



**NOTICE OF
CITY OF CELINA AGENDA
PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, MARCH 12, 2019
5:30 PM**

AGENDA

I. WORKSESSION:

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

II. REGULAR MEETING:

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

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. Planning & Zoning Commission - Regular Meeting - Feb 19, 2019 5:30 PM

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from Magnum Estates, LLC to rezone an approximately 10 acre tract of land from AG, Agricultural zoning district, to PD, Planned Development zoning district with an I-1, Light Industrial base zoning, generally located approximately 1,200 feet north of the intersection of future Coit Road and CR 84. (Coit Business Park)
- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Future Land Use Plan. (Future Land Use Plan (FLUP) Revision)

V. ADJOURNMENT:

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all

times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

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 the Texas Government Code, Chapter 551.

City of Celina, Texas

Date Notice Removed

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



**CITY OF CELINA MINUTES
PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, FEBRUARY 19, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER:

Acting Chairman Charles Haley called the meeting to order at 5:50 PM.

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

II. PLEDGE OF ALLEGIANCE :

Acting Chairman Haley led those present in the salute to the American and Texas flags.

III. WORKSESSION:

The Planning & Zoning Commission shall be given an overview of the proposed Trails Master Plan during the Worksession.

Dusty McAfee, Director of Development Services, introduced Mr. Rick Leisner who provided an overview to the Trails Master Plan.

IV. CONSENT AGENDA:

Minutes Acceptance: Minutes of Feb 19, 2019 5:30 PM (Minutes Approval)

A. Minutes Approval:

1. Planning & Zoning Commission - Regular Meeting - Jan 15, 2019

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

V. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from the City of Celina to rezone an approximately 4 acre tract of land from AG, Agricultural zoning district, to CF, Community Facilities zoning district, generally located on the north side of Light Farms Way and approximately 350 feet east of the Dallas North Tollway. (Fire Station No. 2 Rezoning)

Raha Pouladi, Planner, presented the staff report. Acting Chairman Haley opened the public hearing. No one came forward to speak and the public hearing was closed.

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

VI. **ADJOURNMENT:**

Acting Chairman Charles Haley adjourned the meeting at 6:10 PM.

Chairman

Secretary

Date Minutes Approved

Minutes Acceptance: Minutes of Feb 19, 2019 5:30 PM (Minutes Approval)



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: March 12, 2019
Re: Coit Business Park zoning

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from Magnum Estates, LLC to rezone an approximately 10 acre tract of land from AG, Agricultural zoning district, to PD, Planned Development zoning district with an I-1, Light Industrial base zoning, generally located approximately 1,200 feet north of the intersection of future Coit Road and CR 84. (Coit Business Park)

Background Information:

This property (Coit Business Park) was originally annexed in June 2016, after it started a building permit process with Collin County. The construction process is nearly complete, requesting the property to be formally zoned. The proposal will zone the property to PD, Planned Development, with a base zoning of I-1, Light Industrial District, and officiates the actual use of this property.

Board Review/Citizen Input:

