



Life Connected.

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

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

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

III. CONSENT AGENDA:

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

A. Minutes Approval:

1. Minutes from the January 19, 2021, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to Commercial, Office, & Retail Zoning District (C), generally located at the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX – Zoning)
- C. Conduct a public hearing to zone approximately 51 acres to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Zoning)
- D. Conduct a public hearing to zone approximately 24 acres to Multifamily District, Urban Edge (MF-2) and Commercial, Office, & Retail Zoning District (C), generally located at the northeast corner of CR 132 and CR 130, within the Extraterritorial Jurisdiction (ETJ). (Sangani MF2 - C Districts - Zoning)
- E. Conduct a public hearing to zone approximately 232 acres to Mixed-Use Zoning District (MU), generally located southeast of Legacy Drive and Carey Road, southwest of Marilee Road and Coit Road, and northwest of Custer Road and the Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (Sangani MU District - Zoning)
- F. Conduct a public hearing to zone approximately 97 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) and Mixed Use District (MU) base zoning, generally located at the northwest corner of the BNSF Railroad and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Sangani PD-SF-E & MU - Zoning)
- G. Conduct a public hearing to zone approximately 348 acres to Agricultural Zoning District (AG), generally located south of Marilee Road, and approximately 2,000 feet east of future Dallas North Tollway, within the Extraterritorial Jurisdiction (ETJ). (Sangani Remainder - Zoning)
- H. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment) (Nusser)
- I. Conduct a public hearing to consider and act upon an amendment to the Comprehensive Zoning Ordinance, by rezoning approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district, generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code) (Nusser)

V. **ADJOURNMENT:**

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

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

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



Life Connected.

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

MINUTES

I. CALL TO ORDER:

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

Chairman Hangartner called the meeting to order at 5:32 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

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

A. Planning Excellence Award Presentation (McAfee):

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

III. CONSENT AGENDA:

A. Minutes Approval:

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

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

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Kelly Osburn, 3501 Mallard Lane, Celina, Texas 75009, expressed concerns about why SF-E lots are not required adjacent to Preston Lakes. He also requested to see a site plan.

Rob Daake, Applicant, 14755 Preston Road, Suite 600, Dallas, Texas 75254, stated that the development will possibly start in 8-10 years and that the property is currently in the ETJ.

Ryan Kelly, 3401 N. Preston Lakes Drive, Celina, Texas 75009, asked the commissioners to consider the proposed lot sizes.

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

The commissioners discussed the item.

Mr. McAfee addressed the commission.

Commissioner Ousley motioned to approve the item as proposed.

Vice Chair Barley seconded the item.

The motion was approved 5 to 1, with Commissioner Haley being the dissenting vote.

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

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

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Matt Moore, Applicant, 301 S. Coleman, Suite 40, Prosper, Texas 75078, stated he was available to answer questions.

Casey McGregor, 4721 Cleves Ave, Aubrey, Texas 76227, asked questions about the development.

Alcira Henao, 4901 Cleves Ave, Aubrey, Texas 76227, asked about multifamily proposed adjacent to her back yard.

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

Commissioner Haley motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

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

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

Abra Nusser, Consultant with Kimley-Horn, 2201 West Royal Lane, Suite 275, Irving, Texas 75063, presented the proposed Downtown Code (DTC).

Chairman Hangartner opened the public hearing.

David Quick, 403 S. Oklahoma Drive, Celina, Texas 75009, stated he is in opposition of the DTC, citing his concern in the Code that states nonconforming uses & structures are not being encouraged to survive.

Kay Willard, 604 S. Georgia Street, Celina, Texas 75009, stated her concerns of ugly, non-permanent/modular buildings being permitted.

Willie Simms, 307 E. Main Street, Celina, Texas 75009, expressed concerns regarding increasing taxes and elderly who are on social security and low income being negatively affected.

Diego Matehuala, 508 E. Walnut Street, Celina, Texas 75009, stated his support to everything David Quick said.

Michele Fulghum, 301 E. Elm Street, Celina, Texas 75009, stated her opposition to the DTC, and also asked about those that were raised in Celina and what they are to do if forced to move out.

Dana Roconelli, 601 W. Sycamore Street, Celina, Texas 75009, asked if commercial businesses will be allowed in residential areas.

Brooksie Craddock, 511 E. Elm Street, Celina, Texas 75009, asked if their property will be bought out by eminent domain, and also stated that the City made an offer that was well under the market value.

Susan Brummett, 1212 S. Preston Road, Celina, Texas 75009, stated she is a realtor, and that people will lose their homes and businesses due to the proposed code.

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

The commissioners discussed the item.

Mr. McAfee and Ms. Nusser addressed the commission.

Commissioner Haley motioned to table the item.

Commissioner Ousley seconded the item.

All were in favor, and the item was tabled.

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

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

This item is related to the previous item.

Chairman Hangartner opened the public hearing.

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

Vice Chair Barley motioned to table the item.

Commissioner Ousley seconded the item.

All were in favor, and the item was tabled.

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

V. ADJOURNMENT:

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

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Applicant:

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

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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

COLLIN COUNTY OUTER LOOP

CHOATE PKWY

PUNK CARTER PKWY

COIT RD

OWNSBY PKWY

WELLS WAY

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

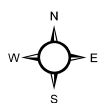


Wilson Creek Meadows West Location Map

Date: 2/2/2021

Legend

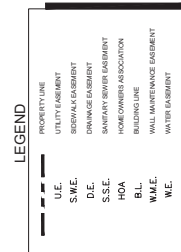
- Subject Property
- Roads
- City Limits
- Parcels



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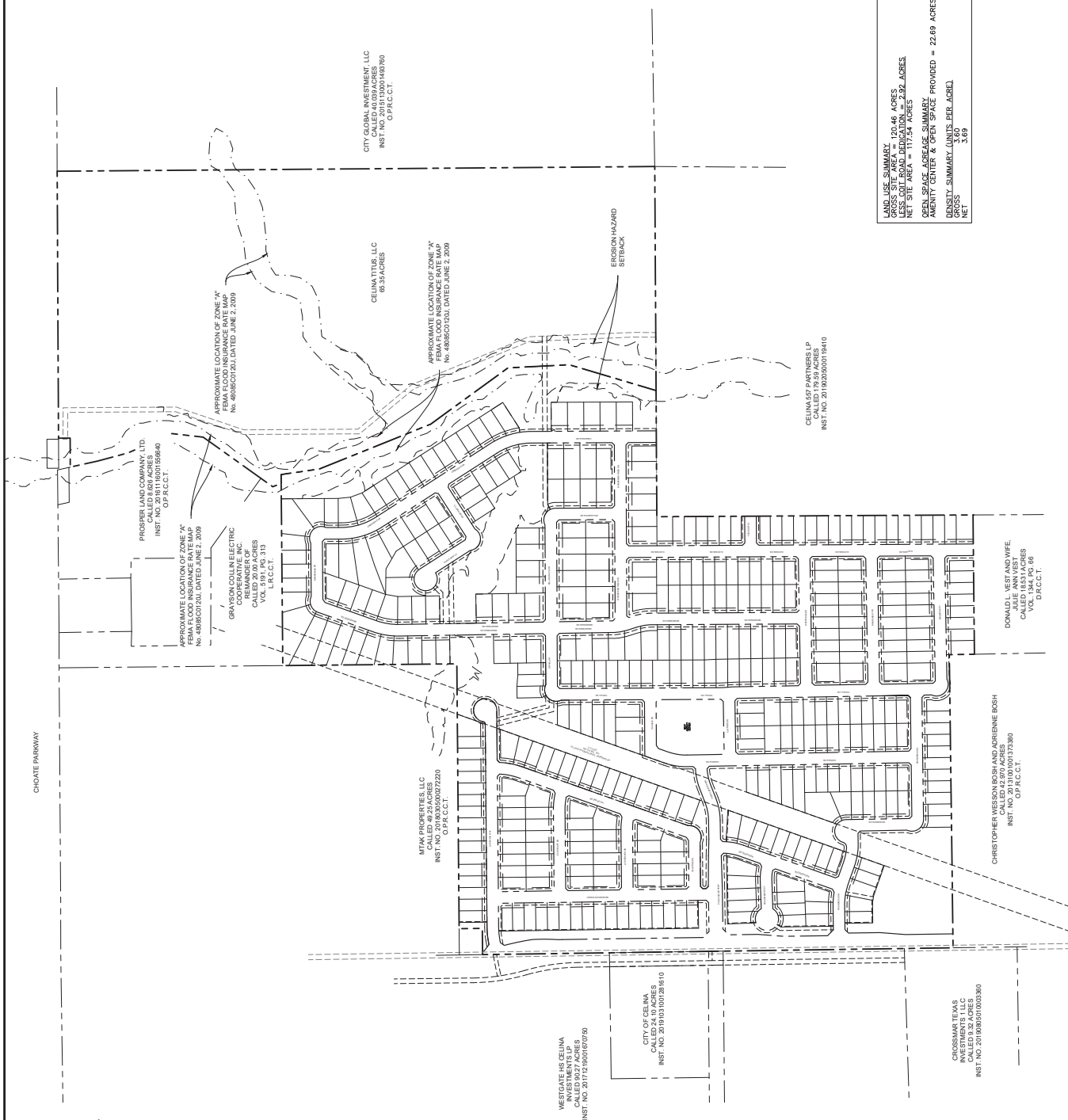
Packet Pg. 11

Feet



GENERAL NOTES

- [illegible]



CITY PROJECT NUMBER: PLAT-20-5379

OVERALL PRELIMINARY PLAT

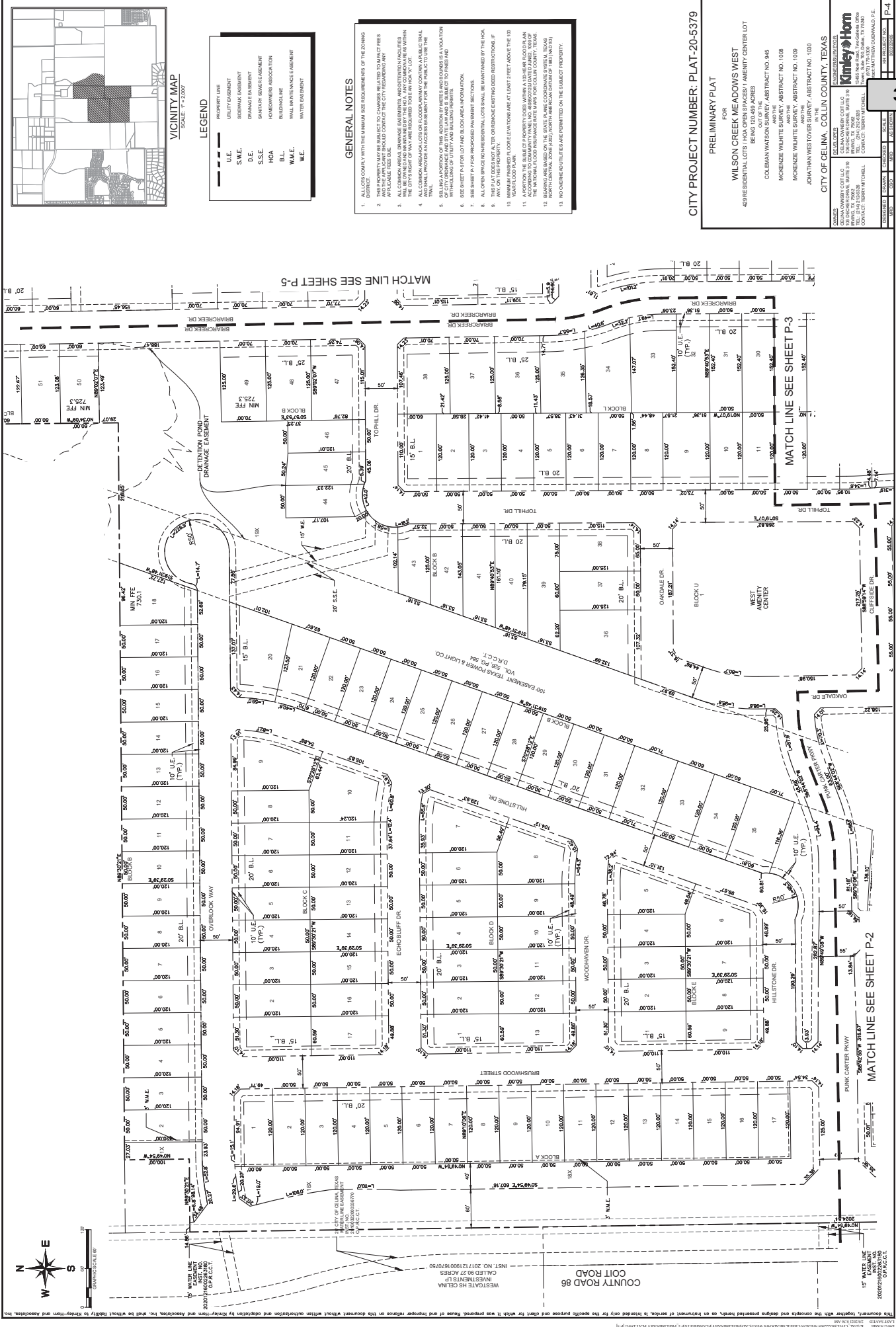
FOR
WILSON CREEK MEADOWS WEST
RESIDENTIAL LOTS/HOA OPEN SPACES/1 AMENITY CENTER LOT
BEING 120.69 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 845
AND THE
MCKENZIE WHITE SURVEY, ABSTRACT NO. 1008
MCKENZIE WHITE SURVEY, ABSTRACT NO. 1009
AND THE
JOHATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

