



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 15, 2022
5:30 PM**

AGENDA

I. CALL TO ORDER

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

II. WORKSESSION

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

III. CONSENT AGENDA

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

A. Minutes Approval:

1. Minutes from the January 18, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for North Square at Uptown, being approximately 14 acres; generally located west of Louisiana Drive and approximately 250 feet north of Poplar Street. (North Square at Uptown – Final Plat)

C. Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres, generally located at the northeast corner of Worthington Way and Frontier Parkway. (Pet Suites – Replat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to
 - a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) and Agricultural District (AG), generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green - Zoning)

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 2 acres to a Planned Development (PD) with a base zoning of Industrial District (I), generally located east of Louisiana Drive and 1,570 feet south of future J. Fred Smith Parkway, within the City Limits. (881 N. Louisiana – Rezoning)
- C. Conduct a public hearing to consider and act upon a request to rezone approximately 12.1 acres to Dallas North Tollway Overlay District (DNTO), generally located at the northeast corner of the future Dallas North Tollway and Collin County Outer Loop, within the City Limits. (12 Acres on DNT – Rezoning)
- D. Conduct a public hearing to consider and act upon a request to zone approximately 226 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R), generally located west of Louisiana Drive and approximately 1,600 feet north of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - PD Zoning)
- E. Conduct a public hearing to consider and act upon a request to zone approximately 224 acres to Agricultural District (AG), generally located west of future Peterman Parkway, north of future Sunset Boulevard, east of future Legacy Drive, and south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - Remainder Zoning)
- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 71 acres, generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (KDD Ranch - Development Agreement)
- G. Conduct a public hearing to consider and act upon a Development Agreement on approximately 45 acres, generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Development Agreement)
- H. Conduct a public hearing to consider and act upon a Development Agreement on approximately 427 acres, generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hubbard Tract – Development Agreement)

V. **ADJOURNMENT**

The Commission 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.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 18, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
KJ Clark	City of Celina	Commissioner	Absent	
Ben Hangartner	City of Celina	Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Absent	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Chair Hangartner called the meeting to order at 5:31 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

A. Presentation of Planning Excellence Award:

Dusty McAfee, Executive Director of Development Services, presented the 2021 Certificate of Achievement granted to the City of Celina by the Texas Chapter of the American Planning Association for the Richard R. Lillie, FAICP Planning Excellence Program. Celina was one of 34 Texas cities to be recognized in 2021.

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the December 16, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for future O'Brien Drive right-of-way, being an approximately 9.4 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,025 feet north of future J. Fred Smith Parkway. (O'Brien Drive (Legacy Hills) - Final Plat)**

- C. Consider and act upon a Final Plat for future Legacy Drive right-of-way, being an approximately 5.7 acre tract of land; generally located north of future J. Fred Smith Parkway and approximately 3,550 feet west of FM 455. (Legacy Drive (Legacy Hills) - Final Plat)
- D. Consider and act upon a Final Plat for future J Fred Smith Parkway right-of-way, being an approximately 7.8 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,675 feet south of O'Brien Drive. (J Fred Smith Parkway (Legacy Hills) - Final Plat)
- E. Consider and act upon a Final Plat for Punk Carter Parkway right-of-way extension, being an approximately 2.5 acre tract of land; generally located west of Light Farms Way and approximately 2,350 feet south of the Collin County Outer Loop. (Light Farms Punk Carter Parkway Extension – Final Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker, Poché
ABSENT:	Clark, Barley

IV.

PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 21 acres to Commercial, Office, & Retail District (C), generally located east of Preston Road and approximately 800 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Kim Tract - Rezoning)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Scott Shipp, representative of adjacent property owner Blue Star Land, L.P., 8000 Warren Parkway, Frisco, Texas, 75034, expressed concerns about the median breaks shown on the concept plan as they conflict with the median openings Blue Star Land, L.P. is working on with the City for their property.

David Bond, representative of applicant Spiars Engineering, 765 Custer Road, Suite 100, Plano, Texas, 75075, stated that he was available to answer any questions.

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

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

Minutes Acceptance: Minutes of Jan 18, 2022 5:30 PM (Minutes Approval)

- B. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Estate District (SF-E), generally located at the southeast corner of future Stallcup Boulevard and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Estates at Bonito Lake – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

David Kalhoefer, representative of applicant Peloton Land Solutions, 11000 Frisco Street, Suite 400, Frisco, Texas, 75033, stated that he was available to answer any questions.

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

The commissioners discussed the item.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker, Poché
ABSENT:	Clark, Barley

- C. Conduct a public hearing to consider and act upon a Development Agreement on approximately 1,100 acres of land; generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch – Development Agreement)

Mr. McAfee presented the staff report.

Chair Hangartner opened the public hearing.

Brent Murphree, representative of applicant Kimley-Horn, 400 North Oklahoma Drive, Suite 105, Celina, Texas, 75009, stated that he was available to answer any questions.

Robert Massarella, 4028 Preston Lakes Circle, Celina, Texas, 75009, representative of the North Preston Lakes Homeowners' Association, expressed concerns about the density of the proposed development, especially along the southern border adjacent to North Preston Lakes Estates, and asked if there were any opportunities to meet with the developers.

Greg Lassere, 4065 Preston Lakes Circle, Celina, Texas, 75009, suggested larger lots adjacent to the North Preston Lakes neighborhood, as was done with previous Development Agreements in the area, and asked the Commission to consider solutions for the increase in traffic that would come with a new development in this area.

Kelly Osburn, 3501 Mallard Lane, Celina, Texas, 75009, asked who initiated the annexation, how the agreement was negotiated without a more concrete concept plan, and suggested that the Commission consider a buffer adjacent to the North Preston Lakes Estates neighborhood.

Mr. McAfee explained 2017 state law changes that affect such annexation and zoning requests, how cities must negotiate land into city limits, and how an agreement prevents an out-of-city Municipal Utility District which could result in low-quality development with strain on City services and school district operations.

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

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

The motion was approved 4 to 0, with Commissioner Poché abstaining.

RESULT:	APPROVED [4 TO 0]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker
ABSTAIN:	Poché
ABSENT:	Clark, Barley

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 6:24 p.m.

Minutes Acceptance: Minutes of Jan 18, 2022 5:30 PM (Minutes Approval)



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: North Square at Uptown - Final Plat

Action Requested:

Consider and act upon a Final Plat for North Square at Uptown, being approximately 14 acres; generally located west of Louisiana Drive and approximately 250 feet north of Poplar Street. (North Square at Uptown – Final Plat)

Applicant:

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Ste. 200
Plano, TX 75093

Background Information:

The Final Plat shows 78 residential lots and one HOA/open space lot for a new neighborhood called North Square at Uptown, and is in conformance with both Celina's subdivision and zoning regulations.

