a public hearing to zone approximately 348 acres to Agricultural Zoning District (AG), generally located south of Marilee Road, and approximately 2,000 feet east of future Dallas North Tollway, within the Extraterritorial Jurisdiction (ETJ). (Sangani Remainder - Zoning)

Background Information:
Refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Sangani Remainder - Zoning)

CELINA TEXAS est. 1876
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Location Map
Remainder Sangani

Date: 2/8/2021

Legend

- Roads
- Subject Property
- City Limits
- Parcels

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0 Feet

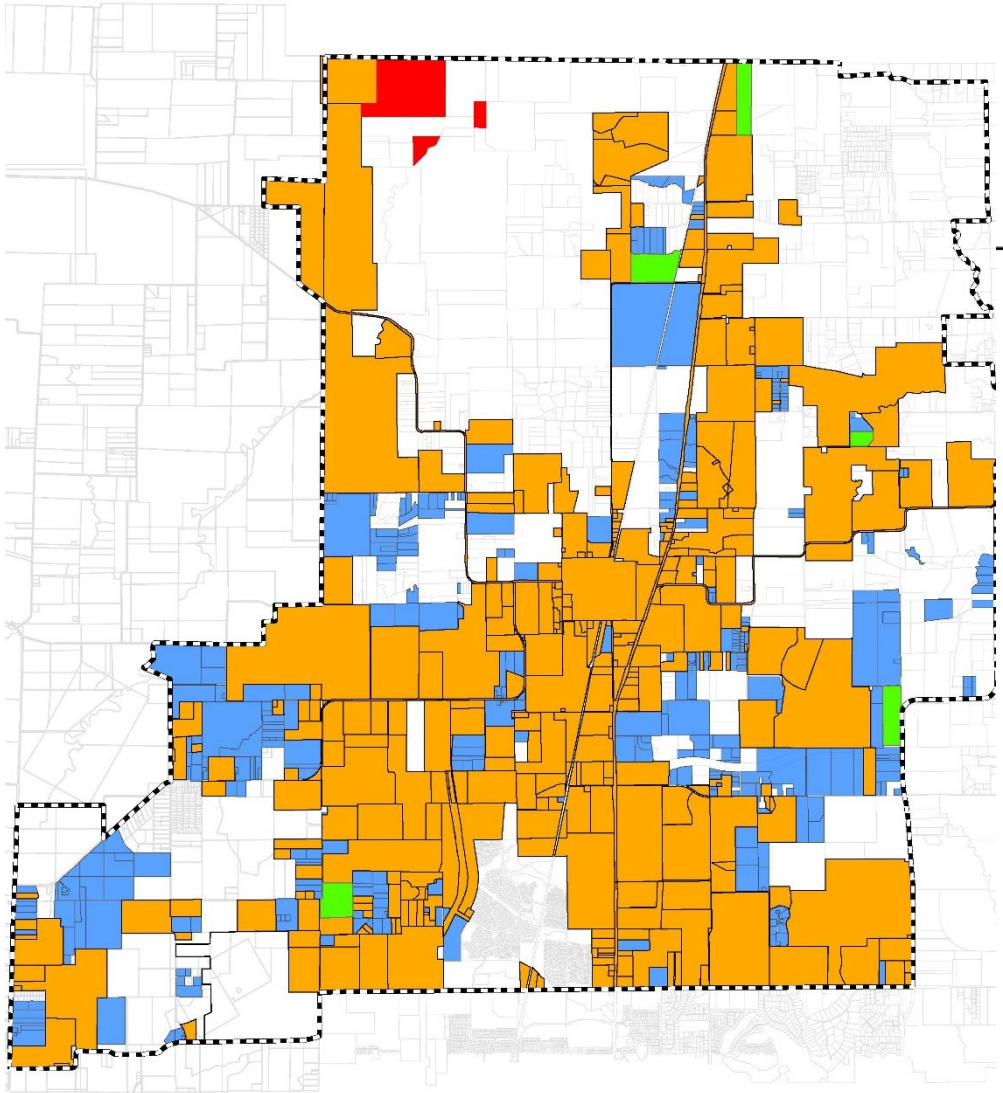
Sangani Remainder

Zoning

Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Sangani Remainder - Zoning)

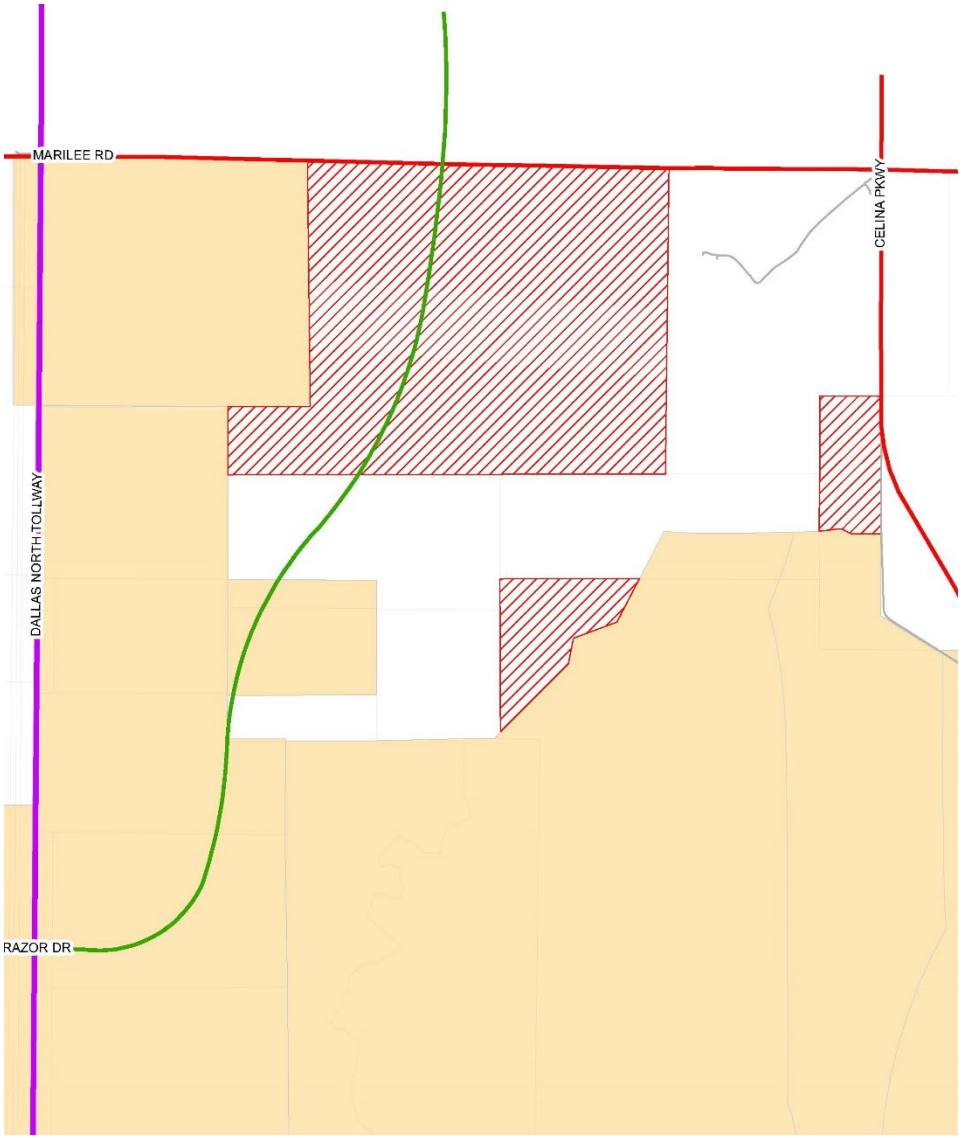


Annexation Map

Legend

- Ultimate Boundary
- Roads
- Voluntary Petition
- Potential Annexations

Attachment: Staff Presentation (Sangani Remainder - Zoning)



Location Map

The subject properties ar generally located south c Marilee Road, an approximately 2,000 fee east of future Dallas Nort Tollway, within th Extraterritorial Jurisdictio (ETJ)

Attachment: Staff Presentation (Sangani Remainder - Zoning)

Background

- The properties are approximately 348 acres within City Limits (annexed at the March City Council meeting)
- The properties are in association with the statutory consent annexation process, as governed by State law

Attachment: Staff Presentation (Sangani Remainder - Zoning)

Policy Considerations

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a "holding district"
- The property owner may in the future request the City to consider another zoning district
- No residents are included in the zoning
- Property owners have not voiced objection to city staff

Attachment: Staff Presentation (Sangani Remainder - Zoning)

Recommendation

- The annexation was approved by City Council in March
- 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 (Sangani Remainder - Zoning)

Timeline

- Deferral letters mailed to ETJ property owners
- ~~July 14, 2020– Annexation Resolution~~
- ~~August 11, 2020 – 1st Public Hearing~~
- ~~January 12, 2021 – Petition Verification~~
- ~~February 9, 2021 – 2nd Public Hearing~~
- ~~March 9, 2021 – 3rd Public Hearing and adoption of Annexation Ordinance~~
- March & April - Zoning

Attachment: Staff Presentation (Sangani Remainder - Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Bella Lopez, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Bonfire Park - Zoning

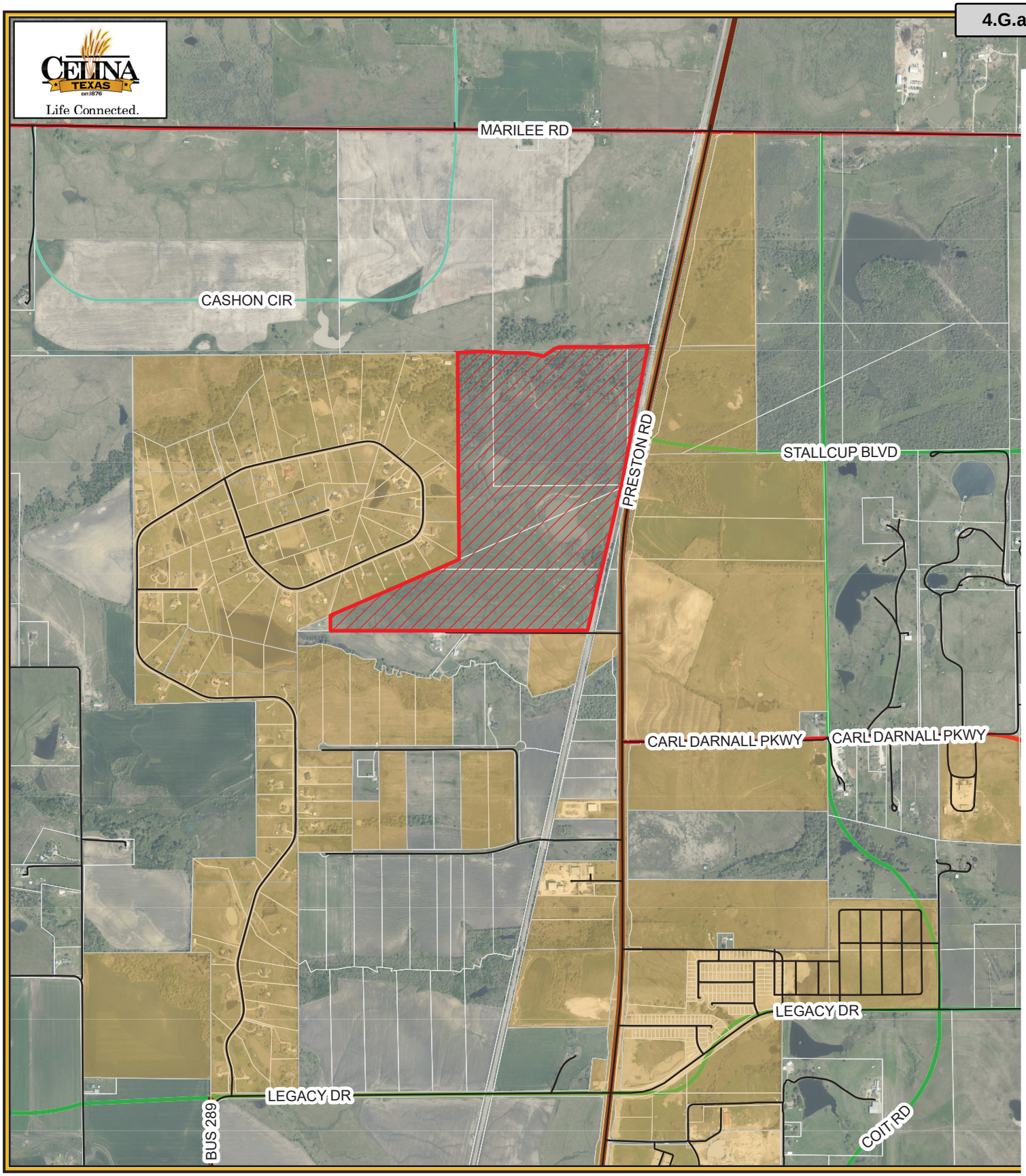
Action Requested:
Conduct a public hearing to zone approximately 190 acres to Community Facilities Zoning District (CF), generally located at the northwest corner of Preston Road and Kathie Court, within the Extraterritorial Jurisdiction (ETJ). (Bonfire Park - Zoning)

Owner:
City of Celina
142 N. Ohio Street
Celina, TX 75009

Background Information:
Refer to the attached documents for more information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Bonfire Park - Zoning)

Legend

- Roads
- City Limits
- Parcels
- Subject Property

Bonfire Park - Zoning Location Map

City of Celina

3/2/2021

N W E S

0 1,250 2,500 Feet

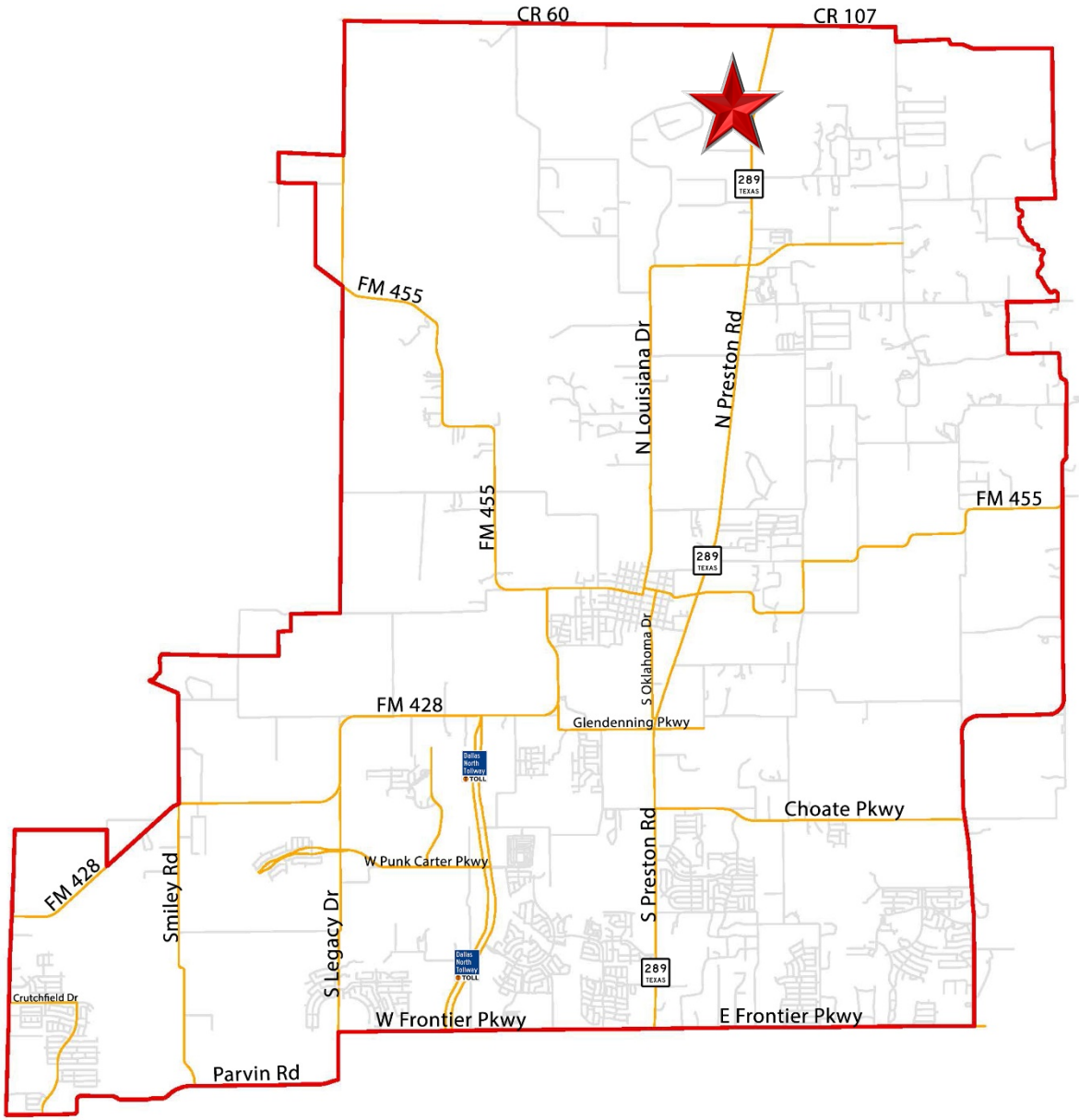
Bonfire Park

Zoning

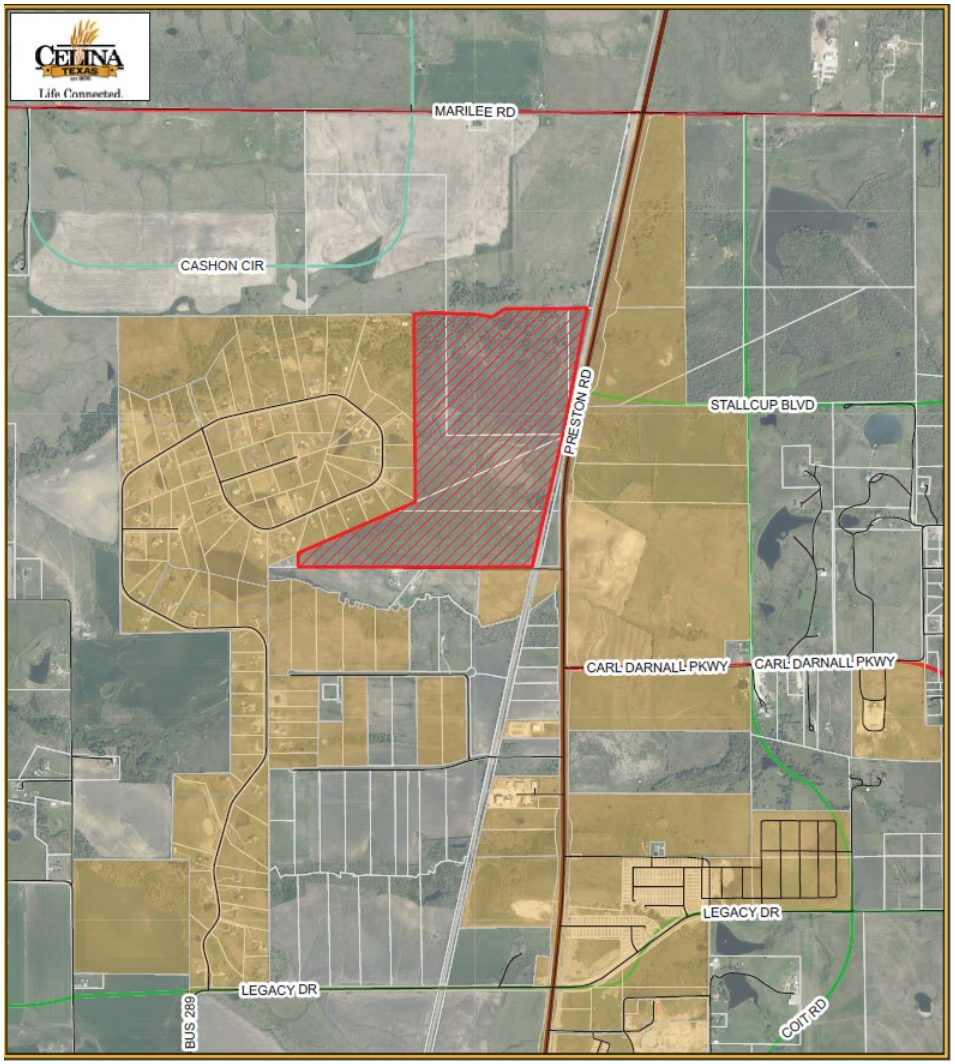
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Bonfire Park - Zoning)



Attachment: Staff Presentation (Bonfire Park - Zoning)



Location Map

The subject property is generally located between BNSF railroad tracks and North Preston Lakes

Attachment: Staff Presentation (Bonfire Park - Zoning)

Background

- The property is approximately 190 acres and is the location of a future City park
- The property is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to Community Facilities District (CF), which is the zoning district for municipal facilities, including public parks

Attachment: Staff Presentation (Bonfire Park - Zoning)

Policy Considerations

- CF is an appropriate zoning designation for the subject property

Attachment: Staff Presentation (Bonfire Park - Zoning)

Recommendation

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

Attachment: Staff Presentation (Bonfire Park - Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Bella Lopez, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	CISD Middle School - Zoning

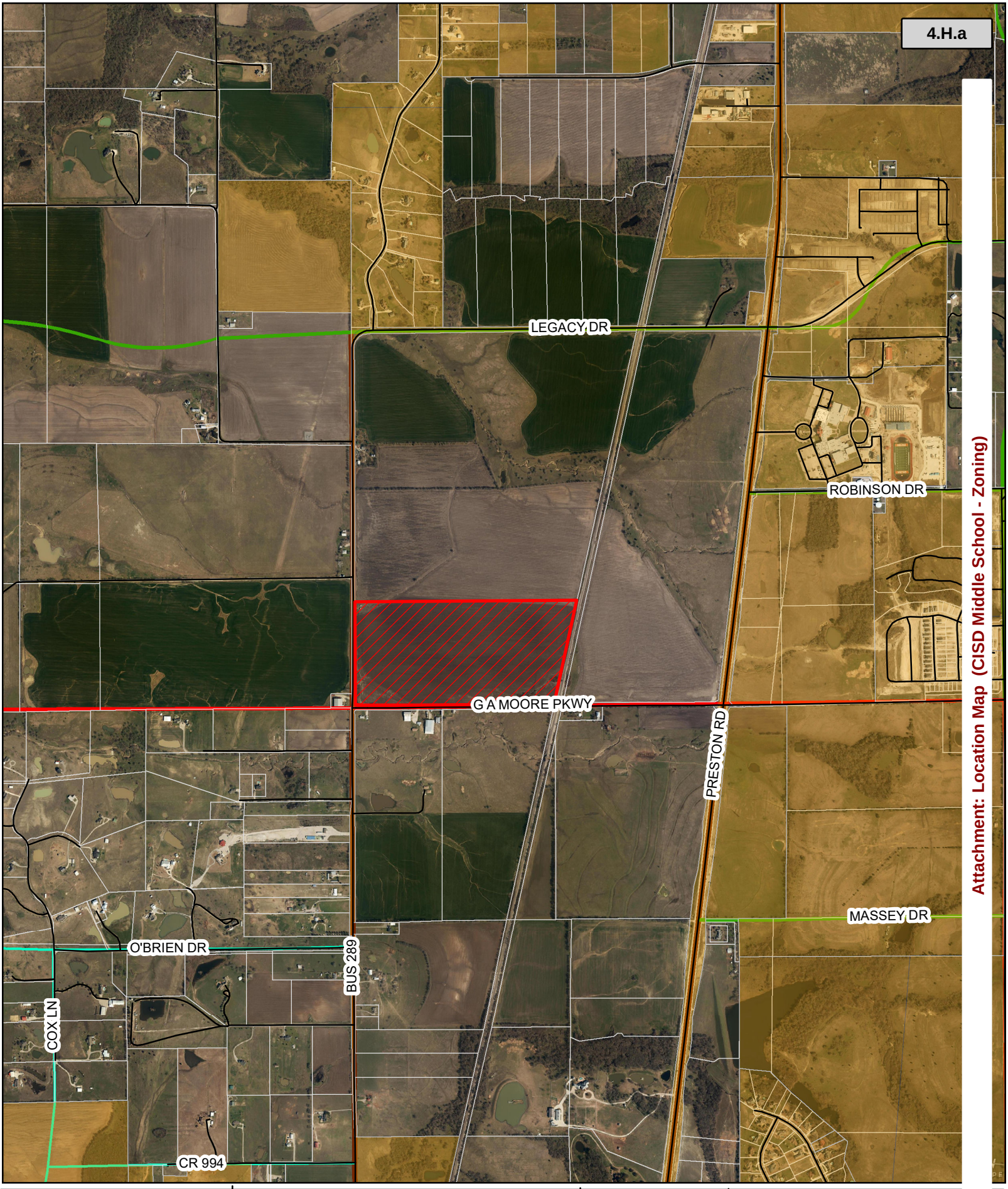
Action Requested:
Conduct a public hearing to zone approximately 76 acres to Community Facilities Zoning District (CF), generally located at the northeast corner of Louisiana Drive and future G A Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (CISD Middle School - Zoning)

Applicant:
Marc Rauzi
6600 LBJ Freeway, Suite 200
Dallas, TX 75240

Background Information:
Refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (CISD Middle School - Zoning)

CELINA TEXAS EST. 1876
Life Connected.

CISD Middle School #1 Location Map

Date: 12/18/2020

Legend

- Subject Property
- Roads
- City Limits
- Parcels

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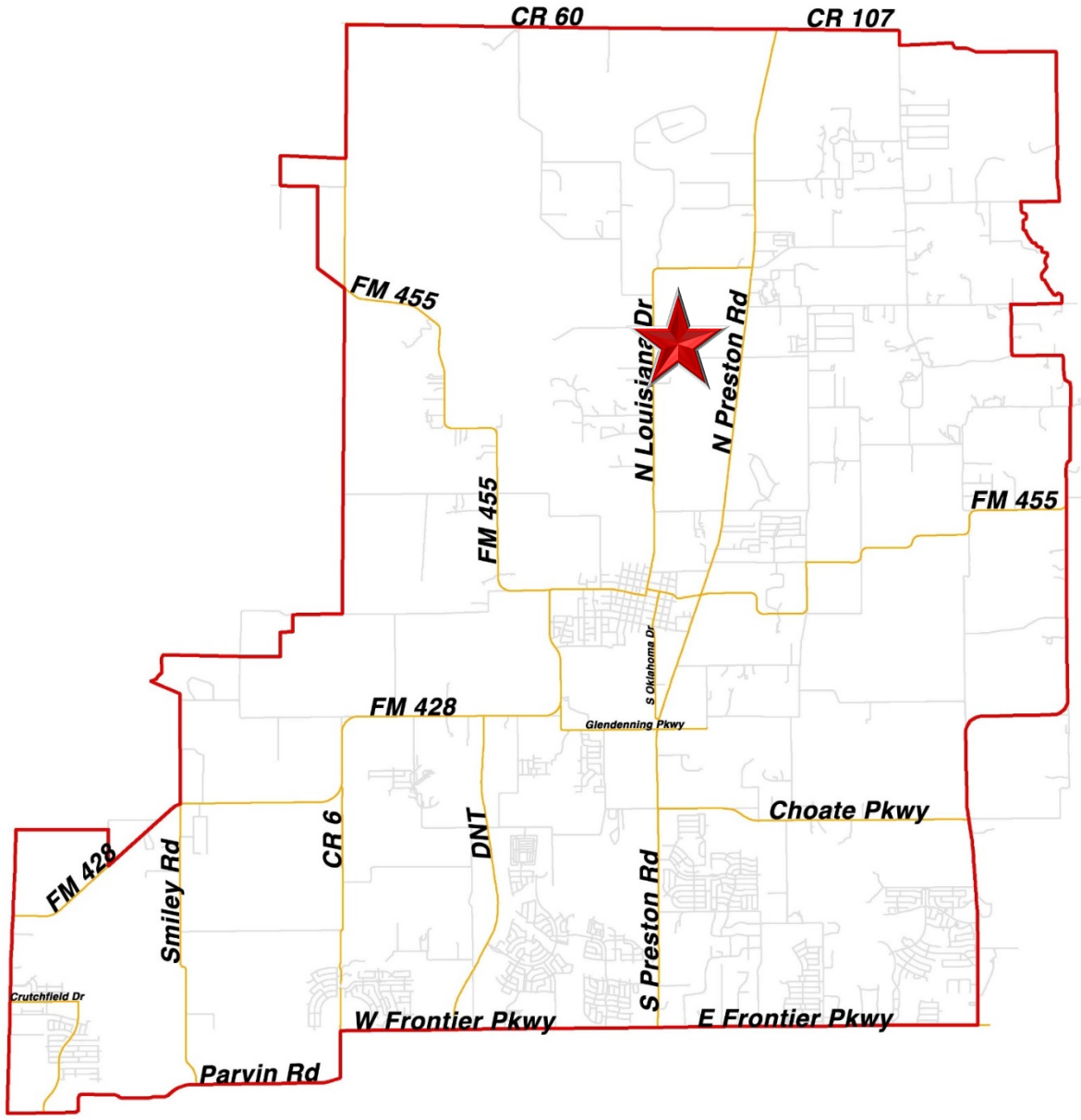
CISD Middle School

Zoning

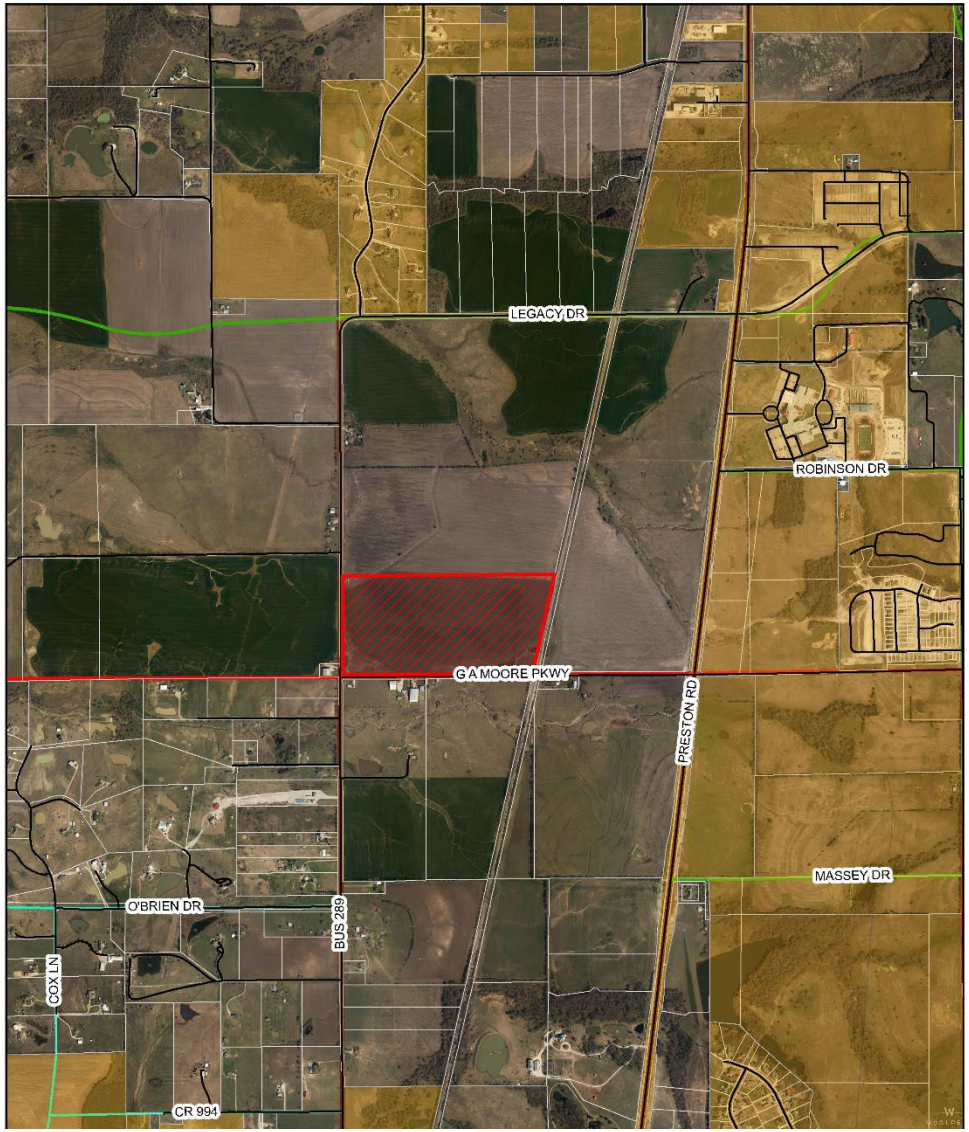
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (CISD Middle School - Zoning)



Attachment: Staff Presentation (CISD Middle School - Zoning)



Location Map

The subject property is generally located on the northeast corner of Louisiana Drive and future GA Moore Parkway, in the ETJ

Attachment: Staff Presentation (CISD Middle School - Zoning)

Background

- The subject property is approximately 76 acres, located within the Extraterritorial Jurisdiction (ETJ), and is voluntarily annexing
- The applicant is proposing a base zoning of Community Facilities (CF) district
- The zoning will be considered by City Council concurrently with the associated annexation in April

Attachment: Staff Presentation (CISD Middle School - Zoning)

Policy Considerations

- Community Facilities is an appropriate zoning district for municipal and school properties

Attachment: Staff Presentation (CISD Middle School - 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 (CISD Middle School - Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: March 16, 2021
Re: Airmax-CTX - Zoning

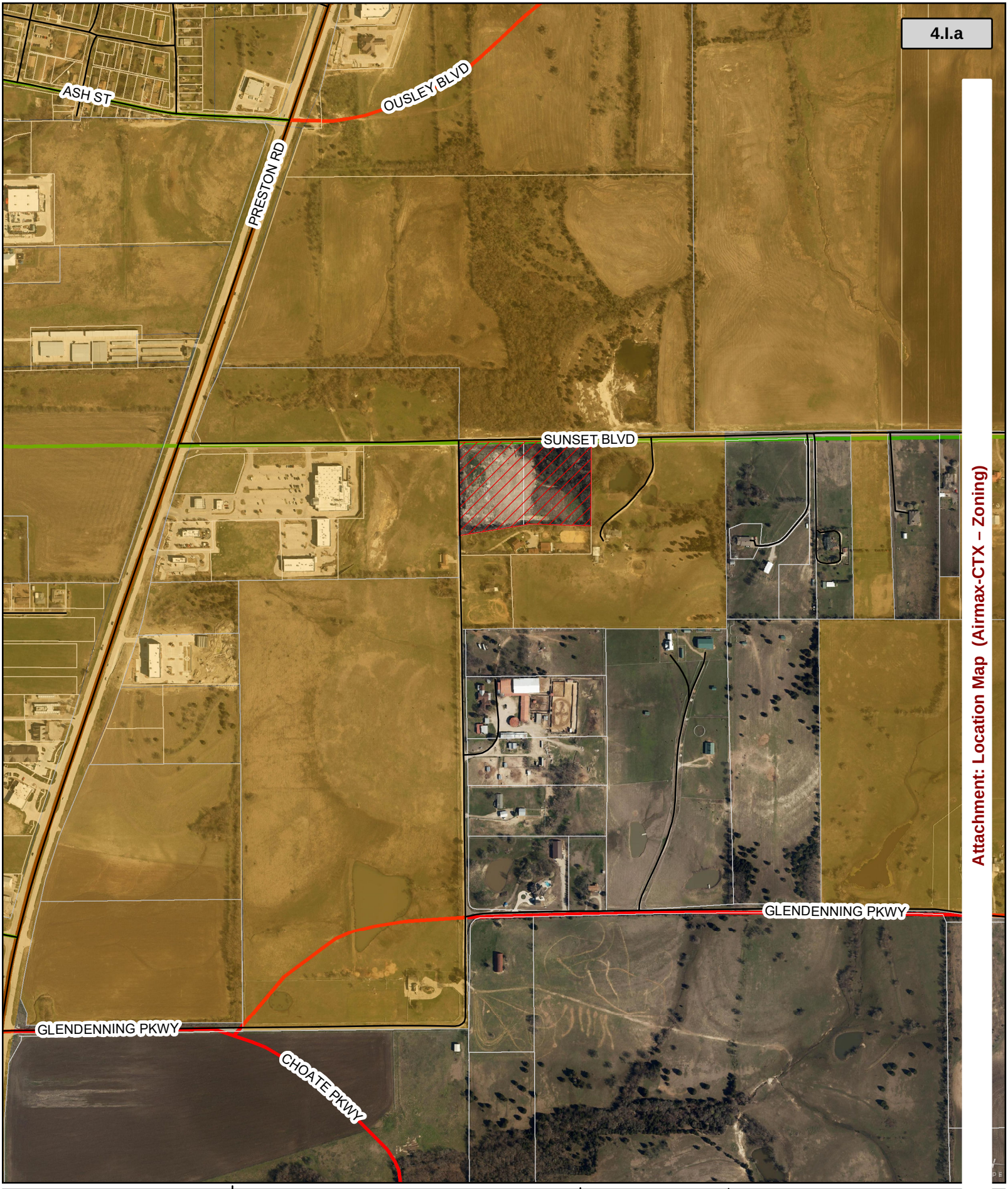
Action Requested:
Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to Commercial, Office, & Retail Zoning District (C), generally located at the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX – Zoning)

Applicant:
Airmax Inc.
216 West Pecan Street
Celina, TX 75009

Background Information:
Refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Airmax-CTX – Zoning)

CELINA TEXAS EST. 1876
Life Connected.

Airmax Location Map

Date: 11/10/2020

Legend

- Roads
- Subject Property
- City Limits
- Parcels

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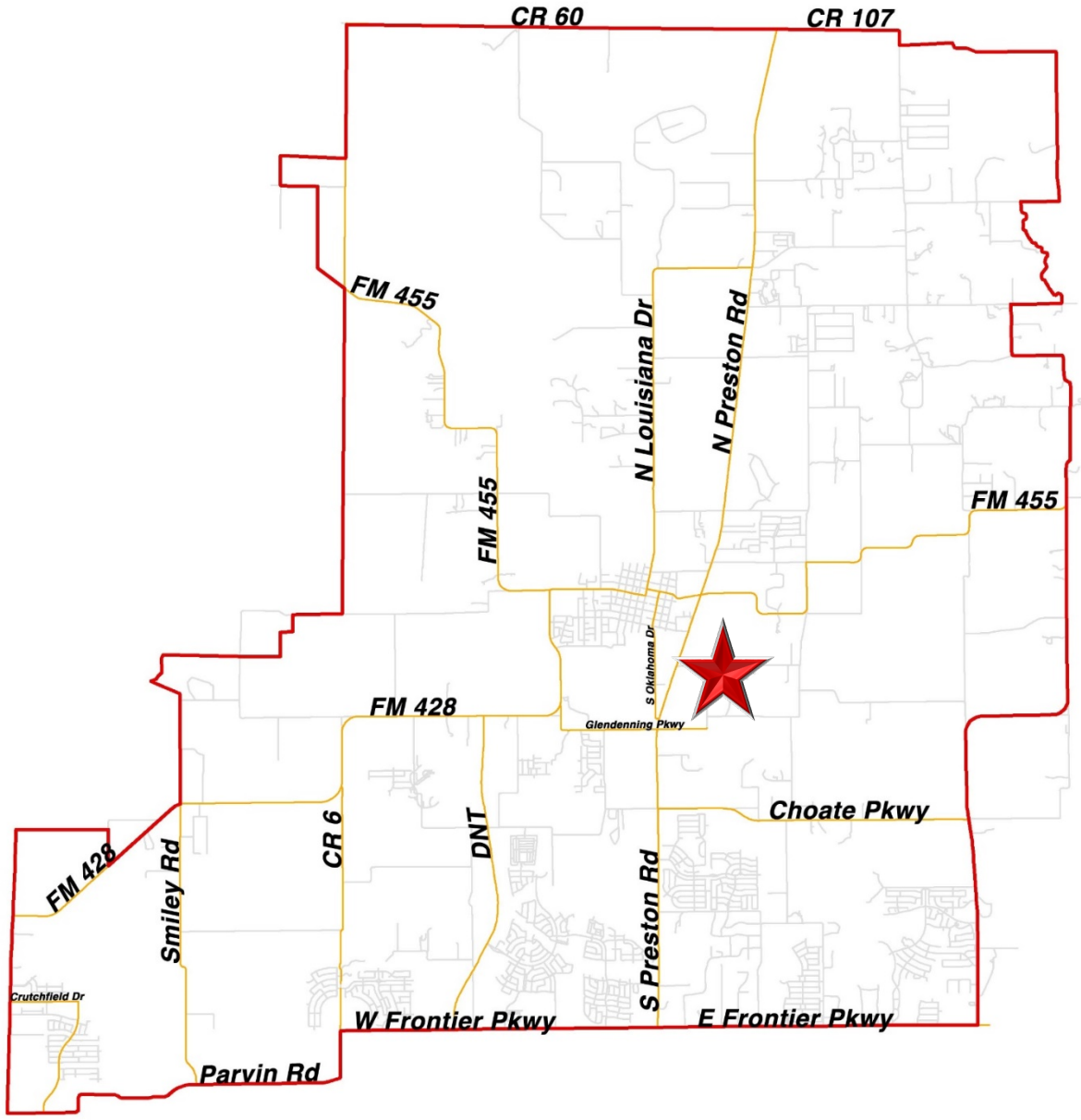
Airmax-CTX

Zoning

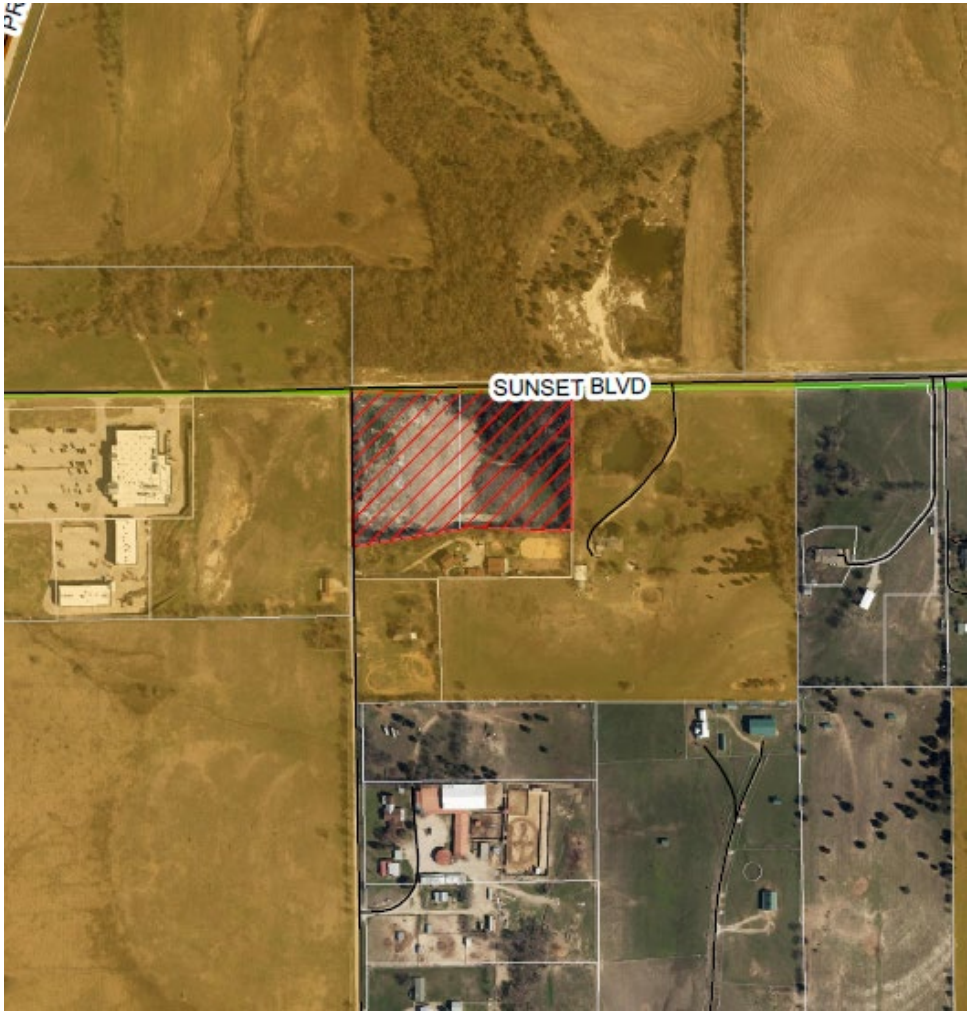
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Airmax-CTX – Zoning)



Attachment: Staff Presentation (Airmax-CTX – Zoning)



Location Map

The subject property is generally located on the southeast corner of County Road 89 and Sunset Boulevard, in the ETJ

Attachment: Staff Presentation (Airmax-CTX – Zoning)

Background

- The subject property is approximately 9 acres, located within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement was approved by City Council in January 2021, outlining its future annexation and zoning
- The applicant is proposing a base zoning of Commercial, Retail, & Office (C)
- The zoning will be considered by City Council concurrently with the associated annexation in April

Attachment: Staff Presentation (Airmax-CTX – Zoning)

Policy Considerations

- The subject property is at a hard corner off a future 4-lane road
- The proposed land use is appropriate for the location
- The project will abide by all city standards, including concrete parking, landscaping, architecture, etc.

Attachment: Staff Presentation (Airmax-CTX – 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, per the governing DA

Attachment: Staff Presentation (Airmax-CTX – 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 16, 2021
Re:	Chesney Tract - Zoning

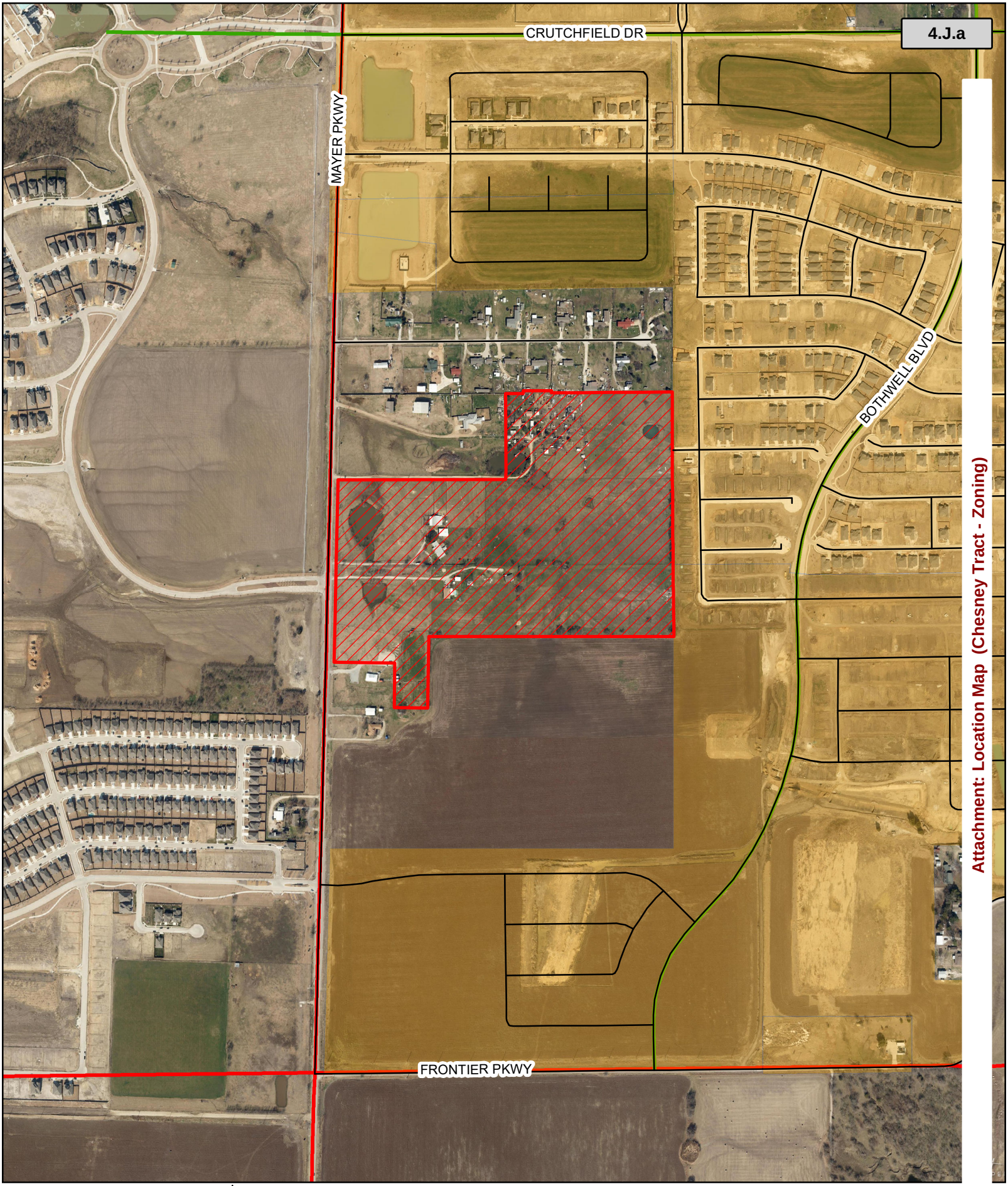
Action Requested:
Conduct a public hearing to zone approximately 51 acres to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Zoning)

Applicant:
Claymoore Engineering
301 S. Coleman, Suite 40
Prosper, TX 75078

Background Information:
Refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Chesney Tract - Zoning)

CELINA TEXAS EST. 1876
Life Connected.

Chesney Tract Location Map

Date: 1/7/2021

Legend

- Roads
- Subject Property
- City Limits
- Parcels

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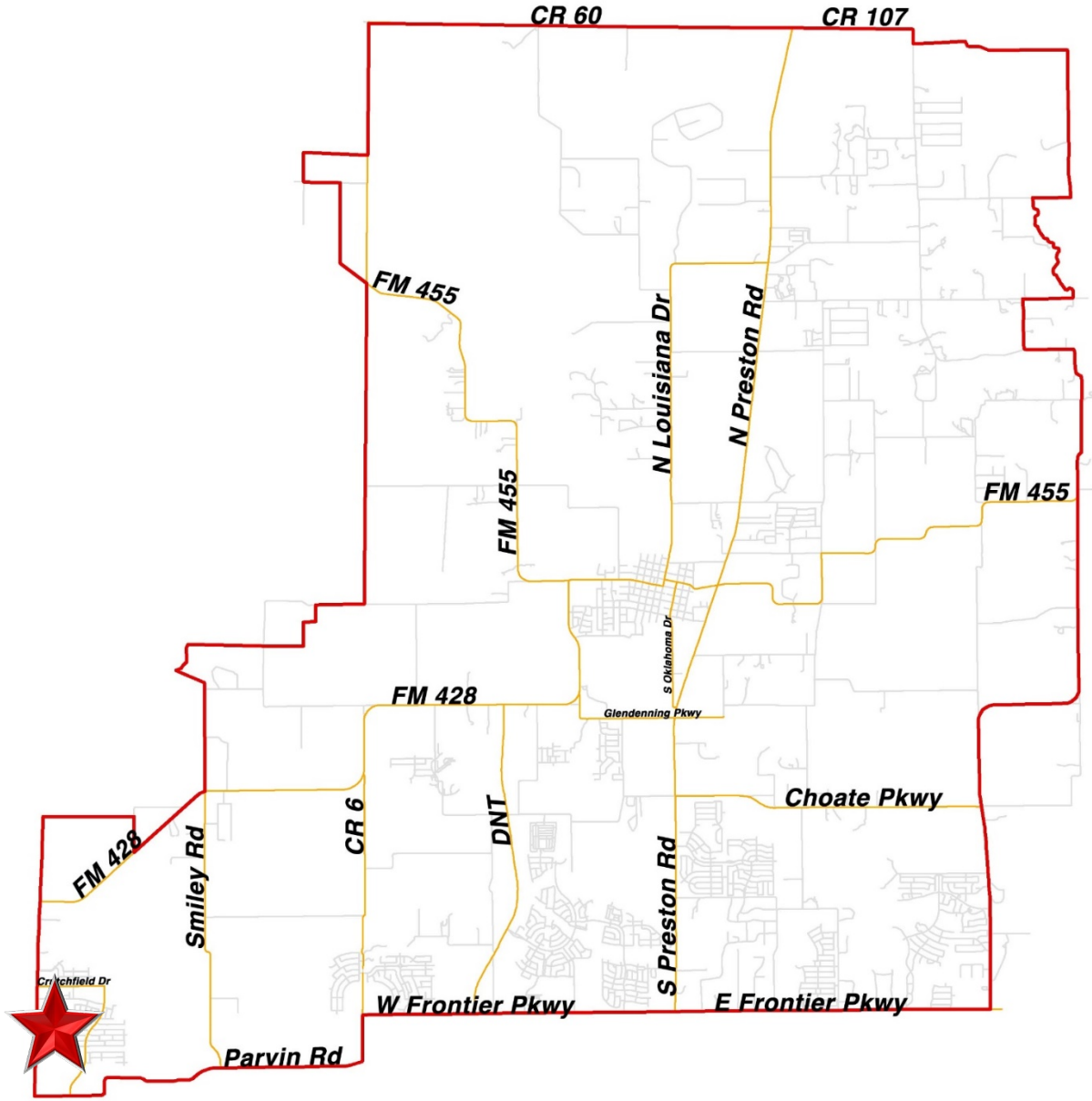
Chesney Tract

Planned Development

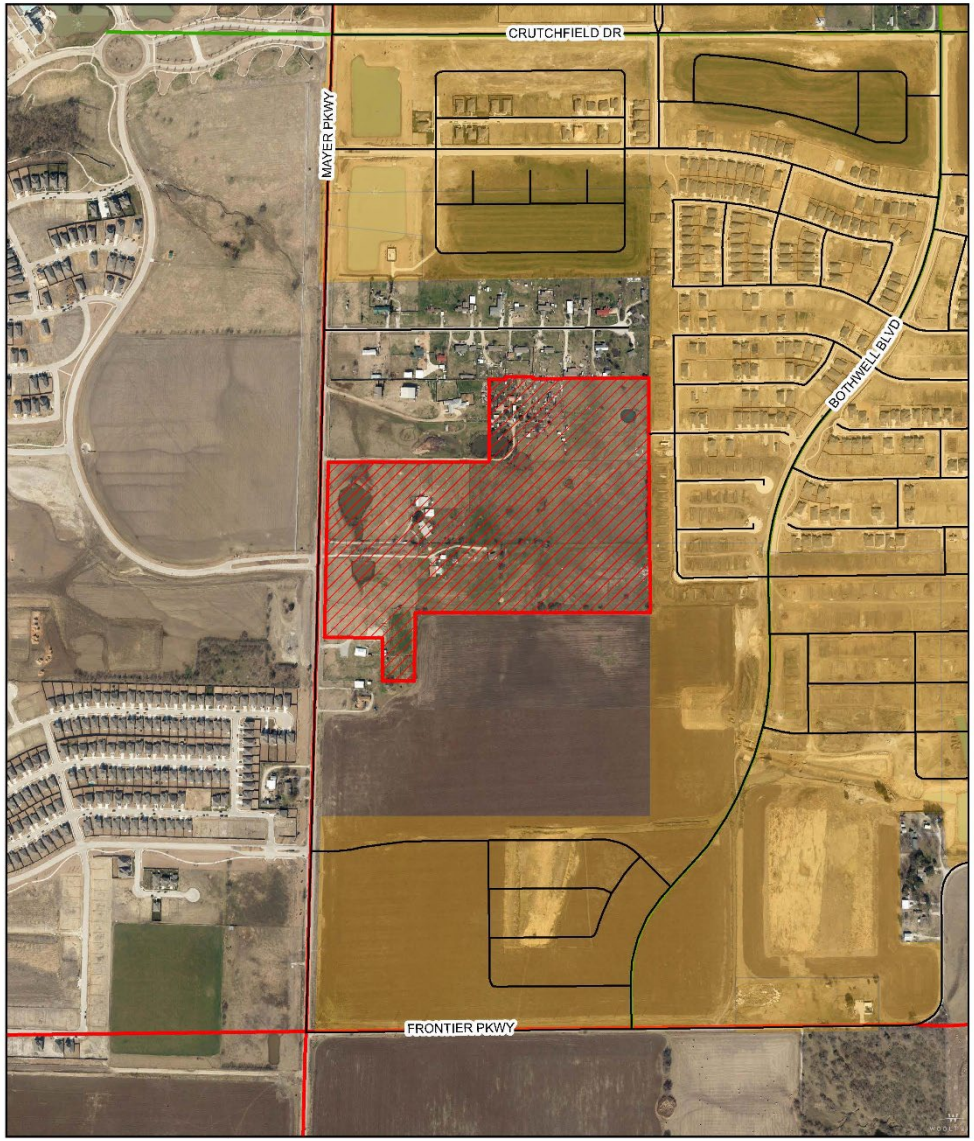
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Chesney Tract - Zoning)



Attachment: Staff Presentation (Chesney Tract - Zoning)



Location Map

The subject property is generally located east of FM 1385 where Aubrey Parkway terminates

Attachment: Staff Presentation (Chesney Tract - Zoning)

Background

- The subject property is approximately 51 acres, within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement was approved by City Council in February 2021
- The applicant is proposing a base zoning of Commercial, Retail, & Office (C), with multiple land uses in a Planned Development District

Attachment: Staff Presentation (Chesney Tract - Zoning)

Project Overview

The development will include the following:

- A minimum of 5 acres of Commercial (C) along FM 1385
- Multi-Family (MF-2) with a maximum of 400 units, 250’ from the eastern property line
- Single-story Self-Storage (Mini-Warehouses) on the eastern portion of the tract with an 8’ tall perimeter masonry wall, with the interior of the storage yard area to be used for boat/RV storage
- Contractor Shops (no outdoor storage) along the middle of the property, to be 250’ from the western and eastern perimeters (metal buildings permitted, but to be enhanced at the perimeters)

Attachment: Staff Presentation (Chesney Tract - Zoning)

Policy Considerations (1 of 2)

- 51 acres that is not scheduled for annexation until 2032
- The commercial request along FM 1385 makes sense
- The MF-2 request is not inappropriate given that no apartment zoning exists along that future 6-lane corridor
- The self-storage would be a modern masonry compound design
- The RV/Boat storage is also a market-driven request

Attachment: Staff Presentation (Chesney Tract - Zoning)

Policy Considerations (2 of 2)

- The contractor shops are a market-driven request, as existing facilities have little to no vacancy and fill-up quickly
- This request sets the shops back into the property, away from the public ROW and adjacent residential
- The metal buildings do not meet architectural standards, but this facility type typically does not construct with masonry materials
- The zoning change will be considered by City Council concurrently with the associated annexation in April

Attachment: Staff Presentation (Chesney Tract - Zoning)

Recommendation

- The request is in conformance with the governing Development Agreement
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in April

Attachment: Staff Presentation (Chesney Tract - Zoning)

DEVELOPMENT REGULATIONS

General

- The Property shall develop in accordance with the Commercial, Retail, & Office ("C") zoning district regulations as amended by this Agreement.
- At least 5 acres shall be preserved for retail, office, or commercial along FM 1385.
- All landscaping, setbacks, architecture, and other design standards and regulations apply to the Property at time of permitting, unless adjusted below or otherwise noted in this Agreement.
- The building material regulations in the Zoning Ordinance, as it existed on August 1, 2019, shall apply except as expressly amended by these Development Regulations.

MF-2 Multi-Family Product

- A maximum of 400 units may be developed on the Property in accordance with the Multi-Family-2 ("MF-2") zoning district regulations.
- Multifamily buildings shall be set back a minimum 250 feet from the eastern Property line adjoining the existing Sutton Fields development.

Self-Storage / Mini-warehouse

- For the eastern portion of the tract within 250 feet from the eastern Property line with existing Sutton Fields, a self-storage use shall not exceed one story.
- An 8-foot-tall masonry wall shall be installed along the perimeter of any lot developed with self-storage/mini-warehouse.
- The units shall meet applicable architectural standards, but the interior of the storage yard area may be used for RV/boat storage.
- The interior RV/boat storage may use flex base, so long as all fire lanes are concrete, all drive aisles that serve storage units are concrete, and all flex-base areas are behind a masonry wall. Any flex base used for vehicle storage must be screened on all perimeters by a masonry wall, or masonry storage units with doors facing inward so that it is not visible from a public space.

Contractor Shops/Office, Showroom, Warehouse

- Contractor shops (without outdoor storage), which may include office/showroom/warehouse as a use, are permitted generally in the middle of the Property, but no closer than 250 feet from FM 1385 to the west and 250 feet from the closest lot line of the existing Sutton Fields development to the east.
- Metal buildings are allowed provided front elevations are consistent with the front elevations provided. Side and rear metal building elevations with visibility along a fire lane, public right-of-way, or near a perimeter of the Property shall be enhanced, as described below. All other interior building elevations are not required to be enhanced.
- Enhanced metal buildings shall be a combination of quality metal with baked-in color, masonry wainscoting, and other visual improvements, with elevation plans to be approved by the City.

Attachment: Draft Development Regulations (Chesney Tract - Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Bella Lopez, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Tuscany Estates - Zoning

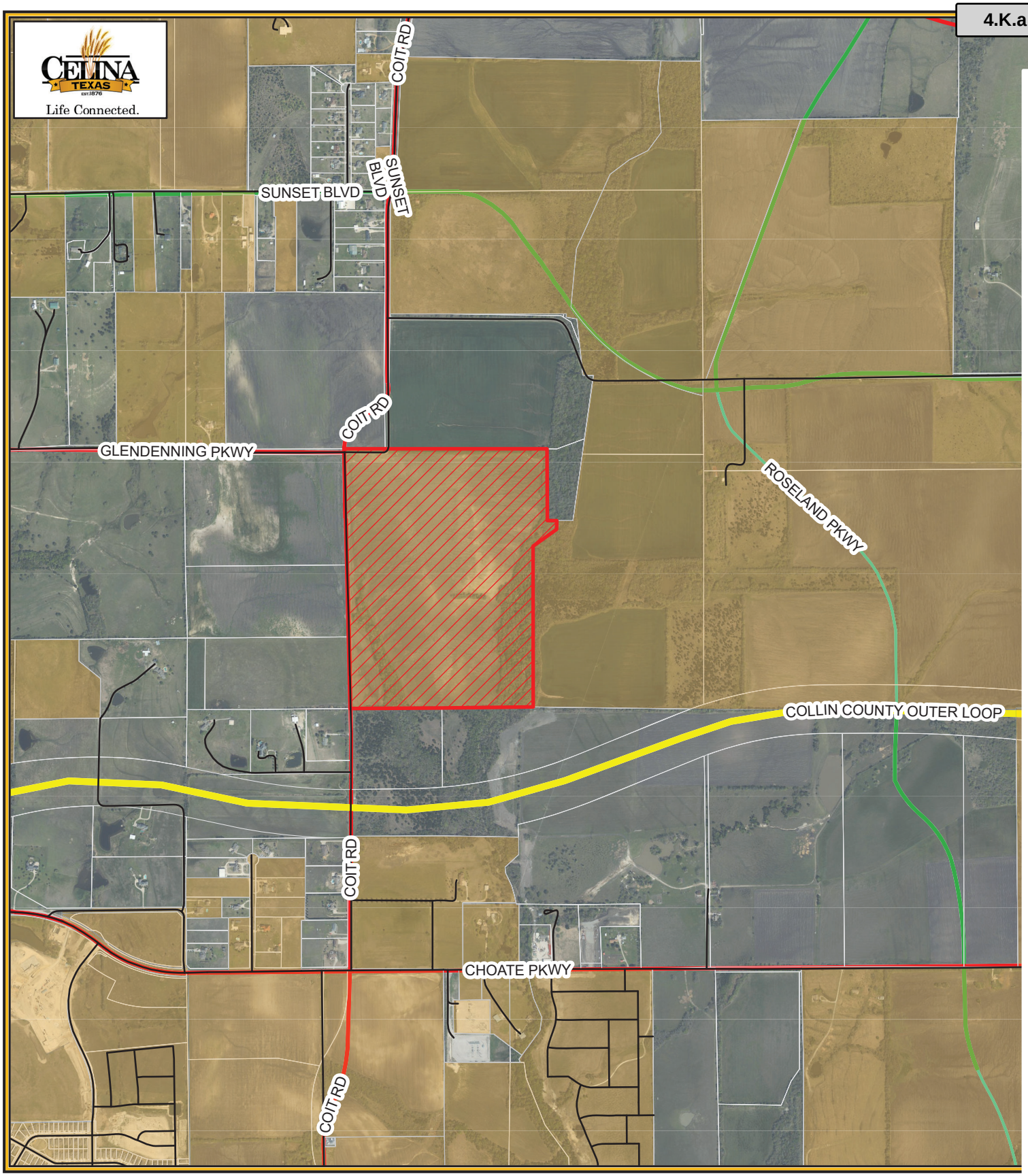
Action Requested:
Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 106 on approximately 119 acres, generally located at the southeast corner of CR 87 and CR 90, within the City Limits. (Tuscany Estates - Zoning)

Applicant:
Corson Cramer Development
4925 Greenville Avenue, Suite #604
Dallas, TX 75206

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Tuscany Estates - Zoning)

Legend

- Roads
- City Limits
- Parcels
- Subject Property

Tuscany Estates Revised PD Location Map

City of Celina

3/1/2021

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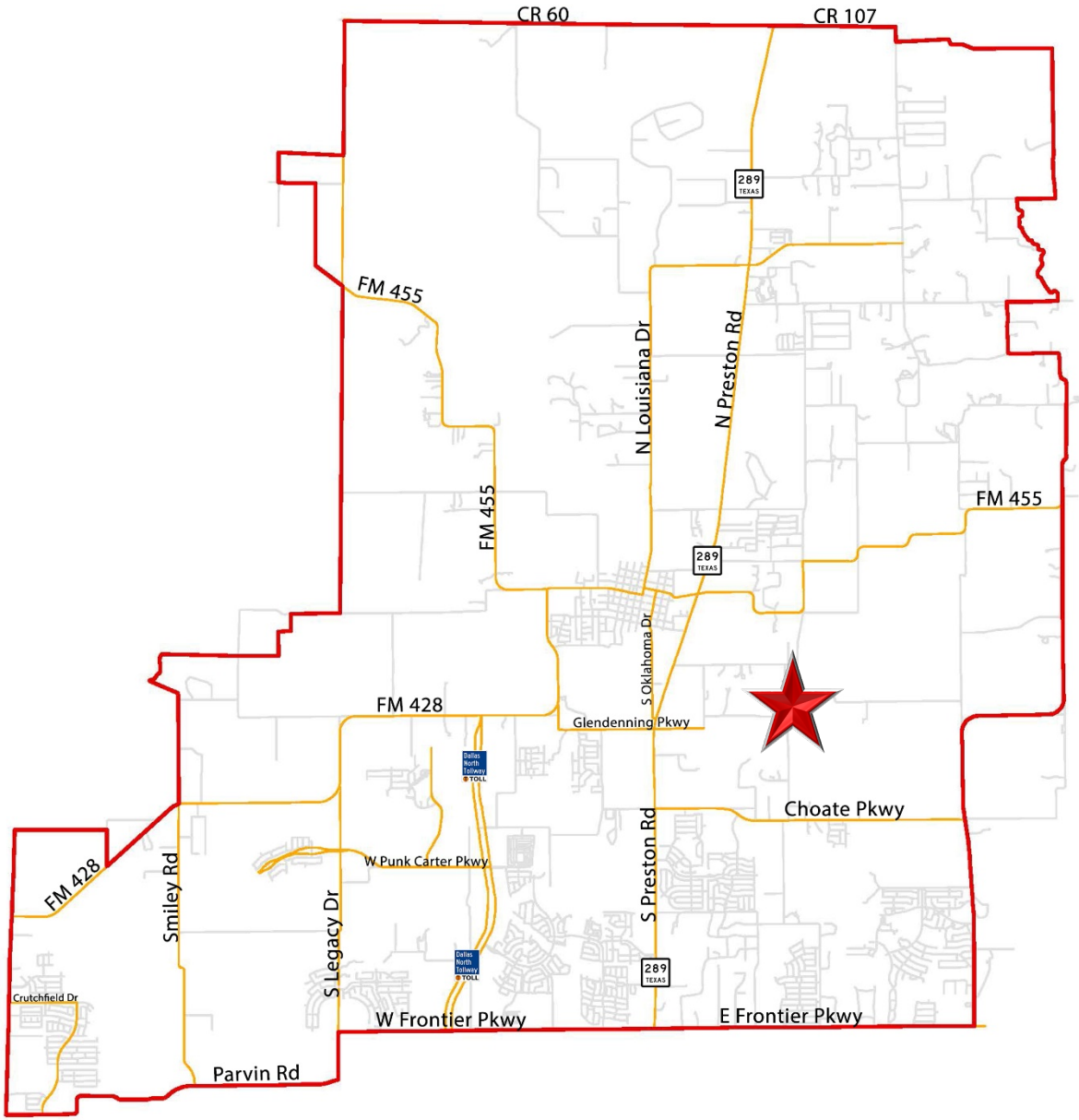
Tuscany Estates

Planned Development Amendment

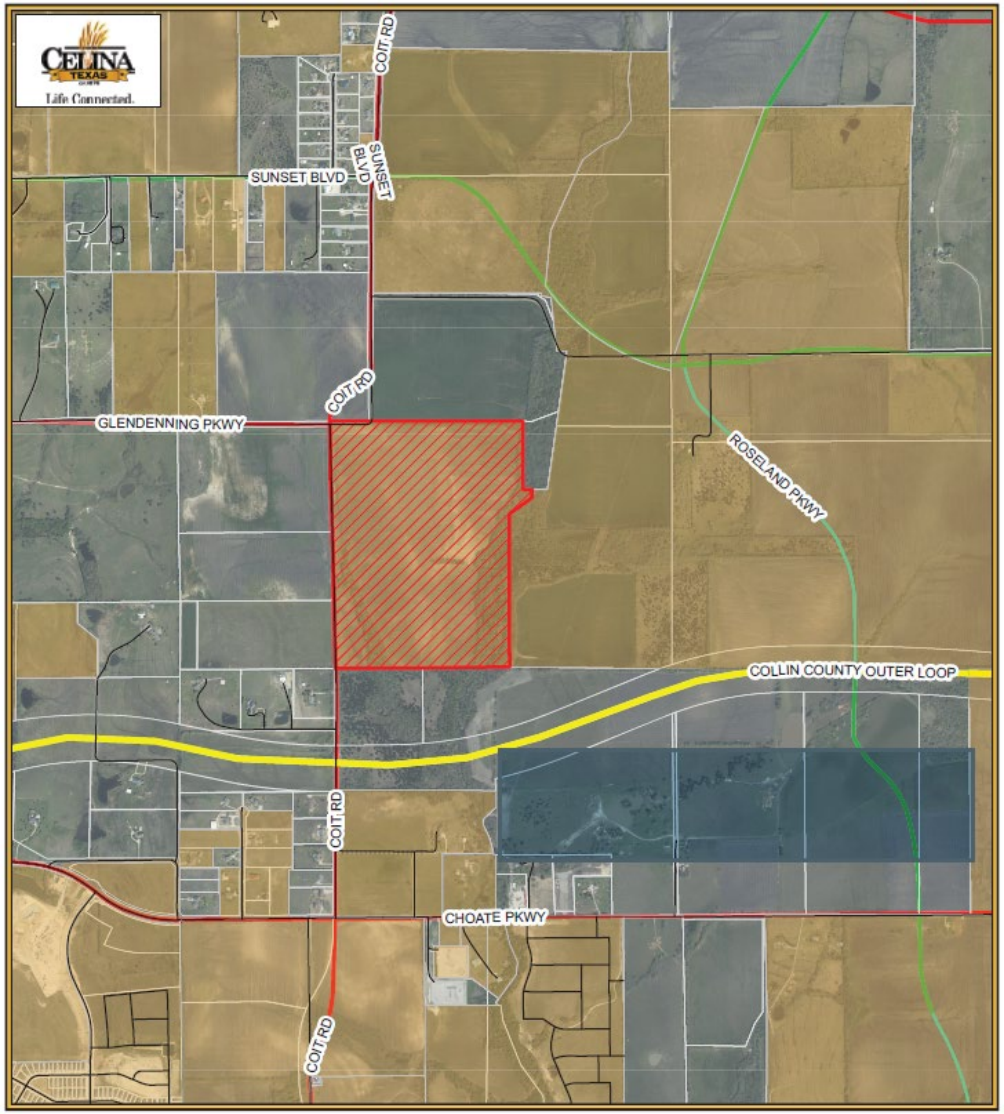
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Tuscany Estates - Zoning)



Attachment: Staff Presentation (Tuscany Estates - Zoning)



Location Map

The subject property is generally located at the southeast corner of Coit Road and Glendenning Parkway

Attachment: Staff Presentation (Tuscany Estates - Zoning)

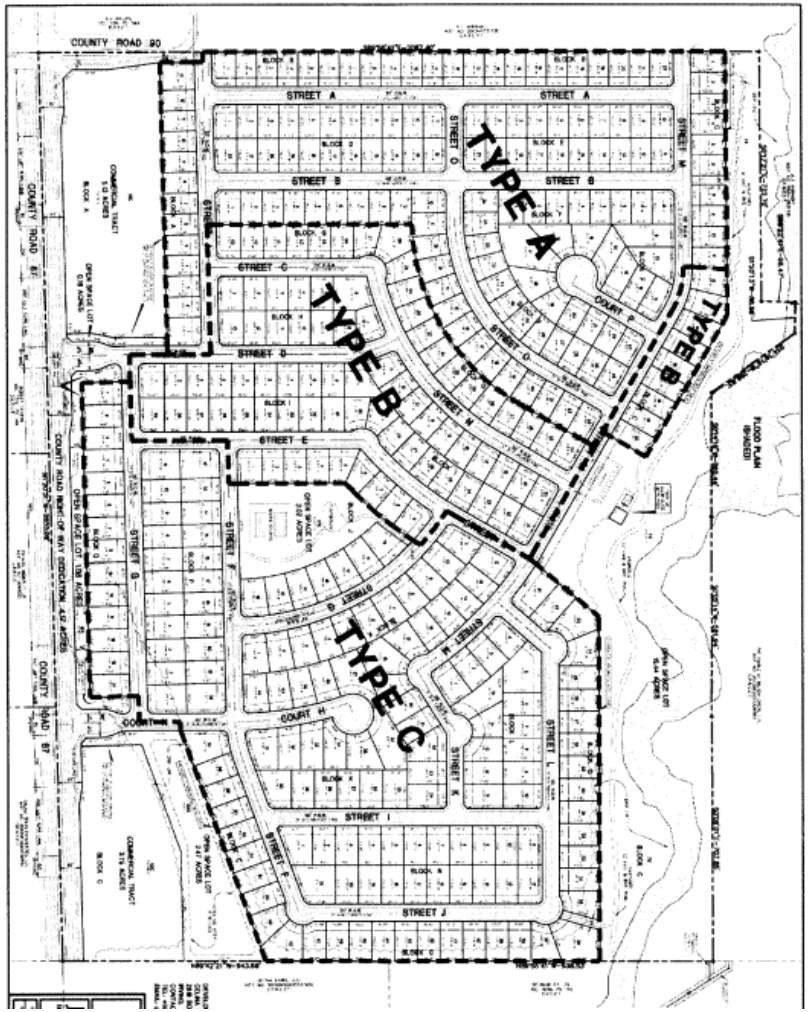
Background

- The subject property is approximately 119 acres and located in the City Limits (annexed in 2020)
- The master planned community is adjacent to Wilson Creek with a 12’ linear trail along the floodplain, along with associated amenities and open space

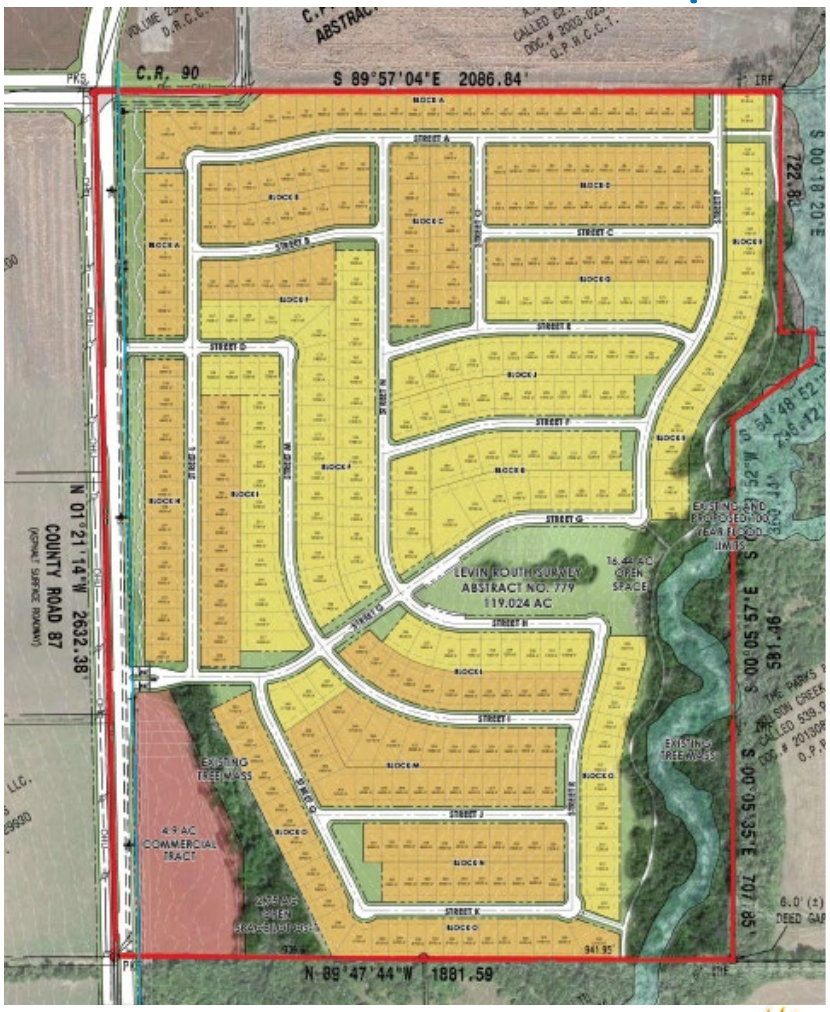
Attachment: Staff Presentation (Tuscany Estates - Zoning)

Concept Plan

Current



Propose



Attachment: Staff Presentation (Tuscany Estates - Zoning)

Comparisons

Current

- Small commercial tract at corner of Coit & Glendenning
- 100% 60’ lots

Proposed

- Small commercial tract converted to neighborhood
- Lot Mix includes 55’ and 60’ lots
- Alleys not required on 55’ lots

Both PDs require standard amenity package with timing mechanisms, trails, and open space

Attachment: Staff Presentation (Tuscany Estates - Zoning)

Policy Considerations

- The small commercial lot had limited retail potential being that Glendenning does not continue eastward (i.e. it's not a true corner)
- The request for additional lot sizes is in alignment with the City's base zoning codes and long range plans, which call for a mixture of lot sizes
- The total lot count has increased only by 6 (392 to 398)

Attachment: Staff Presentation (Tuscany Estates - 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 (Tuscany Estates - Zoning)

Exhibit C - Development Regulation

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.