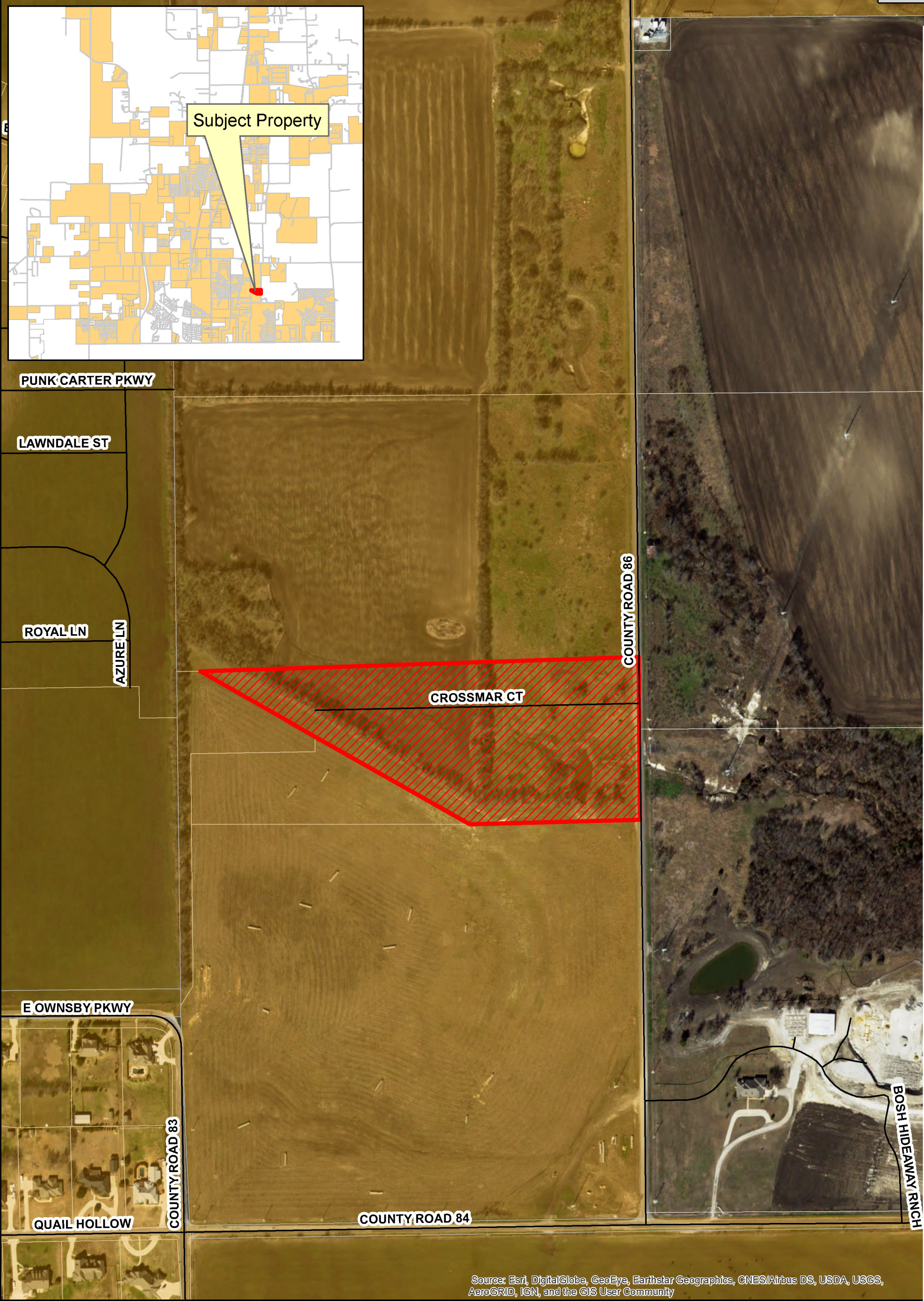
A notice of the public hearing was published in *The Celina Record* on March 1, 2019. Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

Location Map
Concept Plan
Development Standards
Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Coit Business Park Zoning)