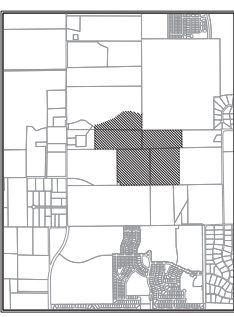
ZIMMER
JELMA OWSNRY COIT LLC
100 DECKER DRIVE, SUITE 310
IRVING, TX 75060
TEL: 972-770-1300
CONTACT: TERRY MITCHELL

DEVELOPER
KINLEY OWSNRY COIT LLC
100 DECKER DRIVE, SUITE 310
IRVING, TX 75060
TEL: 972-770-1300
CONTACT: TERRY MITCHELL

ENGINEER/ARCHITECT
Kinley & Horn
3455 NEUL ROAD, TOWER OFFICE
SUITE 700, DALLAS, TX 75240
TEL: (972) 770-1300
CONTACT: MATTHEW DUEWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	IN PROJECT NO.
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VICINITY MAP
SCALE 1" = 400'

LEGEND

PROPERTY LINE	UTILITY EASEMENT
S.W.E.	ROW WALK EASEMENT
D.E.	DRIVEWAY EASEMENT
S.S.E.	RAILWAY EASEMENT
H.O.A.	HOMESOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WALL FINISHANCE EASEMENT
W.L.E.	WATER EASEMENT

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SET REQUIREMENTS OF THE ZONING DISTRICT.
2. ANY IMPROVEMENTS REQUIRED TO BE COMPLETED TO ADJUST TO THE CITY REQUIREMENTS SHALL BE COMPLETED BY THE OWNER.
3. ALL LOTS SHALL BE MAINTAINED TO THE MINIMUM REQUIREMENTS OF THE CITY REQUIREMENTS.
4. THE CITY OF CELINA HAS THE RIGHT OF WAY TO BE MAINTAINED TO THE MINIMUM REQUIREMENTS OF THE CITY REQUIREMENTS.
5. THE CITY OF CELINA HAS THE RIGHT OF WAY TO BE MAINTAINED TO THE MINIMUM REQUIREMENTS OF THE CITY REQUIREMENTS.
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13. THE CITY OF CELINA HAS THE RIGHT OF WAY TO BE MAINTAINED TO THE MINIMUM REQUIREMENTS OF THE CITY REQUIREMENTS.
14. THE CITY OF CELINA HAS THE RIGHT OF WAY TO BE MAINTAINED TO THE MINIMUM REQUIREMENTS OF THE CITY REQUIREMENTS.
15. THE CITY OF CELINA HAS THE RIGHT OF WAY TO BE MAINTAINED TO THE MINIMUM REQUIREMENTS OF THE CITY REQUIREMENTS.

CITY PROJECT NUMBER: PLAT-20-5379

PRELIMINARY PLAT

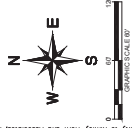
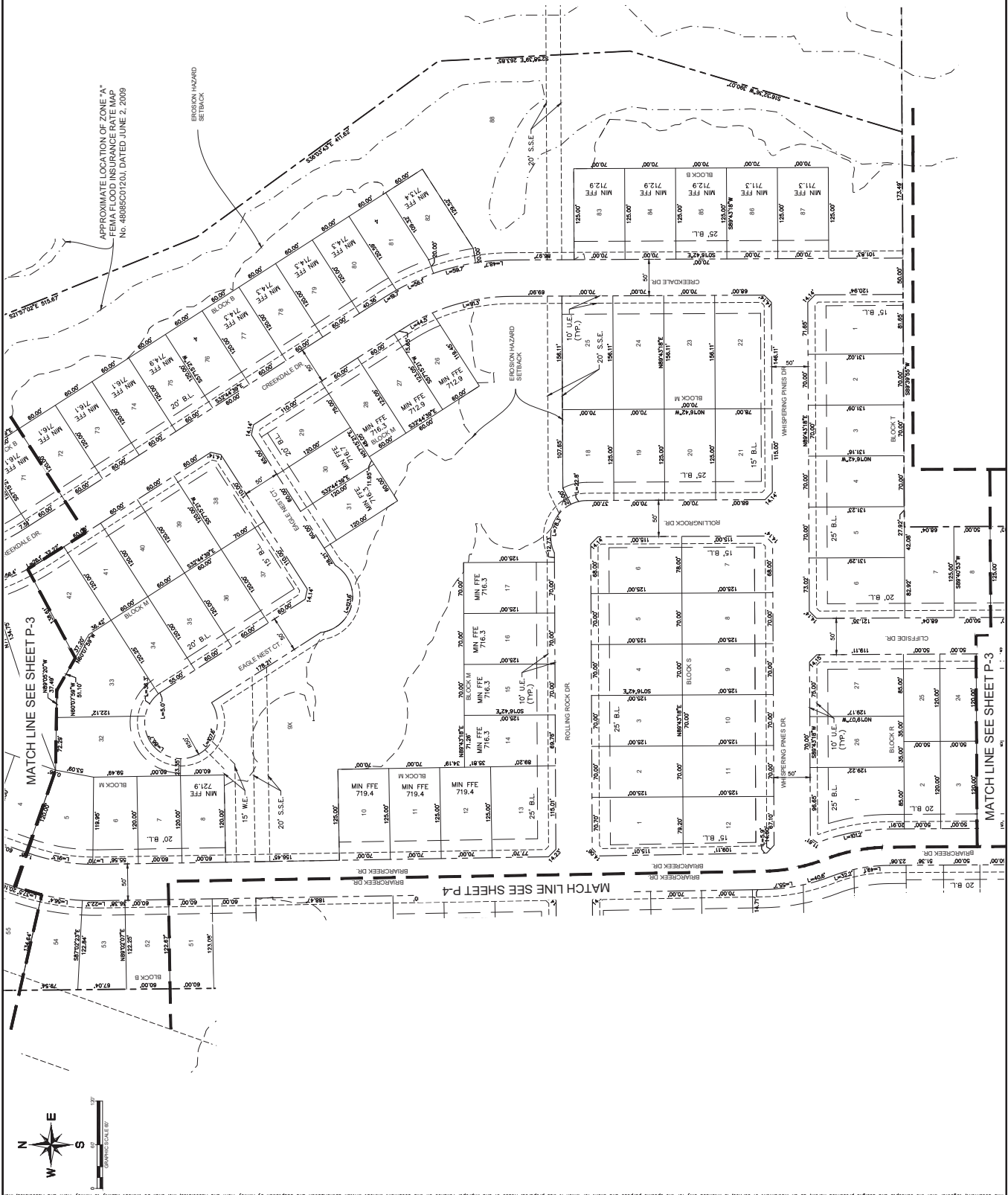
FOR
WILSON CREEK MEADOWS WEST
40 PRESIDENTIAL LOT, AGENCY CENTER LOT
BEING 20.480 ACRES
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
MCKENZIE WHITE SURVEY, ABSTRACT NO. 1008
MCKENZIE WHITE SURVEY, ABSTRACT NO. 1009
AND THE
JOHN THOMAS WATSON SURVEY, ABSTRACT NO. 1003
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER'S SURVEY
JOHN THOMAS WATSON SURVEY, ABSTRACT NO. 1003
MCKENZIE WHITE SURVEY, ABSTRACT NO. 1008
MCKENZIE WHITE SURVEY, ABSTRACT NO. 1009
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
15400 North Road, The Colony, Texas 75007
CONTACT: TERRY MITCHELL
TERRY MITCHELL SURVEYING, L.P.
15400 North Road, The Colony, Texas 75007
TEL: 972.341.2222
WWW.TERRYMITCHELLSURVEYING.COM