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.

Architecture:
The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a principal regional waterway and along a regionally significant north-south thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities:
In addition to the base zoning regulations, the community's amenity package will include:

- 12' concrete trail per the Trails Master Plan, as shown on Concept 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.
- Amenity Center to have a large open air shade structure, bathrooms, fire pits, dog park, and playground.
- Community swimming pool
- The 12' concrete trail must be constructed, and the clubhouse and swimming pool must start construction before the 2nd phase begins.

Open Space:
The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan, which contains the following elements:

- Linear trail along Wilson Creek
- Large, centralized amenity center overlooking Wilson Creek.
- Meaningful incorporation of open space throughout the neighborhood. Green areas on the Concept Plan shall be retained and of sufficient size to meet the NVB.
- The wooded area east of the commercial tract may count toward the 20% open space requirement if it remains a wooded environment. Not more than 50% of tree count can be removed to meet these criteria. Undergrowth and lower branches can be cleared for safety, visibility, and drainage.

Attachment: Draft Development Regulations (Tuscany Estates - Zoning)

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:

a. Single Family density can be allowed to maximum overall density of 3.6 units per acre.
b. Minimum lot sizes are 60’ and 55’ (at the narrowest point of a lot).
    i. For cul-de-sac and eyebrow lots, the minimum lot width may be measured at the along the front building setback line.
c. All lots are allowed to be front loaded.
d. Minimum lot size variation is 5.0’.
e. Smallest lot size maximum percentage is 65%.

Attachment: Draft Development Regulations (Tuscany Estates - Zoning)

Life Connected.

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 16, 2021
Re:	Mosaic/Merritt Tract - Development Agreement

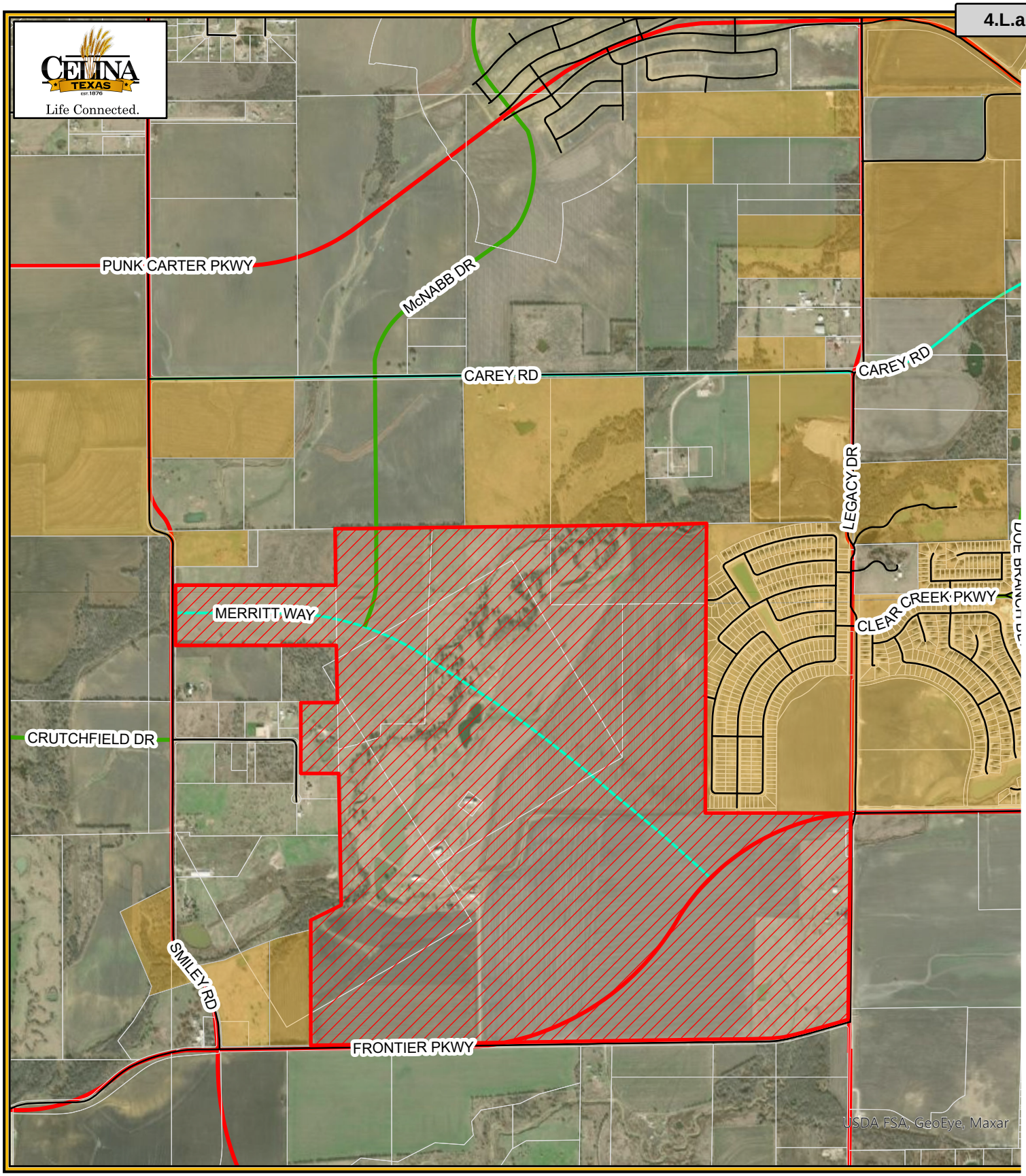
Action Requested:
Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 761 acres of land, generally located at the northwest corner of Legacy Drive and Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic/Merritt Tract - Development Agreement)

Applicant:
Tellus Group
2242 Good Hope Road
Prosper, TX 75078

Background Information:
Refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Mosaic/Merritt Tract - Development Agreement)

Legend

- Roads
- City Limits
- Parcels
- Subject Property

Merritt Tract DA Location Map

City of Celina

3/2/2021

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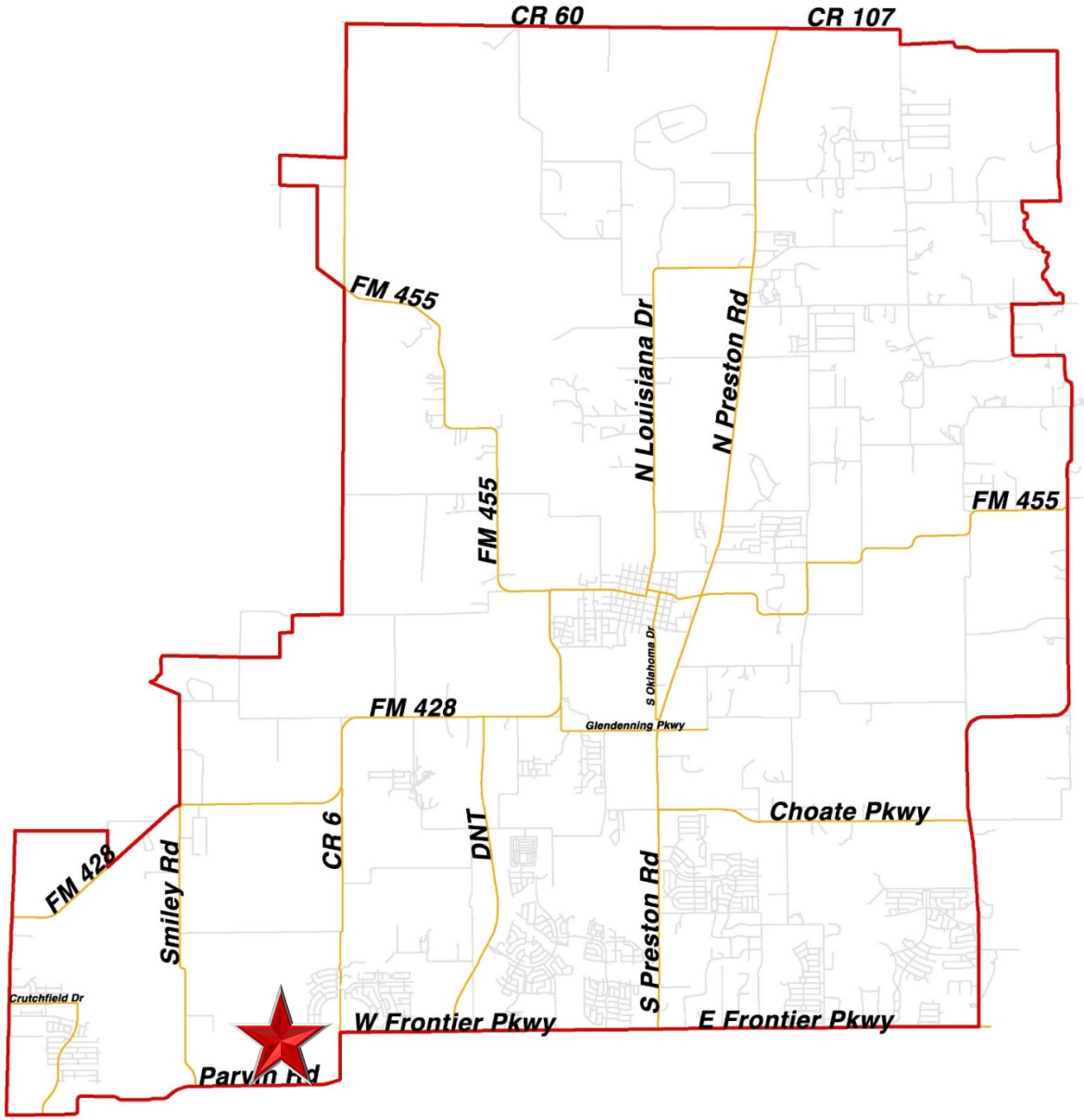
Mosaic (Merritt Tract)

Development Agreement

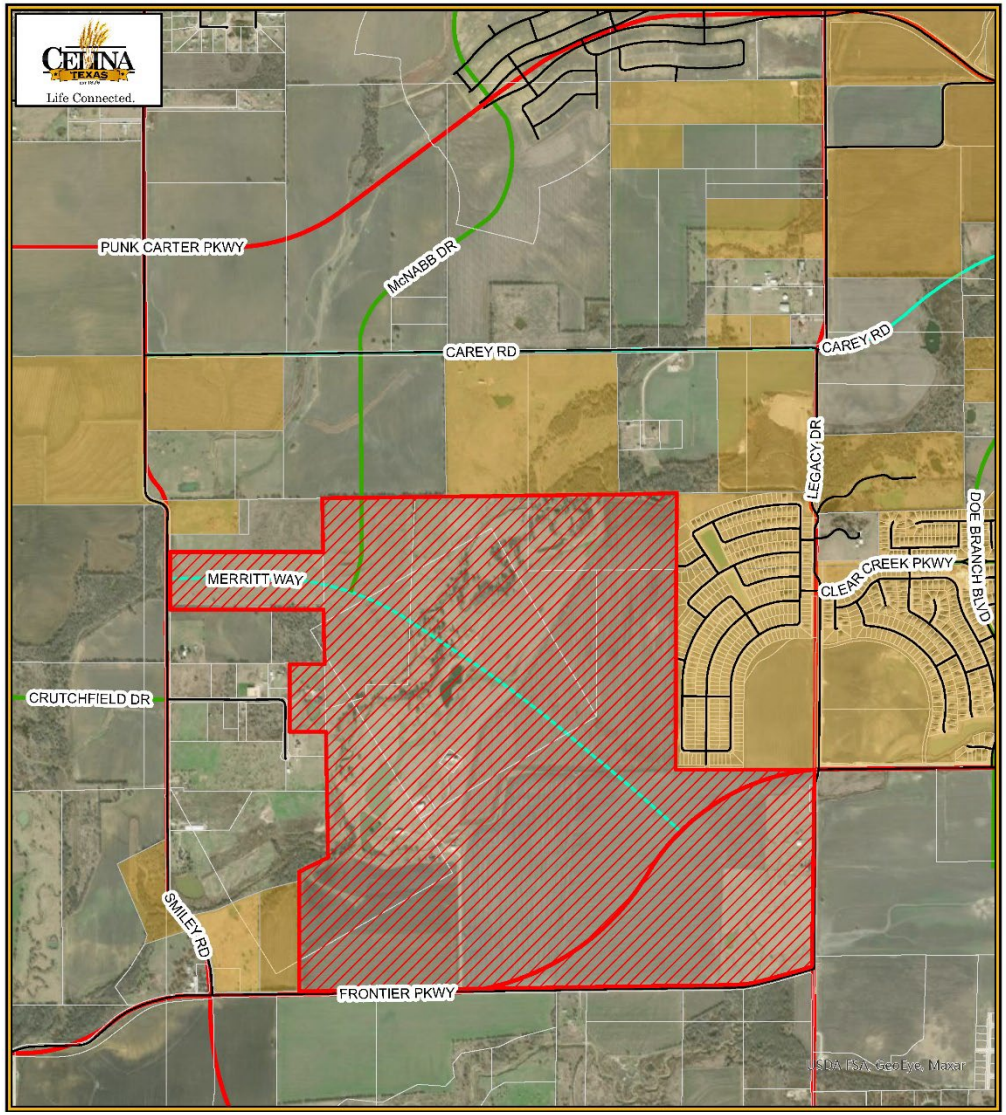
Planning & Zoning Commission

March 16, 2021

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)



Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)



Location Map

The subject property is generally located on the northwest corner of Frontier Parkway and Legacy Drive, with Creeks of Legacy to the east and Green Meadows to the west.

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Background

- The subject property is approximately 761 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- The Development Agreement would replace the original DA approved in July 2009

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Agreement Overview

- The Development Agreement proposes annexation and zoning for the 761 acres, which is currently undeveloped land
- The agreement contemplates a master planned community, with single-family lots of various sizes, townhomes, multi-family, and retail
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Land Use Overview

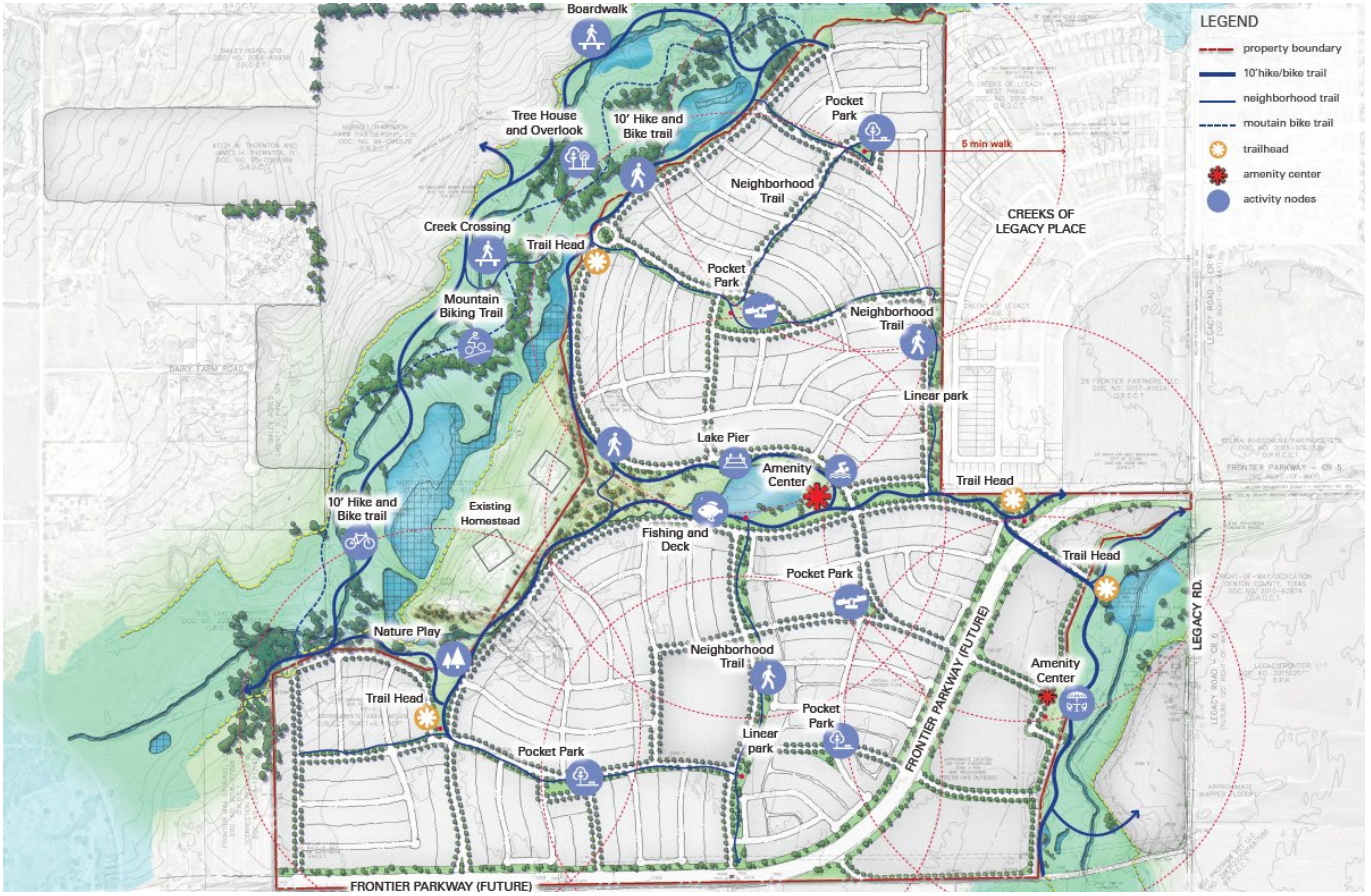
Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Project Overview

- Linear park/public park dedication with 12’ trail and amenities
- Amenity center central to development (and secondary amenity centers)
- Alleys required for lots less than 50’ wide
- Original farm homestead tract to be preserved; if redeveloped, then single family residential
- *FYI – applicant developed Windsong*

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Open Space Plan



Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Lot Overview

- Maximum 3,000 single-family units:
  - 70s (minimum 10%)
  - 60s (minimum 20%)
  - 50s (maximum 30%)
  - 40s (maximum 20%)
  - Townhomes (maximum 10%)

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Flex Overview

- Flex Space proposed only along the creek, between Frontier and Legacy:
  - Unlimited commercial and SF-R
  - Max 200 units of townhomes
  - Max 600 units MF-2 & MF-3 (and MF-0)
  - Max 200 units MF-0 (horizontal MF)

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Concept Plan

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

Policy Considerations

- The DA brings an additional 761 acres into the City Limits
- City standards apply (architecture, landscape)
- The development will adhere to the Neighborhood Vision Book (extensive open space, approximately 25%)
- Healthy lot mix & housing types
- Reserving an elementary school site
- Fills a large gap along Frontier Parkway
- Old 2009 agreement is repealed

Attachment: Staff Presentation (Mosaic/Merritt Tract - Development Agreement)

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 (Mosaic/Merritt Tract - Development Agreement)

Exhibit D - Development Standards
Mosaic

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, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park shown on the original Concept Plan, 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. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a principal regional waterway and along a regionally significant east-west thoroughfare. Except as otherwise provided on this **Exhibit D**, the City's building material regulations in the zoning ordinance shall apply.

Open Space

The vision for the community includes extensive open space and activation of the floodplain areas with concrete trails and single-loaded streets that preserve the public view of the natural beauty. Below are the required elements:

1. Minimum 12-foot wide concrete trails along the creek, including trail heads and a pedestrian bridge to the western tract, in conformance with the Master Parks & Trails Plans.
2. One large amenity center including, at a minimum, an amenity center building, a swimming pool, bathrooms, a playground, and an open recreation area.
3. A second amenity center on the east side of Frontier Parkway including, at a minimum, an amenity center building, bathrooms, a playground, and an open recreation area.
4. A third amenity center on the western side of Doe Branch including, at a minimum, an amenity center building, bathrooms, a playground, and an open recreation area.
5. Incorporation of open space in alignment with the Neighborhood Vision Book through use of pocket parks and activated open space throughout the community, as shown on the Concept Plan.
6. Connectivity and access to the creek views are a basis for many of the regulations within this Planned Development. Although minor adjustments to the lot layouts and street patterns shown on the Concept Plan are allowed, including allowing siding and backing of some lots to the creek, any material increase in the number of homes that either back or side onto the creek in a linear pattern would be considered a major amendment to the Concept Plan that would require a PD amendment.

Zoning

The project shall abide by all City regulations, and as may be amended, except as follows:

1. **Flex Tracts 1 (Single Family, Multi-family, and Build to Rent)**

Attachment: Draft Development Regulations (Mosaic/Merritt Tract - Development Agreement)

The tracts shown on the Concept Plan for "SF, MF, and Build to Rent" shall be developed in accordance with one or more of the following zoning district regulations, and may be developed with any use permitted in any of the following zoning districts: SF-R (single family residential, detached), SF-A (single family residential, attached), MF-0 (Horizontal multi-family), MF-2 (Urban Edge multi-family), and MF-3 (Urban Living multi-family). These tracts shall include outdoor amenitization of the adjacent floodplain areas.

A maximum of 200 single family dwelling units are permitted within the Flex Tracts. Such units may be attached or detached. Detached dwelling units shall be located on a lot with a minimum of 40 feet in width. Alleys are required abutting single family attached and detached lots less than 50 feet in width.

A maximum of 600 multi-family dwelling units are permitted in Flex Tract 1 and Flex Tract 2 combined, and shall be developed per the regulations of the, MF-0, MF-2 or MF-3 districts. A maximum of 1 complex up to 200 horizontal multi-family dwelling units (MF-0) (also commonly referred to as single-family build to rent) are permitted in Flex Tract 1 and Flex Tract 2 combined, and shall be counted towards the maximum of 600 multi-family dwelling units in Flex Tract 1 and Flex Tract 2 combined. The limitations in this paragraph also apply to the flex tract described in Section 2 below.

2. **Flex Tract 2 (Multi-family or Build to Rent)**

The tract shown on the Concept Plan for "MF or Build to Rent" shall be developed in accordance with one or more of the following zoning district regulations, and may be developed with any use permitted in any of the following zoning districts: MF-0 (Horizontal multi-family), MF-2 (Urban Edge multi-family), and MF-3 (Urban Living multi-family). These tracts shall include outdoor amenitization of the adjacent floodplain areas. These tracts shall be subject to the unit count limitations on multi-family dwelling units and horizontal multi-family dwelling units set forth in Section 1 above.

3. **Retail, Garden Office and Other Similar Non-Residential Uses**

The tract shown on the Concept Plan for "Retail, Garden Office, and Other Similar Non-Residential Uses" shall be developed in accordance with the "C" zoning district regulations, and may be developed with any use permitted in the "C" zoning district.

4. **Single Family Residential and School Site**

Tracts shown on the Concept Plan for "Single Family Residential" and "School" shall be developed in accordance with the SF-R zoning district regulations, and may be developed with any use permitted in the SF-R zoning district, including, but not limited to, amenity centers and schools. Amenity centers shall comply with the SF-R zoning district regulations, as modified by this Section 4. In addition, single family attached uses (townhomes) are permitted in accordance with the SF-A zoning district regulations, as modified by this Section 4.

Attachment: Draft Development Regulations (Mosaic/Merritt Tract - Development Agreement)

a. The total single family lot count on the "Single Family Residential" and "School" tracts shall not exceed 3,000 lots. The below lot mix shall govern the "Single Family Residential" area of the development and be calculated based upon the total lot count (not the lot cap figure of 3,000):

	Lot Type A	Lot Type B	Lot Type C	Lot Type D	Lot Type E
Min. Width	40’	50’	60’	70’	Townhomes
Lot % (Min/Max)	(0/20)	(0/30)	(20/0)	(10/0)	(0/10)

b. Any single family detached or attached lot less than 50 feet in width shall be alley served.

c. Architectural flexibility shall be provided for roof pitches that vary from the SF-R district and SF-A requirements, as applicable. Modern color schemes (specifically white) shall be permitted. Incorporation of stucco as an exterior building material shall be permitted, so long as the front facade’s materials remain primarily brick/stone, except that homes with a Mediterranean or modern architectural design may be constructed 100 percent of stucco.

5. Homestead

The “Homestead” tract is envisioned to remain preserved. However, if this tract is redeveloped, it may be developed under any of the single family detached standards for other tracts set forth above.

Attachment: Draft Development Regulations (Mosaic/Merritt Tract - Development Agreement)

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Dusty McAfee AICP, Director of Development Services
Date:	March 16, 2021
Re:	Comprehensive Plan Amendment

Action Requested:
Conduct a public hearing to consider and act upon a request to repeal and replace the City's Comprehensive Plan, Ordinance No. 2016-06. (Comprehensive Plan Amendment)

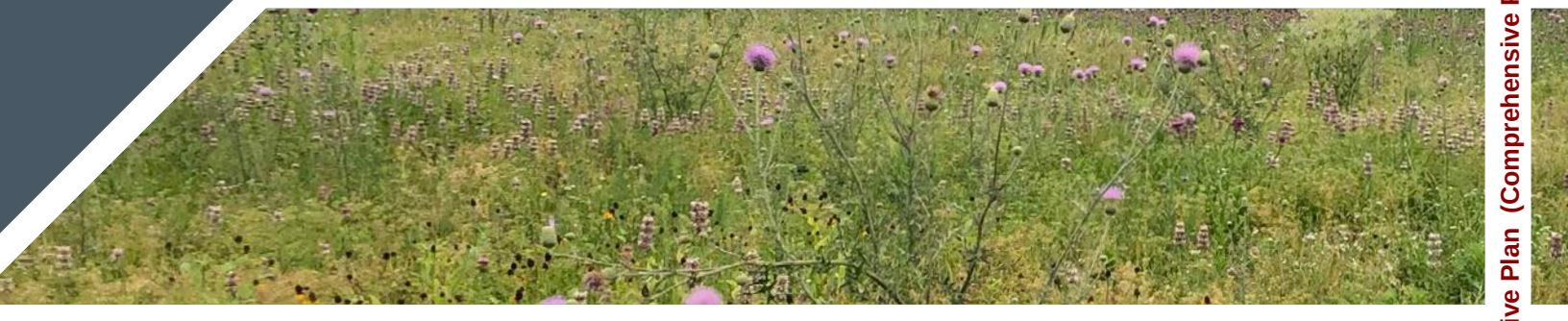
Background Information:
The City of Celina is in the final stages of updating its Comprehensive Plan. The project ("Celina 2040 Comprehensive Plan") was launched in February 2019 and involved input from the public and many other stakeholders.

Supporting Documents:
- Draft Comprehensive Plan

Staff Recommendation:
Staff recommends approval.

CELINA 2040

CULTIVATE. CONNECT. COMMUNITY



CELINA, TEXAS
DRAFT
MARCH 2021

CELINA 2040
COMPREHENSIVE PLAN

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

ACKNOWLEDGEMENTS

A Special Thanks to the Community of Celina;
Without your help, none of this would be possible.

Comprehensive Plan Advisory Committee (CPAC)

Bill Hemby
Tracy Heckel
David Kalhoefer
George Kendrick
Leya Grubbs
Pam Stokes
Wendie Wigginton
Randy Howard
Justin Steiner
Simone Howell
Matthew Kiran
Billy Hurst
Jodi MacCargar
Shawn Bain
Mark Palmer
Dr. Greg Bradley

Technical Advisory Committee (TAC)

Dusty McAfee, AICP, Development Services Director, Project Manager
Jason Laumer, City Manager
Kimberly Brawner, PE, Executive Director of Public Services
Madhuri Mohan, AICP, Planning Manager
Raha Pouladi, Senior Planner
Mark Metdker, Fire Chief
Andy Glasgow, PE, Director of Engineering
Alexis Jackson, AICP, Director of Economic Development
Corbett Howard, Director of Government Affairs
Donna Lynch, Director of Marketing
Drew Jenks, Assistant to the City Manager
Linda Shaw, Director of Library Services
Cody Webb, Director of Parks and Recreation
Vicki Tarrant, City Secretary
Rebecca Barton, Downtown Development Manager
Jessica Pichardo, Communications & Marketing Manager
Ogi Colakovic, GIS Manager

City Council

Sean Terry, Mayor
Chad Anderson, Mayor Pro Tem/Place 6
Justin Steiner, Place 1
Wayne Nabors, Place 2
Andy Hopkins, Place 3
Wendie Wigginton, Place 4
Mindy Koehne, Place 5

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Planning and Zoning Commission

Ben Hangartner, Chairman
Shelby Barley, Vice-Chair
Eric Becker
Jace Ousley
Charles Haley
Shawn Bain
Brian Poche

Professional and Governmental Associations

Celina ISD
Prosper ISD
BNSF Railway
Collin County
Denton County
North Central Texas Council of Governments
Texas Department of Transportation

Planning Consultants

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AWR-Designs
Cody Richardson, RLA

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Shai Ross, AICP
Tom Yardley
Phil Shaeffing
Javier Cantu, PE
Amelia Casey
David Dixon, FAIA
Jason Schreiber

TBG (Formerly Urban EcoPlan)
Mikel Wilkins, PE, ENV-SP

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHAPTER 1

Introduction

LETTER FROM THE MAYOR 6

THE PURPOSE OF CELINA 2040 8

CELINA PLANNING AREA 10

HOW THIS PLAN IS STRUCTURED 12

HISTORY OF CELINA 14

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

LETTER FROM THE MAYOR

"GREAT LEADERSHIP AND PROUD TO BE HERE FOR CITIZENS"
- What are Celina's Strengths Feedback

INTRODUCTION

I am proud to introduce such an amazing Plan. Our growth in Celina continues to be tremendous, and there is no better time than now to make sure that we are growing the way our community members want.

I would like to thank everyone for their feedback and for collaborating with us, whether through interviews, phone calls, online, emails, or during our community events. It has been a pleasure to work with so many passionate community members and stakeholders who truly care about Celina's future. This Plan is grounded in what we have heard over the past couple of years and sees through many ideas into concrete actions we can take to make our Vision a reality.

This is not just a planning document; it's a gameplan that we can use to take us into a bright, successful, and wonderful future. We want to do things differently than our neighbors in many ways and be an example for the rest

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CITY OF CELINA MAYOR
Sean Terry

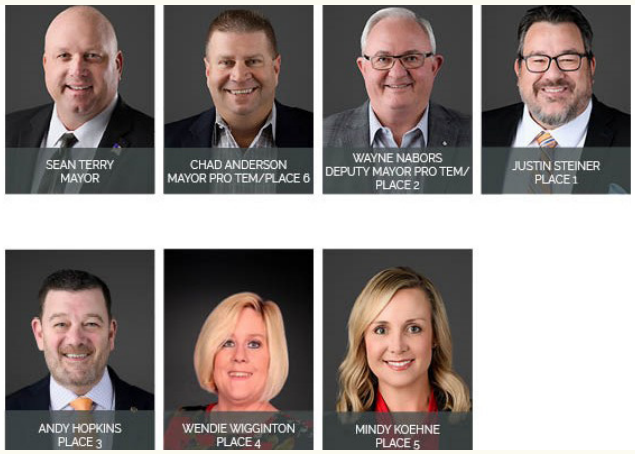
of the Metroplex by taking an innovative and creative approach to many topics, including how we move around the city, where we shop and where we live, what we can offer, how to protect ourselves from the everchanging world, and, perhaps most of all, how we show the world who Celina truly is.

"This is not just a planning document; it's a gameplan"

Please join me in welcoming Celina 2040 to our rich history of community engagement and planning, and let's show everyone what it means to live ***Life Connected***.

Sincerely,

Sean Terry,
Mayor



CITY OF CELINA CITY COUNCIL

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

THE PURPOSE OF CELINA 2040

"GROWTH THE RIGHT WAY and BALANCING TRADITION AND SMALL-TOWN FEEL WITH GROWTH AND OPPORTUNITY"

-What are Celina's Opportunities Feedback

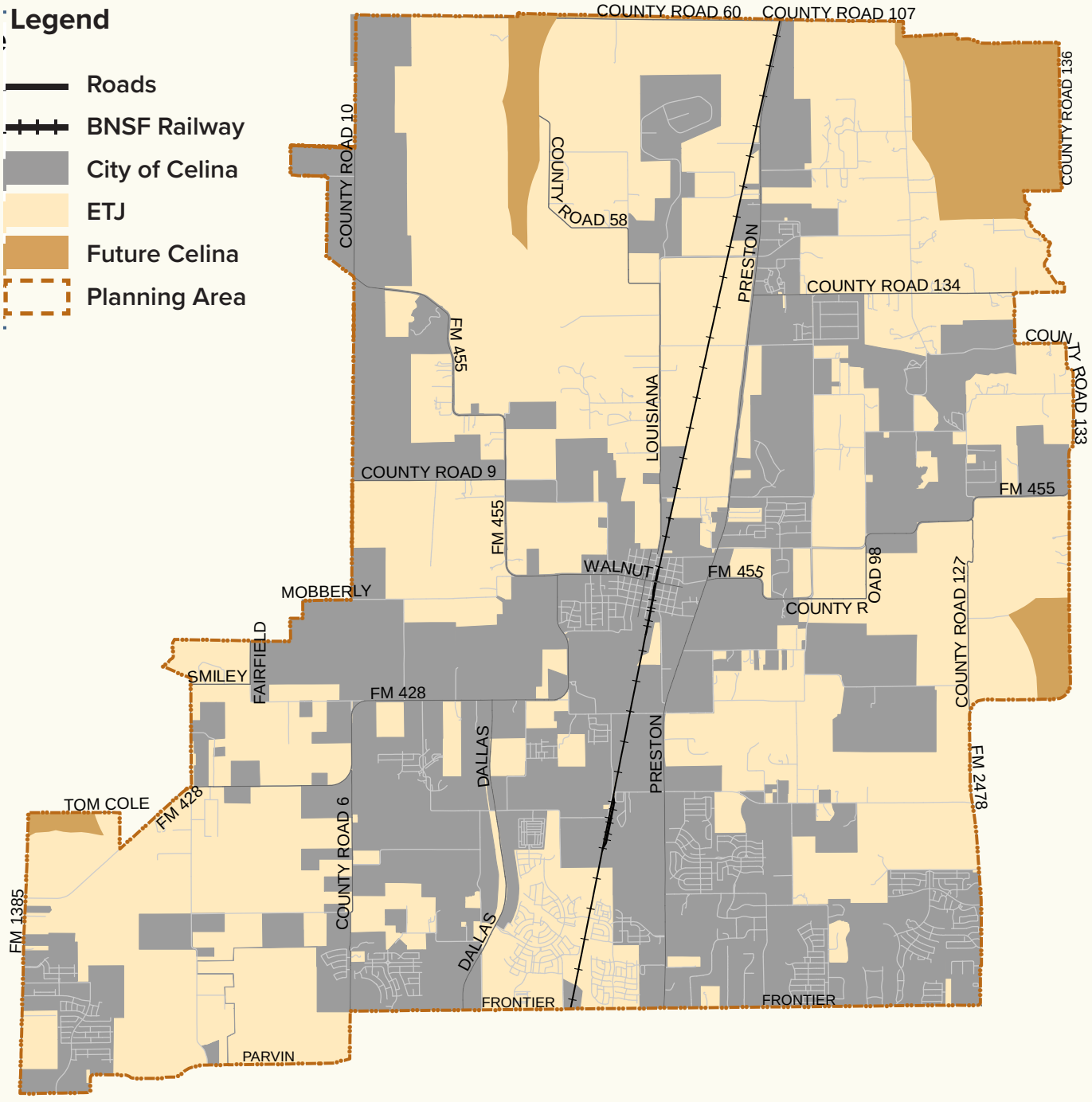
INTRODUCTION

CELINA 2040 LOGO
The logo was used to help the community identity the Comprehensive Plan throughout the process.

The Comprehensive Plan serves as a guide for future growth, development, and key decisions for Celina as it continues to evolve. Built from meaningful community engagement, and a Design Thinking methodology, the Comprehensive Plan covers a variety of topics that shape the future, character, and projects to be completed in the city over the next 20 years, including, but not limited to, transportation, housing, land use, utilities and infrastructure, events and programming, growth management, and much more. The previous Comprehensive Plan was completed in 2013, and the significant growth of the city necessitated an update to the Plan to incorporate new developments and improvements on the ground, current community sentiment, and best practices that we want to be sure we utilize. The Plan was created to honor the traditions and character that make Celina unique, and it is an objective of this planning effort that those traditions and that character be infused into Celina's future.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CELINA PLANNING AREA



Source: City of Celina, 2019

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

INTRODUCTION

"HOMETOWN FEEL AND CHARM, BEAUTIFUL COUNTRYSIDE, and WHOLESOME, FAITHFUL COMMUNITY"

-Celina's Strengths Feedback

The planning area for Celina 2040 includes the existing City of Celina, its extraterritorial jurisdiction (ETJ), and "Future Celina" (areas that are not within the ETJ limits but are included in mutual boundary agreements between Celina and adjacent cities) — all totaling approximately 76 square miles. Celina is bisected by Preston Road, a major north/south regional roadway, in addition to the Dallas North Tollway alignment that generally runs along Celina's western.

Cities and associated ETJs surrounding Celina include Aubrey, Gunter, McKinney, Pilot Point, Prosper, and Weston. The planning area limits outline the Ultimate Municipal Boundary (UMB) between Celina and surrounding cities, but it is not guaranteed that the City will expand to cover the entire area, especially in light of continually tightening annexation laws and broadening special district powers. It is important, however, to plan these areas and ensure that the City is taking proper steps to grow strategically and with the Vision should these areas be incorporated into the city limits in the future. More about the Celina Planning Area is in the Strategic Growth Chapter.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

HOW THIS PLAN IS STRUCTURED

Celina 2040 consists of six chapters influential to the Celina's growth and development. Each section of each chapter leads with a goal that reflects the overall target and a feedback summary from community engagement that gives a glimpse of how the strategies and actions were formed. In addition, each section is formed with a Triple Bottom Line (3BL) lens to understand how the people, economy, and environment are involved with each topic. A Vision for each section is also identified and is used to understand the desired results. Strategies and Actions close out each section, serving as a guide for implementing the Vision and Goals.

Page 5

CHAPTER 1: INTRODUCTION

This section is a component to this chapter and introduces how the Plan is organized and includes information on Celina's history, and the Celina planning area.

Page 19

CHAPTER 2: PLAN FRAMEWORK

This chapter provides a brief history of previous planning and outreach efforts undertaken by Celina in recent years. Also provided in the chapter are a summary of community engagement and feedback, the Vision Statement, and background on how the Vision was created.

Page 47

CHAPTER 3: TRIPLE BOTTOM LINE

This chapter gives a base understanding and overview to the concept of the Triple Bottom Line (3BL) for Celina — 1) people, 2) fiscal and economic vitality, and 3) green Celina. Each of these three components play a major role in the development and resiliency of Celina, and this Plan operates at the intersection of them. Additionally, the 3BL concept is connected to each section of Celina 2040.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHAPTER 4: CHARACTER & PLACEMAKING
This chapter covers the physical appearance, natural areas, and character of the City, including Housing & Neighborhoods and Parks & Recreation. The establishment of visual and aesthetic appeal to the community through placemaking by utilizing design standards, streetscaping, and other tools and methods are discussed.

CHAPTER 5: STRATEGIC GROWTH
This chapter discusses how the city is affected by the multiple ways it may grow, including in-fill, core-adjacent, and "leapfrog" development. It provides information on, and how key topics, such as Utilities & Services and Mobility & Connectivity affect the outcome of development, quality of life, and other associated areas of the Vision.

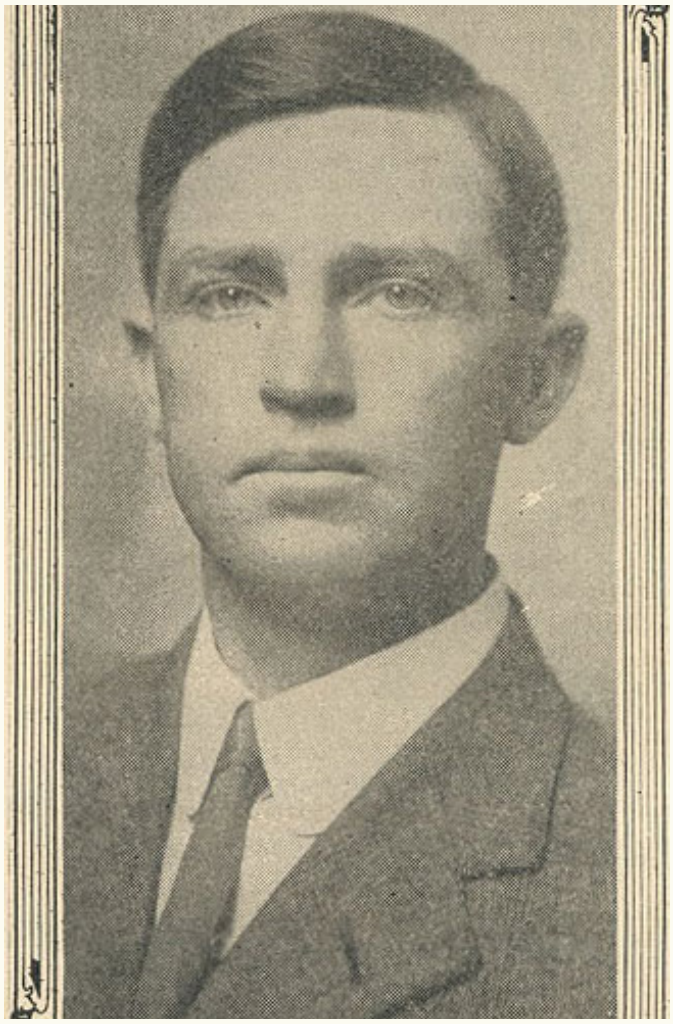
CHAPTER 6: IMPLEMENTATION & MONITORING
This chapter covers how the Plan will be used to achieve the Goals and Vision.

This plan is different than other comprehensive plans. It has an innovative approach that includes Triple Bottom Line, a powerful fiscal and sustainability concept, and it also is packed with actions that can actually be completed. Many plans contain useless information and vague strategies that can never be accomplished because they are not written to be specific and actionable. This Plan is action-packed with a gameplan for each section to make real progress toward the Vision for future Celina.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

HISTORY OF CELINA

"OUR FAMILY CAME HERE BY COVERED WAGON AND HELPED FOUND CELINA. WE FEEL A CONNECTION TO CELINA THAT DATES BACK FOR ALL OF US TO OUR CHILDHOOD." -Share Your Celina Story Feedback



J. FRED SMITH

Founder of the Historic Downtown Square.

INTRODUCTION

After moving into the area, John T. Mulkey and a group of pioneers established Celina in 1879. Taking advantage of the opportunities of proximity to rail connections, the town was built along the newly constructed St. Louis, San Francisco, and Texas Railway. The City of Celina was incorporated shortly thereafter in 1907. From the time of establishment to incorporation, the City of Celina grew from about 50 people to over 700, experiencing its first boom, mirroring the swift growth seen today.

J. Fred Smith, successor to the local Celina Mill & Elevator Company, constructed the three-sided Square that largely exists today, surrounded by ginger brick buildings and graveled roads. He continued graveling the roads of Downtown Celina after founding J. Fred Smith Gravel Company. Serving as the new center of town, the Square attracted business and entertainment on and off the Square, including an opera house, ice house,

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Vintage Historic Downtown Square

pool hall, and much more. Today, many of the original structures remain standing, giving visitors a taste of the past, in addition to the multiple events and festivals held year-round. Celina was designated an official Main Street City by the Texas Historical Commission and the National Trust for Historic Preservation in 1997, acknowledging the City's efforts to preserve and revitalize its Downtown and the Square.

Growing beyond the boundaries of Downtown, Celina has continued its success into the neighboring areas, attracting people and businesses from all over. The City has once again begun seeing exponential growth, much like the early days, having an estimated population of 17,680, as of 2019, with much of the added population happening since the year 2000. Celina's location (about 50 miles north of Dallas) has played a major role in its growth, connecting to many neighboring cities, including Prosper, Frisco, Plano, and McKinney.

In addition to the heavily traveled Preston Road, Celina has continued to benefit from the construction of the Dallas North Tollway. Celina's position amongst key roadways will only increase in the future as Collin County's Outer Loop also gets constructed. The key intersections along Outer Loop at Dallas North Tollway at Preston Road will see significant development in the years to come.

Serving as the new center of town, the Square would attract businesses and entertainment on and off the Square.

The Dallas North Tollway has a history of attracting large populations and extensive development along its path, and Celina is

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

LIGHT FARMS

New housing and mixed-use communities continue to attract more residents to Celina, resulting in historic growth increases.

DOWNTOWN SQUARE

Dowtown's popularity continues to grow, holding numerous events every year, attracting more businesses and visitors.

primed for this growth with new places to shop and do business, an abundance of housing, infrastructure improvements, a new Collin County Community College campus, fire stations, and great schools. Whether visitors, new residents, or the people Born and Raised in Celina (BRIC) that have called Celina home since birth, many have found beauty in the area, admiring the rolling and natural topography of the land, the wheat and crops swaying in the wind, the creeks and open land that have been home to livestock and other animals, and to the historic silos and water tower that stands out on the horizon of Downtown. Celina represents a way of life that is part small-town and rural community while also part urban and metropolitan. Celina has a rich history and culture and is poised for a vibrant future.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

UNITED

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHAPTER 2

Plan Framework

COMMUNITY ENGAGEMENT 20

BUILDING ON PAST PLANNING EFFORTS 32

VISION STATEMENT 38

GUIDING PRINCIPLES 39

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

PLAN FRAMEWORK

COMMUNITY ENGAGEMENT

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

COMMUNITY ENGAGEMENT

"THANKS FOR LISTENING TO CELINA'S CITIZENS!"

-Post to the Future Feedback

TAC MEETING
City department representatives meet to discuss initial steps in the Celina 2040 planning process.

PLAN FRAMEWORK

The Celina 2040 planning process included extensive collaboration between the community and the Planning Team to create the Plan. In advance of the Plan, the City released a Community Survey in 2018. The Community Survey provided a foundational insight into Celina's needs and opportunities. The feedback revealed that planning and managing growth were top priorities, as well as enhancing and preserving Downtown.

These groups were created and consulted at various stages throughout the planning process: Comprehensive Plan Advisory Committee (CPAC), Technical Advisory Committee (TAC), and representative stakeholders. The roles of these Plan partners were as follows:

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

The Comprehensive Plan Advisory Committee

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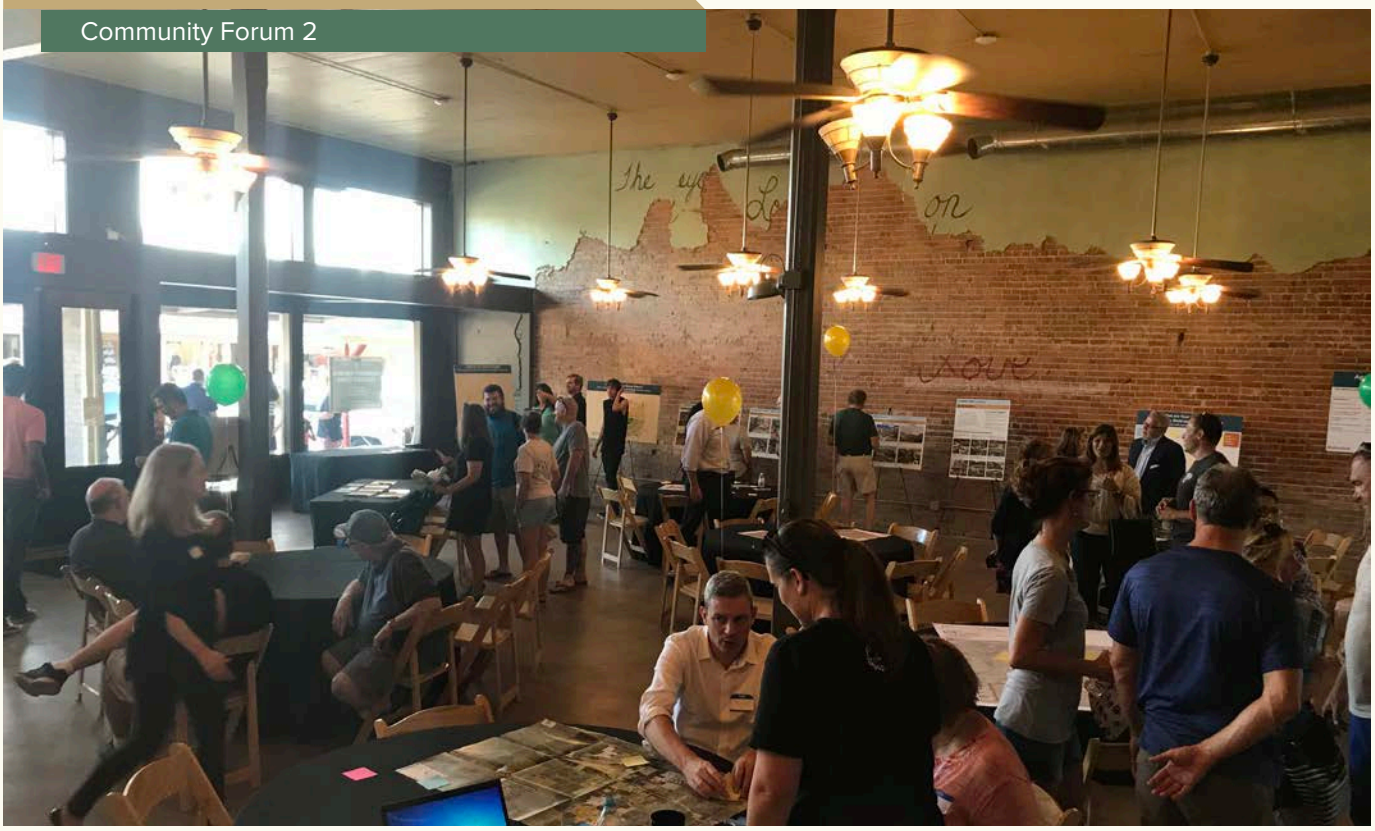
Community Forum 2

(CPAC) consisted of members from the community of diverse backgrounds and roles. In addition to residents of the City of Celina, three members from the ETJ (extra-territorial jurisdiction) and one member from Light Farms (also in the ETJ) were appointed to include perspective since a large portion of the planning area is within the ETJ. The 16-member Committee was consulted to review community feedback and provide direction at three key times during the project. CPAC recommended the draft Vision Statement and the draft concepts and highlights be taken to City Council for review. The draft concepts and highlights were taken to the community at-large for their review with one major question: "Does this look like Celina's future to you?" CPAC provided assistance refining the draft Plan document before posting it for online review.

TECHNICAL ADVISORY COMMITTEE (TAC)

The Technical Advisory Committee consisted of City Staff from each department and current City leadership. The TAC provided technical perspectives and essential context of active projects and programs. The TAC collaborated with the Planning Team to develop community engagement opportunities with the community and providing initial feedback on key topics. Feedback from the TAC informed community engagement and also helped ensure the Plan was relevant and accurate with current best practices and emerging trends.

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and preserving Downtown.

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Rural/Country Feel Station: Community Forum 2

ENGAGE CELINA

EngageCelina.com was used as the project hub for Celina2040, housing an ideas wall, blog, Q&A, and surveys on housing and mobility. The Idea Wall was used to gather feedback from the community on what types of special places are needed in Celina, using the What Makes a Great Place illustration. Ideas included alcohol-related uses, parks and recreation additions, grocery store needs, and a library. The Housing survey was used to gather the community's feedback on neighborhood priorities, housing choices desired, housing locations, and affordability. The survey results showed that there is an appetite for diverse housing in Celina, including those of all types and sizes. Additionally, larger-scale housing, such as multi-family should be located along major roads and in mixed-use centers. The Mobility survey mirrored the Community Forum 2 exercise where participants prioritized what new roads can address.

Some of the largest priorities included addressing health and safety, sustainability, economic prosperity, and commuter delay.

Harnessing the character of Celina and carrying its rural country feel into the development and implementation of the Vision were top priorities

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

#CELINA2040
#CELINATX
COMMUNITY FORUM 2:
CULTIVATE CELINA
July 12, 2019
4-8PM (Come & Go)
229 W. Pecan St.
COME FOR CELINA'S FUTURE,
STAY FOR THE FRIDAY NIGHT MARKET!

COMMUNITY ENGAGEMENT TIMELINE

PLAN FRAMEWORK

"WE ARE SUPPORTIVE OF COMMUNITY ENDEAVORS"
-What are Celina's Values Feedback

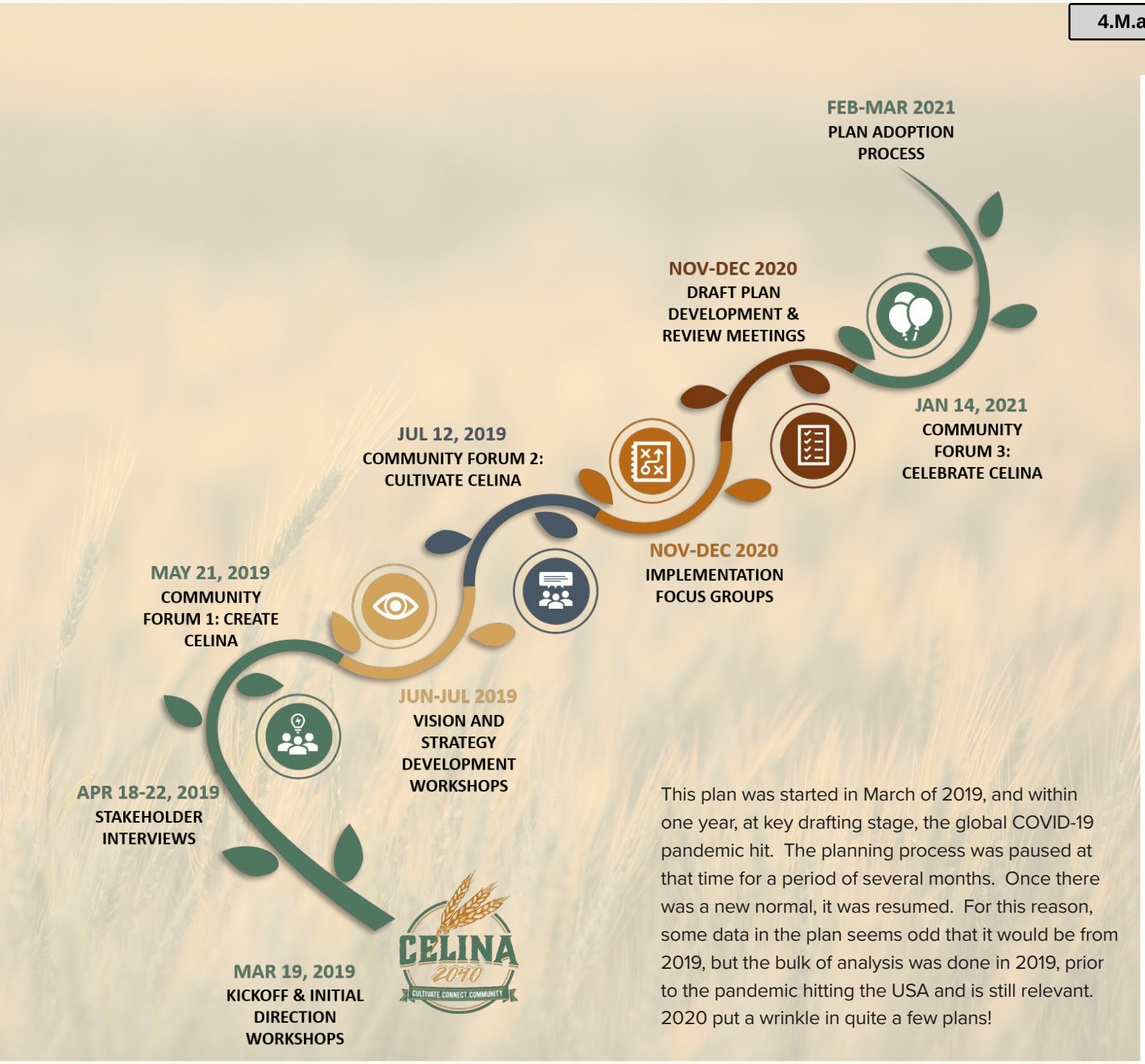
KICKOFF & INITIAL DIRECTION WORKSHOPS: MARCH 19, 2019

The TAC, CPAC, P&Z, and City Council set a strong foundation for the planning process by providing initial direction and ideas. During their first meetings, CPAC and TAC discussed what would make the planning process a success, the challenges that Celina may face, and opportunities Celina can pursue. There was consensus among the key groups, and later the community at-large, that the words "community, home, values, and tradition" represented Celina the best. Additionally, both groups recognized the challenges with infrastructure, housing, and ensuring that community values and charm in Celina could sustain despite the anticipated growth.

STAKEHOLDER INTERVIEWS: APRIL 18-22, 2019

A group of interested and informed stakeholders took part in the planning process by providing information specific to their role in Celina. Stakeholders ranged from officials, to longtime residents and BRICs (people Born and Raised in Celina), and those who own property. Those, such as Celina ISD Superintendent Rick DeMasters, Jane Willard, Isaiah Moore, Punk Carter, the Glendennings, Torii Hunter, Craig James, and many others, shared their feedback during Stakeholder Interviews on how they saw Celina developing over time and what they believe can help the community be successful. One of the biggest things to come from the interviews is that the future is unlimited for Celina and that nothing is impossible – with the right tools, Celina can do it.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)



This plan was started in March of 2019, and within one year, at key drafting stage, the global COVID-19 pandemic hit. The planning process was paused at that time for a period of several months. Once there was a new normal, it was resumed. For this reason, some data in the plan seems odd that it would be from 2019, but the bulk of analysis was done in 2019, prior to the pandemic hitting the USA and is still relevant. 2020 put a wrinkle in quite a few plans!

Once the Plan was drafted, the stakeholders ensured it was realistic and consistent with feedback received from the community. Harnessing the character of Celina and carrying its 'rural country feel' into the development and implementation of the Vision were top priorities of the Planning Team throughout this process. Ensuring that the community's perspective was correctly captured, the Planning Team developed outreach channels via community forums, online tools, stakeholder interviews,

ENGAGEMENT TIMELINE
The Celina 2040 planning process took a little over two and a half years from start to adoption.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

COMMUNITY FORUM 1 ENGAGEMENT
Kids Design Studio

implementation focus groups, and during regular Planning and Zoning Commission (P&Z) and City Council meetings to gather feedback. In addition to this feedback, the comments, goals, and initiatives of the City's past plans were incorporated.
Stakeholders from the community, including - property owners, neighborhood representatives, businesses, organizations, elected and appointed officials, nonprofit leaders, local design professionals, and City Staff provided feedback and direction for the Comprehensive Plan Update. The stakeholders represented unique and diverse backgrounds and roles, giving feedback reflecting how their experience within the community can help Celina's success.

The conversations discussed the ripeness for new development and investment and the "Golden Corridor," the area between the Dallas North Tollway and Preston Road. There is a desire for special destinations, and the opportunity for Celina to have a world-class event center. Additionally, Downtown is a special place and destination and is ready for development as well, new businesses already opening. Others discussed the need to keep the community involved and their importance in the Plan and identifying what they would like to see happen. One stakeholder explained that it is important to involve those who not only own land and can make it happen, but those who will be around to see it happen, in addition to enhancing and fostering representation for the school board, developers, and entrepreneurs. A big takeaway from the interviews was that there are many people who are investing in Celina in a big way; there are many land acquisitions and conversations being had.

COMMUNITY FORUM 1: CREATE CELINA: MAY 21, 2019

Community Forum 1: Create Celina was held Downtown and was the first of three community forums for the Celina 2040 Comprehensive Plan Update. The event hosted approximately 100 people and was used to collaborate on the Vision and values of the community by exploring the following:

Celina's strengths, weaknesses, opportunities, and challenges (SWOT):

Following a similar format of the 2018 Community Survey, the station was used to gather SWOT information on Celina from participants. One of the largest strengths closely reflected reoccurring themes in the community, preserving a small town feel. Other feedback related to keeping traditions and preserving the heritage, quality of life,

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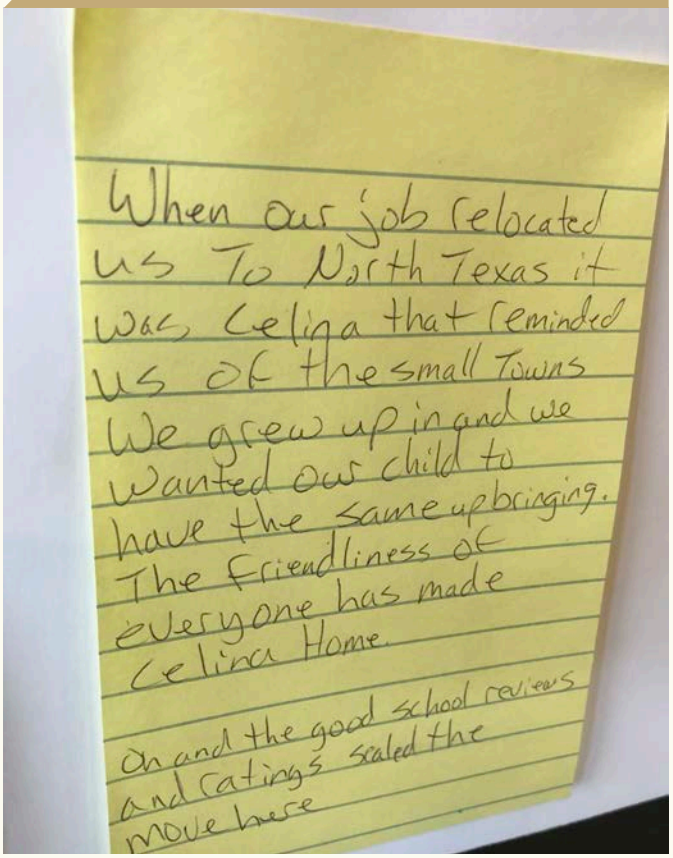
and rural and agricultural environment. The largest weakness told by the community was infrastructure and utilities, including mobility - many of the comments growth-related. Opportunities included preserving the identity of Celina, in addition to marketing this identity Downtown and through economic development to make the area competitive. The largest challenge reflected was growth in the community, a sentiment towards being prepared to develop the necessary infrastructure, housing, safety precautions, and attracting additional economic development to support to new growth.

The story of residents and what brought them to Celina:

The people of Celina are attracted to the area for a multitude of reasons, and it was important to the Planning Team to understand why the came and why they stayed. Stories ranged from those who relocated for employment to those whose families were a part of the original communities, traveling by covered wagon to Celina. The population combined, no matter when they arrived in Celina, create a special community.

Planning for all ages:

This station was used to understand what is needed for today's differing population and what will be needed in the future. As Celina grows, the age groups in the community will likely grow as well, in addition to new age groups. Senior needs revolved around community centers, mobility needs, and health and housing. These needs were not unique to the group and is an opportunity to approach these areas with an all-inclusive mindset. Needs for middle and young adults also desired housing and arts and culture, also reflected for teenagers and young kids. Additionally, expanding the parks and recreation of Celina is also mentioned.



COMMUNITY FORUM 1 ENGAGEMENT
Participants shared what brought them to Celina.

COMMUNITY FORUM 1 ENGAGEMENT
Visitors shared what different age groups need over time in Celina.

