



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 20, 2018
5:30 PM**

AGENDA

I. CALL TO ORDER, ROLL CALL, AND ANNOUNCE QUORUM PRESENT:

II. WORKSESSION:

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 City Council.

1. Planning and Zoning Commission - Regular Meeting - Jan 16, 2018 5:30 PM

IV. PUBLIC HEARING/ACTION:

1. Consider and act upon a Final Plat for Homestead at Ownsby Farms Phase 1, being a ± 72.58 acre tract of land, situated in the Johnathan Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas. The property is generally located west of Preston Road, south of Ownsby Parkway and north of Frontier Parkway, containing 205 residential lots and eleven (11) HOA lots. (Homestead at Ownsby Farms Final Plat)
2. Conduct a public hearing, consider, and make a recommendation upon a Conditional Use Permit request for the Celina Gun Shop, being located within the North Preston Office Center, located at 701 N. Preston, Suite on the northeast corner of Preston Road and Founders Lane. (RHA Ventures LLC Conditional Use Permit)
3. Conduct a public hearing to consider testimony and act upon a rezoning request for a 2.112 acre tract from AG, Agricultural zoning district to PD, Planned Development No. 85 zoning district and PRO, Preston Road Overlay. The tract is situated in the L. Lewis Survey, Abstract No. 532, Collin County, Texas, and is located east of Preston Road and on the south side of Ownsby Parkway. (Moore PD-85)
4. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a the Overlook at Wilson Creek a Single Family Residential Development on an approximately 61.035 acre tract of land situated in the Mckinzie Wilhite Survey, Abstract 1008 & 1009. The property is generally located east of County Road 86, North of County Road 83, South of Choate Parkway and west of FM 2478; (Overlook at Wilson Creek)

5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD, Planned Development zoning district with a base zoning designation of LI, Light Industrial; being an approximately 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and the J.M Floyd Survey, Abstract No. 1053, Collin County, Texas; the property is generally located on the west side of Business 289 approximately 740 feet north of CR 95. (Celina 10)
6. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.009 PRO, Preston Road Overlay District. (PRO District Amendments)

V. ADJOURNMENT:

City 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.

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. "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."



Vicki Faulkner, TRMC

City Secretary, City of Celina, TX

Date Notice Removed



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 16, 2018
5:30 PM**

MINUTES

I. CALL TO ORDER, ROLL CALL, AND ANNOUNCE QUORUM PRESENT:

Chairman Hangartner called the roll and announced that a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Mike Terry	City of Celina	Commissioner	Present	
Ben Hangartner	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Chairman	Present	
Charles Haley	City of Celina	Commissioner	Absent	
Shelby Barley	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Absent	
Shawn Bain	City of Celina	Commissioner	Present	

II. PLEDGE OF ALLEGIANCE:

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

III. DIRECTOR'S REPORT:

1. Report on City Council meeting items from January 9, 2018.

Director of Development Services Alexis Jackson, AICP, provided an overview of items discussed at the previous City Council meeting.

2. Farewell for Robyn Miga, City Planner

Planning Manager Ben Rodriguez, AICP, thanked Ms. Miga for her service to the City and wished her well in her new position in Georgetown.

IV. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Commissioner
SECONDER:	Mike Terry, Commissioner
AYES:	Terry, Hangartner, Ousley, Barley, Bain

1. Planning and Zoning Commission - Regular Meeting - Dec 19, 2017 5:30 PM

Minutes Acceptance: Minutes of Jan 16, 2018 5:30 PM (CONSENT AGENDA)

Commissioner Terry moved to approve the December 19, 2017 Minutes as printed. Commissioner Barley seconded the motion and the motion was approved unanimously.

V. ACTION:

1. Consider and act upon a Construction Plat for Green Meadows Phase 1, being an ±127.873 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas, generally located west and south of FM 428, north of Carey Road, and east of FM 1385, containing 396 residential lots and 17 open space lots. (Green Meadows Phase 1 Construction Plat)

Commissioner Barley moved to approve the Consent Agenda. The motion was seconded by Commissioner Terry and the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Terry, Commissioner
SECONDER:	Shelby Barley, Commissioner
AYES:	Terry, Hangartner, Ousley, Barley, Bain

VI. ADJOURNMENT:

The Chairman adjourned at 5:45 PM.

Chairman

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Jan 16, 2018 5:30 PM (CONSENT AGENDA)



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Jason Laumer, City Manager
Date: February 20, 2018
Re: Homestead at Ownsby Farms Phase 1 Final Plat

Action Requested:

Consider and act upon a Final Plat for Homestead at Ownsby Farms Phase 1, being a ± 72.58 acre tract of land, situated in the Johnathan Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas. The property is generally located west of Preston Road, south of Ownsby Parkway and north of Frontier Parkway, containing 205 residential lots and eleven (11) HOA lots. (Homestead at Ownsby Farms Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for Homestead at Ownsby Farms Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to the March 13, 2018 City Council meeting.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Homestead at Ownsby Farms Phase 1 Final Plat Exhibit

Staff Recommendation:

Staff recommends approval.



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Jason Laumer, City Manager
Date: February 20, 2018
Re: RHA Ventures, LLC Conditional Use Permit

Action Requested:

Conduct a public hearing, consider, and make a recommendation upon a Conditional Use Permit request for the Celina Gun Shop, being located within the North Preston Office Center, located at 701 N. Preston, Suite on the northeast corner of Preston Road and Founders Lane. (RHA Ventures LLC Conditional Use Permit)

Background Information:

RHA Ventures has proposed a sporting goods store to be located within the North Preston Office Center, which is zoned C-1, Retail and PRO, Preston Road Overlay. Section 14.04.001, Use Charts, states that a sporting goods store must obtain a Conditional Use Permit (CUP). The purpose of the CUP is to allow the Planning and Zoning Commission and City Council to review and determine the appropriateness of the request at the specific location.

Staff has reviewed the application. All sporting goods will be displayed within the premises and no outdoor display has been requested. This store will function as any other retail store and within the store hours as the other retail stores within the shopping center.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on February 2, 2018. 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.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Document:

Location Map

Staff Recommendation:

Staff recommends approval.



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Jason Laumer, City Manager
 Date: February 20, 2018
 Re: Najari/Moore Request for Rezoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a rezoning request for a 2.112 acre tract from AG, Agricultural zoning district to PD, Planned Development No. 85 zoning district and PRO, Preston Road Overlay. The tract is situated in the L. Lewis Survey, Abstract No. 532, Collin County, Texas, and is located east of Preston Road and on the south side of Ownsby Parkway. (Moore PD-85)

Background Information:

The zoning request is to rezone a contiguous 2.112 acre tract to the existing Planned Development No. 85 zoning district and PRO, Preston Road Overlay, which is a 10.99 acre tract of land that was rezoned as PD-85 and PRO, Preston Road Overlay, on September 12, 2017. The 2.112 acre tract is currently zoned AG, Agricultural and is situated in the L. Lewis Survey, Abstract No. 532, Collin County, Texas. The tract is located east of Preston Road and on the south side of Ownsby Parkway. (Moore/Najari) (Wilson)

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on February 2, 2018. Notices of the public hearing have been sent to four (4) property owners 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 rezoning request.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Attachment 1 - Zoning Exhibit

Attachment 2 - Development Regulations

Staff Recommendation:

Staff recommends approval.



**Najari PD-
Proposed Planned Development Regulations**

- (a) General purpose and description. This district is established to provide areas for retail sales and professional offices which are not part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.
- (b) This Planned Development shall adhere to the R-O, Retail Office Zoning regulations as they exist or may be amended except for as follows:
 - a. Area regulations.
 - i. Size of lots.Maximum lot size. There shall be no maximum lot size.
- (c) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service), only with main use	P
Auto laundry or carwash	P
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	C
Bank/credit unions	P
Offices (professional and general business)	P
Child day care (business)	C
Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	C
Pet and animal grooming shop	P
Convenience store (with beer and wine sales)	P
Recycling kiosk	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	P

Farmers market (public)	C
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Funeral home (no crematorium)	C
Veterinarian (indoor kennels)	P
Garden shop (inside storage)	P



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Ben Rodriguez, Planning Manager
 CC: Jason Laumer, City Manager
 Date: February 20, 2018
 Re: Wilson Creek Overlook Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a the Overlook at Wilson Creek a Single Family Residential Development on an approximately 61.035 acre tract of land situated in the Mckinzie Wilhite Survey, Abstract 1008 & 1009. The property is generally located east of County Road 86, North of County Road 83, South of Choate Parkway and west of FM 2478; (Overlook at Wilson Creek)

Background Information:

The overlook at Wilson Creek is a proposed residential subdivision to be located on County Road 86 (future Coit Rd.)

The development regulations for the property will allow for a maximum of 225 lots to be constructed throughout the +/- 61 acre tract. Lots are to be a minimum of 5,500 square feet in size and at least 50 feet in width when measured at the front building setback line.

The will be over 5,000 linear feet (approximately 1 mile) of concrete pedestrian trails and over 2,000 liner feet of on street bike paths constructed throughout the development that will connect provided open space areas as well as contribute to the overall future trails system of the City. The development will provide 10 acres (+/- 15%) of open space for future neighborhood residents, open spaces will be owned and maintained by the Homeowners association. Futhermore, a 40 foot landscape buffer is to be provided along CR 86/Coit Road that is to be landscaped with various ornamental vegetation, and trees.

Additionally, the developer has agreed to provide a "tot lot" for the construction of commercial grade playground equipment along with passive recreation fields for the use of neighborhood sports and/or community gatherings.

As of the time of packet creation staff was still working with the applicant on minor details

Supporting Documents:

- Proposed Standards
- Proposed Concept Plan
- Proposed Open Space and Trail plan

Staff Recommendation:

Staff recommends approval on the condition that staffs outstanding comments are addressed.