DATE	DESCRIPTION	BY	CHKD
11/11/2020	PRELIMINARY PLAT	TERRY MITCHELL	TERRY MITCHELL

3.B.b

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



PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)	PARCEL NAME	AREA (SQ. FT.)	AREA (AC.)
A-1	7155.019	0.164	B-56	10155.522	0.233	F-2	7762.050	0.178	K-5	8286.344	0.190	M-12	8750.000	0.201	Q-1	11191.771	0.257	R-1	6000.000	0.138	U-1	67568.929	1.551	S-1	8943.535	0.206	T-1	9741.115	0.224
A-2	6000.000	0.138	B-57	11471.617	0.263	F-3	7231.080	0.166	K-6	6000.000	0.138	M-13	11006.400	0.253	Q-2	6001.149	0.138	R-2	6000.000	0.138	U-2	6000.000	0.138	S-2	8750.000	0.201	T-2	9741.115	0.224
A-3	6000.000	0.138	B-58	12787.712	0.294	F-4	7201.881	0.166	K-7	6000.000	0.138	M-14	8813.658	0.202	Q-3	6001.183	0.138	R-3	6000.000	0.138	U-3	6000.000	0.138	S-3	8750.000	0.201	T-3	9741.115	0.224
A-4	6000.000	0.138	B-59	17666.901	0.406	F-5	8151.282	0.187	K-8	6000.000	0.138	M-15	8750.000	0.201	Q-4	6002.217	0.138	R-4	6000.000	0.138	U-4	6000.000	0.138	S-4	8750.000	0.201	T-4	9741.115	0.224
A-5	6000.000	0.138	B-60	21973.923	0.504	F-6	25010.862	0.574	K-9	6000.000	0.138	M-16	8750.000	0.201	Q-5	6002.252	0.138	R-5	6000.000	0.138	U-5	6000.000	0.138	S-5	8750.000	0.201	T-5	9741.115	0.224
A-6	6000.000	0.138	B-61	8660.770	0.199	F-7	8013.188	0.183	K-10	6000.000	0.138	M-17	8750.000	0.201	Q-6	6002.286	0.138	R-6	6000.000	0.138	U-6	6000.000	0.138	S-6	8750.000	0.201	T-6	9741.115	0.224
A-7	6000.000	0.138	B-62	7950.000	0.172	F-8	6980.015	0.160	K-11	6000.000	0.138	M-18	8750.000	0.201	Q-7	6002.320	0.138	R-7	6000.000	0.138	U-7	6000.000	0.138	S-7	8750.000	0.201	T-7	9741.115	0.224
A-8	6000.000	0.138	B-63	7950.000	0.172	F-9	10977.707	0.252	K-12	6000.000	0.138	M-19	8750.000	0.201	Q-8	6002.354	0.138	R-8	6000.000	0.138	U-8	6000.000	0.138	S-8	8750.000	0.201	T-8	9741.115	0.224
A-9	6000.000	0.138	B-64	7950.000	0.172	F-10	10977.707	0.252	K-13	6000.000	0.138	M-20	8750.000	0.201	Q-9	6002.389	0.138	R-9	6000.000	0.138	U-9	6000.000	0.138	S-9	8750.000	0.201	T-9	9741.115	0.224
A-10	6000.000	0.138	B-65	7981.488	0.183	F-11	9318.858	0.214	K-14	6000.000	0.138	M-21	9700.000	0.223	Q-10	7150.515	0.164	R-10	6000.000	0.138	U-10	6000.000	0.138	S-10	8750.000	0.201	T-10	9741.115	0.224
A-11	6000.000	0.138	B-66	15634.325	0.359	F-12	8215.371	0.187	K-15	6000.000	0.138	M-22	12126.954	0.278	Q-11	7150.532	0.164	R-11	6000.000	0.138	U-11	6000.000	0.138	S-11	8750.000	0.201	T-11	9741.115	0.224
A-12	6000.000	0.138	B-67	11457.363	0.263	F-13	6393.607	0.147	K-16	7240.945	0.166	M-23	10928.036	0.251	Q-12	6000.440	0.138	R-12	6000.000	0.138	U-12	6000.000	0.138	S-12	8750.000	0.201	T-12	9741.115	0.224
A-13	6000.000	0.138	B-68	7487.735	0.172	G-1	6000.000	0.138	K-17	7172.752	0.165	M-24	10928.036	0.251	Q-13	6000.440	0.138	R-13	6000.000	0.138	U-13	6000.000	0.138	S-13	8750.000	0.201	T-13	9741.115	0.224
A-14	6000.000	0.138	B-69	8867.644	0.202	G-2	7124.123	0.164	K-18	6000.000	0.138	M-25	10928.036	0.251	Q-14	6000.440	0.138	R-14	6000.000	0.138	U-14	6000.000	0.138	S-14	8750.000	0.201	T-14	9741.115	0.224
A-15	6000.000	0.138	B-70	8016.741	0.184	G-3	8016.741	0.184	K-19	6000.000	0.138	M-26	7330.185	0.168	Q-15	6000.440	0.138	R-15	6000.000	0.138	U-15	6000.000	0.138	S-15	8750.000	0.201	T-15	9741.115	0.224
A-16	6000.000	0.138	B-71	7200.000	0.165	G-4	6000.000	0.138	K-20	6000.000	0.138	M-27	7330.185	0.168	Q-16	6000.440	0.138	R-16	6000.000	0.138	U-16	6000.000	0.138	S-16	8750.000	0.201	T-16	9741.115	0.224
A-17	6000.000	0.138	B-72	7200.000	0.165	G-5	6000.000	0.138	K-21	6000.000	0.138	M-28	7330.185	0.168	Q-17	6000.440	0.138	R-17	6000.000	0.138	U-17	6000.000	0.138	S-17	8750.000	0.201	T-17	9741.115	0.224
A-18	42710.632	0.985	B-73	7200.000	0.165	G-6	10280.858	0.235	K-22	6000.000	0.138	M-29	8950.000	0.205	Q-18	6000.440	0.138	R-18	6000.000	0.138	U-18	6000.000	0.138	S-18	8750.000	0.201	T-18	9741.115	0.224
B-1	5289.814	0.121	B-74	7200.000	0.165	G-7	9142.239	0.210	K-23	6000.000	0.138	M-30	7200.000	0.165	Q-19	6000.440	0.138	R-19	6000.000	0.138	U-19	6000.000	0.138	S-19	8750.000	0.201	T-19	9741.115	0.224
B-2	6000.000	0.138	B-75	7200.000	0.165	G-8	6000.000	0.138	K-24	6000.000	0.138	M-31	7200.000	0.165	Q-20	6000.440	0.138	R-20	6000.000	0.138	U-20	6000.000	0.138	S-20	8750.000	0.201	T-20	9741.115	0.224
B-3	6000.000	0.138	B-76	7200.000	0.165	G-9	6000.000	0.138	K-25	6000.000	0.138	M-32	11532.922	0.265	Q-21	6000.440	0.138	R-21	6000.000	0.138	U-21	6000.000	0.138	S-21	8750.000	0.201	T-21	9741.115	0.224
B-4	6000.000	0.138	B-77	7200.000	0.165	G-10	6000.000	0.138	K-26	6000.000	0.138	M-33	12031.585	0.276	Q-22	6000.440	0.138	R-22	6000.000	0.138	U-22	6000.000	0.138	S-22	8750.000	0.201	T-22	9741.115	0.224
B-5	6000.000	0.138	B-78	7200.000	0.165	G-11	6000.000	0.138	K-27	6000.000	0.138	M-34	7200.417	0.165	Q-23	6000.440	0.138	R-23	6000.000	0.138	U-23	6000.000	0.138	S-23	8750.000	0.201	T-23	9741.115	0.224
B-6	6000.000	0.138	B-79	7200.000	0.165	G-12	6000.000	0.138	K-28	8286.344	0.190	M-35	7200.000	0.165	Q-24	6000.440	0.138	R-24	6000.000	0.138	U-24	6000.000	0.138	S-24	8750.000	0.201	T-24	9741.115	0.224
B-7	6000.000	0.138	B-80	7200.000	0.165	G-13	6000.000	0.138	L-1	7150.002	0.164	M-36	7200.000	0.165	Q-25	6000.440	0.138	R-25	6000.000	0.138	U-25	6000.000	0.138	S-25	8750.000	0.201	T-25	9741.115	0.224
B-8	6000.000	0.138	B-81	7410.829	0.170	G-14	6000.000	0.138	L-2	6000.000	0.138	M-37	8350.000	0.192	Q-26	6000.440	0.138	R-26	6000.000	0.138	U-26	6000.000	0.138	S-26	8750.000	0.201	T-26	9741.115	0.224
B-9	6000.000	0.138	B-82	8335.025	0.191	G-15	6000.000	0.138	L-3	6000.000	0.138	M-38	8350.000	0.192	Q-27	6000.440	0.138	R-27	6000.000	0.138	U-27	6000.000	0.138	S-27	8750.000	0.201	T-27	9741.115	0.224
B-10	6000.000	0.138	B-83	8750.000	0.201	G-16	6000.000	0.138	L-4	6000.000	0.138	M-39	7200.000	0.165	Q-28	6000.440	0.138	R-28	6000.000	0.138	U-28	6000.000	0.138	S-28	8750.000	0.201	T-28	9741.115	0.224
B-11	6000.000	0.138	B-84	8750.000	0.201	G-17	10280.858	0.235	L-5	6000.000	0.138	M-40	7200.000	0.165	Q-29	6000.440	0.138	R-29	6000.000	0.138	U-29	6000.000	0.138	S-29	8750.000	0.201	T-29	9741.115	0.224
B-12	6000.000	0.138	B-85	8750.000	0.201	G-18	7080.689	0.163	L-6	6000.000	0.138	M-41	7200.000	0.165	Q-30	6000.440	0.138	R-30	6000.000	0.138	U-30	6000.000	0.138	S-30	8750.000	0.201	T-30	9741.115	0.224
B-13	6000.000	0.138	B-86	8750.000	0.201	G-19	6000.000	0.138	L-7	6000.000	0.138	M-42	7868.619	0.181	Q-31	6000.440	0.138	R-31	6000.000	0.138	U-31	6000.000	0.138	S-31	8750.000	0.201	T-31	9741.115	0.224
B-14	6000.000	0.138	B-87	8750.000	0.201	G-20	6000.000	0.138	L-8	6000.000	0.138	M-43	13286.787	0.305	Q-32	6000.440	0.138	R-32	6000.000	0.138	U-32	6000.000	0.138	S-32	8750.000	0.201	T-32	9741.115	0.224
B-15	6000.000	0.138	B-88	8750.000	0.201	G-21	6000.000	0.138	L-9	8757.239	0.201	M-44	18989.027	0.435	Q-33	6000.440	0.138	R-33	6000.000	0.138	U-33	6000.000	0.138	S-33	8750.000	0.201	T-33	9741.115	0.224
B-16	6000.000	0.138	B-89	7200.000	0.165	G-22	6000.000	0.138	L-10	6000.000	0.138	M-45	17172.859	0.393	Q-34	6000.440	0.138	R-34	6000.000	0.138	U-34	6000.000	0.138	S-34	8750.000	0.201	T-34	9741.115	0.224
B-17	6000.000	0.138	B-90	7200.000	0.165	G-23	6000.000	0.138	L-11	6000.000	0.138	M-46	10744.218	0.247	Q-35	6000.440	0.138	R-35	6000.000	0.138	U-35	6000.000	0.138	S-35	8750.000	0.201	T-35	9741.115	0.224
B-18	8946.748	0.205	B-91	6000.000	0.138	G-24	6000.000	0.138	L-12	6000.000	0.138	N-1	7450.000	0.171	Q-36	6000.440	0.138	R-36	6000.000	0.138	U-36	6000.000	0.138	S-36	8750.000	0.201	T-36	9741.115	0.224
B-19	11445.325	0.256	B-92	6000.000	0.138	G-25	6000.000	0.138	L-13	6000.000	0.138	N-2	6250.000	0.143	Q-37	6000.440	0.138	R-37	6000.000	0.138	U-37	6000.000	0.138	S-37	8750.000	0.201	T-37	9741.115	0.224
B-20	8842.318	0.192	B-93	6000.000																									



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Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Applicant:

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

Background Information:

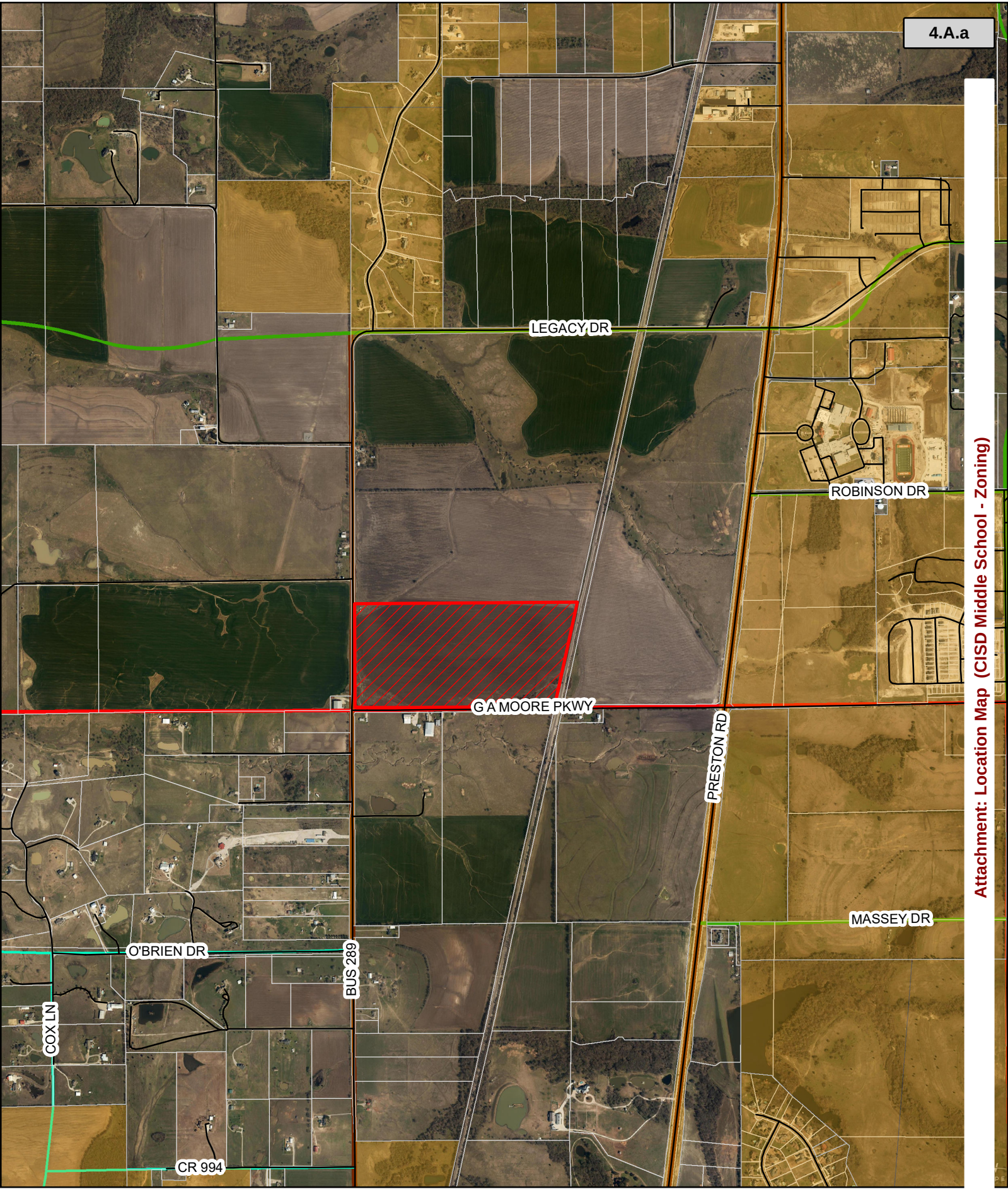
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

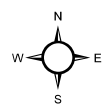
Staff Recommendation:

Staff recommends approval as presented.