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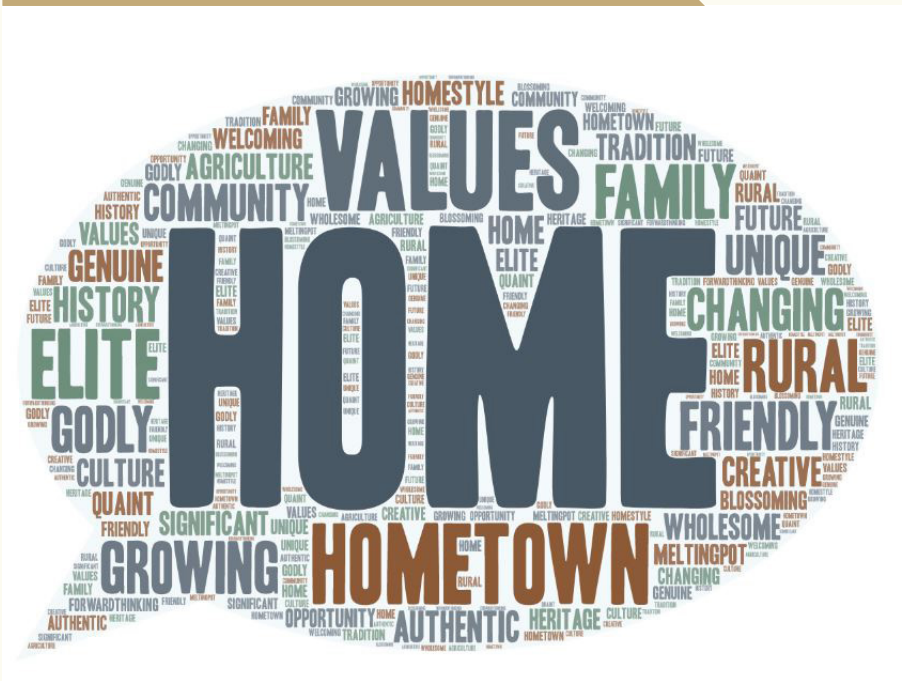

COMMUNITY FORUM 2 ENGAGEMENT

Visitors left feedback throughout the day, sharing their stories about what brought them and their families to Celina.

COMMUNITY FORUM 2 ENGAGEMENT

The Planning Team engaged with visitors, discussing mobility and design possibilities for Celina.

Kid design studio:

The kids station was a great addition to the community forum because feedback is often unfiltered and ambitious. Participants drew, cut out construction paper, and contributed to an overall dream city diagram. Visions included having a multi-story library near a park, water features, landscaping, and even an amusement park.

VISION AND STRATEGY DEVELOPMENT WORKSHOPS: JUNE AND JULY 2019

TAC and CPAC shared their insights on housing, mobility, land use, and design/placemaking to inform the development of the Plan, which led to what was presented and asked about at Community Forum 2. During the second TAC meeting, key intersections and ideal road networks were identified for the mobility components of Celina 2040, acknowledging the existing environment and best practices (i.e. grid network streets). The networks that were drafted, the existing communities, and likely and possible future

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Community Forum 2 Mobility Prioritization

developments were used to draft a Character Framework, a mixed-use land use guide that requires future developments to match the area's character versus dictating a specific land use. CPAC would later review the Character Framework Plan that was created from the feedback, in addition to reviewing and refining the map and the draft Vision Statement. The draft Vision Statement was then presented to City Council and approved unanimously. The Vision Statement is provided at the end of this chapter.

COMMUNITY FORUM 2: CULTIVATE CELINA: JULY 12, 2019

Community Forum 2: Cultivate Celina was held on July 12, 2019, in Downtown Celina. Community Forum 2 was the second of three community forums to gather feedback for the City's Comprehensive Plan Update. Over 200 people collaborated with the Planning Team, weighing in on ideas for Celina 2040, including: housing, mobility/transportation, special places, and design. The event was packed with numerous feedback stations, face painting and a balloonist, and the Friday Night Market taking place on the Square. The community had the opportunity to enjoy what makes Celina great while also cultivating Celina's future through ideas and comments. The stations can be summarized as follows:

Jars of the Future:

With roads and traffic being one of the largest topics in the 2018 Community Survey, it was important to understand how the community would like their mobility system to be constructed and the goals of these major investments. Roads are used for more than just moving vehicles, and the station showed that Celina would like them to be more than this. Each participant was given a set amount of money to fund different aspects of roads, portraying what they felt should be prioritized. Economic Prosperity received the most coins, with Sustainability and Placemaking being the second and third most picked categories. Between these three priorities, it is clear that Celina wants a progressive transportation network that can set it apart from other cities. Additional comments revealed a desire for more connectivity across the city, including sidewalks, trails, bike lanes, and transit. Safety also remained a theme across the comments.

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Street Typologies & Tradeoffs:

This station was used to gauge participants' comfortability with different road designs, including the integration of bike lanes, sidewalks, landscaping, and generic usage priority. Boards were set up reflecting the differences, and participants overwhelmingly favored multi-modal infrastructure.

Natural Systems:

The natural environment of Celina is important to the community, and participants were excited to review visuals of the existing environment and how the Plan could address growth and these areas. Feedback mentioned preserving and respecting the natural areas as the Celina develops. In addition, green connections between communities and parks should be planned for. Preserving the remaining tree canopy and restoring areas impacted by development should also be addressed.

Housing

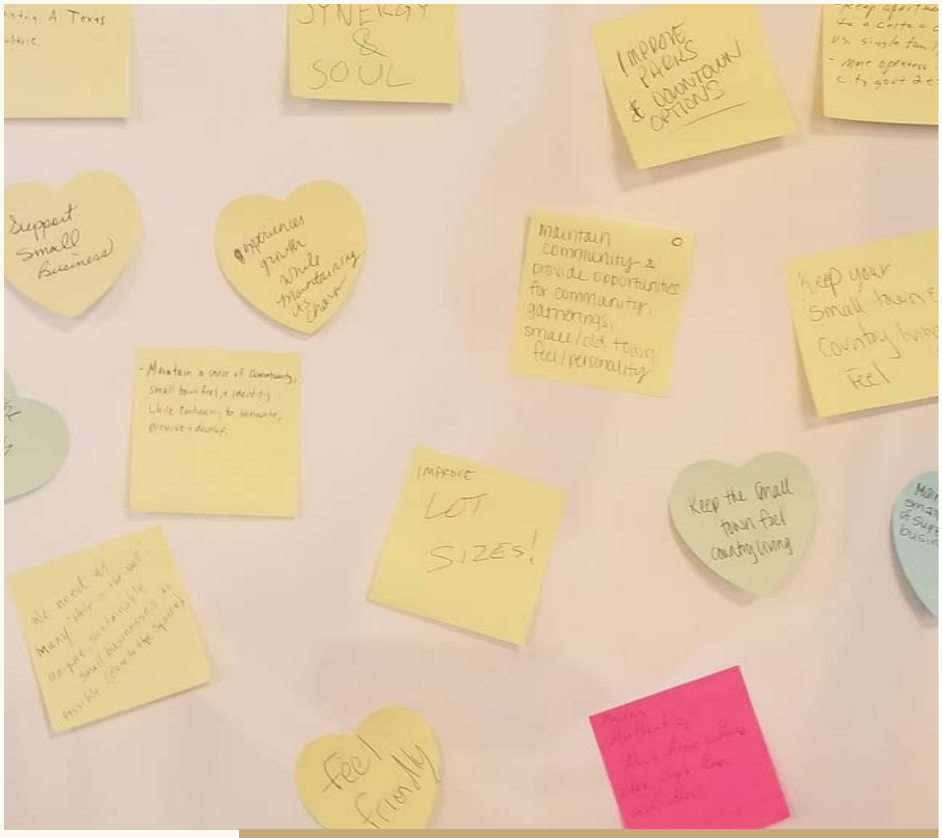
While the Celina City Council said that Celina can be the best at housing choice in the 2018-2020 Community Survey, different housing types have mixed reactions from the community (i.e. multi-family). This station was used to better understand what it is that the community likes and dislikes about multi-family and how the Plan can address these concerns. Some concerns included traffic and infrastructure, not having too many/ balancing with other housing types, and providing senior living. Positive comments mentioned multi-family being fine in key locations (i.e. Downtown and mixed-use areas), with nice aesthetics, and balancing multi-family with other housing uses.

Design

This station was used to address how the different levels of placetypes in Celina can develop, including neighborhood, community,

Preserving the remaining tree canopy and restoring areas impacted by development should also be addressed

COMMUNITY FORUM 2 ENGAGEMENT
Visitors left messages on how the want Celina to grow.



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and regional centers. Feedback favored roads that catered to the needs of more than just cars, but also included pedestrians and other modal opportunities in the construction of the roads. Additionally, green spaces and gathering spaces are also favored, in and around neighborhoods at a neighborhood scale – also including water features. Housing diversity is favored in mixed-use areas, and there was a genuine interest in mixed-use centers - comments favoring mixed-use centers that can accommodate growth and help protect natural areas. A Legacy-scale neighborhood is also desired in Celina, comments revolving around not having to drive south for something similar.

Kids Design Studio

Kids (and some adults) drew their dream neighborhood, often showing green spaces and fun amenities, such as a space observatory, musical flowers, and water amenities. Additionally, drawings also showed walking and biking accommodations.

Post to the Future

This station was used for visitors to express what they want the future of Celina to be by finishing the sentence “Dear Celina, I hope you...” The largest sentiment shown was the desire to preserve the small town feel of Celina. Additionally, community and mobility were large themes seen. Other comments mentioned addressing parks and recreation, including trails and open space.

IMPLEMENTATION FOCUS GROUPS: APRIL 16-17, 2020

Draft sections of Celina 2040 were presented to stakeholders and Staff as they worked in small groups to test implementation strategies to see how they could work in practical situations. This was a major milestone in the planning process, directly tackling the objective of making a realistic plan with a market-based reality.

DRAFT PLAN DEVELOPMENT & REVIEW MEETINGS: APRIL-JUNE 2020

TAC, CPAC, and City Council reviewed and provided direction on Draft Plan Concepts and Highlights and additionally, provided direction for Community Forum 3.

COMMUNITY FORUM 3: CELEBRATE CELINA: AUGUST 1, 2020

The final community forum celebrated the work that the community and stakeholders put into updating the Comprehensive Plan and showcased the Vision and Strategies for review and comment in a collaborative open house format. The draft Plan was revised using feedback from Community Forum 3 before being presented online for review.

PLAN ADOPTION PROCESS: FEBRUARY-MARCH 2021

The Draft Plan was posted online for public review and comment, prior to the public hearing process. The draft Plan was then considered by the Planning and Zoning Commission and City Council for final review. During the public hearings, the public was able to provide any remaining feedback.

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PLAN FRAMEWORK

BUILDING ON PAST PLANNING EFFORTS

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BUILDING ON PAST PLANNING EFFORTS

"PLANNING CORRECTLY - THAT DOESN'T MEAN IT CAN'T BE CHANGED, BUT HOPEFULLY DOESN'T NEED REVISION"
-CPAC Opportunities Feedback

DALLAS NORTH TOLLWAY

The 2018 Community Survey contained feedback that reflected priorities and set the foundation for future planning efforts, including managing exponential growth that is coinciding with the extension of the Dallas North Tollway to and through Celina.

PLAN FRAMEWORK

Celina is serious about planning for the future and has completed plans and projects that are relevant to the implementation of Celina 2040 including: a Downtown Master Plan; utility-related plans; capital improvement plans; fire, police, and other departmental plans; a Trails Master Plan; and a Parks Master Plan. Below is a sampling of some of these planning efforts that the City has adopted within the last few years:

2018 COMMUNITY SURVEY

The survey was initiated by City Leadership to gather community feedback on what issues needed to be addressed and what things could be preserved or improved to contribute to Celina's quality of life. The feedback and ideas gathered from the Survey were provided to City Leadership and the public and were utilized to guide the creation of the 2018-

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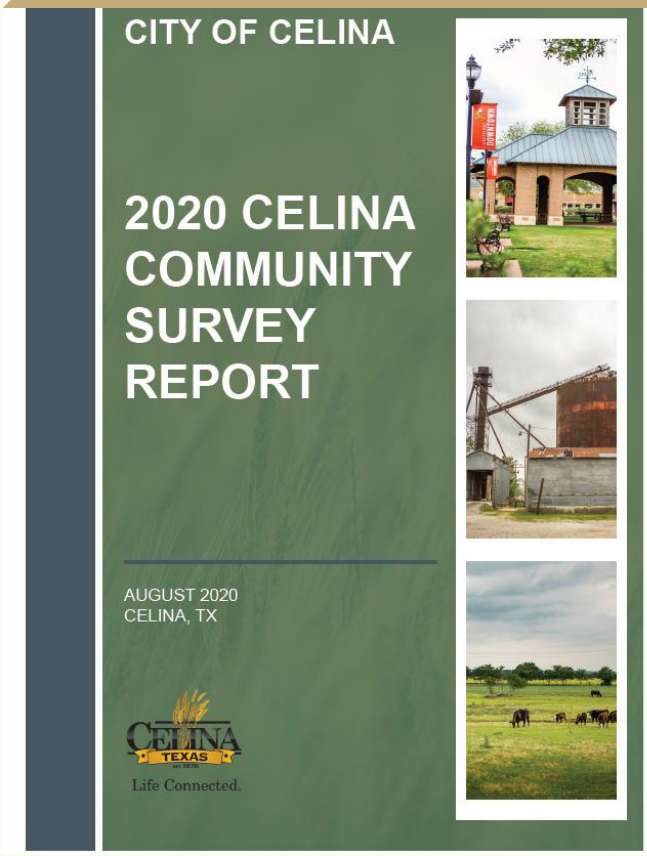
2020 Strategic Plan. A strong foundation was set for the City's upcoming planning efforts, including the Comprehensive Plan. In addition to the demographics of Celina, the Survey also revealed the strengths, weaknesses, opportunities, and threats as told by the

"A strong foundation was set for the City's upcoming planning efforts"

community. Celina's biggest strengths shown is the rural/country feel, Downtown/Square, and the low crime/public safety/emergency services. The small town charm and sense of community permeated throughout the feedback and the sentiment still exists in the 2020 Community Survey. The largest strength related to infrastructure, utilities, and Downtown. Infrastructure is often associated with the growing population and ensuring that the city is ready to support additional growth. Additionally, while Downtown is a strength, there was also concern of dilapidated structures and the area not being used to the fullest potential. These concerns, and more, were addressed in the Downtown Master Plan. Opportunities included having more business and retail, in addition to addressing parks and recreation and road expansion and improvements. The strengths reflected comments mentioned during multiple engagement periods, including the Downtown Master Plan and the 2020 Community Survey. Rapid/unplanned growth remains of concern, in addition to road condition/capacity/traffic and the threat of loss of heritage/identity.

2020 COMMUNITY SURVEY

The 2020 Community Survey was once again initiated by City leadership and used to gauge



2020 COMMUNITY SURVEY
The survey found that Downtown and Small Town Feel were Celina's top two strengths.

DOWNTOWN VISION
The award-winning Downtown Master Plan set forth a vision for beautification and development in Downtown.

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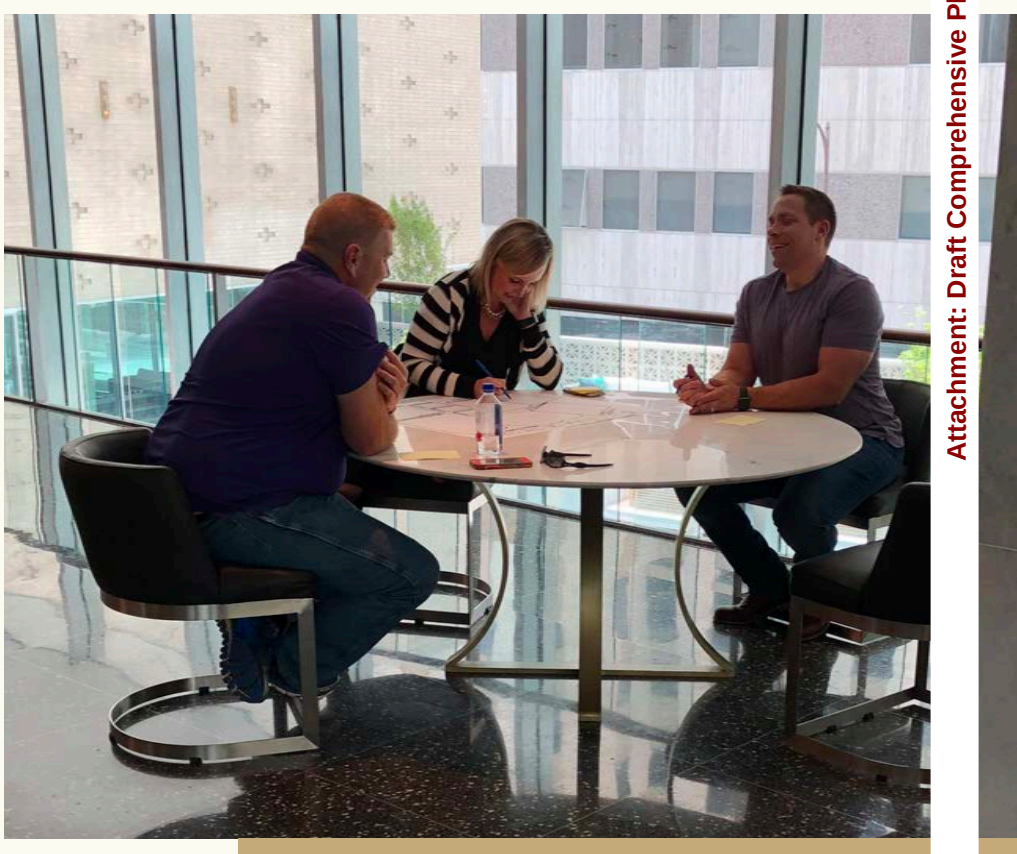
any significant changes from the 2018 survey. The 2020 Survey contained the same questions as the 2018 Survey. Analysis was undertaken to compare any significant changes in the feedback. The analysis also incorporated a perspective of COVID-19 related impacts on the community's perceptions of Celina. The outcomes of this Survey will be used to help Celina identify priorities for the community in the future. Remaining one of the top strengths, and now taking the top spot, Downtown/Square was identified as the largest strength. The small town feel also continued to be a theme, in addition to sense of community moving near the top of the list from the previous survey. Infrastructure and utilities remained top weaknesses of Celina, concerns of road conditions and handling growth still permeating the feedback. Roadways are continuously being improved, with some already having been improved since the last survey, but the community still sees room for more. With similar results as other categories, parks and recreation and more business/retail remained top opportunities, with parks and recreation now taking the top spot. Comments relating to Downtown overlapped the category with comments mentioning the development occurring Downtown and more being wanted. The top three threats remained the same over the two-year period with rapid/unplanned growth, road conditions/ capacity/traffic, and loss of heritage/identity/rural character being mentioned the most. This challenge/ threat continues with an increase in growth in Celina, and the community wants to ensure that Celina grows in a manner that reflects the existing character of the community.

Remaining one of the top strengths, and now taking the top spot, Downtown/Square was identified as the largest strength

2018 STRATEGIC PLAN WORKSHOP
City leadership brainstormed ideas for Celina's two-year vision, purpose, and two-year goals.



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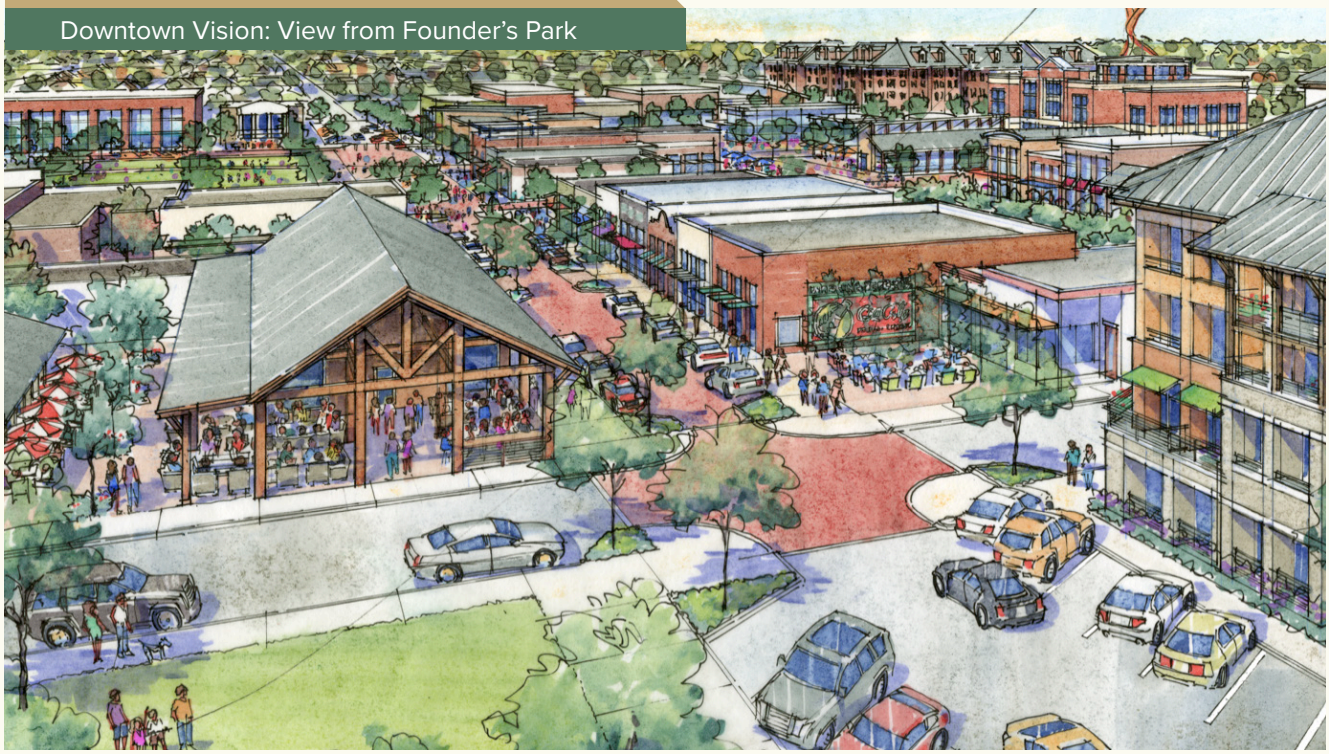
Downtown Vision: View from Founder's Park



CITY OF CELINA 2018-2020 STRATEGIC PLAN

The Celina Strategic Plan established an operational vision for the future of the city. The 25-year Goal established in the Plan is consistent with and complementary to the Vision established in this Comprehensive Plan. The 25-year goal is as follows: To preserve our agricultural heritage and flourish as a close-knit and ever-growing Celina Family during explosive and planned growth of our city, while providing a unique and extraordinary quality of life, complemented by a significant array of high tech and desirable businesses, agritourism assets, special places, and connections." The Plan addresses quality of life, safety, sense of community, and economic development. The Plan also explores the City's core purpose, core values, and provides 10 two-year goals, most of which have already been achieved. Whereas the Strategic Plan serves as a document to guide operations and leadership of the City organization, the Comprehensive Plan provides a community-led blueprint for the City to follow for development, programming, and services.

CELINA DOWNTOWN MASTER PLAN

Through extensive public involvement, the award-winning Celina Downtown Master Plan recommends preservation of the charm that makes Downtown Celina special and also proposes enhancements to the Square, surrounding neighborhoods, and economic development initiatives. The Plan examined land use, zoning, utilities, parking, and market and economic factors, as they related to short and long-term improvements in Downtown.

Additionally, a Character Framework Plan provided unique designations to areas within Downtown based on existing and desired characteristics for buildings, streets, amenities and other components. This framework was complemented with actions regarding with walkability, additional parks, mobility, and encouraging economic development to build on the strengths of Downtown and position it as a regional destination for years to come.

CELINA TRAILS MASTER PLAN

The Celina Trails Master Plan was adopted in 2019 and calls for approximately 150 miles of

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new trails in the Celina. The Plan outlines the changing character of Celina, public opinion relative to trails and connectivity, natural and man-made features, future roadways, and significant historical elements that will shape the development of trails. Creek corridors are of the utmost importance in the Plan, as they are continuous linear routes that traverse the entire city, allowing users access to many destinations while enjoying the rural country feel that the community said during the comprehensive planning process is so important. The City's future roads are planned to accommodate pedestrians and cyclists with safe and user–friendly side paths and bike lanes. Additional components of the trail network include amenities such as trailheads, wayfinding signage, and monumentation. One of the first trail design projects is located Downtown: the new Bobcat Trail.

CELINA PARKS AND RECREATION MASTER PLAN

The Celina Parks and Recreation Master Plan was adopted in 2020 and builds upon recent planning efforts in the city, including the 2019 Trails Master Plan, the 2019 Downtown Master Plan, and the beginning stages of this Comprehensive Plan, Celina 2040. The Celina Parks and Recreation Master Plan includes a vision for parks and recreation, complementary to other long-range plans, and serves as a guide for City Staff as new development occurs in the city, ultimately resulting in a robust network of parks, trails, and recreation amenities that are woven into the fabric of the city. Some of the goals in the Plan include: promoting a healthy community, encouraging active and passive recreation opportunities, and creating a large network of

"Creek corridors are of the utmost importance in the Plan"

LILYANA TRAILS AND OPEN SPACE

Local trails and open space provide recreational and environmental benefit to the residential community.

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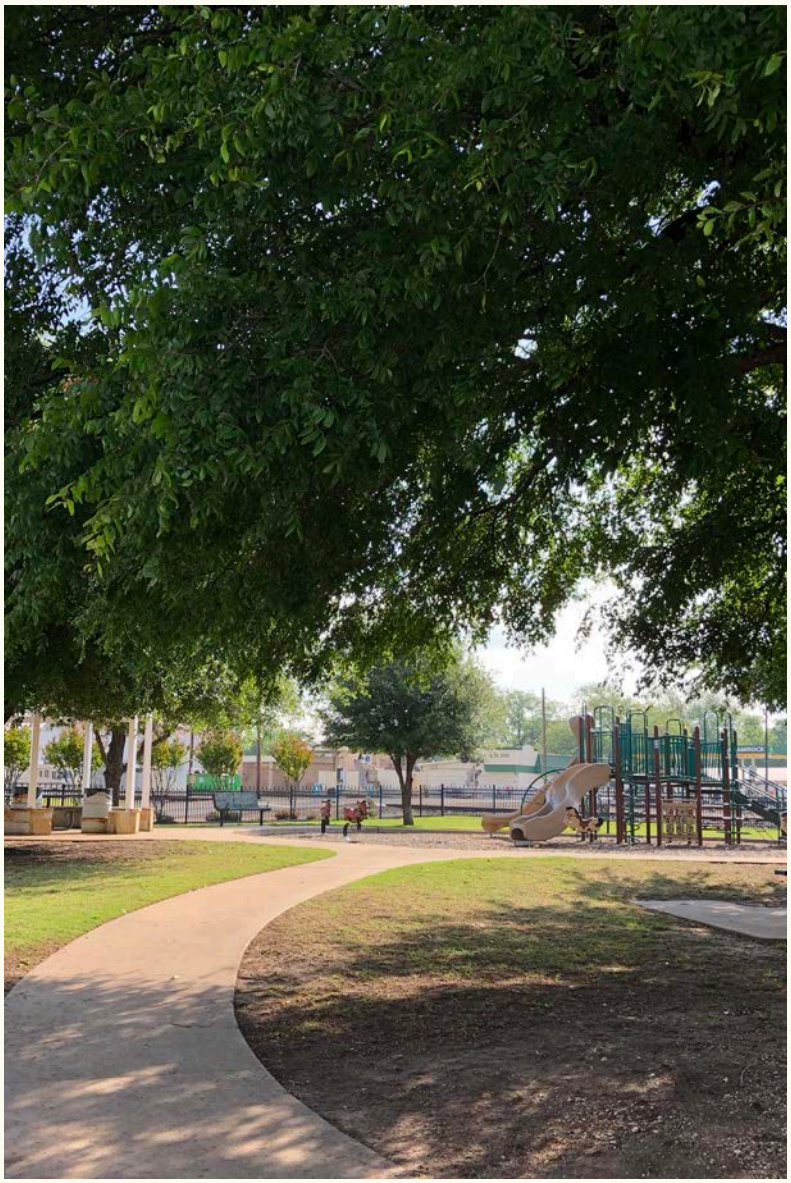
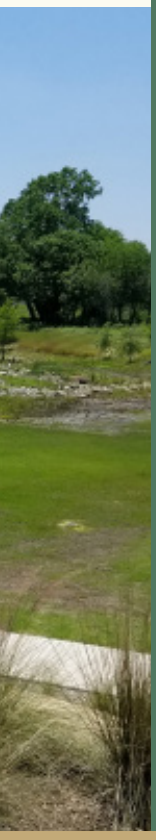
FOUNDERS PARK

Founders Park is located Downtown, and improvements are anticipated as Downtown continues to develop.





OLD CELINA PARK EXPANSION

The groundbreaking for the Old Celina Park expansion took place May 5, 2020, and additional features will include new turf baseball, softball and soccer fields.

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PLAN FRAMEWORK

VISION STATEMENT

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VISION STATEMENT

Created from feedback throughout the planning process and approved by the Comprehensive Plan Advisory Committee and City Council

PLAN FRAMEWORK

The Vision Statement for this Plan was built on many meaningful collaborations and engagements throughout the planning process. Starting with the 2018 Community Survey, then with in-person workshops, online collaboration, community forums, the Vision was carefully crafted to reflect the Celina's values, aspirations, and the unique characteristics of the community before being presented to City Council for the final approval.

CELINA 2040 VISION

By the year 2040, Celina will be an adaptable, world-class city with a unique identity, boldly standing out in a competitive marketplace by offering walkable special places, amenities, and high-quality schools unlike anywhere else.

Natural areas, green connections, and sustainable development will combine with our friendly and close-knit community members and small businesses, to protect and preserve our rural character and small-town feel.

Our faith-based community, hospitality, traditions, and heritage will leave lifelong impressions on everyone who visits or lives in the city. They will be showcased in a spirited and soulful combination of destinations and one-of-a-kind events, which reflect family, agriculture, Texas, entertainment, sports, and outdoor living.

We will have a place for everyone to live and to "age in place" by offering a diverse array of housing choices amidst high-quality aesthetics, excellent functionality, and planned and managed growth.

Celina will be a hub for local employment, technology and innovation, travel choices, arts and culture, and parks and recreation facilities and programming.

Fostering our sense of community and determination to serve others will ensure that we never lose sight of our roots and what makes us special.

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CELINA 2040: GUIDING PRINCIPLES

The guiding principles for the Comprehensive Plan were developed from reoccurring themes in the community surveys and during the community engagement process. The words below represent Celina's frequently discussed topics - such as whether to develop for Celina in the future, maintaining the city's unique character, and things that should be highlighted as unique and special to the community of Celina.

Celina is...

Unique

- Celina is a one-of-a-kind place: the community, experiences, and environment are unlike anywhere else.

Bold

- We make a statement in everything that we do. Our developments, policies, and actions are not the norm, and we strive to be outside of the box to enhance our city.

Innovative

- We aren't afraid to try new and different things! We review what works and what can be better to develop a more efficient city.

Smart

- Our infrastructure works for us - we are able to determine through technology how well we are doing and how the community is served, in addition to understanding current and future needs.

Vibrant

- Our communities are breathtaking! From the residential to retail centers, we make special places full of life and activities for all to participate.

Equitable

- Celina is developed for all. We understand that different people need different things, and we are here to ensure that Celina is welcoming and serves everyone.

Green

- We take pride in a natural landscape. Our green areas are strategically preserved and integrated into the fabric of the community so that everyone can experience the open space we have to offer.

Family

- Community is important to us - and community is family. We support one another and help each other in times of need. We work, shop, and gather together, enjoying activities as one community.

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Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHAPTER 3

Triple Bottom Line

EQUITY	44
ECONOMIC & FISCAL VITALITY	58
GREEN CELINA	86

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

TRIPLE BOTTOM LINE DEFINED

"SYNERGY"

-Posted by a Celina resident at Community Forum 2 on a board about Triple Bottom Line, in the middle of where the three spheres intersected

GREEN CELINA
Stunning natural areas abound throughout Celina, and the community wants them preserved and enhanced.

TRIPLE BOTTOM LINE **EQUITY, ECONOMICS, ENVIRONMENT**

Triple bottom line is an innovative and powerful fiscal and sustainability framework that produces efficient and bold results. Though the Triple Bottom Line has existed for a long time, usually in the financial industry, it is not applied to planning cities. This framework was built on an acknowledgment that one of the spheres is focused on without applying the other two, actions can lose effectiveness, damage the other spheres, or can have adverse effects. For example, if something was in Celina's best interests from a money standpoint, it was going to make Celina a large and impressive amount of sales tax revenue on a yearly basis, but it was going to destroy hundreds of acres of Celina's best natural areas and habitats or adversely affect two Celina neighborhoods that would be adjacent to it, the decision should incorporate those considerations-- not ignore them.

Equity refers to putting the People of Celina first. More specifically, it refers to fairness,

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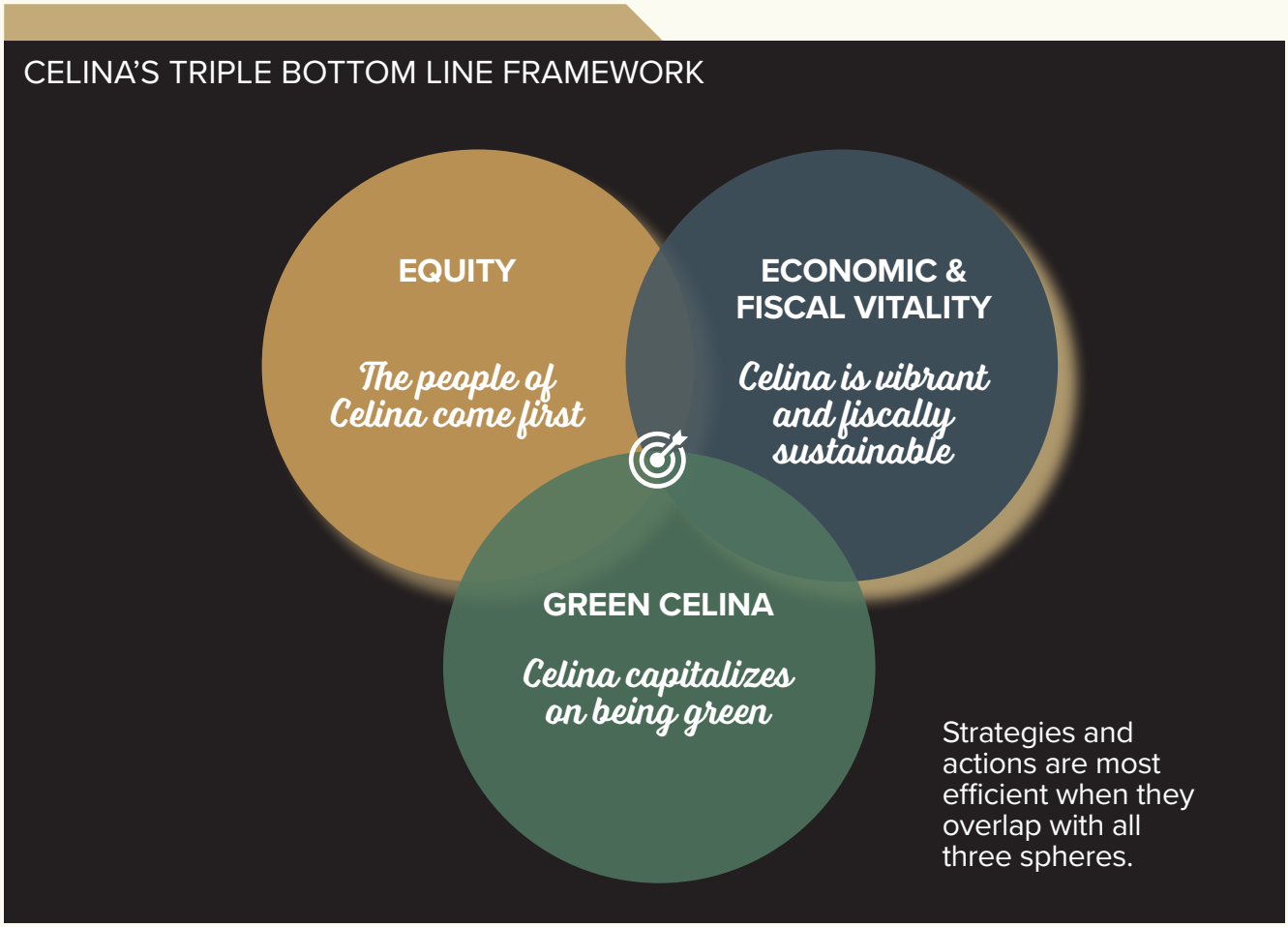

customization of policies, programs, and improvements based on needs of real people versus equal or skewed delivery. The community was clear throughout the planning process that family, values, service, and hospitality were core to the Celina culture. Included in this same vein, Celina must take care of its residents, employees, and visitors by encouraging them to take care of themselves and providing healthy lifestyle amenities and services.

Economic and Fiscal Vitality means that Celina is vibrant and fiscally sustainable. The community is excited to enjoy more shopping, dining, and entertainment in its future, and there is a growing understanding that having those fun things, in addition to great amenities, infrastructure, and public services, will require strategic foresight in the decision making process. Foresight that will keep the Vision contained in this Plan at the forefront, including but not limited to, Celina's key differentiators detailed in the Economic and Fiscal Vitality Section.

Last, but certainly not least, Green Celina is how Celina can keep its rural/country feel that is so important to the community. Celina's natural spaces and stunning views are what can set it apart from other regional landscape

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and

throughout the decades to come. The community wants strong protection of natural areas and is also passionate about new development providing green infrastructure and forward-thinking, environmentally sensitive construction.

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TRIPLE BOTTOM LINE

EQUITY

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EQUITY

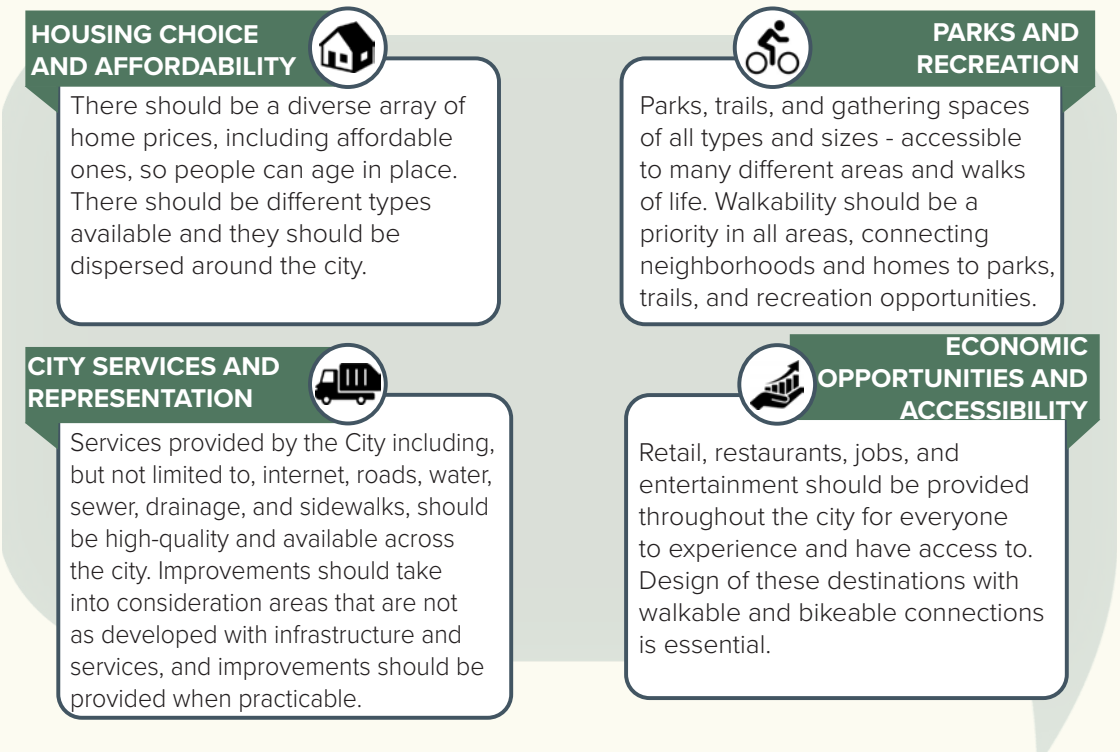
TRIPLE BOTTOM LINE

Goal: To put the People of Celina first by ensuring that procedures, improvements, and services are equitable.

Community Feedback

The community says that the People of Celina should have access and options for things such as housing, City services, infrastructure, parks and recreation, and economic opportunities.

The majority of the housing product that currently exists is single family detached. While there remains a high demand for single family detached housing (i.e. standard standalone houses) locally and beyond, the community would like to see the inclusion of a mixture of other housing types, even within the realm of single family detached housing. During the community forums and other engagement, many participants spoke of concerns that their (elderly) parents, adult students, and recent college graduates have limited housing choices in Celina which have forced them to leave the community. They have concerns for their children who may choose not to live in Celina because of the lack of available housing types that fit their budget or lifestyles (ex.



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apartments, townhomes, etc.). Affordability is an issue for many. Having high property values is acknowledged by the community as a good thing, but they also want to ensure that there is a place for everyone to benefit from the value of the community at each price point and stage of life.

Access and availability of City services is a challenge that will continue to get attention as Celina grows. During the planning process, residents expressed a desire for each neighborhood to receive the same attention (ex. the construction of sidewalks and roadway upgrades) as other areas. The community wants to ensure that everyone has the opportunity to benefit from infrastructure and City services and improvements, whether they are part of a new development or an older development. Equity is not about equality, but rather about distribution of resources based on needs and other factors.

Triple Bottom Line

Economics

Diverse economic opportunities enhance the City's ability to provide jobs to existing and future residents. Housing choice is important to equity, but it is also an economic differentiator for Celina in a competitive economic market. Housing choice prevents out-migration and encourages in-migration. Pushing equity in Celina will be unique in the region, the state, and beyond and will be a great economic message in the market to signal a high quality of life and supportive resident, employee, and visitor culture.

Environment

Preservation of natural spaces and habitats is great for Celina's residents, employees, and visitors- human and creature alike. Environmental stewardship contributes positively to mental health, physical health (ex. outside recreation, air quality, water quality, etc.), and risk management to lives and property from natural events, such as flooding. Putting the people of Celina first must include access to natural spaces and green views.

The community wants all residents to have the opportunity to experience these special places and facilities. Community feedback expressed a desire to create parks and recreation facilities that accommodate multiple generations' interests (ex. playgrounds, sports fields, and leisure). Creating smaller parks around the community, in addition to developing larger parks that integrate these amenities in one multi-purpose facility is preferred by community members. Additionally, connecting these areas by extensive trails and sidepaths to provide multiple opportunities for community members to access these amenities is a priority. Lastly, Celina desires to be different than other communities in the way it treats its people and approaches health, wellness, and sustainability. Celina wants to be the best, the most caring and efficient.

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Existing Conditions

FOR EQUITY

Reviewing existing conditions for Equity in Celina requires a solid definition of what equity means. In the context of city planning, it refers to people-focused issues relating to resource distribution based on needs instead of some other method or an equality method. Equity is not equality. Equity is about providing a level playing field for everyone in the game and putting the customized needs of people first. Topics relating to Equity in the city context are health and wellbeing, mobility (including walkability and bikeability), safety, infrastructure, amenities, services, social bonding and sense of belonging, engagement/communication with the City, and housing and habitat/surroundings. The area within the Ultimate Municipal Boundary is largely undeveloped. Many of the developed areas, in terms of acreage, are part of master planned communities that have shared amenities or are intentionally rural. As the community continues to grow, the possibilities for disparity and unequitable distribution of the items mentioned above will become more likely as resources are spread across large areas, trying keep up with a high rate of growth.

TRIPLE BOTTOM LINE

With the booming population growth Celina continues to see, the housing demand will continue to increase. In December 2020, Celina surpassed Frisco in number of single family building permits issued and had a 49 percent increase from 2019 to 2020 versus Frisco's 17 percent increase over the same time period. This is a cautionary signal of the growth that is heading to Celina over the next 20 years, imminently and over time, as the Dallas North Tollway and the Collin County Outer Loop are extended. Newer construction has consisted mainly of single family, often higher-end homes. This style of housing is attractive to developers and buyers alike and can very quickly dominate the development pattern of Celina if not controlled. The need for a variety in housing options is evident through community feedback, the review of existing and entitled development, and the market analysis performed for this planning effort. It is important to remember that although that is the dominant housing type coming through at the time of this initial review (2019-2021), there is also extensive demand and high rates of return for other housing types. Actions included in the action plans of Celina 2040 include freeing the market up from a zoning standpoint, and also incentivizing desired product types, so that the market can adjust to Celina's vision of diversification for equity and economic success in the near and long term.

The most powerful tools for equity involve a data-based approach of mapping, Census information, school district data, community feedback, and continued assessment and

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planning efforts. Setting a baseline for success and then monitoring those indicators, and making improvements with areas that need them is important. The equity framework proposed here incorporates many best practices and leading cities of the world and consists of the following components: (1) awareness, (2) procedural fairness, (3) distribution and access, (4) quality, (5) outcomes, and (6) accountability. For existing conditions, the focus is on the first of these: awareness.

"Regular review of housing stock, access to amenities, and more will be necessary to build a data-driven equity framework for the future"

Celina is aware of the following in terms of equity:

1. There is an immense rate of growth in population occurring. Although Celina's demographics, as reflected on the following pages, are very homogeneous, they will not be for long. Specific efforts to blend old with new are essential to satisfaction of existing residents and inclusion of future residents.

2. There is a lack of baseline indicators to monitor equity in Celina. As mapping and staff increase, Celina can build its equity framework to better identify relevant indicators, monitor outcomes, and ensure accountability and positive results.

3. There are opportunities to create traditions that foster communication, collaboration, and procedural fairness to prevent mistakes in equity and inform customized and transparent allocation of resources and improvements.

4. Celina is not very developed, but the housing types and neighborhoods on the ground and entitled are mostly owner-occupied, single family detached houses, and they are of similar scale and design. There is a significant level of demand for this housing type, but there is also significant level of demand for housing types not present. The lack of diversity in housing includes not only form and size, but also neighborhood type, price, owner vs. rental, resident demographics, and neighborhood design. Data and trends indicate extensive demand for special experiences in living, such as agrihoods, multi-story mixed use developments, pocket neighborhoods, cottages and smaller homes, and Downtown-type settings with walkable neighborhood shopping, restaurants, entertainment, parks, and workplaces.

5. There are opportunities to build on Celina's service and hospitality heart to make support of others a more formalized component to living in Celina.

6. There are not many **public** parks and recreation amenities. Although these amenities are included in some of the master planned communities to serve those residents specifically, Celina will be challenged to provide **public** parks and recreation amenities to an increasingly large service area in an equitable fashion as it grows.

7. Infrastructure (ex. roads, water, sewer, etc.) and City services (ex. Police, Fire, sanitation, etc.) are expensive and will continue to be in high demand as Celina expands its development footprint, and Celina will also be challenged on this front in equitable repairs, expansions, and extensions.

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EQUITY

PEOPLE OF CELINA

Below are a few key demographic statistics that describe the people living in the City of Celina. It is important to know demographic facts in order to properly plan for communities. Strategies and actions will be more applicable and catered specifically to the people in Celina if the populations who live there are understood.

POPULATION

Population in Celina, TX	Population of Collin County
17,680	**1,010,330**
2019 NCTCOG Estimate	*2019 NCTCOG Estimate*

NUMBER OF HOUSEHOLDS

Households in Celina, TX	Households in the Dallas-Fort Worth Metroplex
5,909	**2,878,819**
2019 Estimate based on Permit Growth	*2019 American Community Survey Estimate*

MEDIAN AGE

Median Age in Celina, TX	Median Age in the Dallas-Fort Worth Metroplex
34.1	**32.5**
2019 American Community Survey Estimate	*2019 American Community Survey Estimate*

MEDIAN INCOME

Median Income in Celina, TX	Median Income in the Dallas-Fort Worth Metroplex
$124,375	**$72,265**
2019 American Community Survey Estimate	*2019 American Community Survey Estimate*

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RACE & ETHNICITY

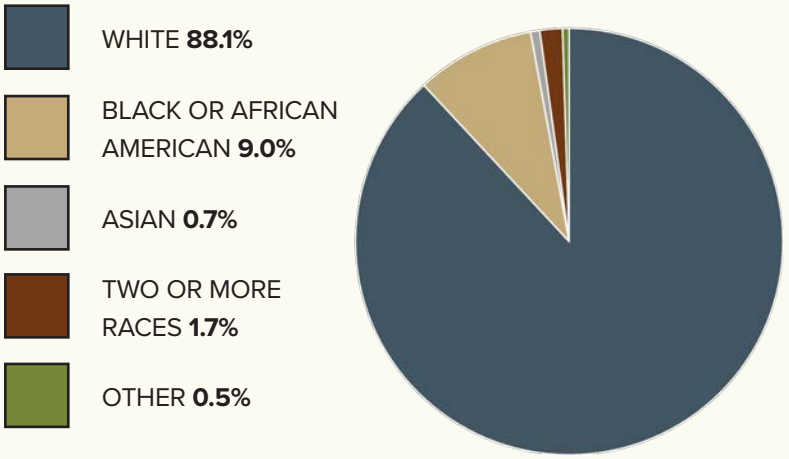
The pie chart to the right displays the racial makeup of Celina. Below shows the percentage of the population that obtains Hispanic or Latino origins.

ETHNICITY:

WHITE ALONE: 76.7%

HISPANIC OR LATINO: 11.9%

2019 Census Bureau Population Estimates

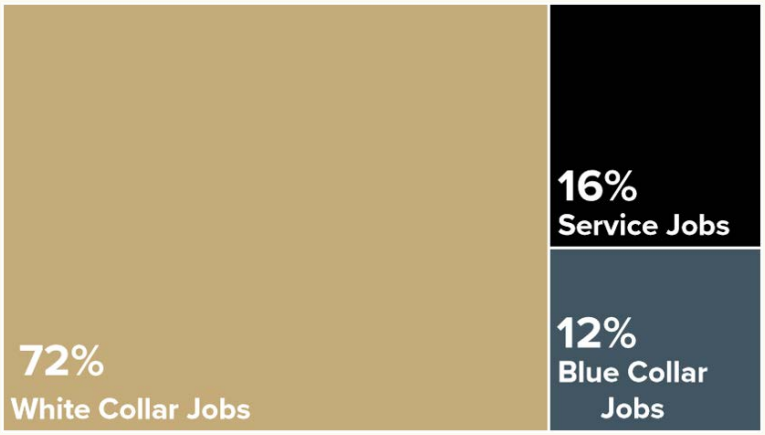


EMPLOYMENT

UNEMPLOYMENT RATE: 2.7%

POVERTY RATE: 4.7%

2019 ESRI Estimate

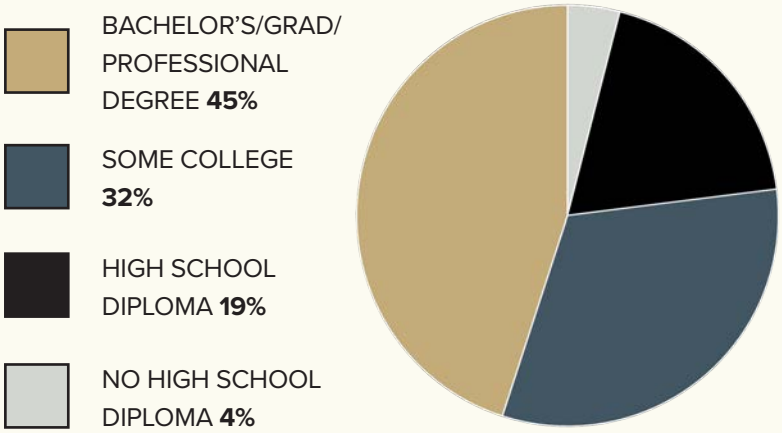


EDUCATION

HIGH SCHOOL GRADUATE OR HIGHER: 97.1%

BACHELOR'S DEGREE OR HIGHER: 45.3%

2019 ESRI Estimate



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1. CELINA'S POPULATION IS RAPIDLY CHANGING

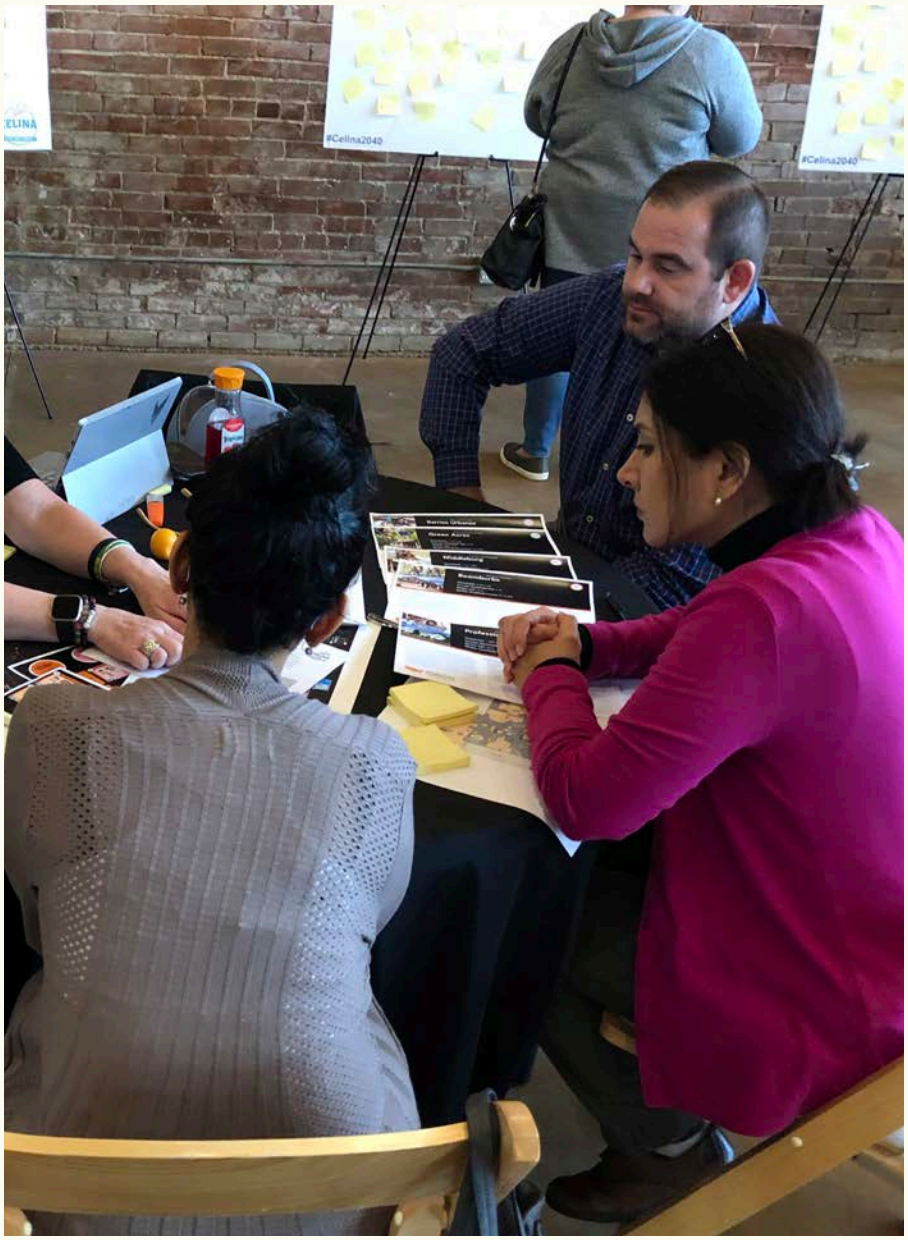
CELINA HAS SEEN A RAPID INCREASE IN POPULATION GROWTH, WHICH IS EXPECTED TO CONTINUE IN THE FUTURE.

2. CELINA'S POPULATION IS HOMOGENEOUS

THE PEOPLE OF CELINA REFLECT THE AVERAGE POPULATION PROFILE OF SMALL TOWNS IN TEXAS, BEING MOSTLY WHITE, OLDER, AND HIGHER INCOME LEVELS.

3. CELINA IS MOSTLY FAMILIES

THE ESRI TAPESTRY PROFILE SHOWS THAT THE FAMILY MAKE UP CONSISTS OF MARRIED COUPLES WITH OR WITHOUT CHILDREN LIVING IN SINGLE FAMILY HOMES.



ESRI, a nationally recognized information and data system software company, developed profiles for 67 psychographic categories. Typical vibrant community populations consist of 10 or more categories. Celina consists of five, showing a very homogeneous community make-up. Celina's profile is dominated by affluent, family-oriented segments, indicating higher incomes and higher disposable retail spending. Emerging segments include more middle income and ethnically diverse households. Celina's current composition is reflective of many small towns in Texas.

This analysis helps understand the people of Celina on a deeper level, which will provide the base level knowledge for building appropriate strategies and actions for the future. The people of Celina are special, and their unique tapestry profile acts as the beginning of the story to a bright future.

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EQUITY

PEOPLE OF CELINA: DEMOGRAPHIC PROFILES

LIFEMODE 1:
Affluent Estates
9.9% of US households (HH)
Professional Pride
Boomburbs

Professional Pride - *17.0% of Celina HH; 11.2% of Collin County HH*

Household: **Married Couples**
Median Income: **138K**
Median Age: **40.8**

- *Upgrade picture perfect homes*
- *Hold 401(k) and IRA plans/securities*
- *Read epicurean, sports, home service magazines*
- *Own 3+ vehicles*

Boomburbs - *38.7% of Celina HH; 23.7% of Collin County HH*

Household: **Married Couples**
Median Income: **113K**
Median Age: **34.0**

- *Hold gym membership; own home equipment*
- *Have home mortgage*
- *Prioritize physical fitness*
- *Prefer SUVs, luxury cars, minivans*

LIFEMODE 4:
Family Landscapes
7.4% of US households (HH)
Middleburg

Middleburg - *22.2% of Celina HH; Not a segment in Collin County HH*

Household: **Married Couples**
Median Income: **60K**
Median Age: **36.1**

- *Buy children's toys, clothes*
- *Carry some debt; invest for future*
- *Go hunting, bowling, fishing, play baseball*
- *Watch country, Christian TV channels*

LIFEMODE 6:
Cozy Country Living
12.0% of US households (HH)
Green Acres

Green Acres - *13.6% of Celina HH; Not a segment in Collin County HH*

Household: **Married Couples**
Median Income: **77K**
Median Age: **43.9**

- *Are members of veterans' club, charitable organizations*
- *Bank, pay bills online*
- *Do home improvement projects*
- *Watch TV by satellite*

LIFEMODE 7:
Ethnic Enclaves
7.0% of US households (HH)
Barrios Urbanos

Barrios Urbanos - *8.4% of Celina HH; Not a segment in Collin County HH*

Household: **Married Couples**
Median Income: **38K**
Median Age: **28.9**

- *Buy discount for children's products*
- *Own no retirement savings*
- *Listen to Hispanic radio*
- *Own 1-2 vehicles; carpool*

Source: ESRI, 2019

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Providing access to public services for all members of the community is a priority for Celina.

TRIPLE BOTTOM LINE

Vision FOR EQUITY

Celina will provide and continue to encourage equitable opportunities for all. This means understanding that some groups require more than others to foster access and services based on needs and context (versus equal distribution or some other method). This approach includes advocating for groups that may not currently be represented or have historically been underrepresented, such as seniors/ elderly or lower income families.

Increasing housing choice (via housing type and price ranges) throughout the community is a top goal for Celina. The concept of age-in-place was a major topic during community engagement, with many residents expressing concern over the price of housing and not having places for elderly and young adults to live. By encouraging a mix of housing types, the community will appeal to a variety of residents and thereby foster a

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differentiator for economic development in Celina within the region. Encouraging young adults to remain in or return to Celina, in addition to supporting elderly members of the community to be able to stay in Celina, will help keep the People of Celina together, which is a high priority for community members.

This Vision for Equity calls for high-quality City services to be available to all community members. Critical

"Celina will provide and continue to encourage equitable opportunities for all."

infrastructure will be upgraded or constructed based on needs and other data-based context to prevent mistakes in equity. Natural areas and destinations, such as parks and recreation uses, will also be accessible to all and be located throughout Celina. Everyone will be able to enjoy the benefits of living near natural places in Celina and be able to take part in the recreation facilities and trail and sidewalk networks that lead to the many places that make Celina special.

Celina will continue to value equity in resources, amenities, and engagement it provides to the community. As the Vision Statement for Celina 2040 reads, "Fostering our sense of community and determination to serve others will ensure that we never lose sight of our roots and what makes us special."

Celina will prioritize a diverse range of housing, mobility, experiences, and job opportunities for residents of all ages.

Existing natural resources will be preserved to maintain the rural aesthetic and provide nature enjoyment opportunities for all.

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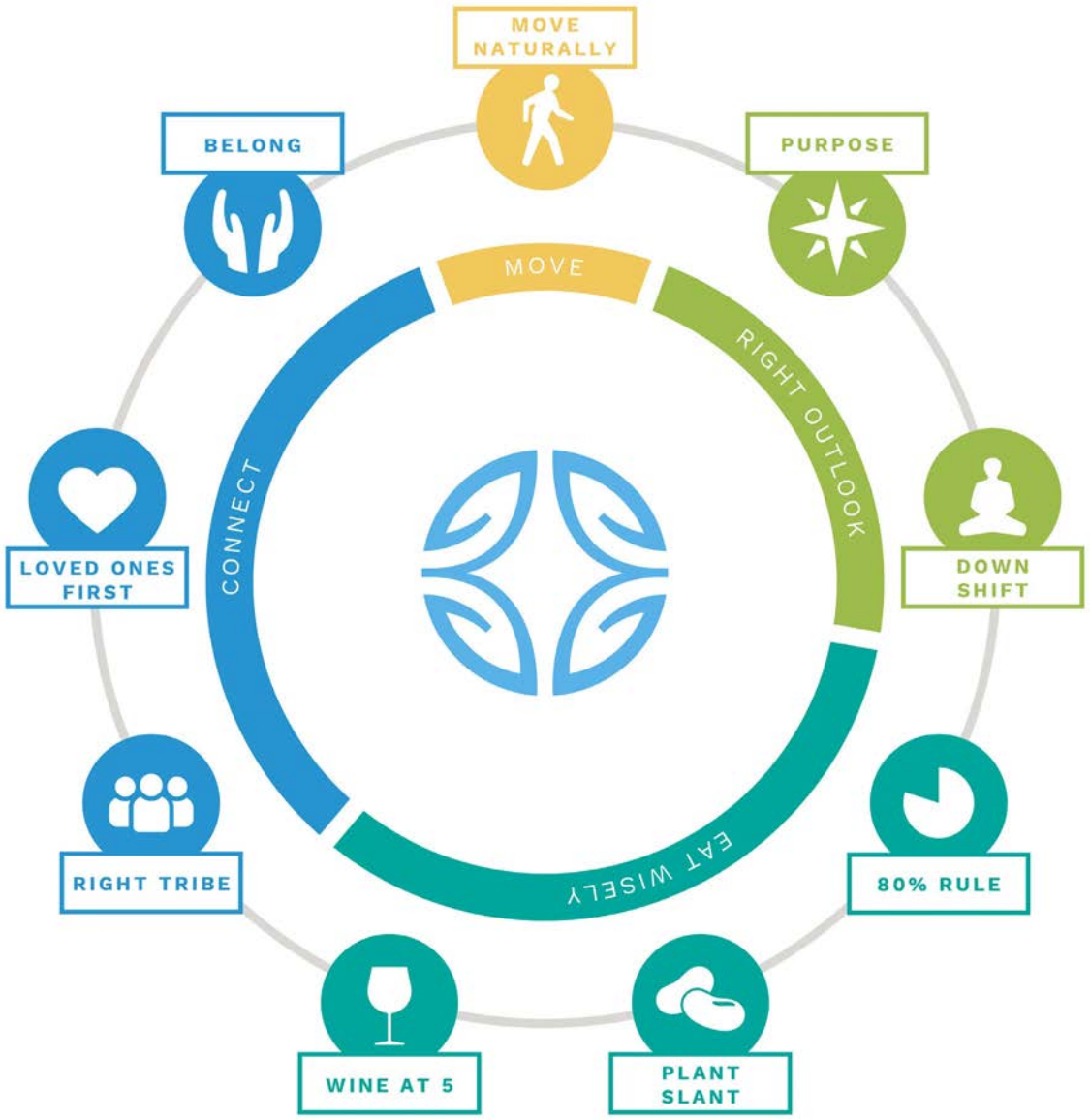
EQUITY

BLUE ZONE COMMUNITY: POWER 9



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According to Dan Buettner on BlueZones.com, Blue Zones teamed up with National Geographic to find the world's longest-lived people, studied them, and searched for evidence-based common denominators among the places they lived and found these "Blue Zones Power 9: Lifestyle Habits of the World's Healthiest, Longest-Lived People." Celina can work to incorporate these Power 9 through design and programming upon completing a Blue Zones Readiness Assessment to become a Blue Zones Community. (https://www.bluezones.com/2016/11/power-9/)

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1. LOWER HEALTHCARE COSTS

DOUBLE DIGIT DROPS IN OBESITY, SMOKING, AND BMI (BODY MASS INDEX)

2. IMPROVE PRODUCTIVITY

MEASURABLE DROPS IN EMPLOYEE ABSENTEEISM

3. BE HAPPIER AND LIVE LONGER

MAKING THE HEALTHY CHOICE THE EASY CHOICE

Benefits of Blue Zones

FROM BLUEZONES.COM:

"Almost all Americans spend 90% of our lives within 20 miles of home. That is where we focus, using evidence-based lessons of longevity known as the Blue Zones Power 9. We improve street and park designs, public policy, and social involvement so that it's easy for people to make healthy choices. In our work building healthier, stronger communities, we focus on a "life radius," or the area close to home where we spend 90 percent of our lives. In a full Blue Zones community transformation, we optimize:

The built environment: Improving roads and transportation options, parks, and public spaces

Municipal policies and ordinances: Promoting activity and discouraging junk food marketing and smoking

Restaurants, schools, grocery stores, faith-based organizations, and workplaces: Building healthier options into the places people spend most of their time

Social networks: Forming and nurturing social groups that support healthy habits

Habitat: Helping people design homes that nudge them into eating less and moving more

Inner selves: Encouraging people to reduce stress, find their purpose, and give back to the community."

These optimizations are completely consistent with community feedback and the Vision Statement for Celina's future.

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Action Plan: EQUITY

Strategy 1.1: Provide genuine, inclusive, accessible, and fair community engagement.

Action #.#.#: Establish a Community Engagement Strategy, to complement an overall City Communications Plan, that identifies standards for input opportunities, outreach methods, translation services, and evaluation measures.
Action #.#.#: Provide a Spanish section of the City website where important resources can be accessed and Spanish-speaking Staff contact information is available.
Action #.#.#: Create a coordinated list of neighborhood leaders or residents from each neighborhood in Celina, to be shared with all City departments and kept up-to-date.
Action #.#.#: Establish a Block Watch program through the Police Department whereby block captains can be trained for safety and neighborhood coordination, at the block level, to build neighborhood capacity and City resilience.
Action #.#.#: Establish a tradition for City Leadership to meet with neighborhood leaders, in an open forum, twice per year, to discuss important City updates and discuss any neighborhood concerns.

Strategy 1.2: Provide programs, policies, and projects to distribute resources based on needs rather than equal geographic dispersion.

Action #.#.#: Formalize a City Sidewalks Program to include mapping of public sidewalks and trails in GIS to coincide with construction, provision for community member requests for connectivity to be logged, and improvements to be prioritized into the Capital Improvements Program.
Action #.#.#: Conduct an ADA (Americans with Disabilities) Assessment to evaluate ADA accessibility and mobility within neighborhoods and key destinations and prioritize improvements accordingly.
Action #.#.#: Proactively identify a waste treatment facility location. Establish strategies to ensure existing and future development is not adversely impacted and any negative effects are mitigated, including best practices for waste treatment and recycling.
Action #.#.#: Formalize a prioritization of Capital Improvement Projects to emphasize upgrades of existing infrastructure, including parks and trails, in developed areas over extension of new infrastructure to undeveloped areas.
Action #.#.#: Establish a tradition for City Leadership to meet with seniors at the Senior Center, in an open forum, twice per year, to discuss important City updates and discuss any senior-specific concerns.
Strategy #.#: Actively pursue becoming a Blue Zone Community and

TRIPLE BOTTOM LINE

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

furthering Blue Zone programming and projects.

Action #.#.#: Initiate a Blue Zones Readiness Assessment through Blue Zones to assess readiness and build a plan for change.
Action #.#.#: Create a webpage on the City website detailing information about Blue Zones and Celina's efforts regarding becoming and sustaining being a Blue Zone Community.
Action #.#.#: Formally incorporate a Complete Streets Policy in the Street Design Manual, including Safe Routes to Schools and Safe Routes to Parks, to ensure that all users and modes of transportation are incorporated in new development, redevelopment, and capital improvements.
Action #.#.#: Adopt a comprehensive smoke-free tobacco ordinance, including within City parks.
Action #.#.#: Revise the Code of Ordinances to encourage and allow urban agriculture, produce carts, and mobile fresh markets to improve access to fresh produce in all areas of the city, no matter the zoning district.
Action #.#.#: Create and publish an easy process guide for starting and maintaining a community garden.
Action #.#.#: Identify a comprehensive list of local non-profits, schools, restaurants, stores, or groups who are interested in participating in the Blue Zones Program to provide for efficient communication regarding Blue Zones initiatives for Celina. Include a sign-up opportunity on the City website.
Action #.#.#: Start a list of Blue Zones Project Approved Worksites, Restaurants, Schools, Stores, and Organizations to publish on the EDC website and through the Curated Marketing Calendar.
Action #.#.#: Initiate initial research and a workplan for the City of Celina, as an employer, to become a Blue Zones Project Approved Worksite.

Strategy 1.3: Create a data-driven Equity Framework consisting of: (1) awareness, (2) procedural fairness, (3) distribution and access, (4) quality, (5) outcomes, and (6) accountability.

Action #.#.#: Research and create a list of equity indicators relevant to Celina based on best practices for equity and example cities doing great equity work.
Action #.#.#.: Utilize Census Block Groups and Tracts to identify Celina's four lowest income areas and complement that analysis with community organization feedback. Establish a policy to do this analysis every other year, perform at least two Staff visits per year to these neighborhoods to determine any investments and resources that may be needed, and designate a person in charge of this action.
Action #.#.#.: Develop a one-page, phased strategy of how the data-driven Equity Framework will be developed over the next five years.