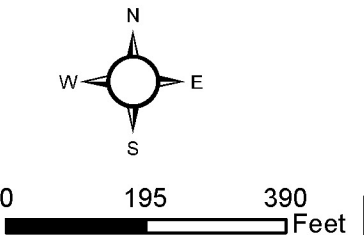


Coit Business Park

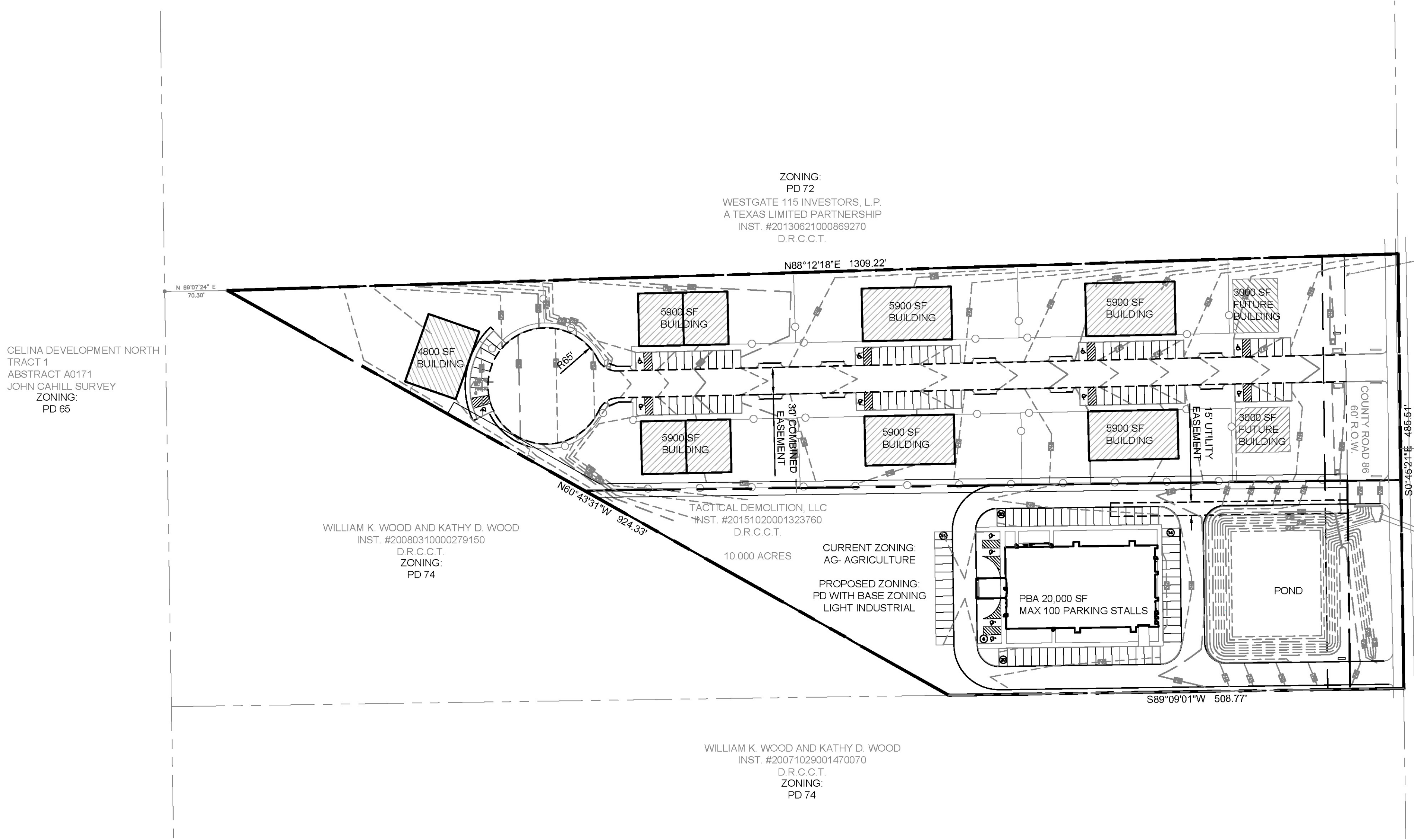
Date: 2/26/2019

Legend

- Roads
- Coit Business Park
- City Limits
- Parcels



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 3/5/2019 4:23 PM
 LOCATION: Z:\PROJECTS\MARKETING\CR 86 CELINA\CADD\SHEETS\ZONING EXHIBIT.DWG
 LAST SAVED: 3/5/2019 4:22 PM



LEGAL DESCRIPTION
 WHEREAS, CROSSMAR TEXAS INVESTMENTS 1 LLC, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE MCKINZIE WILHITE SURVEY, ABSTRACT NUMBER 1008 IN THE EXTRA TERRITORIAL JURISDICTION OF CELINA, COLLIN COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED IN A DEED FROM TAMBROS LAND COMPANY, LLC TO CROSSMAR TEXAS INVESTMENTS 1, LLC AS RECORDED IN INSTRUMENT NUMBER 20170512000612000, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

 BEGINNING AT A MAG NAIL FOUND IN THE CENTERLINE OF COUNTY ROAD 86, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM & KATHY WOOD AS RECORDED IN INSTRUMENT NUMBER 20071029001470070, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

 THENCE SOUTH 89 DEGREES 09 MINUTES 02 SECONDS WEST WITH THE NORTHERN BOUNDARY LINE OF SAID WOOD TRACT, A DISTANCE OF 508.77 FEET TO A 1/2" CAPPED IRON ROD STAMPED "METROPLEX" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A SEPARATE TRACT OF LAND CONVEYED TO WILLIAM & KATHY WOOD AS RECORDED IN INSTRUMENT NUMBER 20080310000279150, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