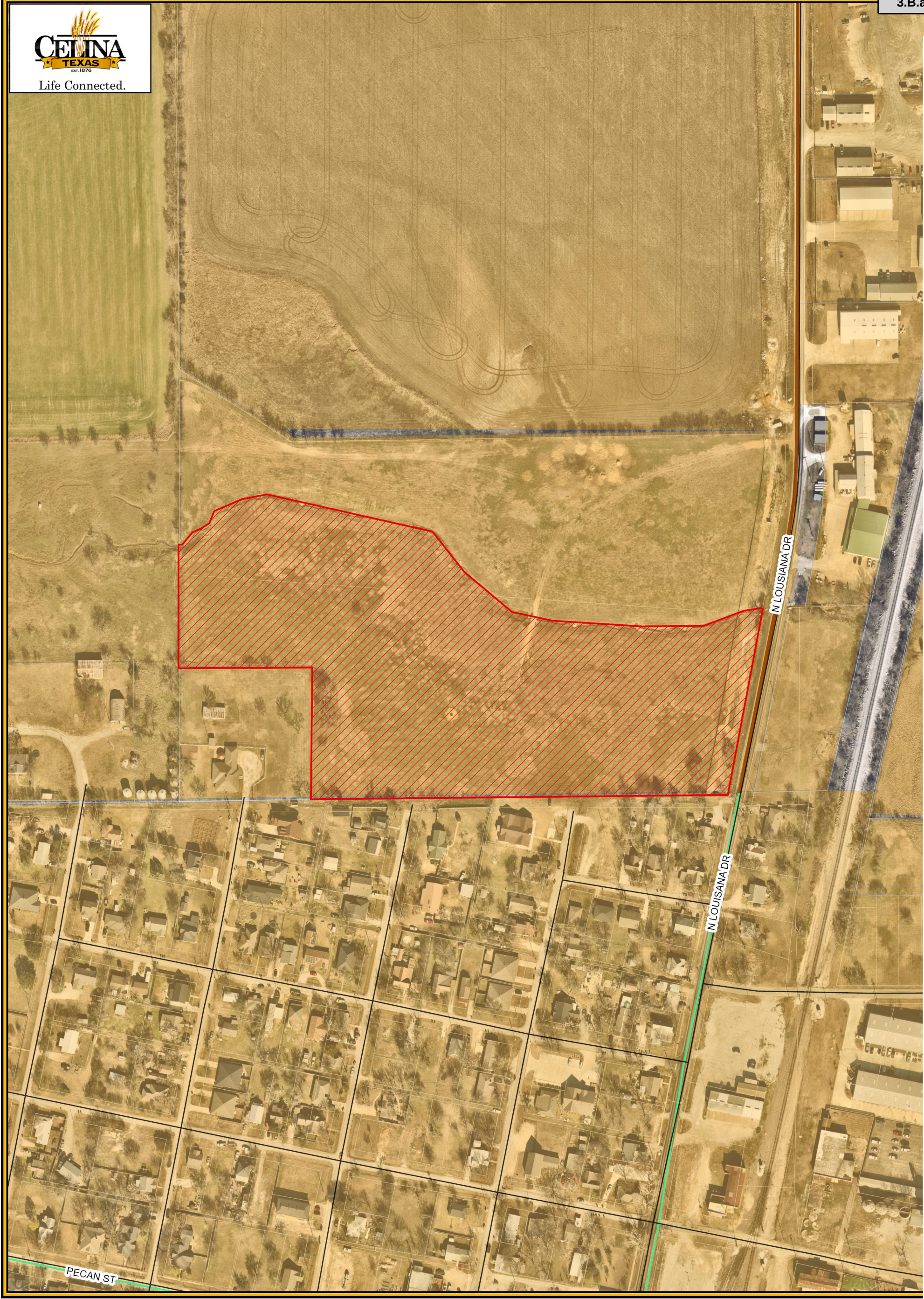
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Final Plat

Staff Recommendation:

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



Legend

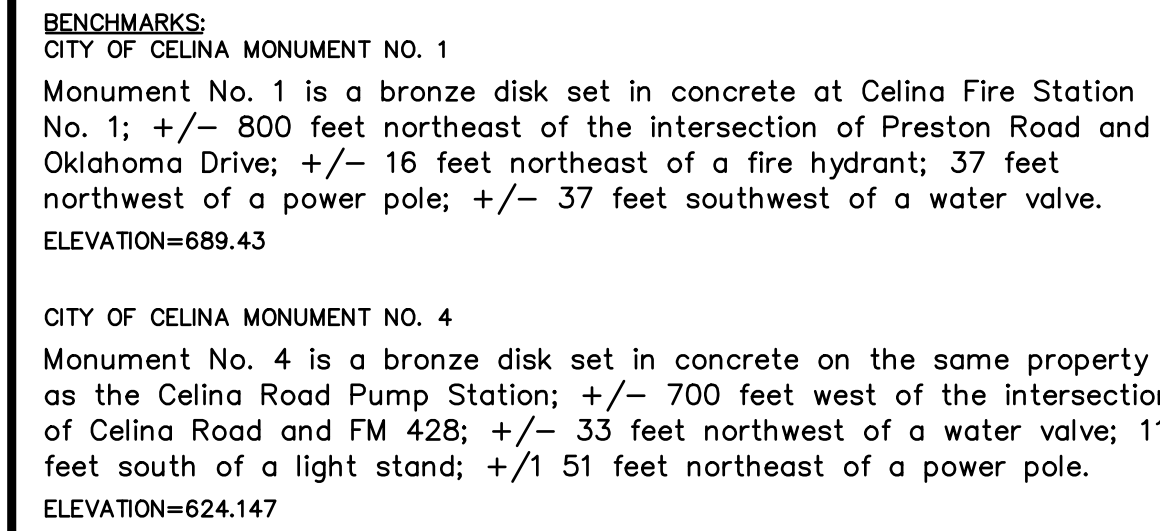
- Subject Property
- City Limits
- Roads
- Parcels

**North Square at Uptown
Location Map
City of Celina**

1/26/2022

0 188 375 Feet

A north arrow pointing towards the top of the page, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below the arrow is a scale bar with markings for 0, 188, and 375 feet.



LINE	BEARING	LENGTH
T1	S35°17'07"E	13.67'
T2	N55°43'44"E	14.49'
T3	N45°00'00"E	14.29'
T4	N45°00'00"W	13.99'
T5	S44°24'02"W	14.14'
T6	S45°35'58"E	14.14'
T7	N46°58'34"E	13.49'
T8	N34°24'44"W	35.36'
T9	S55°35'16"W	35.35'

TYPICAL 10'X10' CORNER CLIP AT STREET INTERSECTION

CHESTNUT ST. & SH 289B CORNER CLIP

DE = DRAINAGE EASEMENT
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
LB = LANDSCAPE BUFFER
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
ROW = RIGHT OF WAY
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
VE = VISIBILITY EASEMENT
WE = WATER EASEMENT
WME = WALL MAINTENANCE EASEMENT

- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED
"DAA" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET (UNLESS OTHERWISE NOTED)