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TRIPLE BOTTOM LINE

ECONOMIC & FISCAL VITALITY

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ECONOMIC & FISCAL VITALITY

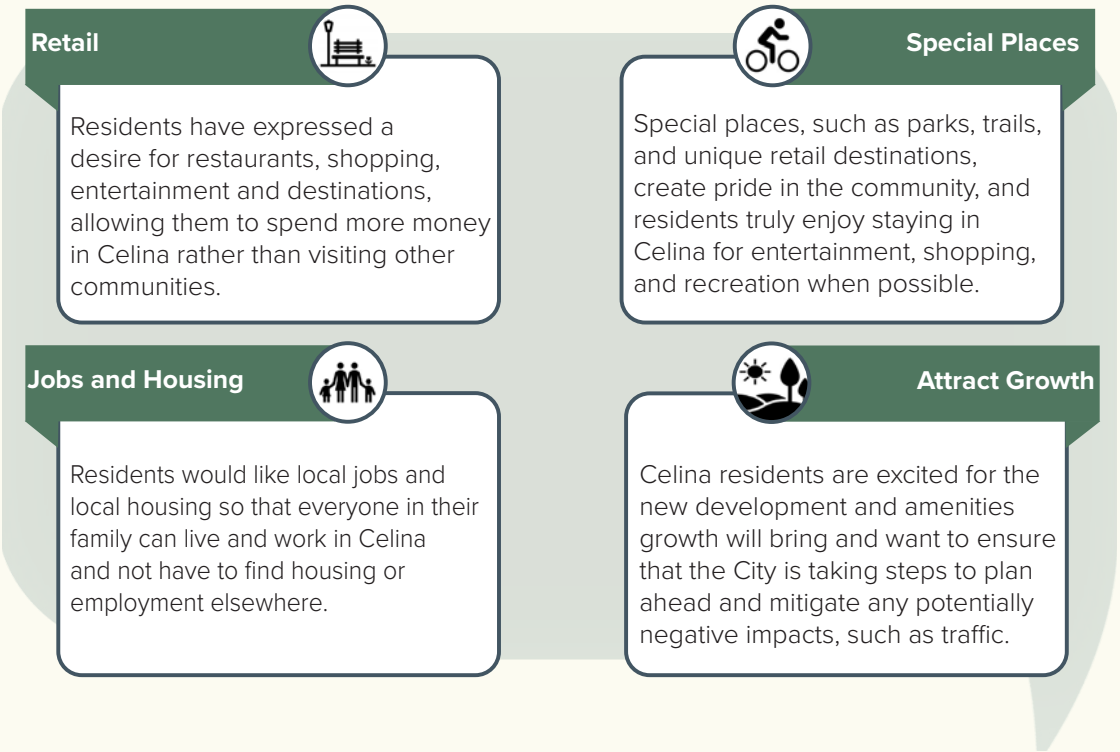
TRIPLE BOTTOM LINE

Goal: To have a fiscally vibrant and sustainable government and a strong and resilient economy for a competitive position in a competitive marketplace.

Community Feedback

There is a strong desire for more shopping, restaurants, and entertainment in Celina. While the community has historically visited neighboring cities for shopping, dining, and entertainment, the community continuously expresses that local destinations and special places where they can spend their time and money locally are highly desired and preferred. The community wants to position Celina to be fiscally and economically strong so Celina can grow strategically and with character. The People of Celina want special experiences, destinations, jobs, fun, housing, parks, amenities, and neighbors that positively contribute to Celina's culture and way of life.

Stakeholders believe the community has a strong entrepreneurial core, which should be



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encouraged and enhanced to foster its growth. The community's entrepreneurial spirit can likely help set it apart from other North Texas cities by creating unique jobs, destinations, and experiences.

Additionally, many in Celina understand the role that density plays in encouraging sustainable growth and fiscal health. While the community's growth to this point has been largely low-density single family housing, there is growing recognition that strategic density in key areas and along major corridors can help improve the efficiency of the City's infrastructure, be an economic development driver, and positively contribute to equity and quality of life.

Some people in Celina fear the City is growing too quickly and may outpace the services that are able to be provided. To combat this, the community members want Celina to rely heavily on planning, collaboration, innovation, analysis, and partnerships that support managing growth.

Feedback throughout the planning process was loud and clear that the vast majority of residents and stakeholders are very excited for Celina's future and are looking forward to being part of it. The People of Celina consistently support innovative, bold, and forward-thinking strategies relating to economic development. Celinians are fiscally conscious and have strong preferences for special places, spending time with friends and family, and aesthetics. Future destinations and improvements need to be unique, different, bold, and beautiful to meet expectations. These preferences and the forward-thinking culture will propel Celina past other communities as a regional destination and job center, as well as a highly desirable place to live.

Triple Bottom Line

Equity

A city that puts people first is one that can separate itself from any would-be competition in the marketplace. Celina's determination to serve others, focus on family and hospitality, and culture of results-driven discipline and accountability is key to maintain as the community experiences expansive growth. Celina can prevent mistakes before they happen as opposed to other communities who only focus on equity once inequities are rampant and costly in both real life impacts to real people and funds to repair.

Environment

Data source after data source says that people and development situated near or within natural spaces yields higher revenue per acre than areas without natural spaces. Celina is very passionate about its rural/country feel and natural spaces, and preserving its biggest environmental assets, as well as creating new ones, will greatly contribute to maintaining a unique identity, look, and character as Celina grows and develops.

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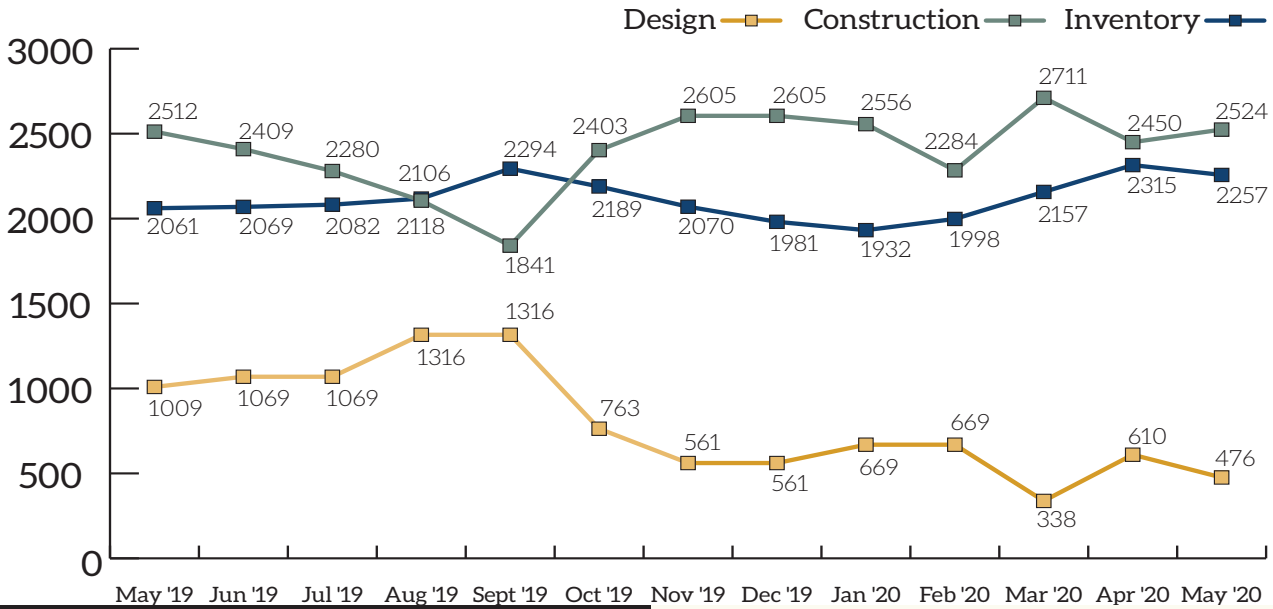
Existing Conditions FOR ECONOMIC & FISCAL VITALITY

TRIPLE BOTTOM LINE

Located on the north side of the expanding Dallas-Fort Worth Metroplex, Celina and neighboring cities are experiencing both an “expansion” and “hyper supply” in the real estate market. This means that some areas of the market are slowing down while they absorb available inventory of retail and residential uses, and others are still sustaining high levels of growth and building, Celina primarily being the latter. Being on the fringe of the metroplex makes Celina ideal for those who want the benefits of close proximity to an urban environment, while also being able to enjoy the rural landscape of a small town. For now. As illustrated below, with 1,252 single family building permits issued in 2019, and 49 percent more in 2020 with 1,862, Celina is clearly desirable to new residents.

1252
New Homes Permitted in 2019



Housing report from the Celina Economic Development Corporation illustrating high growth

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There continues to be a high demand for additional housing and local retail and restaurants, and Celina can provide a unique market that is geared to the growing market demand with a diversity of housing and retail stock, especially focused on the experience economy.

While only 20 percent of Celina's population in 2017 was reportedly renting, psychographic trends suggest this was less reflective of household preferences, and more reflective of available inventory. Further, given forecasted growth among Gen X and Gen Y (or Millennials) in the Census Tracks in and around Celina over the next five years, and higher than average percentage of individuals in these age cohorts that prefer an alternative housing product to the traditional single family home on a quarter acre, the City could diversify their product offerings sooner rather than later to capture these potential residents and job force. This observation is further supported by the comparatively higher percent of residents 65 years and older and 25 to 44 years, which also maintain greater numbers of individuals which preferred smaller and maintenance free housing, both ownership and rental.

Despite Celina's comparatively higher median household income than either the Celina Trade Area or Collin County, this should not be interpreted as stronger demand for larger and more single family detached homes. Following the housing crisis that led to the Great Recession, a greater number of Americans began considering renting preferable to home ownership. Any accurate housing demand model used today, acknowledges and reflects this change. Recognizing that this may be the result of developer interest, rather than established policies and regulations, the City can make a concerted effort going forward to solicit and encourage the interest of builders and developers with a broader inventory of available product types, especially "missing middle" housing types and walkable, mixed-use development.

Celina offers a vibrant downtown scene for those who are seeking a mixture of urban and rural lifestyles

The family-friendly culture and amenities in Celina are special and will continue to set Celina apart from other communities.

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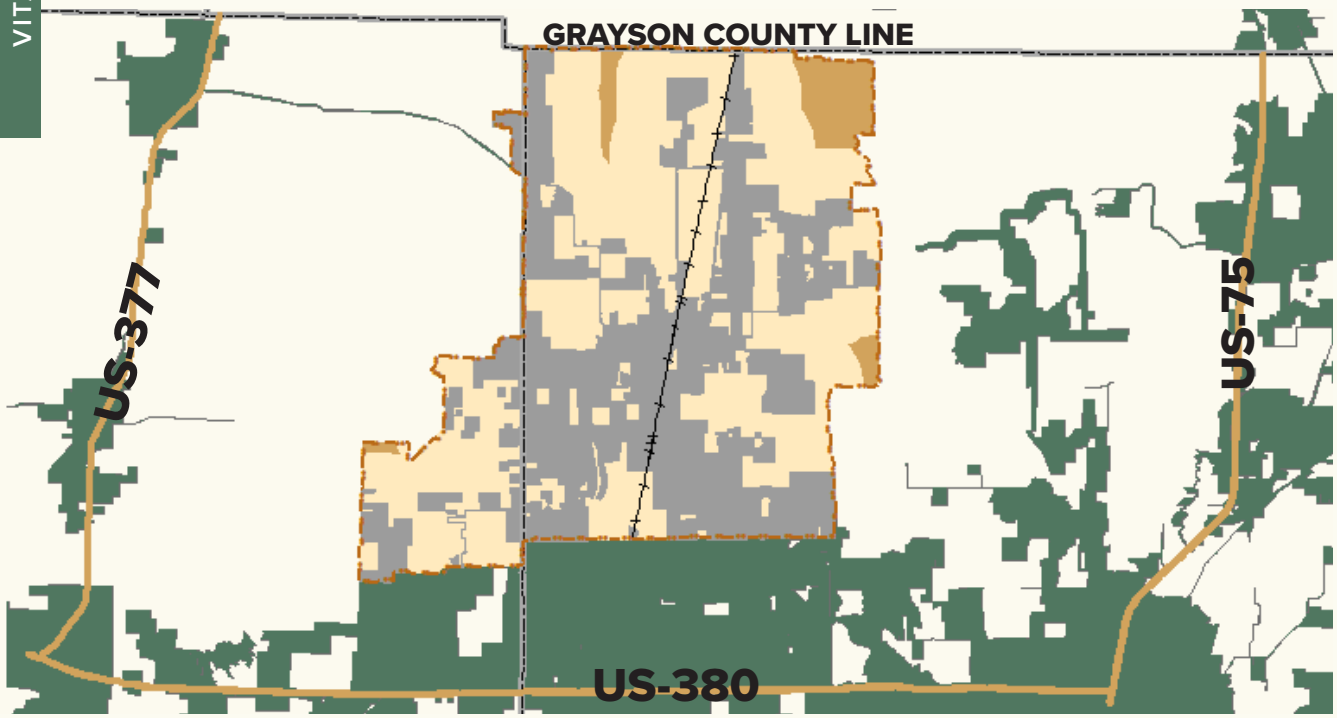
CELINA TRADE AREA



Legend

- Trade Area
- Cities & Towns
- BNSF Railway
- City of Celina
- ETJ
- Future Celina
- Planning Area

Celina's Trade Area, identified by *Ricker | Cunningham* in 2019, is generally bound by US-380 to the south, US-75 to the east, the Grayson County Line to the north, and US-377 to the west. While a demographic overview of select characteristics within Celina's city limits provides valuable information, information for the larger influence area (or trade area), including Celina's city limits, is more relevant since consumers, residents, and visitors do not make decisions based on city limit lines. Properties within communities are influenced not only by what happens within their borders-- they are also influenced by the vicinity within a convenient distance surrounding the city. Celina's trade area reflects the primary catchment zone from which uses and businesses capture consumer spending and interest. It is also the zone within which the majority of Celina's closest municipal competitors are located. The boundaries do not represent complete trade, but rather the closest level of trade.

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Encompassing part of Celina's trade area, the Far North Dallas market (between US 75 and I-35, north of US 380) is expected to nearly quadruple in population and nearly triple in employment over the next 22 years. Celina's physical position is in the direct path of growth, and Celina must be deliberate and mindful of allowing certain levels and types of growth for its biggest return on investment and most effective capture of the development that is best long term. According to the Dallas Business Journal (pictured at right), Celina was the fastest growing city in the Metroplex from 2014 to 2018.

Among the 32 cities that comprised Collin County in 2019, Celina had the lowest density as measured by population per square mile which is approximately 470 in Celina compared to 6,500 in Dallas. Growth in suburban communities in the Metroplex, including those in Collin County, are largely attributed (74%) to migration from other areas, including other parts of Texas and other states in the country, as opposed to natural increases associated with existing residents having more children. Comparatively, 31% of Dallas County's and 52% of Tarrant County's growth is attributable to migration.

Source: Ricker | Cunningham

8

THE LIST

FASTEST-GROWING CITIES

RANKED BY POPULATION GROWTH FROM 2014 TO 2018

	City Address	Phone Website	Population Growth Rate 2014-2018	Popu
1	**Celina** 142 N. Ohio St. Celina, TX 75009	972-382-2682 *celina-tx.gov*	72.1%	
2	**Prosper** 250 W. 1st St. Prosper, TX 75078	972-346-2640 *prospertx.gov*	54.6%	
3	**Melissa** 3411 Barker Ave. Melissa, TX 75454	972-838-2338 *cityofmelissa.com*	49%	
4	**Fate** 1900 CD Boren Pkwy. Fate, TX 75087	972-771-4601 *cityoffate.com*	45.1%	
5	**Princeton** 123 W. Princeton Dr. Princeton, TX 75407	972-736-2416 *princetontx.gov*	43.2%	
6	**Forney** 101 E. Main St. Forney, TX 75126	972-564-7300 *forneytx.gov*	43%	
7	**Little Elm** 100 W. Eldorado Pkwy. Little Elm, TX 75068	214-975-0401 *littleelm.org*	40.6%	
8	**Anna** 111 N. Powell Pkwy. Anna, TX 75409	972-924-3325 *annatexas.gov*	34.2%	
9	**Frisco** 6101 Frisco Sq. Blvd. Frisco, TX 75034	972-292-5000 *friscotexas.gov*	29.9%	
10	**Midlothian** 104 W. Ave. E Midlothian, TX 76065	972-775-3481 *midlothian.tx.us*	27%	
11	**Farmers Branch** 13000 William Dodson Pkwy.	972-247-3131 *farmersbranchtx.gov*	23.5%	

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Public art and exciting design of public areas will contribute to showcasing Celina's character moving forward.

TRIPLE BOTTOM LINE

Vision FOR ECONOMIC & FISCAL VITALITY

Vitality is defined as "the state of being strong and active." For Celina to have the greatest success over the coming decades, it is important to pursue vitality in both finances and economic development. Celina will deploy strategies to continue the ability to provide for the health, safety, and general welfare of the community without incurring unsustainable debt or reducing levels of service. This is of particular importance due to Celina's high rate of growth, where a fast pace of infrastructure and public amenity investments require significant and continual capital outlay.

Celina will be fiscally responsible by prioritizing the three key initiatives in the following section, "Paying for Growth," and by closely monitoring its Fiscal Scorecard recommended in the Action Plan. This will allow the City to grow utilizing existing resources and

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for new development to pay for growth versus spending exorbitant amounts of money to rapidly expand resources to accommodate growth in outlying areas.

Celina will use planning best practices, such as mixed-use zoning and character-based districts, to address growth management concerns of the community. Continued proactive planning and zoning provides multiple benefits to the community, including the opportunity for increased walkability and the reduction of traffic (existing and future). This will allow the City to focus investments more strategically. Celina will also encourage land use diversity to bring a balanced mixture of retail, office, entertainment, and residential uses to the community, as well as strengthen its competitive position as a regional job center.

Celina will encourage tourism to aid in supporting the City's growth and quality of life, utilizing an experience economy of special destinations that will be preserved, created, and marketed. Promoting these local experiences will encourage investment and draw positive attention from potential residents, businesses, and developers.

Monitoring Celina's land use mix and Fiscal Scorecard will keep Celina on track as fiscally and economically strong, vibrant, and resilient. In addition, funds will be set aside for to protect the City from unforeseen downturns or events.

Celina will focus on its differentiators, detailed in this chapter and throughout Celina 2040, to ensure a competitive position in a global marketplace.

Continued investments in the City's booming Downtown and future Connected Core will encourage sustainable, compact growth.

Celina's current growth pattern requires significant capital investments in infrastructure to serve new single family housing neighborhoods.

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Celina's Differentiators

Through the planning process, a litany of differentiators for Celina's future came through. A differentiator is something that can set Celina apart from competitors in a competitive development landscape. These seven key differentiators were substantially voiced to include in the Plan for Celina's fiscal and economic future. Community feedback blended with best practices, Celina culture, and Celina's assets and opportunities to create a mixture of what can propel Celina past other cities and make it truly unique, desirable, and sustainable in the decades to come.

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1. Prioritize Investment in the Core

Infrastructure is expensive. Development and upgrades to infrastructure in Celina's Downtown and Connected Core areas have a high return on investment (ROI).

2. Provide Mixed-use Zoning and Allow for Infill Density

Allowances for well-designed multi-story development, especially along major corridors, contributes to a sustainable development pattern, fiscal sustainability, and other Celina 2040 strategies.

3. Create and Sustain Housing Choices

Housing stock without affordability or diversity in product types can adversely impact fiscal conditions of Celina by deterring in-migration, causing out-migration, and negatively affecting consumer spending.

Paying for Growth

There are three main keys to fiscal and economic vitality: (1) prioritize investment in the core; (2) provide mixed-use zoning and allow for infill density; and (3) create and sustain housing choices.

The cost of infrastructure and services in a rapidly growing community like Celina is very costly, in terms of construction, operation, and maintenance. The City must take fiscal sustainability seriously by pushing these three initiatives for the coming decades. Celina has to plan ahead for hundreds of millions of dollars of street improvements alone within the Plan horizon of 20 years. Celina should ensure that future development positively contributes to the City's ability to pay for needed infrastructure efficiently. Celina needs high revenue per acre to conserve precious taxpayer funds and be competitive.

For housing and for commercial development, lot size is not directly correlated with revenue per acre. As lot sizes go up, revenue per acre generally goes down.

Revenue per acre is generally higher when properties are zoned for mixed-uses over any other zoning category, and allowances for density and small, infill development drive return on investment (ROI) up to provide the most beneficial use of land and expenditure of City funds.

In addition to the fiscal benefits of these three initiatives being injected into future development patterns, funding priorities, and policies, these three initiatives positively influence other important strategies in Celina 2040, such as providing extensive walkability and bikeability, pursuing excellence in design, creating equitable distribution of resources, and ensuring that the burden for new growth is on the new growth coming in as much as possible, not the existing taxpayers.

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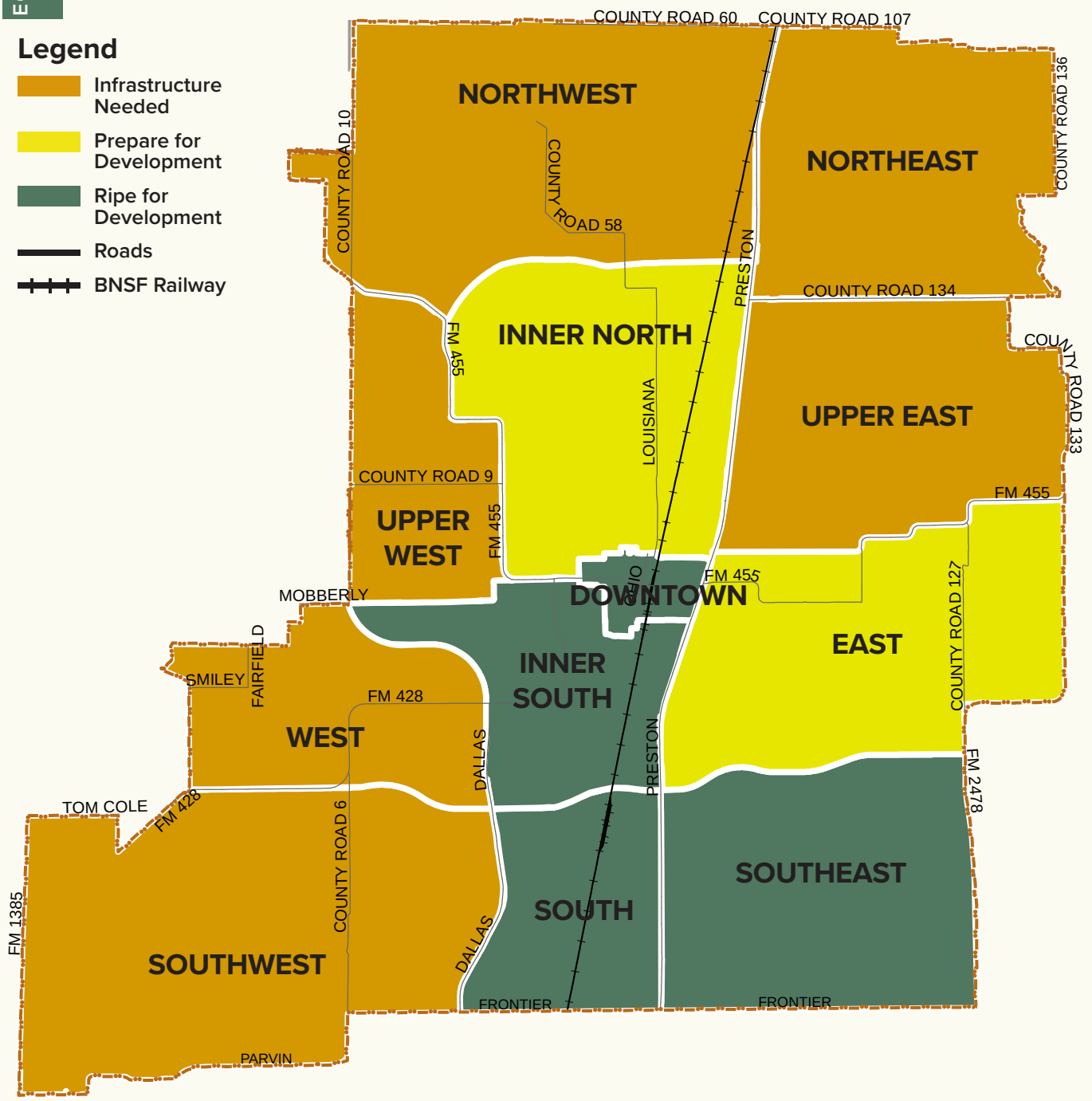
SECTOR RIPENESS



Source: Kimley-Horn, 2019

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1. Infrastructure Needed

Areas where infrastructure is still needed and have little to no utilities and/or roads. These areas will require new infrastructure, nearby development, and City services to be more ripe for development.

2. Prepare for Development

Areas where utilities and roads may be limited or non-existent, and preparations for development should be made. Strategic investments should be made to encourage development in the near future.

3. Ripe for Development

Areas with existing neighborhoods and infrastructure. Utilities and roads generally exist, and upgrades and extensions are efficient to accommodate additional growth.

Sector Ripeness

To help illustrate the community's overall development priorities, the planning area has been divided into 12 sectors. Sectors were created for illustrative purposes only and reflect geographic areas separated by major roadways for analysis, in addition to Downtown, which has an identified boundary. Each sector has been analyzed based on the likely efficiency and sustainability of developing in that area, with heavy emphasis on existing utilities, services, and proximity to the core. Green areas reflect the most cost-effective and efficient, yellow areas are ready for strategic investments in infrastructure to prepare for development, and orange areas need the most infrastructure and are the least efficient areas for development until additional improvements are extended.

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NORTHWEST SECTOR

The Northwest Sector covers approximately 10 square miles (6,703 acres) of the study area, with the majority of the land being inside Celina's current and future ETJ limits. The area has limited to no access to existing utilities and is rural with significant major floodplain. The Northwest Sector is likely to see high interest in future development due to its proximity to the future Dallas North Tollway, which will generally traverse its western border, but the cost to expand existing infrastructure and the extensive floodplain will make development in this area difficult. Development in this area for at least the next five to 10 years, through 2030, will be inefficient due to its distance from existing development, distance from existing infrastructure, distance from existing City services, and distance from the developed core. This Sector in particular has amazing potential for conservation development and agrihoods. The natural assets in this area are extensive and should be integrated into future development.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

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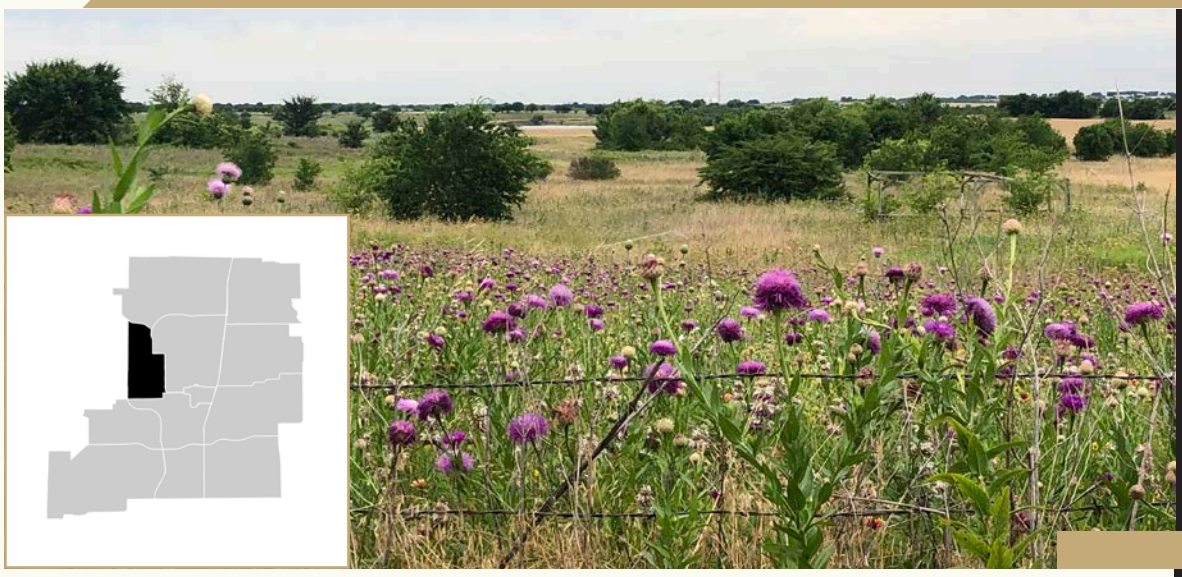

Development Ripeness

UPPER WEST SECTOR

The Upper West Sector covers approximately four square miles (about 2,470 acres) of the study area, with about half of the land being in the current city limits and the other half within the ETJ. Development in this area is limited due to lack of infrastructure and rural land without development. This area is also likely to see development interest with the construction of the Dallas North Tollway, which will generally traverse its western border. Significant floodplain and creeks in this Sector will limit traditional development opportunities but will contribute greatly to aesthetic and recreation appeal for design that incorporates the natural assets. Development in this area may become more ripe than other orange sectors within the next 10 years, by 2030, due to its proximity to the developed core and the extension of the Dallas North Tollway in progress.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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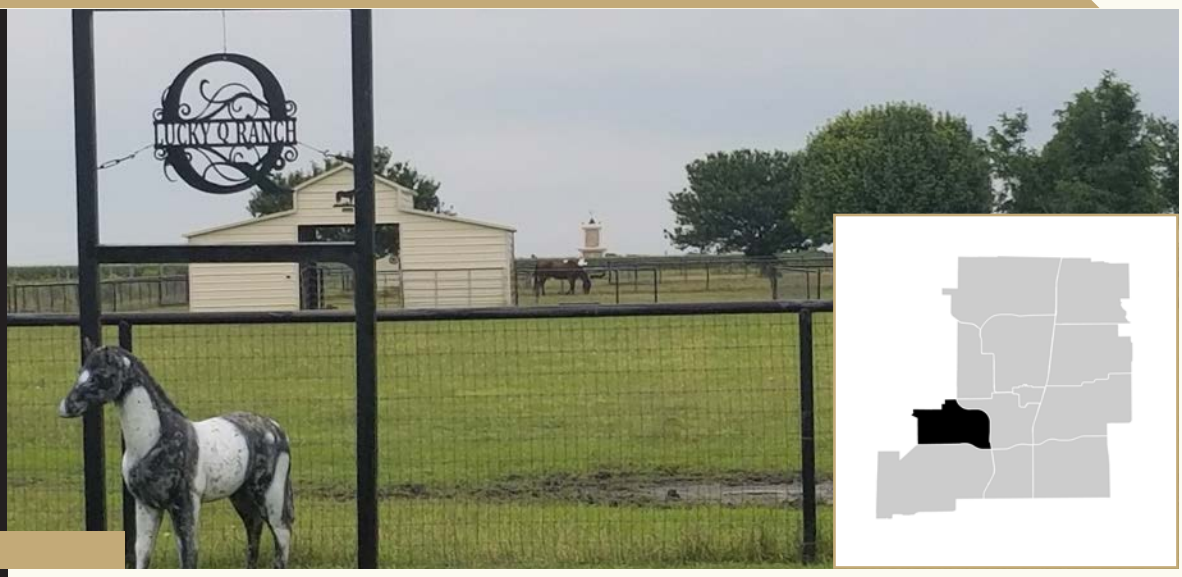
Development Ripeness



WEST SECTOR

The West Sector covers approximately five square miles (about 2,928 acres) of the study area, with about half of the area within the current city limits and the other portion within the ETJ. Access to infrastructure is limited in the area, with some existing utilities running along major roads, and there is some residential development. Growth is highly likely in the area in the next 10 years, by 2030, with the extension of the Dallas North Tollway and the Collin County Outer Loop, which will intersect in the Sector's southeast corner. This Sector also has closer proximity to the developed core than some of the other sectors, which will lend to sooner extension of infrastructure and development that includes needed neighborhood services. The Character Framework encourages higher density uses in this area, such as Regional Mixed-use 1 and Regional Mixed-use 2, but sensitive transitions to undeveloped or rural residential development should be planned and provided.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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Development Ripeness

SOUTHWEST SECTOR

The Southwest Sector covers approximately 12 square miles (about 7,430 acres) of the study area, with the majority being outside the current city limits and the rest of the Sector being within the ETJ (except for a small sliver that is Future Celina). The Southwest Sector is mostly rural in nature but includes multiple existing neighborhoods and others that are under construction. Utility access is limited, and multiple utility jurisdictions are present within the Sector, which contributes to complexity in providing quality and timely utility services. Development interest is likely to continue to occur in this Sector due to the extension of the Dallas North Tollway and Collin County Outer Loop, but the cost of continued extension and maintenance of infrastructure and services to this area will be high. This Sector's distance from the developed core and infrastructure complexity will contribute to its development inefficiency until these factors are no longer present.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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Development Ripeness

INNER NORTH SECTOR

The Inner North Sector covers approximately eight square miles (about 4,828 acres) of the study area, mostly within the ETJ. With the Sector being located outside the city limits, Celina's ability to control the area's land use, design, and timing of development is significantly restricted. Utilities are limited and exist mainly along Preston Road, which traverses this Sector's eastern boundary. The Inner North Sector is becoming attractive for development due to its close proximity to the developed core, including its adjacency to Celina's booming Downtown. Celina should prepare for development in this Sector by strategic extensions of infrastructure and services, while incentivizing development consistent with the Character Framework and other components of this Plan. With a diverse array of residential uses in this area, Downtown and its surrounding vicinity can be better support restaurant, shopping, and entertainment uses that are highly desired by the Celina community.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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DOWNTOWN SECTOR

Downtown is the smallest sector and covers approximately .74 square miles (about 472 acres) of the study area. Utilities can be found throughout the area, except for the limited stormwater infrastructure. As the Downtown Master Plan continues to be implemented and capital improvements continue to be constructed, drainage and stormwater infrastructure are expected to be improved. Downtown is highly favorable for development and redevelopment due to the central location in the city and the area's existing character assets. In addition, the Sector is served by a variety of land uses, a walkable and historic street grid, and has the most efficient access to City services. Additional improvements are expected, including road and infrastructure upgrades, park and trail enhancements, market-ripe zoning, and potential improvements to prepare for passenger rail and other transit opportunities. Development in the Downtown Sector is the most ripe of all sectors.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

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Development Ripeness

INNER SOUTH SECTOR

The Inner South Sector covers approximately four square miles (2,674 acres) of the study area, with the majority being within the current city limits. Celina's ability to control the future land use and design of this area is strong. Utilities are located along major roads, and many areas of the Sector are still rural in nature. The Inner South Sector is highly favorable for development due to its adjacency to Downtown and proximity to the developed core. It also has the Dallas North Tollway traversing its western boundary and the Collin County Outer Loop to be extended along its southern boundary. This Sector will experience high growth within the next five to 10 years, and it will be paramount for the City to implement the Vision of the Character Districts that are included within its boundaries. Strategic investments in infrastructure, City services, and incentives should be made in this Sector to encourage the type and design of development best for Celina's future.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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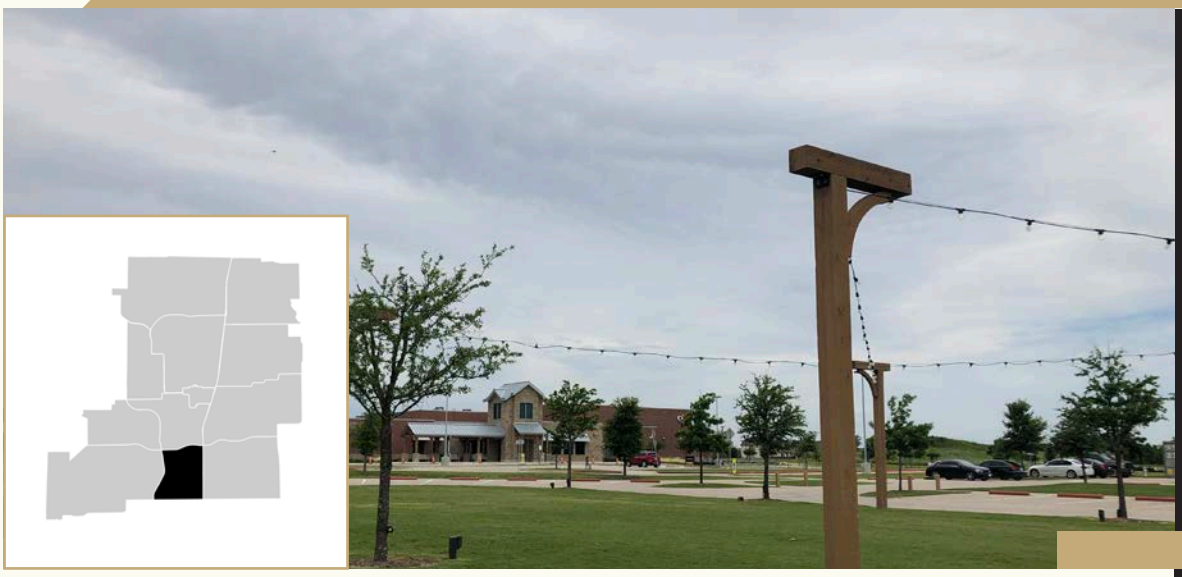

SOUTH SECTOR

The South Sector covers approximately four square miles (2,306 acres) of the study area, with the majority being in the ETJ between Preston Road and Dallas North Tollway. This area is fairly developed, consisting of the Light Farms neighborhood and additional commercial uses. It is served by existing utilities, with limited system expansion being necessary for future development, making the Sector highly favorable for development. The South Sector is in a key location within the study area as its western border is Dallas North Tollway, its northern border is Collin County Outer Loop, its eastern border is Preston Road, and its southern border is Frontier Road — all major regional roadways. The areas remaining for development in this area should be viewed with intense scrutiny as this is one of the most prominent sectors from a location and access standpoint. Although it has extensive floodplain and a railroad bisecting it north-south, the areas that remain are some of the most valuable in Celina if developed or redeveloped to their full potential.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

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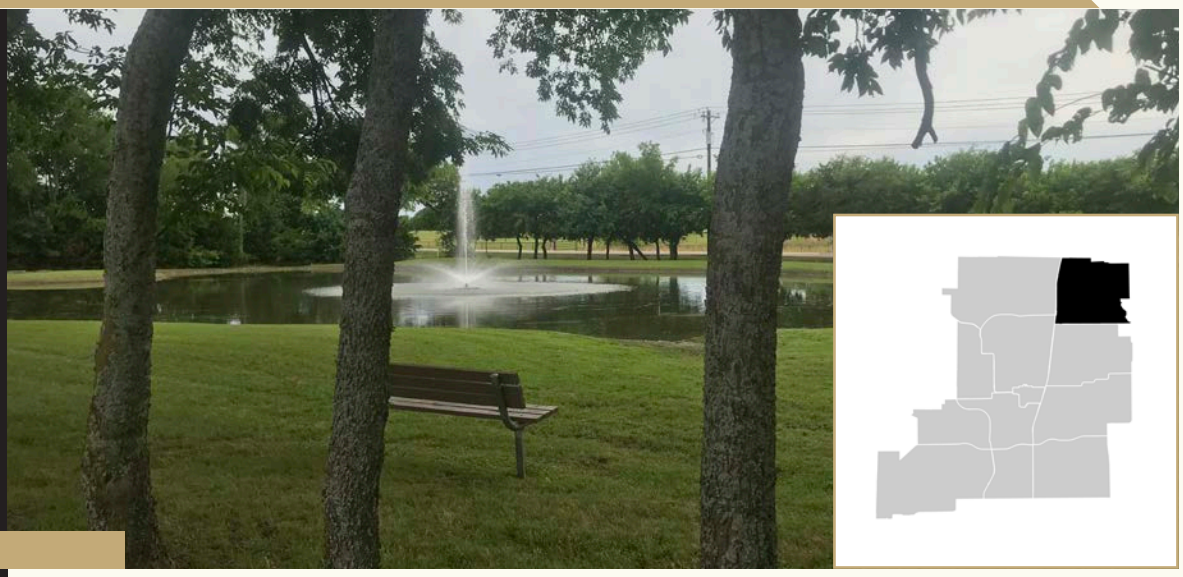
Development Ripeness



NORTHEAST SECTOR

The Northeast Sector covers approximately seven square miles (about 4720 acres) of the study area, with the majority being in Celina's ETJ and Future Celina. Utilities are limited in the area, serving mostly Celina High School and areas along Preston Road. Its substantial cost to extend infrastructure, lack of existing development, and distance from the developed core of Celina will make it inefficient to develop over the next five to 10 years. Since much of the area is outside the city limits and undeveloped, Celina will need to be creative in its relationships with property owners, development interests, capital improvements, and incentives to get future development consistent with Celina's Vision. With a Community Mixed-use Center planned for the Sector, as well as key regional roadways, such as Preston Road, Coit Road, and Custer Road, the Northeast Sector will become more prominent as growth extends northward.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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Development Ripeness

UPPER EAST SECTOR

The Upper East Sector covers approximately seven square miles (about 4,642 acres) of the study area, both within the city limits and in the ETJ. Infrastructure is limited in the Sector, but its proximity to the developed core will make it riper for development as growth extends to the east side of Preston and northward. There are some existing neighborhoods in Upper East, but development will be inefficient in this Sector until additional infrastructure and services are extended. New development and improvements in this area should be limited to the southwest corner of the Sector if possible to focus improvements closest to the developed core of Celina. Similar to the Northeast Sector, the Upper East Sector contains several key regional roadways, such as Preston Road, Coit Road, and Custer Road, and these roadways will contribute to its prominence in the future.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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Development Ripeness

EAST SECTOR

The East Sector covers approximately eight square miles (5,221 acres) of the study area, with over half in the ETJ. Utilities are limited, generally located along Preston Road. There are multiple jurisdictions providing utilities in the Sector, which adds complexity for coordinating and managing future service expansions. The Sector's proximity to Downtown increases its ripeness for development, in addition to the construction of Collin County Outer Loop along the area's southern edge. The East Sector is primarily rural with a few residential areas, but is home to the new Collin County Community College campus which is a catalyst for new development. This Sector will experience high growth within the next five to 10 years, if strategic investments in infrastructure, City services, and incentives are made to encourage the type and design of development best for Celina's future as envisioned in the Character Framework and other areas of this Plan.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

ECONOMIC & FISCAL VITALITY

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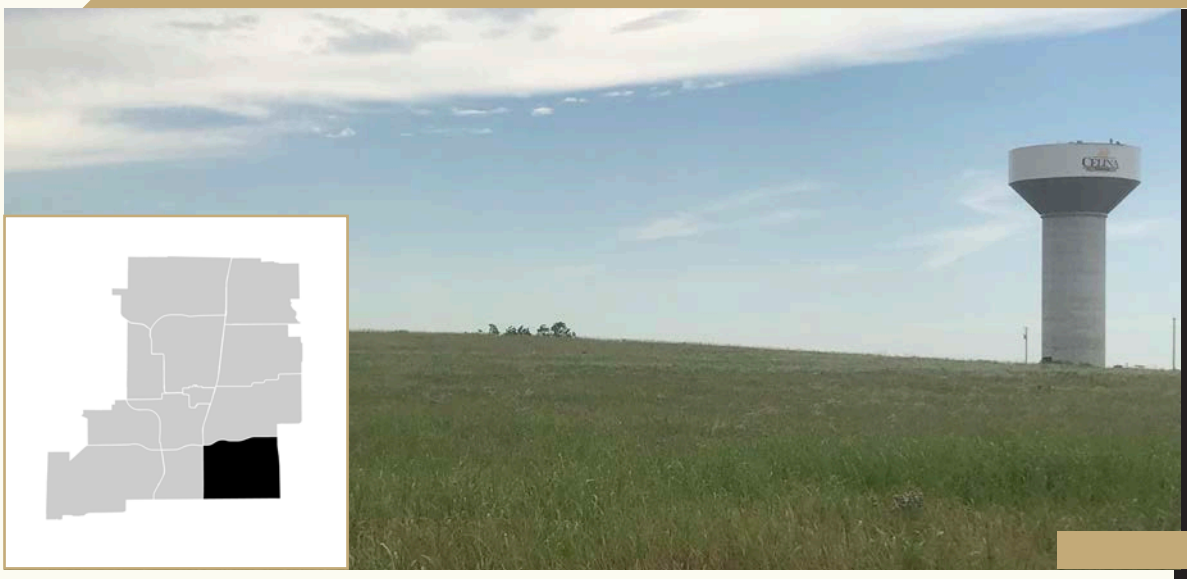

SOUTHEAST SECTOR

The Southeast Sector covers approximately seven square miles (4,738 acres) of the study area, with the majority being within Celina's city limits but some within the ETJ. Utility access varies, primarily serving the residential neighborhoods to the south, such as Mustang Lakes, with some services provided throughout the Sector. Growth is highly favorable in the Southeast sector due to existing development on the ground, infrastructure availability, and key roadway access to Preston Road, Frontier Parkway, and future Collin County Outer Loop. The Southeast Sector borders developed areas of Prosper and undeveloped areas of McKinney to the south and also contains numerous areas under construction. This Sector will experience high growth over the next five to 10 years so implementing the Vision contained in this Plan will be essential. Making statements along key roadways for Celina's high design and aesthetics can set this Sector apart from the neighboring jurisdictions to the south and east.

DEVELOPMENT RIPENESS

INFRASTRUCTURE NEEDED	PREPARE FOR DEVELOPMENT	RIPE FOR DEVELOPMENT

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Strategy 2.1: Mixed-Uses and Land Diversification: Maintain a diverse mixture of land uses and encourage mixed-use developments.

Action #.#.#: Create a GIS layer that includes all developed areas of the city with the Character Framework Character District provided as an attribute.
Action #.#.#: Set up a standing quarterly reminder to run an existing land use analysis on the Developed Areas GIS layer, based on County Appraisal District use classifications or based on an existing land use layer that the City creates and maintains, to evaluate current land use mix for the city overall and per Character District.
Action #.#.#: Set up a standard quarterly reporting procedure for the Economic Development Corporation and Development Services teams to be notified when an imbalance in land use mix is identified in the city overall or in a particular Character District per the Vision, and target the needed land uses with economic development efforts and tools.

Strategy 2.2: Growth Management and Awareness: Ensure investment decisions are made in-line with Celina 2040 Goals.

Action #.#.#: Create a "menu" of economic development tools, based on Economic Development Corporation and City objectives, to incentivize growth in areas identified as Ripe for Development (green) on the Sector Ripeness Map in the Development Section of Celina 2040.
Action #.#.#: Create a "menu" of economic development tools, based on Economic Development Corporation and City objectives, to prepare for development in areas identified as Prepare for Development (yellow) on the Sector Ripeness Map in the Development Section of Celina 2040. Strategic extensions of infrastructure to these areas, or area-based tools such as Public Improvement Districts, can help growth be more sustainable in these areas long term.
Action #.#.#: Adopt an economic development policy, based on Economic Development Corporation and City objectives, regarding the use of economic development tools and incentives for areas identified as Infrastructure Needed (orange) on the Sector Ripeness Map in the Development Section of Celina 2040. Use of tools and incentives in these areas should be done sparingly unless growth is paying for itself and providing upsized infrastructure to mitigate any "leapfrog development" or to negotiate to prevent Municipal Utility Districts (MUDs) from forming outside the city limits.
Action #.#.#: Formalize "sprawl control" measures to include in master planned communities or planned developments to ensure proper planning for school sites, infrastructure, City services, and City amenities. Include these sprawl control measures in the Code of Ordinances and into any

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administrative procedures for the creation of Development Agreements and similar tools.

Strategy 2.3: Destinations & Attractiveness: Provide and promote exciting opportunities for fun and meaningful experiences in Celina.

Action #.#.#: Create an interactive and always up-to-date website marketing Downtown Celina retail, eateries, events and destinations, focusing on fun and/or meaningful experiences.
Action #.#.#: Create a website listing and marketing agritourism destinations and experiences in Celina.
Action #.#.#: Initiate an annual Downtown Update to showcase important statistics (i.e. median rent, commercial space available, number of businesses, etc.), new development and businesses, Downtown experiences, and the People of Downtown. This update can be an interactive report/webpage on the Downtown website or it can be a recorded presentation published on the Downtown website and social media.
Action #.#.#: Create and initiate a Curated Marketing Calendar for experiences in Celina that has one theme every other week, and themes can repeat as necessary (ex. more than one batch can be about Downtown). This marketing calendar should be formalized every December (associated recurring reminders should be set on calendars), can have substantial replication each year, with only refinements needed, and should correspond with seasonal events and activities. All City and EDC social media should be coordinated to be on message throughout the year accordingly.
Action #.#.#: Provide an online submission form on the Celina and EDC websites for Celina businesses, residents, and experience makers to communicate their Celina destinations to City and EDC Staff for potential promotion.
Action #.#.#: Initiate discussions, and create a schedule of progress for completion of exploratory discussions, for a world class City event center, either completely City-owned and operated, or in partnership with other local institutions or businesses.

Strategy 2.4: Balanced Budgeting and Revenues: Ensure planning and investment decisions are grounded in market and economic reality.

Action #.#.#: Update the Capital Improvement Plan (CIP) to place priority on sectors designated as (1) “Ripe for Development” (green) or (2) “Prepare for Development” (yellow) on the Sector Ripeness Map in the Development Section of Celina 2040. Improvements in areas designated

as “Infrastructure Needed” (orange) should be generally shouldered by the development community with minor City participation, if any. Return on investment for improvements in areas Ripe for Development are much higher and more sustainable over time in general. Once the CIP is updated initially and this action is completed, this should continue as a policy to correspond with a Sector Ripeness Map that is updated every three to five years with an associated Comprehensive Plan Update.
Action #.#.#: Create and establish a policy to maintain a Fiscal Scorecard, published annually with the State of the City, that includes best practice indicators to measure Celina’s economic health as recommended by the National League of Cities, such as constant-dollars in general fund revenue, expenditures, cash to debt ratio, housing market growth, and housing prices.

Strategy 2.5: Excellence in Design: Utilize design as a fiscal tool to improve quality of life in Celina and for future economic resilience.

Action #.#.#: Incentivize construction of diverse housing types, especially in Downtown and Connected Core. Diverse housing types include choices in price, form/design, amenities, and locations.
Action #.#.#: Revise the Code of Ordinances to require low impact design (LID) and green infrastructure to manage stormwater runoff and protect Celina’s natural resources.
Action #.#.#: Incorporate traditional street grid design in all new development to positively contribute to True Travel Choice and neighborhood character.
Action #.#.#: Revise the Code of Ordinances to require a continuous and shaded pedestrian system throughout each new development and design site. Shade is essential to the walkability, bikeability, and enjoyment of the outdoors in Celina.
Action #.#.#: Revise the Capital Improvements Program (CIP) to put an emphasis on shaded walkways and trails through the installation and repair of sidewalks, trails, and shade trees.
Action #.#.#: Create a bold and exciting palette and plan (including funding and installation) for gateways and monuments for Celina that showcase Celina’s Vision Statement contained in Celina 2040. An emphasis for Downtown should be included, especially in Downtown along Preston, on Walnut at Downtown’s western edge, on Oklahoma at Downtown’s southern edge, and on Louisiana at Downtown’s northern edge.
Action #.#.#: Adopt a policy to encourage and incentivize Open Air experiences for resiliency in the post-COVID economy:

- Outdoor Patio Dining
- Walk-up Shopping and Pick-up Windows

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- Retail with Roll-up Bay Doors and Operable Windows
- Outdoor or Open-Air Amusement
- Trail-oriented Development
- Integrated Curbside Management

Strategy 2.6: Smart City: Invest in Smart City infrastructure.

Action #.#.#: Revise the Code of Ordinances to require new developments to install fiber infrastructure as applicable.
Action #.#.#: Develop curbside management and design standards for capital improvements and private development to proactively encourage connected vehicles, autonomous vehicles, and ride-sharing services. These curbside management standards can also accommodate future transit.
Action #.#.#: Maintain a GIS layer of Celina's Citibot submissions and community requests for infrastructure repair and/or improvement for utilization when prioritizing capital improvements. Include an attribute for completed date so that progress can be reported when necessary.

Strategy 2.7: True Travel Choice: Invest in multi-modal improvements and transit.

Action #.#.#: Designate sites within the Entertainment District Downtown for future structured parking to support potential passenger rail and an associated Downtown Transit Station.
Action #.#.#: Prepare initial concepts for a Downtown Transit Station to understand the land and opinion of probable construction cost (OPCC).
Action #.#.#: Create a modified veloweb (bike-only trail) to provide a bike-only lane along a long multi-use trail, in coordination with anticipated alignments envisioned in the Trails Master Plan.
Action #.#.#: Create a Bike Experiences Layer in GIS that includes on-street separated bike lanes, off-street separated bike lanes, veloweb or modified veloweb, and off-street pathways of at least 10 feet in width.
Action #.#.#: Schedule Celina bike experiences in the Curated Marketing Calendar to showcase the Bike Experiences Map and any destinations along the way.
Action #.#.#: Explore appropriate City default speed limits, slow zones, traffic calming measures, and corridor speed limits to reduce collisions, serious injuries, and fatalities per NACTO framework in City Limits (published Summer 2020).
Action #.#.#: Formally incorporate Complete Streets Policy in the Street Design Manual, including Safe Routes to Schools and Safe Routes to Parks, to ensure that all users and modes of transportation are incorporated in new development, redevelopment, and capital improvements.

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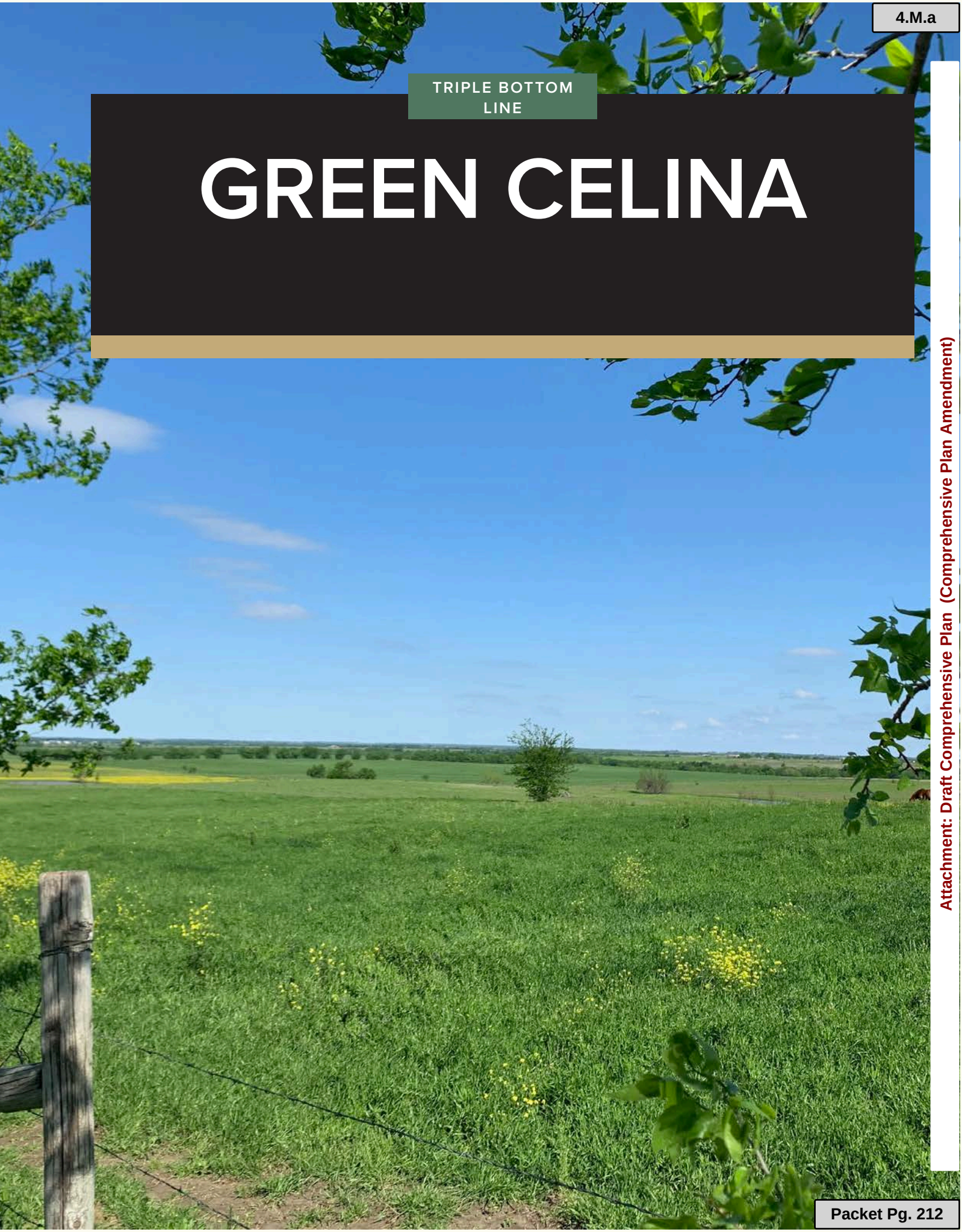
Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

TRIPLE BOTTOM LINE

GREEN CELINA



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GREEN CELINA

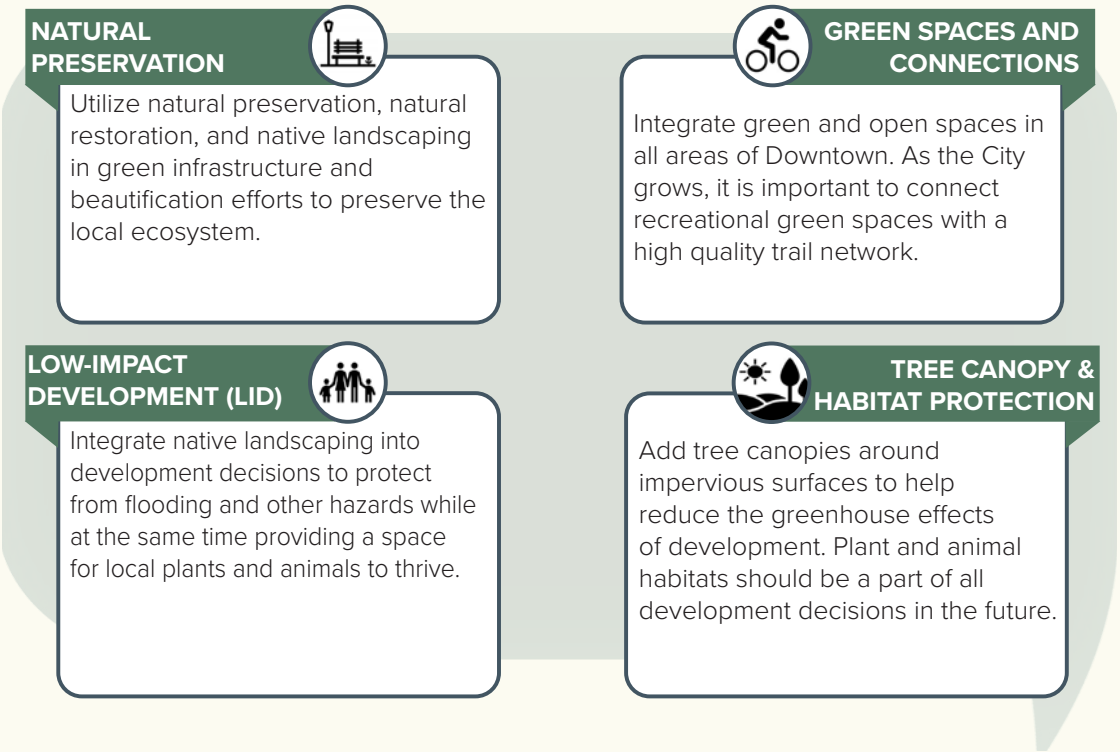
TRIPLE BOTTOM LINE

Goal: To enhance and activate Celina's natural assets for the environment, economic development, and quality of life.

Community Feedback

Protecting the environment and acting ecologically has multiple benefits, ranging from increasing property values to having protective barriers in place during storms and emergencies. Celina is unique since much of the community remains in a natural and environmentally sensitive state, including waterways and floodplains, wooded areas, open spaces, and farmland.

Through community feedback, the most common priority expressed is the importance of preserving the existing natural space in Celina. This includes avoiding development where it is not necessary and restoring areas that have been affected by development. The community expressed the importance of preserving this land and continuing to ensure that Celina continues to offer an abundance of natural spaces by considering the following:



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The Character Framework Plan addresses this issue directly by acknowledging the differences in the make-up of the city and how the environment varies.

When development does occur, the community prioritizes using low-impact design (LID) standards to minimize the effects on the environment and integrate the development with natural features. This may include integrating the open space of the development with natural waterways and areas, using native landscaping that do not require as much watering, or adding additional trees and plants to increase the tree canopy and protect/create habitats for local wildlife.

Celina wants more walkability and bikeability and puts high priority on sustainability and economic prosperity. With the anticipation of increased auto-centric traveling in the area as the status quo, aggressive construction and provision of walking and biking infrastructure can encourage alternative ways of getting around that do not require a large increase in roadway construction and harmful pollutants from cars.

Trails should incorporate natural features and be as “green” as possible including developing trails along creeks for scenic value and natural space activation, and they should also connect neighborhoods, parks, and developments. The connectivity that is created from a multi-modal transportation system can also create a resilient and equitable environment that allows access to all residents of Celina to enjoy these amenities. Floodplain areas should be utilized for trails and can provide connected greenways when possible.

Triple Bottom Line

Equity

No specific group of residents disproportionately bears the externalities of development, risk of natural disasters, or environmental hazards and pollution. All residents have equal access to parks, trails, and open space through a connected network of roadways, bicycle lanes, and sidewalks.

Economic & Fiscal Vitality

The City focuses significant investment in landscape architecture and pocket parks within new developments. The aesthetic appeal and environmental benefits attract new homeowners and renters to the area, which in turn supports local businesses and economy. Resiliency is a focus of the City, which protects City infrastructure from natural disasters and sustains the local economy.

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Existing Conditions FOR GREEN CELINA

TRIPLE BOTTOM LINE

Celina's 77 square miles includes an assortment of diverse native plants and natural habitats, including forests, shrubland, freshwater ponds, and grassland. Together, this intricate network of natural systems brings a unique set of characteristics that provide vital ecosystem services such as flood storage, water filtration, streambank protection, and heat island mitigation. These natural systems enhance the overall quality of life, improve environmental resilience, and elevate the character and aesthetics of the City. In addition to their ecological benefits, these natural areas are an integral part of upholding and fostering Celina's authentic small-town feel and rural/country charm.

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This Plan includes an innovative approach to analysis and enhancement of natural areas. Eleven natural systems categories were selected for evaluation and delineation within the planning area. Each category is made up of unique characteristics that provide ecosystem services that enhance quality of life, improve environmental metrics, and enhance future development. They are also susceptible to negative impacts from development due to increased stormwater runoff and encroachment into system boundaries. Each category is described on the following page.

"Together, this intricate network of natural systems brings a unique set of characteristics..."

As one of the fast-growing cities in Collin County, significant and rapid growth is expected within the planning horizon and beyond. With new developments, it is important that valuable areas are identified and captured as a high priority for conservation, restoration, and enhancement.

Preserving the rural/country charm feel of Celina was consistently voiced as a priority for the community through the engagement process. As a top priority, this initiative can be continued through proper programming, regulations and policy that are aligned with the vision. Innovative methods to conserve, restore, and enhance these natural areas can be crafted to work with the anticipated growth within Celina and also allow for new developments where appropriate. As a valuable amenity for the area, the natural features can be used to encourage well-designed developments that are complementary.

All ponds and lakes in the planning area are man-made. Most are stock ponds and soil conservation ponds with earthen dams and vegetated emergency spillways.

Riparian forest areas are highly susceptible to erosion and subsequent tree loss related to higher volumes of stormwater runoff associated with new development

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Celina's 11 Primary Natural Systems

The 11 natural systems in Celina are intended to be used as a tool to support future land planning and development strategies to reduce negative impacts to natural features. These natural systems provide valuable infrastructure, quality of life, environmental, and aesthetic value services to the community.

Our Valuable and Critical Natural Assets

Floodplains

- **6,465 acres**
- Includes mapped and estimated 100-year and 500-year floodplains
- Adjacent to major creeks and rivers and are vital for stormwater management and retention

Wetlands

- **1,090 acres**
- Critical for aquatic, terrestrial, and avian habitats
- Effective at capturing and treating stormwater runoff

Riparian Forest

- **640 acres**
- Heavily wooded areas adjacent to streams
- Maintains stream health by providing shade to aquatic habitats

Riparian Herbaceous Vegetation and Shrub Land

- **950 acres**
- Filters and slows stormwater runoff prior to discharge into stream
- Adjacent to streams and lakes
- Valuable flood storage

Floodplain Forest

- **900+ acres**
- Bottomland forest in low-lying areas adjacent to streams and rivers
- Valuable habitats with substantial canopy coverage

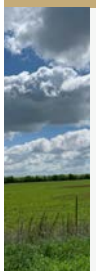
Floodplain Herbaceous Vegetation and Shrubland

- **1,150 acres**
- Upstream of bottomland forest in low-lying areas
- Adjacent to streams and rivers of third order or greater

Savanna Grassland

- **3,300+ acres**
- Substantial water storage and uptake from storms
- Substantial aesthetic value with a wide variety of native wildflower species

Hardwood Motte



- **400+ acres**
- Consolidated groupings of live oaks, post oaks, oaks, and evergreens
- High value trees provide cooling shade to support native habitats

Row Crops

- **16,800+ acres**
- Planted with seeds for vegetation production
- Diversification in crop types and rotations can benefit soil health and surrounding ecosystem

Hydrologic Group C Soils

- **5,500+ acres**
- High infiltration capacity
- Valuable to manage stormwater runoff
- Mainly east of Preston Road Corridor

Green Stormwater Infrastructure (GSI) Zones

- **4,400 acres**
- Significant natural drainage features
- Best opportunities to manage stormwater runoff from future development

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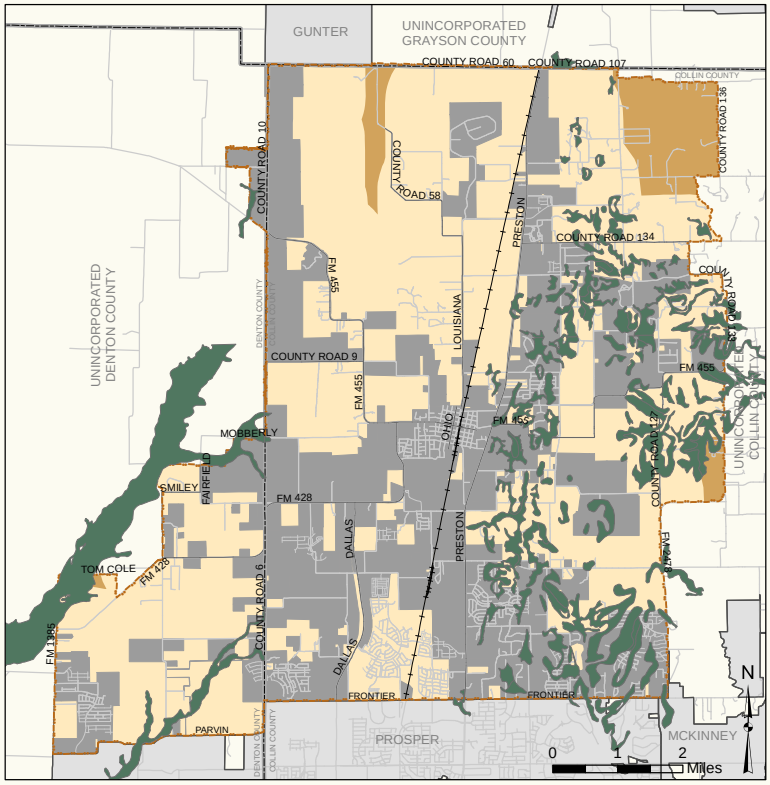
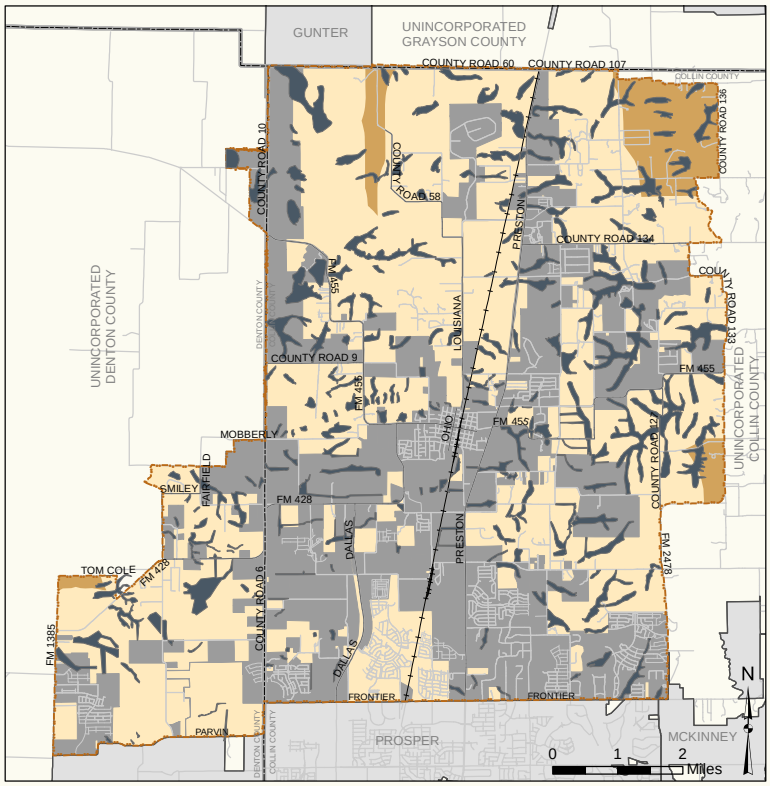
Hydrologic Group C Soils

Group C Soils are located mainly on the east side of Preston Road and have a higher infiltration capacity for stormwater runoff. Development in these areas maybe be able to utilize the higher infiltration capacity soils to install best management practices for stormwater management. Celina's Group C soils are shown in green on the map to the top right.



Green Stormwater Infrastructure (GSI) Zones

GSI Zones were identified in Celina outside of the designated FEMA floodplains where significant natural drainage features extend. These areas provide the best opportunities to manage stormwater runoff from future development using green stormwater infrastructure strategies to mitigate flooding and remove pollutants prior to discharging them downstrean into major creek systems. Celina's GSI Zones are show in navy in the map to the bottom right.



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Celina's power to attract future employers and local jobs will be stronger when it boasts scenic and natural areas that are preserved and integrated with development.

TRIPLE BOTTOM LINE

Vision FOR GREEN CELINA

To preserve the natural land around Celina and limit impacts from development, planning must start now. To have such an abundance of natural spaces is rare in the Metroplex and in Texas, and Celina can leverage the opportunity to market its Vision for natural spaces to be preserved and enhanced as the city develops. The mixture of creeks and waterways, open fields, and farmland has brought many benefits to Celina, and the community has made it clear that they want these benefits to remain, and even increase, for generations to come.

In general, development will not encroach into or alter floodplains unless it is for restoration or stabilization. Development designs that acknowledge the unique features of the landscape will be welcomed and encouraged.

Developments should offer an opportunity for the community to experience Celina's natural areas by either directly integrating these areas within its site plans or providing connections to GSI Zones. Opportunities for healthy lifestyles

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will be infused into these areas – including encouraging and improving walkability and bikeability through trails and other connections. Offering extensive walking, biking, and transit infrastructure results in less demand for additional roadway infrastructure and large impervious surfaces thereby also reducing harmful pollutants and traffic. Low-impact design (LID) standards will be incorporated to mitigate the inevitable effects of development, including adding natural landscaping to the property, installing rain gardens and bioswales, stabilizing creeks, and increasing the tree canopy.

The community has made it clear that they want these benefits [of natural areas] to remain, and even increase, for generations to come.

Infrastructure improvements will respect the Green Infrastructure Network (see following two pages) and focus on slowing down, dispersing, and filtering stormwater discharges, preferably through hardscape and softscape natural features. Implementation and construction of the City's 2019 Trails Plan and 2020 Parks and Recreation Master Plan (ex. Greenbelt Spine Trails) complement the Green Infrastructure Network as one cohesive concept of preservation, enhancement, and activation of these natural assets.

Walking and biking infrastructure is key to a Green Celina so that every trip does not have to be made in a car and the People of Celina can be more mobile.

Wildflowers in Celina are a special part of the Green Infrastructure Network that add character and charm.