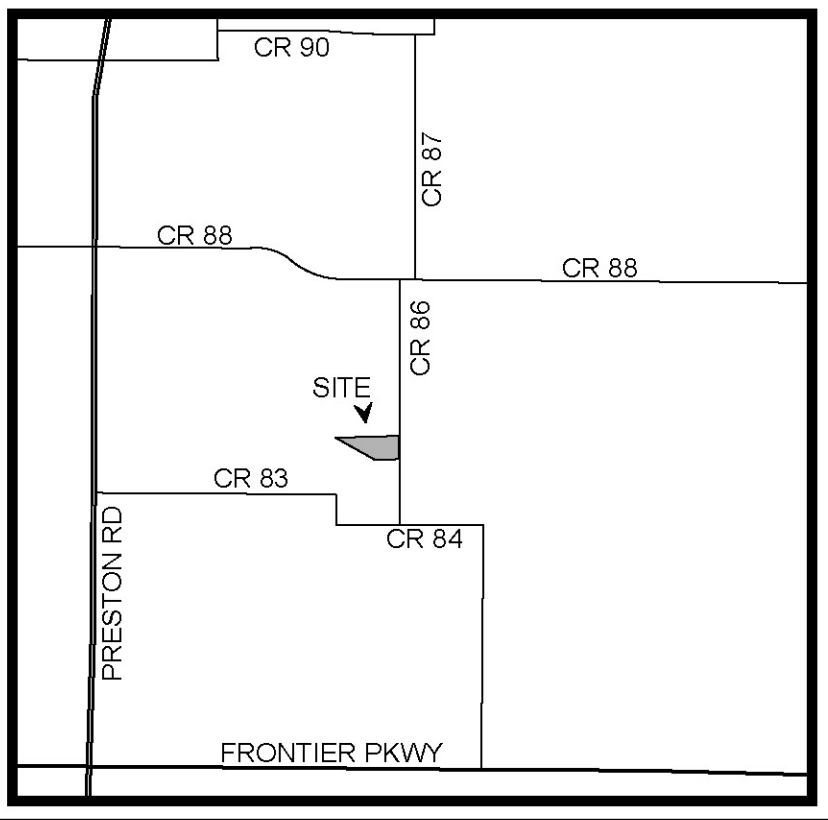
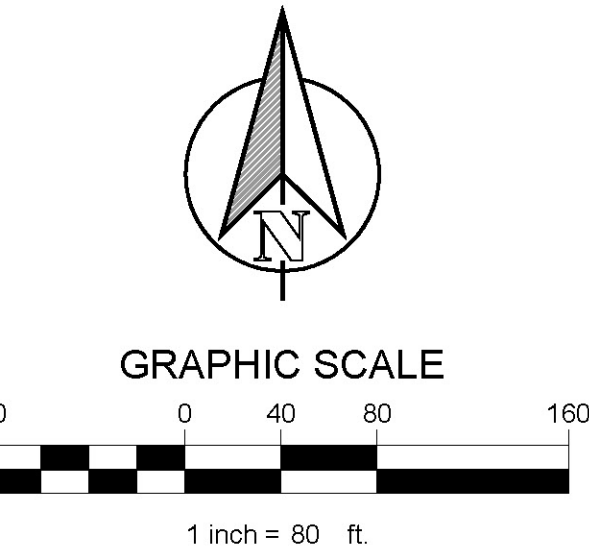
 THENCE NORTH 60 DEGREES 43 MINUTES 31 SECONDS WEST WITH THE EAST BOUNDARY LINE OF SAID WOOD TRACT, A DISTANCE OF 924.33 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID WOOD TRACT AND LIES IN THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO WESTGATE 115 INVESTORS, L.P. AS RECORDED IN INSTRUMENT NUMBER 20130621000869270, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

 THENCE NORTH 88 DEGREES 12 MINUTES 18 SECONDS EAST WITH THE SOUTHERN BOUNDARY LINE OF SAID WESTGATE TRACT, A DISTANCE OF 1309.22 FEET TO A MAG NAIL FOUND NEAR THE CENTERLINE OF SAID COUNTY ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE SOUTHEAST CORNER OF SAID WESTGATE TRACT;

 THENCE SOUTH 00 DEGREES 45 MINUTES 21 SECONDS EAST WITH THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 485.51 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING, ENCLOSING 10.00 ACRES OF LAND, MORE OR LESS.

CELINA OWNSBY COIT
 TRACT 2,
 ABSTRACT A-1008
 MCKINZIE WILHITE SURVEY
 ZONING:
 NOT ZONED

CHRISTOPHER & ADRIENNE BOSI
 TRACT 3,
 ABSTRACT A-1008
 MCKINZIE WILHITE SURVEY
 ZONING:
 NOT ZONED



VICINITY MAP
N.T.S.

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- ACCORDING TO MAP NO. 48085C0120J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ZONING EXHIBIT

CASE# XX		
OWNER: CROSSMAR TEXAS INVESTMENTS 1 LLC 1500 E CENTRAL AVE, SUITE 110 BENTONVILLE, AR 72712 PH: 478.876.8377		
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
SURVEYOR: EAGLE SURVEYING 210 SOUTH ELM STREET, SUITE 104 DENTON, TX 76201 PH: 940.222.3009		
LEGAL DESCRIPTION TRACT 6 10.0 ACRES		
CITY: CELINA	STATE: TEXAS	
COUNTY: COLLIN	SURVEY: McKINZIE WILHITE	ABSTRACT NO: A-1008

TEXAS REGISTRATION #14199
 4.A.b

CLAYMOORE
ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENG.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.

CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS

Engineer: MATT MOORE
 P.E. No. 95813 Date 03/05/2019

COUNTY ROAD 86
CELINA, TX 75009

No.	DATE	REVISION	BY

EXHIBIT B

DESIGN: LRR
 DRAWN: LRR
 CHECKED: MAM
 DATE: 03/05/2019

SHEET
 EX-B

File No.
 Packet Pg. 7

Proposed PD Standards

The base zoning for the subject property shall be Light Industrial (I-1) and shall generally develop per the attached concept plan, in addition to the following special ordinance provisions:

1. The purpose of this PD is to provide zoning for a project generally built in 2018 and completed in 2019. The integrity of the project is desired to be maintained per the original, pre-annexed, vision to allow for a broad use of its land and buildings, including contemplated future expansions, with design standards that reflect its pre-annexed beginnings.
2. Additional allowed land uses include light manufacturing, winery/distillery, contractor yard, recycling center, and outdoor storage/open storage.
3. The subject property shall maintain a front yard setback, or landscape buffer, of 40' along the ultimate right-of-way width of Coit Road. Other yard setbacks do not apply.
4. Perimeter screening is not required of the subject property. Allowed on-site fencing includes chain link, but not razor wire nor other injurious material.
5. Allowed open or outdoor storage may have a gravel/flex base surface. Area limitations do not apply to open storage; however, no open/outdoor storage shall be allowed between the front building line of the eastern-most buildings and Coit Road (or generally within the front yard setback).
6. Parking shall be provided per the attached concept plan.
7. Metal buildings are allowed on the subject property. Any future buildings shall provide 100% masonry on its front façade facing Coit Road, but may still be metal otherwise on other facades.
8. Landscaping requirements shall be limited to the planting of live oaks along Coit Road, generally every 40 feet, at time of any future expansion. No other landscaping shall be required.
9. Any future lighting (wall packs; light poles) shall provide proper shielding (i.e. full cut-offs).

Coit Business Park

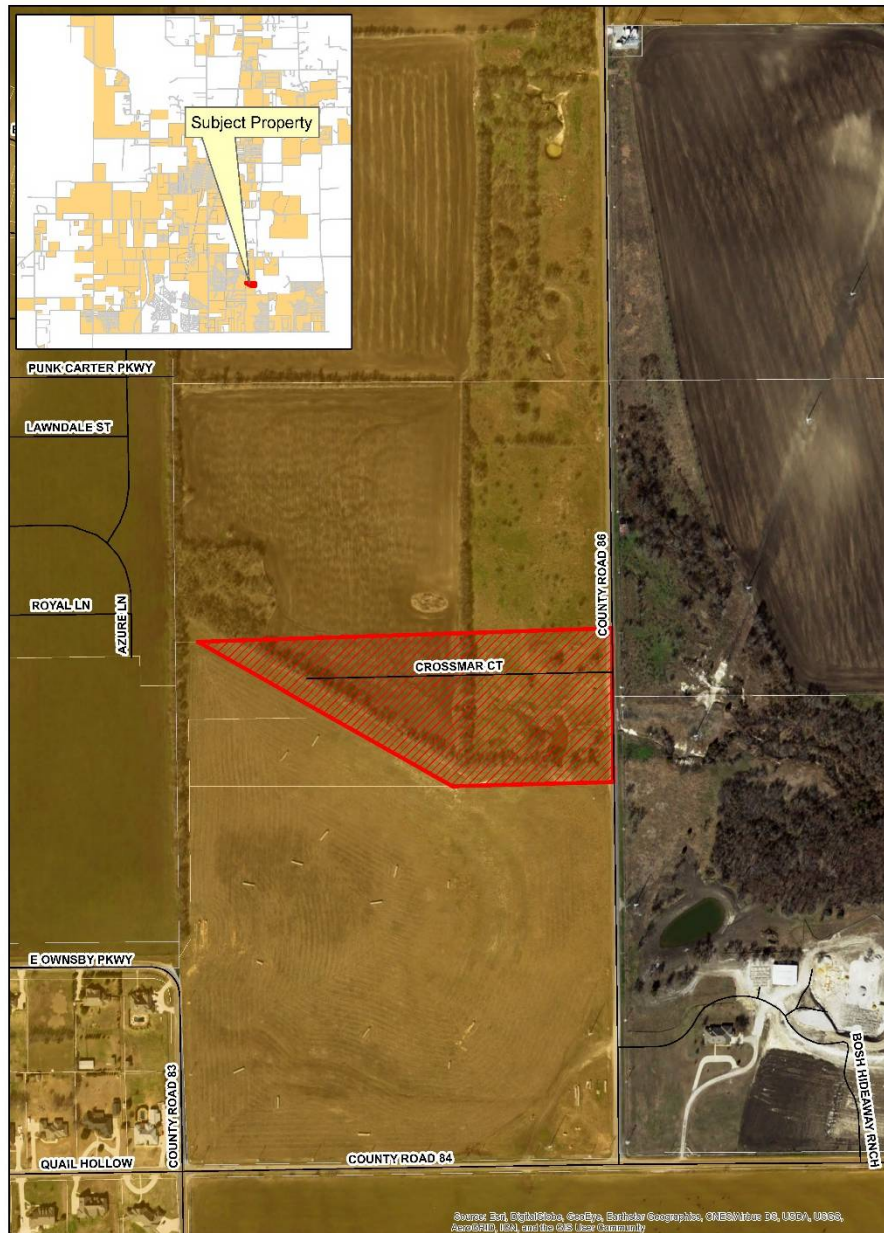
Planned Development (PD)