DEVELOPMENT REGULATIONS

Planned Development Regulations

For a 61.035 acre tract of land out of the McKenzie Wilhite Survey, Abstract No. 1008 and Abstract No. 1009 in the City of Celina ETJ and Collin County, Texas as described in Exhibit A, Legal Description and as depicted graphically in Exhibit C, Concept Plan.

1.0 Purpose

The purpose of these Development Regulations is to create a well designed, environmentally sensitive community which creates open spaces and trails which link the various areas of the development to encourage and promote outdoor activity among the residents. The open space areas shown on the Concept Plan shall consist of existing corridors, and proposed usable open space dedication (dedicated to the HOA), trails, ornamental trees and shade trees. This development will promote a sense of community, environmental stewardship and a healthy and robust relationship with ones neighbors.

2.0 Definitions

Except as otherwise defined in this Agreement, terms used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, in effect on the effective date of this Agreement (the “Zoning Ordinance”).

3.0 General Regulations

- 3.1 A property owners association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.
- 3.2 The maximum number of single-family residential lots within the Property shall be 225. The layout for this planned development is shown on the Concept Plan, Exhibit C.
- 3.3 The phasing shown on the Concept Plan is conceptual, and may be modified by the Owner during the development process (both the size of the phase and the order of the phases may be changed).

4.0 Use Regulations

The permitted uses are outlined below:

- 4.1 The following uses are permitted by right except as otherwise noted:
 1. Single-family detached

2. Schools (private or public)
3. Civic
4. Country clubs
5. Golf course and related facilities
6. Marketing and sales centers associated with the development of the Property
7. Temporary construction offices and storage yards associated with development of the Property
8. Public works, including drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities
9. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
10. Recreation/Amenity centers, pools, cabana buildings and/or locker/changing rooms
11. Temporary concrete or asphalt batch plants associated with development of the Property
12. Houses of worship
13. Gated communities (by conditional use permit only)
14. Agricultural, including a commercial tree farm
15. All other SF-R single family residential district uses as it exists or may be amended

5.0 Area Regulations

- 5.1 General Area regulations for residential uses are set forth in the table and notes below in this Section 5.0 which contain the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the Property.

Minimum Lot Size	5,500 SF
Maximum Building Height	45 feet
Minimum Front Yard Setback (See notes 3 & 5)	20 feet
Minimum Side Yard Setback (Interior Side) (See note 6)	5 feet
Minimum Side Yard Setback (Corner Side) (See notes 6 & 7)	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Lot Width (See notes 1 & 2)	50 feet
Minimum Lot Depth	110 feet

Minimum Dwelling Unit Size	1,250 square feet
Maximum Lot Coverage (See note 4)	60%

1. The lot widths shall be measured along the arc of the front building line.
2. Where front porches or rear covered patios are provided, they shall be permitted to encroach a maximum of five feet into the front or rear setback line.
3. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios (covered or uncovered), pools, driveways, sidewalks and other improvements which are not part of an enclosed building.
4. J-swing garages may encroach into the front building line by five feet.
5. The face of a J-swing garage may be located no closer than 20 feet to the side lot line it faces.
6. For street corner lots with a side touching and adjacent to the front yard of a lot behind it, the side yard on the street side of the lot shall be the same width as the adjacent lot front yard.

6.0 Design Standards

- 6.1 Exterior building facades for residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Zoning Ordinance except as follows:
 1. Building materials shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance, except that cementitious fiberboard may be used on the second story provided it is interrupted by an intersecting roof line or another architectural feature. No other building design, layout or architectural standards of the Zoning Ordinance shall apply to detached single-family residences within the Property.
 2. Every detached single-family residence shall have at least two covered parking spaces and two spaces on the driveway between the street right-of-way and the front building line.
 3. Front facing garage doors with access from the street shall be allowed provided the garage doors are located at or behind the front building line. Additionally, all front facing garage doors must be in line with or behind the front façade of the house.

4. The primary roof pitch for residential building types shall not be less than 8:12. The minimum pitches do not apply to porches, specialty roofs, awnings, dormers, or other similar architectural features.
5. No building shall exceed a height of more than 45 feet, measured at the mid-point between the top plate and the dominate roof ridge.

7.0 Screening Regulations

7.1 Landscape Buffer:

1. A landscape buffer with a minimum width of 40 feet will be required adjacent to Coit Road except that it may be reduced to 30 feet when a left or right turn lane right-of-way flare occurs. A landscape buffer with a minimum width of 20 feet will be required adjacent to Punk Carter Parkway. Trees shall be planted at least every 50 feet within the buffer. The Developer may install a more natural looking spacing of the required trees as long as the minimum tree count (based on 50-foot spacing) is maintained.

7.2 Screening Fences:

1. For single-family lots siding or backing to Coit Road and Punk Carter Parkway, there shall be a minimum six-foot masonry fence. As an alternative, a minimum six-foot decorative metal fence with shrubbery, trees and masonry columns (at a minimum spacing of 80 feet), a living screen, earthen berms or any combination thereof may be used for screening.
2. No other screening fence requirements shall apply.

8.0 Open Space Regulations

- 8.1 This section shall satisfy all requirements in 14.03.008 SF-R, single-family residential district for open space dedication, amenities and improvements for the Property.
 1. Open space areas within The Overlook at Wilson Creek containing trails shall be open to the public. Amenity centers, Common Areas, multi-use fields, playground equipment or other amenities shall be privately owned, maintained and used by the The Overlook at Wilson Creek Homeowners Association and residences only.
 2. A minimum of 10 acres (approximately 15 percent of the total planned development acreage), as shown on Exhibit E, Conceptual Open Space and Trail Plan, shall be retained as Open Space. Such open space may be located anywhere on the Property. For the purposes of this Exhibit D, the term "open space" means natural areas, floodplain, areas used for drainage and detention, common areas and parkway and

landscape easements. Open space shall be privately owned. Open Space shall not consist of any area platted for residential dwellings or road right-of-way.

3. As shown on Exhibit E, Conceptual Open Space and Trail Plan, over 5000 linear feet of various width concrete pedestrian trail and over 2000 linear feet of on-street bike path will be built within The Overlook at Wilson Creek in phases as the Property is developed. An eight (8) foot wide trail will be installed along the north side of Punk Carter Parkway. A ten (10) foot wide trail will be installed along the east side of Coit Road. A twelve (12) foot wide trail will be installed within the power line easement as shown on the Conceptual Open Space and Trail Plan. The trail shall be located on land dedicated to The Overlook at Wilson Creek HOA.
4. The exact location of the trail shown on Exhibit E, Conceptual Open Space and Trail Plan is conceptual and subject to change at the time the final street and lot layout is determined (construction plat). Further, the trail may be built in phases based on the limits of each construction plat.
5. A tot lot containing commercial grade playground equipment, a border and wood fiber base material within the border will be placed in the northeastern portion of the project as shown on Exhibit E, Conceptual Open Space and Trail Plan. The playground equipment will contain at least ten (10) play events.
6. A multi-purpose sport field/community gathering area will be installed in the open space at the southwest corner of the project.
7. All open space areas shall be owned and maintained by the HOA.
8. No other amenity requirements listed in Sec. 14.03.008(c)(5) of the SF-R Zoning Ordinance shall be required.
9. This Section 8 shall serve as the exclusive Open Space requirement for this planned development.

9.0 Subdivision Regulations

9.1 Development shall meet the standards as required in the Subdivision Regulations except as follows:

1. Block length – The maximum internal block length shall be 1,200 feet (measured from intersections such as elbows, tees and cross intersections) and shall contain no more than 20 lots on each side of the street. The maximum block length along open space, perimeter property lines or thoroughfares shall be 1500 feet and shall contain no more than 30 lots on one side of the street. Other exceptions to these block length

requirements may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

2. Cul-de-Sac Length and Diameter – The maximum cul-de-sac length is 600 feet. The right-of-way “bulb” radius shall be fifty feet and the paving radius shall be 40.5 feet to back of curb.
3. Street Offset – The minimum street offset at street intersections measured centerline of road to centerline of road shall be 125 feet.
4. Temporary Dead End Streets - temporary dead end streets, which are less than or equal to 150 feet in length, are not required to have a temporary turnaround at the end of the street, even if the dead end street has lots facing it.
5. Plat and GDP Extensions - If requested in writing by the owner or developer of any portion of the Property prior to the expiration date, any approved GDP, construction plat and/or construction plans shall be automatically extended one time for one year. City staff shall provide written confirmation of the one year extension upon receipt of said request from the owner or developer.

As construction of each phase is completed, representatives of the City shall inspect the water, sanitary sewer, drainage and roadway improvements. If the City finds that such improvements have been completed in accordance with the construction plats and specifications approved by the City (or any modifications thereof approved by the City), and in accordance with all other applicable laws, rules and regulations, the City shall accept the same whereupon ownership of such improvements shall be transferred to the City and be operated and maintained by the City at its sole expense. The requirement for acceptance does not apply to recreational facilities and landscaping improvements that will be maintained by a homeowners association. Installation of franchise utilities shall be a requirement for acceptance, except that the developer may sell up to thirty percent of the lots within a platted phase and a builder may build on up to thirty percent of the lots within a platted phase without the completion of such installation if the developer indemnifies the City for any damage to the accepted improvements that results from the franchise utility provider installing such utilities after acceptance by the City. Installation of landscaping, retaining walls on private lots, hardscaping and amenity improvements (whether public or private) shall not be a requirement for acceptance of a subdivision.