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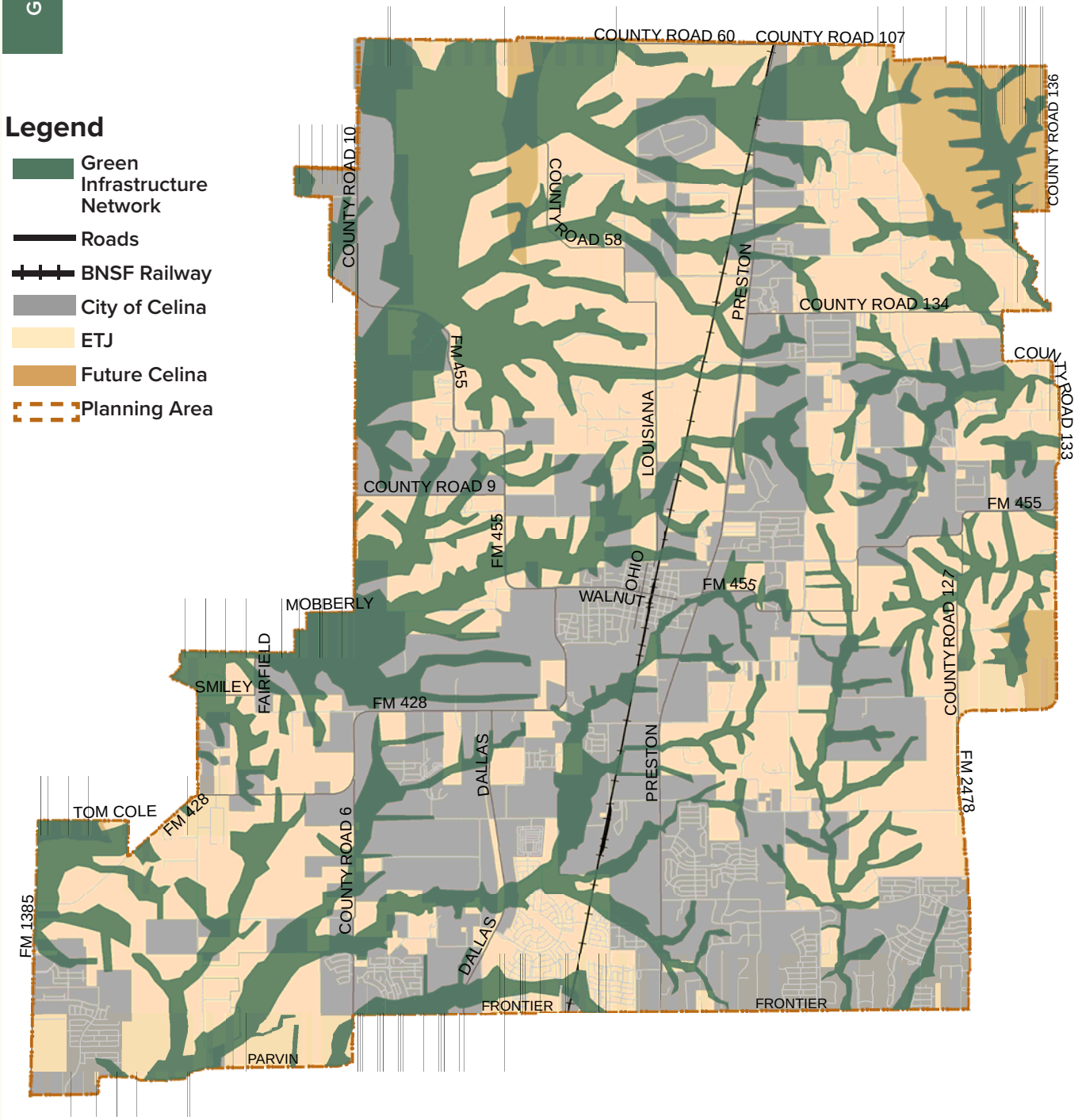
GREEN INFRASTRUCTURE NETWORK



Source: 2019, Urban Ecoplan

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1. RURAL/COUNTRY FEEL

Celina consistently pleads for growth to respect the rural/country feel of the city. Celina wants beautiful green spaces, scenic views, and special places to enjoy nature throughout the city.

2.RISK MANAGEMENT

The Green Infrastructure Network, pictured on the previous page, contains Celina's best opportunities to manage stormwater runoff from future development and from large rain events.

3. ECONOMIC DEVELOPMENT

Celina can boost its Excellence in Design Differentiator by pushing a bold, green brand that will attract people far and wide to live, work, study, and play in Celina.

Combining the Green Stormwater Infrastructure (GSI) Zones with designated FEMA floodplain creates a ***connected*** Green Infrastructure Network (pictured on previous page) throughout the city that can significantly contribute to the three factors above, enhance future developments, parks and trails, neighborhoods, business districts, and preservation/conservation areas. As new roadway infrastructure is built to support the transportation demands in Celina, creek crossings will be a major consideration. Culverts and bridges will need to be constructed or improved beneath roadways to accommodate stream flows. Storm drains will also need to be installed as more impermeable surfaces will yield more stormwater runoff. Culverts and bridges can significantly alter the stability of the streams they cross by increasing downstream flow velocities and consequently increasing the potential for erosion of the banks and beds within the stream system. Erosive conditions do not only increase downstream but tend to migrate upstream as erosion alters natural channel geometry.

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Strategy 3.1: Development

Action #.#.#: Revise the Code of Ordinances to require Environmental Sensitive Area Assessments for developments that pose development within the limits of the Green Infrastructure Network.
Action #.#.#: Adopt a policy or revise the Code of Ordinances to require utilization of the City's Tree Fund (created by development tree mitigation) to provide trees along trails or pathways, or within the Green Infrastructure Network, in the sector they were removed from within two years of removal.
Action #.#.#: Revise the Code of Ordinances to designate Celina's primary and sensitive ecosystems as Green Stormwater Infrastructure Zones (i.e. "GSI Zones") and require that these areas integrate strategies that manage stormwater runoff from adjacent and connected developments by slowing down, dispersing, and filtering increased stormwater discharges.
Action #.#.#: Revise the Code of Ordinances and adopt a City policy to significantly restrict future development (excluding low impact parks and recreational uses) in floodplains.
Action #.#.#: Revise the Code of Ordinances to allow for GSI Zone area, for shared use, to count towards minimum landscaping requirements for adjacent and connected developments.
Action #.#.#: Revise the Code of Ordinances to require Low Impact Design (LID) by preservation and recreation of natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Programs such as iSWM and Texas SmartScape™ can inform the new regulations.

Strategy 3.2: Infrastructure

Action #.#.#: Develop a maintenance policy that includes regularly scheduled street sweeping, trash/debris/TSS removal and disposal from capture systems, and landscaping.
Action #.#.#: Adopt a policy or revise the Code of Ordinances to require Stormwater Utility Fee funds to go toward stabilization and restoration of creeks and streams through riparian management, bank stabilization, and energy dissipation. The Green Infrastructure Network includes critical areas for these improvements.
Action #.#.#: Revise the Code of Ordinances to designate Environmentally Sensitive Areas (ESA's) and adopt associated identification, assessment, and protection standards.

Strategy 3.3: Travel and Land Use

Action #.#.#: Revise the Code of Ordinances and/or adopt a policy to

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promote walkable, mixed-use and infill development by providing three new incentives, such as density bonuses, parking reductions, reduced impact fees, and/or permitting waivers. These incentives should be researched and applied where relevant.
Action #.#.#: Adopt a policy and associated internal procedures for the City to focus on purchases, acquisitions, or donations of land that include areas designated in the Trails Master Plan for potential trailheads.
Action #.#.#: Design and construct at least two trailheads by January 2026.

Strategy 3.4: Gathering Spaces

Action #.#.#: Adopt a policy and associated internal procedures for the City to focus on purchases, acquisitions, or donations of land that includes portions of the Green Infrastructure Network for future parks, preservation areas, and recreation destinations.
Action #.#.#: Adopt a policy and associated internal procedures to utilize multi-functional open spaces, landscaping, drainage improvements, and street improvements to make creeks and streams slower, more stable, and more controlled. Installation of features such as native plants and trees, permeable paving, bioswales, vanes, weirs, rock walls, and riprap in City projects can greatly contribute to the city's overall environmental health.

Strategy 3.5: Stewardship

Action #.#.#: Explore the LEED Certification program to evaluate whether the City would like to pursue certification and what it would entail.
Action #.#.#: Hire an Urban Forester to lead administration of the City's Tree Preservation Ordinance, enhancement of tree canopy coverage, and overall tree-related matters for the City of Celina.
Action #.#.#: Hire an Environmental Services Manager to lead administration of green-related regulations for development, watershed protection and restoration, enhancements to the Green Infrastructure Network, and environmental stewardship objectives.
Action #.#.#: Develop incentives for new development or redevelopment that invests in renewable energy alternatives, such as solar and/or wind, electric charging stations, and LEED or Energy Star energy building standards.
Action #.#.#: Collect and analyze air samples for pollutants, including particulate matter (PM), ground-level ozone (O3), carbon monoxide (CO), carbon dioxide (CO2), nitrogen dioxide (NO2), sulfur dioxide (SO2), and use the results to inform policy decisions that will help lift the region's nonattainment status.

Other actions contributing to Green Celina can be found throughout the Plan.

TRIPLE BOTTOM LINE

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Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHAPTER 4

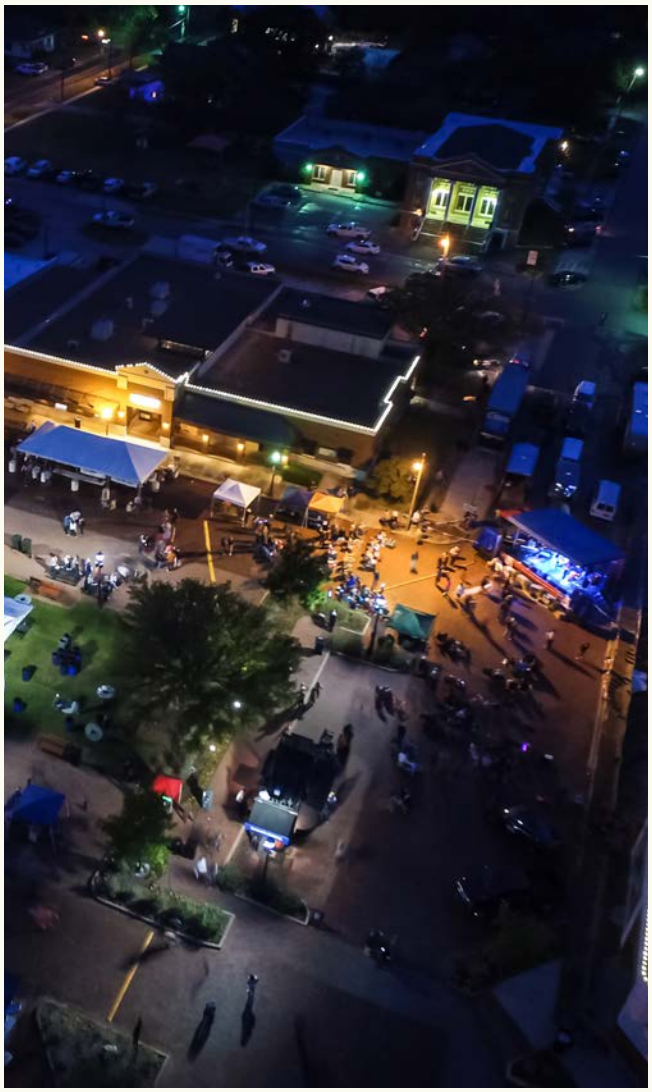
Character and Placemaking

DESIGN	102
CHARACTER FRAMEWORK	116
HOUSING AND NEIGHBORHOODS	142
PARKS AND RECREATION	150

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHARACTER AND PLACEMAKING DEFINED

"I HOPE CELINA KEEPS IT'S SMALL TOWN FEEL."
-Posted by a Celina resident at Community Forum 2 on a board sending messages to future Celina in 2040.



DESIGN
Downtown Celina has embodied a unique character and continues to act as a communal gathering space for residents and the public.

CHARACTER AND PLACEMAKING

Design, Character Framework, Housing and Neighborhoods, and Parks and Recreation

Character and placemaking are key planning concepts that seek to define what makes a city special, and how those characteristics can be carried forward and enhanced to improve a community's quality of life. A community's character defines what it means to live there, and may include elements of the community's design, history, local culture, events, sights, and sounds. Placemaking is a forward-looking design and programming concept that focuses on enjoyable places and experiences, such as the creation of community gathering places and nature recreation in parks, trails and greenways.

This chapter sets out a bold Vision for ensuring what is special about Celina's character and placemaking is preserved to the extent possible and that new character and placemaking is injected into new development, policies, and investments moving forward.

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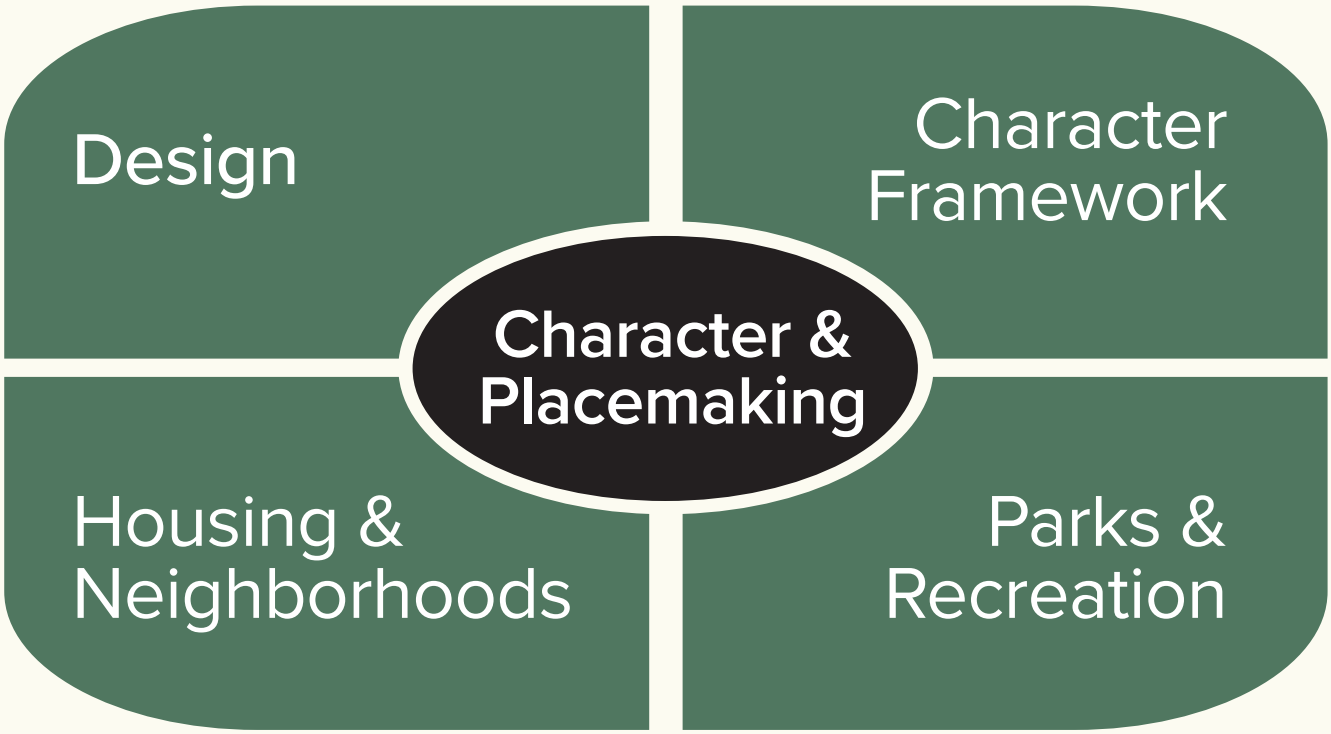

The Design section will focus on aesthetics and function of the city. Celina has unique challenges in managing rapid population growth while maintaining the small town/rural feel that is near and dear to residents. From layout of new neighborhoods to form of new shopping centers, Design is crucial to Celina's success.

Character Framework will explore future land use and character in Celina. Each Character District outlines design and feel of the area rather than specific future land use. The Character Framework allows Celina to have flexibility in choosing where specific development will occur within each District but also provides policies to protect each area.

The Housing and Neighborhoods section details Celina's housing context and policies. Rapid growth in Celina results in the need for more housing, but the community is vocal about what it should look like and where it should be. Future housing types and options are explored in this section and how they will help Celina because a diverse community.

The Parks and Recreation section reviews existing parks and trails as analyzed and planned for in their associated master plans,

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and

and identifies strategies and actions to expand recreation destinations for residents and visitors in Celina.

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CHARACTER & PLACEMAKING

DESIGN

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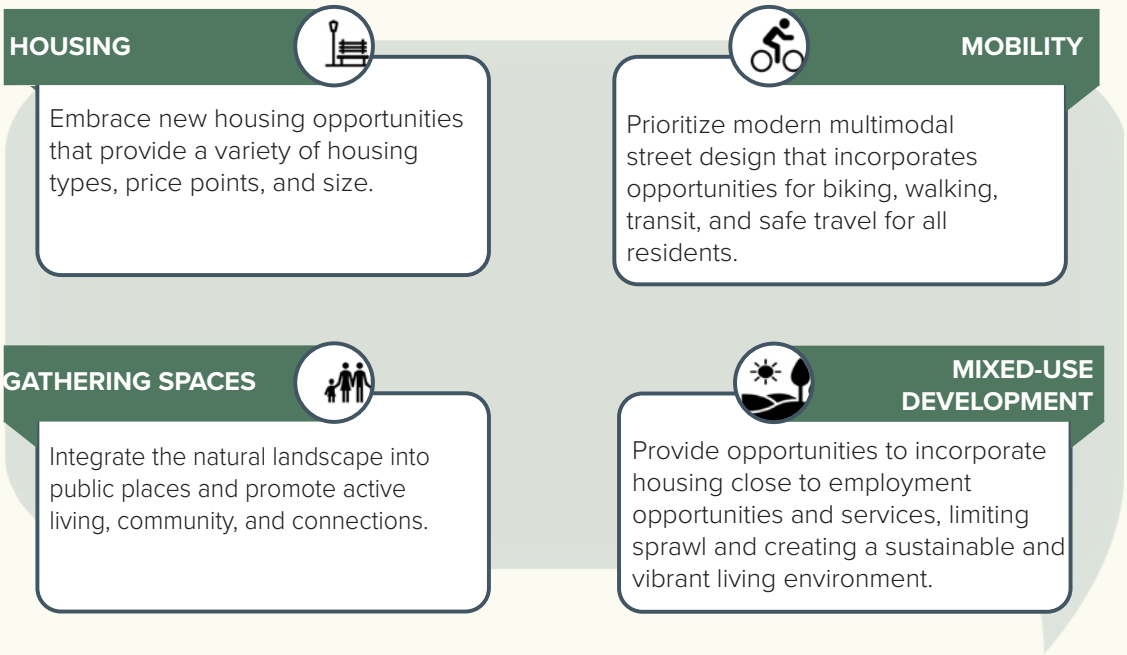
DESIGN

DESIGN

Goal: To protect and enhance Celina's rural and natural features while creating exciting destinations and showcasing Celina's bold personality.

Community Feedback

Design is a major element in what can continue to make Celina special. From the historic aesthetics of Downtown to the natural areas across the city, the community wants to ensure that Celina remains an attractive community and have provided feedback that covers four major categories:



Residents acknowledge that Celina is growing, and that embracing new housing opportunities will be key to the community's future success. While single family neighborhoods remain in high demand, many have expressed a desire to bring a variety of housing types of varying size and price points to Celina. Many voiced support for designating key areas of the community for future multi-family developments.

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Celina residents have expressed a desire to prioritize modern multimodal street design that incorporates facilities for safe bicycling and walking, as well as opportunities for expanded transit. Roads should be safe and attractive for users of all ages and abilities, and incorporate elements such as trees, shade features and attractive landscaping.

Gathering spaces are important to building on the close-knit community culture that Celina residents value. Gathering places throughout the community should promote active living through recreational opportunities, provide connections to and from destinations, and should include attractive elements such as interactive water areas and extensive shade.

Mixed-use developments provide opportunities to incorporate housing close to employment opportunities and services, limiting sprawl by focus community growth into key areas. From a design perspective, prioritizing mixed-use development can preserve the natural features treasured by Celina residents, and can make the community more competitive and resilient as the demand for areas of mixed uses increases.

Triple Bottom Line

Equity

Design is about beauty, but it is even more about highly functional connections, places, and buildings. Great design in Celina will result in access, availability, and accessibility to key features and services that residents and visitors need and that they can enjoy. Equity in design should incorporate the different populations that comprise Celina, a wide variety of cultures and backgrounds, and be uniquely Celina—showcasing what makes Celina special and what unites the community.

Economic & Fiscal Vitality

Design drives experiences, and experiences will be a differentiator to drive Celina's economy for the foreseeable future. When connections, places, and buildings are designed well, people feel welcomed and they want to stay. Many cities in the DFW Metroplex cannot be distinguished from other cities in the Metroplex, and they also have no economic drivers or brand. Celina's future is different and will be highly focused, competitive, and branded so that it is clear what Celina has to offer.

Green Celina

Celina has an opportunity to design development and improvements right from the beginning. Most areas of Celina are a blank canvas, and design should be intently focused on preserving and enhancing Celina's most valuable green and natural assets, reducing Celina's risk in future weather events or disasters, and providing for sustainable maintenance for decades to come.

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Existing Conditions FOR DESIGN

DESIGN

Design is important to Celinians. The People of Celina value the small-town charm of Downtown and the rural characteristics of the city, but they are also excited about modern and unique amenities and destinations. Many existing roads lack sidewalks, bike lanes, lighting, shade, and beautification. Celina is a growing city so many areas may have housing but may not be fully improved with essential design features.

DOWNTOWN CELINA GATEWAY SIGNAGE

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Three basic character types predominate in the City: downtown, suburban development, and rural areas. Housing character varies throughout the City, from small lot homes near downtown to larger rural estates. Newer developments often contain sidewalks, trails, and recreation facilities, while older areas often lack these amenities. Many new neighborhoods in Celina and its fringes have extra fees trough a special taxing district to pay for the amenities, but it is often misunderstood that the City has put the amenities in those neighborhoods and neglected to put them in other areas.

The City currently employs a series of design guidelines to govern subdivisions and planned developments. These ensure that City officials review and approve any landscaping plans, architectural palettes, and site plans. In the future, the City has expressed interest in employing a hybrid form-based code, which governs future development based more on the built form rather than uses.

The People of Celina value the small-town charm of Downtown and the rural characteristics of the city.

Downtown Celina housing

Residential development in Celina

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DESIGN

Vision FOR DESIGN

Future development in Celina will be well-designed and unique, with features that preserve and enhance the natural environment. Development and open spaces will enhance the small-town feel that residents cherish, while emphasizing scenic and functional connections between community destinations.

Celina's streets and pathways will provide an abundance of shade trees to encourage use even during the hottest months of the year, and street design will create a sense of place and encourage interaction. Building design and public art will create memorable places, and local features will be preserved, integrating the local culture into the built environment. Elements like native landscapes, agricultural traditions, and water features will help the community feel more connected to the place.

Future development should preserve and enhance the city's historic landmarks, building on rich community traditions. Buildings should make use of a cohesive design palette inspired

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by the historic downtown, and historic buildings should be renovated and restored rather than torn down.

Gateway features will welcome visitors at the City's main entrances. These features will make use of design elements that are consistent throughout the community, creating a cohesive Celina brand. This may include cohesive landscaping, colors, fonts for signage, and building materials.

Celina's streets will be safe, attractive and inviting, urging residents and visitors to get out and explore on foot or on a bicycle. Design choices such distinctive crosswalks, bicycle facilities, and trailheads provide opportunities to enhance the community's image while also improving safety and comfort for all travelers.

Finally, Celina will be a place where community is celebrated through a variety of gathering spaces, formal and informal, large and small. These spaces, from large formal parks to small pocket plazas, will encourage chance encounters, family gatherings, and large community get-togethers. Shade trees, attractive landscaping, water features and amenities such as playgrounds and seating areas will make the city's parks a point of pride.

As Celina continues to grow, more centers may form around the city outside of Downtown, and the scale of these places are important to determine the size and function of the elements to be included. The characteristics of a great neighborhood (see graphic on the right) should be included in each and represent the vision for each center. While each center is unique in form, key element goals (such as maintaining a grid street pattern, shading, walkability, etc.) should be maintained. These centers range in walkability, housing type, building size, gathering space, and more. Center scales include Neighborhood, Community, and Regional.

THE 8 CHARACTERISTICS OF A GREAT NEIGHBORHOOD
Celina Neighborhood Vision Book

Curvilinear grid left) and linear grid (right) are two of the road network types used to create special places

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Neighborhood Center

The Neighborhood Center has a mixture of multi-story buildings that frame a central gathering space, including medium density mixed-use, low density multi-family, single family attached residential uses, and neighborhood commercial. The highest densities are located in the core, with neighborhood-scale retail or restaurant-type uses near the central gathering space. The Center is located along a collector street type, surrounded by a mixture of diverse housing types within the mixed-use core. Neighborhood Centers should be mixed-use and are an opportunity to support age-in-place housing and connection programming.

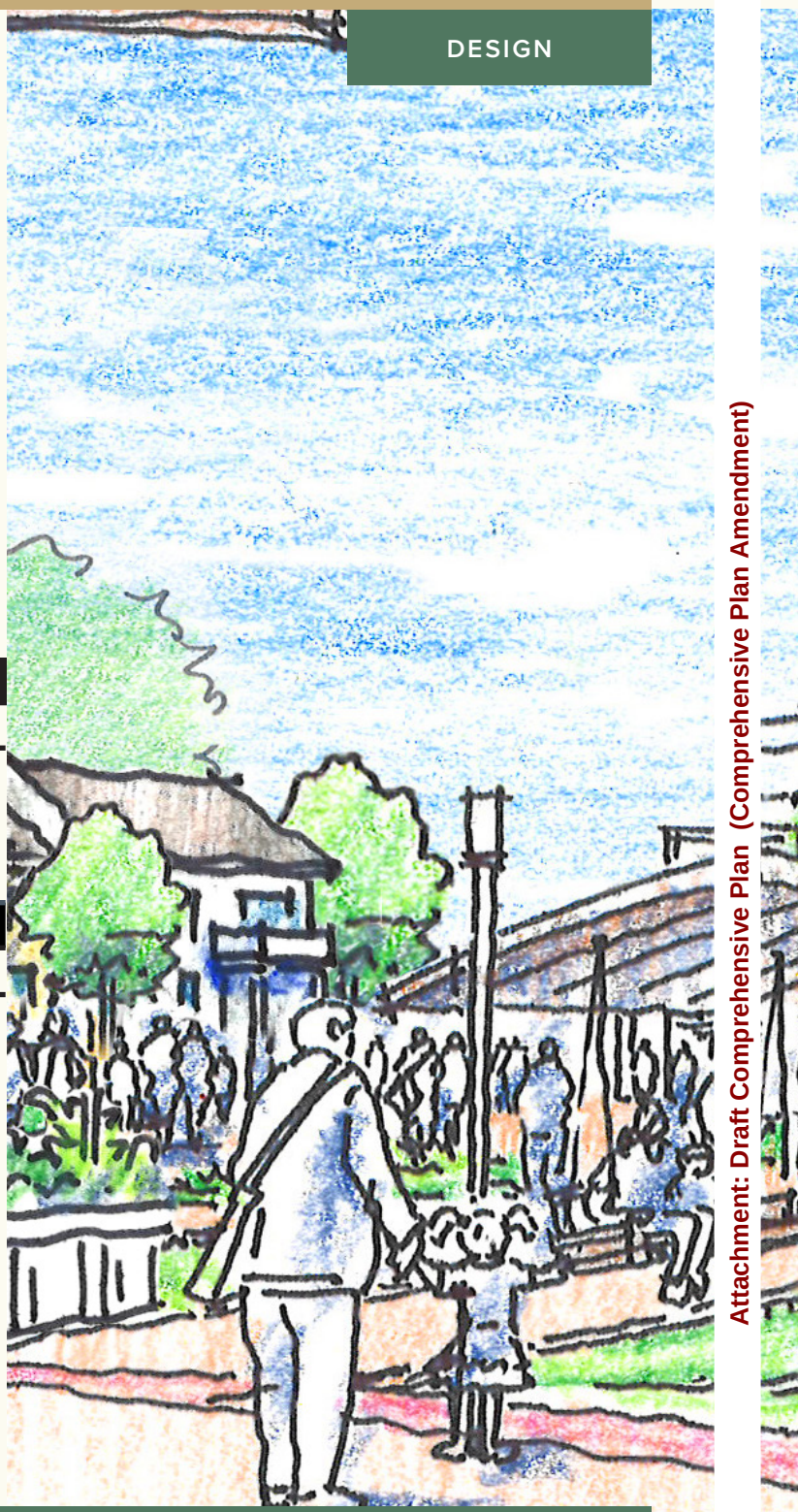
Anticipated Uses

Primary	*Secondary*
Medium density residential & neighborhood commercial	Community gathering, open space, connection programming area

Anticipated Form

Development	*Mobility*
1 to 3 stories 8-20+ units per acre Surface parking inside blocks/lots	Streets should be designed as "complete streets" or "event streets" to encourage multimodal travel, provide pedestrian-oriented design, and to include continuous shade and branded landscaping
Amenities	
Gathering space with primarily landscape/ natural features with some hardscape *Interactive water feature(s)* *Shade*	

DESIGN



NEW RESIDENTIAL DEVELOPMENT SHOULD BE DESIGNED TO INCORPORATE FAMILY-FRIENDLY, 5-MINUTE SCALE NEIGHBORHOOD CENTERS THAT PROVIDE WALKABLE, MULTI-STORY DEVELOPMENT, COMMUNITY GATHERING SPACE, AND AREAS FOR CONNECTION PROGRAMMING DESIGNED TO SERVE RESIDENTS IN THE NEARBY VICINITY.

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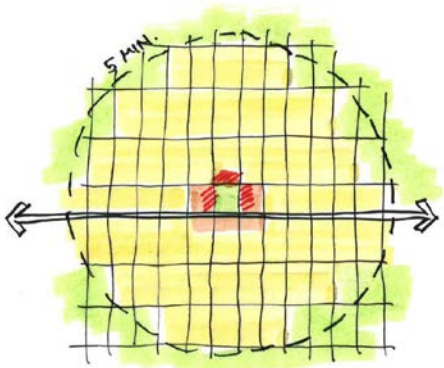
Neighborhood Center



5-MINUTE SCALE

Community Center

The Community Center has a mixture of high and medium density forms, including residential, commercial, and entertainment uses. The highest densities are located in the core at a major intersection, with multi-story development framing an enhanced, natural, and central gathering space. Multi-family within the core is complemented with mixed-uses and enhanced natural spaces. Community Centers are smaller than Regional Centers and are an opportunity for community destinations, walkable shopping centers, and nodes of activity for Celina residents and close-by visitors.

Anticipated Uses

Primary	*Secondary*
Multi-story residential and mixed-use, employment, restaurant, and retail	Single family attached, community gathering spaces, arts and culture

Anticipated Form

Development	*Mobility*
3 to 7 stories 30-60+ units per acre Structured parking in the core and surface parking in blocks	Streets should be designed as "complete streets" or "event streets" to encourage multimodal travel, provide pedestrian-oriented design, and to include continuous shade and branded landscaping. Connections and stops for local or regional transit, as well as the trail network, should be provided.
Amenities	
Gathering space with primarily landscape/ natural features with some hardscape *Interactive water feature(s)* *Shade*	

COMMUNITY CENTERS SHOULD BE DESIGNED TO INCORPORATE A 5-MINUTE SCALE CORE WITH WALKABLE, MULTI-STORY DEVELOPMENT, COMMUNITY GATHERING SPACE, AND AREAS FOR CONNECTION PROGRAMMING DESIGNED TO SERVE RESIDENTS WITHIN CELINA AND CLOSE-BY VISITORS.

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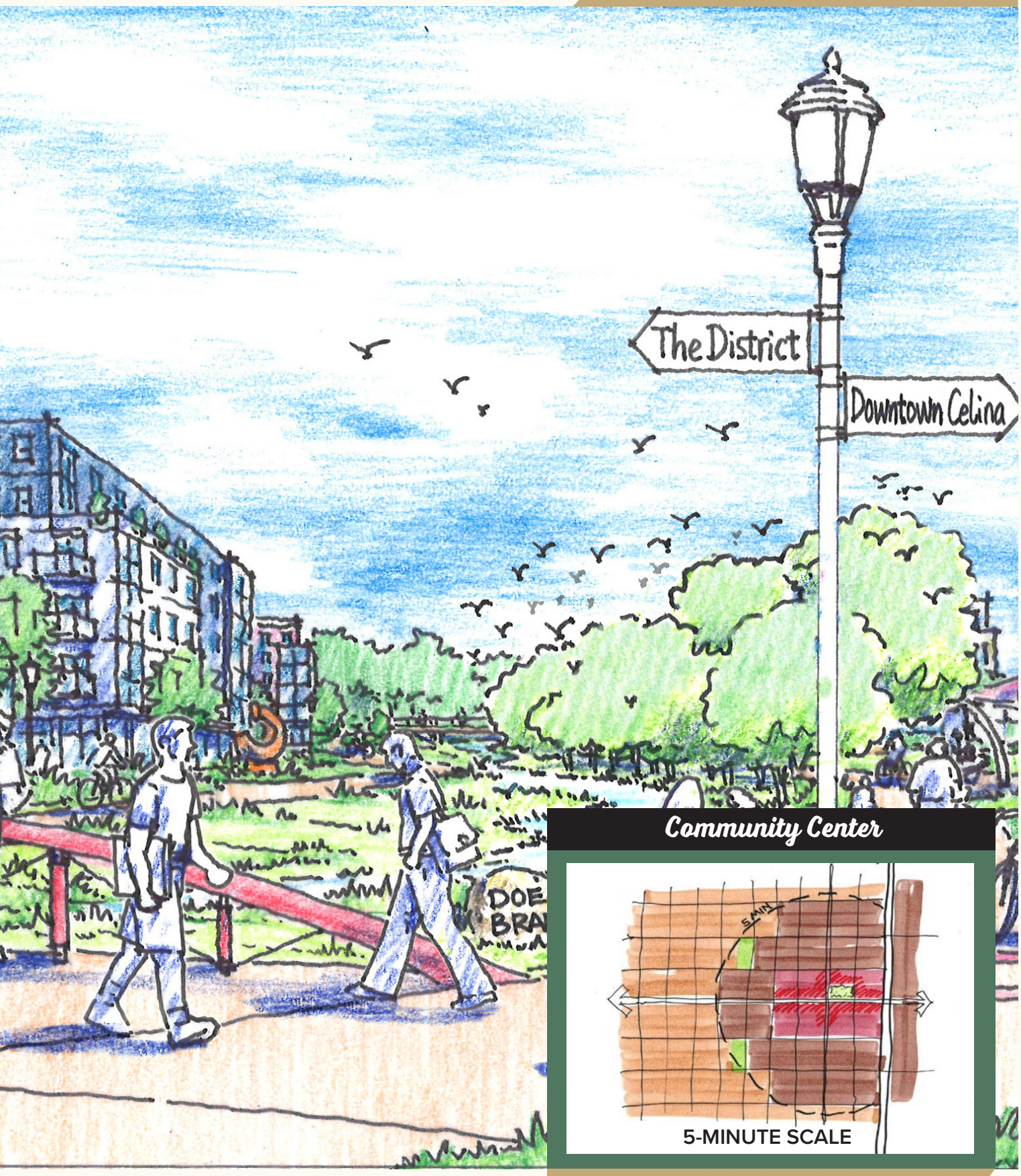

Community Center

Regional Center

The Regional Center is a high-density form, including the highest heights for multi-family residential and mixed-use in the core, and compact, regional commercial uses, within a five-minute walk of an enhanced, natural, and central gathering space. It is essential for this Center to include extensive landscaping and shade, as well as enhanced and integrated natural areas and pathways. Green Celina is an important differentiator for Celina's unique identity. Multi-family housing is included within a 10-minute walk of the core, which is located at a major intersection. Highest density housing and mixed-use will be along key corridors and intersections, transitioning to medium density residential and commercial within a 10-minute walk of the core. Regional Centers are large destinations and can accommodate any mixture of uses designed to attract regional visitors and Celina residents alike.

Anticipated Uses

Primary	*Secondary*
Multi-story residential and mixed-use, employment, restaurant, and retail	Hospitality/lodging, entertainment, arts and culture

Anticipated Form

Development	*Mobility*
5 stories and higher 65-100+ units per acre Shared structured parking	Streets should be designed as "complete streets" or "event streets" to encourage multimodal travel, provide pedestrian-oriented design, and to include continuous shade and branded landscaping. Connections and stops for local or regional transit, as well as the trail network, should be provided.
Amenities	
Gathering space with hardscape and integrated natural features, including water feature(s)	

CELINA'S REGIONAL DESTINATIONS, JOB CENTERS, AND HOUSING CENTERS, ALONG DALLAS NORTH TOLLWAY AND OUTER LOOP, WITH UNIQUE AMENITIES, ARCHITECTURE, AND PUBLIC ART.

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Regional Center

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Strategy 4.1: Implement a design palette and style throughout the City to communicate Celina's unique brand.

Action #.#.#: Develop and adopt a City Branding Design Guide to govern signage, wayfinding signs, street signs, neighborhood-specific nested branding strategies, lighting, public art, monumentation, and other physical design strategies that can communicate the Celina brand.
Action #.#.#: Identify a prioritized strategy for improvements to Gateways and District Threshold features at locations identified in the Parks Master Plan, to include timing, scale, funding, and potential partners.

Strategy 4.2: Design commercial and mixed-use areas that are high quality and walkable.

Action #.#.#: Revise the Planned Development District regulations in the Zoning Ordinance to require incorporation of Neighborhood Centers, Community Centers, and Regional Centers where appropriate within the required Concept Plan.
Action #.#.#: Revise the Zoning Ordinance to adjust standards or rezone for locations within the city limits that could be appropriate for Neighborhood Centers, Community Centers, and Regional Centers, that are consistent with the vision for height, intensity, and mixed-uses of each. A neighborhood meeting to discuss the concept and receive feedback should be held for any areas proposed for rezoning with this action within 1,000 feet of existing residential neighborhoods. This action does not apply to new development proposals-- only the evaluation of existing areas for proactive regulation alignment.
Action #.#.#: Create a Commercial and Mixed-Use Design Book, to complement Celina's Neighborhood Vision Book, that establishes desired form and features of commercial or mixed-use areas. These forms and features would include standards such as a continuous and shaded pedestrian system, prevention of suburban strip centers, lighting, internal street grid, "rural by design" strategies (ex. low impact development, greenway buffers, etc.).

Strategy 4.3: Design neighborhoods that are high quality and walkable.

Action #.#.#: Evaluate existing neighborhoods without a Neighborhood Center for areas that could be developed as a Neighborhood Center.
Action #.#.#: Once evaluation of existing neighborhoods for potential Neighborhood Center locations is completed, approach neighborhood leaders to evaluate if a Neighborhood Center is desired by the neighborhood. Hold a neighborhood meeting with each to discuss if potential rezoning of that area to include planned development that would maintain strict controls for neighborhood integrity. Complete the

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associated rezoning(s) as applicable where desired by the neighborhood(s).
Action #.#.#: Revise applicable zoning and subdivision regulations to incorporate neighborhood Celina-inspired branding features, such as an entry monument, sign toppers, beautification elements, and natural spaces, at the time of construction for all new neighborhoods in Celina. The regulations should correspond with the future City Branding Design Guide.
Action #.#.#: Update Celina's Neighborhood Vision Book by 2025 to ensure any lessons learned, best practices, or new policy preferences are kept current for neighborhood design.

Strategy 4.4: Preserve Celina's historic landmarks, districts, neighborhoods, and resources.

Action #.#.#: Create a Historic Resources Survey to identify and evaluate potentially historic resources for possible zoning protection.
Action #.#.#: Adopt criteria for the preservation of historic landmarks, historic districts, and conservation districts.
Action #.#.#: Identify Celina's most treasured assets, on both public and private property, to bring awareness of their value and provide opportunity for conservation and preservation strategies. These assets should include natural areas for enhancement, preservation, and protection.

Strategy 4.5: Create community gathering places that serve as destinations and community amenities.

Action #.#.#: Establish amenity standards for various scales of parks and gathering spaces that require shade in the form of awnings, canopies, mature trees, and/or other shade structures.
Action #.#.#: Establish landscaping standards for various scales of parks and gathering spaces to place emphases on native species, preservation of natural features or trees, and incorporation of green infrastructure elements such as bioswales.
Action #.#.#: Revise the Code of Ordinances to stipulate standards to be utilized in dedication and development of parks and gathering spaces by developers to satisfy parkland improvement requirements including, but not limited to, public access, shade, and amenities.
Action #.#.#: Evaluate the "streets as parks and places" concept and how it can be incorporated into street design and permitting standards including, but not limited to, simplifying closure permits to encourage neighborhood events, creating a simple and easy parklet installation process, and public street design and activation that contributes to placemaking.

Mobility, connectivity, transportation, green and natural spaces, equity, and economic development are major components to great design and are discussed in detail in Triple Bottom Line and Strategic Growth.

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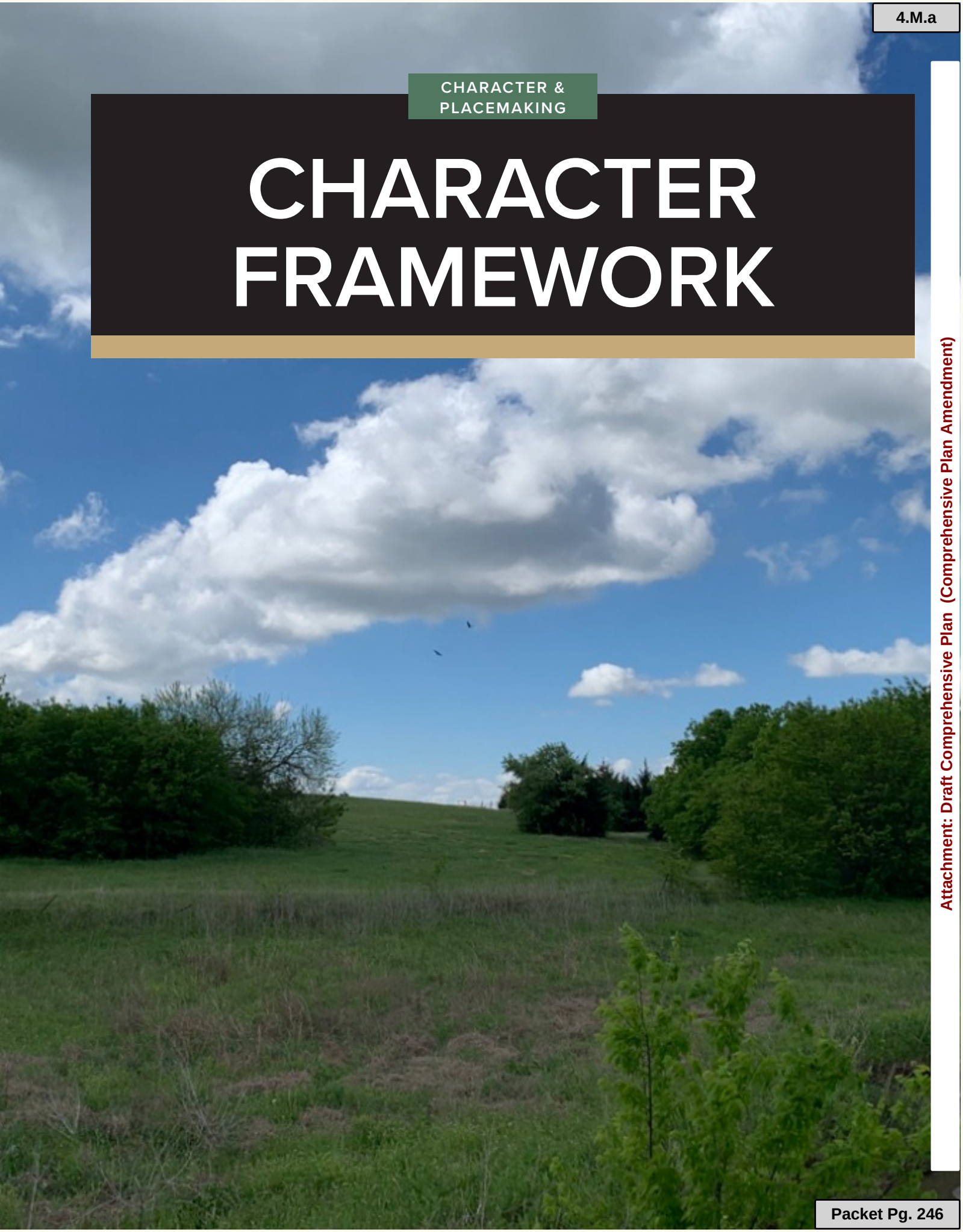
CHARACTER & PLACEMAKING

CHARACTER FRAMEWORK



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CHARACTER FRAMEWORK

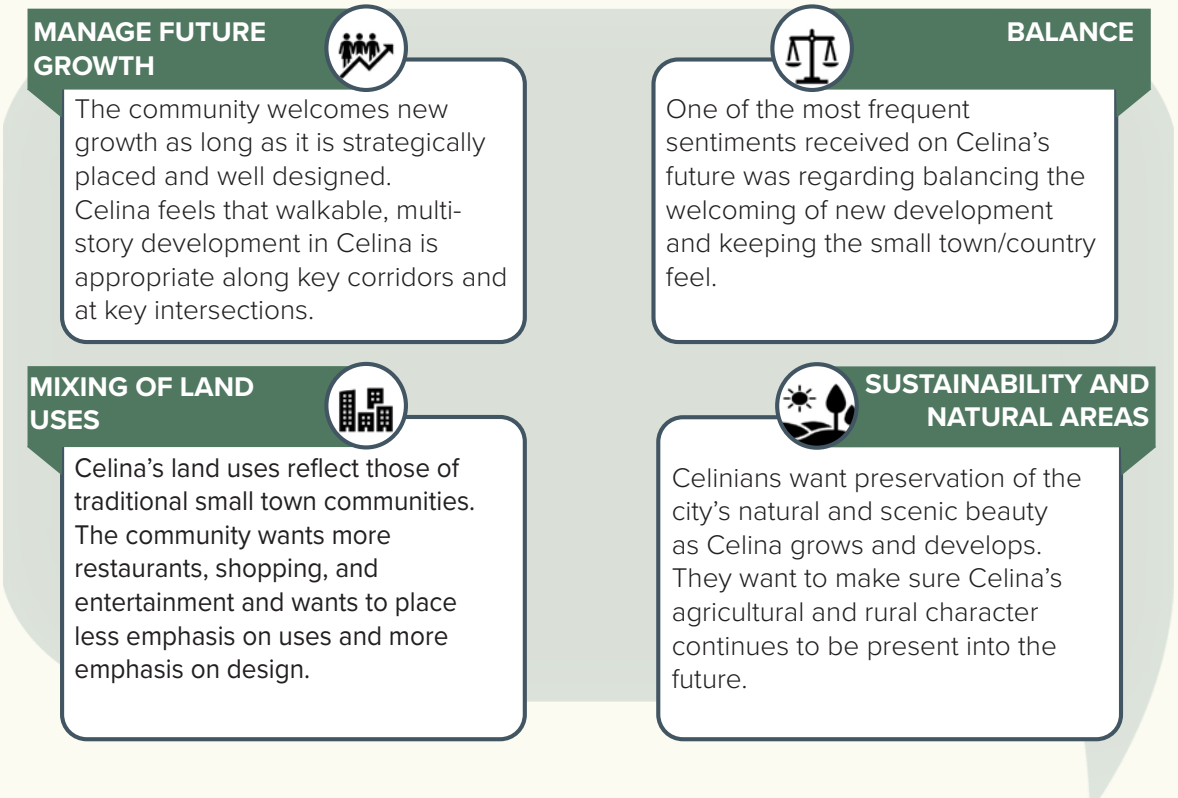
CHARACTER FRAMEWORK

Goal: Strategically accommodate future growth while preserving the Celina's natural assets and character.

Community Feedback

As Celina develops, the community would like to see more mixed-use development, a focus on walkable neighborhoods and placemaking, and to preserve the natural environment and scenic views. Generally, the community sees an opportunity to increase commercial and retail development as the community grows, including opportunities for restaurants, recreation, and entertainment. This reflects a general shift in lifestyle preferences prevalent throughout the country and region, as families, young professionals, and seniors are seeking neighborhoods that allow them to live in close proximity to trails, restaurants, shopping, parks, and other entertainment options.

While most residents in Celina support continued growth, they also express an interest in



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ensuring the city's current rural/country feel is maintained into the future. With the magnitude of growth expected in the coming years, Celina will need to be aggressive on implementing the strategies and actions of this Plan to develop in a way that can achieve this goal.

Economic Development was a top strength in the 2020 Community Survey, illustrating the balance needed between the desire for continued growth, while maintaining the small-town charm. The Character Framework provides policies for strategic growth and development patterns that suit the community's Vision. This includes strong guidelines on ways to integrate and preserve the natural environment with future growth, since Celina's natural assets are seen as one of the city's strongest enduring characteristics.

Multi-family development, always a passionate topic in North Texas, was acknowledged through the planning process as a revenue and fiscal vitality-generating use. The community also values housing choices to allow for "aging in place," from recent graduates and to elderly family members, and everyone in between.

Triple Bottom Line

Equity

The Character Framework provides guidance for the future development of mixed-use areas that encourage the creation of varied housing types in close proximity to jobs, recreation, and services. This allows for a lower reliance of cars for transportation, lowers living costs, and improves quality of life. In Celina, people come first, and how people interact with the city is largely dependent on how it is organized.

Economic & Fiscal Vitality

Non-residential and residential uses are integrated into the urban fabric of Celina instead of being isolated in separated areas. This provides the opportunity for commercial development at a variety of scales that serve the community, create enjoyable places and destinations, and create new job opportunities. Mixed uses and great design result in fiscal sustainability in the near and short term.

Green Celina

Preserving Celina's natural assets is integrated into the Character Framework by recognizing Floodplain as a distinct Character District and providing policies that encourage the preservation, restoration, and integration of natural features. Preserving the rural/country feel of Celina and being sustainable environmentally are very important to the community as Celina grows and develops, and implementing the floodplain and natural feature policies in this chapter will further those objectives.

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Existing Conditions FOR CHARACTER FRAMEWORK

During the first Community Forum, the public was asked to identify one word they associate with the City of Celina today. The word cloud pictured right displays the most frequent words mentioned in this exercise. These one word values collectively paint the existing character of Celina.

CHARACTER FRAMEWORK

Downtown Celina, often cited as one of the community's greatest assets, is a prime example of the character the community wants to preserve. The small-town feel created by shopping, dining, and gathering with friends is a major attraction for local residents and visitors. Plans for increased walkability and upgrading Bobcat Stadium to a regional park, integrated with the neighboring creek, point toward an ongoing emphasis on recreational opportunities.

Celina's development patterns and zoning have followed traditional small town, suburban design, with a historic Downtown surrounded

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by pockets of residential development, a few master planned communities, and the majority of land utilized for agriculture or undeveloped uses. Celina's growth and development has seen rapid increases in recent years, and new developments are coming in to the tune of hundreds of residential lots per month.

Developments are typically single-family neighborhoods that feature curvilinear streets, and while many include sidewalks, functional walkability is limited due to a lack of connection to community destinations, as well as a lack of mixed land uses.

Many offer ponds and lakes as drainage features and recreational elements but may not set aside significant natural areas as community members would like. Despite the community's fast growth rate, Celina still has an abundance of space remaining to grow with character and purpose consistent with the community's Vision. The Character Framework contains a map and associated policies to recognize Celina's existing conditions, as well as its future opportunities, needs, and desires.

Some feel that new developments don't always capture what makes Celina unique. Celina can provide development consistent with the Vision in the future.

Downtown Celina is the heart of the city. It is consistently referred to as one of the most beloved aspects of Celina.

Celina values its rich agriculture history. Most of Celina's land is used for agricultural purposes or is undeveloped.

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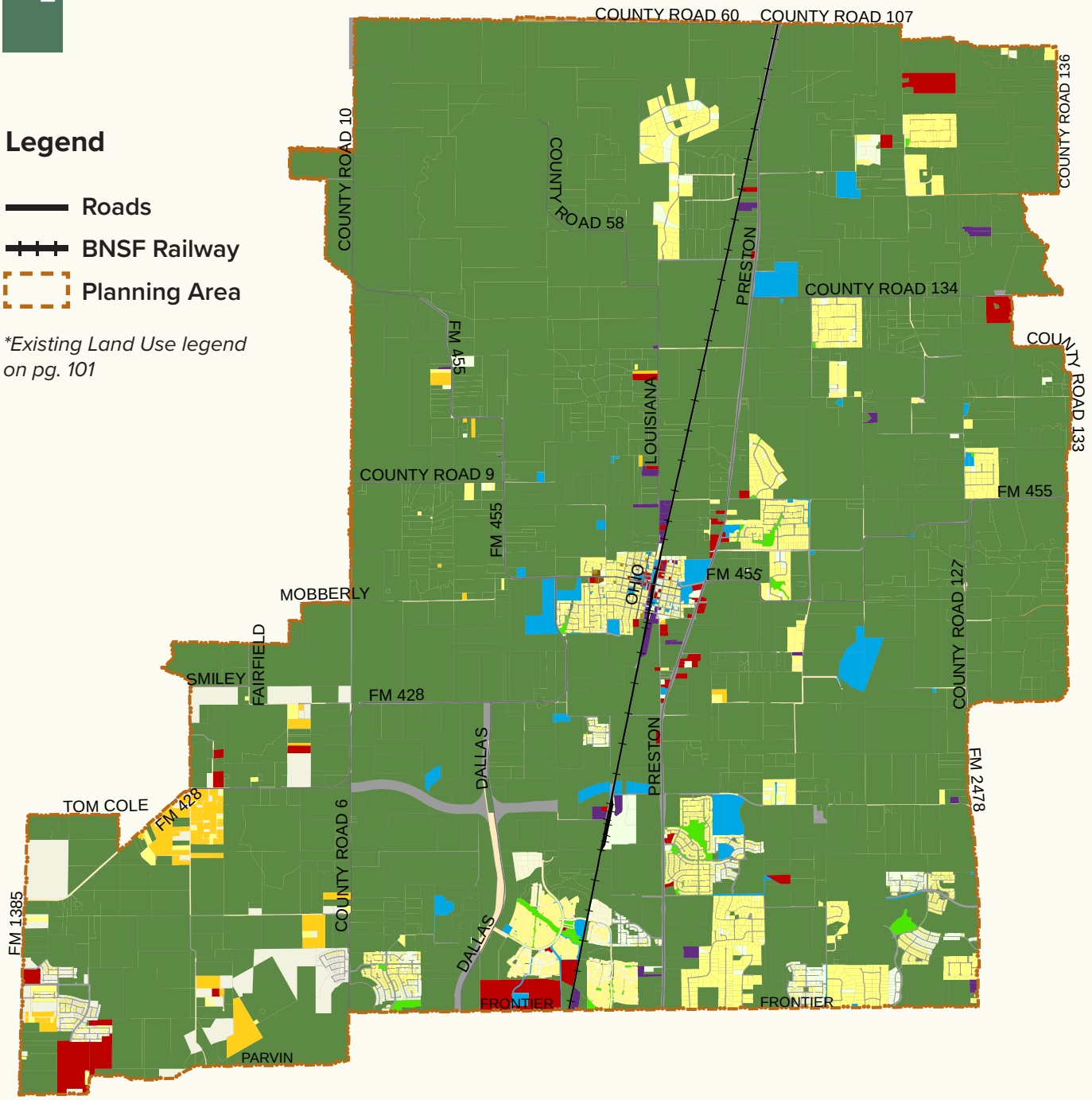
EXISTING LAND USE



Source: Collin County and Denton County Appraisal Districts, 2019

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MOST DEVELOPMENT IN CELINA IS SINGLE FAMILY RESIDENTIAL

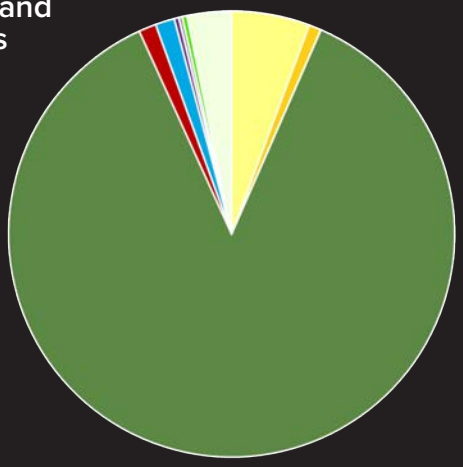
Single Family Residential has the highest parcel count in Celina, however it does not make up the most land area.

CELINA IS MOSTLY RURAL-AGRICULTURAL

The land area of Celina is primarily rural-agricultural, despite the majority of developed parcels being single family residential. Existing land use data is taken from the Appraisal District and is based on tax classification. There are times when the Appraisal District data does not match the use on the ground, but this analysis is for general illustrative purposes only.

Land Use	Parcel Count	Acres	Acre %
Residential Single Family	5706	2672.04	5.66%
Residential Mobile Home	157	421.47	0.89%
Residential Duplex	16	3.70	0.01%
Residential Multi-Family	7	4.40	0.01%
Rural-Agricultural	1645	40923.86	86.64%
Commercial	105	597.16	1.26%
Institutional	153	655.39	1.39%
Industrial	49	153.88	0.33%
Utilities-Infrastructure	19	124.31	0.26%
Private Common Area	130	161.05	0.34%
Vacant	3021	1516.89	3.21%

Existing Land Use Acres



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THE SMALL TOWN FEEL OF CELINA, WHICH PUTS FAMILIES AND THE PEOPLE OF CELINA FIRST, IS IMPORTANT TO THE COMMUNITY TO INCORPORATE IN NEW DEVELOPMENT

CHARACTER FRAMEWORK

Vision FOR CHARACTER FRAMEWORK

The Character Framework takes an innovative approach to future development by encouraging mixed land use developments and diverse housing types throughout the city. The community acknowledges the many benefits of mixed-use development, including efficient land usage, a reduction in traffic levels, increases in City tax revenue to relieve burden on taxpayers long term, and creating a walk and bike-friendly environment. Although some neighborhoods will have completely residential areas, they will have amenities and neighborhood services within walking and biking distance.

The Character Framework provides recreational and health benefits by discouraging future development in the floodplain and encouraging future development to be designed to respect the many natural assets in Celina.

Character Districts focus on the form and design of development, taking into

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consideration the natural environment, transportation needs, the existing character, and the desired character of the area. The Character Framework guides the intended land uses and form of development within each area. All areas support multimodal access (ex. walking, biking, etc.) to amenities and encourage walkability by design.

The Character Framework Plan starts with a strong core of the city. With Downtown as

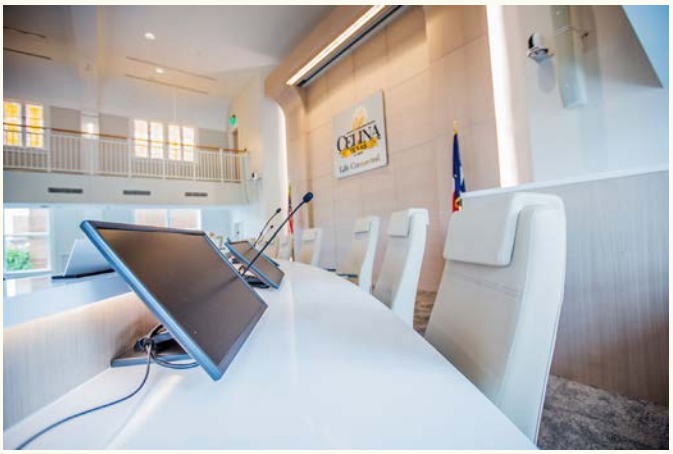
All areas support multimodal access to amenities and encourage walkability by design.

the heart and center, it then transitions to Connected Core, which is intended to continue the character and design of Downtown while supporting it with needed densities of homes in all shapes and sizes. The Framework recognizes the city's key highways that are being extended, Dallas North Tollway and Outer Loop, by coordinating regional mixed-use Character Districts within their boundaries and proximity.

A new type of center emerges in the Character Framework with Regional Mixed-Use 1, which surrounds the intersection of future Dallas North Tollway and Outer Loop. This intersection will be one of the most major intersections in the region, the state, and the country. With bold architecture and unique integration of natural spaces, Celina will set itself apart from its neighbors and provide a walkable center unlike any other.

Celina has the opportunity of a mostly blank canvas. One that can respect existing properties and assets but also one that can blaze forward with an exciting new identity.

Celina earned Platinum Scenic City certification in October 2020 for its implementation of high-quality scenic standards for public roadways and public spaces.



Celina conducted community surveys in 2018 and 2020, on its two-year survey cycle, and City Leadership utilizes the feedback to set policies for new initiatives and development.

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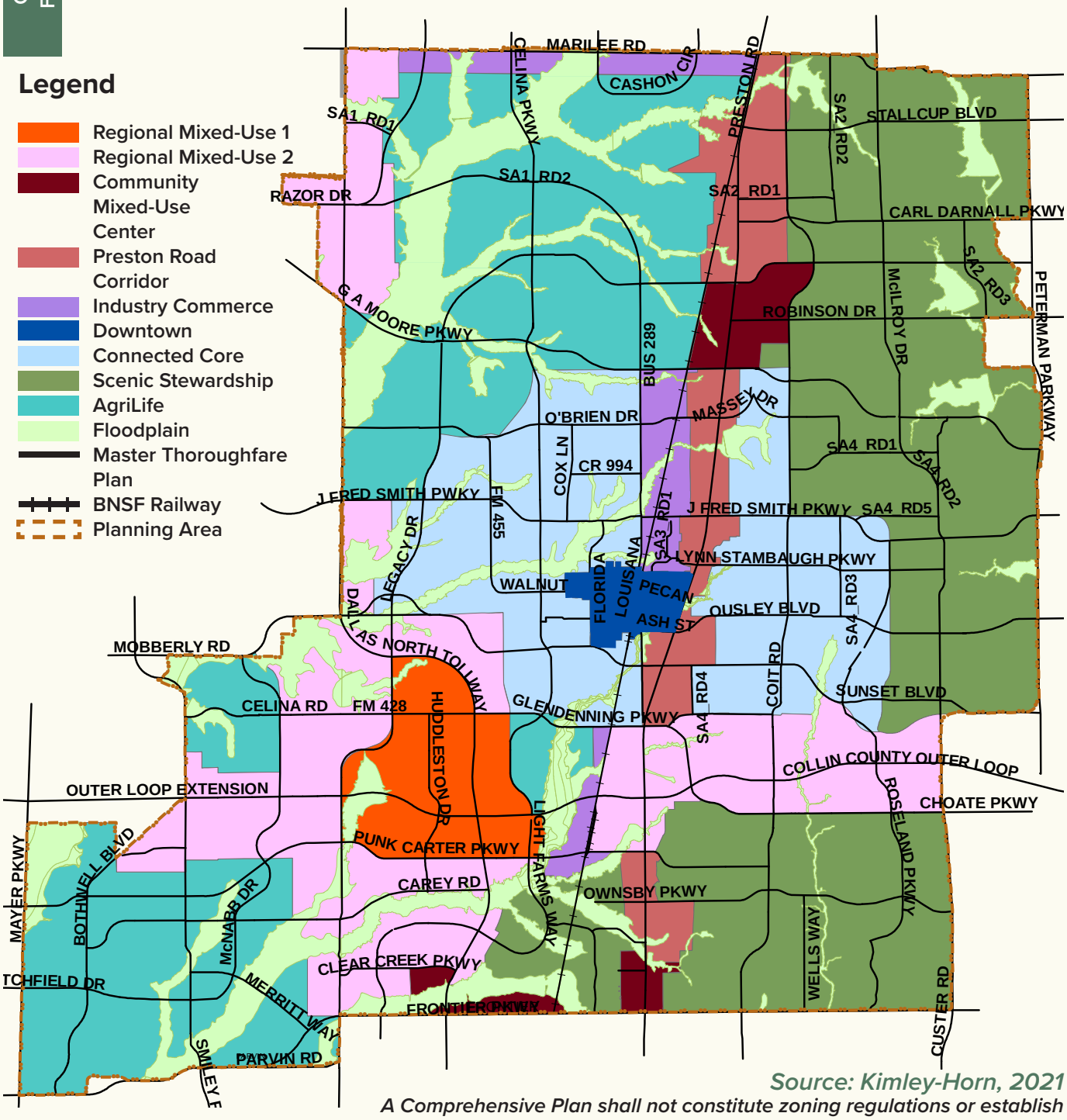
CHARACTER FRAMEWORK PLAN



Source: Kimley-Horn, 2021

A Comprehensive Plan shall not constitute zoning regulations or establish zoning boundaries. The Character Framework Plan represents a vision for future land use and design.

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1. DESIGN OVER USE

The Character Framework represents a citywide mixed-use designation. Development is guided by the character and design of an area rather than a specific use.

2. DESIGN COMPATIBILITY

Development should further the character of each Character District, and focus should be on design compatibility and contribution to the city and District.

3. LAND USE MIX

The Character Framework has been strategically calibrated to anticipate land use mixtures that will be sustainable over time and will achieve Celina's Vision.

Character Districts in the Character Framework Plan were developed through a collaborative process, based on a detailed Market Study of Celina and its trade area, existing features, the Vision for the community overall, feedback from residents and stakeholders, best practices, and integrated land use and mobility concepts. The Character Districts recognize features such as floodplains, future highways, gateways, and the needed support for a strong core.

Comprehensive Plans that utilize a "paint by number," sometimes parcel specific, exact Future Land Use Designation (ex. retail, low density residential, agriculture, multi-family residential, etc.) result in frequent bureaucratic red tape to amend the Future Land Use Plan and sprawling suburban development that is not responsive to market demand or innovation. The approach in this Plan, utilizing Character Districts that are design-based and mixed-use, ensures that the City's focus will be on high quality, great design that is unique and will positively contribute to the City's fiscal vitality and sustainability for decades to come.

It will be essential for the City to take necessary actions to update zoning regulations to be consistent with each Character District's unique character and intent following the adoption of Celina 2040.

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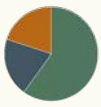
Character District

DOWNTOWN

Downtown is located at the center of Celina and is anticipated to continue as a welcoming and mixed-use destination. Serving as a regional destination, entertainment uses, gathering spaces, walkability, multi-modal traveling, and mixed-uses remain a priority for the area. As mentioned in the 2018 Downtown Master Plan, "Downtown should represent the many interests and desires of the community, including retaining the area's historic charm, marketing a family-friendly appeal, encouraging outdoor activities and entertainment, and creating a pedestrian-friendly environment." This includes encompassing the themes noted during the planning process — Texas, family-friendly, outdoor living, and entertainment.

Anticipated Uses

Primary	*Secondary*	
Commercial, multi-family residential, institutional entertainment, parks/open space	Office, single-family residential	Residential **60%** Retail **20%** Employment **20%**



Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
Up 4 stories	N/A	Roads should continue the present grid network and create small, walkable blocks. Streets should support walkability and bikeability through complete street design	Development should blend with the existing environment, with on-street parking provided, enhanced lighting, and landscaping

CHARACTER FRAMEWORK

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Character District

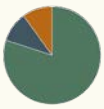
CONNECTED CORE

Connected Core is a walkable, mixed use environment that supports local entertainment, shopping, and restaurants in the historic district. The area is envisioned to retain its small-town character but provide increased walkability and bikeability. The primary land use is anticipated as mostly residential but will include neighborhood services and cafes to promote the area as a destination. Connected Core should support an increase in pedestrian traffic and mimic the appealing nature of Downtown characteristics by providing enhanced lighting, public realm landscaping, and significant open spaces and pocket parks.

Anticipated Uses

Primary	*Secondary*
Diverse residential, Neighborhood services and retail, parks/open space	Office, industrial

Residential **80%**
Retail **10%**
Employment **10%**



Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
1-3 stories	0.5 to 1	Highly walkable connected grid network, widened sidewalks, trails, and bike lanes	Open spaces, pocket parks and plazas should be plentiful and accessible, and include enhanced lighting and landscaping

CHARACTER FRAMEWORK

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Character District

PRESTON CORRIDOR

The Preston corridor is envisioned as nodes of walkable multi-story development along Preston Road. Development along this corridor should heavily promote walkability and connection to surrounding areas. Buildings should front on Preston Road with parking incorporated underneath or behind the building to promote a welcoming street environment. Having one of the lowest residential land uses in the city, the area should primarily provide retail and employment uses.

Anticipated Uses

Primary	*Secondary*	
Mixed-use, commercial, entertainment, office, and institutional	Multi-family residential (incorporated into mixed-use developments)	Residential **25%** Retail **50%** Employment **25%**

Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
Up to 5 stories	Maximum 0.5	Streets should encompass multimodal infrastructure such as bike facilities and bus stops.	Increased walkability is a priority, with pedestrian-centered amenities such as lighting, shade, and landscaping.

CHARACTER FRAMEWORK

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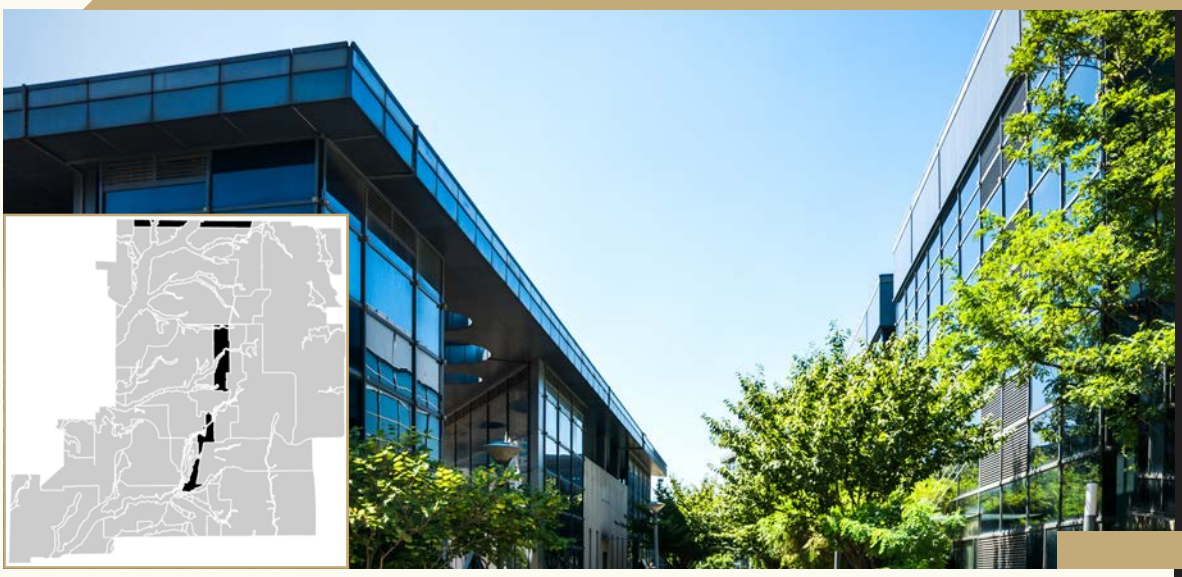


Character District

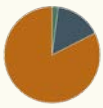
INDUSTRY COMMERCE

Industry Commerce is located along portions of the BNSF Railway just north and south of Downtown. The area is anticipated to be commercial and industrial in nature, and to host a significant amount of employment with some supporting retail. Industry Commerce is anticipated to be rail-oriented with limited residential uses.