Planning & Zoning Commission

March 12, 2019

Attachment: Staff Presentation (Coit Business Park Zoning)





Location Map

The tract is located on the west side of Coit Road and approximately 1200 feet north of the CR 84 – adjacent to the new elevated water tower

Background

- Coit Business Park began its project in the County in 2016, following County regulations
- Later in 2016, the City annexed the subject property
- The construction project is nearly finished and expected to open this spring
- The subject property has not yet been zoned
- The purpose of the proposed PD is to provide zoning to the property to accommodate future tenants

Pictures

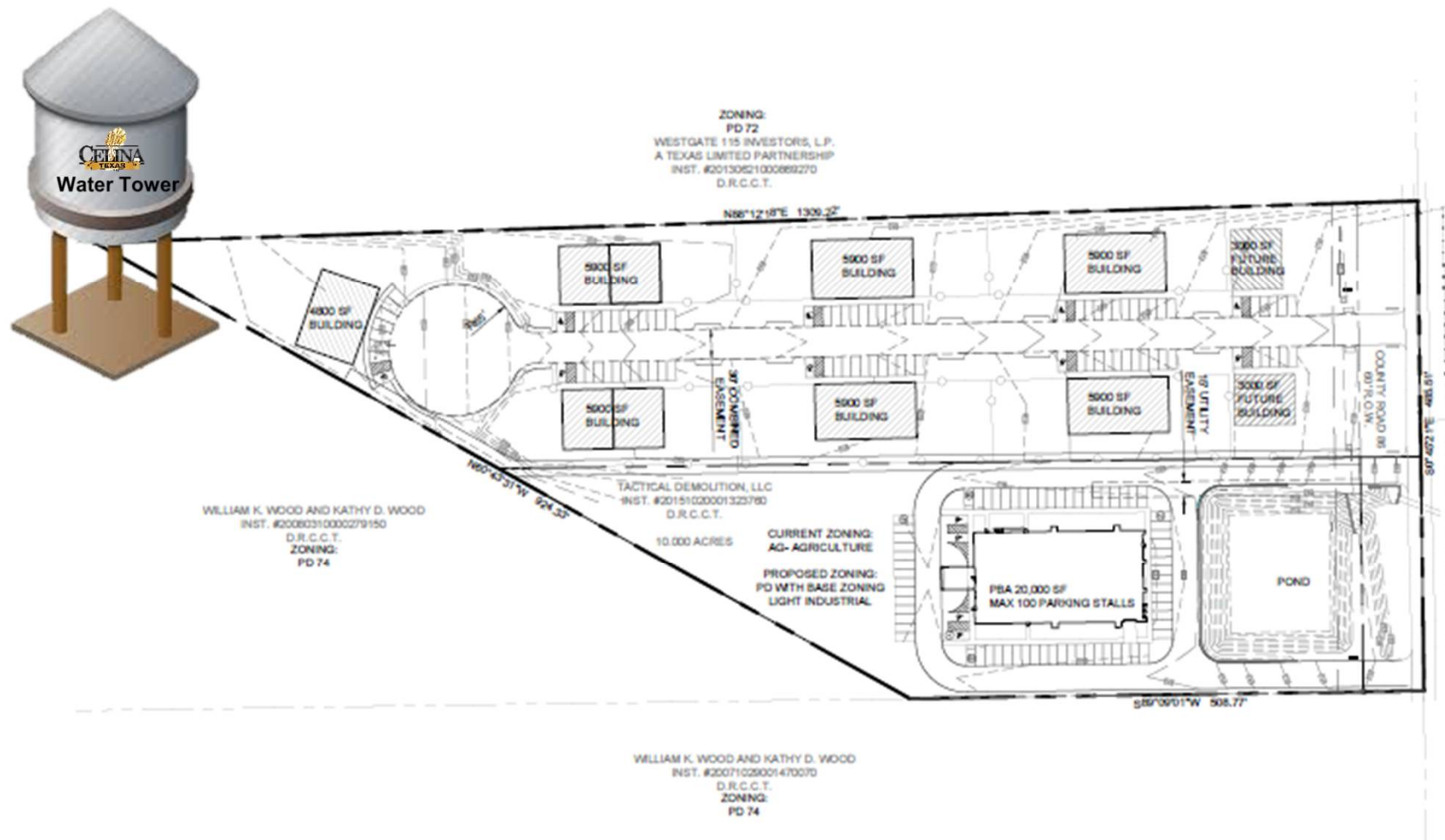


Attachment: Staff Presentation (Coit Business Park Zoning)

Project Overview

- The proposed PD will have a base zoning designation of Light Industrial (I-1)
- The PD also includes design standards that reflect its County beginnings and pre-annexed vision