Legend

-  Subject Property
-  Roads
-  City Limits
-  Parcels

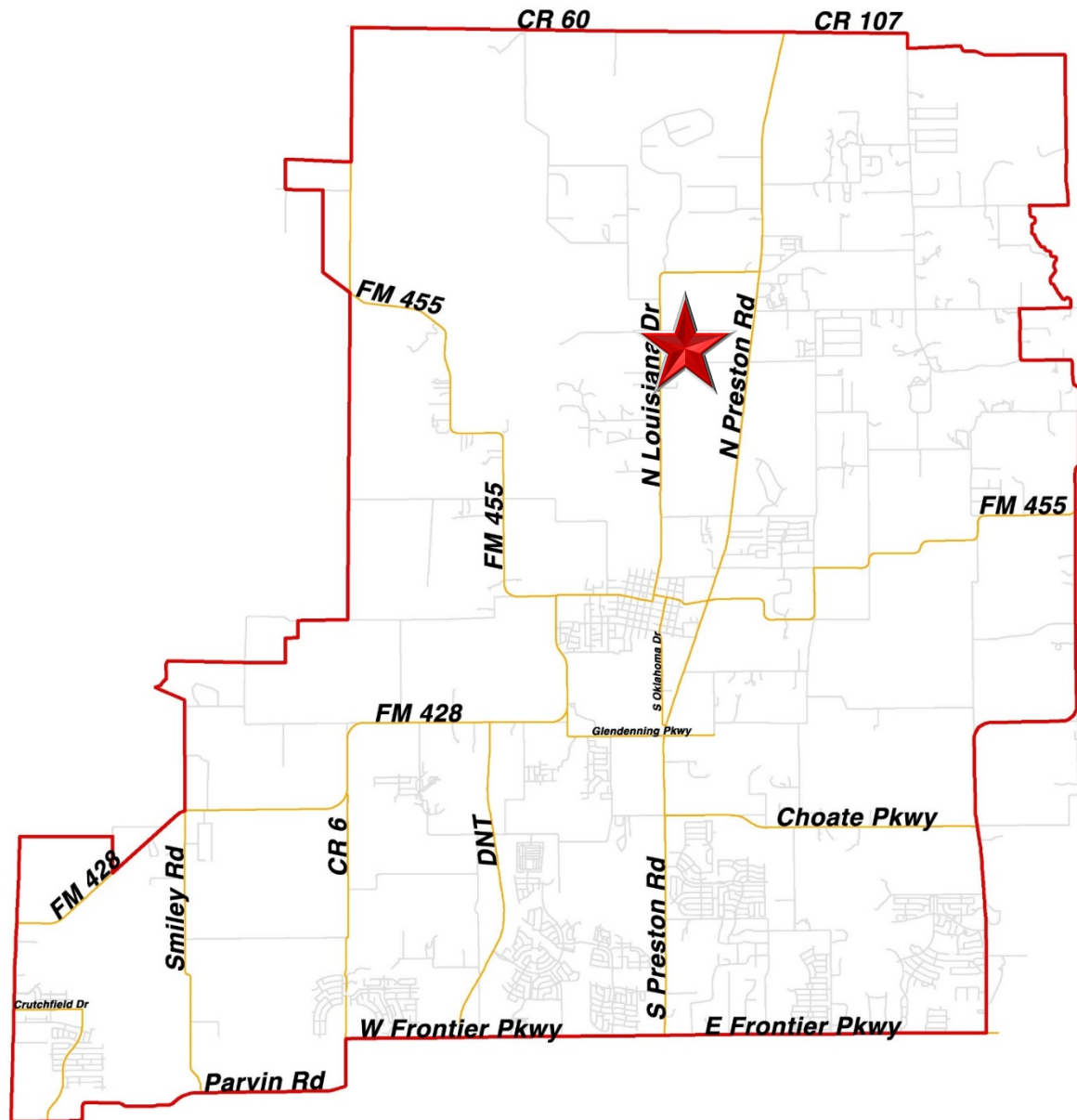


CISD Middle School

Zoning

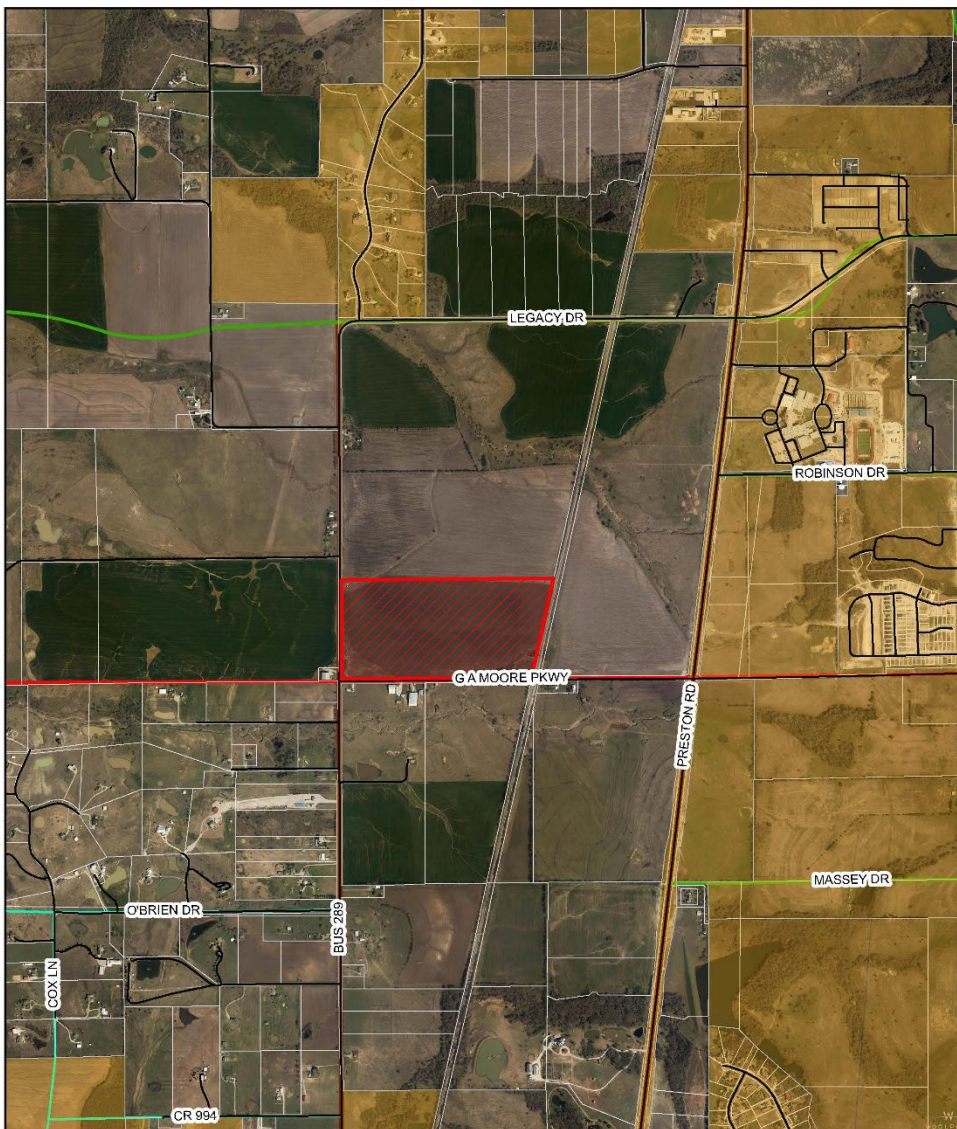
Planning & Zoning Commission

February 16, 2021



Location Map

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



Attachment: Staff Presentation (CISD Middle School - Zoning)

Background

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

Policy Considerations

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

Recommendation

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Applicant:

Airmax Inc.
216 West Pecan Street
Celina, TX 75009

Background Information:

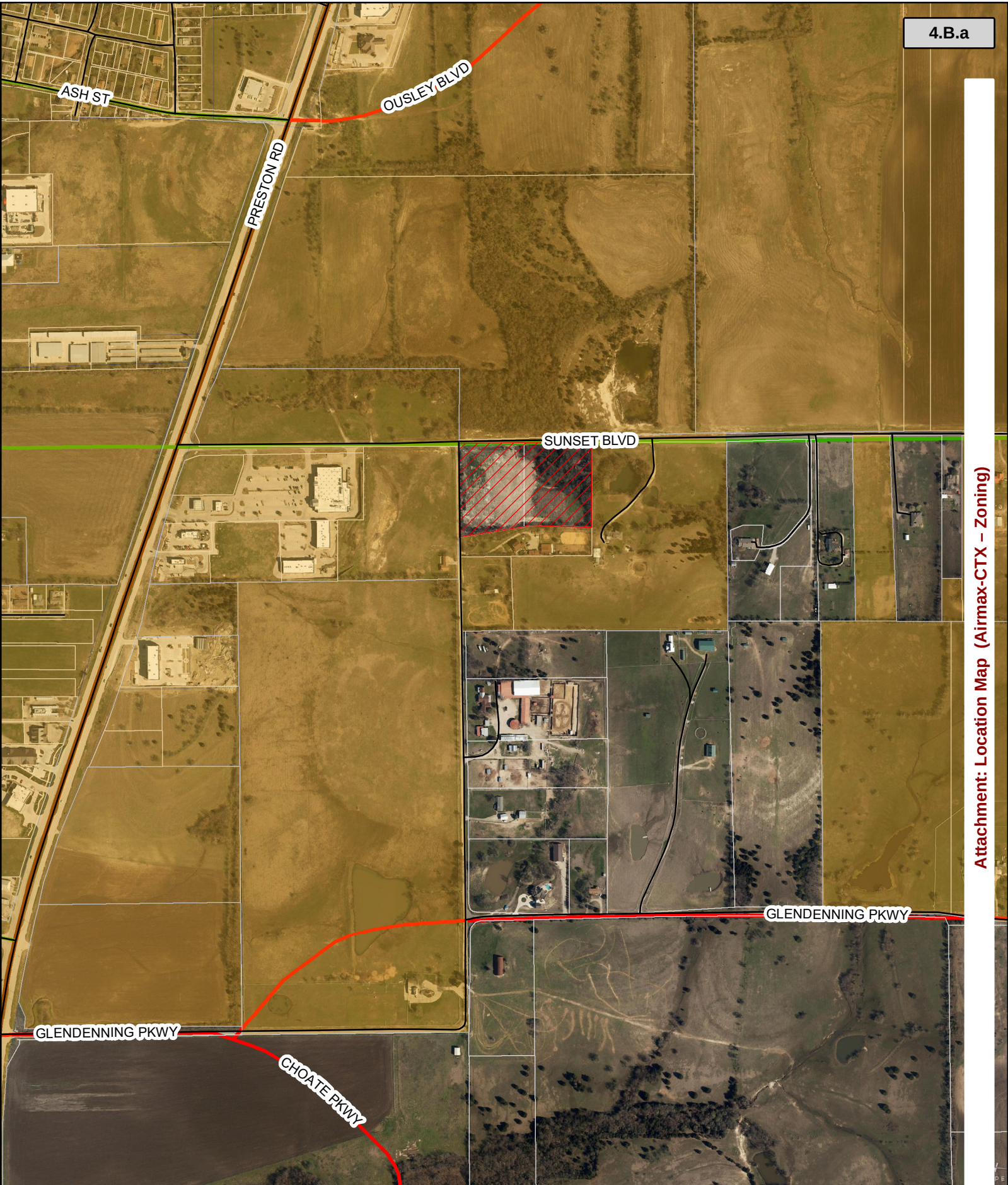
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Airmax-CTX – Zoning)