Anticipated Uses

Primary	*Secondary*
Industrial, commercial	Retail, office

Residential **5%**
Retail **15%**
Employment **80%**



Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
Up to 3 stories	N/A	Developments should connect to local trails and multimodal facilities to encourage worker accessibility	Some pedestrian pathways

CHARACTER FRAMEWORK

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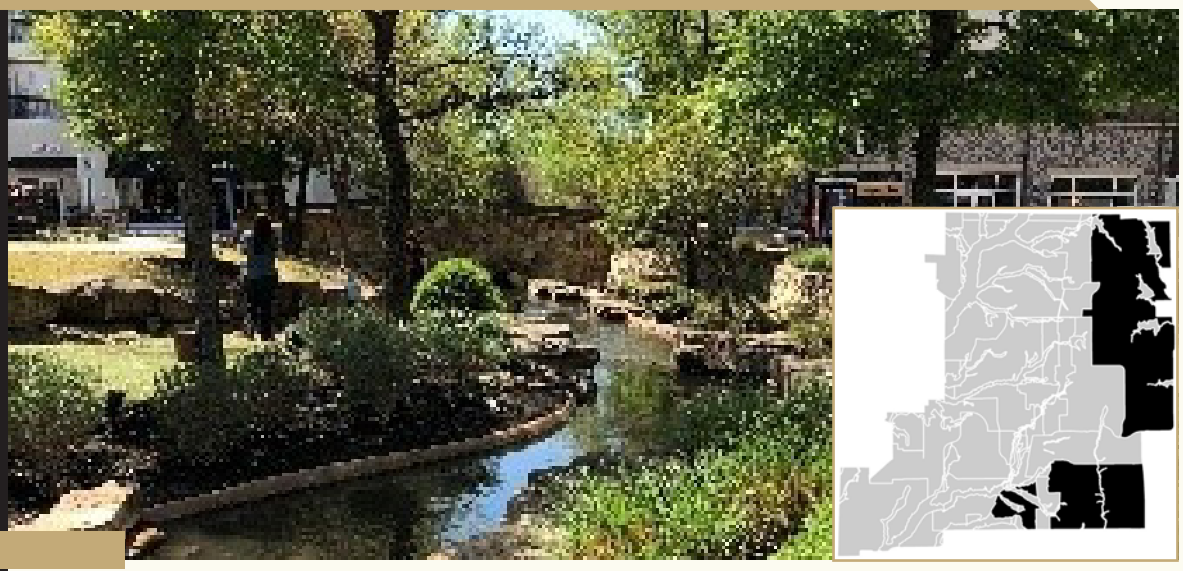
Character District



SCENIC STEWARDSHIP

Scenic Stewardship is located primarily east of Preston Road and in the southeast portion of Celina. The area contains some of the most beneficial soils in Celina, and therefore, development is envisioned to cover less ground area. Development in this area is anticipated to be slightly denser than AgriLife areas to preserve critical open space. Natural features are beneficial to the area and should be integrated within developments and the community. In addition to natural systems, significant recreational and trail opportunities are present, including natural spaces with scenic views.

Anticipated Uses

Primary	*Secondary*	
Detached residential, with some multifamily opportunities; Parks/open space	Some local retail and employment near key corridors and intersections	Residential **75%** Retail **15%** Employment **10%**

Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
1-3 stories for most residential and retail; 1-5 stories for multi-family and employment uses	Maximum 0.3	Limited road construction to preserve open space, but significant trail opportunities encouraged	Development should integrate natural features, providing significant recreational opportunities

CHARACTER FRAMEWORK

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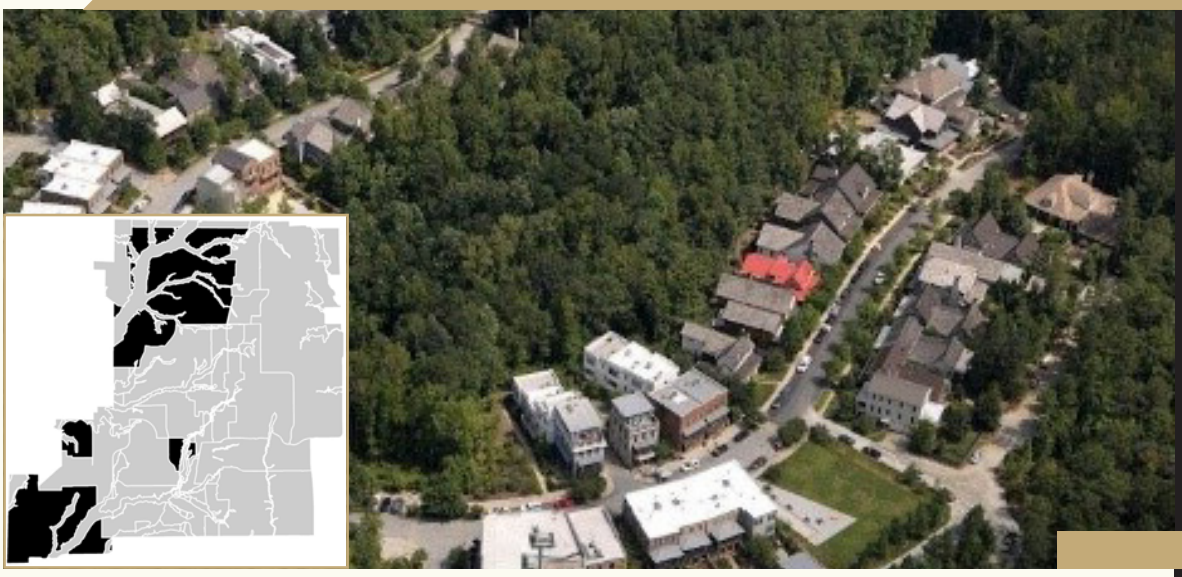

Character District

AGRILIFE

AgriLife is found primarily in the northwest and southwest area of Celina. Due to the number of creeks and floodplains present in the area, development should be carefully planned around the natural landscaping and barriers, avoiding development within the floodplain where possible. The area is envisioned to focus on clustered conservation development to preserve higher amounts of open space. Natural systems should be integrated into the communities and scenic views and recreational and trail opportunities are a key component as well.

Anticipated Uses

Primary	*Secondary*	
Detached residential, with some multifamily opportunities; Parks/ open space	Minimal local retail and employment	Residential **90%** Retail **5%** Employment **5%**

Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
1-3 stories	Maximum 0.25	Limited road construction to preserve open space, but significant trail opportunities encouraged	Open spaces, pocket parks and plazas should be plentiful and accessible, and include enhanced lighting and landscaping

CHARACTER FRAMEWORK

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Character District

REGIONAL MIXED-USE 1 (RMU1)

Regional Mixed-Use 1 is located at the intersection of the Dallas North Tollway and the Collin County Outer Loop alignment. This major regional activity center is anticipated to include the most intense land uses within the planning area and to accommodate the greatest building heights. Pedestrians will be a top priority, with walkable multi-story buildings and continuous shade. Envisioned as a major employment and entertain destination, a welcoming environment is reflected in an abundance of amenities and extensive landscaping.

Anticipated Uses

Primary	*Secondary*	
Mixed-Use, including commercial, office, entertainment, and institutional; Significant parks/open space	Multi-family Residential; little-to-no single family residential	Residential **40%** Retail **20%** Employment **40%**

Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
Multi-story; no height limit	1-2	Streets should be designed as “complete streets” to encourage multimodal travel and walkability with continuous shade and extensive landscaping.	Developments should encompass plentiful amenities and incorporate a significant amount of open spaces and plazas.

CHARACTER FRAMEWORK

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

REGIONAL MIXED-USE 2 (RMU2)

Regional Mixed-use 2 serves as a continuation of Regional Mixed-use 1 (RMU1) and a offers a functional buffer between higher intensity and lower intensity areas. Development is anticipated to be similar to RMU1 with walkable multi-story development and significant open spaces.

Anticipated Uses

Primary	*Secondary*	
Mixed-Use, including commercial, office, entertainment, corporate campuses, medical districts; Significant parks/open space	Multi-family Residential; little-to-no single family residential	Residential **40%** Retail **30%** Employment **30%**

Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
Up to 10 stories	1-2	Streets should be designed as “complete streets” to encourage multimodal travel and walkability. Streets should provide pedestrian oriented design, and should include continuous shade and extensive landscaping	Developments should encompass plentiful amenities and incorporate a significant amount of open spaces and plazas.

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Character District

COMMUNITY MIXED-USE CENTER

Community Mixed-Use Center is envisioned as a highly walkable development of mixed uses, including shopping, restaurants, entertainment, and residential uses. Supported by the neighboring residential and retail uses, the area is anticipated to serve as a local gathering space at key intersections, connected to other areas by shaded and multi-modal trails and networks. With extensive landscaping, continuous shade, and plentiful amenities, Community Mixed-use Center should be a welcoming environment.

Anticipated Uses

Primary	*Secondary*	
Multi-family residential, commercial, entertainment.	Single-family residential, office, parks/open space	Residential **60%** Retail **30%** Employment **10%**

Anticipated Form

Height	*Floor-Area Ratio*	*Mobility*	*Amenities*
Up to 5 stories	Maximum 0.5	Connectivity to the surrounding area is a priority, with streets designed as “complete streets” to encourage multimodal travel and walkability.	Developments should encompass plentiful amenities and incorporate a significant amount of shade and landscaping.

CHARACTER FRAMEWORK

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FLOODPLAIN

The floodplains in Celina represent highly environmentally sensitive areas, running along creeks and waterways and surrounding bodies of water. Floodplains should be used for preservation of natural landscaping and act as a stormwater and flood management tool. Due to the benefits of preserving this land and its associated vegetation and wildlife, there should be no development within the floodplain, outside of low disturbance parks or trails. Constructing pathways along these natural features helps celebrate Celina's green spaces without adversely affecting them. Neighboring development should sensitively transition into these areas and reduce any negative impacts that may be associated with it.

Anticipated Uses

Primary
Open space, green infrastructure, nature preserve, park, greenbelt

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Strategy 5.1: General Project Evaluation Policies:

The following general policies should be used in evaluating rezoning requests, development proposals, area-specific zoning districts applied by the City, economic development-related financing tool requests, and any general development or improvement-related priorities. The proposal should:

Generally conform to the Comprehensive Plan's Vision, Goals, and Strategies.

Generally conform to approved plans and studies applicable to the city or to the specific area.

Positively contribute to the Character Area's character and Vision through use and design.

Enhance and incorporate natural areas, mature trees, and green-related features.

Enhance and incorporate Celina's assets, both built and natural, through preservation and design.

Provide connections through pathways and multi-modal infrastructure to connect within the development(s) and to any adjacent existing or future connections.

Positively contribute to the City's fiscal sustainability by providing vertical or horizontal mixed-use, housing choice, special places, walkability, and/or Celina-specific experiences when possible.

Provide analysis and associated improvements as applicable to mitigate adverse impacts to Celina's transportation network and traffic.

Provide analysis and associated improvements as applicable to mitigate any potential adverse impact on public infrastructure capacity, quality, or long term maintenance.

Where a project or decision does not comply with all of these criteria, demonstration of associated mitigation for non-compliance should be provided.

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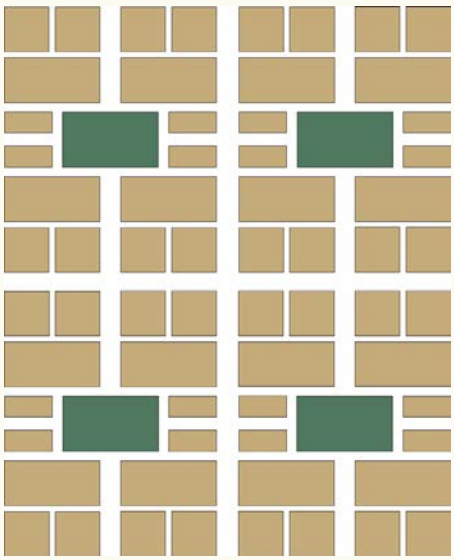
Strategy 5.2: Character District Policies:

The following Character District-specific policies should be used in evaluating rezoning requests, development proposals, area-specific zoning districts applied by the City, economic development-related financing tool requests, and any general development or improvement-related priorities, in addition to the policies provided on the previous pages.

Downtown:

- Generally conform to the Downtown Master Plan.
- Utilize the limited space Downtown by providing multi-story development where possible that is sensitive to existing homes or development adjacencies.
- Provide structured parking where possible to limit surface parking.
- Provide adaptable structures that can be utilized for a multitude of uses over the coming decades.
- Positively contribute to the Historic Texas architectural style.
- Positively contribute public physical and/or programming assets to the Downtown experience.
- Provide project area to residential living to contribute to needed dwelling units for support to commercial enterprises Downtown.

Connected Core:



- Provide development with a continuation of the historic street grid Downtown to mirror 300'x300' square blocks with usable and activated alleys for connectivity.
- Provide park and square space to resemble a distinctive street network with repeating squares of residential style buildings, commercial style buildings, and small green parks. Focus should be on shared civic space for neighborhood units of approximately seven to 11 acres in size with roughly 50% for structures and 50% for the shared space in the center, streets, and pathways. Where development is smaller than a neighborhood unit,

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the neighborhood unit should be implemented incrementally to form as other properties develop.
- Utilize enhanced pedestrian-scaled lighting, public realm landscaping, and enjoyable pathways to positively contribute to a downtown-type feel of quaint walkability and bikeability.
- Provide multi-story development where possible that is sensitive to existing homes or development adjacencies.
- Provide structured parking where possible to limit surface parking.
- Provide adaptable structures that can be utilized for a multitude of uses over the coming decades.
- Provide project area to residential living to contribute to needed dwelling units for support to commercial enterprises Downtown.
- Design neighborhood unit parks with open space complemented with basic multi-functional features such as shade trees, decorative climbing and sitting elements, and power outlets.

Preston Road Corridor:

- Avoid typical pad site and strip center-style development. Where pad sites are market ripe, they should be situated to allow for shared space between structures and a continuous shaded pedestrian pathway to and through each parcel. Where shopping center-type development is desired, great care should be provided to design the center with greenway pedestrian and bike infrastructure that is not an afterthought so that patrons can park once and walk or bike the experience, preferably connected by a people circulator vehicle system.
- Make Celina's Preston Road Corridor different than others by utilizing a Celina-specific landscaping, lighting, branding, and wayfinding to make a bold statement.
- Provide sensitive transitions and buffering measures to existing development, rural estates, or homes where present, while providing neighborhood connections that do not "wall off" potential walkable neighborhood services and destinations.
- Focus bold architecture, public art, and multi-story development at intersections along Preston Road. Single story development at intersections along Preston Road should be avoided.

Industry Commerce:

- Provide adaptable space for industrial and non-residential uses that are still compatible with residential living. Structures should include functional interactions, such as operable windows, roll-up bay doors, and noxious feature mitigation, screening, or buffering.
- Utilize multi-story development where possible.

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- Design buildings and sites to be aesthetically pleasing to allow for different uses to occupy the buildings in the future and for complementary development to locate adjacent to sites without eyesores.
- Provide a trail and trail-oriented development, where possible, along properties that are adjacent to the Railway.
- Provide sensitive transitions and buffering measures to existing development, rural estates, or homes where present, while providing neighborhood connections that do not "wall off" potential walkable neighborhood services and destinations.

Scenic Stewardship:

- Protect and enhance natural assets by utilizing Low Impact Development (LID), Green Infrastructure, and multi-story or conservation development to integrate natural systems and prevent impervious surface where possible.
- Focus multi-story development along key corridors and intersections.
- Master plan neighborhoods to focus on Green Celina and make Celina's biggest statements as a Scenic City.
- Preserve scenic views and assets by identifying them and working to focus on them with design of developments and improvements.
- Customize roadway improvements to incorporate Integrated Stormwater Management (iSWM) features, such as medians as curb inlets with filter strips and treatment trains.
- Preserve and enhance high priority ponds, tree stands, and Green Stormwater Infrastructure Zones (see Green Celina) in designs and improvements.

Agrilife:

- Protect and enhance natural assets by utilizing Low Impact Development (LID), Green Infrastructure, and multi-story or conservation development to integrate natural systems and prevent impervious surface where possible.
- Provide farm and rural experiences with city conveniences with development types, such as agrihoods, and with experiences, such as agritourism. The Agrilife Character District is not intended to be all agricultural uses, and should include extensive residential uses with complementary non-residential uses as well.
- Preserve scenic views and assets by identifying them and working to focus on them with design of developments and improvements.
- Provide significant trail, recreation, and community gathering opportunities.

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- Avoid suburban-type development and focus on providing development that is more village-oriented and rural feel. Provide homes and buildings in clusters, with fronts close together and connected pathways, to contribute to walkability while still allowing for rear yard open space or shared open space.
- Master plan neighborhoods that provide unique appeal to people seeking living away from urban city life but still knowing their neighbors and having shared amenities.

Regional Mixed-Use 1:

- Provide multi-story development; no single story development, unless associated with a shared amenity, should be permitted.
- Highest heights for multi-family residential and mixed-use in the core, and compact, regional commercial uses within a five-minute walk of an enhanced, natural, and central gathering space.
- Development should provide extensive landscaping and shade, as well as enhanced and integrated natural areas and pathways.
- Highest density and height housing and mixed-use should be along key corridors and intersections, transitioning to medium density residential and commercial within a 10-minute walk of the core.
- Architecture should be bold, innovative, and unique to set Celina apart from neighboring communities along the Dallas North Tollway and Outer Loop. Integrated green spaces should complement the architecture.

Regional Mixed-Use 2:

- Provide multi-story development; no single story development, unless associated with a shared amenity, should be permitted.
- Locate a large portion of Celina's multi-family uses within this District to diversify the taxbase and support the community's desired shopping, dining, and entertainment uses, while ensuring these uses have adequate access to high capacity roadways.
- Locate corporate campuses and high trip-generating uses within this District to ensure these uses have access to high capacity roadways.
- Provide sensitive transitions and buffering measures to existing development, rural estates, or homes where present, while providing neighborhood connections that do not "wall off" potential walkable neighborhood services and destinations.
- Avoid typical pad site and strip center-style development. Where pad sites are market ripe, they should be situated to allow for shared space between structures and a continuous shaded pedestrian pathway to

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and through each parcel. Where shopping center-type development is desired, great care should be provided to design the center with greenway pedestrian and bike infrastructure that is not an afterthought so that patrons can park once and walk or bike the experience, preferably connected by a people circulator vehicle system.
- Architecture should be bold, innovative, and unique to set Celina apart from neighboring communities along the Dallas North Tollway and Outer Loop. Integrated green spaces should complement the architecture.
- Development should provide extensive landscaping and shade, as well as enhanced and integrated natural areas and pathways.
- Provide trails and trail-oriented development, where possible.

Community Mixed-Use Center:

- Provide multi-story gateway-style development; no single story development, unless associated with a shared amenity, should be permitted.
- Design of these areas should be compact and walkable.
- Avoid typical pad site and strip center-style development. Where shopping center-type development is desired, great care should be provided to design the center with greenway pedestrian and bike infrastructure that is not an afterthought so that patrons can park once and walk or bike the experience, preferably connected by a people circulator vehicle system.
- Interactive water amenities and extensive shaded landscaping are essential to this District's success.
- Development in these areas should not exceed five stories in height to ensure that surrounding adjacencies are not adversely affected.
- Uses in Community Mixed-Use Centers should be a mixture of residential, shopping, restaurants, and entertainment with areas for gathering.

Floodplain:

- Utilize floodplains for risk management of stormwater events.
- Enhance floodplains across the city proactively to ensure they are scenic and functional assets for generations to come.
- Avoid development in floodplains, and ensure that sensitive transitions are provided instead of development directly to its edge.
- Preserve and protect floodplains to provide design features that contribute to Celina's rural/country feel that is treasured by the community.

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Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHARACTER & PLACEMAKING

HOUSING & NEIGHBORHOODS

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

HOUSING AND NEIGHBORHOODS

CHARACTER AND PLACEMAKING

Goal: Develop and maintain a diverse range of housing opportunities to meet the needs of all residents. All neighborhoods should have convenient access to jobs, services, green spaces and trails, and should preserve the character and design of the community.

Community Feedback

Home is a very important concept in Celina. Celina residents believe that home is more than a place to live. Above all, residents encourage close-knit neighborhoods that afford every person and family, no matter what stage in their life, an excellent quality of life. The community's vision of a people-first Celina includes complete and connected neighborhoods, in which destinations and amenities, such as jobs, homes, recreational space, healthy food, and schools, are as easily accessed by walking or biking as they are by car.

The community sees the following features as key to creating vibrant neighborhoods in Celina:

HIGH-QUALITY DESIGN AND HOUSING CHOICE

Excellent and unique design standards and a variety of affordable housing types, prices, and styles that accommodate young professionals, families, and the senior community.

WALKABILITY AND TRAVEL CHOICE

Safe and convenient streets and trails that support active transportation, including walking, biking, and skateboarding and that connect people to local amenities and neighboring destinations.

RECREATIONAL AND GREEN SPACES

Integrated natural features, including trails, open and recreational space, and landscaping that help beautify neighborhoods, create inviting social gathering spaces, and naturally reduce heating and mitigate flooding.

RETAIL, JOBS, AND CULTURAL AMENITIES

Access to local jobs, cultural amenities, such as libraries, high-quality schools, and healthcare facilities and grocery stores, as well as an eclectic mix of neighborhood dining, shopping, and entertainment options.

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Celina needs to prioritize a wider variety of housing types and price points to accommodate the city's diverse and growing population. Many people, notably younger families and professionals, recent graduates, and the senior community, are facing difficulties finding smaller and affordable housing options in Celina. Additionally, residents are increasingly looking to live in walkable, mixed-use neighborhoods that provide convenient access to basic amenities, jobs, and cultural activities.

Feedback highlighted that most people would welcome the addition of a more diverse range of housing opportunities, such as multi-story developments, condos, and townhomes along major corridors or destinations, such as Downtown, and along Preston Road.

The appetite for multi-story housing and innovative developments, such as Agrihoods and mixed-use neighborhoods, are opportunities for Celina to set itself apart from other cities. Providing a variety of housing options for the community, while harmonizing neighborhoods through consistent design standards that capture Celina's rural/country feel and small town charm, is a strong community desire.

Triple Bottom Line

Equity

Diverse housing options provide equal opportunities to residents of all income levels. Mixed-use neighborhoods provide more employment and commercial opportunities in close proximity to housing, making it easier to rely on walking, biking, or transit. Housing in Celina should be affordable, attractive, and create pride in the community.

Economic & Fiscal Vitality

Developing a diverse housing stock will help the City accommodate the rapid population growth occurring in the Metroplex. Multifamily and townhome developments house more residents in a smaller area, while appealing to young adults, retirees, and those who desire to live in lively downtown areas.

Green Celina

Multifamily and mixed-use areas consume less land overall than single-family developments, providing opportunities to preserve natural areas while accommodating projected growth. Integrated land uses also decrease typical travel distances, and make residents less reliant on personal vehicles.

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Existing Conditions FOR HOUSING AND NEIGHBORHOODS

CHARACTER & PLACEMAKING

Celina's housing market today primarily offers single family homes. Among the 32 cities that comprise Collin County, Celina has the lowest density as measured by population per square mile which is approximately 470 in Celina compared to 6,500 in Dallas. While some multi-family developments exist downtown, all new housing permits in recent years have been for single family housing developments. Lot sizes vary, but concerns are growing over the area's affordability. City leaders anticipate more unique housing opportunities in the future, including the Cottages downtown, and additional areas throughout the City.

NEWER HOUSING IN CELINA

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Since much of the area consists of undeveloped land, most Celina residents currently have easy access to natural areas. As development continues, preserving access to open space may become more of a challenge. To accommodate this, many HOAs have incorporated green space and parks into their developments, and the city has also begun to acquire new park space.

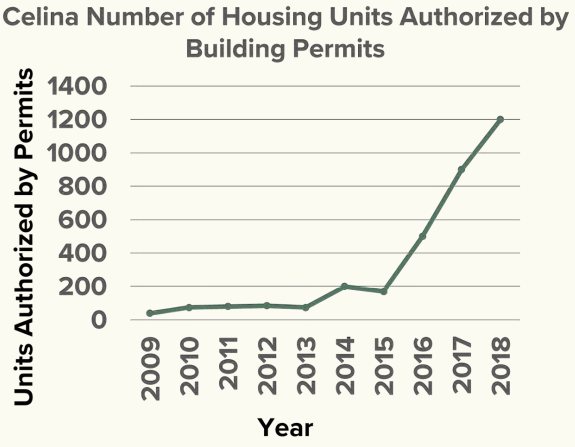
While acknowledging that Celina's growth has largely occurred over the last 10+ years, they have nonetheless limited their housing inventory to a single product category which is single family detached homes. Recognizing

Walkability, travel choice, and access to destinations are important factors to consider when creating future developments.

that this may be the result of developer interest, rather than established policies and regulations, the city should make a concerted effort going forward to solicit and encourage the interest of builders and developers with a broader inventory of available product types.

Over the past 3 years, annual residential construction has increased at an average rate of over 100% (pictured right), but these have all been single family detached units.

Existing residential development in Celina



Pictured above is the number of housing uses the City of Celina has approved over the past nine years.

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AN EXAMPLE OF TOWNHOUSE STYLE HOMES THAT CAN PROVIDE HOUSING CHOICES

CHARACTER & PLACEMAKING

Vision FOR HOUSING AND NEIGHBORHOODS

Celina residents want to come home to a beautiful, well-designed, and well-maintained community. While existing neighborhoods are primarily single-family houses, the community has made it clear a mixture of product types are welcome while respecting the community's character. Celina will have a diverse range of housing choices, including large and small lots, higher densities in strategic locations, and housing for every stage in life so those who call Celina home can continue to call Celina home as they age-in-place.

Neighborhoods encourage travel by walking, biking, or other means. Trails and sidewalks will connect neighborhoods to local entertainment, destination, shopping, and employment opportunities.

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Communities in Celina will provide the a high quality of life accessible for all residents. Residents in Celina will have access to high-quality schools, to parks and recreational opportunities that support healthy and active living and that celebrate the natural environment. Our neighborhoods will encourage the development of close-knit community valued by local residents, and will showcase the City's unique culture and heritage.

Celina's vision for housing and neighborhoods can be summarized as shown above

Multistory housing that provides options for young families, professionals, and seniors.

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Strategy 6.1: Promote housing choice and diversity.

Action #.#.#: Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive re-use, utilization of upper stories, and infill development.
Action #.#.#: Create a prioritized community investment strategy, that includes parks, pathways, and incentives, in areas within Downtown and Connected Core to encourage development in the core of the city.
Action #.#.#: Evaluate existing zoning districts to focus on design, scale, and compatibility instead of on singular use types.
Action #.#.#: Evaluate existing zoning districts for potential removal of minimum lot sizes in future neighborhoods (not existing), in conjunction with minimum Subdivision standards.
Action #.#.#: Adopt a Downtown Code that allows a multitude of housing and building types in Downtown Celina to encourage density that supports commercial uses and walkable, urban living.
Action #.#.#: Revise the Preston Road Overlay, Collin County Outer Loop Overlay, and Dallas North Tollway Overlay to allow for all forms of multi-family development, as well as live-work units and townhomes.

Strategy 6.2: Provide protections and programming for existing neighborhoods.

Action #.#.#: Initiate a proactive, recurring, skillbuilding program for maintenance and repair of structures and property features, such as fences, painting, landscaping, and structural integrity, for both residential and commercial property owners.
Action #.#.#: Evaluate grants and strategies that can assist lower income property owners or residents with home improvements and craft associated outreach accordingly.
Action #.#.#: Create a Neighborhood Protection Overlay process, for neighborhood leaders to initiate, for preservation of existing neighborhood form, scale, and character.
Action #.#.#: Create a Block Leader program through the Police Department to encourage neighborhood organization and safety.
Action #.#.#: Evaluate a proactive Code Enforcement program to review developed areas on a periodic schedule for violations.

The People of Celina are the most important component in Celina 2040, and that includes their homes and neighborhoods. Actions for housing and neighborhoods permeate every element of this Plan and can be found throughout this document.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

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Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHARACTER & PLACEMAKING

PARKS & RECREATION

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

PARKS AND RECREATION

Parks & Recreation

Goal: Promote a safe, healthy, and fun community by providing parks, trails, and other recreational opportunities.

Community Feedback

At the heart of Celina's identity is its connection to nature and the rural/country feel. Celina wants natural and recreational destinations that serve as social spaces, fun, and exercise. Feedback captured the community's enthusiasm for the outdoors and underscored a desire for more parks and athletic facilities, including amenities with interactive water and aquatics. In addition to cultivating and celebrating Celina's love for football and other sports, the community would like to expand its recreational programming and facilities to support a greater variety of activities, including hiking, biking, tennis, yoga, and soccer, and also residents and visitors of all ages. The community places great significance on maintaining and enhancing its existing open space and recreational amenities and seeks to expand its Parks and Recreation System to include a greater variety of parks, programming, community events and festivals, and trails.

The community's Vision of a complete Parks and Recreation system includes the following:

PLENTIFUL PARKS

A collection of connected, diverse, and amenity-rich parks that complement the context of Celina's neighborhoods and special destinations and that provide people vibrant, family-friendly community spaces.

SAFE TRAILS AND CONNECTIVITY

Walkable and bikeable streets and trails that safely connect residential and non-residential destinations and support modern technology and best practices.

MULTI-GENERATIONAL RECREATION

Accessible, age-inclusive indoor and outdoor reactional spaces that offer a wide variety of activities and athletics, notably aquatics, yoga, tennis, and soccer, and community centers that bring all ages together through senior, youth, and family programming and special events.

SCENIC AND NATURAL AREAS

Preservation areas that protect and enhance as much of Celina's open space and habitats as possible. Natural areas and creeks should anchor destinations with green spaces, shade, and interactive water features, such as splashpads.

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The community wants to introduce age-inclusive destinations, such as such as splashpads, swimming pools, community centers and libraries. These spaces can bring together Celina's growing, multi-generational population to collaborate on service projects, participate in family-friendly programming, and enjoy cultural and community events.

As Celina develops and grows, the community wants special emphasis placed on increasing the city's walkability and bikeability by linking parks, neighborhoods, community spaces, and natural areas with a network of trails and complete streets that include bike lanes or sidepaths, crosswalks, and sidewalks. Designing more natural trails and pathways along Celina's creeks and sensitive areas, preserving open space, and restoring streams to mitigate flooding are also major community priorities.

Triple Bottom Line

Equity

When high quality parks and recreation are accessible to everyone living in Celina, the entire community experiences the benefits. Providing opportunities to access parks, trails, and other recreational activities by walking or biking improves community health and wellbeing, thereby improving quality of life.

Economic & Fiscal Vitality

Quality of life is one of the biggest drivers of economic development. Parks and recreation experiences and amenities are important city destinations. Events, markets, and festivals invite foot traffic to local businesses, and can attract new resident, visitors, and jobs which contribute to the City's economic and fiscal vibrancy and health over time.

Green Celina

The community sees the economic benefits of capitalizing on the natural features that make Celina unique. Shaping Celina around a diverse assortment of parks, athletic facilities, and agricultural spaces that are pedestrian-and bike-friendly is vital to continue attracting and retaining residents, visitors, and businesses to the city.

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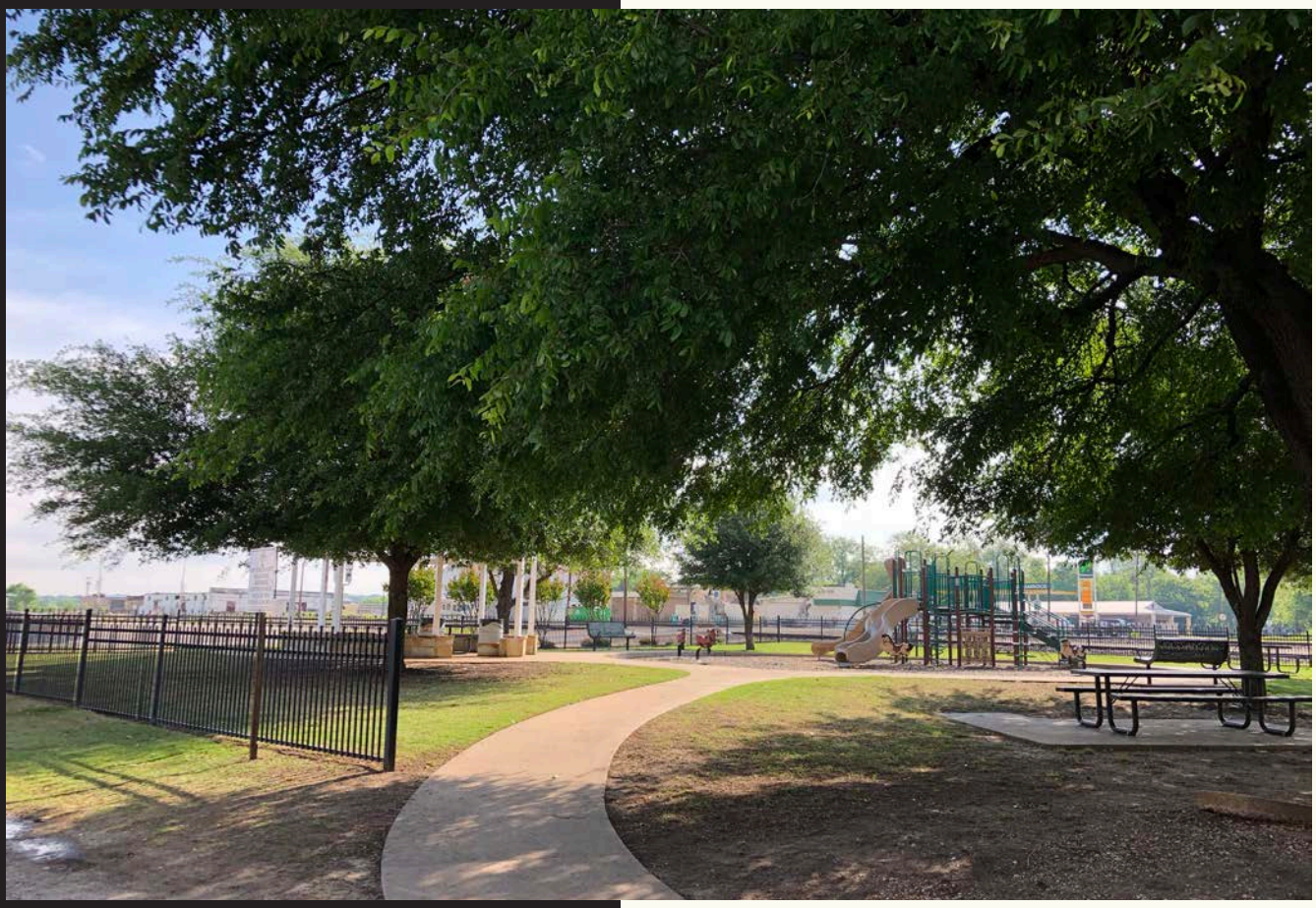
Existing Conditions FOR PARKS AND RECREATION

Parks & Recreation

Celina currently owns and operates three parks: Old Celina Park, Founders Park, and Preston Streams Park. Old Celina Park is the largest and includes the most amenities while the other two serve more local needs. Amenities offered at these current parks are identified on page 155. Celina owns some additional land, some of it reserved for potential park sites, which is currently undeveloped.

In addition to park land, the community also benefits from the Downtown Square, the civic gathering space in the center of historic Downtown. The Square provides



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a passive area for shopping, relaxing, and enjoying events throughout the year. As part of the Downtown Master Plan, the Square is anticipated to double in size.

Throughout Celina, there are also numerous privately-owned HOA parks and facilities, primarily found in the southern portion of Celina. These parks complement public, City-owned facilities and offer more local recreational uses for the residents who live in those areas.

"...as the population continues to increase, more parkland will be needed."

The existing parks provide great benefit to the community, but as the population continues to increase, more park land will be needed. The city has acquired additional park land Downtown and in other portions of Celina. Adopted in February of 2020, the Celina Parks and Recreation Master Plan reflects the recent planning initiatives made by the City to increase and improve the parks and recreation experience in Celina. The 2020 Celina Parks and Recreation Master Plan, in addition to the 2019 Trails Master Plan, identified needs for a broad variety and distribution of trails, parks, and recreational facilities to increase the amenities and connections throughout the city.

Old Celina Park

Shaded pavilion with picnic tables on a waterfront at Old Celina Park

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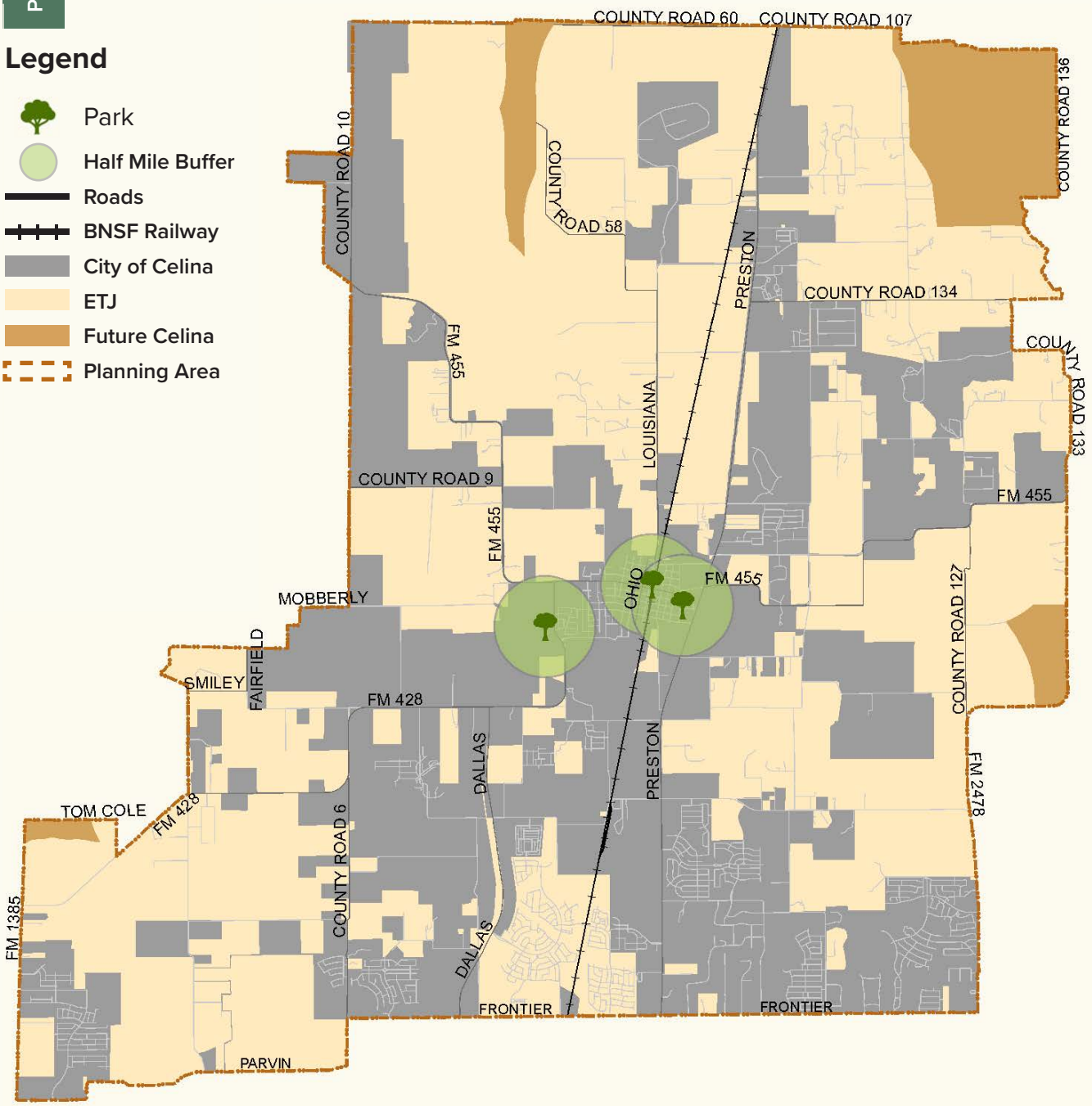
EXISTING PARK LOCATIONS



Source: City of Celina, 2020

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Existing Celina park amenities are based on a mix of active and passive activities including sports, fishing, walking, and social programming.

Old Celina Park is the largest of the three parks and includes the most amenities. At 64 acres this regional facility can host large tournament events to small recreational activities.

A recent expansion to the park has added more ballfield capacity, parking, and connected walkways. This park serves as a recreational destination for local sports teams, families, and children.

Park Name	Amenities
Old Celina Park	Baseball fields
	Multi-purpose sports field
	Catch and release pond
	Covered, lit pavilion with electricity
	Restrooms
	Concession stands
	Playground with sun shades and park benches
Founders Park	Lighted tennis courts
	Gazebo
	Playground
	Horseshoe Pit
	Park benches
	Picnic tables
	Basketball courts
	Open play area
Preston Streams Park	Historic plaque and memorial
	Small basketball court
	Open play area
	Park benches

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Source: Norris Design, 2020

The vision for Celina's park and recreation amenities will provide users with comfortable and well maintained open spaces.

Parks & Recreation

Vision FOR PARKS AND RECREATION

Over the coming years, the City will implement the vision found in the adopted Parks and Recreation Master Plan and Trails Master Plan. This includes offering a wide variety of recreational opportunities and developing parks that are multi-generational gathering places to celebrate and showcase the close-knit nature of the community.

Parks will be knitted into the existing fabric of the community and preserve the natural landscape for current and future residents and visitors to enjoy. Recreational opportunities will be accessible throughout the community through an expansion of the Parks and Recreation System to ensure parks and trails continue to serve future growth and development.

Trails will be available throughout the city and serve as recreational amenities and functional transportation facilities. Trails will connect destinations and natural spaces throughout the city, encouraging a healthy community and

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establishing the community as a world class recreational destination.

Cultural activities, performances, and outdoor activities will be programmed throughout the community, creating opportunities for social gathering, connections, and economic development. In addition, an abundance of trees, shade, and plentiful water features (including splash pads, indoor and outdoor pools, and other aquatic features) will encourage outdoor recreation year-round.

Scenic and natural areas in Celina provide multi-functional amenities that differentiate

Parks should preserve the natural landscape for current and future residents to enjoy.

the city from others. By preserving natural areas and designing them as focal points and destinations, Celina's biggest contributors to the rural/country feel can be maintained, even as Celina grows. Developments will provide linear parks and greenbelts, trail connections, plazas, parks, and other amenities. The Parks Plan Concepts on page 159 illustrates the connectivity and scale of amenities that can be created to create more parks and increase levels of service.

Recreational programming, recreational facilities, and community events will be enhanced and built as Celina grows to provide additional fun, exercise, and connections. Celina will be known for its extensive Parks and Recreation System that integrates natural systems and provides unique amenities and services to residents and visitors alike.

Celina can construct hike and bike trails around the city.

Playgrounds offer the children of Celina places to have fun and relax.

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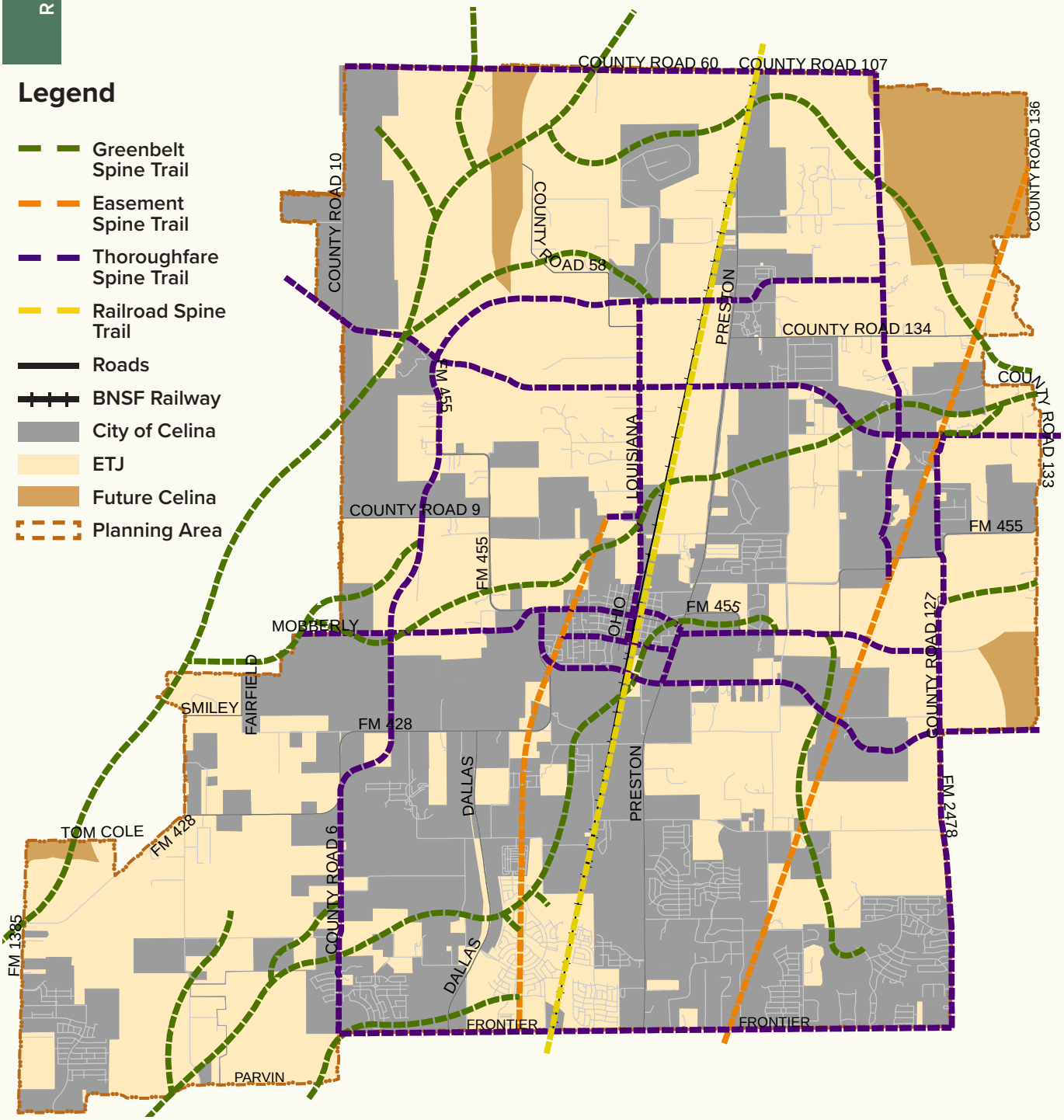
2020 CELINA TRAILS MASTER PLAN



Source: Norris Design, 2019

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

1. SCHOOL PARKS (10-25 ACRES IN SIZE)

The Parks and Recreation Master Plan proposes Celina have 675 acres of school parks.

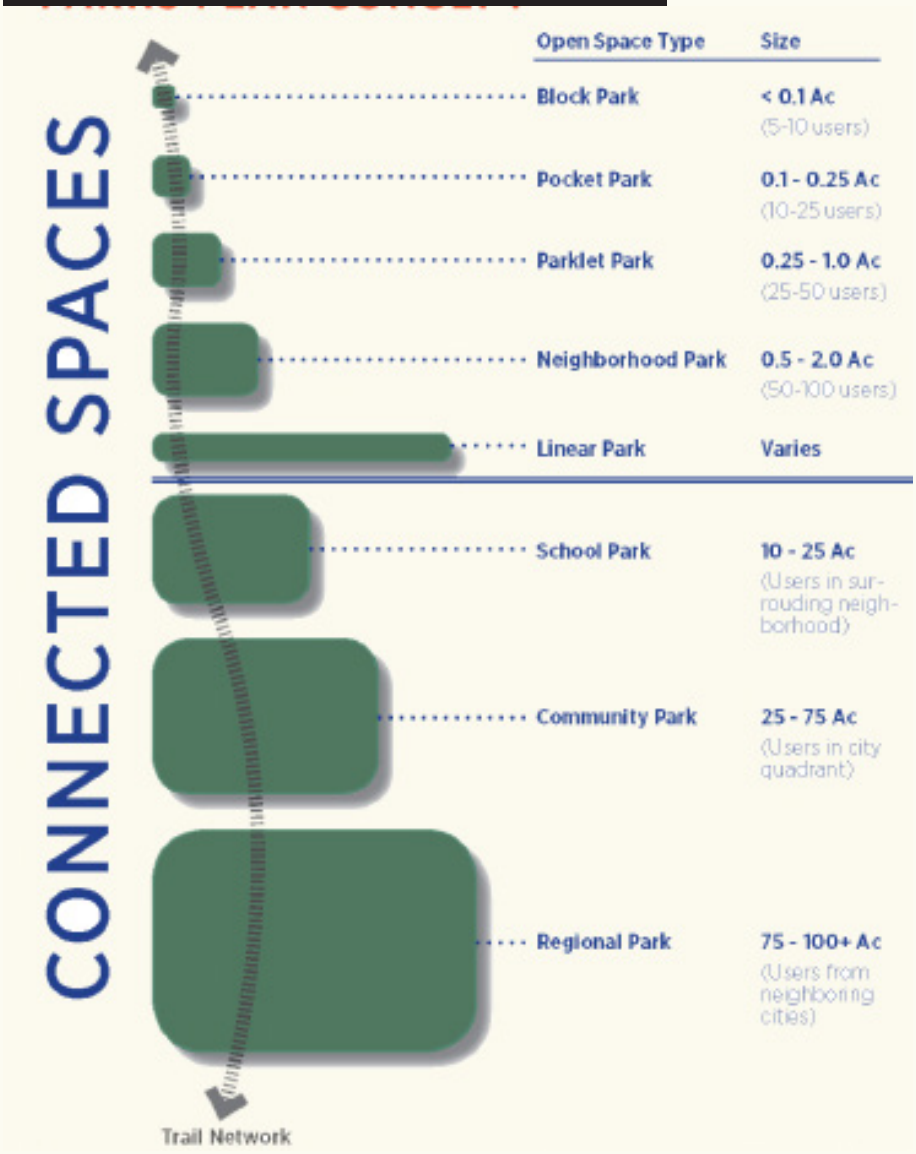
2. COMMUNITY PARKS (50-75 ACRES IN SIZE)

The Parks and Recreation Master Plan proposes Celina have 300 acres of community parks.

3. REGIONAL PARKS (75-100+ ACRES IN SIZE)

The Parks and Recreation Master Plan proposes Celina have 500 acres of regional parks.

PARKS PLAN CONCEPT RANGE



The Trail Map on the prior page identifies the first stages of the trail system throughout Celina as envisioned in the 2019 Trails Master Plan.

These multimodal transportation ways will become connections between destinations but also destinations in and of themselves. The trails will comprise a functional system that invites everyday use.

This integrated system should be considered when creating new public facilities such as schools, parks, and other infrastructure.

The “Connected Spaces” concept at left applies to open space of all sizes, from the smallest scale block parks to the largest regional parks. Trails weave together the park network and allow residents to move from their neighborhoods to a variety of open spaces without utilizing a car. (Source: Norris Design)

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Strategy 7.1: Parks & Trails

Action #.#.#: Adopt a City standard that mandates a park with playground (any size) within 1/4 mile of every new neighborhood and evaluate opportunities to meet this standard with previously developed neighborhoods without one where practicable.
Action #.#.#: Acquire and dedicate a minimum of 100 acres of new public parkland by 2024 (to include key natural areas to enhance and preserve).
Action #.#.#: Construct a community garden with associated skillbuilding programming and policies to ensure the garden's success.
Action #.#.#: Adopt design standards to evaluate parks, open space, and amenities for new private developments to satisfy park land dedication and development requirements.
Action #.#.#: Create minimum design standards for park development and maintenance that include features such as benches, shade, trash receptacles, signage, and parking.
Action #.#.#: Adopt park and trail signage standards to ensure Celina's parks adhere to the City's overall brand and encourage appropriate use.
Action #.#.#: Complete conceptual designs for City gateways and incorporate parks and trailheads at the gateways where possible.
Action #.#.#: Construct the shared patio plaza in Downtown between Pecan and Ohio as envisioned in the Downtown Master Plan.
Action #.#.#: Establish minimum trail, trailhead, and offspot amenity standards and associated designs, to be provided with each of the three components each occurrence, to ensure trail safety, usability, and enjoyment.
Action #.#.#: Design and construct a minimum of two public, City trailheads by 2025.
Action #.#.#: Design and construct a minimum of five miles of public trails by 2025 (either City or developer-constructed).
Action #.#.#: Design and construct a minimum of two public, City dog parks by 2030.
Action #.#.#: Design and construct a minimum of four City parks with restrooms, playgrounds, and other amenities, one in each quadrant of the city, by 2030.
Action #.#.#: Map existing trails within Celina in GIS, both public and private, and provide the associated information on the City's interactive map. Adopt a policy to maintain the GIS layer as new trails are constructed.
Action #.#.#: Map existing parks within Celina in GIS, both public and private, and provide the associated information on the City's interactive map. Adopt a policy to maintain the GIS layer as new parks are designated or constructed.

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Strategy 7.2: Events & Festivals

Action #.#.#: Design the Downtown Square expansion with associated amenities and features as envisioned in the Downtown Master Plan.
Action #.#.#: Evaluate City support, partnerships, and growth strategy for the Friday Night Market to ensure the Market's long term success.
Action #.#.#: Create temporary destinations (ex. food trucks, pop-up parks or child play equipment, mini-festivals, art/vendor fairs, etc.) within the Entertainment District at specific times of the year to demonstrate the area's future as a special destination in Celina.
Action #.#.#: Add one to two arts and music festivals or events per year to the Celina Events Calendar to work towards Celina's opportunity to be an arts and culture destination within the region.
Action #.#.#: Design and construct public Downtown restrooms near the Square.

Strategy 7.3: Recreation Facilities & Programming

Action #.#.#: Conduct a feasibility study for a new multi-generational recreation, youth, and senior center to include an indoor pool/aquatics and age-specific multi-functional, separate spaces for youth, teenagers, adults, and seniors.
Action #.#.#: Evaluate special use parks and facilities catered specifically to teenagers, and incorporate associated improvements into a prioritized strategy for construction/implementation accordingly.
Action #.#.#: To enhance the service, hospitality, and family-focused culture in Celina as new residents continue to locate within the community, partner with the school districts and local non-profits to create and market an annual "service match" event where interested individuals, students, and families can learn about volunteer opportunities within the community and sign up to participate.
Action #.#.#: Conduct a recreational programming needs assessment, including existing and potential partnerships with sports leagues and groups, as well as library needs, to better understand the opportunities and strategies to prepare Celina for facility, staffing, and land needs over the next five to 10 years.
Action #.#.#: Design and construct a minimum of two public, City pools by 2030.
Action #.#.#: Design and construct a minimum of two public, City splashpads by 2030 (can be included in parks or within the Square as long as they are public).

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CHAPTER 5

Strategic Growth

PLANNING AREA & POPULATION	164
UTILITIES & SERVICES	176
MOBILITY & CONNECTIVITY	192

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

STRATEGIC GROWTH

PLANNING AREA & POPULATION

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

PLANNING AREA & POPULATION

"THANKS FOR LISTENING TO CELINA'S CITIZENS!"

-Post to the Future Feedback

CONSTRUCTION
All around town, construction equipment, new structures, and new amenities can be seen.

STRATEGIC GROWTH

PLANNING AREA AND POPULATION

Since its incorporation in 1907, Celina has experienced slow and steady growth. However, in the last decade, Celina has become one of the fastest-growing cities in North Texas. The vast majority of this growth is due to in-migration from other areas of Texas and states in the country, as opposed to natural increases associated with existing residents having more children. The following section outlines conditions that are affecting growth in Celina and also goals and strategies to support growth in an orderly and strategic fashion. The priority growth areas introduced in the Development Section take into consideration the characteristics of the area, location, development and utilities, timing, and more. In addition to the other sections of the Comprehensive Plan, these growth opportunities should not be considered as absolutes and a guaranteed process of growth. The priority areas and goals should be used as an aid to determine the best location of development, given Celina's current, future, and proposed

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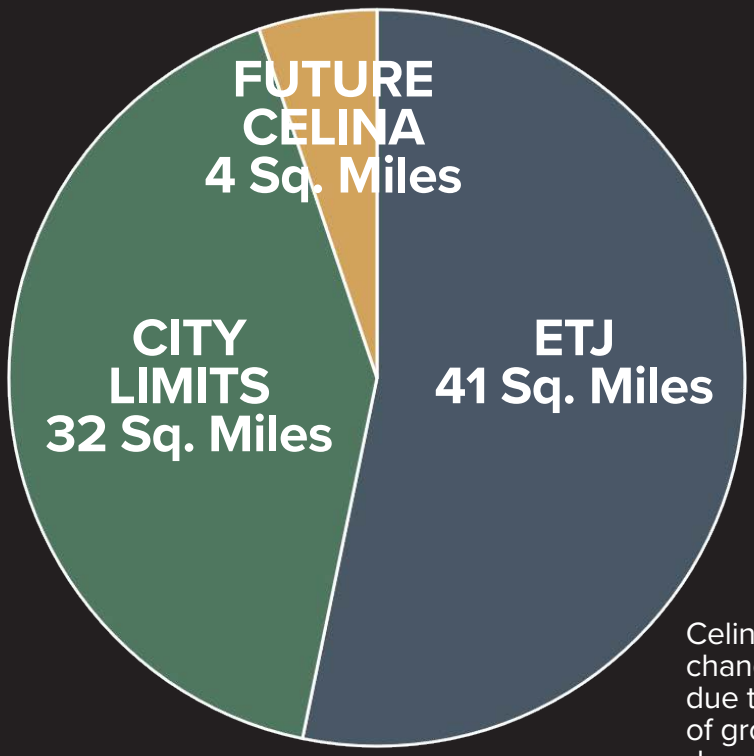
2019 PLANNING AREA CHARACTERISTICS



Celina's boundaries change frequently due to the high rate of growth and new development.

changes.

Within its city limits, the City has jurisdiction over provided services and resources, regulations, quality of life aspects, planning, and other general amenities. During the first couple of decades since Celina began annexing land, the expanded city limits remained central and compact with the incorporated settlement. Annexation is the process of the City expanding its boundaries. During the turn of the millennium, Celina began encompassing a larger amount of land in a more sporadic fashion. State law requires city limits to be continuous, and therefore, the boundaries always remained connected in whatever geographic form they took.

In 2019, at the time of existing conditions analysis for this Plan, Celina's city limits encompassed approximately 32 square miles, extending in all directions from the Downtown core. The surrounding extraterritorial jurisdiction (ETJ) encompassed approximately 73 square miles. The ETJ is unincorporated land in the County that is not within the city limits of any city. In accordance with State law, in the case of Celina, the ETJ is a one-mile buffer around the city limits, as long as the area is contiguous with the city limits and does not overlap with any other city's ETJ. As Celina annexes more land, the ETJ expands. As the City's population reaches designated thresholds, the ETJ buffer increases (Population 25,000 = 2 miles, Population 50,000 = 3.5 miles, etc.).

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and

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STRATEGIC GROWTH

Annexation & Legislative Changes

TEXAS CONTINUES TO STRIP LOCAL GOVERNMENTS OF POWERS WITHIN THE ETJ, WHICH ADVERSELY IMPACTS CITIES' ABILITIES TO GROW EFFICIENTLY OR IN A CONTROLLED MANNER

PLANNING AREA AND POPULATION

Recent legislative changes have amended the powers of cities and the way that they can annex. What was once a voluntary and involuntary process, annexation now largely requires the property owner to request the annexation or for provisions within a previously executed non-annexation agreement to trigger annexation. While some developments or property owners may not choose to be within the city's limits, there are positives to being annexed. Some of the added benefits include additional services from the City (including safety), as well as development standards being extended to the area (helping to protect property values and ensure high quality neighborhoods).

Complicating matters of annexations and city limits, recent legislative changes have also increased powers of municipal utility districts (MUD's) and other special districts and lessened the powers of cities. Whereas the City had leverage to more easily necessitate developments to come into the city limits if they were proposed in its extraterritorial jurisdiction (ETJ) before, cities are now forced to pick between **two non-preferred options** when development is proposed in the ETJ (where a MUD is now commonly proposed since the changes) as outlined in the green boxes here.

1. MUD OUTSIDE THE CITY LIMITS

Allow the MUD to come in outside of the city's limits while its residents enjoy all of the City's amenities and publicly available infrastructure without paying any City property taxes, and the City will have no guarantee of the development's design or infrastructure quality.

2. DEVELOPMENT INSIDE THE CITY LIMITS WITH INCENTIVES

Negotiate with the developers to annex and construct the development inside the city's limits, usually utilizing an incentive package as leverage, and then be forced to stretch way past where development should be with services and infrastructure extensions (ex. fire stations, trash service, roads, sewer, etc.) but at least getting the property tax and some control of the design of the development and its infrastructure.

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The City of Celina is still choosing to plan its UMB, as opposed to just the city limits, for three key reasons:

1. The Plan is a tool to communicate Celina's vision with potential developers;

2. The State of Texas may adjust annexation or MUD regulations in the future to allow cities more ability to grow in a fiscally conservative manner (like they used to be able to do); and

3. Areas with non-annexation agreements that get triggered or areas with cooperative property owners could be inside the city limits in the future.

While the strategies and actions proposed in this Plan focus development on the core of the city for highest return on investment and fiscal sustainability, Texas continues to strip local governments of powers within the ETJ and adversely impact cities' ability to grow efficiently or in a controlled manner. Celina can offer creative incentives to developments proposing to locate within areas riper for development than its fringes, but outside of that, it is up to the State of Texas to provide cities tools back to control leapfrog development so that they can grow efficiently without over-burdening taxpayers.

Celina has worked to solidify its ultimate municipal boundary (UMB) in agreement with the surrounding cities, which adds approximately four square miles to Future Celina. This agreement between municipalities reflects that no matter how far their ETJ is allowed to legally expand, the cities will not expand past the designated boundary. Celina's UMB encompassed an area of approximately 77 square miles total as of 2019, and having this boundary aids in the planning process. With the UMB, Celina is able to identify their area of future jurisdiction and plan for growth and services accordingly. Prior to the legislative changes regarding annexation and MUD's, cities could hold to plans, such as future land use and placetypes, but now any development coming into the UMB with capability to form a MUD has much more power to ignore a city's plans and construct what it wants to without answering to anyone, with very minimal exceptions. The priority growth areas are also affected by utility and school district jurisdictions. In areas outside of City jurisdiction, partnerships should be made to provide adequate utilities within the communities. Depending on the growth and expansion plans of these partners, growth may be limited based on what can be supplied.

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and preserving Downtown.

In addition, school district capabilities may further hinder quality growth on Celina's fringes. Celina is served by five school districts — with most areas being served by Celina and Prosper Independent School Districts. Celina and Prosper School Districts have both acknowledged their awareness of growth coming to Celina and their concerns of being able to manage the influx of student and facility growth with projects outside the City's jurisdiction.

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STRATEGIC GROWTH

Celina's Population

CELINA BEGAN A PERIOD OF EXPONENTIAL GROWTH, STARTING AROUND THE YEAR 2000, AND IT IS NOT PREDICTED TO END BY THIS PLAN'S PLANNING HORIZON OF 2040.

Future population growth within the planning area is one of the largest considerations in creating the Character Areas in the Character Framework and planning for future infrastructure and services. Identifying the future population gives the City and the community an idea of what to expect and how to prepare for changes. When projecting population, a number of methods can be used. For this plan, one primary methodology was used, and it was complemented with a secondary methodology for comparison and reference (both explained in detail below).

Factors such as Celina's past growth rate, the growth rate of comparable cities, existing and planned development, and Celina's Vision for the future all went into the population projections. Celina began a period of exponential growth, starting around the year 2000, and it is not predicted to end by this Plan's planning horizon of 2040.

Compound Annual Growth Rate (CAGR) can be simply described as the ***speed*** or rate of growth over a multi-year period versus the percent change of the same growth which reflects the ***quantity*** or magnitude of growth. It is anticipated that the CAGR (i.e. speed of growth) of Celina will be at least eight percent each year through 2040, with some years of growth approximating rates of around 15 percent. This growth presents the issue of estimating how long the high demand will continue. Utilizing other sections of the Comprehensive Plan, such as Market and Economics, the population growth of Celina can be better studied to reflect a more likely growth scenario.

PAST GROWTH RATE

One of the best indicators for predicting a city's future growth is often its past growth rate. Celina is growing very fast. The tables that follow show the past growth rates for Celina, neighboring cities, and the region as a whole.

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and preserving Downtown.

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City of Celina Past Population Growth				
Year	Population	# Change	% Change	CAGR
1990	1,737	-	-	-
2000	1,861	124	7%	1%
2010	6,028	4,167	224%	12%
2019	17,680	11,652	193%	13%

City of Prosper Past Population Growth				
Year	Population	# Change	% Change	CAGR
1990	1,018	-	-	-
2000	2,097	1,079	106%	7%
2010	9,423	7,326	349%	16%
2019	25,630	16,207	172%	12%

City of Frisco Past Population Growth				
Year	Population	# Change	% Change	CAGR
1990	6,141	-	-	-
2000	33,714	27,573	449%	19%
2010	116,989	83,275	247%	13%
2019	183,560	66,571	57%	5%

Collin County Past Population Growth				
Year	Population	# Change	% Change	CAGR
1990	264,036	-	-	-
2000	491,675	227,639	86%	6%
2010	782,341	290,666	59%	5%
2019	1,010,330	227,989	29%	3%

NCTCOG Past Population Growth				
Year	Population	# Change	% Change	CAGR
1990	4,391,315	-	-	-
2000	5,209,227	817,962	19%	2%
2010	6,539,950	1,330,673	26%	2%
2019	7,548,400	1,008,450	15%	2%

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Celina's Population in 2040

COMPOUND ANNUAL GROWTH RATE

Compound Annual Growth Rate (CAGR) can be simply described as the ***speed*** or rate of growth over a multi-year period versus the percent change of the same growth which reflects the ***quantity*** or magnitude of growth.

STRATEGIC GROWTH

Celina's population has experienced an intense surge over the past several years. NCTCOG's population projections by City are listed below up to Year 2020. Additionally, current local Celina population projections up to Year 2021 have also been provided that are based on the number of building permits provided by each year. NCTCOG's population projections are consistently lower than the Celina projections. This could be due to the fact that the Light Farms development has not been included in the NCTCOG's population projections. For all other purposes in this Plan, besides this CAGR forecast, the NCTCOG population for 2019 of 17,680 was used.

When looking into the projection population for future years, a Compound Annual Growth Rate (CAGR) was applied to the 2020 population estimate from the local Celina 2020 population number. The CAGR has been determined by reflecting similarly sized and located cities within the DFW Metroplex. It is a common theme amongst cities to experience rapid population growth once the Dallas North Tollway has extended into the community. Notes regarding Frisco, Celina, and Prosper's growth are listed on the following page.

Celina 2018-2021 Population

Year	NCTCOG Population Projections	Local Celina Population Projections	Rate of Growth Based on Local Projections
2018	13,090	15,090	-
2019	17,680	18,860	25%
2020	21,430	22,641	20%
Est. 2021	-	27,417	21%

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CAGR Notes:

Prosper grew at a 7.6% CAGR from 2000-2010.
The extension of the Dallas North Tollway, from Gaylord Parkway north to U.S. 380, opened to traffic in September 2007. U.S. 380 is the southern border of Prosper, and the Dallas North Tollway had not yet been opened in Prosper. Prosper had a two-lane road, Dallas Parkway, currently through its entirety where Dallas North Tollway would later be.

Prosper grew at an 8% CAGR from 2012-2019.
The extension of the Dallas North Tollway, from Gaylord Parkway north to U.S. 380, opened to traffic in September 2007. U.S. 380 is the southern border of Prosper, and the Dallas North Tollway had not yet been opened in Prosper. Prosper had a two-lane road, Dallas Parkway, currently through its entirety where Dallas North Tollway would later be.

Celina grew at a 22% CAGR from 2014-2019.
Celina did not have any portion of Dallas North Tollway, but did have the two-lane frontage road, Dallas Parkway, through its bottom third of the ultimate city limits. The other side of the frontage road opened in late 2019.

Frisco grew at a 19% CAGR from 2000-2005.
A 1.5-mile extension to Gaylord Parkway in Frisco opened in April 2004.

Frisco grew at a 19% CAGR from 2005-2010.
The extension of the Dallas North Tollway, from Gaylord Parkway north to U.S. 380, opened to traffic in September 2007.

Frisco grew at an 8% CAGR from 2010-2015.

Celina 2040 CAGR Forecast

Year	Population	CAGR
2019	18,860	-
2020	22,632	20%
2021	27,158	20%
2022	32,047	18%
2023	37,815	18%
2024	44,622	18%
2025	51,315	15%
2026	59,013	15%
2027	67,865	15%
2028	74,651	10%
2029	82,116	10%
2030	90,328	10%
2031	99,361	10%
2032	107,310	8%
2033	115,894	8%
2034	125,166	8%
2035	135,179	8%
2036	145,993	8%
2037	157,673	8%
2038	170,287	8%
2039	183,910	8%
2040	198,622	8%

2040 CAGR POPULATION FORECAST
High Side CAGR Forecast
(NOT PRIMARY PROJECTION)

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Celina's Population in 2040

PROJECTION

STRATEGIC GROWTH

The 2040 population projections were created utilizing a data-driven, Vision-driven approach. In order to estimate the population for 2040, the Character Framework and associated Vision for each Character Area were applied to determine the capacity for different development types in each Area, then market probability was used to estimate how much of this development would occur in Celina by 2040. In addition, a number of other factors and data inputs impacted the estimate.

See total projection next page.

2040 Population Projection Per Character Area

Celina Character Areas	Acres	Developable Acres	2040 Additional Population
Regional Mixed-Use 1	1,728	1,296	4,568
Regional Mixed-Use 2	7,195	5,396	18,105
Community Mixed-Use Center	897	673	2,799
Preston Road Corridor	2,308	1,731	2,563
Industry Commerce	1,226	920	184
Downtown	435	326	2,806
Connected Core	6,259	4,694	25,893
Scenic Stewardship	12,808	9,606	24,358
AgriLife	9,814	7,361	22,163
Floodplain	6,469	0	0
Totals:	***49,139***	***32,003***	***103,439***

2040 Population Projection Methodology:

Established Character Framework Map

Created Character Area Visions and Ideal Land Use Mixes

Identified Conceptual Areas of Developable Land

Identified Distribution of Current Population

Identified Densities and Floor Area Ratios by Product Type

Identified Anticipated Persons per Household by Product Type

Applied Trend and Trade Area Data

Conducted Analysis and Refinements

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Some inferences were utilized in creating the 2040 Population Projections, such as the following:

1. Assumed 75 percent development efficiency per site.

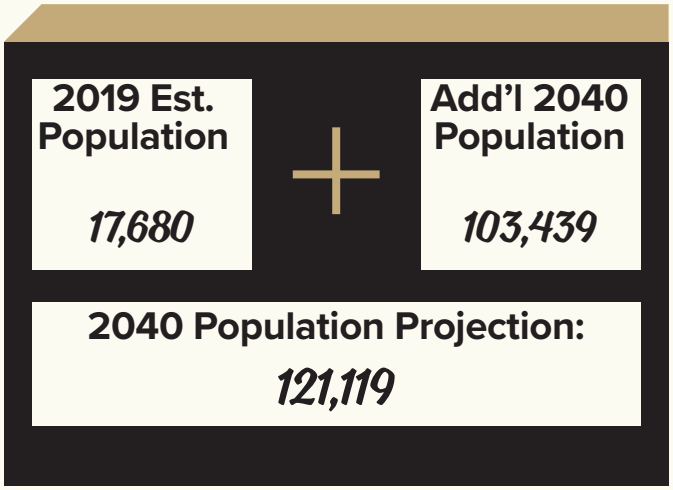
2. Although there is some unmapped floodplain, approximately 10 square miles of documented floodplain was removed from the developable area.