Attachment: Staff Presentation (Coit Business Park Zoning)

Policy Considerations

- This project did not abide by City regulations when it initiated its construction process, as it was in the County
- The subject property is now in the City limits and needs zoning in order to allow occupancy of the facilities
- The existing construction cannot be required to adhere to modern standards

Policy Considerations

- Metal buildings are not compatible with the City's vision nor its aesthetic expectations
- However, the project does provide much-needed incubator space for businesses that do not neatly fit into suburban in-line retail space
- Light Industrial base zoning is appropriate for a metal building facility such as this, especially in regards to potential tenants



Design Standards

- The original concept contemplates a minor expansion in the future
- The future buildings would be required to provide masonry on facades facing Coit Road
- Street trees along Coit Road would also be required at time of any future expansion
- With zoning, the project can begin leasing to new tenants

Architectural Standards

Applicant Request:

- The future buildings would be required to provide 4' masonry wainscot on facades facing Coit Road

Staff Recommendation:

- The future buildings would be required to provide 100% masonry on facades facing Coit Road

Similar Situations

June 2017

Staley RV Storage (North Louisiana)

4' masonry wainscot facing Business 289

October 2018

Hawthorne Creek Storage

40% masonry facing Parvin Road

April 2019

Coit Business Park

100% masonry facing Coit - or 4' masonry wainscot - ?



Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in April
- Staff recommends approval as presented, with the motion including guidance on the architecture



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: March 12, 2019
Re: Future Land Use Plan (FLUP) Revision

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Future Land Use Plan. (Future Land Use Plan (FLUP) Revision)

Board Review/Citizen Input:

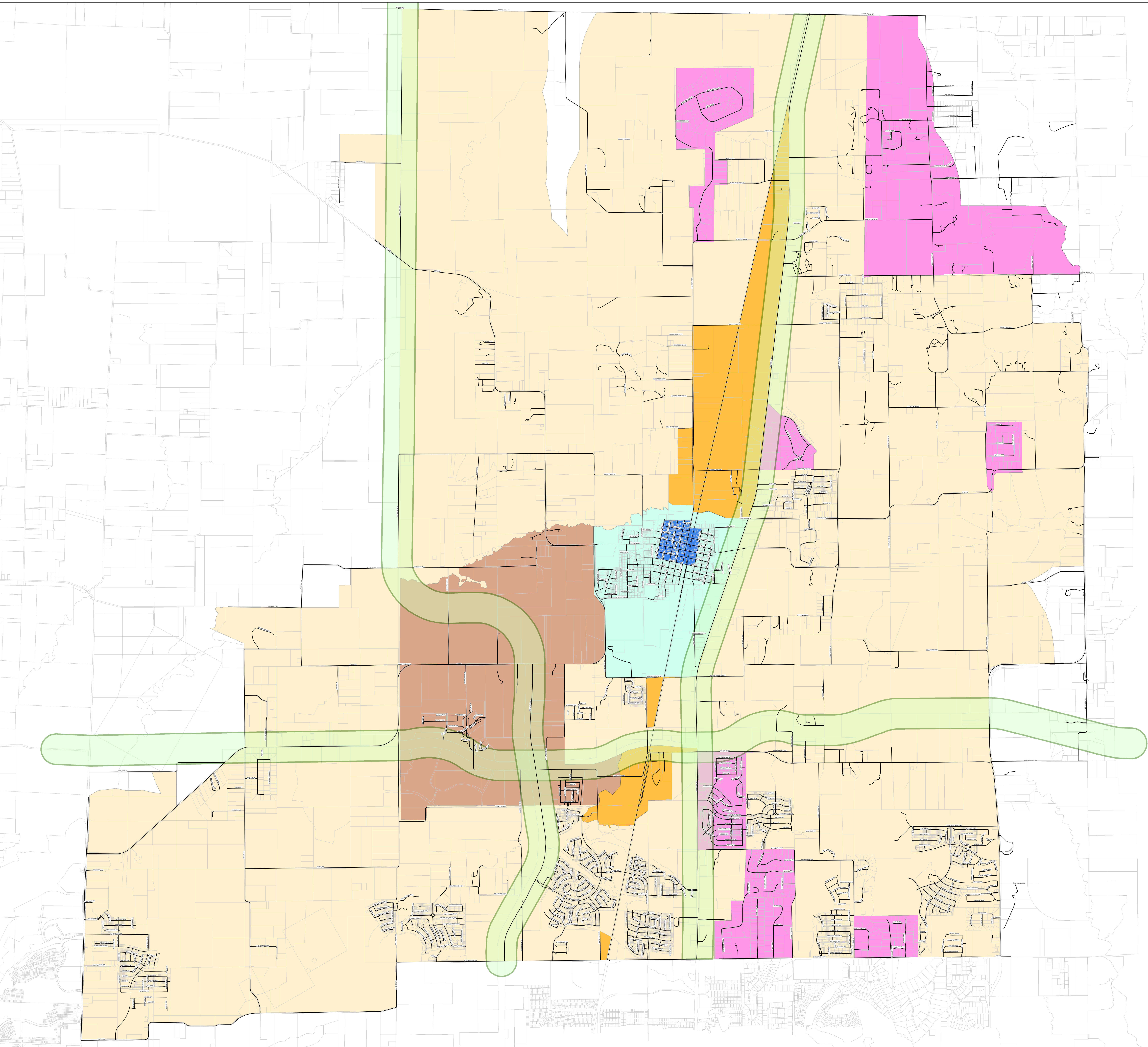
A notice of the public hearing was published in *The Celina Record* on March 1, 2019.