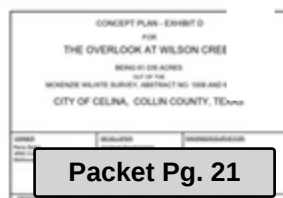
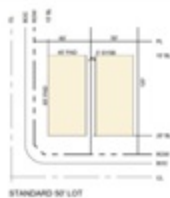


Land Use Acreage Summary	Acres
Thoroughfare Right-of-Way	4.3
Open Space Provided	11.9
Open Space Required	3.05
Residential Lots / Residential Right-of-Way	64.6
Total	83.8

Open Space	21.9
Area (Net of Thoroughfare ROWs)	56.1
Total Percent Open Space	25.2%

Lost Summary	
Provided	221
Allowed	229

Density Summary (Units per Acre)	
Grass	2.0
Net	4.0





LEGEND



NOTE:
1. TRAIL ALIGNMENT WILL BE ADJUSTED AT TIME OF FINAL DESIGN

2. CA - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA.

CONCEPTUAL OPEN SPACE & TRAIL PLAN
FOR
THE OVERLOOK AT WILSON CREEK
DESIGNED BY: [Firm Name]
DATE: [Date]
CITY OF CELINA, COLLIN COUNTY, TEXAS



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Ben Rodriguez, Planning Manager
 CC: Jason Laumer, City Manager
 Date: February 20, 2018
 Re: Celina 10 Industrial Park

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD, Planned Development zoning district with a base zoning designation of LI, Light Industrial; being an approximately 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and the J.M Floyd Survey, Abstract No. 1053, Collin County, Texas; the property is generally located on the west side of Business 289 approximately 740 feet north of CR 95. (Celina 10)

Background Information:

GBT Celina 10 LLC has requested a change in zoning from an AG, Agricultural zoning district to a PD, Planned Development zoning district with a base zoning designation of LI, Light Industrial. The 10.346 acre tract of land is located north of downtown Celina, on the west side of N. Louisiana Street and approximately 740 feet north of CR 95.

This property is in the process of being voluntarily annexed into the City and the City Council will not act on this zoning request until the property has completed the annexation process, at which time it will be automatically zoned as an AG, Agricultural zoning district.

The applicant proposed to develop eight (8) lots that will be sold off to users who prefer or need a light industrial environment, such as mini-warehouses, martial arts or gymnastic facilities, bike sales and repair, garden shop (the complete list is included in Exhibit C, Planned Development Standards.

The Planned Development standards will differ from those in the Zoning Ordinance as follows:

- 1) No stub-out will be required to the property to the west of the subject property.
- 2) An six (6) foot masonry screening wall will be provided along the western property boundary.
- 3) Screening along N. Louisiana will be limited to a four (4) foot earthen berm with four (4) foot shrubs located along the top edge of the berm at the time of planting.
- 4) All buildings shall have a 4 foot masonry wainscot around the building in lieu of 100% masonry construction.
- 5) Fencing along the northern and southern property boundaries shall be constructed of Design Master Fencing (or approved equivalent).

Staff Recommendations:

Staff recommends approval as presented.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on February 2, 2018. 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.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Attachment 1 - Zoning Exhibit

Attachment 2 - Concept Plan

Attachment 3 - Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

M.L. QUSLEY, J.C. FLOYD &
J.M. FLOYD SURVEY
A-1053

USE: CONSTRUCTION
ZONED: NONE

FRISCO CONSTRUCTION SERVICES, LLC
Called 7.455 Acres
Vol. 6036, Pg. 1022
D.R.C.C.T.

NOTE:
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT
ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE
ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF
FINAL PLAT.

APPROXIMATE LIMITS OF
100 YEAR FLOODPLAIN
"ZONE A"
ACCORDING TO FEMA
MAP No. 48085C0110J
DATED JUNE 2, 2009

USE: RESIDENCE
ZONED: NONE

MANUEL LUNA, JR. &
ANGELINA LUNA
Called 10.000 Acres
Vol.5072, Pg. 4790
D.R.C.C.T.

USE: VACANT
ZONED: NONE

GBT Celina 10 LLC
Called 10.346 Acres
Doc. No. 20170127000095260
D.R.C.C.T.

20' City of Celina
Sanitary Sewer Easement
Doc. No. 20080604000674850 &
Doc. No. 20080604000678540
D.R.C.C.T.

USE: VACANT
ZONED: NONE

JANE HUDDLESTON &
BILLIE RAY HUDDLESTON
(First Tract) Called 58.464 Acres
Doc. 93-0101757
D.R.C.C.T.

GROSS AREA:

450,655 Sq. Feet
10.346 Acres

NET AREA:
395,073 Sq. Feet
9.0696 Acres

NDM Pre-Project
100 Year Floodplain

FEMA 100 Year
Floodplain

NDM Post-Project
100 Year Floodplain

APPROXIMATE LIMITS OF
100 YEAR FLOODPLAIN
"ZONE A"
ACCORDING TO FEMA
MAP No. 48085C0110J
DATED JUNE 2, 2009

EDDIE LEE LANDRUM &
FAE LORENE LANDRUM
Called 2.42 Acres
Vol.1620, Pg. 720
D.R.C.C.T.

USE: RESIDENCE
ZONED: NONE

ROBERT LEE PIERCE &
JERRY ALAN FONTAINE - LE
FONTAINE & PIERCE REVOCABLE TRUST
Called 5.5 Acres
Instr. #20160127000095260
D.R.C.C.T.

USE: RESIDENCE
ZONED: NONE

CITY BENCHMARK:

#N 185 - U.S.G.S. Monument Stamped "N 185" described as being 3.9 miles north from Prosper, 3.9 miles north along the St. Louis, San Francisco and Texas Railroad from the station at Prosper, 1 1/2 poles south of mile post 675-20, 33 feet northwest of the center of a graveled road crossing, 14 feet west of the west rail, 4 feet below the top of the rails, set in the top of the north end of the west headwall of a 4 foot concrete culvert under the railroad. Elev.=650.78

SITE BENCHMARK:

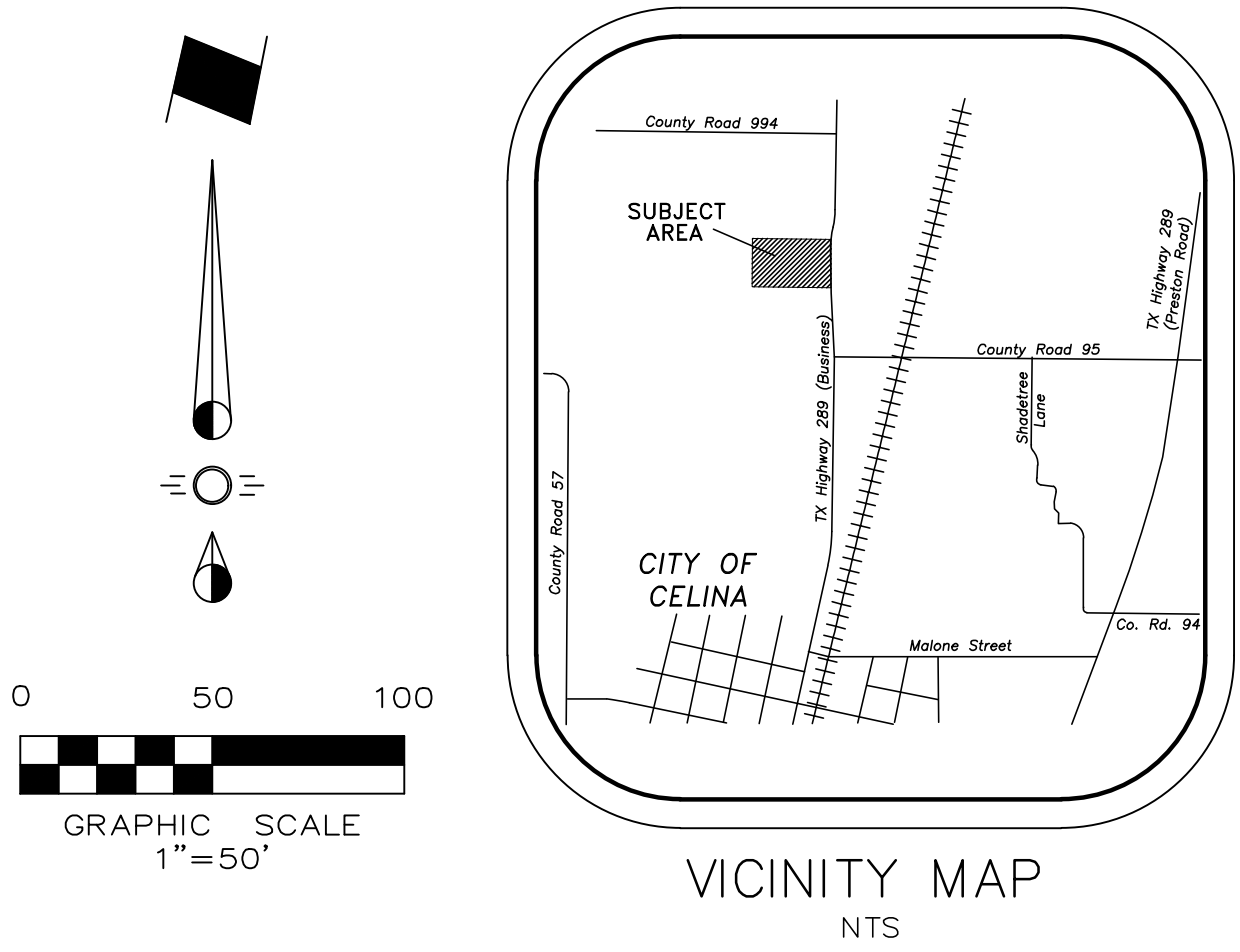
BM-1 = "X" on top rim of sanitary sewer manhole west of Texas Highway 289 (Business) and located southwest of the northeast corner of the subject property. Elev. = 672.31