3. A conceptual identification of developed land was identified in 2019 and was put at approximately 17 square miles.

4. Approximately 77 square miles of Celina area, minus the floodplain, minus the developed area, resulted in approximately 50 square miles that were utilized in the projections.

Once the methodology outlined on the previous page in the black box was applied, its result was compared to the Compound Annual Growth Rate (CAGR) forecast provided in the previous section. The CAGR was prepared to reflect growth rates of similarly sized and located cities within the DFW Metroplex and Celina's past growth. It is a common theme amongst cities to experience rapid population growth once the Dallas North Tollway has extended into or near the community. Notes on a few of these communities are provided on the previous pages, along with the high side CAGR forecast.

The 2040 Population Projection of 121,119 reflects both a nuanced, Celina-specific methodology and the magnitude of growth reflected on the CAGR Population Forecast. The City should update the population projections with each Comprehensive Plan Update to ensure that current population and development is factored in to upcoming needs assessments.



PROJECTED POPULATION FOR THE CELINA PLANNING AREA BY 2040
Ricker | Cunningham, 2020

Celina is positioned to capture a healthy share of all residential product types as planned. Correspondingly, its share of retail and employment development will be higher than it has been historically, yet in line with what will be required to address the needs of new residents and employees in the Trade Area. Given this level of market absorption captured by the City of Celina by 2040, quantitative fiscal impacts to the City were then calculated. Considering new development growth only, the anticipated 2040 land use mix has the potential to generate approximately **$13.8 billion in new development value**. This level of new development, in turn, has the potential to generate approximately **$143.7 million in new annual fiscal revenues** for the City of Celina.

FISCAL IMPACT ESTIMATES FOR 2040
Ricker | Cunningham, 2020

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Celina's Population at Buildout PROJECTION

STRATEGIC GROWTH

Similar to the 2040 population projections, the buildout projections were created utilizing a data-driven, Vision-driven approach. In order to estimate the population at buildout, the 2040 projections methodology was continued and forecasted into the future. The Character Framework and associated Vision for each Character Area were applied to determine the capacity for different development types in each Area, then market probability was used to estimate how much

See total projection next page.

Buildout Population Projection Per Character Area

Celina Character Areas	Acres	Developable Acres	Buildout Additional Population
Regional Mixed-Use 1	1,728	1,296	14,744
Regional Mixed-Use 2	7,195	5,396	61,382
Community Mixed-Use Center	897	673	10,815
Preston Road Corridor	2,308	1,731	11,598
Industry Commerce	1,226	920	1,839
Downtown	435	326	8,960
Connected Core	6,259	4,694	105,973
Scenic Stewardship	12,808	9,606	76,757
AgriLife	9,814	7,361	69,247
Floodplain	6,469	0	0
Totals:	***49,139***	***32,003***	***361,315***

Buildout Population Projection Methodology:

Established Character Framework Map

Created Character Area Visions and Ideal Land Use Mixes

Identified Conceptual Areas of Developable Land

Identified Distribution of Current Population

Identified Densities and Floor Area Ratios by Product Type

Identified Anticipated Persons per Household by Product Type

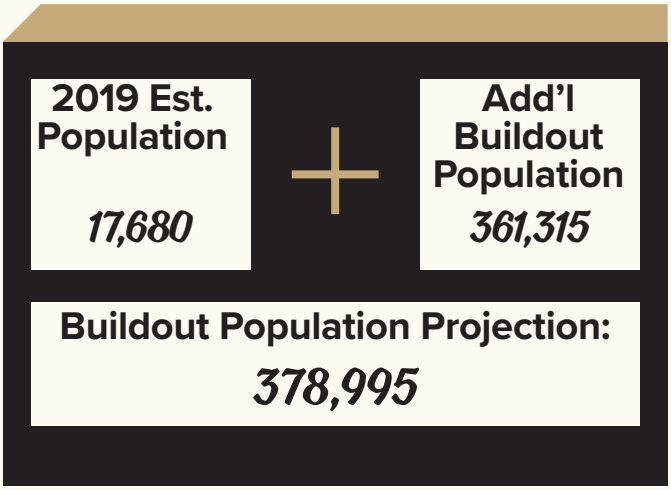
Applied Trend and Trade Area Data

Conducted Analysis and Refinements

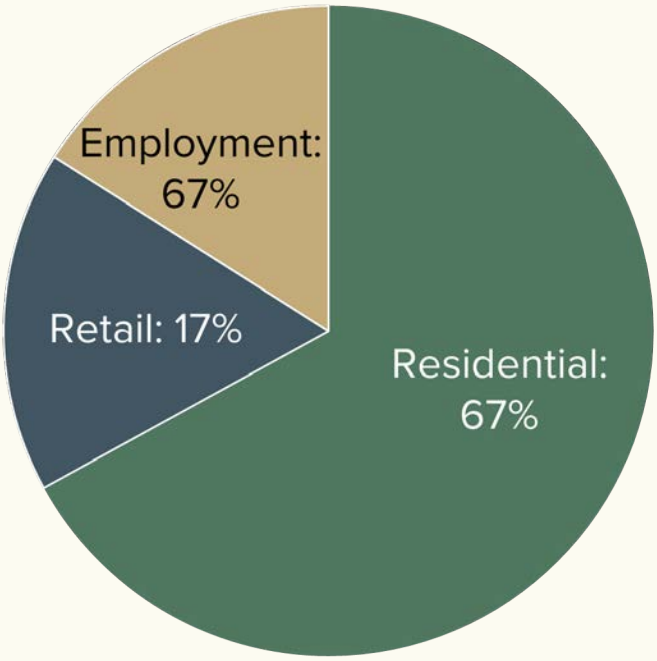
Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

of this development would occur in Celina at buildout. Buildout refers to the condition of the city's planning area when it is fully developed. Although it is not known exactly when this would be, it is several decades away. The buildout projections illustrate the "holding capacity" of the Character Framework as it is designed. Some inferences utilized in creating the Buildout Population Projections, in addition to those listed for the 2040 Population Projections, including the following: Percent Developed for each Character Area's product types was placed at 70 to 100 percent, versus the 2040 Population Projections, which were placed at one to 35 percent.

There is no justifiable method to forecast when Celina's buildout will occur at this early stage of its development, with so many variables unknown across the coming decades. It is essential, however, to factor in the Buildout Population Projection into the understanding of the ultimate future infrastructure and services that may be required beyond the Plan's horizon of 2040. When the size of Celina's Ultimate Municipal Boundary is combined with the Buildout Population Projection and Character Framework, it reflects that Celina will ultimately have a low to mid-density development pattern with higher densities focused in key nodes and along key corridors, such as Dallas North Tollway and Collin County Outer Loop.



PROJECTED POPULATION OF THE CELINA PLANNING AREA AT BUILDOUT
Ricker | Cunningham, 2020



ULTIMATE LAND USE MIX AT BUILDOUT AS PLANNED

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

STRATEGIC GROWTH

UTILITIES & SERVICES

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

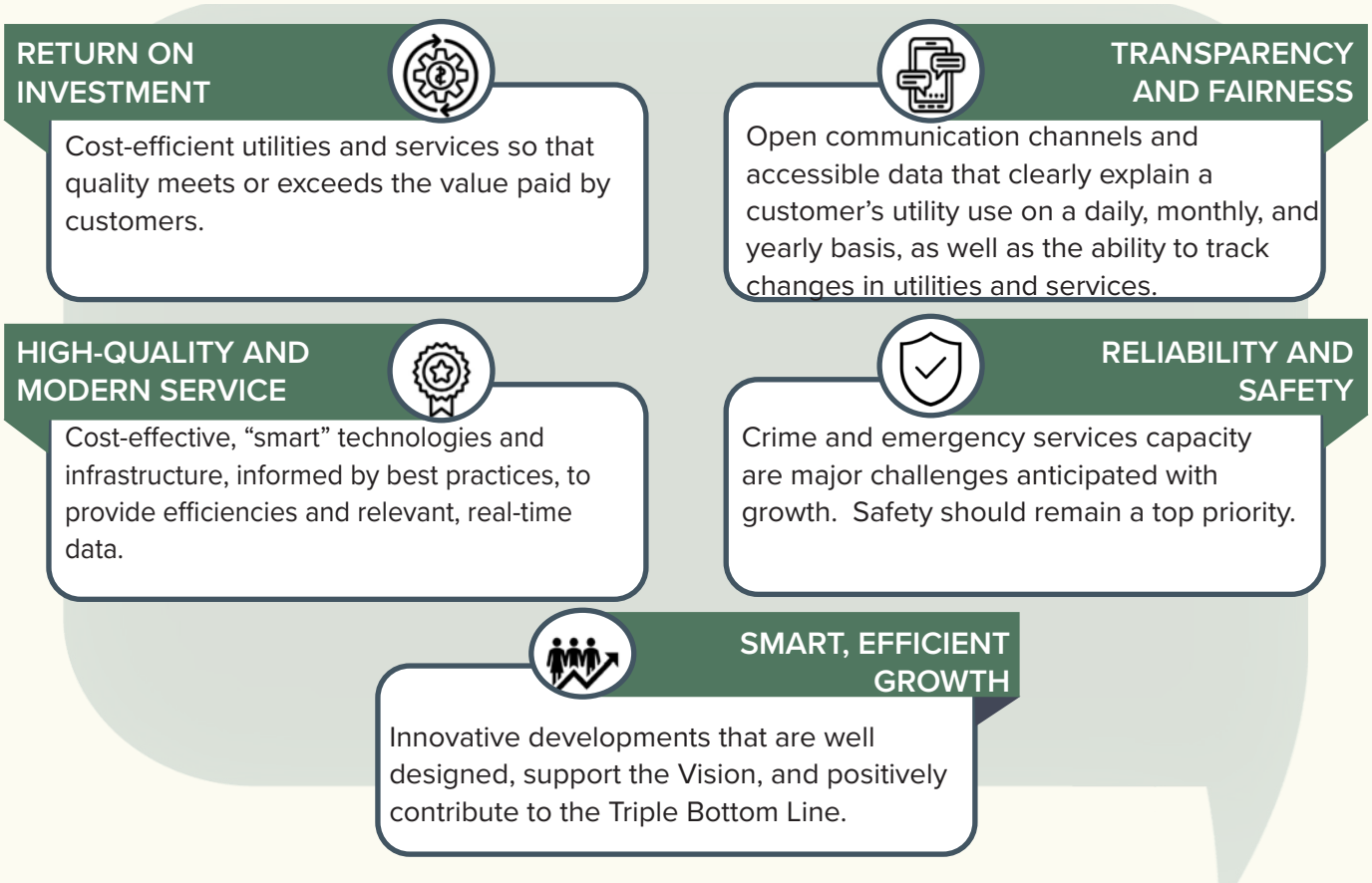
UTILITIES AND SERVICES

STRATEGIC GROWTH

Goal: Provide utilities and services throughout Celina to support the existing and growing population.

Community Feedback

Striking a balance between accommodating population growth and maintaining quality of development and infrastructure is important to the People of Celina. Ensuring that the right steps will be taken to expand the infrastructure and services necessary to accommodate growth well and strategically, while providing exceptional quality to existing areas, is one of the community's top priorities.



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The People of Celina care deeply about quality community services and infrastructure and getting a high return on tax dollars. Feedback emphasized planning responsibly to strategically investment in public safety personnel, water and sewer capacity and treatment, reliable and renewable energy sources, an advanced and sustainable mobility network, and modern technology provisions and deployment to keep Celina safe and relevant.

The community feels that utility costs, taxes, special districts (ex. PID's, MUD's, etc.), water supply and quality, and internet access could be improved and controlled more as Celina grows. Community members expressed confusion and concern throughout the planning process about the community's ability to pay for expanded infrastructure and utility capacity, given a rapidly growing population, and its potential impact on their personal bills.

Public Safety is perceived as one of Celina's greatest strengths, and feedback was clear that growth should not come at the cost of Celina's security or safety. The community is satisfied with the City's current Police and Fire services but would like to see additional community partnerships and programming opportunities, investments in emergency infrastructure and resources, and enhancements to building codes and Code Enforcement to reinforce safety, cleanliness, and general order within the community.

Triple Bottom Line

Equity

Strategically expanding utility infrastructure and City services provides new development opportunities to accommodate future growth, while maintaining existing high-quality service to current residents. Proactively planning for future expansions provides transparency and builds/maintains trust, health, safety, and general welfare.

Economic & Fiscal Vitality

A high quality and economical infrastructure and set of services attracts new residents and businesses to locate in Celina, enhancing the local economy and supporting continued service expansions in the long-term. Strategic expansion plans also help developers plan for the future and builds confidence in Celina as a good and stable place to invest.

Green Celina

Strategic expansion plans prioritize areas for infill and compact development, rather than expanding service to rural areas and protected ecosystems. Utility services are thoughtfully constructed to enhance the flow of ecological activities such as stormwater management and drainage.

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Existing Conditions FOR UTILITIES AND SERVICES

STRATEGIC GROWTH

Celina's expected explosive growth over the next 20 years drives the urgent need to plan for additional treated water sources. Current projections indicate that the Celina's water demand will more than double every year through the plan horizon. As of 2019, existing water sources provided approximately 3.25 million gallons per day (MGD). Celina will need to meet a projected water demand of 7.54 MGD by 2022 and a total of approximately 100 MGD for the ultimate build-out population.

The City has been taking steps to increase the

CELINA PUMP STATION

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

supply, including constructing an additional water tower near Carter Ranch and Light Farms and negotiating with other water providers in the region. In addition, the City continues to encourage conservation measures to reduce excessive water usage throughout Celina.

Rapid growth within the existing water service area has given rise to concerns about falling water pressure, deferred maintenance, and the associated costs of additional growth. The location of future infrastructure will play a critical role in how Celina responds to encouraging growth due to the costs of increasing the size of water lines and providing additional access points. Substantial growth throughout the planning area is anticipated, and access to water will continue to play a critical role in Celina's ability to accept additional growth and development.

The feedback revealed that planning and managing growth were top priorities, as well as enhancing and

Celina currently provides sanitary sewer service for parts of the study area within the city limits and in the ETJ. Much like water, the sanitary sewer system is quickly reaching its capacity. As of 2019, sanitary sewer demand was projected to increase threefold by 2022 alone.

Celina's storm sewer system consists of ditches, culverts, and underground pipes, located mostly in newer neighborhoods. The collected stormwater runoff is released into natural creeks within five watersheds that flow into Lake Lavon and Lake Lewisville. As the area continues to grow, ensuring that proper infrastructure is in place is critical to preserving the city's environmental resilience, such as managing water runoff and flooding.

Historic water tower prior to renovation

Sidewalk and drainage improvements are underway and schduled for Downtown

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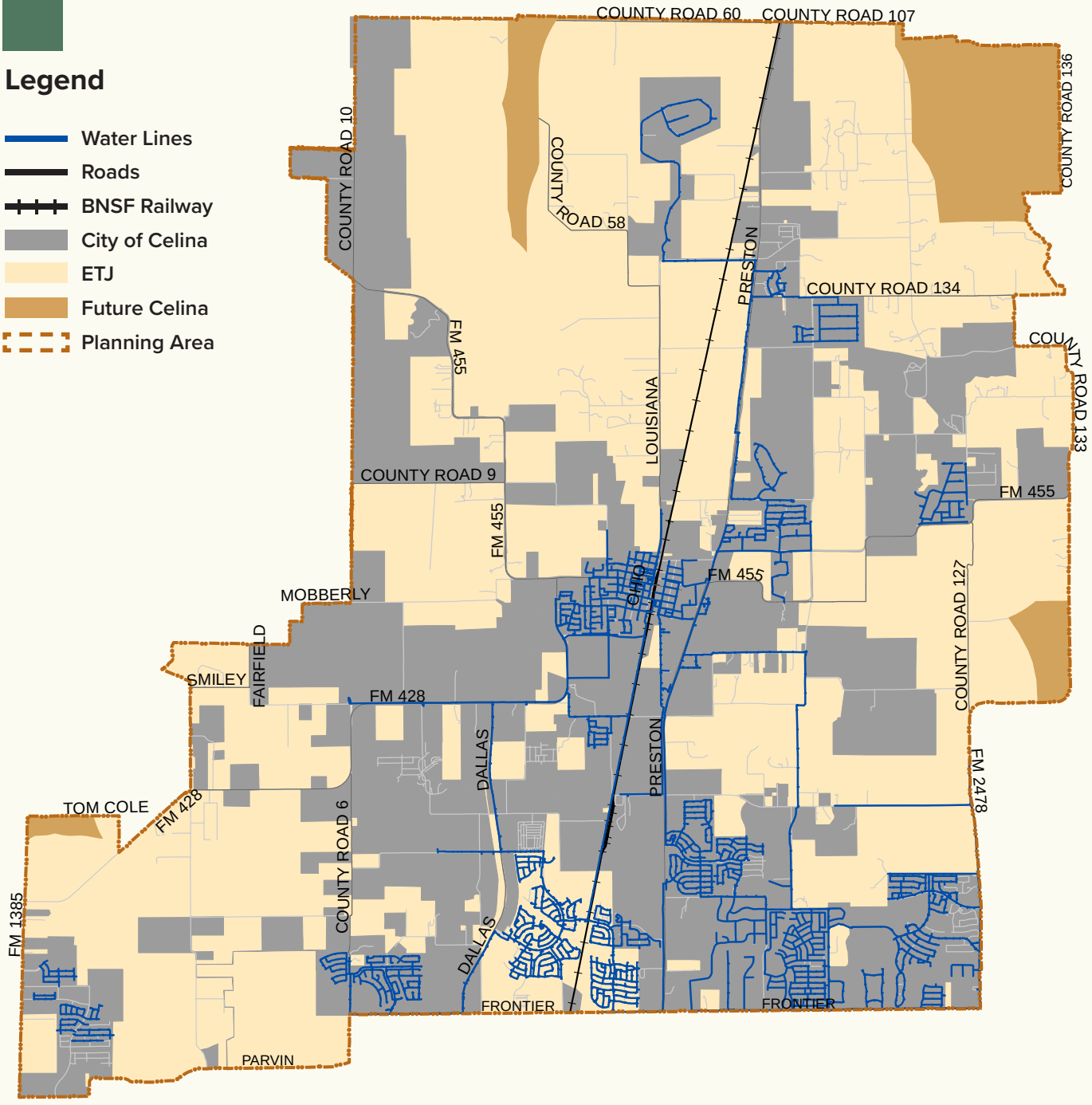
EXISTING WATER LINES



Source: City of Celina, 2019

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The City's Certificate of Convenience and Necessity (CCN) encompasses an approximately 67 square-mile service area. The service area is divided into two separate pressure planes, high and low. A summary of the existing water systems infrastructure as of 2019 is as follows:

- 2 pressure planes (PP); low and high
- 3,644 connections
- 3 pump stations
- 2 ground storage tanks (GST)
- 3 elevated storage tanks (EST)
- 1 standpipe
- 4 wells; 2 active and 2 inoperable
- 112 miles of pipeline

Water Infrastructure Components

Water Sources

- Upper Trinity Regional Water District (UTRWD) (70%)
- City-owned wells (30%)

Water Storage

- 2 Ground Storage Tanks
- 3 Elevated Storage Tanks

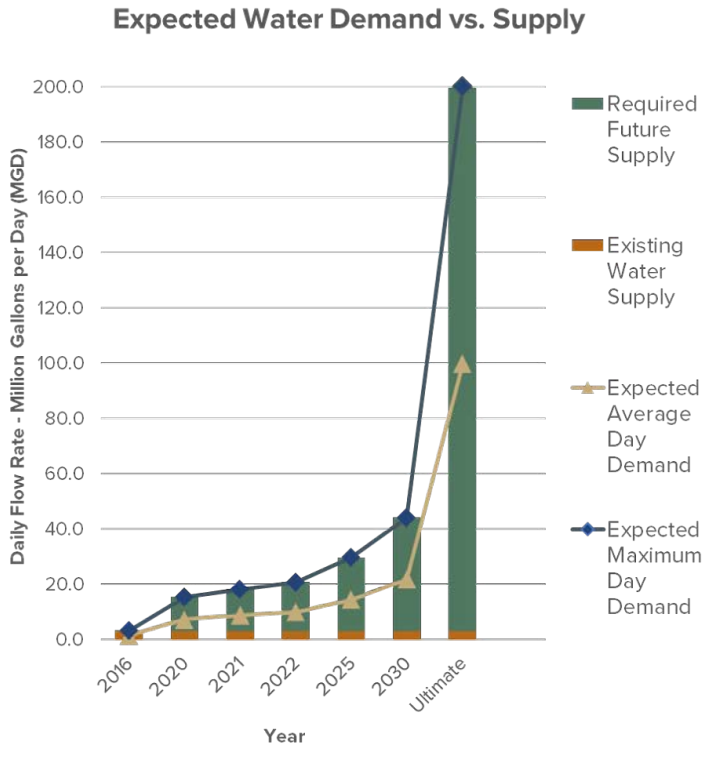
Connections/Utilities

- 3 Pump Stations
- Connections/ Points of Service
- Pipelines

Santec, 2019

Existing Conditions Takeaways and Analysis:

- As of 2019, water supply was meeting existing demand, but could not accommodate any new demand.
- Water supply can be adversely affected due to old wells providing approximately 30 percent of the water supply. They are slated to be decommissioned and are causing a need for additional water allocation.
- Water pipelines are limited to Downtown, newer neighborhoods, and along Preston Road.
- Pictured at right is the expected water supply and demand projected to the year 2030 and through buildout. The steep rise in expected water demand closely follows the projected exponential growth in population.



Santec, 2019

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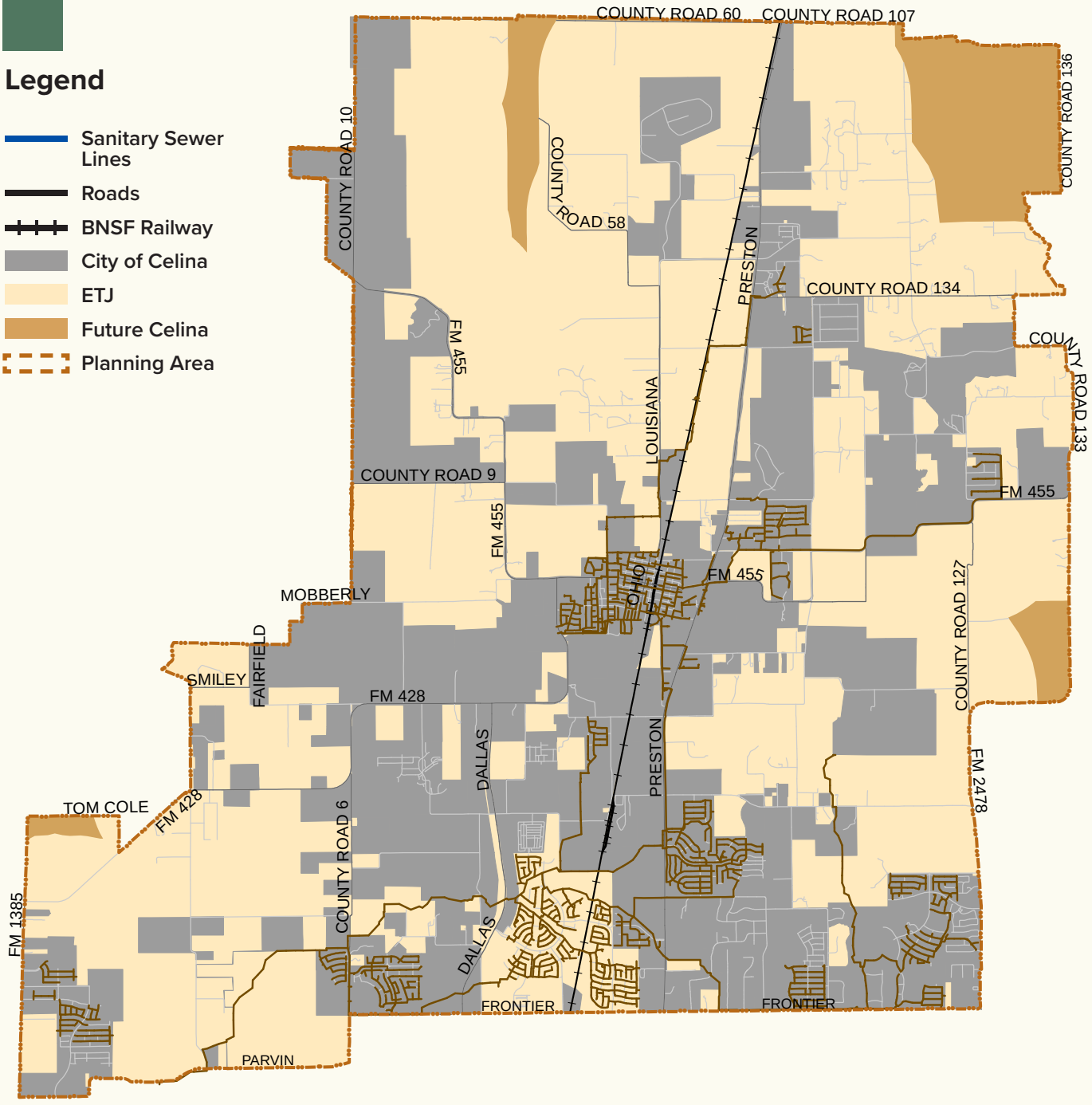
EXISTING SANITARY SEWER LINES



Source: City of Celina, 2019

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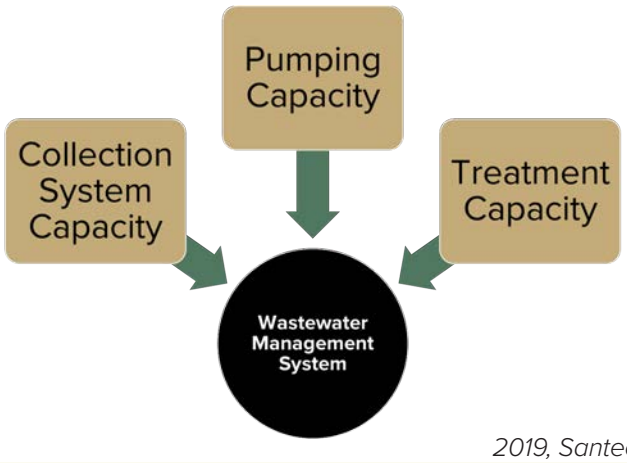
As of 2019, the City's wastewater collection system is compromised of the following infrastructure:

- 77 miles of gravity sewer lines
- 4 miles of forced main lines
- 11 lift stations

The City-owned Doe Branch Line (DBL) transports wastewater from southern Celina to the UTRWD system for treatment at their Riverbend WWTP. The City's Downtown Wastewater Treatment Plant (DWWTP) collects and treats wastewater from central Celina.

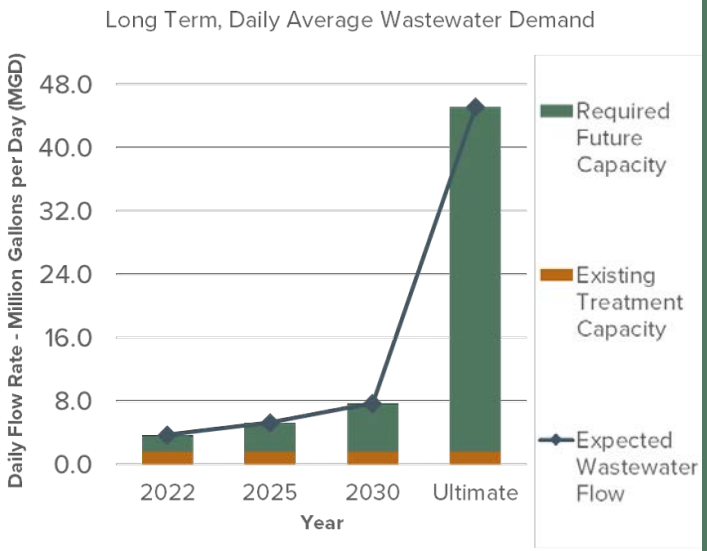
Sewer Infrastructure Components



2019, Santec

Existing Conditions Takeaways and Analysis:

- As of 2019, wastewater treatment capacity was anticipated to meet demand through 2022, but could not accommodate any additional growth beyond 2022.
- From 2019, flow demand was expected to roughly triple by 2022, but there was not additional treatment capacity scheduled/coordinated.
- Ultimate flow demand will need to be roughly 45 times what it was as of 2019.
- Collection system capacity (i.e. sanitary sewer lines) is limited and is mainly available in developed areas of Celina and along Preston Road. The Doe Branch Line transports wastewater and is currently undersized for projected demand.
- Pictured at right is the expected wastewater demand projected to the year 2030 and through buildout. The steep rise in expected wastewater demand closely follows the projected exponential growth in population.



Stantec, 2019

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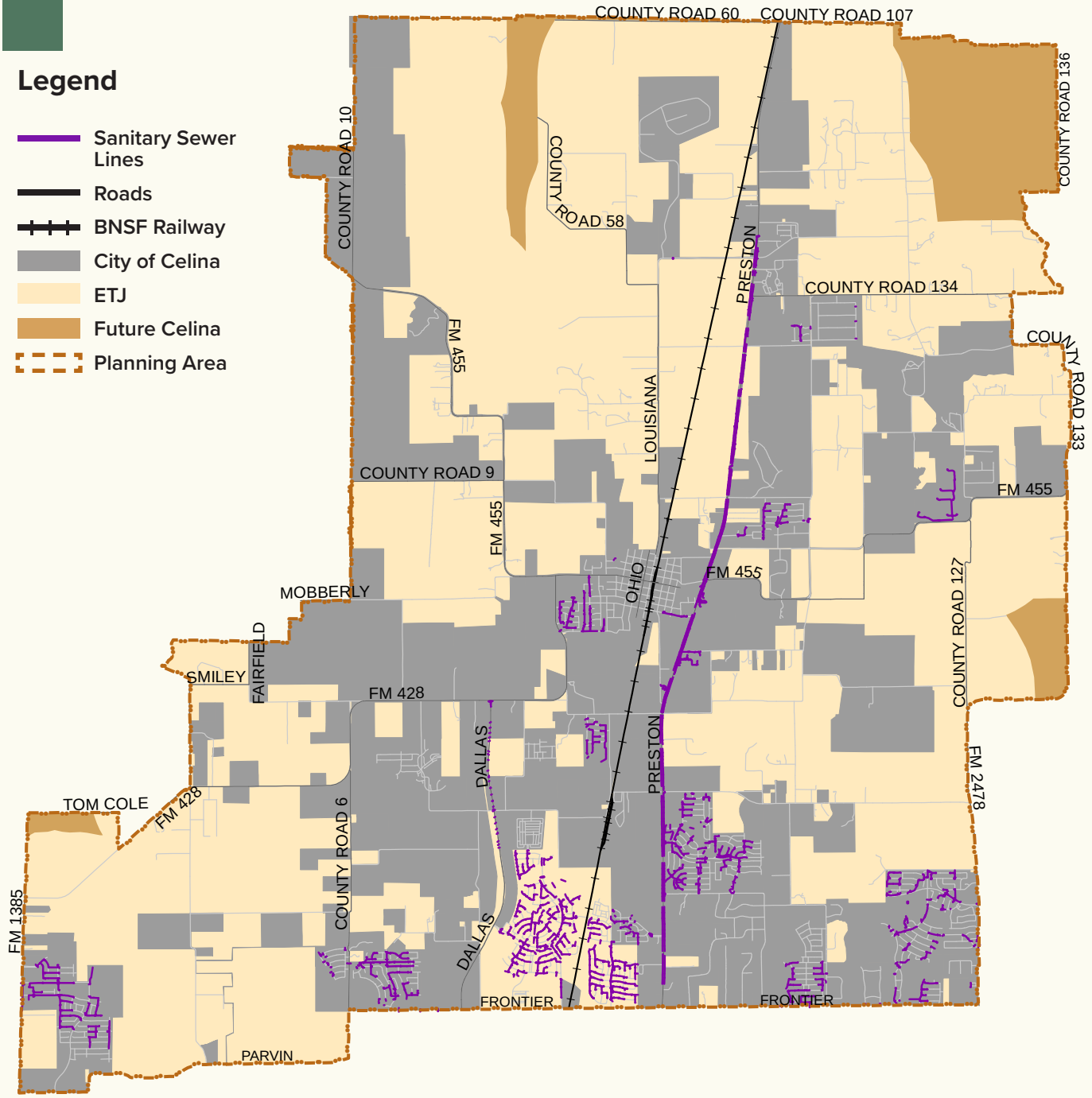
EXISTING STORM SEWER LINES



Source: City of Celina, 2019

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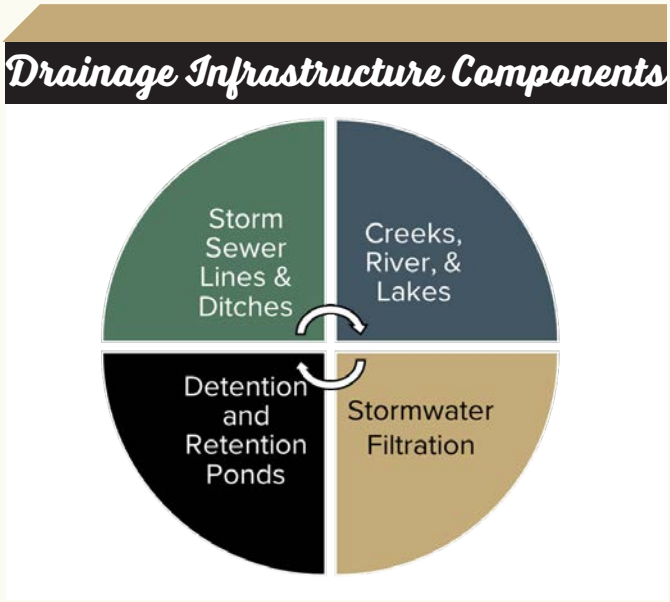
The City's collected stormwater runoff is released into natural creeks within a watershed. Celina is divided into the following five watersheds:

1. Wilson Creek
2. Honey Creek
3. North Little Elm Creek
4. South Little Elm Creek
5. Doe Branch

Runoff in Wilson Creek travels south for discharge into Lake Lavon. Honey Creek flows southeast to merge with East Fork Trinity River at McKinney and releases into Lake Lavon. Little Elm Creek and Doe Branch flows southwest and discharges into Lake Lewisville.



Existing Conditions Takeaways and Analysis:

- As of 2019, drainage infrastructure was meeting existing demand, but could not accommodate any new demand.
- The 2017 Drainage Project Prioritization Report identified 19 drainage improvement projects up to 2022 and established a method to prioritize the projects. Some of those projects have been completed.
- According to the 2017 Water and Wastewater Modeling and CIP Report, drainage upgrades should be focused in the Wilson Creek, Dow Branch, and South Little Elm Creek watersheds.
- The illustration to the right shows how the runoff flows from tributaries in Celina (beige arrows), into a larger stream if applicable (orange box), and finally drains into the lakes (green boxes).

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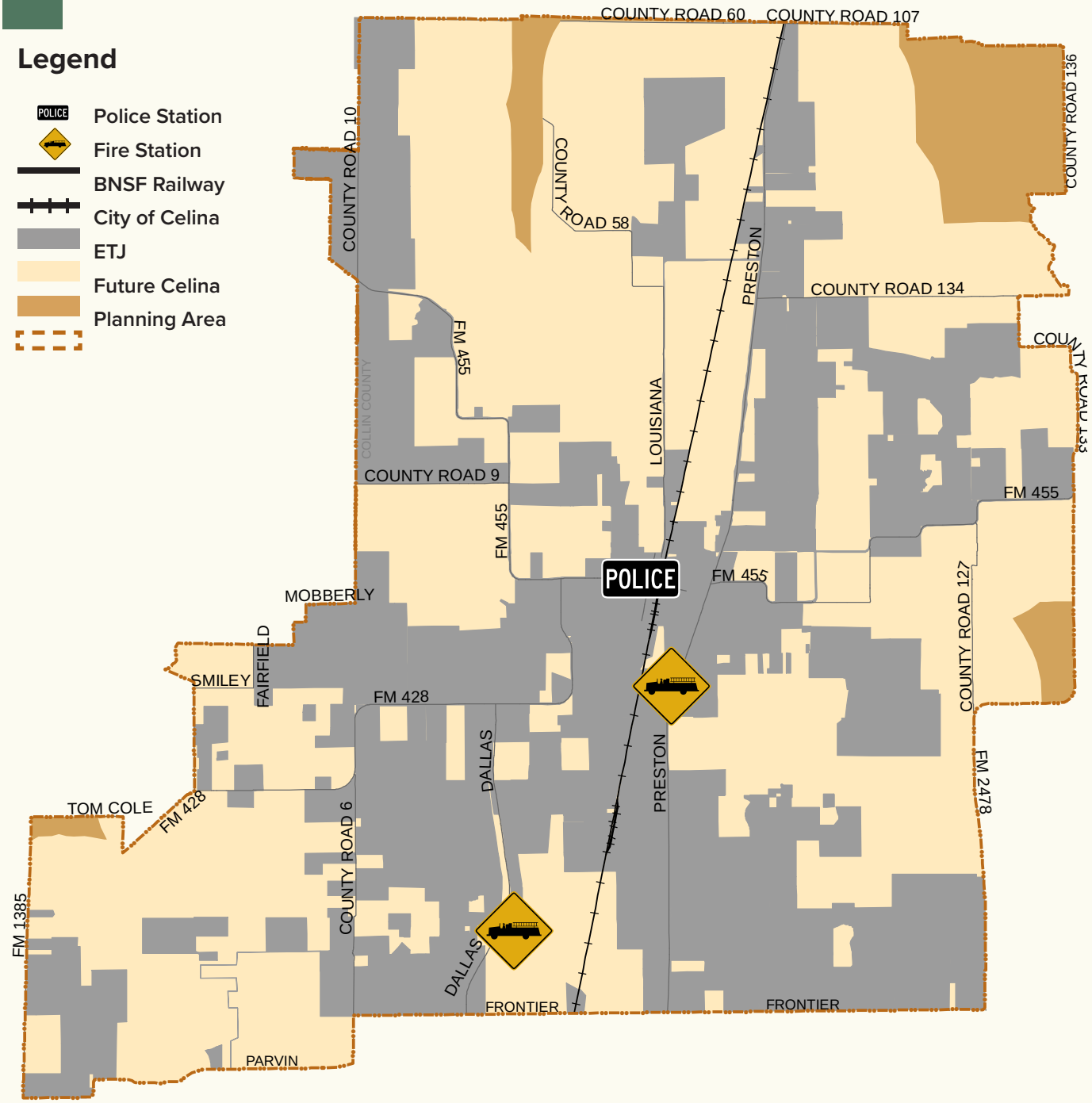
EXISTING POLICE AND FIRE SERVICES



Source: City of Celina, 2019

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As of 2021, the City had one police station and two fire stations with an additional third fire station planning to open in the near future. Celina has both internal and external services to maintain the operations of the City. From Public Safety to Development Services to the Library and everything in between, Celina offers a wide variety of services for residents, visitors, and businesses alike. Celina has one Public Library located in Downtown off the Square, adjacent to City Hall. All City services are in need of quick expansion to keep up with demand from population growth and new development.

Existing Conditions Takeaways and Analysis:

- City services must expand rapidly to catch up and keep up with continued exponential increase in population.
- Continual monitoring and assessment of facilities and services is necessary to accurately serve the residents of Celina.
- According to the Celina Police Deparment's Visions, Values, and Goals, the Department seeks to implement a thorough community policing strategy and utilize social media to reach out to residents of Celina in order to build community trust.
- Library services and recreation activities will increase in demand as population grows. Pictured right is the Celina Public Library which underwent a renovation in 2020.

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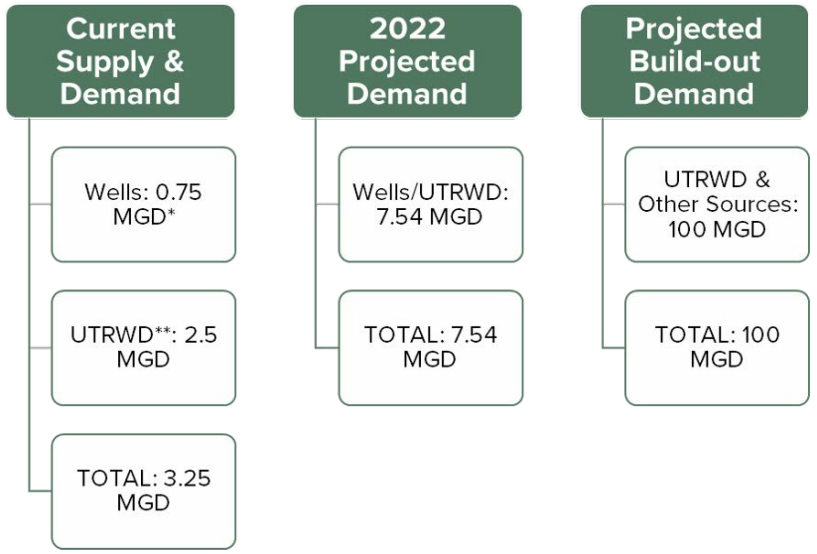

*MGD: Million Gallons per Day
**UTRWD: Upper Trinity Regional Water District

The Upper Trinity Regional Water District and North Texas Municipal Water District can provide most of the water for Celina by 2040. Celina must continue to diversity and expand water services to keep up with demand.

Vision FOR UTILITIES AND SERVICES

For Celina to grow strategically, utilities and services are at the heart of the conversation. Although these things may not be as glamourous and fun as some others, they are the lifeblood of everyday life-- the things that when they go wrong can have dramatic and detrimental effects on people, property, and the city as a whole.

Celina will utilize utilities and services as drivers of economic development over the next 20 years. The City will continue to plan for infrastructure improvements and expansions to ensure excellent levels of service into the future and to preserve sustainability, resiliency, and efficiency.

Growth will be encouraged and guided toward areas with existing infrastructure in order to better manage increased supply and demand and reduce strains on the existing system. When development goes into more undeveloped areas away from the core, increased costs and reduced efficiencies will

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result, but the State of Texas does not provide cities with substantial abilities to control development on their fringes or in their ETJ as they did in the past.

Celina will utilize utilities and services as drivers of economic development

Water Infrastructure:

The City intends to transition water supply to 100% Upper Trinity Regional Water District (UTRWD), which would allow the remaining wells to be decommissioned and would provide additional supply for some new growth. The City will need to continue to diversity its water sources to meet projected demand. At buildout, the City can utilize the UTRWD and the North Texas Municipal Water District (NTMWD), in addition to municipal management districts in outlying areas.

Wastewater/Sewer Infrastructure:

As with water, the City will need to diversify its wastewater treatment capacity sources to meet projected demand. The City can purchase treatment capacity from at least three different external sources, which will need to be evaluated in the short term and as Celina grows.

Drainage/Stormwater Infrastructure:

Drainage infrastructure is limited in Celina. Installing and requiring innovative drainage infrastructure with new development and through capital improvements can reduce risks to property and life. Drainage system installation should focus on major roads and highways to facilitate flow to the closet tributary.

Celina Police Department has goals to become more active on social media and to interact more with the community.

Celina Fire Department has a set of core values they follow in everything they do. They strive to sustain high quality fire services based their community, their organization, and to each other.

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Strategy 8.1: Acquire new water supply to meet demand.

Action #.#.#: Transition to 100% Upper Trinity Regional Water District (UTRWD) supply by 2022.
Action #.#.#: Decommission all wells in the planning area.
Action #.#.#: Execute an agreement with the North Texas Municipal Water District (NTMWD) for water supply.

Strategy 8.2: Encourage infill development and expand the water infrastructure only when necessary.

Action #.#.#: Revise the Code of Ordinances to reduce fees for developments in areas designated as Ripe for Development on the Sector Ripeness Map.
Action #.#.#: Begin all 2017 Water Capital Improvements Plan projects by 2022.
Action #.#.#: Create water infrastructure expansion and supply boundaries with municipal management districts (MMD) for the Planning Area.
Action #.#.#: Update the Water and Wastewater Master Plan for 2021 (update every two years).

Strategy 8.3: Expand wastewater infrastructure.

Action #.#.#: Revise the Code of Ordinances to reduce fees for developments in areas designated as Ripe for Development on the Sector Ripeness Map.
Action #.#.#: Create wastewater infrastructure growth and supply boundaries with municipal management districts (MMD) for the Planning Area.
Action #.#.#: Update the Wastewater Master Plan for 2024 (update every five years).
Action #.#.#: Upsize the Doe Branch Line for wastewater capacity.
Action #.#.#: Create an inflow and infiltration program to reduce stormwater infiltration into the sewer system.

Strategy 8.4: Increase wastewater treatment capacity.

Action #.#.#: Request and obtain additional treatment capacity from Upper Trinity Regional Water District.
Action #.#.#: Request and obtain additional treatment capacity from North Texas Municipal Water District.
Action #.#.#: Partner with Mustang Special Utility District to expand wastewater treatment capacity in western Celina.

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Strategy 8.5: Reduce stormwater runoff, and improve water drainage and efficiency.

Action #.#.#: Revise the Code of Ordinances to require Low Impact Development (LID) Standards and innovative drainage infrastructure for new and redeveloped properties, examples including:

- Vegetated filter strips at the edges of paved surfaces
- Rain gardens and bioretention landscaping
- Natural landscaping
- Narrower streets, when possible

Action #.#.#: Create a Drainage Master Plan (include recommendations for extending stormwater infrastructure along major roads and highways and incorporating green infrastructure).
Action #.#.#: Implement a Stormwater Utility Fee.

Strategy 8.6: Provide quick and efficient access to safety response teams.

Action #.#.#: Adopt a policy and associated budgeting commitment to provide a minimum of 3.5 police officers per 1,000 residents.
Action #.#.#: Install traffic signal pre-emption transmitters on existing traffic signals.
Action #.#.#: Explore the use of SCADA systems for various functions to reduce risk of unexpected events.
Action #.#.#: Revise the Code of Ordinances to require developers to install 5G access points with a radius that covers the area.

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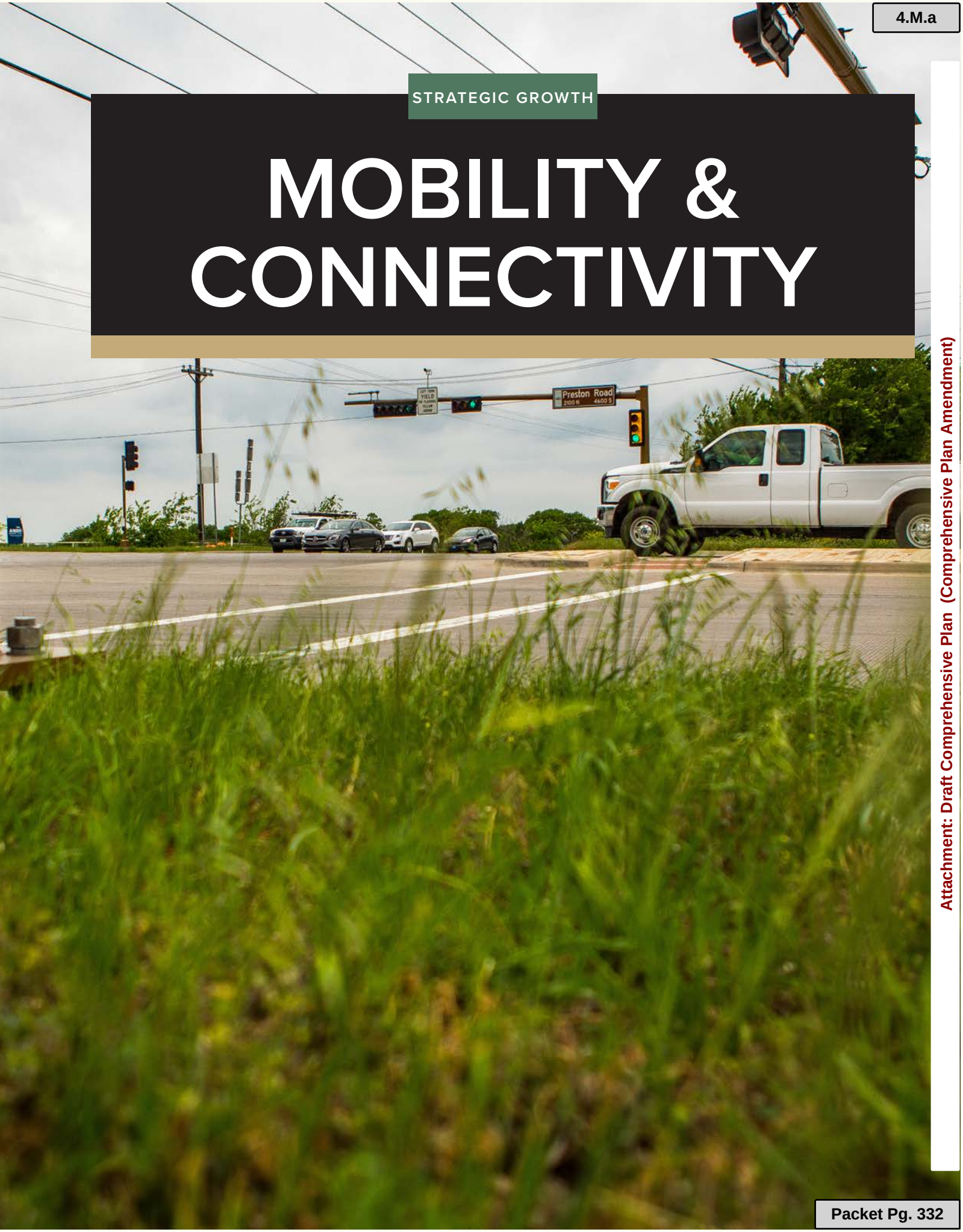
STRATEGIC GROWTH

MOBILITY & CONNECTIVITY



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MOBILITY AND CONNECTIVITY

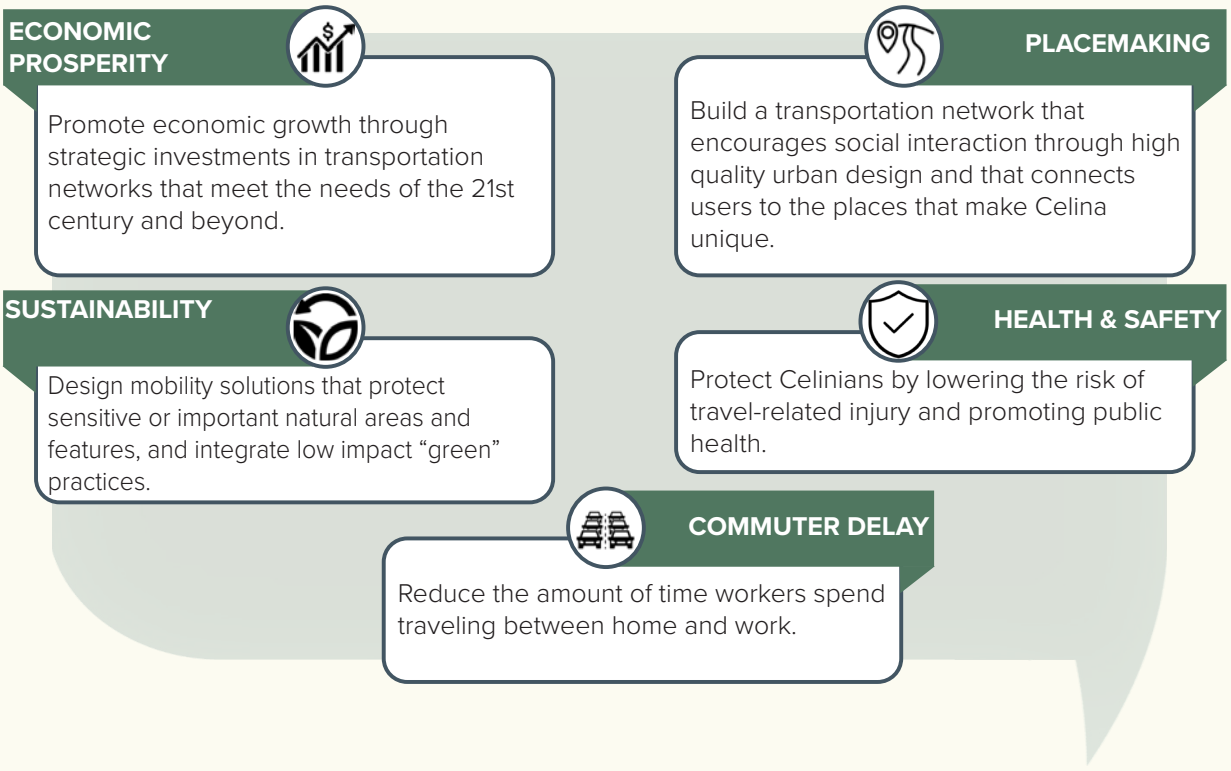
MOBILITY & CONNECTIVITY

Goal: Provide a safe, efficient, and equitable multi-modal experience for local and regional traveling, one that acknowledges and protects Celina's natural assets and is incorporated a part of special places, in addition to creating easy access to destinations for shopping, entertainment, and socializing.

Community Feedback

Mobility and connectivity comprise some of the most important topics in Celina. Community members want to live in a city that is walkable, bikeable, has public transit, and that stays current on the most modern advances and best practices in mobility and transportation.

The community identified the following as most important when planning Celina's future mobility network:



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Celina's passion for connection was a consistent theme when discussing the potential of the city's transportation. Community feedback is consistent and persistent that a diverse, modern, and efficient transportation network should be a defining factor for living and economic development in Celina.

The community is eager to see investments in multi-modal infrastructure, including trails, greenways, separated bike lanes, and sidewalks that connect to residential and non-residential destinations. The community would also like streets to be designed with a kid-friendly lens to ensure the health and wellbeing of all age groups.

Forward-thinking investments in innovative and sustainable transportation systems are integral to Celina's social and economic strength and resilience. Public transit and ride sharing/ carpooling opportunities, as well as planning for the next generation of electric and automated vehicles, are top priorities for the community. Road conditions and peak travel traffic are areas the community would also like to see improve.

Triple Bottom Line

Equity

Transportation services and infrastructure are evenly distributed throughout the City so that every resident experiences heightened mobility options. Bicycle lanes, sidewalks, and trails provide residents with transportation choices that will reduce automobile dependency.

Economics

Bicycle lanes and sidewalks are prioritized by the City to connect residential areas to local destinations that boost economic opportunities, reduce congestion, and provide an increased quality of life for residents. The sidewalk and bicycle lane connections encourage residents to visit the destinations without the need of an automobile.

Environment

Roads and other transportation networks are designed to be mindful of environmentally sensitive areas and enhance the local ecosystem through the construction of innovative, green infrastructure. The reduction of automobile trips encourages sustainability and lowers carbon emissions.

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Existing Conditions FOR MOBILITY & CONNECTIVITY

MOBILITY & CONNECTIVITY

Currently, Celina is car-centric with about 84% of residents driving to work. Additionally, about only 5% carpooled, 0.3% walk to work, and no one reported by the American Community Survey cycled or used public transit. This can be traced back to the limited availability of transit services in Celina. As the population of Celina increases, the need to increase, maintain, and innovate the mobility network will increase. Four of Celina's major roads are expected to reach capacity as the level of traffic increases, including or connecting to Preston Road, and two of those roads lead directly into Downtown. The major thoroughfares can be described as follows:

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Preston Road is Celina's major north-south thoroughfare and retail corridor connecting to downtown. It is a four- to six-lane major arterial with a planted median and no shoulders. Limited sections are improved with sidewalks, and there are a limited number of signalized intersections. Infrastructure is oriented for regional, car trips as opposed to local trips on foot, bike or transit.

Farm to Market (FM) roads are important thoroughfares originally built to get farm products to market, and provide the road network for local and through traffic. The main east-west FM roads are FM 455 and FM 428 (connecting to downtown) and FM 1461 (Frontier Parkway) at the southern end of Celina. These roadways are typically a two-lane asphalt, open ditch section without shoulders.

Pecan Street is a minor arterial that runs through downtown Celina and passes the downtown square. Pecan Street features sidewalks and much of the on-street parking Downtown. The 2018 Celina Downtown Master Plan calls for a redesign of Pecan Street to focus on pedestrian access, including closing part of the road to vehicular traffic.

The Dallas North Tollway is a major north-south thoroughfare planned through Celina, extending north from Dallas to US 380. From here the northbound frontage roads continue to FM 428. Planning is underway to extend the tollway north to Grayson County as a six-lane divided state facility, connectivity to Dallas further spurring Celina's population growth.

The Collin County Outer Loop is a 50-mile segment of the planned and partially under construction DFW Regional Outer Loop, extending from Rockwall County to Denton County. The Outer Loop is planned to be a limited access, high speed facility, connecting with the Dallas North Tollway extension in Celina and may include a future passenger rail.

Pecan Street (upper right) often closed to vehiclular traffic during events on the Downtown Square.

Dallas North Tollway under construction.

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MOBILITY CHARACTERISTICS

A snapshot of Celinia's mobility characterestis are displayed below. Travel behavior is important to understand as Celina continues to build out their transportation network. The page on the right also displays Celina's crash hot spots and severity. Special attention should be given to areas frequently experiencing high crash rates to improve safety.

TRAVEL TIME TO WORK

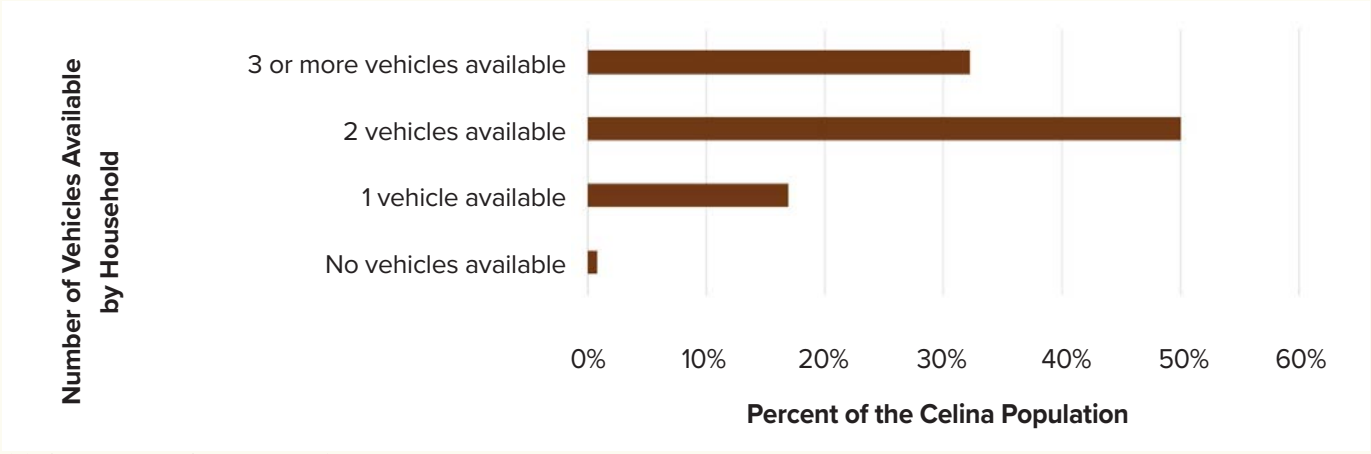
32.8 Minutes

2019 ESRI Estimate

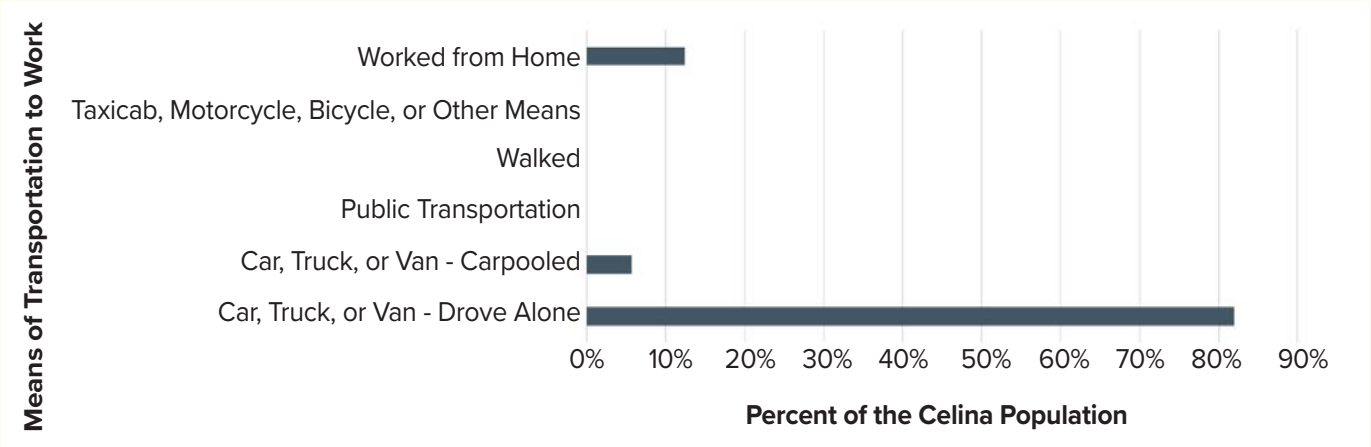
NUMBER OF PARKING SPACES IN DOWNTOWN CELINA

≈ 300

2019 Estimate



2019 American Community Survey Estimate



2019 American Community Survey Estimate

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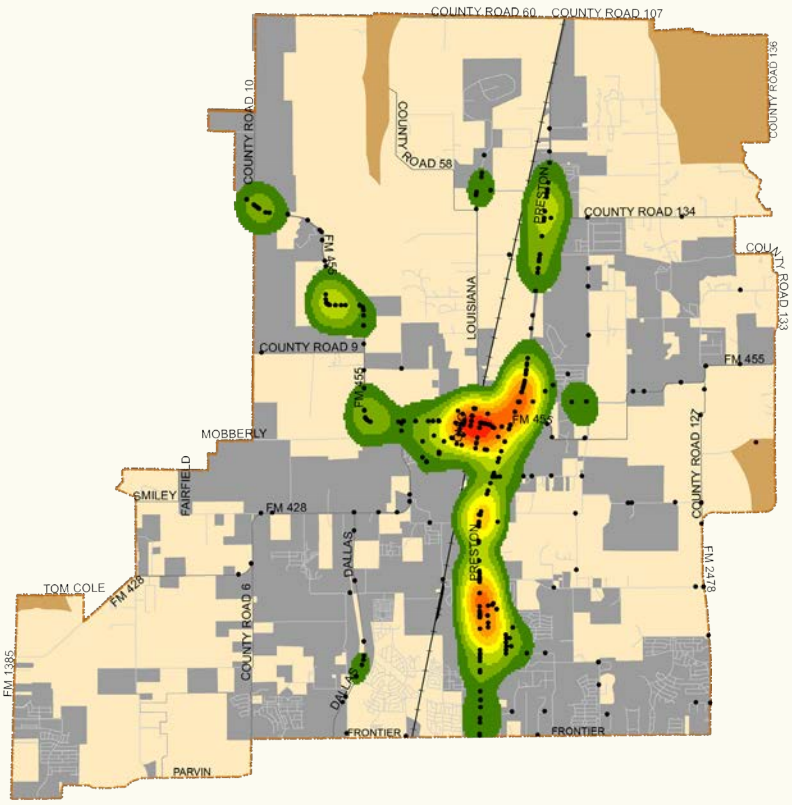
CRASH HEAT MAP

Displayed right is Celina's crash density heat map that includes crashes from 2014 - 2018. Crashes are concentrated around the center of the City and along major thoroughfares. Downtown Celina experiences the highest concentration of crashes.

2014-2018 TxDOT Crash Records Information System



CRASH SEVERITY

Between 2014 - 2018 Celina experienced a total of 448 crashes. Over half of the crashes resulted in no one being injured. Six people were killed on Celina streets in the study period. Investing in non-motorized transportation systems such as sidewalks and transit can lower this number to zero in the future.

2014-2018 TxDOT Crash Records Information System

CRASH SEVERITY IN STUDY AREA (2014 - 2018 CRASHES)

Unknown - **5%**

Killed - **1%**

Suspected Serious Injury - **7%**

Non- Incapacitating Injury - **16%**

Possible Injury - **15%**

Not Injured - **56%**

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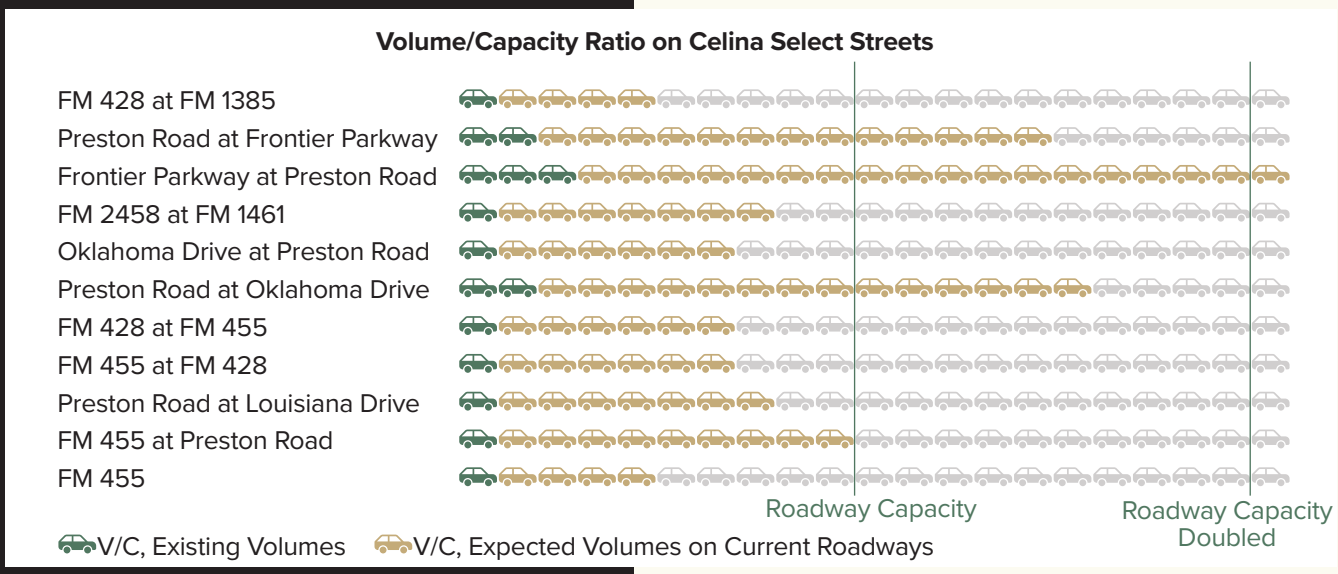

Street volumes will exceed capacity in the future if no planning is done for roadway expansion, transit, and multimodal improvements.

MOBILITY & CONNECTIVITY

Analysis FOR MOBILITY & CONNECTIVITY

As part of the mobility analysis, the NCTCOT's regional travel demand model was analyzed to project population growth and associated development and transportation Level of Service (LOS). Celina's LOS is currently keeping up with the existing demand, however will be reduced rapidly as the overall population continues to grow.

The NCTCOG's regional travel demand model forecasts future population, employment, and number of households using existing trends. Traffic flow is projected on existing and future assumed streets. Mode split assumptions are also integrated into the model.

In the 2020 Community Survey, a few respondents commented on how the roads were a strength of the community, however, many more survey respondents commented on the current condition of Celina roads as an area the City needs to improve on.

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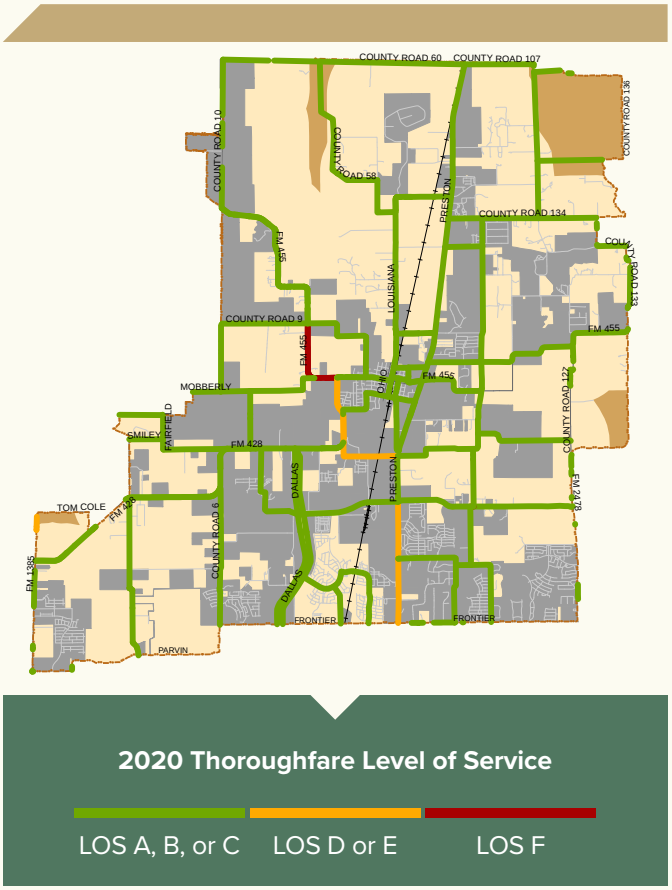
In future scenarios, LOS will deteriorate without significant multi-modal and transit improvements.

In the 2020 roadway LOS scenario, the majority of Celina's roadway network is still operating at an acceptable LOS. This scenario identifies problem areas around Fishtrap Road and US 380, as well as problem areas beginning to present near the downtown Celina area. This graph conveys the need for transit in Celina. Currently, the LOS overall is acceptable, however, future scenarios could convey slow travel times for Celina residents if transit strategies were not implemented.

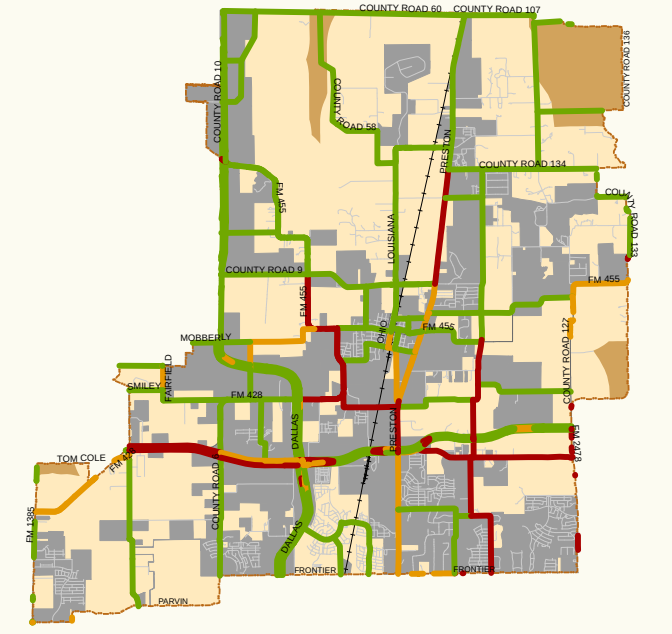
"...LOS will deteriorate without significant multimodal and transit improvements."