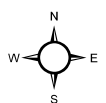


Airmax Location Map

Date: 11/10/2020

Legend

- Roads
- Subject Property
- City Limits
- Parcels



0

Packet Pg. 28

Feet

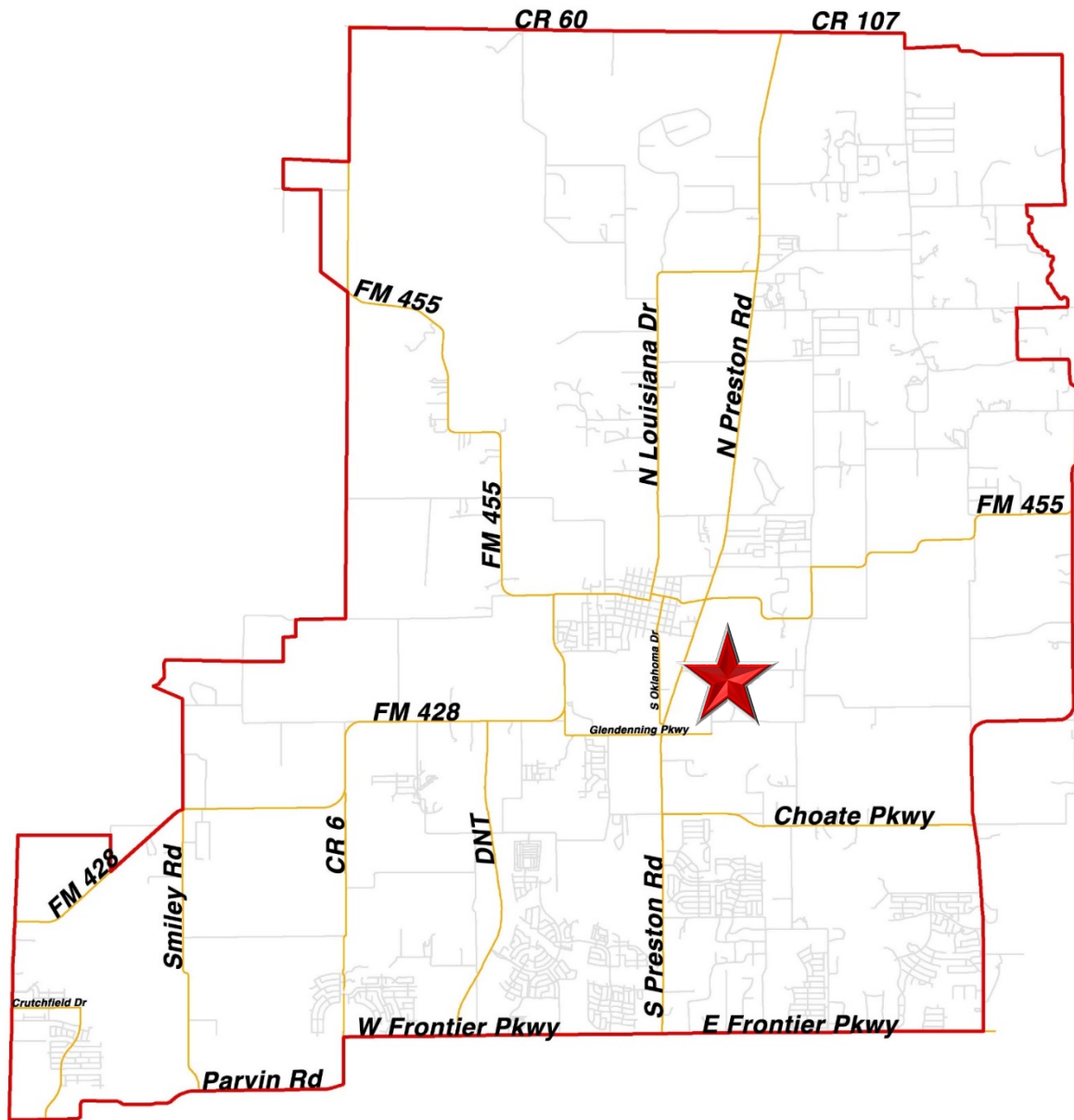
Airmax-CTX

Zoning

Planning & Zoning Commission

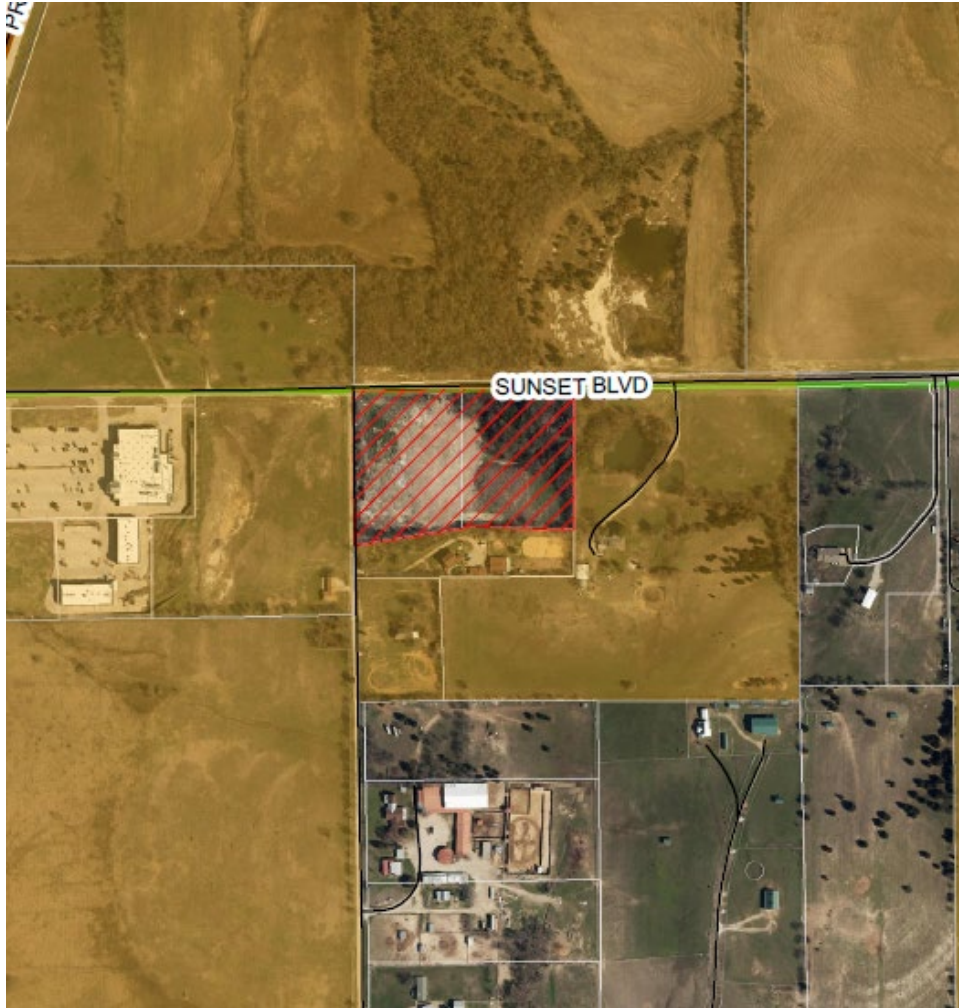
February 16, 2021

Attachment: Staff Presentation (Airmax-CTX – Zoning)



Location Map

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



Attachment: Staff Presentation (Airmax-CTX – Zoning)

Background

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

Attachment: Staff Presentation (Airmax-CTX – Zoning)

Policy Considerations

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

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in March
- Staff recommends approval, per the governing DA



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: February 16, 2021
Re: Chesney Tract - Zoning

Action Requested:

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

Applicant:

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

Background Information:

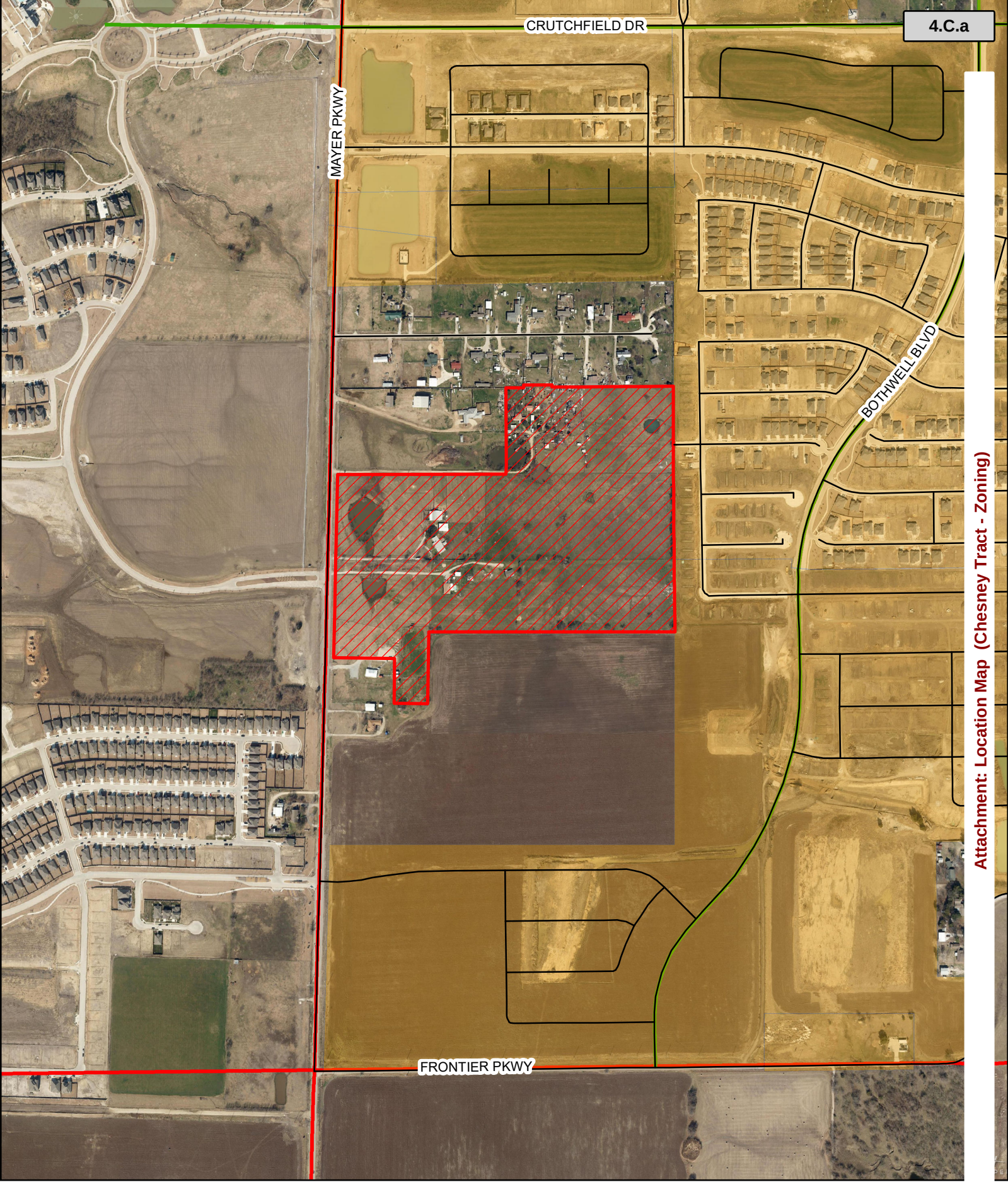
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



4.C.a

Attachment: Location Map (Chesney Tract - Zoning)

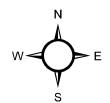


Chesney Tract Location Map

Date: 1/7/2021

Legend

- Roads
- Subject Property
- City Limits
- Parcels



0

Packet Pg. 36

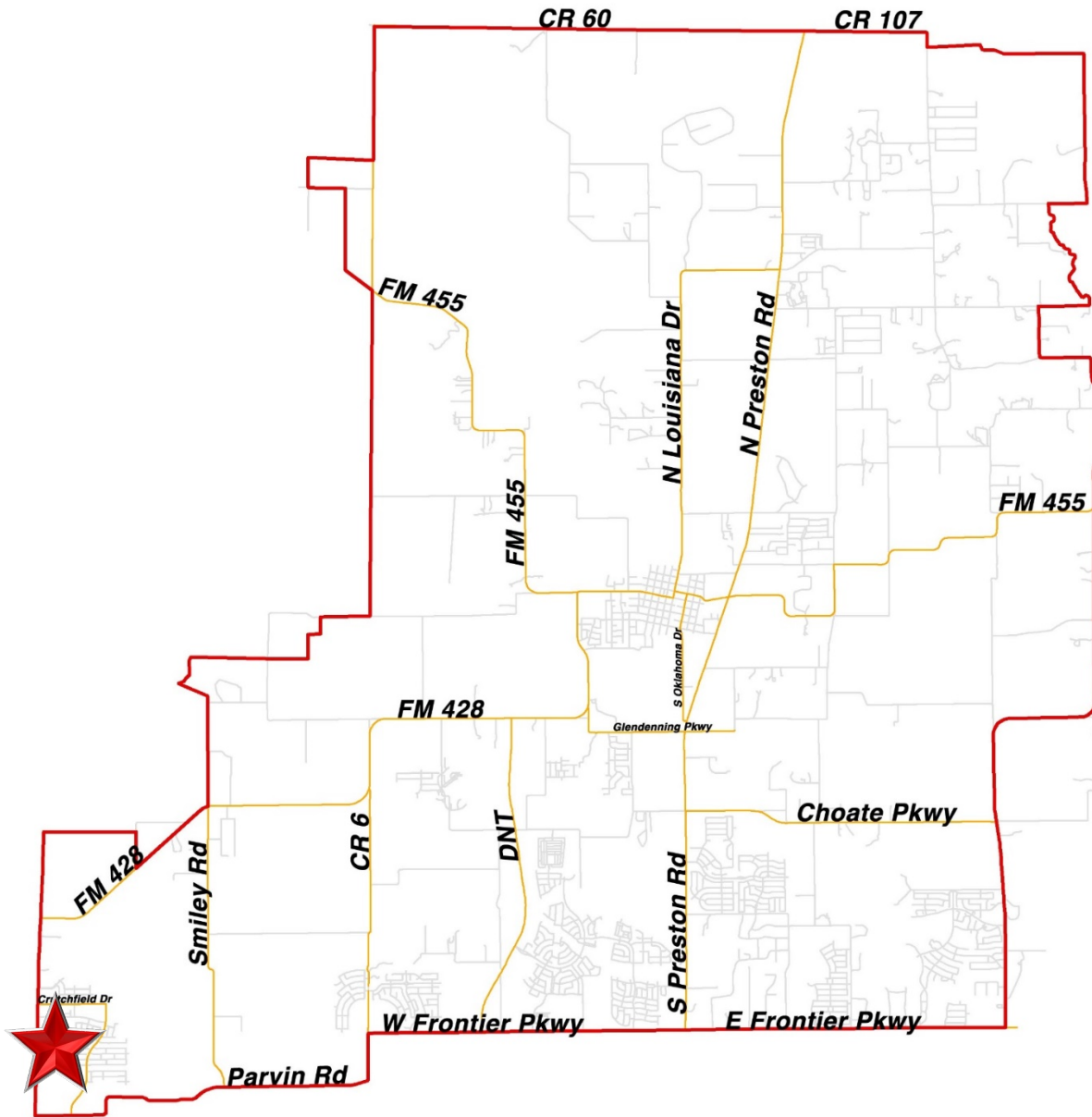
Feet

Chesney Tract

Planned Development

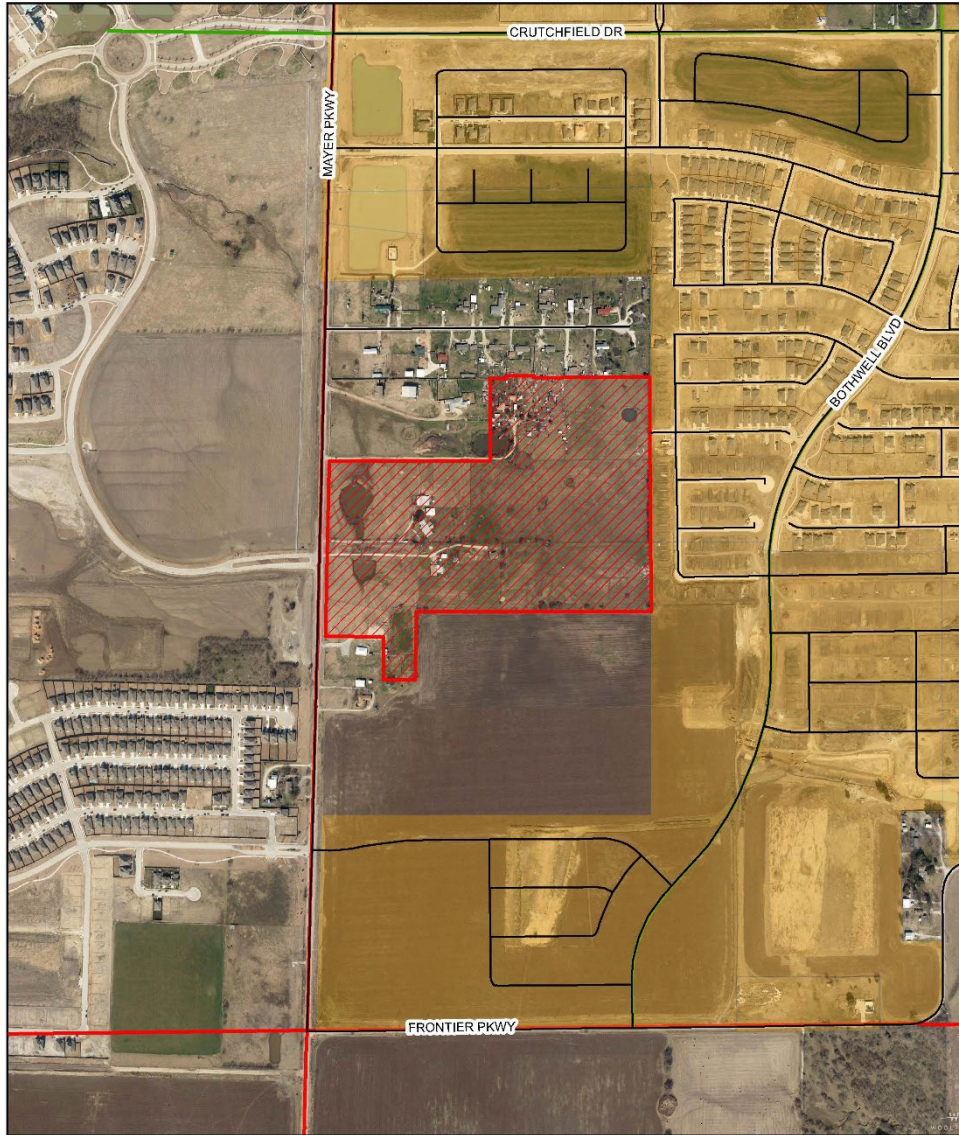
Planning & Zoning Commission

February 16, 2021



Attachment: Staff Presentation (Chesney Tract - Zoning)