BM-2 = "X" on top rim of sanitary sewer manhole west of Texas Highway 289 (Business) and located southwest of the southeast corner of the subject property. Elev. = 668.60

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CASE NO. _____ PREPARED: June 6, 2017

Issue Dates:	Revisions:	Date:			
1	1		CROSS ENGINEERING CONSULTANTS 131 S. Tennessee St. • McKinney, Texas 75069 972.562.4409 • Texas P.E. Firm No. F-5935		
2	2				
3	3				
4	4				
5	5		Drawn By:	Checked By:	Scale:
6	6		C.E.C.I.	C.E.C.I.	1"=50'



LEGAL DESCRIPTION

SITUATED in the M.L. Qusley, J.C. Floyd & J.M. Floyd Survey, Abstract No. 1053 and being all of that certain called 10.347 acre tract of land described in a Trustee's Deed to Effie Christie, dated May 10, 2010 and recorded in Document No. 20100510000463290, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the east side of State Highway Business 289, for the southeast corner of said 10.347 acre Christie tract and the northeast corner of that certain called 2.42 acre tract of land described in a deed to Eddie Lee Landrum and Fae Lorene Landrum, recorded in Volume 1620, Page 720, D.R.C.C.T. and same being on the west line of that certain called 58.464 acre tract of land described as "First Tract" in a deed to Jane Huddleston and Billie Ray Huddleston, recorded in Document No. 93-0101757, D.R.C.C.T.;

THENCE: North 89 deg. 08 min. 57 sec. West (Reference Bearing), across said State Highway Business 289, along the common line of said Christie and Landrum tracts, at 73.87 feet, passing a 3/8 inch iron rod found for reference on the west side of said highway and continuing along said common line for a total distance of 858.55 feet to a 3/8 inch iron rod found for the southwest corner of said Christie tract and the northwest corner of said Landrum tract and said point also being on the east line of that certain called 10.000 acre tract of land described in a deed to Manuel Luna, Jr. and Angelina Luna, recorded in Volume 5072, Page 4790, D.R.C.C.T.;

THENCE: North 00 deg. 27 min. 31 sec. East, along the common line of said Christie and Luna tracts, a distance of 524.86 feet to a 3/8 inch iron rod found for the northwest corner of said Christie tract and same being the southwest corner of that certain called 7.455 acre tract of land described in a deed to Frisco Construction Services, LLC (FCS), recorded in Volume 6036, Page 1022, D.R.C.C.T.;

THENCE: South 89 deg. 10 min. 11 sec. East, along the common line of said Christie tract and FCS tract, at 793.45 feet, passing a 1/2 inch iron rod found for reference on the west side of the above described State Highway Business 289 and continuing along the north line of said Christie tract, across said highway, a total distance of 858.22 feet to a 1/2 inch iron rod found for the northeast corner of said Christie tract, on the east side of said State Highway Business 289 and same being on the west line of the above described 58.464 acre Huddleston tract;

THENCE: South 00 deg. 25 min. 21 sec. West, along the east side of said highway and along the common line of said Christie and Huddleston tracts, a distance of 525.17 feet to the POINT OF BEGINNING and containing 450,655 square feet or 10.346 acres of land.

Prepared Under My Hand & Seal,
This 31st Day of May, 2017.

[Signature]
Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

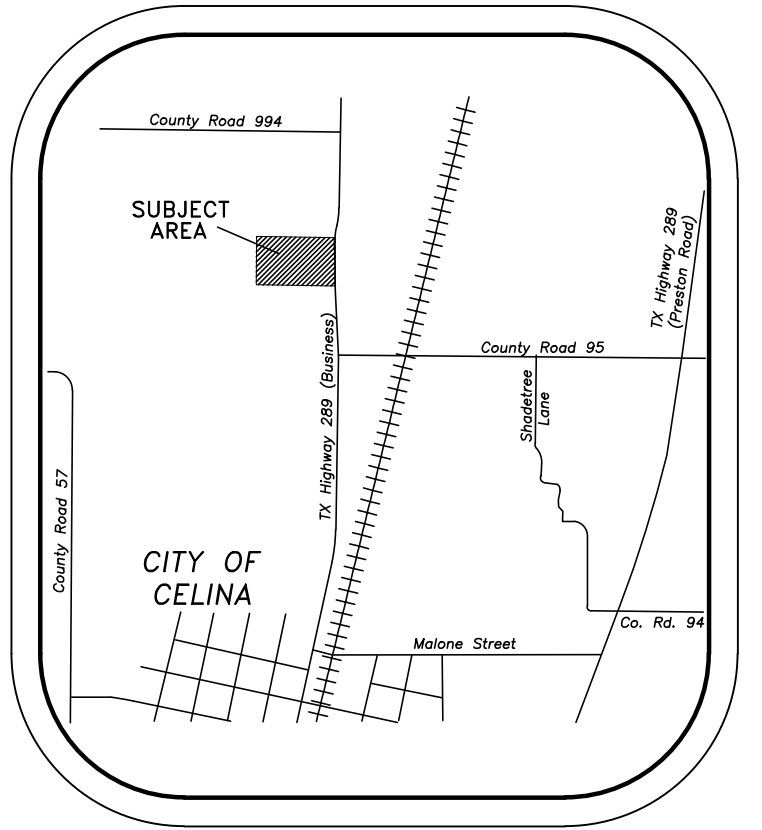
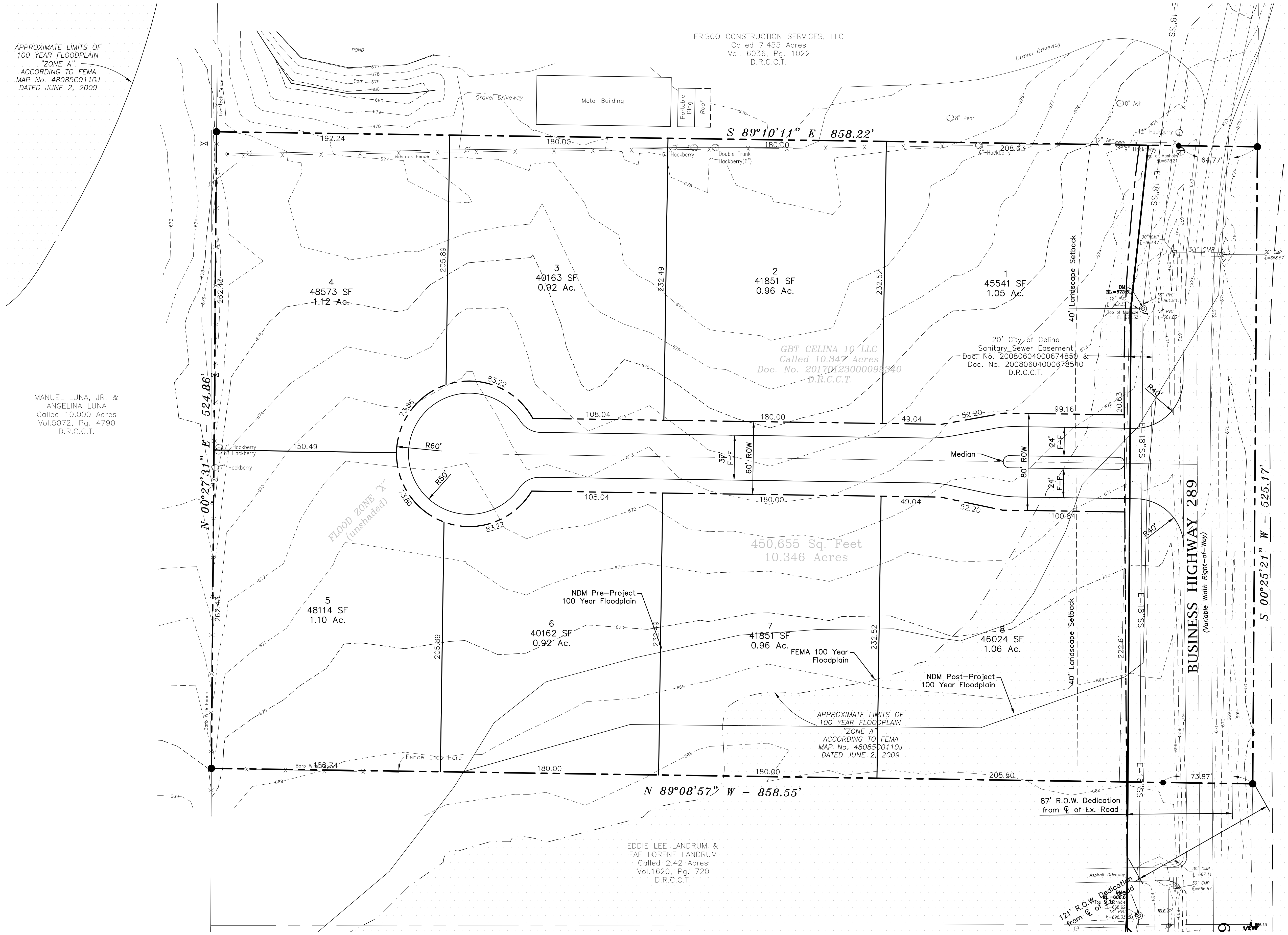
[Seal]
OFFICE OF THE
CLERK OF THE
STATE OF TEXAS
H. RINGLEY
4701
COMMISSIONER
LAND SURVEY

OWNER:
GBT Celina 10 LLC
9550 John W. Elliott Dr. Ste. 106
Frisco, Texas 75033
Phone (xxx) xxx-xxxx
Fax (xxx) xxx-xxxx
Contact: Clay Thomas