① = DENOTES STREET NAME CHANGE

AN ADDITION TO THE CITY OF CELINA
THOMAS STAYTON SURVEY, ABSTRACT NO. 805
& JOHN WILLOCK SURVEY, ABSTRACT NO. 1055
COLLIN COUNTY, TEXAS
DECEMBER 2021 SCALE: 1" = 60'

 **DOWDEY, ANDERSON & ASSOCIATES, INC.**
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFFRICH, P.E.

Y:\2026SC\2026SC-01-FP.dwg, FINAL PLAT (2), 12/13/2021 9:25:42 AM, thos

LEGAL DESCRIPTION
13.105 ACRES

BEING a tract of land located in the THOMAS STAYTON SURVEY, ABSTRACT NO. 805, Collin County, Texas and being part of Lots 1 and 2, Block A of LOTS 1 AND 2, BLOCK ONE, CELINA 22 ADDITION, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet 2020, Slide 77, Map Records, Collin County, Texas (M.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found in the apparent westerly right-of-way line of State Highway 289 Business (N. Louisiana Drive), a variable width right-of-way, in the north 30 foot alley right-of-way, according to the Official Map of the Town of Celina, Texas, recorded in Cabinet 1, Slide 51, M.R.C.C.T., at the southeast corner of said Lot 1;

THENCE S 89° 24' 02" W, along said north right-of-way line, a distance of 935.87 feet to a 1/2"iron rod found at the common south corner of said Lot 1 and LOT 1, BLOCK ONE, THE SNYDER ADDITION, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet 2006, Slide 290, M.R.C.C.T.;

THENCE N 00° 35' 57" E, along the common line of said Additions, a distance of 295.71 feet to a 1/2"iron rod found at the northeast corner of said THE SNYDER ADDITION;

THENCE S 89° 41' 30" W, continuing along the common line of said Additions, a distance of 300.18 feet to a 1/2" iron rod found in the east line of a tract of land described in Deed to Uptown Celina Partners LP, recorded in Instrument No. 20210428000854540, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), at the common west corner of said Additions;

THENCE N 00° 01' 01" E, along the common line of said Lots 1 and 2 and said Uptown Celina Partners LP tract (Instrument No. 20210428000854540), a distance of 277.40 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

THENCE Easterly, leaving said common line, over and across said Lots 1 and 2, the following courses and distances:

S 89° 58' 50" E, a distance of 8.20 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 39° 50' 33" E, a distance of 36.15 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 66° 32' 24" E, a distance of 20.04 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 57° 06' 31" E, a distance of 22.85 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 22° 04' 34" E, a distance of 29.32 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 66° 50' 02" E, a distance of 68.26 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 79° 05' 03" E, a distance of 56.45 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

S 77° 19' 27" E, a distance of 381.14 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

S 38° 12' 38" E, a distance of 114.96 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

S 49° 58' 14" E, a distance of 140.14 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

S 77° 52' 18" E, a distance of 92.86 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

S 86° 21' 22" E, a distance of 201.87 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 89° 18' 59" E, a distance of 138.45 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 69° 27' 08" E, a distance of 95.10 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

N 80° 52' 46" E, a distance of 37.68 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"found for corner;

S 80° 07' 57" E, a distance of 6.27 feet to a 5/8"iron rod with yellow cap stamped 'RPLS 5674"set for corner in the common west line of said Lots 1 and 2 and the westerly right-of-way line of the above mentioned State Highway 289 Business;

THENCE S 10° 39' 46" W, along the common line of said Lots 1 and 2 and said westerly right-of-way line, a distance of 425.37 feet to the POINT OF BEGINNING, and containing 13.105 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

This final plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand this the ____ day of _____, 20____.

By: _____
UPTOWN CELINA PARTNERS GP, LLC
Neal Heckel, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared NEAL HECKEL, Manager of UPTOWN CELINA PARTNERS GP, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, -----, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: --/--/--)

Registered Professional Land Surveyor No. ----

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared -----, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF PLAT APPROVAL	
Approved	
_____ City Development Official City of Celina, Texas	_____ Date
Witness by hand this ____ day of _____,20____	
	_____ City Secretary City of Celina, Texas

13.105 ACRES
78 RESIDENTIAL LOTS
1 HOA LOTS
0.30 ACRES ROW DEDICATION
FINAL PLAT
NORTH SQUARE AT UPTOWN

AN ADDITION TO THE CITY OF CELINA
THOMAS STAYTON SURVEY, ABSTRACT NO. 805
& JOHN WILLOCK SURVEY, ABSTRACT NO. 1055
COLLIN COUNTY, TEXAS
DECEMBER 2021 SCALE: 1" = 60'

OWNER/DEVELOPER
UPTOWN CELINA PARTNERS GP, LLC
9550 JOHN W. ELLIOT DRIVE, SUITE 106
FRISCO, TEXAS 75033 972-905-2146
CONTACT: NEAL HECKEL

ENGINEER:
 DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFRICH, P.E.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: Pet Suites - Replat

Action Requested:

Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres, generally located at the northeast corner of Worthington Way and Frontier Parkway. (Pet Suites – Replat)

Owner:

Rogue Architects
513 Main St., Ste. 202
Fort Worth, TX 76102

Background Information:

This replat is for creating a new lot, and both abandoning and dedicating easements for the Sage Retail Addition (specifically for a Pet Suites development), and is in compliance with Celina's Subdivision regulations.

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

Supporting Documents:

- Location Map
- Replat

Staff Recommendation:

Staff recommends approval on the condition that the project is inspected and accepted by the City prior to the plat being filed.



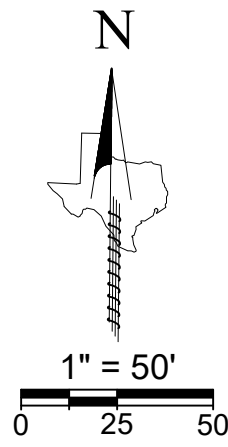
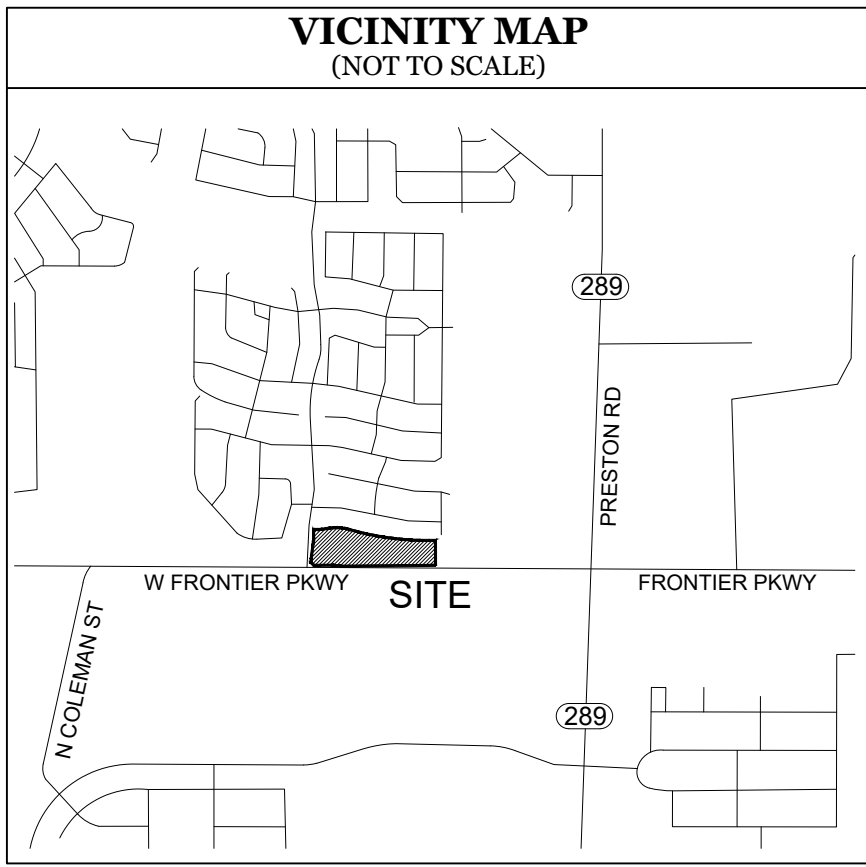
Legend