Location Map

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

Background

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

Project Overview

The development will include the following:

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

Attachment: Staff Presentation (Chesney Tract - Zoning)

Policy Considerations (1 of 2)

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

Policy Considerations (2 of 2)

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

Recommendation

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

DEVELOPMENT REGULATIONS

General

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

MF-2 Multi-Family Product

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

Self-Storage / Mini-warehouse

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

Contractor Shops/Office, Showroom, Warehouse

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



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 16, 2021
Re: Sangani MF2 - C Districts - Zoning

Action Requested:

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

Applicant:

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

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation (Overall)

Staff Recommendation:

Staff recommends approval as presented.



Conditions:

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

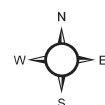


Exhibit

Date: 3/23/2020

Legend

-  Tract1
-  Roads



0 245 490 Feet

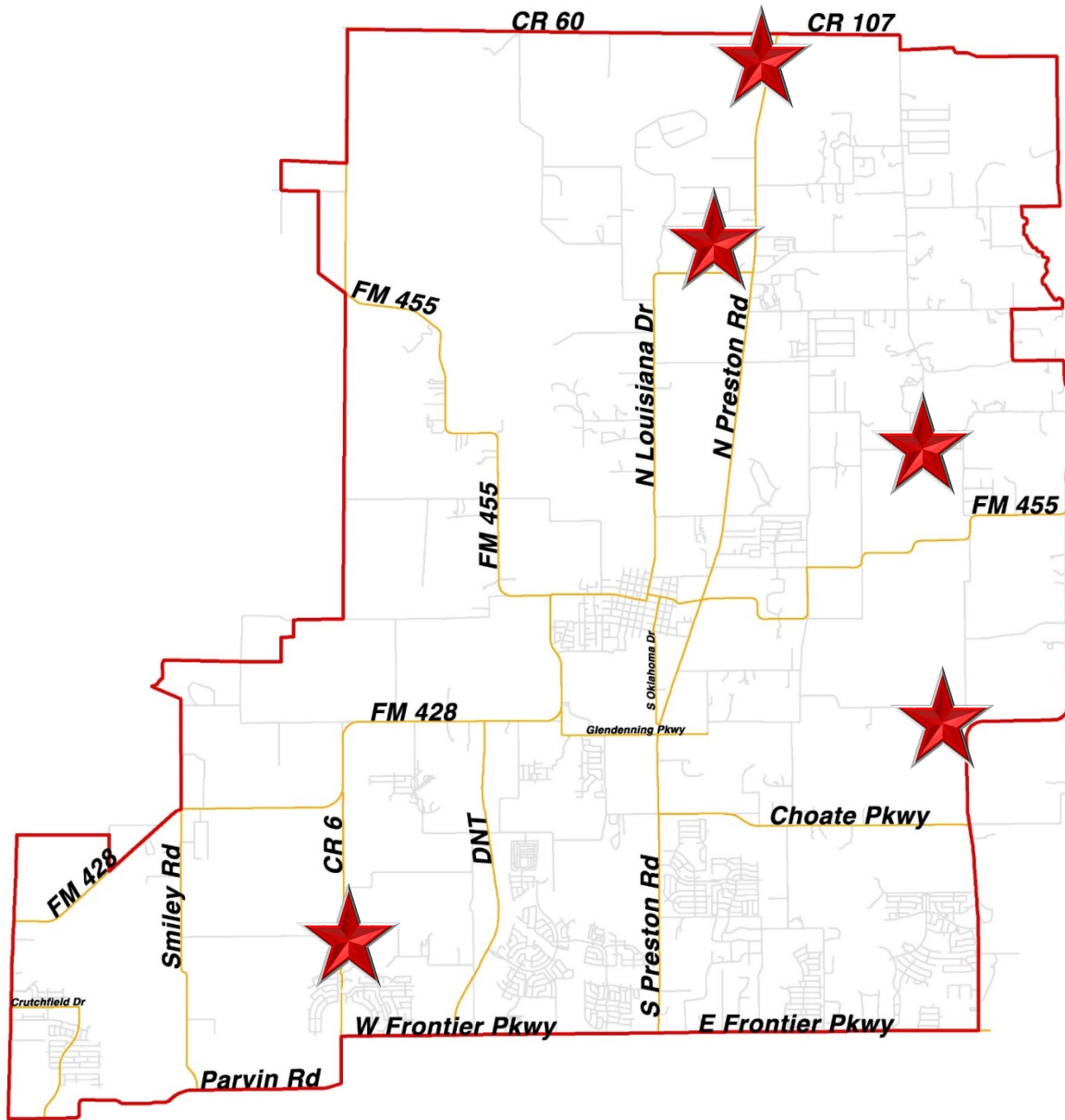
Sangani Properties

Zoning & Planned Development

Planning & Zoning Commission

February 16, 2021

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

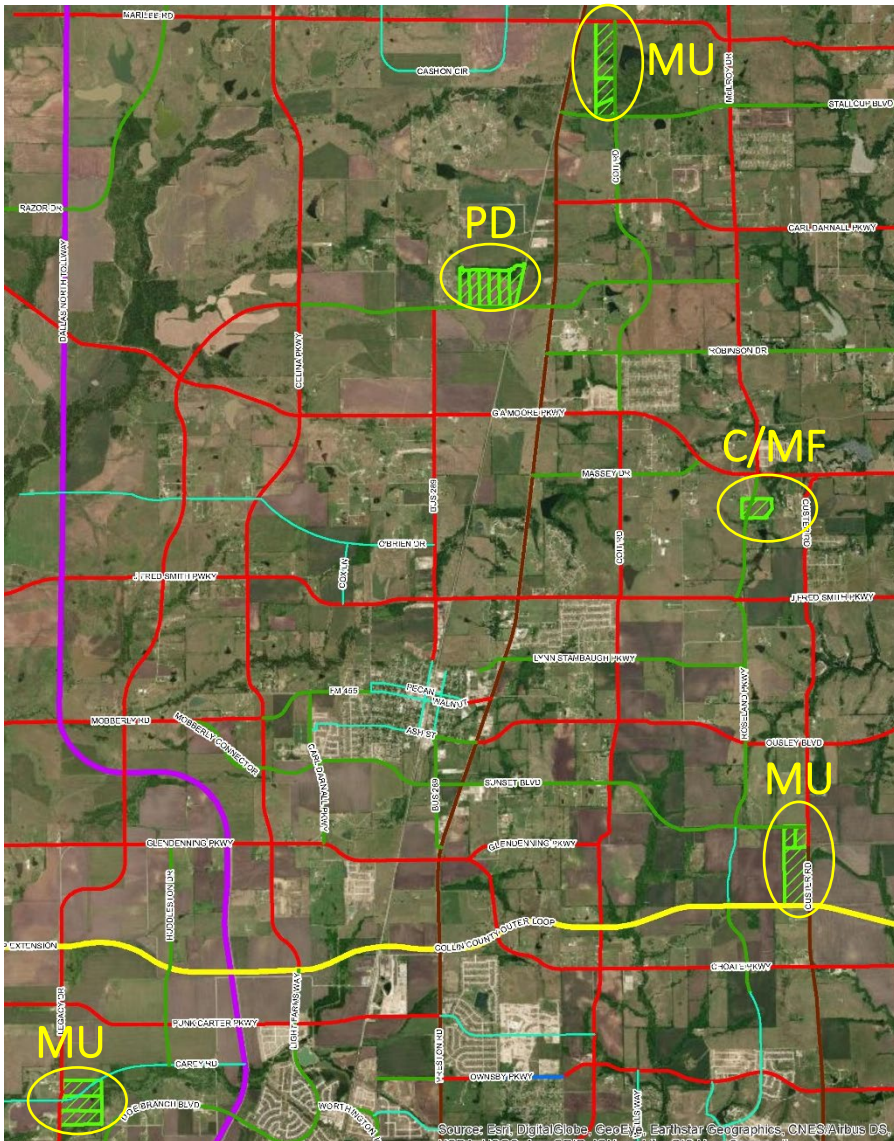


Attachment: Staff Presentation (Sangani MF2 - C Districts - Zoning)