Supporting Documents:

- Previous Future Land Use Plan Exhibit
- Proposed Future Land Use Plan Exhibit
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



- Roads
- Overlays
- Parcels
- FLUP Type**
- Estate Mix/Suburban Mix
 - Historic District
 - Industrial
 - Regional Activity Center
 - Suburban Moderate-High Res
 - Urban Center Mixed-Use

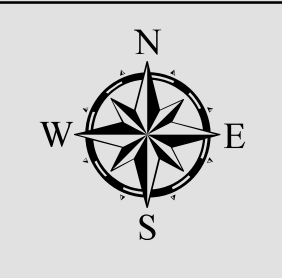
Attachment: Proposed Future Land Use Plan (Future Land Use Plan (FLUP) revision)

ADOPTION DATE:

April 30, 2013

AMENDMENT DATE:

April 14, 2015
XXXXXX



0 0.475 0.95 Miles

Celina Future Land Use Plan



- CLASS**
- 4/6LD 100' ROW
 - 6LD 120' ROW
 - Freeway/Tollway 400' ROW
 - Outer Loop 500' ROW
 - 2LC 60'-80' ROW
 - 4LD 90'-100' ROW
 - ETJ September 2017
- Type**
- Commercial/Mixed Use
 - Potential Transit-Oriented Development
 - Regional Commercial Center
- type**
- Estate Mix/Suburban Mix
 - Historic District
 - Industrial
 - Light Industrial/Mixed-Use
 - Regional Activity Center
 - Suburban Moderate-High Res.
 - Urban Center Mixed-Use

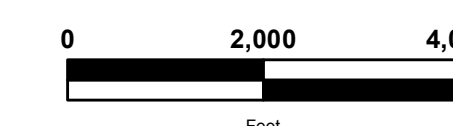
ADOPTION DATE:

April 30, 2013

AMENDMENT DATE:

April 14, 2015
XXXXXX

NOTE:
- COLLECTORS NOT SHOWN FOR CLARITY. LOCATION OF COLLECTORS TO BE DETERMINED PER CITY ORDINANCES.
- OVERLAY DISTRICTS NOT SHOW FOR CLARITY. LOCATION IS DESCRIBED WITHIN THE CONTEXT OF THE COMPREHENSIVE PLAN.
- A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES



Disclaimer:
Every effort has been made to ensure the accuracy of data. The City of Celina assumes no liability or damages due to errors or omissions.

Celina Future Land Use Plan

FLUP Revision

Future Land Use Plan

Planning & Zoning Commission

March 12, 2019



Background

- Plan the City identified as a 2 year goal in the Strategic Plan
- The Future Land Use Plan (FLUP) is an important component of the Comprehensive Plan
- State law attaches special significance to a City's approved FLUP
- Graphically represents long-range concepts, goals, policies, and strategies

FLUP's Role

Helps influence and guide policy decisions regarding:

- Land use (zoning)
- Capital Improvement Plan
- Impact Fees
- Master Thoroughfare Plan

Important to Note

FLUPs:

- Do not constitute zoning
- Are not parcel specific
- Are “bubble” plans
- Are not a reflection of existing land use
- Use broad umbrella land use designations
- Require public hearings for revisions

Proposed Changes

- A few cosmetic/formatting items
- Showing the new overlay districts:
 - ØPreston Road Overlay (PRO)
 - ØDallas North Tollway Overlay (DNTO)
 - ØCollin County Outer Loop Overlay (in progress)
- Labeled as “Corridor Overlay Districts” on the revised FLUP
- DNT corridor to reflect Overlay vision



Next Steps

- P&Z: 3-12-19 (public hearing)
- City Council: 3-19-19 (work session)
- City Council: 4-09-19 (public hearing)

Staff recommends approval of the proposed revisions to the FLUP, as presented, following the completion of a public hearing.

FYI - a brand new FLUP will be included in the new Comprehensive Plan. This is an interim revision.