In the 2037 LOS scenario, the overall Celina roadway LOS declines dramatically. This analytical knowledge, combined with the survey feedback, displays the overall concurrent opinion that Celina is ripe for a regional and multi-modal transportation network. Current street maintenance and roadway network reliability is generally seen as a negative in the Celina survey as it stands currently, let alone with extensive growth and development over the next 17 years. If no strategies are implemented to reduce the single occupancy vehicle mode of travel, the LOS for the roads in Celina will be reduced, hindering the ability of residents and visitors to reach their destinations in a reasonable manner. Provided below is an image, resulting from the NCTCOG-run model, which shows LOS in 2037 without transit.



2020 Thoroughfare Level of Service

LOS A, B, or C | LOS D or E | LOS F



2037 Thoroughfare Level of Service

LOS A, B, or C | LOS D or E | LOS F

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TRANSIT IN CELINA

Celina is preparing to be a leader in regional transit

The function of the proposed transit hub in Downtown Celina will be multi-faceted. It will serve commuters, moving people to future jobs in Celina and also to jobs in the rest of the region. Celina residents will be connected to jobs in Plano, Downtown Dallas, and beyond without the necessity of an automobile, and residents in other cities in the region will also be connected to the employment hub in Celina. Celina is actively planning, zoning, and incentivizing major employers to locate along the future Outer Loop and future Dallas North Tollway, especially at the intersection of the two. According to Celina's 2020 Community Survey, Celina is increasingly attracting workers from the Millennial and Generation X age segments. Celina plans on continuing to be an attractive place to live and work by providing sustainable transportation options, walkable, urban development, and great quality of life.

Because of Celina's unique potential future rail station serving commuters and destination travelers, transit could run throughout the entire duration of the day, with higher frequencies provided during AM and PM peak hour commute times, as well as continued frequency on weekends to provide for recreational and destination visits.

1. DOWNTOWN TRANSIT HUB

Downtown has an existing railroad siding for potential passenger rail and is the heart of Celina. Providing parking and transit hub infrastructure will be beneficial to economic development and resident quality of life.

Source: Celina Downtown Master Plan, 2019

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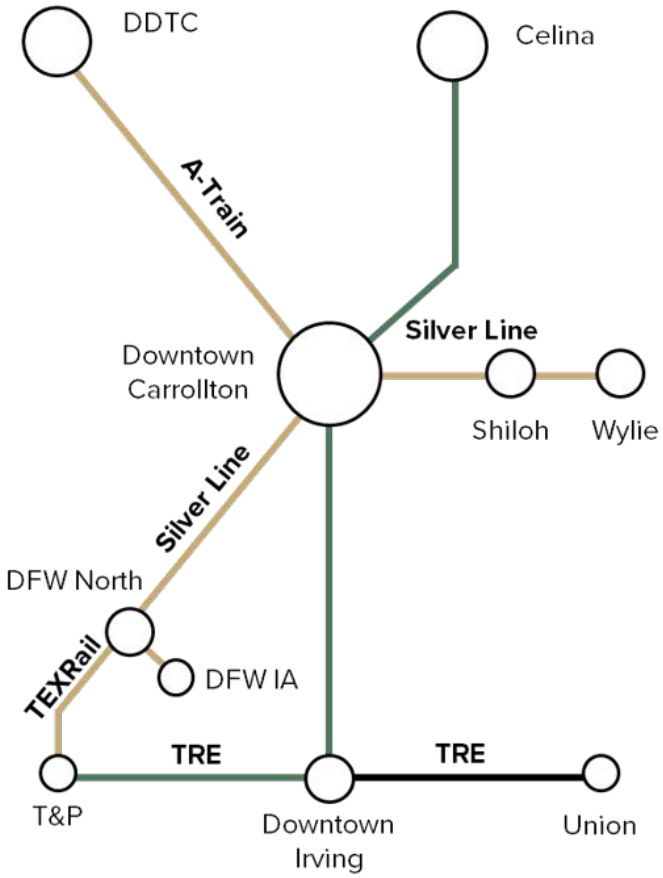
2. IRVING TO CELINA RAIL CORRIDOR POTENTIAL SCENARIO

NCTCOG is underway with the Collin County Transit Study, which includes the potential Irving to Celina Rail Corridor. Pictured at right is a potential scenario being explored through the Study which reflects that Downtown Celina could serve as an end-of-the-line station in the future, should population and development substantiate line extension and service for passenger rail.

3. PREPARING FOR TRANSIT

Pictured at right is an illustrative rendering of future Collin County Outer Loop's 100-foot public transit corridor between the two sides of travel lanes. Celina will be at the forefront of transit innovation within key corridors in North Texas and should prepare accordingly. A walkable and urban Downtown with structured parking will be important, but other transit preparations will also be essential to capitalizing on these mobility assets and stepping into a role as a regional job center and leader in regional transit.

Passenger Rail



Source: NCTCOG, 2021

Source: Collin County, 2021

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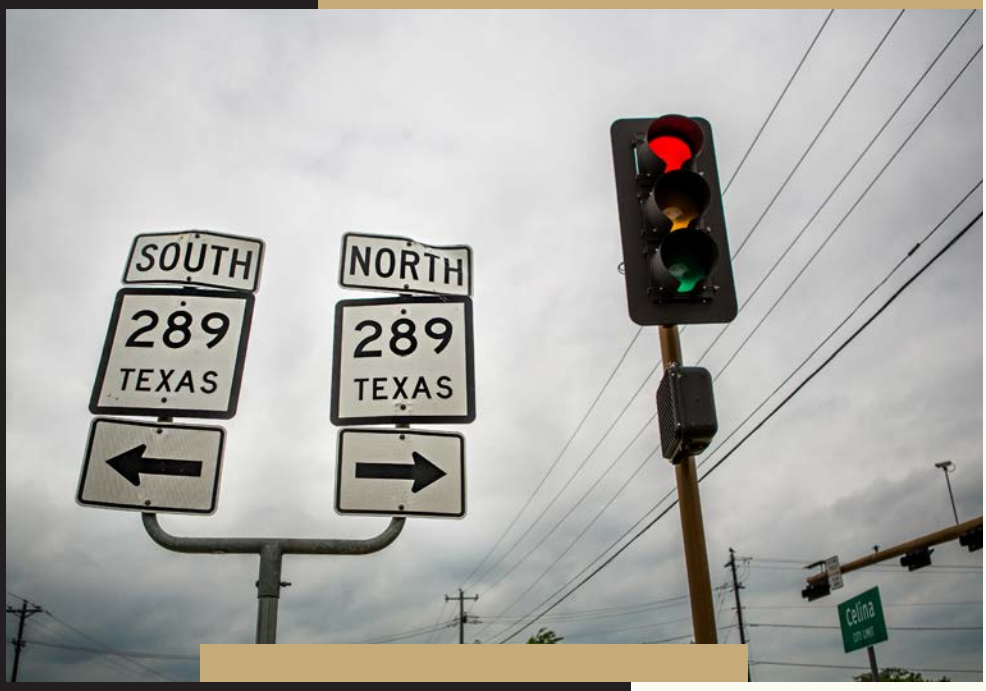

MOBILITY & CONNECTIVITY

Vision FOR MOBILITY & CONNECTIVITY

One of the goals of the 2018-2020 Strategic Plan is to develop a highly advanced technology and mobility infrastructure. This goal was carried over for the Comprehensive Plan to complement the vision of creating a walkable and safe community with a diversity of transportation options available.

Celina will have an infrastructure network that is multi-modal and supports various vehicular needs, connects destinations and communities through trails and networks, and reduce the modal strains caused on the environment.

Historically, the street network was designed to support a rural community. This includes Farm to Market roads, such as Frontier Parkway, with no hard shoulder, sidewalks, and a few medians. By implementing a multi-modal vision, the streets become places that welcome more than the vehicle. This is introduced by adding bike lanes, trails, landscaping, increasing walkability, and adding additional measures to support autonomous vehicles and smart

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technology.

Other studies have been completed for Downtown — an area highly affected by traffic. During peak usage hours, parking becomes limited and visitors have been seen parking informally. In addition, the

Celina is envisioned to have an infrastructure network that is multi-modal

current infrastructure in Downtown, like other areas of the city, are vehicle-oriented, and do not invite the pedestrian. Including implementing the increasing walkability initiatives of the Downtown Master Plan, connecting destinations such as this by trails and networks can help reduce the need to drive into Downtown. This measure, coupled by increasing the width and location of sidewalks, adding the infrastructure for alternatives to driving, and encouraging connectivity, can help increase the walkability of Downtown.

Multi-modal infrastructure has been a consistent need and want in Celina throughout several years of planning and across multiple planning efforts.

West Pecan facing west in Downtown, 2020

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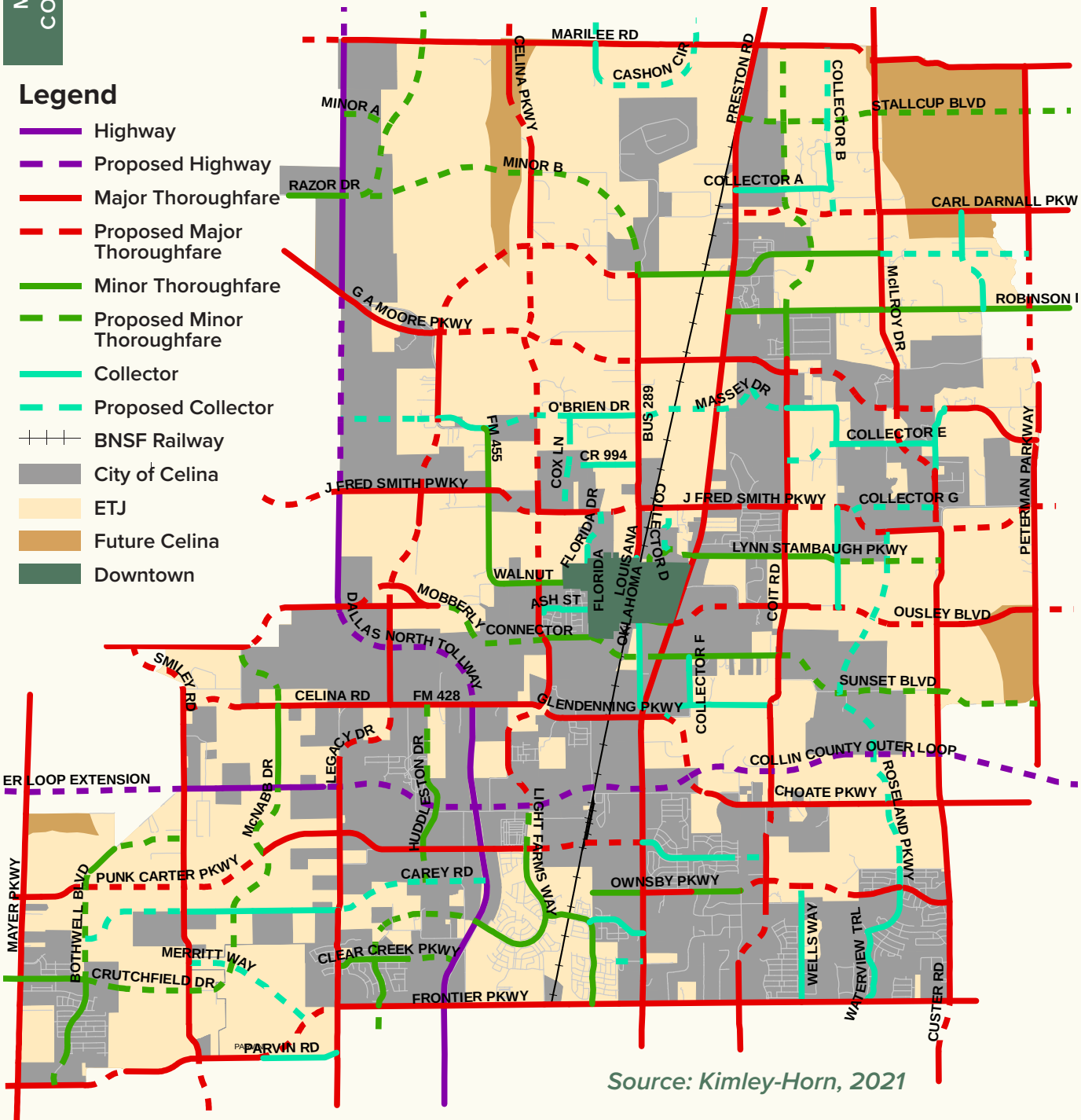
CELINA MASTER THOROUGHFARE PLAN



Source: Kimley-Horn, 2021

The MTP provides generalized locations for thoroughfares. Alignments may shift as roads are engineered to accommodate natural or developmental constraints and to meet sound engineering and urban planning principles.

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1. ROADS

Roads are important for moving across the city, but they should also be special places. Accommodating multiple vehicle types and walkability should be a top priority for all roads.

2. MULTI-MODAL

Pedestrians, bicyclists, alternative wheel drivers (i.e. golf carts, scooters, etc.), ride-share takers, and transit riders should be accommodated in the Mobility Network as Celina grows.

3. TRANSIT

Pursuing transit opportunities and providing associated infrastructure and partnerships can reduce traffic, provide enhanced mobility, and result in more options for roadway design over time.

Pictured on Page 230, the Master Thoroughfare Plan (MTP) depicts existing and future road configuration and connectivity throughout the Celina Planning Area. The Dallas North Tollway (north/south highway) and the Outer Loop (east/west highway) are the largest connectors to and from Celina. The other street type categories include Major Thoroughfares, Minor Thoroughfares, Collectors, Downtown Streets, and Neighborhood Streets.

The following pages describe each functional classification in detail, including right-of-way and multi-modal requirements, and specific design and construction standards are required in the City's Thoroughfare Design Requirements.

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HIGHWAY

Highways allow for fast travel across larger distances, including across the city and to neighboring cities. Existing highways include the Collin County Outer Loop and Dallas North Tollway, both under construction for extensions. Higher speeds are anticipated for these roadways, and one way of achieving this is to have limited access points. The right-of-way (ROW) varies for each, with the Dallas North Tollway having a ROW of 400' and the Outer Loop having 500' with the possibility of transit integration in the median.

Neither planned highway is owned or maintained by the City.

Collin County Outer Loop

The Outer Loop has a 500' right-of-way with the ability to serve transit in the median. The highway is a 50-mile stretch of the DFW Regional Outer Loop, connecting from Rockwall County to Denton County. Collin County is the leading authority over the roadway. Neighboring Denton County will be responsible for picking up a future extension of the highway.

Dallas North Tollway

The Dallas North Tollway stretches from Downtown Dallas and continues north through Celina. The highway has a 400' right-of-way and serves as a regional tollroad for the eastern portion of the metroplex, also connecting to other regional highways. The North Texas Tollway Authority has responsibility over the highway.

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For illustrative purposes only. See City's Thoroughfare Design Requirements for specific requirements.

MAJOR THOROUGHFARE

Major Thoroughfares are used to move large volumes of traffic across the city and may be initially built as a 4-lane divided roadway with a large median. When the road is fully constructed, the median will become smaller, resulting in a 6-lane divided roadway. They should include a center median which narrows to include left-turn pockets and dedicated right-turn lanes at major intersections. 10' shared use paths should be built on each side of the roadway in addition to 5' bike lanes on each side of the road. Examples of major thoroughfares include Preston Road and Frontier Parkway.

General Roadway Design Criteria						
Right-of-Way (ROW)	*ROW at intersection*	*Pavement Width (face to face)*	*Traffic Lanes*	*Bicycle Lanes*	*Left-turn Lanes*	*Right-turn Lanes*
120'	140'	38' in each direction	6 lanes; 11' each	2; 5' each	2; 10' each	1; 11'
Parking	*Median Width*	*Parkway Width*	*Sidewalk Minimum*	*Design Speed (MPH)*	*Stopping Sight Distance*	*Volume Range*
Prohibited	19'	12.5'/7'	10'	45	425'	36-45,000

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For illustrative purposes only. See City's Thoroughfare Design Requirements for specific requirements.

MINOR THOROUGHFARE

Minor Thoroughfares should be 4-lane divided and connect neighborhoods to larger roads and destinations. These roads may also be used to connect to neighboring cities. At least one dedicated left-turn and right-turn lane should be built at major intersections. The roads are multi-modal, including 10' shared use paths on each side of the road, in addition to 5' bike lanes in each direction. Examples of minor thoroughfares include Walnut, Sunset Blvd., and Light Farms Way.

General Roadway Design Criteria						
Right-of-Way (ROW)	*ROW at intersection*	*Pavement Width (face to face)*	*Traffic Lanes*	*Bicycle Lanes*	*Left-turn Lanes*	*Right-turn Lanes*
100'	110'	27' in each direction	4 lanes; 11' each	2; 5' each	1; 11'	1; 11'
Parking	*Median Width*	*Parkway Width*	*Sidewalk Minimum*	*Design Speed (MPH)*	*Stopping Sight Distance*	*Volume Range*
Prohibited	NA	10'	10'	45	360'	20-28,000

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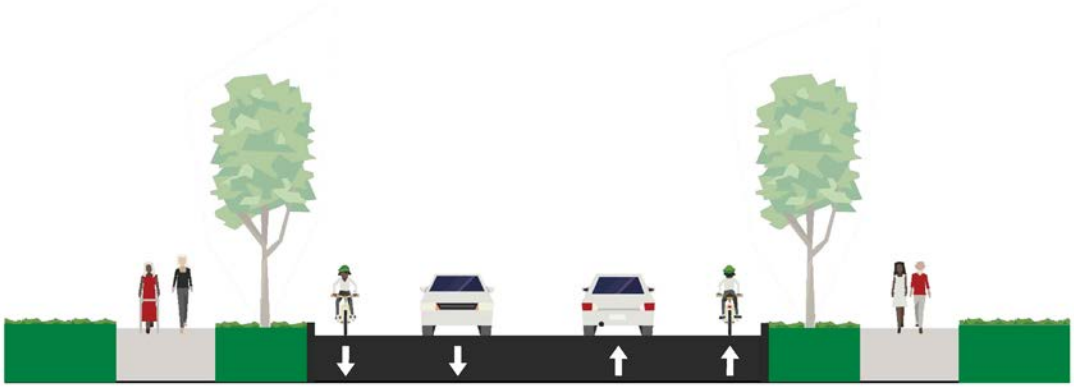

For illustrative purposes only. See City's Thoroughfare Design Requirements for specific requirements.

COLLECTOR

Collectors are designed to serve as transitions from thoroughfares to more local streets. These roads may vary in the final design, depending on if bike lanes are incorporated or not. Traffic should move at slower designed speeds, connecting residential areas to schools, shopping, and other destinations over a shorter distance. C2U collectors are generally two-lanes in each direction with eight-foot sidewalks and may have 5' bike lanes and 8’ sidewalks while C3U collectors do not have bike lanes and have 6’ sidewalks, allowing for a dedicated center lane for turning in both directions.

General Roadway Design Criteria						
Right-of-Way (ROW)	*ROW at intersection*	*Pavement Width (face to face)*	*Traffic Lanes*	*Bicycle Lanes*	*Left-turn Lanes*	*Right-turn Lanes*
60’	60’	40’ (C3U); 26’/36’ (C2U)	2 lanes; 13’ each	NA/2; 5’ each	NA	NA
Parking	*Median Width*	*Parkway Width*	*Sidewalk Minimum*	*Design Speed (MPH)*	*Stopping Sight Distance*	*Volume Range*
Prohibited	NA	10’ (C3U); 17’/12’ (C2U)	6’ (C3U); 8’ (C2U)	30	200’	12-18,000

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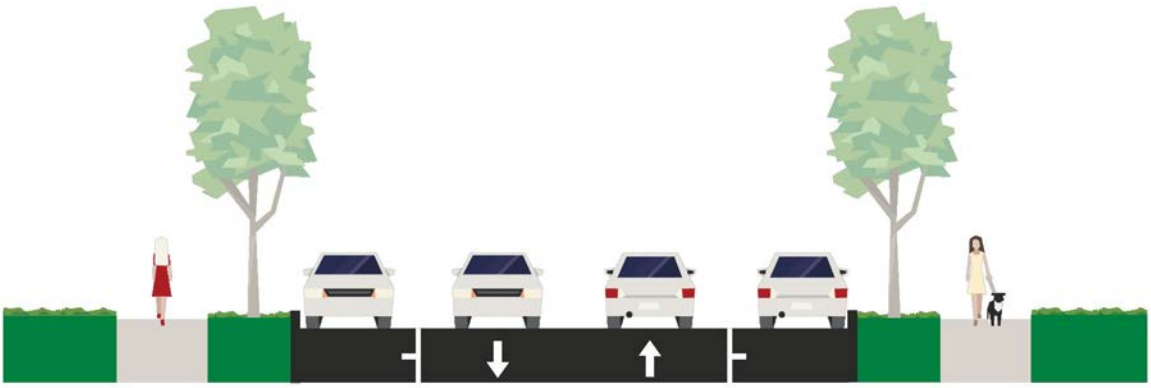

For illustrative purposes only. See City's Thoroughfare Design Requirements for specific requirements.

DOWNTOWN

Downtown streets serve the core of Celina and may connect to local thoroughfares for moving traffic in and out of the area. The design of the roadways may vary depending on the location and adjacent uses. Designated roads surrounding the downtown square area are anticipated as “loops” - roads that enhance multi-modal opportunities, including pedestrian walkability and access, biking, golf carts, and other small-scale “alternative wheels.” Other roads are adjacent to residential uses and are encouraged to have shared use paths and sidewalks for local foot traffic. Parking should be grouped in key locations to serve visitors downtown, and on-street parking may also be developed for adjacent residential areas.

General Roadway Design Criteria						
Right-of-Way (ROW)	*ROW at intersection*	*Pavement Width (face to face)*	*Traffic Lanes*	*Bicycle Lanes*	*Left-turn Lanes*	*Right-turn Lanes*

For additional street sections within Downtown refer to the Downtown Street Design Manual, which is a component of the City’s Master Thoroughfare Plan.

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For illustrative purposes only. See City's Thoroughfare Design Requirements for specific requirements.

NEIGHBORHOOD STREET

Neighborhood Streets are those that primarily serve residential uses and connect to local destinations or thoroughfares. The roads focus primarily on connections through other means outside of traveling by vehicles. Pedestrian accessibility is a priority with some roads have 5' sidewalks - some areas may not have sidewalks. Multi-modal travel (i.e. bikes, golf carts, etc.) should follow a "share the road" policy where the existing roads can be used for all movement.

General Roadway Design Criteria						
Right-of-Way (ROW)	*ROW at intersection*	*Pavement Width (face to face)*	*Traffic Lanes*	*Bicycle Lanes*	*Left-turn Lanes*	*Right-turn Lanes*
50'	50'	28'	2 lanes; 14' each	NA	NA	NA
Parking	*Median Width*	*Parkway Width*	*Sidewalk Minimum*	*Design Speed (MPH)*	*Stopping Sight Distance*	*Volume Range*
Allowed	NA	11'	NA-5'	25	155'	NA

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Action Plan: MOBILITY & CONNECTIVITY

Celina 2040 contains an integrated approach to land use, mobility, and design. Provided below is a sampling of Mobility & Connectivity-related Actions that are found throughout this Plan, but there are more. See the Implementation & Monitoring Section for a complete list of Celina 2040 Actions.

- Formalize a City Sidewalks Program to include mapping of public sidewalks and trails in GIS to coincide with construction, provision for community member requests for connectivity to be logged, and improvements to be prioritized into the Capital Improvements Program.
- Conduct an ADA (Americans with Disabilities) Assessment to evaluate ADA accessibility and mobility within neighborhoods and key destinations and prioritize improvements accordingly.
- Formalize a prioritization of Capital Improvement Projects to emphasize upgrades of existing infrastructure, including parks and trails, in developed areas over extension of new infrastructure to undeveloped areas.
- Formally incorporate a Complete Streets Policy in the Street Design Manual, including Safe Routes to Schools and Safe Routes to Parks, to ensure that all users and modes of transportation are incorporated in new development, redevelopment, and capital improvements.
- Revise the Code of Ordinances to require low impact design (LID) and green infrastructure to manage stormwater runoff and protect Celina's natural resources.
- Incorporate traditional street grid design in all new development to positively contribute to True Travel Choice and neighborhood character.
- Revise the Code of Ordinances to require a continuous and shaded pedestrian system throughout each new development and design site. Shade is essential to the walkability, bikeability, and enjoyment of the outdoors in Celina.
- Revise the Capital Improvements Program (CIP) to put an emphasis on shaded walkways and trails through the installation and repair of sidewalks, trails, and shade trees.
- Develop curbside management and design standards for capital improvements and private development to proactively encourage connected vehicles, autonomous vehicles, and ride-sharing services. These curbside management standards can also accommodate future transit.
- Maintain a GIS layer of Celina's Citibot submissions and community requests for infrastructure repair and/or improvement for utilization when prioritizing capital improvements. Include an attribute for completed date so that progress can be reported when necessary.
- Designate sites within the Entertainment District Downtown for future

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structured parking to support potential passenger rail and an associated Downtown Transit Station.

- Prepare initial concepts for a Downtown Transit Station to understand the land and opinion of probable construction cost (OPCC).
- Create a modified veloweb (bike-only trail) to provide a bike-only lane along a long multi-use trail, in coordination with anticipated alignments envisioned in the Trails Master Plan.
- Create a Bike Experiences Layer in GIS that includes on-street separated bike lanes, off-street separated bike lanes, veloweb or modified veloweb, and off-street pathways of at least 10 feet in width.
- Schedule Celina bike experiences in the Curated Marketing Calendar to showcase the Bike Experiences Map and any destinations along the way.
- Explore appropriate City default speed limits, slow zones, traffic calming measures, and corridor speed limits to reduce collisions, serious injuries, and fatalities per NACTO framework in City Limits (published Summer 2020).
- Formally incorporate Complete Streets Policy in the Street Design Manual, including Safe Routes to Schools and Safe Routes to Parks, to ensure that all users and modes of transportation are incorporated in new development, redevelopment, and capital improvements.
- Adopt a policy or revise the Code of Ordinances to require utilization of the City's Tree Fund (created by development tree mitigation) to provide trees along trails or pathways, or within the Green Infrastructure Network, in the sector they were removed from within two years of removal.
- Revise the Code of Ordinances to designate Celina's primary and sensitive ecosystems as Green Stormwater Infrastructure Zones (i.e. "GSI Zones") and require that these areas integrate strategies that manage stormwater runoff from adjacent and connected developments by slowing down, dispersing, and filtering increased stormwater discharges.
- Develop a maintenance policy that includes regularly scheduled street sweeping, trash/debris/TSS removal and disposal from capture systems, and landscaping.
- Revise the Code of Ordinances and/or adopt a policy to promote walkable, mixed-use and infill development by providing three new incentives, such as density bonuses, parking reductions, reduced impact fees, and/or permitting waivers. These incentives should be researched and applied where relevant.
- Adopt a policy and associated internal procedures for the City to focus on purchases, acquisitions, or donations of land that include areas designated in the Trails Master Plan for potential trailheads.
- Design and construct at least two trailheads by January 2026.

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Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

CHAPTER 6

Implementation and Monitoring

INTRODUCTION	214	KEY TAKEAWAYS AND HIGHLIGHTS	220
PARTNERSHIPS AND FUNDING	216	ACTION PLAN MATRIX	2##
MONITORING PROGRESS	217		
UPDATES AND AMENDMENTS	218		

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

INTRODUCTION

"THANKS FOR LISTENING TO CELINA'S CITIZENS!"

-Post to the Future Feedback

TECHNICAL ADVISORY COMMITTEE MEETING

City department representatives meet to discuss what can make Celina 2040 successful.

IMPLEMENTATION

To implement the Vision of Celina 2040, the Plan is built to not "sit on a shelf" but instead consists of actions that can be "checked off" so that the progress of the Plan is more impactful. The effectiveness of Celina 2040 will require continuous and consistent use of the Plan, reflected by the actions taken by the community at large, city staff, developers, neighborhood associations, local institutions and school districts, and other groups and agencies that work in Celina. The Plan is built with a strong Vision and goals to implement the Vision, but changes over time are anticipated. A comprehensive plan update should be conducted every three to five years, with community involvement and support, to ensure that the established Vision is accurate and has not changed substantially since its adoption.

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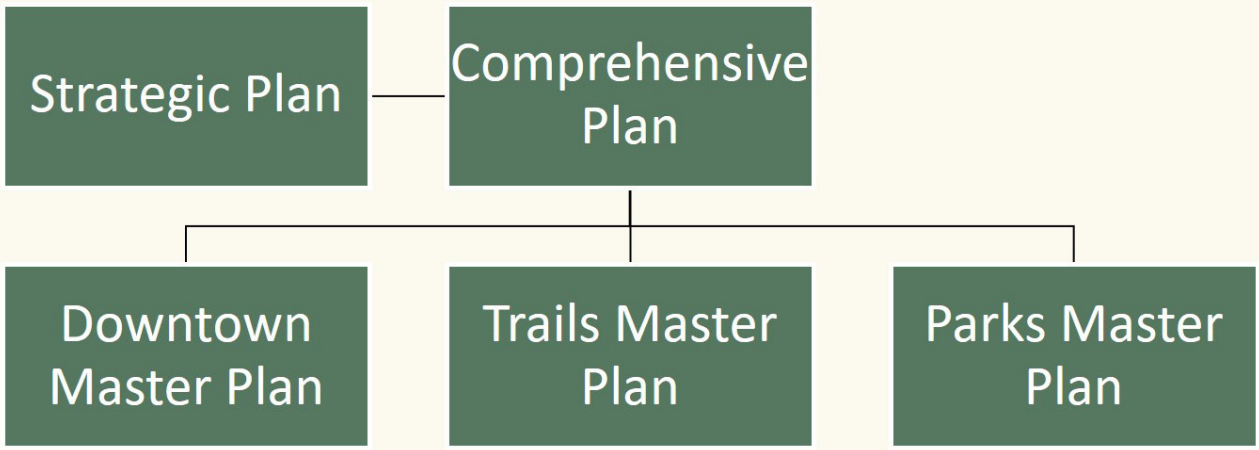
Plans are created and utilized in consideration of those previously adopted.



Legal Authority

Texas law provides basic guidance to municipalities for developing and applying comprehensive plans. Chapter 213 of the Local Government Code (LGC), grants local municipalities discretionary powers to define the content and organization of a comprehensive plan for the promotion of sound development and the protection of public health, safety, and welfare. In addition, Chapter 211 of the LGC recognizes the importance of comprehensive planning and stipulates conditions that require the adoption of a comprehensive plan. Consequently, Texas municipalities that adopt zoning must also have a comprehensive plan to base it on. Further, Section 212.010 of the LGC also includes conformance with a municipality's "general plan for extension" as one of the requirements for approval of development plats.

Local Authority

Upon adoption, Celina 2040 replaces the 2013 Comprehensive Plan and will become the leading policy document, separate and distinct from zoning – but to which future

"(Celina 2040) is designed to work in congruence with previously identified goals."

zoning should be consistent with. Unless stated otherwise, Celina 2040 shall supersede the actions of other local plans but is designed to work in congruence with previously identified goals that may have morphed during the development of Celina 2040.

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PARTNERSHIPS AND FUNDING

IMPLEMENTATION

Created from feedback throughout the planning process and approved by the Comprehensive Plan Advisory Committee and City Council

Celina 2040 is designed with the feedback from the community and select stakeholders and organizations in and around Celina, including those mentioned in the Celina 2040 acknowledgements. These partnerships should continue as the Plan is implemented and as the Plan is updated. Partnerships are important to ensure that the Plan works for everyone, as well as providing the opportunity for the city to work closely with those who may be reliable sources of funding to implement the Vision of Celina 2040. Partners that will be vital to implementing this plan include but are not limited to: Collin County, TxDOT, NCTCOG, CISD, DART, and the BNSF railway. Assisting these partners in understanding how the Vision contained in this Plan applies to each proposed improvement or development should be voiced as projects arise, as well as in the planning phase of new updates and changes in Celina.

Partnerships are important to ensure that the Plan works for everyone.

Funding is crucial to the implementation of Celina 2040 and if not planned appropriately could pose significant limitations and delays in completing items. Funding can come from many sources including city funds through a capital improvement plan, economic development mechanisms such as PIDs and TIRZ districts, and public and private partnerships. Tracking and monitoring of the strategies and actions of Celina 2040 are important for planning funding (i.e. estimated costs and timeline) in addition to prioritizing next steps in the implementation of the Plan.

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MONITORING PROGRESS

IMPLEMENTATION

Celina 2040 is a living document. Data should be continually collected, analyzed, and reported in order to measure progress. A Monitoring and Evaluation Report should be created to measure the progress of the Celina 2040 strategies and actions completeness periodically. Metrics are encouraged to be created with existing and recommended plans, regulations, programs, and other efforts within Celina 2040.

Guidelines for the Monitoring and Evaluation Report:

- The Planning Department, supported by the Technical Advisory Committee, will prepare the Monitoring and Evaluation Report.
- The Monitoring and Evaluation Report should be reviewed by the Planning and Zoning Commission and City Council periodically.
- The Monitoring and Evaluation Report should include the following items:

  1) An Executive Summary with accomplishments, impediments encountered and anticipated, and any recommended changes to the Action Plan. The Action Plan evaluation will include a description of the key action, responsibility, status, description of achievement, completion date, and if applicable - details of metrics.

  2) Metrics including timeframes or numeric indicators when applicable.
- The responsible departments or groups shall review the metrics to ensure that the goals of Celina 2040 are being implemented in alignment with the Vision.

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UPDATES AND AMENDMENTS

IMPLEMENTATION

The Comprehensive Plan should be updated every three years during this period of exponential growth and development

Plan Updates

Celina 2040 should be updated periodically in order to stay consistent with the rapidly changing population of Celina. Plan goals, strategies, policies, actions, and maps should be updated every three years during this period of exponential growth and development.. Celina's Comprehensive Plan should be updated no later than every five years. The revision process should include the following:

- A thorough public engagement effort with updated Community Survey;
- Review of updated existing conditions, goals, Vision Statement, and strategies and actions with the public input;
- Creation and consultation of a new Comprehensive Plan Advisory Committee; and
- Revisions to the Character Framework and Master Thoroughfare Plan.

All future revision documents of Celina's Comprehensive Plan should include the following:

- A section to include a summary of progress to date with other key indicators assessing the previous plan's componenets; and
- A section to summarize emerging trends, new development, and updated challenges since the last plan's adoption period.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

IMPLEMENTATION

Plan Amendments

Celina 2040 is a living document which outlines Celina's roadmap to the future. The Plan provides reasonable flexibility in interpretation, but should be implemented consistently and consulted daily. Periodic plan amendments should be made consistent with the Vision Statement identified in this plan. Special circumstances necessitating an update include, but are not limited to:

- Planning for a new facility or amenity such as the opportunity to create a major employment center or a new highway;
- A natural or manmade disaster that has significantly altered the characteristics of an area; or
- Any major changes to Celina's fiscal position, community makeup, city layout, or any other unexpected transformations not anticipated by Celina 2040.

Outlined below is a general procedural framework for updates and amendments to the Comprehensive Plan.

- **Amendments to Actions -** Amendments to Actions should be made by resolution of City Council after review and recommendation by the Planning and Zoning Commission as part of the Monitoring and Evaluation Process.
- **Text Amendments -** Project-specific text amendments, such as proposed changes to the Guiding Principles, Vision, Character Framework, are discouraged unless done as part of a comprehensive review process with associated engagement.
- **Other Plan Amendments** - Map and text amendments to Celina 2040 may be necessary as part of a City-led planning effort. If amendments to Celina 2040 are necessary, they should happen concurrently with the adoption of the plan or plan update.
- **Administrative Changes** - Changes to the document to fix typos or update hyperlinks should be documented and changed administratively by Staff but do not require action by City Council.

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GUIDING PRINCIPLES

Based on community engagement, the Guiding Principles for Celina 2040 include:

Unique	Bold	Innovative	Smart
Vibrant	Equitable	Green	Family

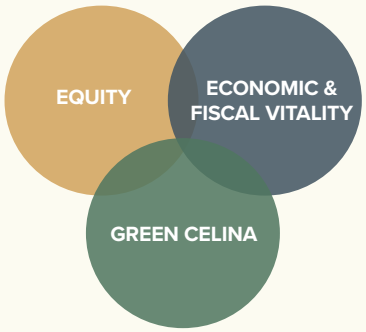
TRIPLE BOTTOM LINE

The chapters of Celina 2040 are not stand alone, and while the are built to work together with the other sections of the plan, they also follow a Triple Bottom Line process that consists of three spheres that are also considered simultaneously – equity, economic, and environment.

- Equity: The people of Celina come first.
Ex: Housing choice

- Economics: Celina is vibrant and fiscally sustainable.
Ex: Experience drivers

- Environment: Celina capitalizes on being green.
Ex: Green infrastructure zones



IMPLEMENTATION

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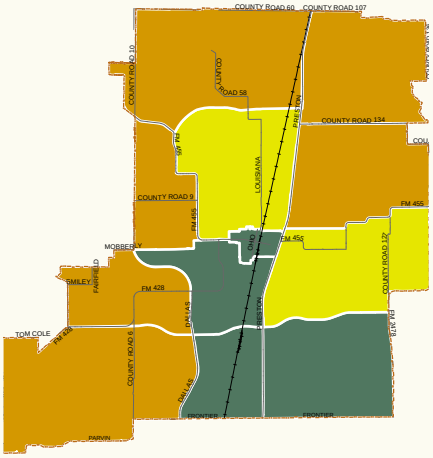
CHARACTER AND PLACEMAKING

The unique and differing characteristics found across Celina are acknowledged, and these special qualities, accompanied with community feedback and future expectations, are the leading force in the development of the Character Framework. As citywide mixed-use land uses are allowed, development is designed based on the areas character rather than a specific land use. The community levels – Regional Center, Community Center, and Neighborhood Center – further create special places with distinct development pattern expectations.

STRATEGIC GROWTH

Growth should be encouraged by the community in areas where infrastructure and development already exist. This generally leads to a radial growth pattern from near Downtown and the southern sectors of Celina (found on page 68) outward. This is not a restriction on growth in other areas, but more infrastructure, services, funding, and critical components of development may be necessary.



Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

ACTION PLAN MATRIX

IMPLEMENTATION

The Celina 2040 Action Plan summarizes all local Goals, Strategies, and Actions in a single table to ensure timely and efficient implementation and documents associated reporting.

The Celina 2040 Action Plan Matrix shown on the next pages summarizes all Actions into one table. The Action Plan Matrix is a tool for the City to use as a checklist over the coming years to monitor progress and implement the Vision. The overall progress of implementation of the Actions contained here reflects steps taken to achieve the community's Vision. The Action Plan Matrix lists each Action by its order in the document. Each Action is associated with a Priority, which includes short-term, mid-term, or long-term completion time frames. The specified years of priority for each time frame are listed below:

- **Short-Term:** represents an action that can be completed within 3 years
- **Mid-Term:** an action that is estimated to be completed over the next 4 to 6 years
- **Long-Term:** an action that is estimated to be completed beyond 7 years
- ***Timeframes are a prioritization tool and can be completed sooner.***

The Action Plan Matrix also includes responsibility and conceptual cost associated with the Actions. Cost ranges are provided from one dollar sign to four dollar signs as a conceptual gauge of magnitude.

The Action Matrix Priorities, Costs, and Leads are under development and subject to change, but all Strategies and Actions are proposed as they are in the Chapters.

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
Provide genuine, inclusive, accessible, and fair community engagement.	Action #.#.#	Establish a Community Engagement Strategy, to complement an overall City Communications Plan, that identifies standards for input opportunities, outreach methods, translation services, and evaluation measures.	Short-Term	$	City Manager
	Action #.#.#	Provide a Spanish section of the City website where important resources can be accessed and Spanish-speaking Staff contact information is available.	Short-Term	$	Communications
	Action #.#.#	Create a coordinated list of neighborhood leaders or residents from each neighborhood in Celina, to be shared with all City departments and kept up-to-date.	Short-Term	$	Communications
	Action #.#.#	Establish a Block Watch program through the Police Department whereby block captains can be trained for safety and neighborhood coordination, at the block level, to build neighborhood capacity and City resilience.	Short-Term	$	Police
	Action #.#.#	Establish a tradition for City Leadership to meet with neighborhood leaders, in an open forum, twice per year, to discuss important City updates and discuss any neighborhood concerns.	Long-Term	$	City Manager
Provide programs, policies, and projects to distribute resources based on needs rather than equal geographic dispersion.	Action #.#.#	Formalize a City Sidewalks Program to include mapping of public sidewalks and trails in GIS to coincide with construction, provision for community member requests for connectivity to be logged, and improvements to be prioritized into the Capital Improvements Program.	Mid-Term	$$	Engineering
	Action #.#.#	Conduct an ADA (Americans with Disabilities) Assessment to evaluate ADA accessibility and mobility within neighborhoods and key destinations and prioritize improvements accordingly.	Mid-Term	$$	Engineering

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Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Proactively identify a waste treatment facility location. Establish strategies to ensure existing and future development is not adversely impacted and any negative effects are mitigated, including best practices for waste treatment and recycling.	Mid-Term	$$	Public Works
	Action #.#.#	Formalize a prioritization of Capital Improvement Projects to emphasize upgrades of existing infrastructure, including parks and trails, in developed areas over extension of new infrastructure to undeveloped areas.	Short-Term	$	Engineering
	Action #.#.#	Establish a tradition for City Leadership to meet with seniors at the Senior Center, in an open forum, twice per year, to discuss important City updates and discuss any senior-specific concerns.	Long-Term	$	City Manager
Actively pursue becoming a Blue Zone Community and furthering Blue Zone programming and projects.	Action #.#.#	Initiate a Blue Zones Readiness Assessment through Blue Zones to assess readiness and build a plan for change.	Short-Term	$	City Manager
	Action #.#.#	Create a webpage on the City website detailing information about Blue Zones and Celina's efforts regarding becoming and sustaining being a Blue Zone Community.	Mid-Term	$	Parks and Recreation
	Action #.#.#	Formally incorporate a Complete Streets Policy in the Street Design Manual, including Safe Routes to Schools and Safe Routes to Parks, to ensure that all users and modes of transportation are incorporated in new development, redevelopment, and capital improvements.	Mid-Term	$	Engineering
	Action #.#.#	Adopt a comprehensive smoke-free tobacco ordinance, including within City parks.	Short-Term	$	Parks and Recreation

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Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Revise the Code of Ordinances to encourage and allow urban agriculture, produce carts, and mobile fresh markets to improve access to fresh produce in all areas of the city, no matter the zoning district.	Mid-Term	$$	Development Services
	Action #.#.#	Create and publish an easy process guide for starting and maintaining a community garden.	Short-Term	$	Parks and Recreation
	Action #.#.#	Identify a comprehensive list of local non-profits, schools, restaurants, stores, or groups who are interested in participating in the Blue Zones Program to provide for efficient communication regarding Blue Zones initiatives for Celina. Include a sign-up opportunity on the City website.	Short-Term	$	City Manager
	Action #.#.#	Start a list of Blue Zones Project Approved Worksites, Restaurants, Schools, Stores, and Organizations to publish on the EDC website and through the Curated Marketing Calendar.	Short-Term	$	EDC
	Action #.#.#	Initiate initial research and a workplan for the City of Celina, as an employer, to become a Blue Zones Project Approved Worksite.	Short-Term	$	City Manager
Create a data-driven Equity Framework consisting of: (1) awareness, (2) procedural fairness, (3) distribution and access, (4) quality, (5) outcomes, and (6) accountability.	Action #.#.#	Research and create a list of equity indicators relevant to Celina based on best practices for equity and example cities doing great equity work.	Mid-Term	$	City Manager
	Action #.#.#	Utilize Census Block Groups and Tracts to identify Celina's four lowest income areas and complement that analysis with community organization feedback. Establish a policy to do this analyis every other year, perform at least two Staff visits per year to these neighborhoods to determine any investments and resources that may be needed, and designate a person in charge of this action.	Mid-Term	$$	Development Services

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Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Develop a one-page, phased strategy of how the data-driven Equity Framework will be developed over the next five years.	Short-Term	$	City Manager
Mixed-Uses and Land Diversification: Maintain a diverse mixture of land uses and encourage mixed-use developments.	Action #.#.#	Create a GIS layer that includes all developed areas of the city with the Character Framework Character District provided as an attribute.	Short-term	$	Development Services
	Action #.#.#	Set up a standing quarterly reminder to run an existing land use analysis on the Developed Areas GIS layer, based on County Appraisal District use classifications or based on an existing land use layer that the City creates and maintains, to evaluate current land use mix for the city overall and per Character District.	Short-term	$	Development Services
	Action #.#.#	Set up a standard quarterly reporting procedure for the Economic Development Corporation and Development Services teams to be notified when an imbalance in land use mix is identified in the city overall or in a particular Character District per the Vision, and target the needed land uses with economic development efforts and tools.	Short-term	$	Development Services/EDC
Growth Management and Awareness: Ensure investment decisions are made in-line with Celina 2040 Goals.	Action #.#.#	Create a “menu” of economic development tools, based on Economic Development Corporation and City objectives, to incentivize growth in areas identified as Ripe for Development (green) on the Sector Ripeness Map in the Development Section of Celina 2040.	Short-term	$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Create a "menu" of economic development tools, based on Economic Development Corporation and City objectives, to prepare for development in areas identified as Prepare for Development (yellow) on the Sector Ripeness Map in the Development Section of Celina 2040. Strategic extensions of infrastructure to these areas, or area-based tools such as Public Improvement Districts, can help growth be more sustainable in these areas long term.	Mid-term	$	Development Services
	Action #.#.#	Adopt an economic development policy, based on Economic Development Corporation and City objectives, regarding the use of economic development tools and incentives for areas identified as Infrastructure Needed (orange) on the Sector Ripeness Map in the Development Section of Celina 2040. Use of tools and incentives in these areas should be done sparingly unless growth is paying for itself and providing upsized infrastructure to mitigate any "leapfrog development" or to negotiate to prevent Municipal Utility Districts (MUDs) from forming outside the city limits.	Mid-term	$	Development Services
	Action #.#.#	Formalize "sprawl control" measures to include in master planned communities or planned developments to ensure proper planning for school sites, infrastructure, City services, and City amenities. Include these sprawl control measures in the Code of Ordinances and into any administrative procedures for the creation of Development Agreements and similar tools.	Mid-term	$$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Create an interactive and always up-to-date website marketing Downtown Celina retail, eateries, events and destinations, focusing on fun and/or meaningful experiences.	Short-term	$	Information Technology
Destinations & Attractiveness: Provide and promote exciting opportunities for fun and meaningful experiences in Celina.	Action #.#.#	Create a website listing and marketing agritourism destinations and experiences in Celina.	Short-term	$	EDC
	Action #.#.#	Initiate an annual Downtown Update to showcase important statistics (i.e. median rent, commercial space available, number of businesses, etc.), new development and businesses, Downtown experiences, and the People of Downtown. This update can be an interactive report/webpage on the Downtown website or it can be a recorded presentation published on the Downtown website and social media.	Short-term	$$	Main Street Program/ EDC
	Action #.#.#	Create and initiate a Curated Marketing Calendar for experiences in Celina that has one theme every other week, and themes can repeat as necessary (ex. more than one batch can be about Downtown). This marketing calendar should be formalized every December (associated recurring reminders should be set on calendars), can have substantial replication each year, with only refinements needed, and should correspond with seasonal events and activities. All City and EDC social media should be coordinated to be on message throughout the year accordingly.	Short-term	$	EDC
	Action #.#.#	Provide an online submission form on the Celina and EDC websites for Celina businesses, residents, and experience makers to communicate their Celina destinations to City and EDC Staff for potential promotion.	Short-term	$	EDC

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Initiate discussions and create a schedule of progress for completion of exploratory discussions, for a world class City event center, either completely City-owned and operated, or in partnership with other local institutions or businesses.	Short-term	$	EDC
Balanced Budgeting and Revenues: Ensure planning and investment decisions are grounded in market and economic reality.	Action #.#.#	Update the Capital Improvement Plan (CIP) to place priority on sectors designated as (1) "Ripe for Development" (green) or (2) "Prepare for Development" (yellow) on the Sector Ripeness Map in the Development Section of Celina 2040. Improvements in areas designated as "Infrastructure Needed" (orange) should be generally shouldered by the development community with minor City participation, if any. Return on investment for improvements in areas Ripe for Development are much higher and more sustainable over time in general. Once the CIP is updated initially and this action is completed, this should continue as a policy to correspond with a Sector Ripeness Map that is updated every three to five years with an associated Comprehensive Plan Update.	Short-term	$	Engineering
	Action #.#.#	Create and establish a policy to maintain a Fiscal Scorecard, published annually with the State of the City, that includes best practice indicators to measure Celina's economic health as recommended by the National League of Cities, such as constant-dollars in general fund revenue, expenditures, cash to debt ratio, housing market growth, and housing prices.	Mid-term	$$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
Excellence in Design: Utilize design as a fiscal tool to improve quality of life in Celina and for future economic resilience.	Action #.#.#	Incentivize construction of diverse housing types, especially in Downtown and Connected Core. Diverse housing types include choices in price, form/ design, amenities, and locations.	Short-term	$$	Development Services
	Action #.#.#	Revise the Code of Ordinances to require low impact design (LID) and green infrastructure to manage stormwater runoff and protect Celina's natural resources.	Short-term	$$	Development Services
	Action #.#.#	Incorporate traditional street grid design in all new development to positively contribute to True Travel Choice and neighborhood character.	Short-term	$	Engineering
	Action #.#.#	Revise the Code of Ordinances to require a continuous and shaded pedestrian system throughout each new development and design site. Shade is essential to the walkability, bikeability, and enjoyment of the outdoors in Celina.	Short-term	$	Development Services
	Action #.#.#	Revise the Capital Improvements Program (CIP) to put an emphasis on shaded walkways and trails through the installation and repair of sidewalks, trails, and shade trees.	Short-term	$	Engineering
	Action #.#.#	Create a bold and exciting palette and plan (including funding and installation) for gateways and monuments for Celina that showcase Celina's Vision Statement contained in Celina 2040. An emphasis for Downtown should be included, especially in Downtown along Preston, on Walnut at Downtown's western edge, on Oklahoma at Downtown's southern edge, and on Louisiana at Downtown's northern edge.	Mid-term	$$$	City Manager

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Adopt a policy to encourage and incentivize Open Air experiences for resiliency in the post-COVID economy: • Outdoor Patio Dining • Walk-up Shopping and Pick-up Windows • Retail with Roll-up Bay Doors and Operable Windows • Outdoor or Open-Air Amusement • Trail-oriented Development • Integrated Curbside Management	Short-term	$	Development Services
Smart City: Invest in Smart City infrastructure.	Action #.#.#	Revise the Code of Ordinances to require new developments to install fiber infrastructure as applicable.	Mid-term	$	Development Services/ Engineering
	Action #.#.#	Develop curbside management and design standards for capital improvements and private development to proactively encourage connected vehicles, autonomous vehicles, and ride-sharing services. These curbside management standards can also accommodate future transit.	Long-term	$$$	Engineering
	Action #.#.#	Maintain a GIS layer of Celina's Citibot submissions and community requests for infrastructure repair and/ or improvement for utilization when prioritizing capital improvements. Include an attribute for completed date so that progress can be reported when necessary.	Short-term	$	Information Technology
True Travel Choice: Invest in multi-modal improvements and transit.	Action #.#.#	Designate sites within the Entertainment District Downtown for future structured parking to support potential passenger rail and an associated Downtown Transit Station.	Long-term	$$$	Engineering

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Prepare initial concepts for a Downtown Transit Station to understand the land and opinion of probable construction cost (OPCC).	Mid-term	$$	Development Services
	Action #.#.#	Create a modified veloweb (bike-only trail) to provide a bike-only lane along a long multi-use trail, in coordination with anticipated alignments envisioned in the Trails Master Plan.	Mid-term	$$	Engineering
	Action #.#.#	Create a Bike Experiences Layer in GIS that includes on-street separated bike lanes, off-street separated bike lanes, veloweb or modified veloweb, and off-street pathways of at least 10 feet in width.	Short-term	$	Development Services
	Action #.#.#	Schedule Celina bike experiences in the Curated Marketing Calendar to showcase the Bike Experiences Map and any destinations along the way.	Short-term	$	EDC
	Action #.#.#	Explore appropriate City default speed limits, slow zones, traffic calming measures, and corridor speed limits to reduce collisions, serious injuries, and fatalities per NACTO framework in City Limits (published Summer 2020).	Short-term	$	Engineering
	Action #.#.#	Formally incorporate Complete Streets Policy in the Street Design Manual, including Safe Routes to Schools and Safe Routes to Parks, to ensure that all users and modes of transportation are incorporated in new development, redevelopment, and capital improvements.	Short-term	$	City Manager
Green Celina: Development	Action #.#.#	Revise the Code of Ordinances to require Environmental Sensitive Area Assessments for developments that pose development within the limits of the Green Infrastructure Network.	Short-term	$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Adopt a policy or revise the Code of Ordinances to require utilization of the City's Tree Fund (created by development tree mitigation) to provide trees along trails or pathways, or within the Green Infrastructure Network, in the sector they were removed from within two years of removal.	Short-term	$	Development Services
	Action #.#.#	Revise the Code of Ordinances to designate Celina's primary and sensitive ecosystems as Green Stormwater Infrastructure Zones (i.e. "GSI Zones") and require that these areas integrate strategies that manage stormwater runoff from adjacent and connected developments by slowing down, dispersing, and filtering increased stormwater discharges.	Mid-term	$$	Development Services
	Action #.#.#	Revise the Code of Ordinances and adopt a City policy to significantly restrict future development (excluding low impact parks and recreational uses) in floodplains.	Mid-term	$	Development Services
	Action #.#.#	Revise the Code of Ordinances to allow for GSI Zone area, for shared use, to count towards minimum landscaping requirements for adjacent and connected developments.	Mid-term	$$	Development Services
	Action #.#.#	Revise the Code of Ordinances to require Low Impact Design (LID) by preservation and recreation of natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Programs such as iSWM and Texas SmartScape™ can inform the new regulations.	Mid-term	$$	Development Services
Green Celina: Infrastructure	Action #.#.#	Develop a maintenance policy that includes regularly scheduled street sweeping, trash/debris/TSS removal and disposal from capture systems, and landscaping.	Short-term	$	Public Works

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Adopt a policy or revise the Code of Ordinances to require Stormwater Utility Fee funds to go toward stabilization and restoration of creeks and streams through riparian management, bank stabilization, and energy dissipation. The Green Infrastructure Network includes critical areas for these improvements.	Short-term	$	Engineering
	Action #.#.#	Revise the Code of Ordinances to designate Environmentally Sensitive Areas (ESA's) and adopt associated identification, assessment, and protection standards.	Mid-term	$$	Development Services
Travel and Land Use	Action #.#.#	Revise the Code of Ordinances and/or adopt a policy to promote walkable, mixed-use and infill development by providing three new incentives, such as density bonuses, parking reductions, reduced impact fees, and/or permitting waivers. These incentives should be researched and applied where relevant.	Short-term	$	Development Services
	Action #.#.#	Adopt a policy and associated internal procedures for the City to focus on purchases, acquisitions, or donations of land that include areas designated in the Trails Master Plan for potential trailheads.	Short-term	$	Development Services
	Action #.#.#	Design and construct at least two trailheads by January 2026.	Mid-term	$$$	Engineering
Green Celina: Gathering Spaces	Action #.#.#	Adopt a policy and associated internal procedures for the City to focus on purchases, acquisitions, or donations of land that includes portions of the Green Infrastructure Network for future parks, preservation areas, and recreation destinations.	Short-term	$	Parks and Recreation

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Adopt a policy and associated internal procedures to utilize multi-functional open spaces, landscaping, drainage improvements, and street improvements to make creeks and streams slower, more stable, and more controlled. Installation of features such as native plants and trees, permeable paving, bioswales, vanes, weirs, rock walls, and riprap in City projects can greatly contribute to the city's overall environmental health.	Mid-term	$$	Engineering
Green Celina: Stewardship	Action #.#.#	Explore the LEED Certification program to evaluate whether the City would like to pursue certification and what it would entail.	Short-term	$	City Manager
	Action #.#.#	Hire an Urban Forester to lead administration of the City's Tree Preservation Ordinance, enhancement of tree canopy coverage, and overall tree-related matters for the City of Celina.	Long-term	$$$	City Manager
	Action #.#.#	Hire an Environmental Services Manager to lead administration of green-related regulations for development, watershed protection and restoration, enhancements to the Green Infrastructure Network, and environmental stewardship objectives.	Long-term	$$$	City Manager
	Action #.#.#	Develop incentives for new development or redevelopment that invests in renewable energy alternatives, such as solar and/or wind, electric charging stations, and LEED or Energy Star energy building standards.	Mid-term	$	Development Services/ Engineering
	Action #.#.#	Collect and analyze air samples for pollutants, including particulate matter (PM), ground-level ozone (O3), carbon monoxide (CO), carbon dioxide (CO2), nitrogen dioxide (NO2), sulfur dioxide (SO2), and use the results to inform policy decisions that will help lift the region's nonattainment status.	Mid-term	$$$	Public Works

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
Implement a design palette and style throughout the City to communicate Celina's unique brand.	Action #.#.#	Develop and adopt a City Branding Design Guide to govern signage, wayfinding signs, street signs, neighborhood-specific nested branding strategies, lighting, public art, monumentation, and other physical design strategies that can communicate the Celina brand.	Short-term	$	Communications
	Action #.#.#	Identify a prioritized strategy for improvements to Gateways and District Threshold features at locations identified in the Parks Master Plan, to include timing, scale, funding, and potential partners.	Mid-term	$$	Parks and Recreation/ Development Services
Strategy: Design commercial and mixed-use areas that are high quality and walkable.	Action #.#.#	Revise the Planned Development District regulations in the Zoning Ordinance to require incorporation of Neighborhood Centers, Community Centers, and Regional Centers where appropriate within the required Concept Plan.	Mid-term	$$	Development Services
	Action #.#.#	Revise the Zoning Ordinance to adjust standards or rezone for locations within the city limits that could be appropriate for Neighborhood Centers, Community Centers, and Regional Centers, that are consistent with the vision for height, intensity, and mixed-uses of each. A neighborhood meeting to discuss the concept and receive feedback should be held for any areas proposed for rezoning with this action within 1,000 feet of existing residential neighborhoods. This action does not apply to new development proposals--only the evaluation of existing areas for proactive regulation alignment.	Mid-term	$$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Create a Commercial and Mixed-Use Design Book, to complement Celina's Neighborhood Vision Book, that establishes desired form and features of commercial or mixed-use areas. These forms and features would include standards such as a continuous and shaded pedestrian system, prevention of suburban strip centers, lighting, internal street grid, "rural by design" strategies (ex. low impact development, greenway buffers, etc.).	Mid-term	$$$	Development Services
Strategy: Design neighborhoods that are high quality and walkable.	Action #.#.#	Evaluate existing neighborhoods without a Neighborhood Center for areas that could be developed as a Neighborhood Center.	Short-term	$	Development Services
	Action #.#.#	Once evaluation of existing neighborhoods for potential Neighborhood Center locations is completed, approach neighborhood leaders to evaluate if a Neighborhood Center is desired by the neighborhood. Hold a neighborhood meeting with each to discuss if potential rezoning of that area to include planned development that would maintain strict controls for neighborhood integrity. Complete the associated rezoning(s) as applicable where desired by the neighborhood(s).	Mid-term	$$	Development Services
	Action #.#.#	Revise applicable zoning and subdivision regulations to incorporate neighborhood Celina-inspired branding features, such as an entry monument, sign toppers, beautification elements, and natural spaces, at the time of construction for all new neighborhoods in Celina. The regulations should correspond with the future City Branding Design Guide.	Mid-term	$$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Update Celina's Neighborhood Vision Book by 2025 to ensure any lessons learned, best practices, or new policy preferences are kept current for neighborhood design.	Mid-term	$$	Development Services
Preserve Celina's historic landmarks, districts, neighborhoods, and resources.	Action #.#.#	Create a Historic Resources Survey to identify and evaluate potentially historic resources for possible zoning protection.	Short-term	$$	Development Services
	Action #.#.#	Adopt criteria for the preservation of historic landmarks, historic districts, and conservation districts.	Mid-term	$$	Development Services
	Action #.#.#	Identify Celina's most treasured assets, on both public and private property, to bring awareness of their value and provide opportunity for conservation and preservation strategies. These assets should include natural areas for enhancement, preservation, and protection.	Mid-term	$	Development Services
Create community gathering places that serve as destinations and community amenities.	Action #.#.#	Establish amenity standards for various scales of parks and gathering spaces that require shade in the form of awnings, canopies, mature trees, and/or other shade structures.	Mid-term	$$	Parks and Recreation
	Action #.#.#	Establish landscaping standards for various scales of parks and gathering spaces to place emphases on native species, preservation of natural features or trees, and incorporation of green infrastructure elements such as bioswales.	Mid-term	$$	Parks and Recreation
	Action #.#.#	Revise the Code of Ordinances to stipulate standards to be utilized in dedication and development of parks and gathering spaces by developers to satisfy parkland improvement requirements including, but not limited to, public access, shade, and amenities.	Mid-term	$$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Evaluate the "streets as parks and places" concept and how it can be incorporated into street design and permitting standards including, but not limited to, simplifying closure permits to encourage neighborhood events, creating a simple and easy parklet installation process, and public street design and activation that contributes to placemaking.	Short-term	$	Development Services
Promote housing choice and diversity.	Action #.#.#	Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive re-use, utilization of upper stories, and infill development.	Short-term	$$	Development Services
	Action #.#.#	Create a prioritized community investment strategy, that includes parks, pathways, and incentives, in areas within Downtown and Connected Core to encourage development in the core of the city.	Mid-term	$$	Downtown/Main Street Program
	Action #.#.#	Evaluate existing zoning districts to focus on design, scale, and compatibility instead of on singular use types.	Short-term	$	Development Services
	Action #.#.#	Evaluate existing zoning districts for potential removal of minimum lot sizes in future neighborhoods (not existing), in conjunction with minimum Subdivision standards.	Short-term	$	Development Services
	Action #.#.#	Adopt a Downtown Code that allows a multitude of housing and building types in Downtown Celina to encourage density that supports commercial uses and walkable, urban living.	Short-term	$$$	Development Services
	Action #.#.#	Revise the Preston Road Overlay, Collin County Outer Loop Overlay, and Dallas North Tollway Overlay to allow for all forms of multi-family development, as well as live-work units and townhomes.	Mid-term	$$	Development Services

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
Provide protections and programming for existing neighborhoods	Action #.#.#	Initiate a proactive, recurring, skillbuilding program for maintenance and repair of structures and property features, such as fences, painting, landscaping, and structural integrity, for both residential and commercial property owners.	Mid-term	$$	Public Works/ Communications
	Action #.#.#	Evaluate grants and strategies that can assist lower income property owners or residents with home improvements and craft associated outreach accordingly.	Short-term	$	Development Services
	Action #.#.#	Create a Neighborhood Protection Overlay process, for neighborhood leaders to initiate, for preservation of existing neighborhood form, scale, and character.	Mid-term	$$	Development Services
	Action #.#.#	Create a Block Leader program through the Police Department to encourage neighborhood organization and safety.	Mid-term	$$	Police
	Action #.#.#	Evaluate a proactive Code Enforcement program to review developed areas on a periodic schedule for violations.	Mid-term	$$$	Development Services
Parks & Trails	Action #.#.#	Adopt a City standard that mandates a park with playground (any size) within 1/4 mile of every new neighborhood and evaluate opportunities to meet this standard with previously developed neighborhoods without one where practicable.	Short-term	$	Parks and Recreation/ Development Services
	Action #.#.#	Acquire and dedicate a minimum of 100 acres of new public parkland by 2024 (to include key natural areas to enhance and preserve).	Long-term	$$$	Parks and Recreation
	Action #.#.#	Construct a community garden with associated skillbuilding programming and policies to ensure the garden's success.	Mid-term	$$	Parks and Recreation
	Action #.#.#	Adopt design standards to evaluate parks, open space, and amenities for new private developments to satisfy park land dedication and development requirements.	Short-term	$	Parks and Recreation

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Create minimum design standards for park development and maintenance that include features such as benches, shade, trash receptacles, signage, and parking.	Short-term	$	Parks and Recreation
	Action #.#.#	Adopt park and trail signage standards to ensure Celina's parks adhere to the City's overall brand and encourage appropriate use.	Short-term	$	Parks and Recreation
	Action #.#.#	Complete conceptual designs for City gateways and incorporate parks and trailheads at the gateways where possible.	Mid-term	$$$	Engineering
	Action #.#.#	Construct the shared patio plaza in Downtown between Pecan and Ohio as envisioned in the Downtown Master Plan.	Long-term	$$$	Engineering
	Action #.#.#	Establish minimum trail, trailhead, and offspot amenity standards and associated designs, to be provided with each of the three components each occurrence, to ensure trail safety, usability, and enjoyment.	Short-term	$	Parks and Recreation
	Action #.#.#	Design and construct a minimum of two public, City trailheads by 2025.	Mid-term	$$$	Parks and Recreation/ Engineering
	Action #.#.#	Design and construct a minimum of five miles of public trails by 2025 (either City or developer-constructed).	Mid-term	$$$	Parks and Recreation/ Engineering
	Action #.#.#	Design and construct a minimum of two public, City dog parks by 2030.	Long-term	$$$	Parks and Recreation/ Engineering
	Action #.#.#	Design and construct a minimum of four City parks with restrooms, playgrounds, and other amenities, one in each quadrant of the city, by 2030.	Long-term	$$$	Parks and Recreation/ Engineering
	Action #.#.#	Map existing trails within Celina in GIS, both public and private, and provide the associated information on the City's interactive map. Adopt a policy to maintain the GIS layer as new trails are constructed.	Mid-term	$$	Parks and Recreation/ Information Technology

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Map existing parks within Celina in GIS, both public and private, and provide the associated information on the City's interactive map. Adopt a policy to maintain the GIS layer as new parks are designated or constructed.	Mid-term	$$	Parks and Recreation/ Information Technology
Events & Festivals	Action #.#.#	Design the Downtown Square expansion with associated amenities and features as envisioned in the Downtown Master Plan.	Long-term	$$$	Engineering
	Action #.#.#	Evaluate City support, partnerships, and growth strategy for the Friday Night Market to ensure the Market's long term success.	Short-term	$	City Manager
	Action #.#.#	Create temporary destinations (ex. food trucks, pop-up parks or child play equipment, mini-festivals, art/vendor fairs, etc.) within the Entertainment District at specific times of the year to demonstrate the area's future as a special destination in Celina.	Mid-term	$$	EDC
	Action #.#.#	Add one to two arts and music festivals or events per year to the Celina Events Calendar to work towards Celina's opportunity to be an arts and culture destination within the region.	Mid-term	$$$	EDC
	Action #.#.#	Design and construct public Downtown restrooms near the Square.	Mid-term	$$$	Engineering
Recreation Facilities & Programming	Action #.#.#	Conduct a feasibility study for a new multi-generational recreation, youth, and senior center to include an indoor pool/aquatics and age-specific multi-functional, separate spaces for youth, teenagers, adults, and seniors.	Long-term	$$	EDC

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Evaluate special use parks and facilities catered specifically to teenagers, and incorporate associated improvements into a prioritized strategy for construction/implementation accordingly.	Mid-term	$	Parks and Recreation
	Action #.#.#	To enhance the service, hospitality, and family-focused culture in Celina as new residents continue to locate within the community, partner with the school districts and local non-profits to create and market an annual "service match" event where interested individuals, students, and families can learn about volunteer opportunities within the community and sign up to participate.	Mid-term	$$	Communications
	Action #.#.#	Conduct a recreational programming needs assessment, including existing and potential partnerships with sports leagues and groups, as well as library needs, to better understand the opportunities and strategies to prepare Celina for facility, staffing, and land needs over the next five to 10 years.	Short-term	$	Parks and Recreation
	Action #.#.#	Design and construct a minimum of two public, City pools by 2030.	Long-term	$$$	Parks and Recreation/ Engineering
	Action #.#.#	Design and construct a minimum of two public, City splashpads by 2030 (can be included in parks or within the Square as long as they are public).	Long-term	$$$	Parks and Recreation/ Engineering
Acquire new water supply to meet demand.	Action #.#.#	Transition to 100% Upper Trinity Regional Water District (UTRWD) supply by 2022.	Short-term	$$$	Engineering
	Action #.#.#	Decommission all wells in the planning area.	Long-term	$$	Engineering
	Action #.#.#	Execute an agreement with the North Texas Municipal Water District (NTMWD) for water supply.	Mid-term	$$$	Public Works

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
Encourage infill development and expand the water infrastructure only when necessary.	Action #.#.#	Revise the Code of Ordinances to reduce fees for developments in areas designated as Ripe for Development on the Sector Ripeness Map.	Mid-term	$$	Development Services
	Action #.#.#	Begin all 2017 Water Capital Improvements Plan projects by 2022.	Short-term	$$$	Engineering/ Public Works
	Action #.#.#	Create water infrastructure expansion and supply boundaries with municipal management districts (MMD) for the Planning Area.	Mid-term	$$	Engineering
	Action #.#.#	Update the Water and Wastewater Master Plan for 2021 (update every two years).	Short-term	$$	Engineering
Expand wastewater infrastructure.	Action #.#.#	Create wastewater infrastructure growth and supply boundaries with municipal management districts (MMD) for the Planning Area.	Long-term	$$	Engineering
	Action #.#.#	Update the Wastewater Master Plan for 2024 (update every five years).	Mid-term	$$	Engineering
	Action #.#.#	Upsize the Doe Branch Line for wastewater capacity.	Mid-term	$$	Engineering
	Action #.#.#	Create an inflow and infiltration program to reduce stormwater infiltration into the sewer system.	Mid-term	$$	Public Works
Increase wastewater treatment capacity.	Action #.#.#	Request and obtain additional treatment capacity from Upper Trinity Regional Water District.	Long-term	$$	Public Works
	Action #.#.#	Request and obtain additional treatment capacity from North Texas Municipal Water District.	Long-term	$$	Public Works

Attachment: Draft Comprehensive Plan (Comprehensive Plan Amendment)

Strategy	Action Number	Action	Priority	Cost	Lead Role
	Action #.#.#	Partner with Mustang Special Utility District to expand wastewater treatment capacity in western Celina.	Mid-term	$	Public Works
Reduce stormwater runoff, and improve water drainage and efficiency.	Action #.#.#	Revise the Code of Ordinances to require Low Impact Development (LID) Standards and innovative drainage infrastructure for new and redeveloped properties, examples including: • Vegetated filter strips at the edges of paved surfaces • Rain gardens and bioretention landscaping • Natural landscaping • Narrower streets, when possible	Mid-term	$$	Development Services
	Action #.#.#	Create a Drainage Master Plan (include recommendations for extending stormwater infrastructure along major roads and highways and incorporating green infrastructure).	Mid-term	$$	Engineering
	Action #.#.#	Implement a Stormwater Utility Fee.	Short-term	$	Engineering
Provide quick and efficient access to safety response teams.	Action #.#.#	Adopt a policy and associated budgeting commitment to provide a minimum of 3.5 police officers per 1,000 residents.	Mid-term	$$	Police
	Action #.#.#	Install traffic signal pre-emption transmitters on existing traffic signals.	Mid-term	$$	Engineering
	Action #.#.#	Explore the use of SCADA systems for various functions to reduce risk of unexpected events.	Short-term	$	Public Works
	Action #.#.#	Revise the Code of Ordinances to require developers to install 5G access points with a radius that covers the area.	Short-term	$$	Development Services

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