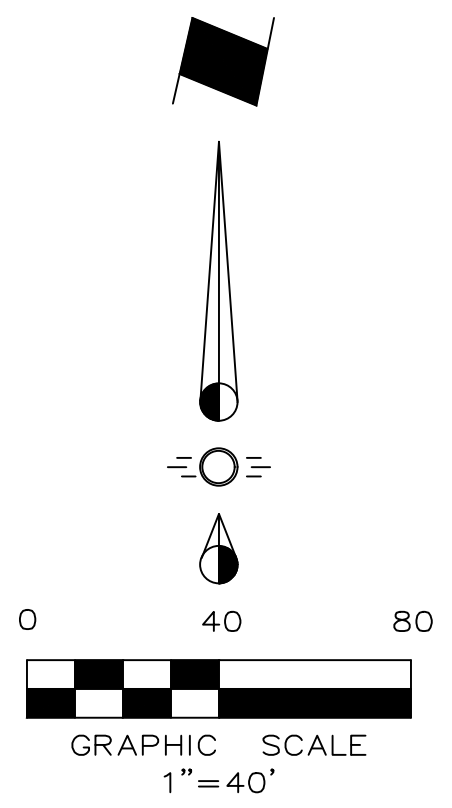
ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

EXHIBIT B		Sheet No.
FCS INDUSTRIAL PARK		B
10.346 Acre, Tract 4, M.L. Qusley, J.C. Floyd, & J.M. Floyd Survey, Abstract No. 1053		Project No. 17051
Collin County, Texas		



VICINITY MAP
NTS



JANE HUDDLESTON
BILLIE RAY HUDDLESTON
(First Tract) Called 58.46
Doc. No. 93-0101757
D.R.C.C.T.

CITY BENCHMARK:

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BM-2 = "X" on top rim of sanitary sewer manhole west of Texas Highway 289 (Business) and located southwest of the southeast corner of the subject property. Elev. = 668.60

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CONCEPTUAL PLAN		Sheet No.
FCS INDUSTRIAL PARK		CP
10.346 Acre, Tract 4, M.L. Ousley, J.C. Floyd, & J.M. Floyd Survey, Abstract No. 1053		Project No. 17051
Collin County, Texas		

Exhibit C
Planned Development Standards

Use and development of the subject property shall conform to the regulations of Section 14.03.004.5 "HI Heavy Industrial District", and as amended, subject to the following conditions:

1.) The following additional uses shall be Permitted uses:

- a. Mini warehouse/self-storage
- b. Automobile driving school
- c. Martial Arts, Dance, & Gymnastics Schools
- d. Tool and equipment rental (no outside displays allowed in front yard or visible from public street)
- e. All-terrain vehicle dealer/sales or service (no outside displays allowed in front yard or visible from public street)
- f. Antique store
- g. Art dealer/gallery
- h. Bike sales and/or repair (no outside displays allowed in front yard or visible from public street)
- i. Building material sales/lumber (no outside displays allowed in front yard or visible from public street)
- j. Consignment shop
- k. Garden shop (no outside displays allowed in front yard or visible from public street)
- l. Gift/toy store
- m. Handicraft/artisans shop
- n. Hardware store
- o. Home improvement center (no outside displays allowed in front yard or visible from public street)
- p. Jewelry store
- q. Lawnmower sales and/or repair (no outside displays allowed in front yard or visible from public street)
- r. Major appliance sales
- s. Public market (no outside displays allowed in front yard or visible from public street)

- t. Motorcycle dealer (new and/or repair) (no outside displays allowed in front yard or visible from public street)
- u. Personal watercraft sales (new and/or repair) (no outside displays allowed in front yard or visible from public street)
- v. Pet shop/supplies
- w. Plant nursery
- x. Printing/tee shirt shop
- y. Sporting goods
- z. Stamps, coin and other collectibles
- aa. Used merchandise
- bb. Vacuum cleaner sales and repair
- cc. Woodworking shop
- dd. Auto glass repair/tinting
- ee. Auto laundry or carwash (attended or unattended)
- ff. Automobile and Heavy Equipment Repair Shop
- gg. Auto muffler shop
- hh. Auto tire repair/sales (no outside displays allowed in front yard or visible from public street)
- ii. Automobile accessory installation
- jj. Full service car wash
- kk. Limousine/taxi service
- ll. Quick lube/oil change/minor inspection
- mm. Tire dealer (no outside displays allowed in front yard or visible from public street)
- nn. Feed and grain store (no outside displays allowed in front yard or visible from a public street)
- oo. Manufacturing
- pp. Office showroom
- qq. Warehousing
- rr. RV/boat parking
- ss. Heating and air-conditioning sales/service

- tt. Pawn shop
 - uu. Propane sales (refill and exchange only. Refill must be setback 150' from North Louisiana.
- 2.) The following additional uses shall be Prohibited uses:
- a. Motels
 - b. Sexually Oriented Businesses
 - c. Check Cashing/Payday Loans
 - d. Recycling Kiosk
 - e. Auto Dealer
 - f. Rental Car/Sales
- 3.) Open/outside storage: open/outside storage shall be allowed in any location on the subject property. Screening shall be required as outlined in the following "Screening" section. Open/outside storage shall comply with the City's Code of Ordinances as it currently exists or may be amended.
- 4.) Screening: the property shall be required to provide a 4' earthen berm, within the 40' landscape setback (measured from the future ROW) along North Louisiana. In addition, there will be 4' shrubs (at the time of planting) (or alternate as approved by the City Planning Director) generally located along the top of the earthen berm. The landscape & screening along with the exterior building orientation shall provide the screening for the overall project. Along the western property line, a 6' masonry screening wall will be required, separating this Planned Development from Residential.
- 5.) Building Materials: any building materials (masonry, concrete, blocks, metal, stucco, etc.) shall be allowed within the property except as noted below:
- a. All buildings within the planned development district shall have a four (4) foot masonry wainscot around the building(s).
 - ~~b.~~ Masonry shall be defined as fired brick, natural and manufactured stone, granite, marble, architectural concrete block (ex. Textured or split face), tilt wall concrete, ~~and concrete block.~~
- 6.) Conceptual site plan: Zoning Exhibit "D" is included with the proposed zoning as a graphical explanation of the masonry and screening requirements.
- 7.) No Stub Out – It is understood, there will be no stub out to the West from this planned development.
- 8.) Fencing – Along the northern and southern boundaries, Design Master Fencing (or approved equivalent) will be required along the property line.



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Jason Laumer, City Manager
Date: February 20, 2018
Re: Amendments to the Preston Road Overlay (PRO)

Action Requested:

Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.009 PRO, Preston Road Overlay District. (PRO District Amendments)

Background Information:

The Preston Road Overlay District was established by Ordinance No. 2011-22 on May 9, 2011. This overlay district has been amended from time to time, most recently in 2016. The purpose of the overlay district is to aid the City in creating "higher development standards [that] can effectively enhance the City's image as a desirable place to live, work, and shop."

To this end, a 2013 amendment increased setbacks along the Preston Road corridor to sixty (60) feet for commercial structures. In addition, increased standards for exterior materials, screening, and landscaping were established.

The 2014 amendment to the Preston Road Overlay District added specific architectural features that must be included in commercial buildings to further define and distinguish the corridor.

In 2015, a revision was approved by City Council increasing the setback of residential developments to a minimum of 200 feet from the Preston Road right-of-way. This was enacted in order to preserve the corridor for commercial entities and to ensure that residential neighborhoods were adequately shielded from the noise generated by and building height allowed along Preston Road. After discussion with City Council at the January 2018 workshop, staff was directed to increase this setback to more closely align with residential setbacks in Dallas, Plano, and Frisco. The proposed setback in this revision is 750 feet, which creates a tract depth that can accommodate commercial, office, and multi-family developments that include a roadway parallel to Preston Road creating a second physical barrier between the residential and non-residential uses.

In addition, this proposed revision would limit the following uses: vehicle-related uses, heavy industrial uses, and self-storage or mini-warehouse uses. The term "masonry" is defined more specifically and LED lights are required for street lighting. In some cases, the current requirements have been reorganized for easier reading.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on February 2, 2018.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Attachment 1 - Current Preston Road Overlay Document

Attachment 2 - Proposed Preston Road Overlay Document

Staff Recommendation:

Staff recommends approval.

Current Preston Road Overlay

Sec. 14.03.009 PRO, Preston Road overlay district

- (a) General purpose and description. The Preston Road overlay (PRO) district is intended to help the city create high-quality aesthetic, functional, and safety characteristics of development along the Preston Road (State Highway 289) within the city where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop this important corridor. The Preston Road overlay (PRO) district is limited to specified areas and supplements the standards of the underlying conventional districts.
(Ordinance 2013-01, sec. 3.01, adopted 1/14/13)
- (b) Permitted uses and general development standards.
- (1) Permitted land uses and all development standards in the city's zoning ordinance, subdivision ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein. In the event of a conflict between the standards of the PRO and the regulations of the underlying zoning district, the more stringent requirements shall apply. Regulations of the underlying zoning district not augmented or otherwise supplemented by the PRO will continue to prevail.
 - (2) In cases where any corridor overlay district's requirements conflict with base zoning requirements or with the requirements of another overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable PRO district.
- (c) District boundaries. The PRO's boundaries shall be measured 750 feet from the right-of-way along both sides of State Highway 289. The corridor and its subsequent regulations apply to all land within the corridor and properties beyond 750 feet of the right-of-way with ingress and egress (access) to State Highway 289.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (d) Lot and setback standards.
- (1) The minimum front yard building setback adjacent to the right-of-way of Preston Road shall be 60 feet.
 - (2) The minimum setback for all screening walls and fences, including residential subdivision fences, from the right-of-way line of Preston Road shall be forty (40) feet.
 - (3) The minimum setback for all outside display areas (where permitted by the underlying zoning district) from the right-of-way line of Preston Road shall be 50 feet.
 - (A) No buildings, parking areas, or other impervious structures (except as noted herein), are permitted within the recognized floodway, as identified by FEMA, or within fifty (50) feet of the high bank, whichever is greater, of a creek or other drainageway.
 - (B) Permitted exceptions include drainage-related structures and pavement, paved pedestrian or bike trails, picnic tables, and paved surfaces beneath picnic tables.
 - (4) Buildings, parking areas, or other visual obstructions shall not be located in any required visibility triangle.
(Ordinance 2013-01, sec. 3.02, adopted 1/14/13)
 - (5) The minimum setback for all residential developments from the right-of-way line of Preston Road shall be 200 feet. (Ordinance 2015-08 adopted 1/13/15)
- (e) Building facade standards. Requirements are applicable to all structures except single-family detached dwellings. A facade concept plan of the entire proposed project shall be submitted with site plan review documents.