- Subject Property
- City Limits
- Roads
- Parcels

Pet Suites Location Map City of Celina

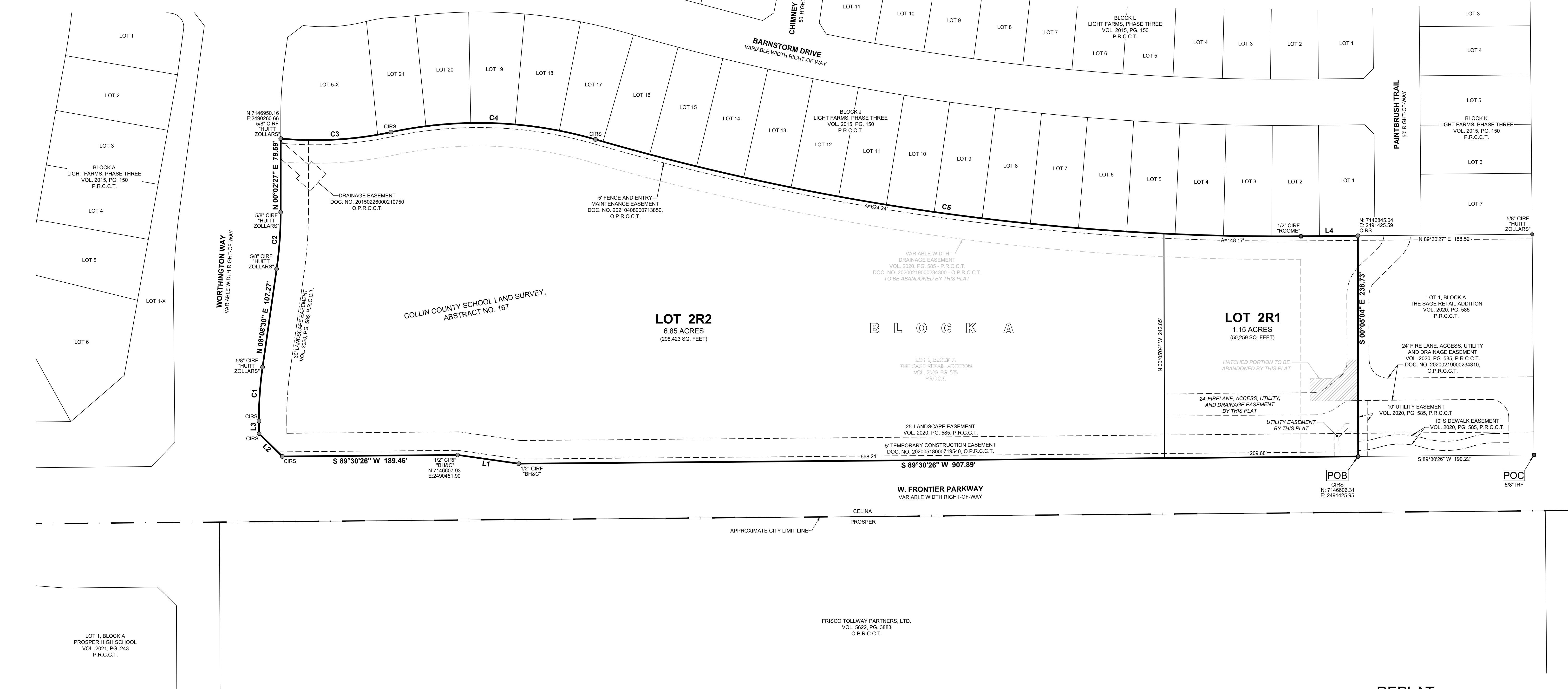
1/26/2022

0 170 340 Feet



LEGEND	
PG.	= PAGE
VOL.	= VOLUME
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

GENERAL NOTES	
1.)	The purpose of this replat is to move lot lines, abandon and dedicate easements.
2.)	This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0120J.
3.)	The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
4.)	Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.)	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.



Project 2106.031-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/19/2021	
Drafter TMR/TAR/CHM	

ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman Street, Suite: 40
Prosper, TX 75078
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
LFC Land Company II, LLC
8401 N. Central Expressway, Suite: 350
Dallas, TX 775225

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°53'22" W	86.85'
L2	N 45°29'32" W	35.36'
L3	N 00°29'34" W	13.43'
L4	N 89°30'27" E	61.56'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.54'	390.23'	8°35'45"	N 03°49'28" E	58.49'
C2	61.71'	438.72'	8°03'33"	N 04°05'28" E	61.66'
C3	119.87'	395.00'	17°23'15"	N 86°39'39" E	119.41'
C4	223.59'	455.00'	28°09'21"	S 87°57'20" E	221.35'
C5	772.80'	2665.00'	16°36'53"	S 82°11'07" E	770.10'

REPLAT
SAGE RETAIL ADDITION
LOTS 2R1 & 2R2, BLOCK A
8.00 ACRES

A REPLAT OF LOT 2, BLOCK A OF SAGE RETAIL ADDITION,
RECORDED IN VOLUME 2020, PAGE 585, P.R.C.C.T.,
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING an 8.00 acre tract of land out of the Collin County School Land Survey, Abstract No. 167, situated in the City of Celina, Collin County, Texas, being all of Lot 2, Block A of The Sage Retail Addition, Lots 1 And 2, Block A, a subdivision of record in Volume 2020, Page 585 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod found in the North right-of-way line of W. Frontier Parkway (a variable width right-of-way), being the Southeast corner of Lot 1 of said Block A, The Sage Retail Addition, Lots 1 And 2, Block A;

THENCE, S89°30'26"W, along the North right-of-way line of said W. Frontier Parkway and the common South line of said Lot 1, Block A, a distance of 190.22 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 1, Block A for the POINT OF BEGINNING, being the Southeast corner of said Lot 2, Block A, and hereof;