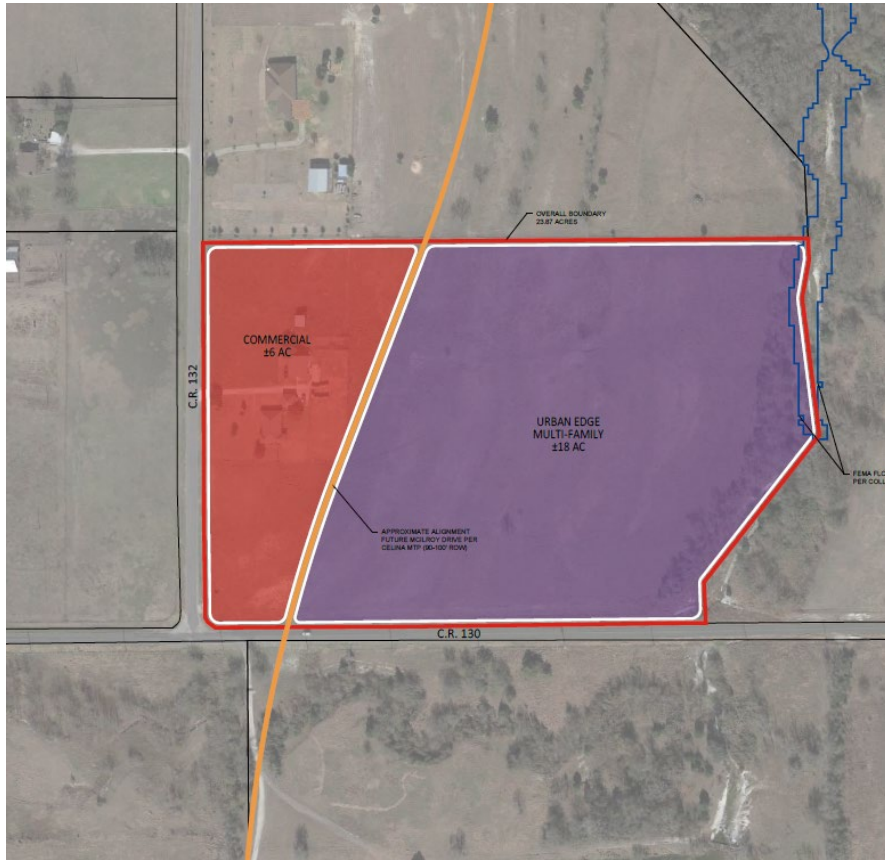
Location Map

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



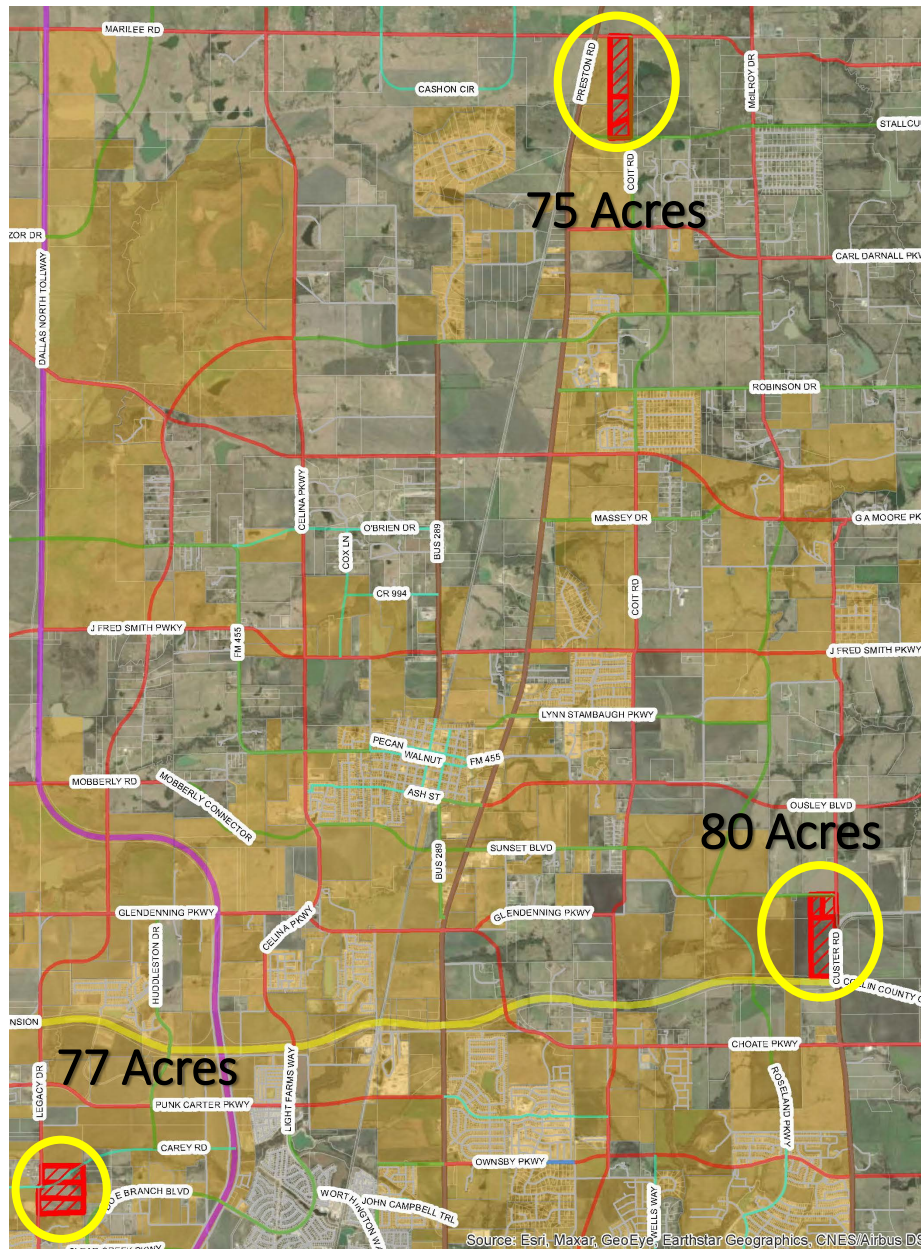
Background

- In June 2020, the City Council approved a Development Agreement that outlined the annexation and future development regulations for the subject properties
- The subject properties are approximately 352 acres within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the properties in conformance with the Development Agreement



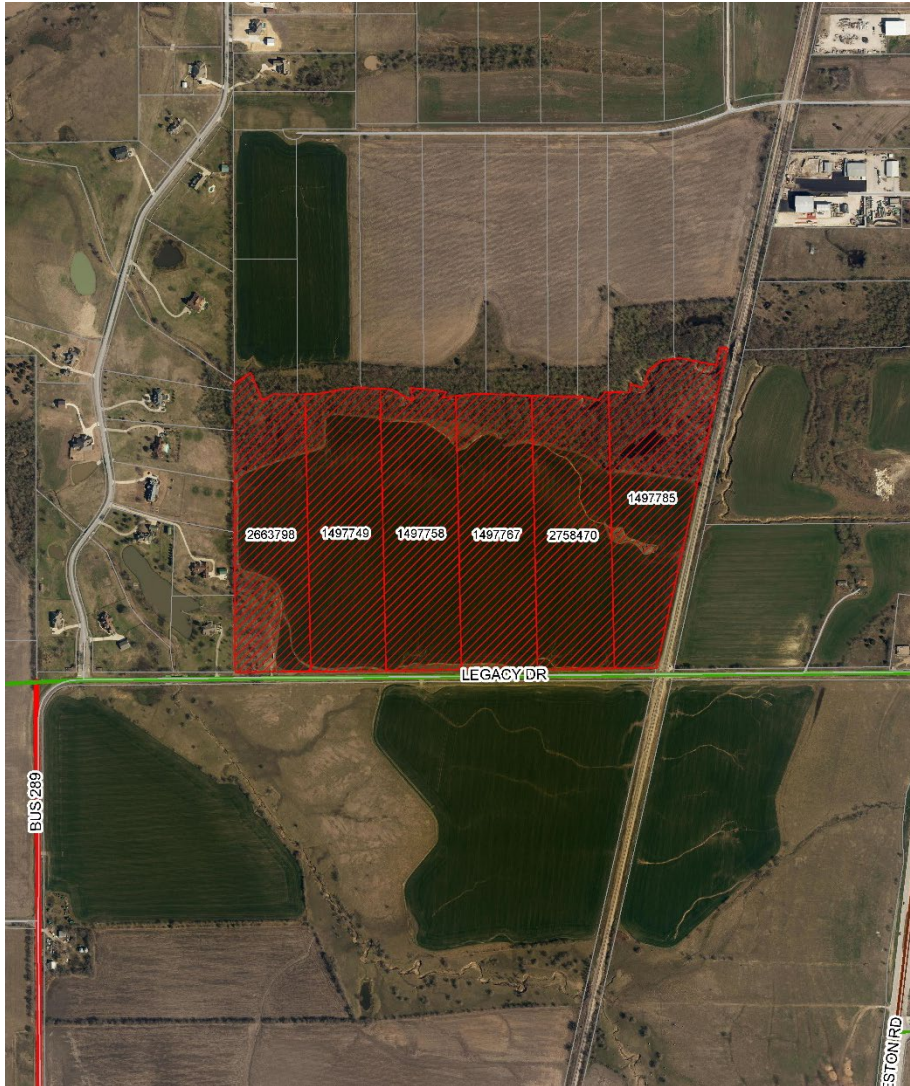
Sangani 1

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



Sangani 2

- 232 Acres
- Mixed-Use (MU) zoning



Sangani 3

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

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

Policy Considerations

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

Recommendation

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



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Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Applicant:

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

Background Information:

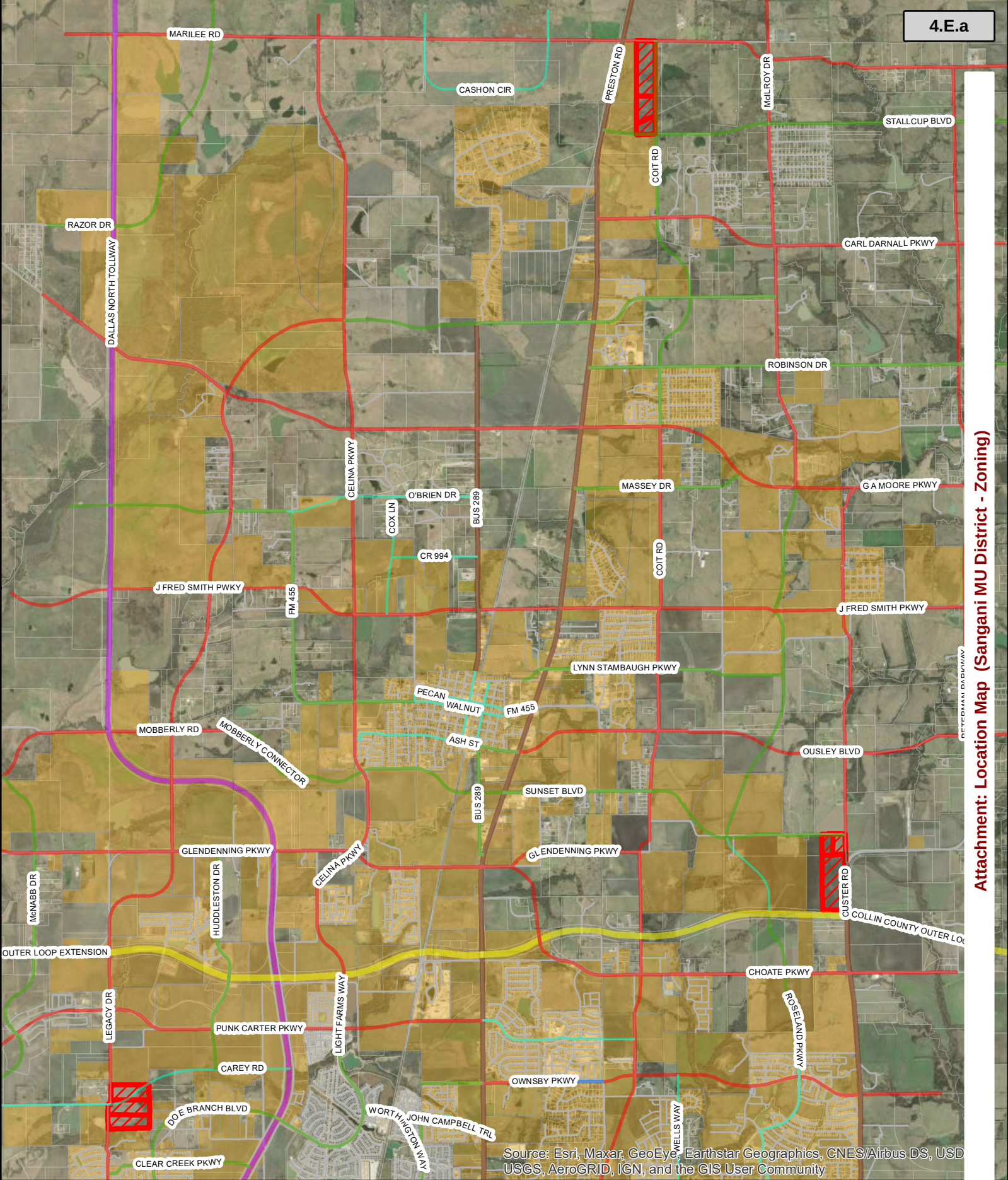
Refer to the supporting document for the location map.
The staff presentation is the same presentation as the previous item.

Supporting Documents:

- Location Map

Staff Recommendation:

Staff recommends approval as presented.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

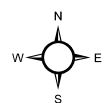


Location Map 3 Sangani

Date: 2/2/2021

Legend

- Roads
- Subject Properties
- Parcels
- City Limits



0

Packet Pg. 58

Feet



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Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Applicant:

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

Background Information:

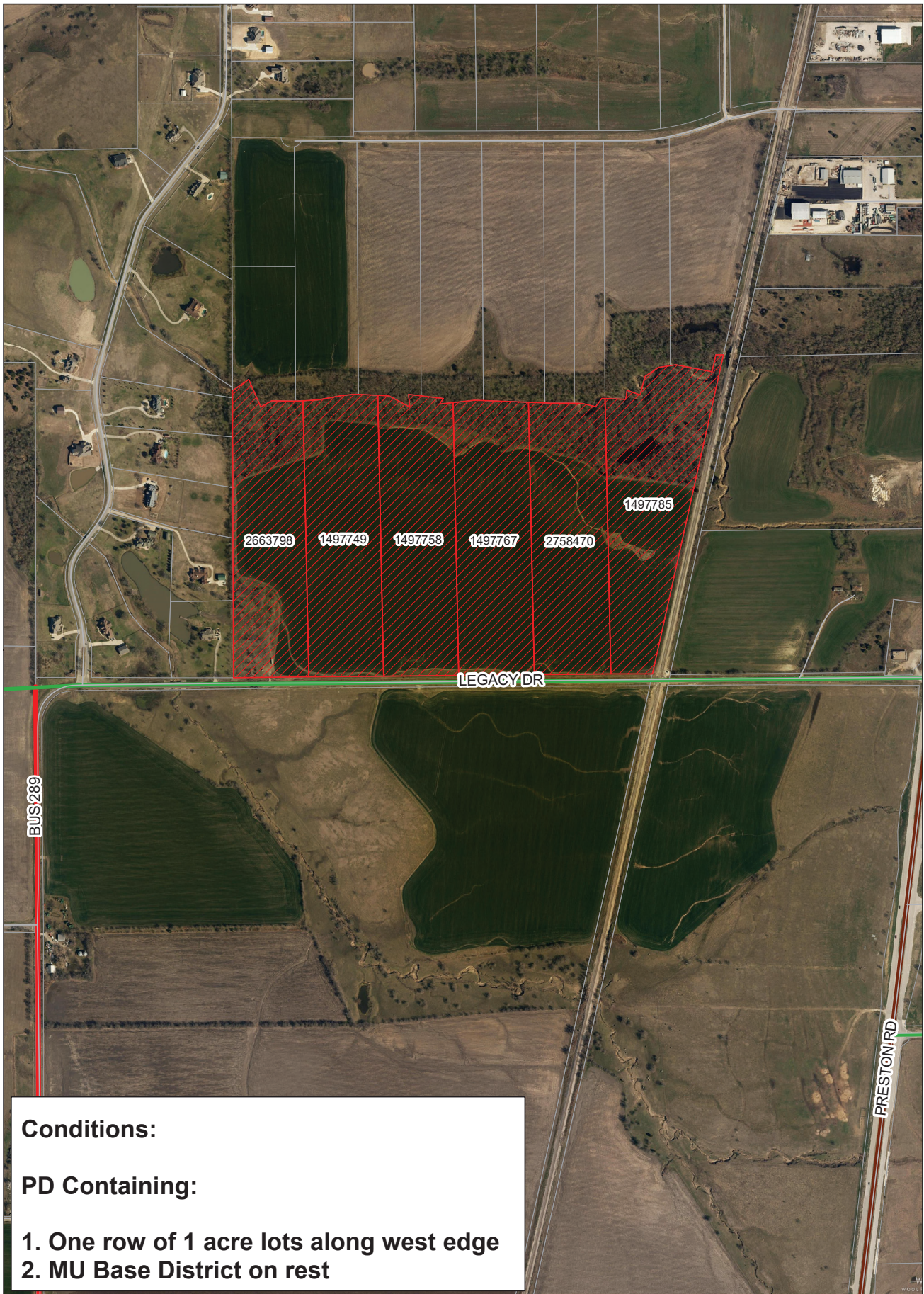
Refer to the supporting document for the location map.
The staff presentation is the same presentation as the previous item.