- (1) Building articulation and facade treatments. The following design requirements shall apply within all nonresidential and multifamily zoning districts.
- (A) All nonresidential buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary (i.e., primary entrance, or front door) facade(s).
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (B) All non-single-family buildings' entrances shall be articulated and defined to present a strong entry presence. All buildings shall be designed to incorporate no less than five of the following architectural elements. Buildings over 50,000 square feet must include a minimum of seven of the following elements. Buildings over 100,000 square feet must include a minimum of eight of the following elements. Each item may only be used once per entrance:
- (i) Canopies (not drive through canopies), awnings, valances or porticos;
 - (ii) Overhangs (5 feet minimum);
 - (iii) Recesses or projections (3 feet minimum);
 - (iv) Architectural arcades;
 - (v) Peaked roof forms;
 - (vi) Arches;
 - (vii) Outdoor patios;
 - (viii) Recessed or "popped-out" display windows (2 feet minimum);
 - (ix) Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or
 - (x) Integrated planters or wing walls that incorporate landscape and sitting areas.
- (Ordinance 2014-20, sec. 3.01, adopted 5/13/14)
- (C) Ground floor facades facing Preston Road and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than 60% of the facade. (Ordinance 2013-01, sec. 3.03, adopted 1/14/13)
- (D) In addition to the requirements in section 14.05.152(5) [[14.05.152\(6\)](#)], all buildings shall incorporate a basic level of architectural variety as follows.
- (i) Horizontal articulation. Facades greater than 100 feet in length shall incorporate wall projections or recesses of five (5) feet or greater. Projections, inserts, or recesses shall be at least 20% of the length of the facade. No uninterrupted length of facade may exceed 100 feet in length. Projections and recesses shall not be required on the side of the building containing a loading dock and/or service area, provided that such area is located in the rear of the building and is not readily visible from Preston Road or any intersecting thoroughfare.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.04, adopted 1/14/13)
 - (ii) Vertical articulation. Facades greater than 100 feet in length shall provide variations in elevation to prevent a straight or uninterrupted building line to discourage a bulk or box-type look to a building.
 - a. Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.
 - (iii) Building materials. The following design requirements shall apply within all nonresidential and multifamily zoning districts.
 - a. Detailed elevations (i.e., facade plans) and sample boards shall be submitted for review and approval with the site plan application for all non-single-family uses.
 - b. Windows shall not be glazed or reglazed with mirrored or reflective glass.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - c. Exterior construction of all nonresidential, multifamily and other nonsingle-family buildings shall be in accordance with the following:

1. 100% masonry construction on all sides of the building. Synthetic stucco such as exterior finish and insulation system (EIFS) may be utilized as an architectural accent material, not to exceed ten percent of the exterior surface of any building facade. Textured paint/EIFS skim coat on masonry construction will not be included in the ten percent EIFS skim coat.
(Ordinance 2013-01, sec. 3.05, adopted 1/14/13)
 2. No single building material shall cover more than 85 percent of any facade.
(Ordinance 2014-20, sec. 3.02, adopted 5/13/14)
 3. Areas of a facade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as “wall surface” when calculating the masonry requirement.
 4. Metal or wood exterior construction is not allowed on any nonresidential, multifamily or other non-single-family structure unless approved on the site plan. (For example, a restaurant that uses such materials as part of its “signature design aesthetic,” in which case a maximum of 10% of any wall facade may be devoted to such materials).
 5. Minimum roof pitch shall be at least 4:12 (unless otherwise stated in a PD ordinance), except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.
(Ordinance 2013-01, sec. 3.05, adopted 1/14/13)
- (f) Loading and service areas. Loading and service areas shall be located at the side or rear of buildings.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (g) Trash receptacles and recycling receptacles. Trash and recycling receptacles shall be screened with a six (6) foot solid masonry wall on three (3) sides with a solid metal gate and located outside bufferyards, and to the side or rear of the principal building. (Ordinance 2013-01, sec. 3.06, adopted 1/14/13)
- (h) Convenience stores and gas stations. For the purpose of encouraging the safe, healthy, attractive and convenient location and development of convenience stores and gas stations, the following supplementary standards apply:
- (1) Canopies on such sites should not exceed 20 feet in total height;
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (2) The roofs of convenience store buildings and pump canopies shall be 4:12 pitched;
(Ordinance 2013-01, sec. 3.07, adopted 1/14/13)
 - (3) Canopies and its supporting structures should be architecturally integrated with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, design motif and colors. Canopy columns shall be fully encased with masonry;
 - (4) Canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage;
 - (5) Lighting fixtures or sources of light that area [are] a part of the underside of the canopy should be recessed into the underside of the canopy;
 - (6) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries;
 - (7) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;

- (8) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the city's sign regulations.
- (i) Access and off-street parking standards. Access and off-street parking shall be provided in conformance with the city standards.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (j) Landscaping standards. In addition to the requirements in [article 14.05, division 3](#), the following are required:
- (1) Front yard landscape buffer. A minimum forty (40) foot-wide front yard landscape buffer shall be required of all properties located within the PRO zone of 750 feet. This landscape buffer shall include the required twenty-five (25) foot-wide water and sewer easement. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.
 - (A) Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a twenty-five (25) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within fifty (50) feet to the adjacent required landscape buffer.
 - (B) Corner lots of intersecting streets designated as a collector street shall provide for a fifteen (15) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within twenty-five (25) feet to the adjacent required landscape buffer.
 - (2) Tree requirements.
 - (A) Large trees. One row of large trees, a minimum three-inch caliper in size, shall be planted for each 40 linear feet of street frontage, exclusive of drives in the required front yard. The row of trees shall be located a minimum of 25 feet from the front right-of-way line, outside of the 25-foot utility easement.
 - (B) Small trees. A minimum of one small tree shall be planted for every 5,000 square feet of front yard area. The small trees shall be planted a minimum of 30 feet from the front right-of-way line.
 - (C) Purchase of credits. Tree credits not exceeding 75% of the total required trees can also be purchased. Payments of \$300.00 per tree may be paid to the City of Celina tree fund. Funds will be used for planting of trees, in locations such as, but not limited to, parks, open space, roadway medians, and along street rights-of-way and other areas within the corporate limits of the city.
 - (D) Shrub requirements. A landscape planting of 16 evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each 50 linear feet of street frontage, exclusive of drives, in groupings or hedgerow style. A minimum three-foot-wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed inside the water/sewer easement.
 - (E) Required interior site landscaping. No parking space shall be located more than fifty (50) feet from the center point of any city required parking lot tree.
 - (F) Adjacent to a single-family use or zoning district. When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a twenty-five (25) foot-wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, detention areas, driveways, or other use of the buffer area), and shall be planted with ground cover, such as grass or ivy. This landscaped buffer may be located with the required yard/setback area.
(Ordinance 2013-01, sec. 3.08, adopted 1/14/13)
- (k) Parking lots.

- (1) Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with medians for landscaping.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (2) Shared driveways/access. Developments shall incorporate a 24-foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads. The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking.
(Ordinance 2014-20, sec. 3.03, adopted 5/13/14)
 - (3) Landscaping and screening. All parking areas should be landscaped and screened according to [section 14.05.086](#). (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (4) Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening.
(Ordinance 2013-01, sec. 3.09, adopted 1/14/13)
- (l) Screening standards.
- (1) Site elements required to be screened. The following site elements shall be screened from the public view from all Preston Road (State Highway 289):
 - (A) Mechanical and utility equipment.
 - (i) Screening shall consist of a decorative wall or architectural element of the building that is 100% opaque.
 - (ii) Roof-mounted equipment shall be screened with materials that are 100% opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.
 - (B) Vehicle loading/unloading and service areas.
 - (i) Screens shall incorporate shrubbery having year-round foliage and/or a wall or architectural element of the building that is a minimum of six feet in height and is a maximum of 75% opaque.
 - (ii) Areas shall be screened from view of the rights-of-way along Preston Road and any intersecting roads.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (C) Refuse, refuse containers, and recycling containers. Screens shall consist of a solid masonry wall or architectural element of the building that is a minimum six feet in height.
(Ordinance 2013-01, sec. 3.10, adopted 1/14/13)
 - (2) Screening elements required. All screening walls visible from a public street shall be:
 - (A) Constructed of a minimum of an eight (8) foot masonry wall with materials that are consistent with the color and design of the primary on-site structure;
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.11, adopted 1/14/13)
 - (B) Consistent in color and design with the building architecture;
 - (C) Uniform in style and materials along the entire length of the screen within a single development.
 - (3) Screening elements prohibited. No residential fence or wall visible from a public street shall be:
 - (A) Greater than eight feet in height;
 - (B) Located within any required visibility triangle;
 - (C) Constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels. Exception: Barbed wire may be used solely to control livestock.
 - (4) Residential subdivision fences.
 - (A) Residential subdivision fences shall be uniform in style, color, and material along the length of the subdivision.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)

- (B) If visible from a street right-of-way, fences shall be constructed of masonry materials. However, large-lot subdivisions, which are defined as subdivisions with average lot sizes of one-half acre or more, fences shall be constructed at the property line on a six (6) foot earthen berm and shall be constructed of decorative metal materials, no more than four (4) feet in height. (Ordinance 2013-01, sec. 3.12, adopted 1/14/13)

(m) Sidewalk standards.