THENCE, continuing along the North right-of-way line of said W. Frontier Parkway and the common South line of said Lot 2, Block A, the following three (3) courses and distances:

- 1. S89°30'26"W, a distance of 907.89 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" found;
- 2. N81°53'22"W, a distance of 66.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" found;
- 3. S89°30'26"W, a distance of 189.46 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at the intersection of the North right-of-way line of W. Frontier Parkway and the East right-of-way line of Worthington Way (a variable width right-of-way), being the most Southerly Southwest corner of said Lot 2 and hereof;

THENCE, N45°29'32"W, along said cutback line, a distance of 35.36 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Worthington Way at the end of said cutback line, being the most Westerly Southwest corner of said Lot 2 and hereof;

THENCE, along the East right-of-way line of Worthington Way and the common West line of said Lot 2, the following five (5) courses and distances:

- 1. N00°29'34"W, a distance of 13.43 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the right;
- 2. Along said non-tangent curve to the right, having a radius of 390.23 feet, a chord bearing of N03°49'28"E, a chord length of 58.49 feet, a delta angle of 08°35'45", an arc length of 58.54 feet to a 5/8-inch iron rod with yellow plastic cap stamped "HUITT ZOLLARS" found at the end of said curve;
- 3. N08°08'30"E, a distance of 107.27 feet to a5/8-inch iron rod with yellow plastic cap stamped "HUITT ZOLLARS" found at the beginning of a non-tangent curve to the left;
- 4. Along said non-tangent curve to the left, having a radius of 438.72 feet, a chord bearing of N04°05'28"E, a chord length of 61.66 feet, a delta angle of 08°03'33", an arc length of 61.71 feet to a 5/8-inch iron rod with yellow plastic cap stamped "HUITT ZOLLARS" found at the end of said curve;
- 5. N00°02'27"E, a distance of 79.59 feet to a 5/8-inch iron rod with yellow plastic cap stamped "HUITT ZOLLARS" found at the Southwest corner of Lot 5-X, Block J of Light Farms, Phase Three, a subdivision of record in Volume 2015, Page 150 of said Plat Records, being the Northwest corner of said Lot 2, Block A and hereof;

THENCE, leaving the East right-of-way line of Worthington Way, along the North line of said Lot 2, Block A and the common South line of said Lot 5-X and Lots 1 thru 21 of said Block J, the following four (4) courses and distances:

- 1. Along a non-tangent curve to the left, having a radius of 395.00 feet, a chord bearing of N86°39'39"E, a chord length of 119.41 feet, a delta angle of 17°23'15", an arc length of 119.87 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a reverse curve to the right;
- 2. Along said reverse curve to the right, having a radius of 455.00 feet, a chord bearing of S87°57'20"E, a chord length of 221.35 feet, a delta angle of 28°09'21", an arc length of 223.59 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve and the beginning of a reverse curve to the left;
- 3. Along said reverse curve to the left, having a radius of 2665.00 feet, a chord bearing of S82°11'07"E, a chord length of 770.10 feet, a delta angle of 16°36'53", an arc length of 772.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found at the end of said curve;
- 4. N89°30'27"E, a distance of 61.56 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, Block A, being the Northeast corner of said Lot 2, Block A, and hereof, from which a 5/8-inch iron rod with yellow plastic cap stamped "HUITT ZOLLARS" found at the Northeast corner of said Lot 1, Block A bears N89°30'27"E, a distance of 188.52 feet;

THENCE, S00°05'04"E, along the West line of said Lot 1, Block A and the common East line of said Lot 2, Block A, a distance of 238.73 feet to the POINT OF BEGINNING, and containing an area of 8.00 acres (348,682 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LFC LAND COMPANY II, LLC do hereby adopt this replat, designating herein described property as SAGE RETAIL ADDITION, LOTS 2R1 & 2R2, BLOCK A, an addition to the Town of Prosper, and does herein certify:

- 1.) The streets and alleys are dedicated for street and alley purposes.
- 2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- 3.) The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 4.) No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper.
- 5.) The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6.) Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 7.) The Town of Prosper and public utilities shall have the tight to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 8.) The Town of Prosper and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- 9.) All modifications to this document shall be by means of plat and approved by the Town of Prosper.

Plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS AT MY HAND, this the _____ day of _____, 2021.

OWNER: LFC LAND COMPANY II, LLC

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER: LFC LAND COMPANY II, LLC

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this replat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

REPLAT
SAGE RETAIL ADDITION
LOTS 2R1 & 2R2, BLOCK A
8.00 ACRES

A REPLAT OF LOT 2, BLOCK A OF SAGE RETAIL ADDITION,
RECORDED IN VOLUME 2020, PAGE 585, P.R.C.C.T.,
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Project 2106.031-03		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/19/2021		
Drafter TMR/TAR/CHM		

ENGINEER Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman Street, Suite: 40 Prosper, TX 75078 (817) 281-0572	SURVEYOR Eagle Surveying, LLC Contact: Tyler Rank 210 S. Elm Street, Suite: 104 Prosper, TX 76201 (940) 222-3009	OWNER LFC Land Company II, LLC 8401 N. Central Expressway, Suite: 350 Dallas, TX 775225
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Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: Shades of Green - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) and Agricultural District (AG), generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green - Zoning)

Applicant:

Shades of Green, Inc.
7401 Coit Road
Frisco, TX 75035

Background Information:

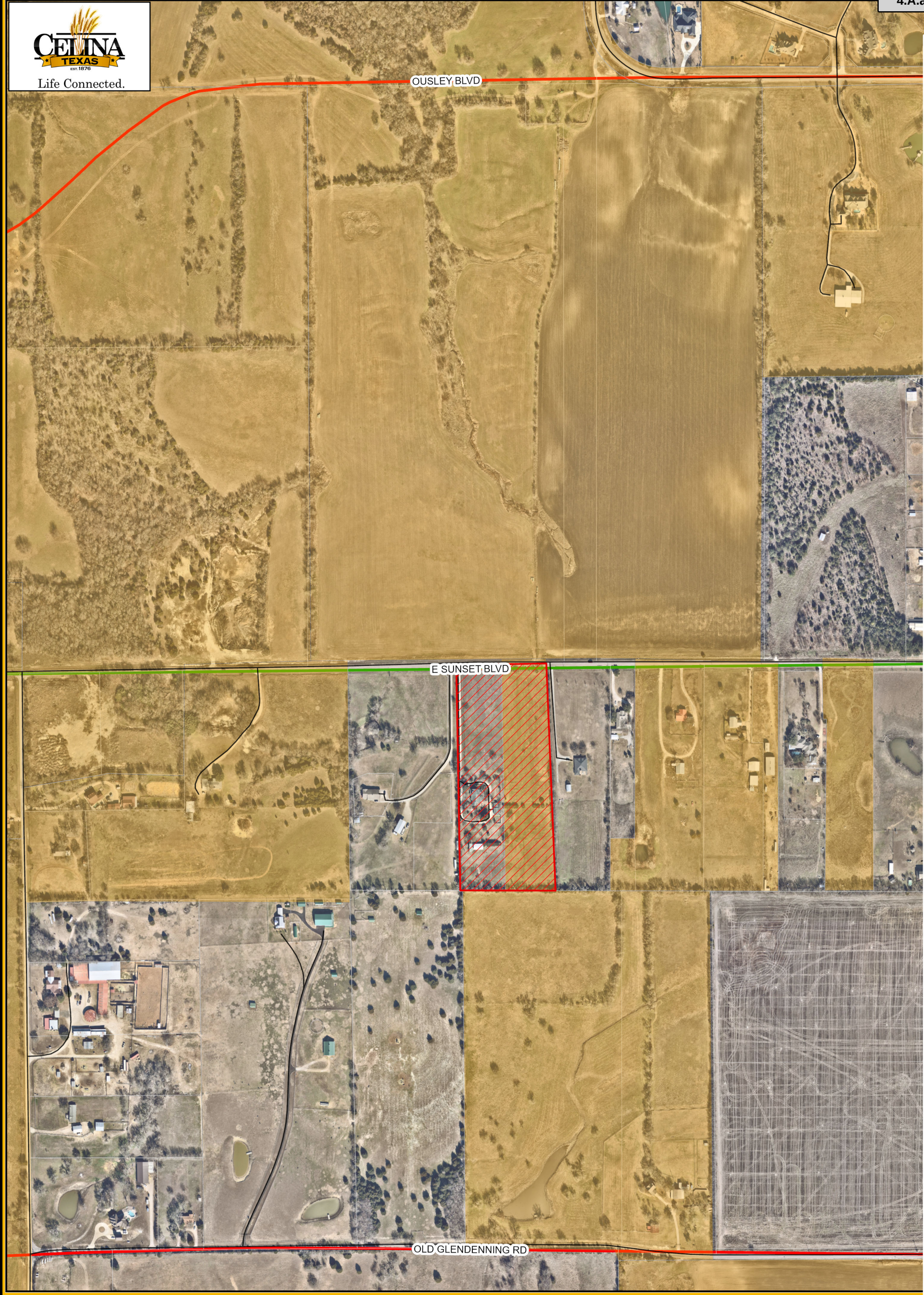
The property is approximately 10 acres, and currently within both the City Limits and the Extraterritorial Jurisdiction (ETJ). The applicant is proposing a Planned Development with Commercial, Office, & Retail District (C) and Agricultural District (AG) base zoning to develop the Shades of Green nursery, which is in conformance with the governing DA. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Shades of Green - Zoning)

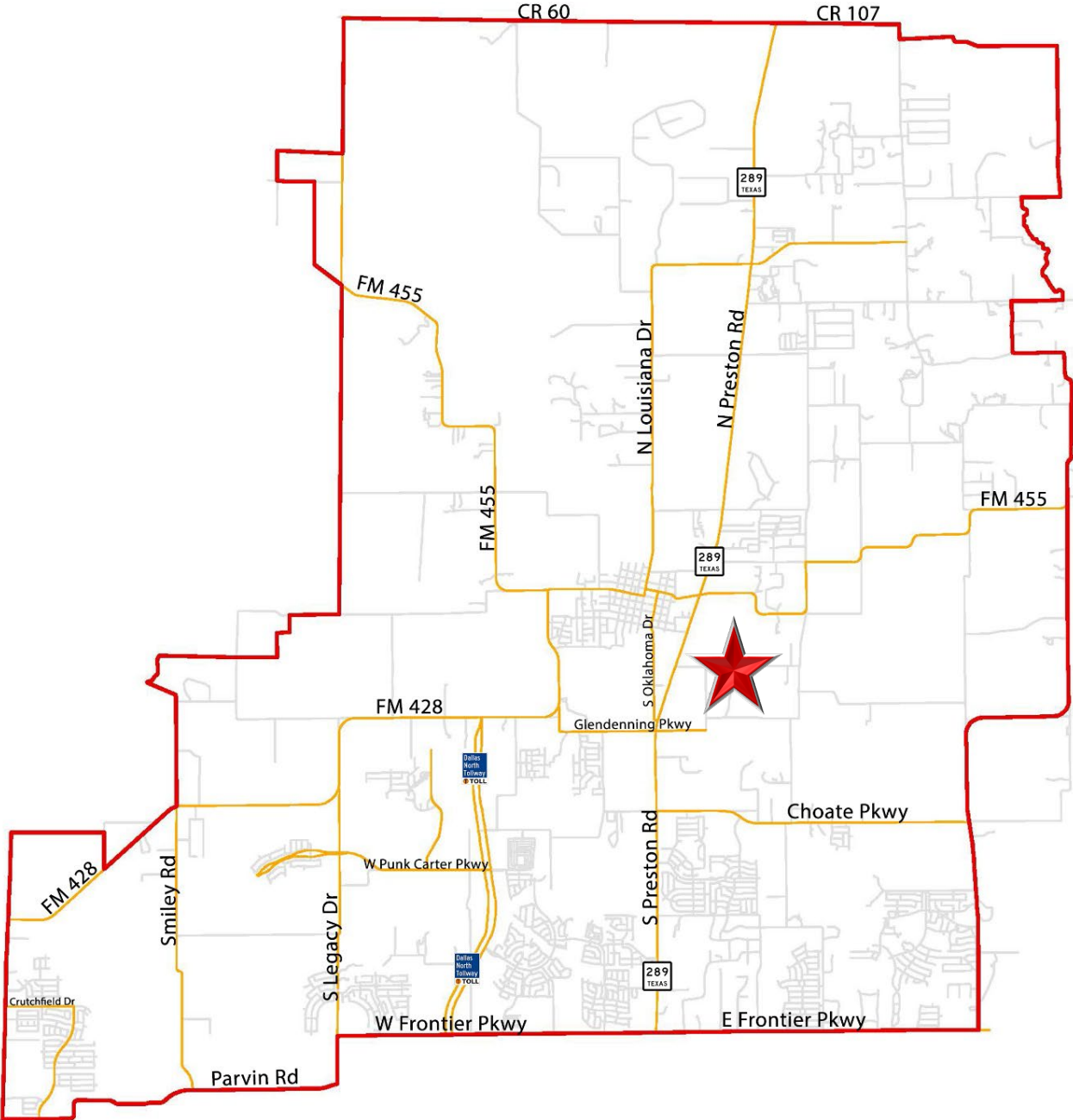
Legend Subject Property City Limits Roads Parcels	Shades of Green Zoning Location Map City of Celina 1/26/2022	N W S E 0375750 Feet
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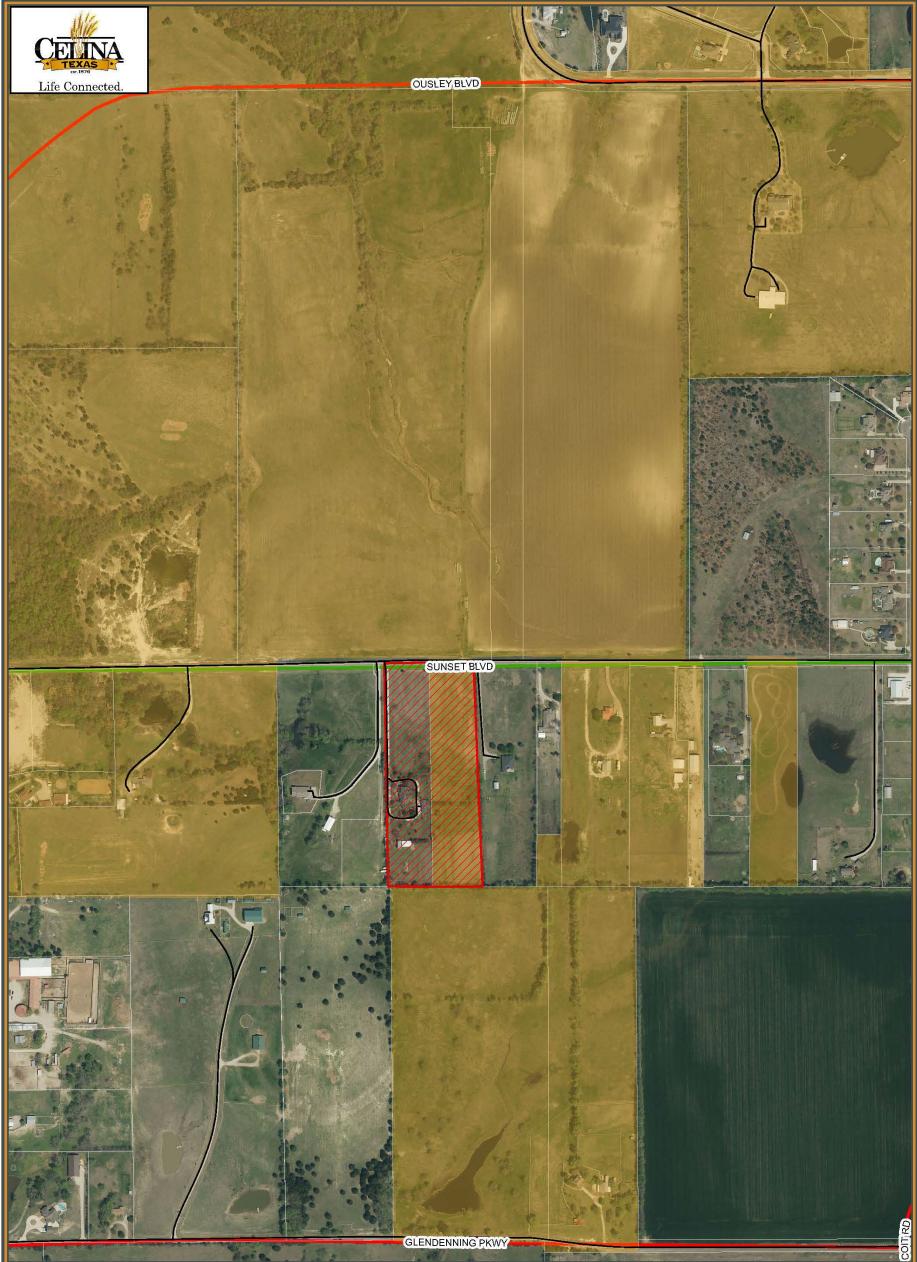
SHADES OF GREEN