Supporting Documents:

- Location Map

Staff Recommendation:

Staff recommends approval as presented.



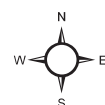
Exhibit

Date: 3/23/2020

Legend

— Roads

 Tracts2



0 487.5 975 Feet

DEVELOPMENT STANDARDS

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



Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Background Information:

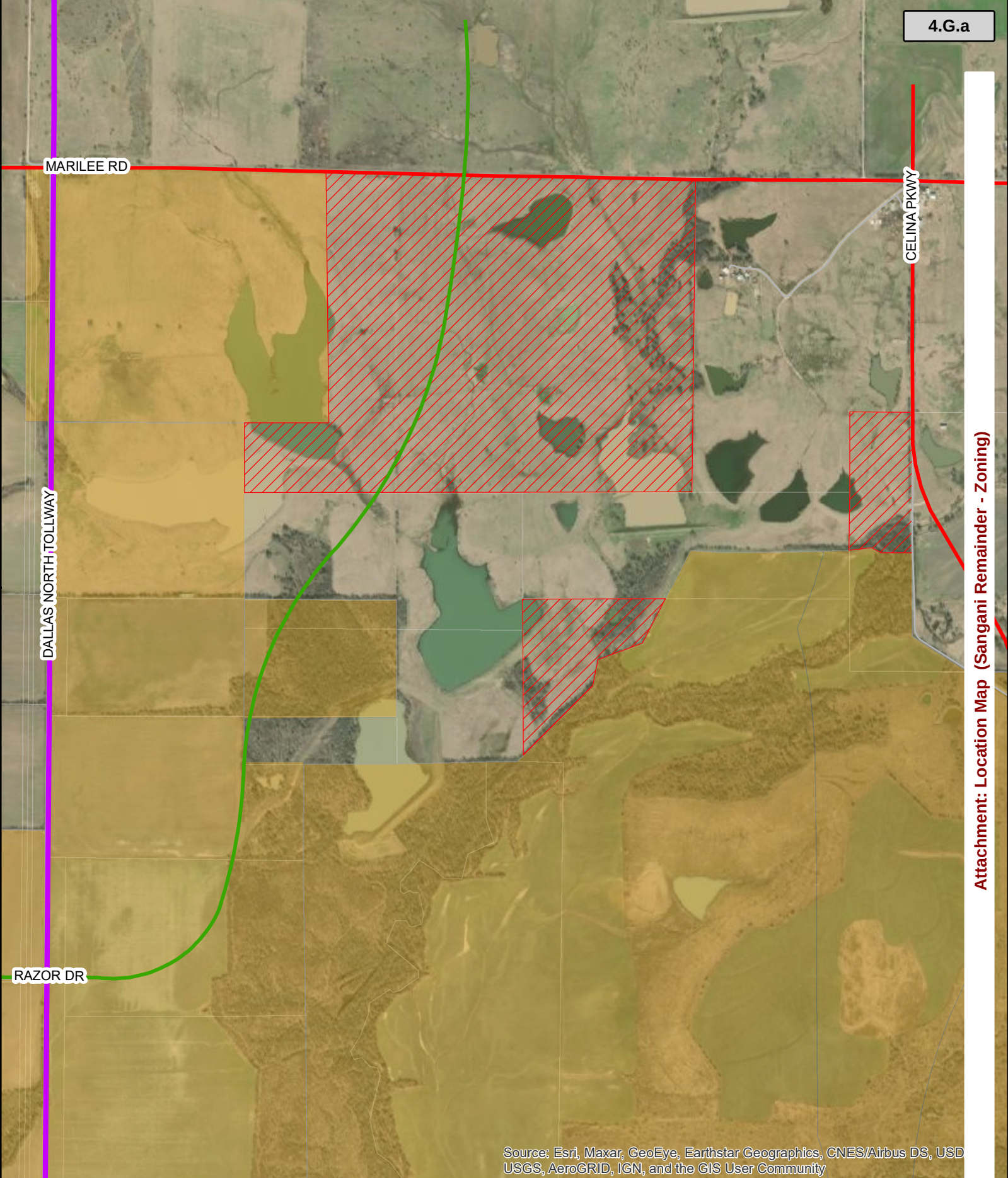
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Sangani Remainder - Zoning)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USD
USGS, AeroGRID, IGN, and the GIS User Community

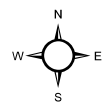


Location Map Remainder Sangani

Date: 2/8/2021

Legend

- Roads
- Subject Property
- City Limits
- Parcels



Sangani Remainder

Zoning

Planning & Zoning Commission

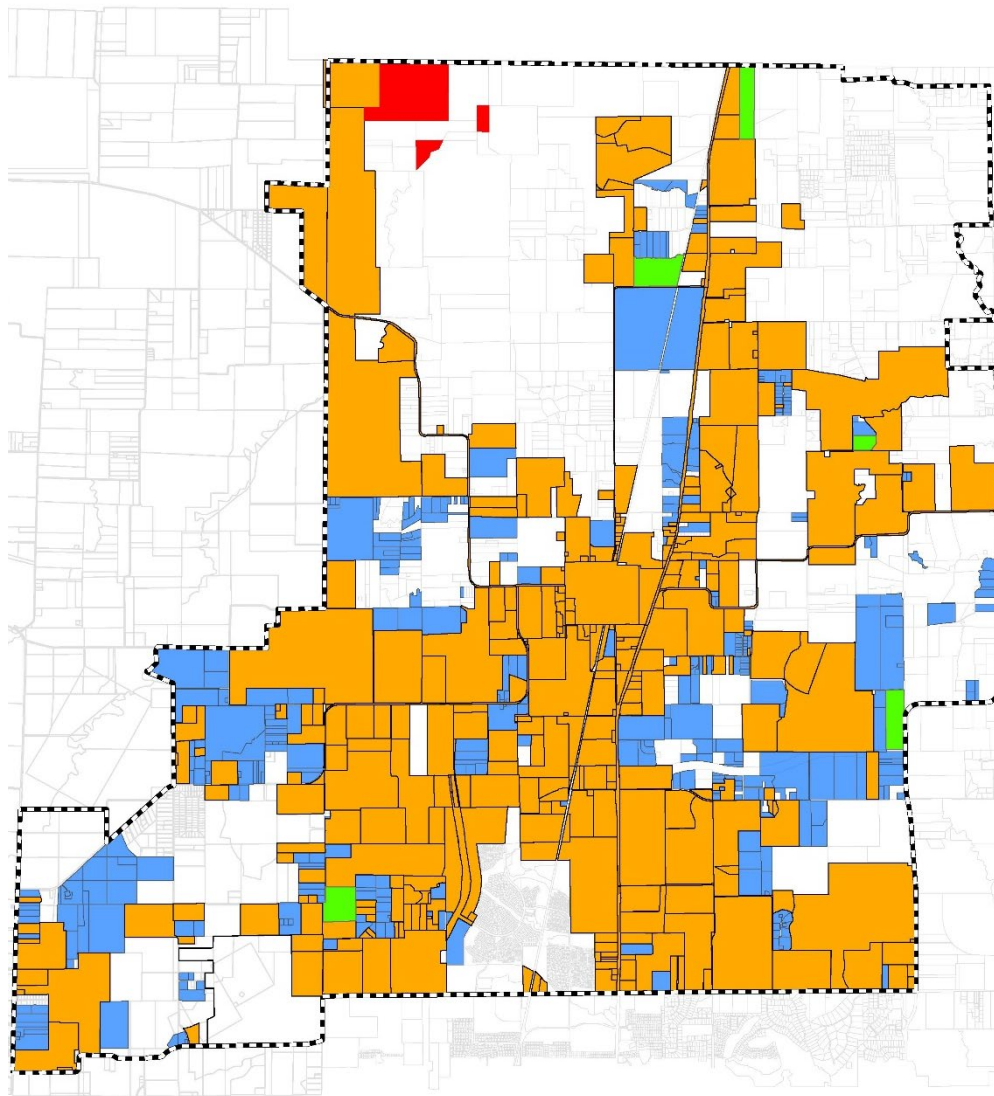
February 16, 2021

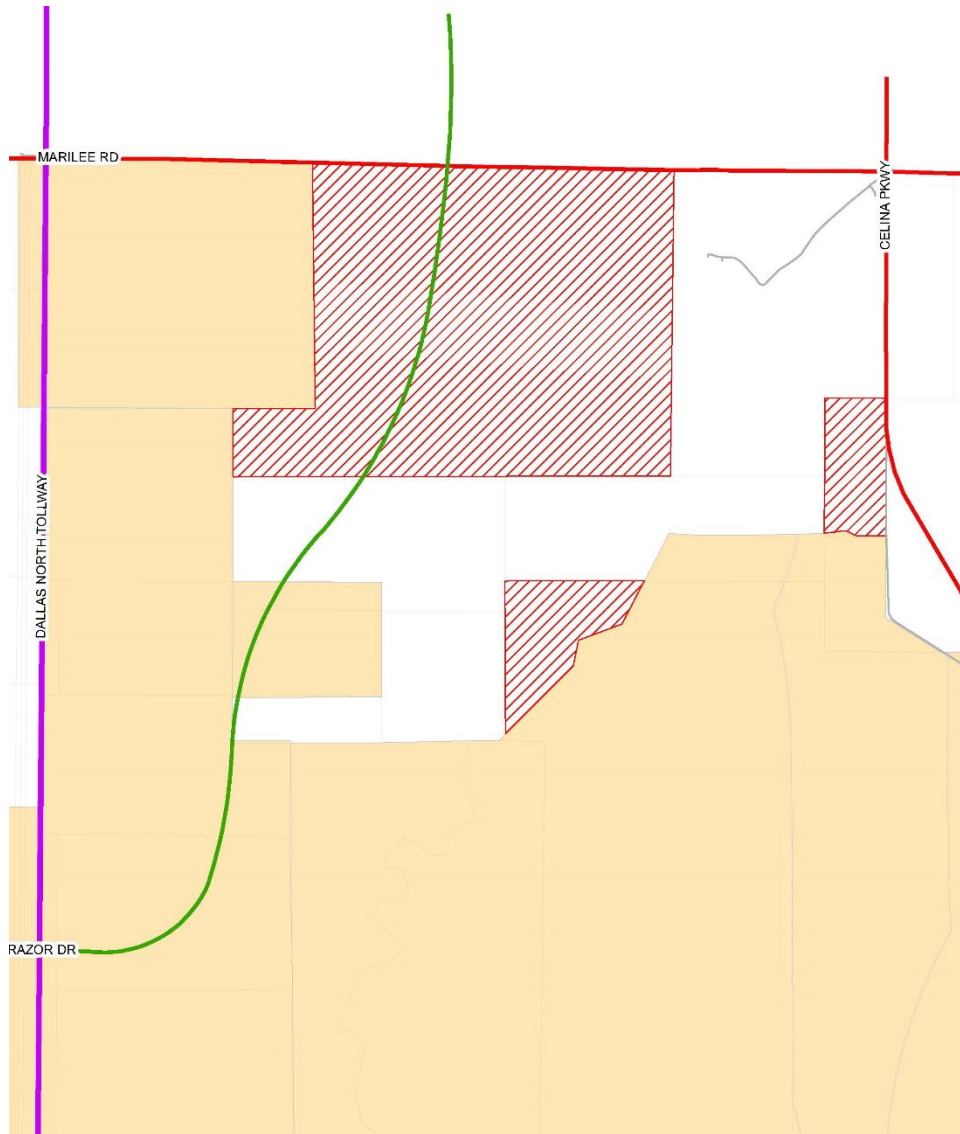
Attachment: Staff Presentation (Sangani Remainder - Zoning)

Annexation Map

Legend

-  Ultimate Boundary
-  Roads
-  Voluntary Petition
-  Potential Annexations





Location Map

The subject properties are generally located south of Marilee Road, an approximately 2,000 feet east of future Dallas North Tollway, within the Extraterritorial Jurisdiction (ETJ)

Attachment: Staff Presentation (Sangani Remainder - Zoning)

Background

- The properties are approximately 348 acres within the Extraterritorial Jurisdiction (ETJ)
- The properties are in association with the statutory consent annexation process, as governed by State law

Policy Considerations

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The property owner may in the future request the City to consider another zoning district
- The subject properties have thus far not signed deferral agreements, which is the City’s preferred option
- No residents are included in the annexation or zoning

Recommendation

- The zoning change will be considered by City Council concurrently with the associated annexation in March
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in March
- Staff recommends approval as presented



Development Services
City of Celina, Texas

Memorandum

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

Action Requested:

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

Background:

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

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

Staff Recommendation:

Staff recommends to table this item for further review.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Dusty McAfee AICP, Director of Development Services
CC: Dusty McAfee AICP, Director of Development Services
Date: February 16, 2021
Re: Downtown Code

Action Requested:

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

Background:

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

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

Staff Recommendation:

Staff recommends to table this item for further review.