- (1) Location. The required sidewalk along all Preston Road (State Highway 289) may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
- (2) Easement required. A six-foot-wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.
- (3) Curved alignment required. The required sidewalk shall have a curved alignment for at least 80% of the major thoroughfare street frontage. Sidewalks on intersecting streets shall not have a curved alignment unless approved by the mayor/city administrator or his or her designee.
- (4) Construction criteria. Construction criteria for the required sidewalk:
 - (A) Minimum six feet wide;
 - (B) Minimum 80-foot centerline radius, maximum intersection angle of 20 degrees, and maximum 20-foot tangent between sidewalk curves;
 - (C) Minimum six-foot separation between back of street curb and edge of sidewalk, except at street intersections and bridge approaches;
 - (D) Sidewalk approaches, including the wheelchair ramp, to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten feet;
 - (E) Detailed construction plans shall be submitted to the mayor/city administrator or his or her designee for approval prior to construction of the sidewalk;
 - (F) Deviations from these criteria may be approved by the mayor/city administrator or his or her designee for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
 - (G) A minimum six-foot-wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. This connecting sidewalk shall be accessible, readily visible, and paved.

(n) Outdoor activities or uses. In connection with any permitted use, there shall be allowed the incidental display of merchandise out-of-doors subject to the following limitations.

- (1) Temporary holiday sales. The temporary sale of Christmas trees and products associated with celebration of holidays or national events (e.g., Hanukkah, Presidents' Day, Easter, etc.) shall be permitted for a period of 45 days prior to the day of the holiday celebration.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (2) Store sales. The sale of goods in relation to special, local, or store events (e.g., spring sale, civic club event, etc.) shall also be permitted, but shall be limited to one event per calendar year, not to exceed a sale period of more than 60 days.
(Ordinance 2013-01, sec. 3.13, adopted 1/14/13)
- (3) Procedure. The building official shall issue a permit for such sale when he or she finds:
 - (A) That required off-street parking will not be utilized for the temporary use; and
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.14, adopted 1/14/13)
 - (B) That the location and layout of drives and parking areas, of lighting, and of temporary sales signs will not constitute a hazard to public traveling to the abutting public streets and will not obstruct the visibility along such streets.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)

**Proposed Amendments to Preston Road Overlay
February 2018**

Sec. 14.03.009 PRO, Preston Road overlay district

(a) General purpose and description. The Preston Road overlay (PRO) district is intended substantially advance a legitimate governmental interest that includes enhancing the quality of life in Celina, to regulate the character of growth to help the City create high quality aesthetic, functional, and safety characteristics of development along the Preston Road, ~~(State Highway 289)~~, and to ensure the careful and orderly growth of a historical trail and entryway into the City, within the City where higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop, this important corridor. The Preston Road overlay (PRO) district is limited to specified areas and supplements the standards of the underlying conventional zoning districts.

(Ordinance 2013-01, sec. 3.01, adopted 1/14/13)

(b) ~~(b)~~ Permitted uses and general development standards.

(1) ~~(1)~~ Permitted land uses and all development standards in the City's Zoning Ordinance, Subdivision Ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein. In the event of a conflict between the standards of the PRO and the regulations of the underlying zoning district, the more stringent requirements shall apply. Regulations of the underlying zoning district not augmented or otherwise supplemented by the PRO will continue to prevail.

(A) ~~(2)~~ In cases where any another corridor overlay district's requirements conflict with base zoning requirements or with the requirements of another this overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable PRO district.

(2)

~~(3)~~ The following list of uses are prohibited within the Preston Road Overlay:

(3)

(A) Limited Vehicle-Related Uses: specifically new and used car sales, salvage yards, commercial parking lots, and towing yards.

(B) Heavy Industrial Uses: specifically uses that are hazardous, environmentally severe in character and/or generate high volumes of truck traffic.

(C) Self-Storage or Mini Storage Uses.

(D) Single Family (attached and detached) and Duplex Residential Uses.

(4) Notwithstanding the prohibited uses of single family listed in (3) above, a Planned Development that incorporates a significant amount of retail, office, and commercial development with vertically integrated residential development may be considered by the City Council and become an approved use within the PRO.

(B) Limited Vehicle-Related Uses, specifically new and used car sales, salvage yards, commercial parking lots, and towing yards.

(C) Heavy Industrial Uses, specifically uses that are hazardous, environmentally severe in character and/or generate high volumes of truck traffic.

(D) Self-Storage or Mini Storage Uses.

(E) Single Family and Duplex Residential Uses.

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~~(c) District boundaries.~~ The PRO's boundaries shall be measured 750 feet from the right-of-way boundary line along both sides of State Highway 289. The corridor and its subsequent regulations apply to all land within the corridor and properties beyond 750 feet of the right-of-way with ingress and egress (access) to State Highway 289. The district boundaries excludes all single family subdivisions platted prior to the date of this ordinance amendment [insert date adopted here].
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)

(d) Lot and setback standards.

- (1) The minimum front yard building setback adjacent to the right-of-way of Preston Road shall be sixty (60) feet.
- (2) The minimum setback for all screening walls and fences, including residential subdivision fences, from the right-of-way line of Preston Road shall be forty (40) feet.
- (3) The minimum setback for all outside display areas (where permitted by the underlying zoning district) from the right-of-way line of Preston Road shall be fifty (50) feet.
 - (A) No buildings, parking areas, or other impervious structures (except as noted herein), are permitted within the recognized floodway, as identified by FEMA, or within fifty (50) feet of the high bank, whichever is greater, of a creek or other drainageway.
 - (B) Permitted exceptions include drainage-related structures and pavement, paved pedestrian or bike trails, picnic tables, and paved surfaces beneath picnic tables.
- (4) Buildings, parking areas, or other visual obstructions shall not be located in any required visibility triangle.
(Ordinance 2013-01, sec. 3.02, adopted 1/14/13)
- (5) ~~The minimum setback for all residential developments from the right-of-way line of Preston Road shall be 200 feet. (Ordinance 2015-08 adopted 1/13/15)~~

(e) Building facade standards. Requirements are applicable to all structures ~~except single family detached dwellings~~. A facade concept plan of the entire proposed project shall be submitted with site plan review documents.

- (1) *Building articulation and facade treatments.* The following design requirements shall apply within all nonresidential and multifamily zoning districts.
 - (A) All nonresidential buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary (i.e., primary entrance, or front door) facade(s).
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (B) ~~All non single family buildings' entrances~~ The entrance or entrances on all buildings shall be articulated and defined with to present a strong architectural feature entry presence. All buildings shall be designed to incorporate no less than five (5) of the following architectural elements. Buildings over 50,000 square feet must include a minimum of seven (7) of the following elements. Buildings over 100,000 square feet must include a minimum of eight (8) of the following elements. Each item may only be used once per entrance:
 - (i) Canopies (not drive-through canopies), awnings, valances or porticos;
 - (ii) Overhangs (five (5) feet minimum);
 - (iii) Recesses or projections (three (3) feet minimum);
 - (iv) —Architectural arcades;
 - (v) Peaked roof forms;
 - (vi) —Arches;
 - (vii) Outdoor patios;
 - (viii) Recessed or "popped-out" display windows (2 feet minimum);
 - (ix) Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or
 - (x) Integrated planters or wing walls that incorporate landscape and sitting areas.
(Ordinance 2014-20, sec. 3.01, adopted 5/13/14)

(C) Ground floor facades facing Preston Road and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than **sixty percent (60%)** of the facade.

(Ordinance 2013-01, sec. 3.03, adopted 1/14/13)

(D) In addition to the requirements in section 14.05.152(5) ~~and 14.05.152(6)~~, all buildings shall incorporate a basic level of architectural variety as follows.

- (i) Horizontal articulation. Facades greater than 100 feet in length ~~that are visible from the right-of-way~~ shall incorporate wall projections or recesses of five (5) feet or greater. Projections, inserts, or recesses shall be at least **twenty percent (20%)** of the length of the facade. No uninterrupted length of facade may exceed 100 feet in length. ~~Projections and recesses shall not be required on the side of the building containing a loading dock and/or service area, provided that such area is located in the rear of the building and is not readily visible from Preston Road or any intersecting thoroughfare.~~ (Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.04, adopted 1/14/13)
- (ii) Vertical articulation. Facades greater than 100 feet in length shall provide variations in elevation to prevent a straight or uninterrupted building line to discourage a bulk or box-type look to a building. **Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.**
- (iii) Building materials. The following design requirements shall apply within all ~~nonresidential and multifamily zoning~~ districts.
 - a. Detailed elevations (i.e., facade plans) and sample boards shall be submitted for review and approval with the site plan application for all ~~non single family~~ uses.
 - b. Windows shall not be glazed or reglazed with mirrored or reflective glass. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - c. Exterior construction of all ~~nonresidential, multifamily and other nonsingle-family~~ buildings shall be in accordance with the following:
 1. 100% masonry construction **is required** on all sides of the building. **Masonry is defined as brick, stone, synthetic stone, split-faced CMU, and stucco (although stucco is limited to a maximum of ten percent —(10%) on any one facade), and split-faced CMU. Tilt wall construction may be allowed for industrial uses.**
 2. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent **(10%)** of the exterior surface of any building facade. Textured paint/EIFS skim coat on masonry construction will not be included in the ~~ten percent (10%)~~ EIFS ~~skim coat~~ **minimum percentages.** (Ordinance 2013-01, sec. 3.05, adopted 1/14/13)
 3. No single building material shall cover more than **eighty-five percent (85%)** of any facade. (Ordinance 2014-20, sec. 3.02, adopted 5/13/14)
 4. Areas of a facade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as “wall surface” when calculating the masonry requirement.
 5. Metal or wood exterior construction is not allowed on any ~~nonresidential, multifamily or other non single family~~ structure unless **specifically** approved on the site plan. (For example, a restaurant that uses such materials as part of its “signature design aesthetic,” in which case a maximum of **ten percent (10%)** of any wall facade may be devoted to such materials).
 6. Minimum roof pitch shall be at least 4:12 (unless otherwise stated in a PD ordinance), except for flat-roofed structures that shall have a highly