Planned Development

Planning & Zoning Commission
February 15, 2022







LOCATION MAP

The subject property is generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, immediately east of the future Wedding Venue

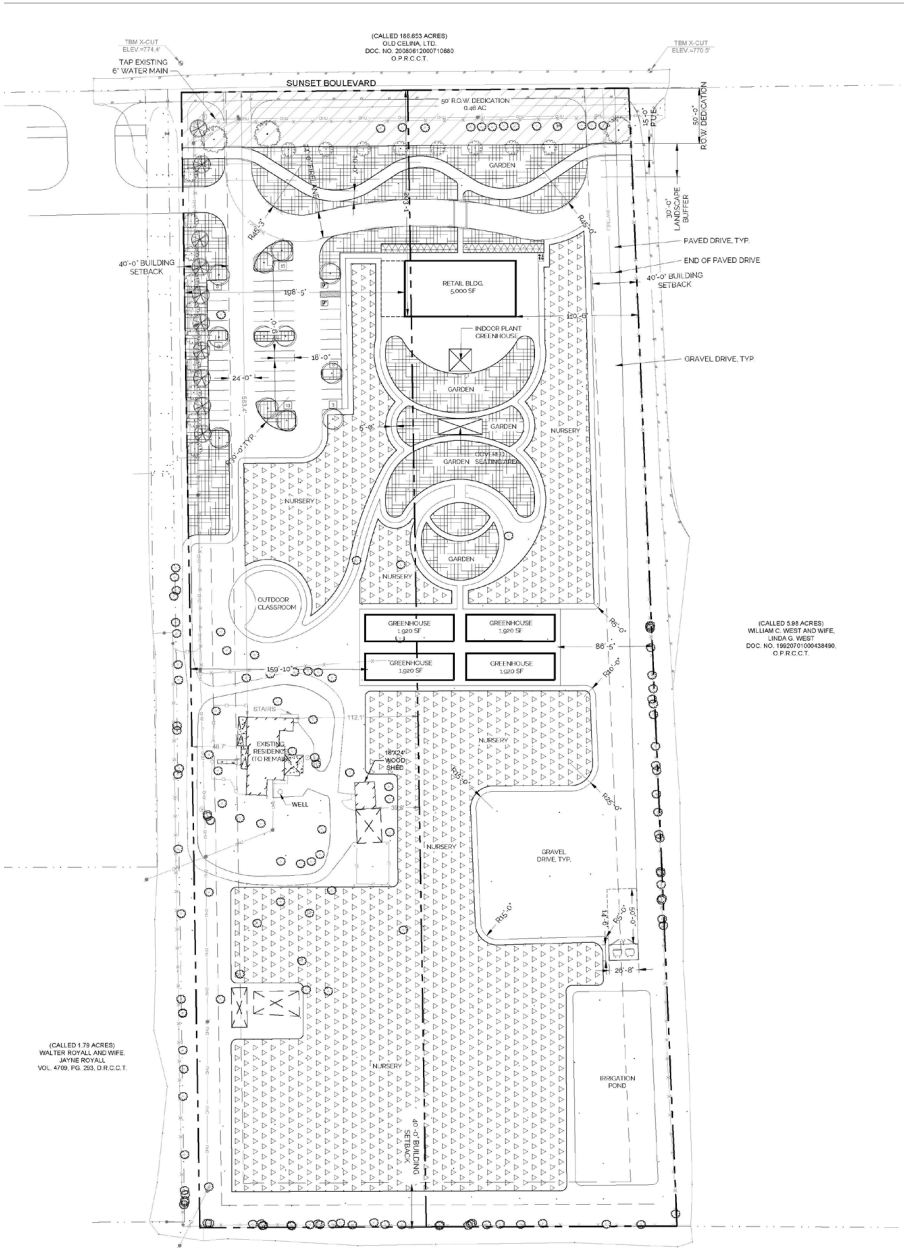
BACKGROUND

- The subject property consists of two tracts, is approximately 9.8 acres, and currently within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to develop a nursery (Shades of Green)
- A Development Agreement (DA) which outlined the future annexation and zoning was approved in November 2021
- The governing DA also allowed a 36-month “start-up phase” which allowed for a temporary sales trailer and gravel parking