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articulated parapet that conceals the roof and any roof-mounted equipment.
(Ordinance 2013-01, sec. 3.05, adopted 1/14/13)

- (f) Loading and service areas. Loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described in Section (e)(1)(D)(i) of this Article are not required on the façade of buildings containing a loading dock and/or service area, provided that such area is located to not be readily visible from Preston Road or any intersecting thoroughfare. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (g) Trash receptacles and recycling receptacles. Trash and recycling receptacles shall be screened with a six (6) foot solid masonry wall on three (3) sides with a solid metal gate and located outside buffer yards, and to the side or rear of the principal building.
(Ordinance 2013-01, sec. 3.06, adopted 1/14/13)
- (h) Convenience stores and gas stations. For the purpose of encouraging the safe, healthy, attractive and convenient location and development of convenience stores and gas stations, the following supplementary standards apply:
 - (1) Canopies on such sites should not exceed **twenty (20)** feet in total height;
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (2) The roofs of convenience store buildings and pump canopies shall be 4:12 pitched;
(Ordinance 2013-01, sec. 3.07, adopted 1/14/13)
 - (3) Canopies and its supporting structures should be architecturally integrated with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, design motif and colors. Canopy columns shall be fully encased with masonry;
 - (4) Canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage;
 - (5) Lighting fixtures (**LED only**) or sources of light that ~~area~~ **are** a part of the underside of the canopy should be recessed into the underside of the canopy;
 - (6) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries;
 - (7) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;
 - (8) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the City's sign regulations.
- (i) Access and off-street parking standards. Access and off-street parking shall be provided in conformance with the City standards. ~~(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)~~
 - (1) **Developments shall incorporate a twenty-four (24) foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads.**
 - (2) **The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking. (Ordinance 2014-20, sec. 3.03, adopted 5/13/14)**
- (j) Landscaping standards. In addition to the requirements in Article 14.05, Division 3, the following are required:
 - (1) *Front yard landscape buffer.* A minimum forty (40) foot wide front yard landscape buffer shall be required of all properties located within the PRO zone ~~of 750 feet~~. This landscape buffer shall

include the required twenty-five (25) foot wide water and sewer easement. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.

- (A) Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a twenty-five (25) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within fifty (50) feet to the adjacent required landscape buffer.
- (B) Corner lots of intersecting streets designated as a collector street shall provide for a fifteen (15) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within twenty-five (25) feet to the adjacent required landscape buffer.

(2) *Tree requirements.*

- (A) Large trees. One row of large trees, a minimum three-inch caliper in size, shall be planted for each 40 linear feet of street frontage, exclusive of drives in the required front yard. The row of trees shall be located a minimum of ~~twenty-five (25)~~ feet from the front right-of-way line, outside of the ~~twenty-five (25)~~ foot utility easement.
- (B) Small trees. A minimum of one small tree shall be planted for every 5,000 square feet of front yard area. The small trees shall be planted a minimum of ~~thirty (30)~~ feet from the front right-of-way line.
- (C) Purchase of credits. Tree credits not exceeding ~~seventy-five percent (75%)~~ of the total required trees can also be purchased. Payments of \$300.00 per tree may be paid to the City of Celina tree fund. Funds will be used for planting of trees, in locations such as, but not limited to, parks, open space, roadway medians, and along street rights-of-way and other areas within the corporate limits of the City.
- (D) Shrub requirements. A landscape planting of ~~sixteen (16)~~ evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each ~~fifty (50)~~ linear feet of street frontage, exclusive of drives, in groupings or hedgerow style. A minimum three-foot-wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed inside the water/sewer easement.
- (E) Required interior site landscaping. No parking space shall be located more than fifty (50) feet from the center point of any City required parking lot tree.
- (F) Adjacent to a single-family use or zoning district. When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a twenty-five (25) foot wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, detention areas, driveways, or other use of the buffer area), and shall be planted with ground cover, such as grass or ivy. This landscaped buffer may be located with the required yard/setback area.
(Ordinance 2013-01, sec. 3.08, adopted 1/14/13)

(3) *Parking lots.*

- (A) Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with medians for landscaping.
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
~~Shared driveways/access. Developments shall incorporate a ~~twenty-four (24)~~ foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads. The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking. (Ordinance 2014-20, sec. 3.03, adopted 5/13/14)~~
~~Landscaping and screening. All parking areas should be landscaped and screened according to section 14.05.086. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)~~
- (B) Earthen berms. Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening.

(Ordinance 2013-01, sec. 3.09, adopted 1/14/13)

~~(m)~~ (k) Screening standards.

- (1) *Site elements required to be screened.* The following site elements shall be screened from the public view from all Preston Road (State Highway 289):

(A) Mechanical and utility equipment.

- (i) Screening shall consist of a decorative wall or architectural element of the building that is 100% opaque (i.e. unable to see through).
- (ii) Roof-mounted equipment shall be screened with materials that are 100% opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.

(B) Vehicle loading/unloading and service areas.

- (i) Screens shall incorporate shrubbery having year-round foliage and/or a wall or architectural element of the building that is a minimum of six (6) feet in height and is a maximum of seventy-five percent (75%) opaque.
- (ii) Areas shall be screened from view of the rights-of-way along Preston Road and any intersecting roads.

(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)

- (C) Refuse, refuse containers, and recycling containers. Screens shall consist of a solid masonry wall or architectural element of the building that is a minimum six (6) feet in height.

(Ordinance 2013-01, sec. 3.10, adopted 1/14/13)

- (2) *Screening elements required.* All screening walls visible from a public street shall be:

- (A) Constructed of a minimum of an eight (8) foot masonry wall with materials that are consistent with the color and design of the primary on-site structure;
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.11, adopted 1/14/13)
- (B) Consistent in color and design with the building architecture;
- (C) Uniform in style and materials along the entire length of the screen within a single development.

- (3) *Screening elements prohibited.* No residential fence or wall visible from a public street shall be:

- (A) Greater than eight feet in height;
- (B) Located within any required visibility triangle;
- (C) Constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels. Exception: Barbed wire may be used solely to control livestock.

- (4) *Residential subdivision fences.*

- (A) Residential subdivision fences shall be uniform in style, color, and material along the length of the subdivision. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (B) If visible from a street right-of-way, fences shall be constructed of masonry materials. However, large-lot subdivisions, which are defined as subdivisions with average lot sizes of one-half (½) acre or more, fences shall be constructed at the property line on a six (6) foot earthen berm and shall be constructed of decorative metal materials, no more than four (4) feet in height. (Ordinance 2013-01, sec. 3.12, adopted 1/14/13)

~~(m)~~ (l) Sidewalk standards.

- (1) *Location.* The required sidewalk along all Preston Road (State Highway 289) may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
- (2) *Easement required.* A six (6) foot wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.

- (3) *Curved alignment required.* The required sidewalk shall have a curved alignment for at least **eighty percent (80%)** of the major thoroughfare street frontage. Sidewalks on intersecting streets shall not have a curved alignment unless approved by the mayor/City administrator or his or her designee.
- (4) *Construction criteria.* Construction criteria for the required sidewalk:
- (A) Minimum six **(6)** feet wide;
 - (B) Minimum **eighty (80)** foot centerline radius, maximum intersection angle of **twenty (20)** degrees, and maximum **twenty (20)** foot tangent between sidewalk curves;
 - (C) Minimum six **(6)** foot separation between back of street curb and edge of sidewalk, except at street intersections and bridge approaches;
 - (D) Sidewalk approaches, including the wheelchair ramp, to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten **(10)** feet;
 - (E) Detailed construction plans shall be submitted to the mayor/City administrator or his or her designee for approval prior to construction of the sidewalk;
 - (F) Deviations from these criteria may be approved by the mayor/City administrator or his or her designee for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
 - (G) A minimum six **(6)** foot wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. This connecting sidewalk shall be accessible, readily visible, and paved.
- ~~(m)~~ **(m)** *Outdoor activities or uses.* In connection with any permitted use, there shall be allowed the incidental display of merchandise out-of-doors subject to the following limitations.
- (1) *Temporary holiday sales.* The temporary sale of Christmas trees and products associated with celebration of holidays or national events (e.g., Hanukkah, Presidents' Day, Easter, etc.) shall be permitted for a period of 45 days prior to the day of the holiday celebration. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
 - (2) *Store sales.* The sale of goods in relation to special, local, or store events (e.g., spring sale, civic club event, etc.) shall also be permitted, but shall be limited to one event per calendar year, not to exceed a sale period of more than 60 days. (Ordinance 2013-01, sec. 3.13, adopted 1/14/13)
 - (3) *Procedure.* The building official shall issue a permit for such sale when he or she finds:
 - (A) That required off-street parking will not be utilized for the temporary use; and
 - (B) That the location and layout of drives and parking areas, of lighting, and of temporary sales signs will not constitute a hazard to public traveling to the abutting public streets and will not obstruct the visibility along such streets. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)