PROJECT OVERVIEW

- The property will consist of the plant nursery as well as a retail building, gardens, green houses, and an outdoor classroom
- The Planned Development zoning is for a nursery and garden center with secondary land uses associated with Agritourism
- A sidewalk will be provided along Sunset Boulevard, along with right-of-way dedication and a landscape buffer
- The property will include cross-access to the western (Wedding Venue) and eastern properties

CONCEPT PLAN



POLICY CONSIDERATIONS

- The proposed zoning is in conformance with the governing Development Agreement
- The land use would generate significant sales tax
- City standards (architecture, landscaping) apply, with some flexibility for the architecture to fit an agritourism theme and its start-up phase
- The ETJ portion of the property will be annexed along with the zoning for the entire development

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

DEVELOPMENT STANDARDS

Zoning

The property shall be zoned a Planned Development district, with the base zoning to be Commercial, Retail, & Office (“C”) district on the northern 4.80 acres of the Property and Agriculture (“AG”) district on the southern 5 acres to allow for a plant nursery. Additionally, nursery and garden center uses with secondary land uses associated with Agritourism shall be permitted, and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, as may be amended, except as follows.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City’s architectural standards, and as may be amended, except with some architectural flexibility to fit the agritourism theme for on-site facilities.

Landscaping

The perimeter tree requirement may be relaxed. The primary areas that shall meet full City standards are the front landscape buffer adjacent to Sunset Boulevard and any public parking areas. A pollinator garden may be installed in the landscape buffer along Sunset Boulevard.

Additional Standards

1. All parking areas shall be concrete, including cross access.
2. The dumpster, if located per the concept plan, may be screened with alternative options.
3. A temporary sales office and temporary parking may be permitted until a permanent building is constructed, for a period not to exceed thirty-six (36) months, or upon permanent building Certificate of Occupancy, whichever comes first.
4. The existing house on the property may remain residential and be occupied as a residence. However, if it converts to an office or non-residential use, or is open to the public, it shall require a Certificate of Occupancy and abide by all City regulations and building codes.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: 881 N. Louisiana - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 2 acres to a Planned Development (PD) with a base zoning of Industrial District (I), generally located east of Louisiana Drive and 1,570 feet south of future J. Fred Smith Parkway, within the City Limits. (881 N. Louisiana – Rezoning)

Applicant:

Claymoore Engineering
301 S. Coleman St., Ste. 40
Prosper, TX 75078

Background Information:

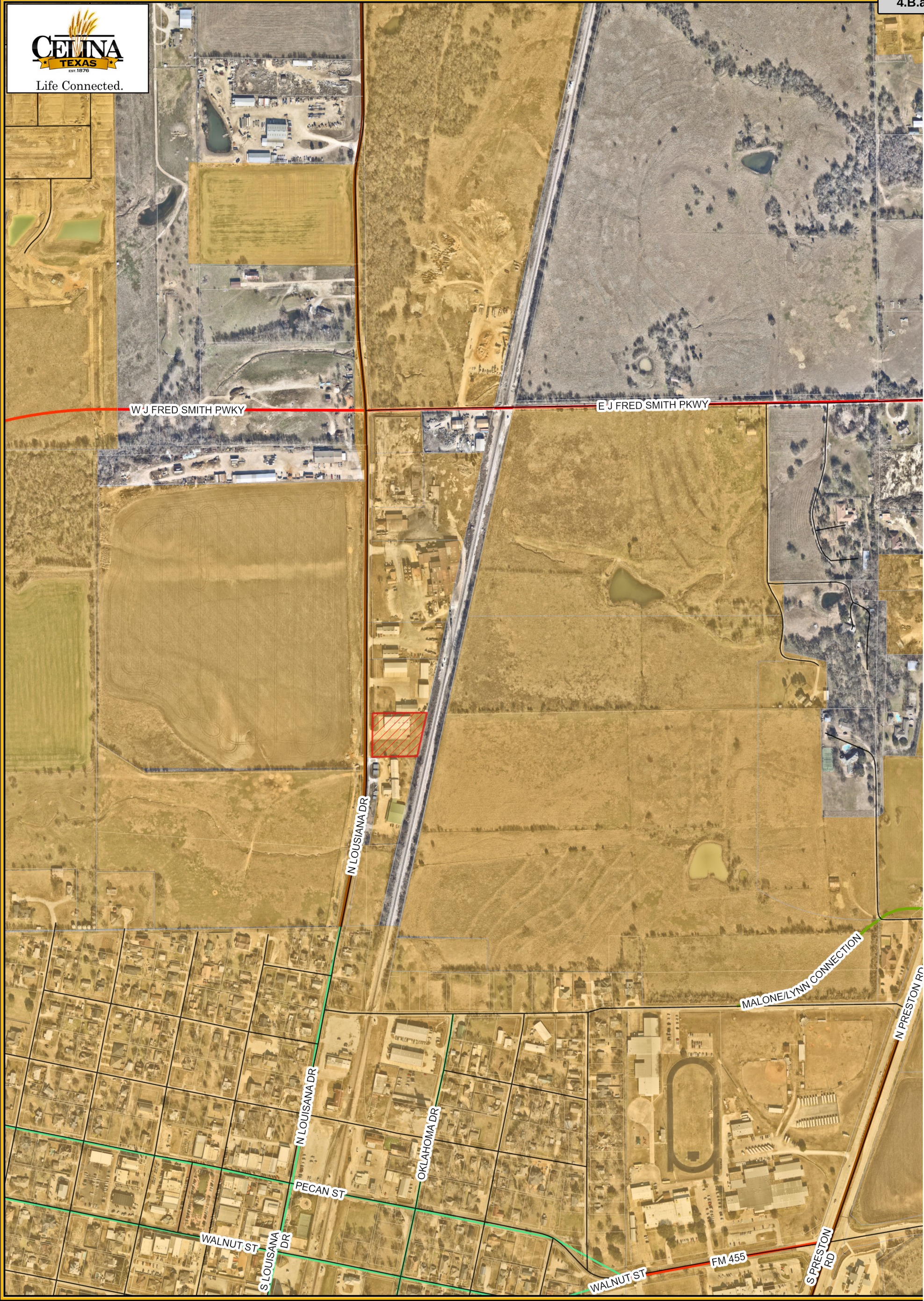
This item is for the rezoning of approximately 2 acres to a Planned Development (PD) with a base zoning of Industrial District (I). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Subject Property

City Limits

Roads

Parcels

Legend

881 N Louisiana

Location Map

City of Celina

1/26/2022

0

435

870

Feet

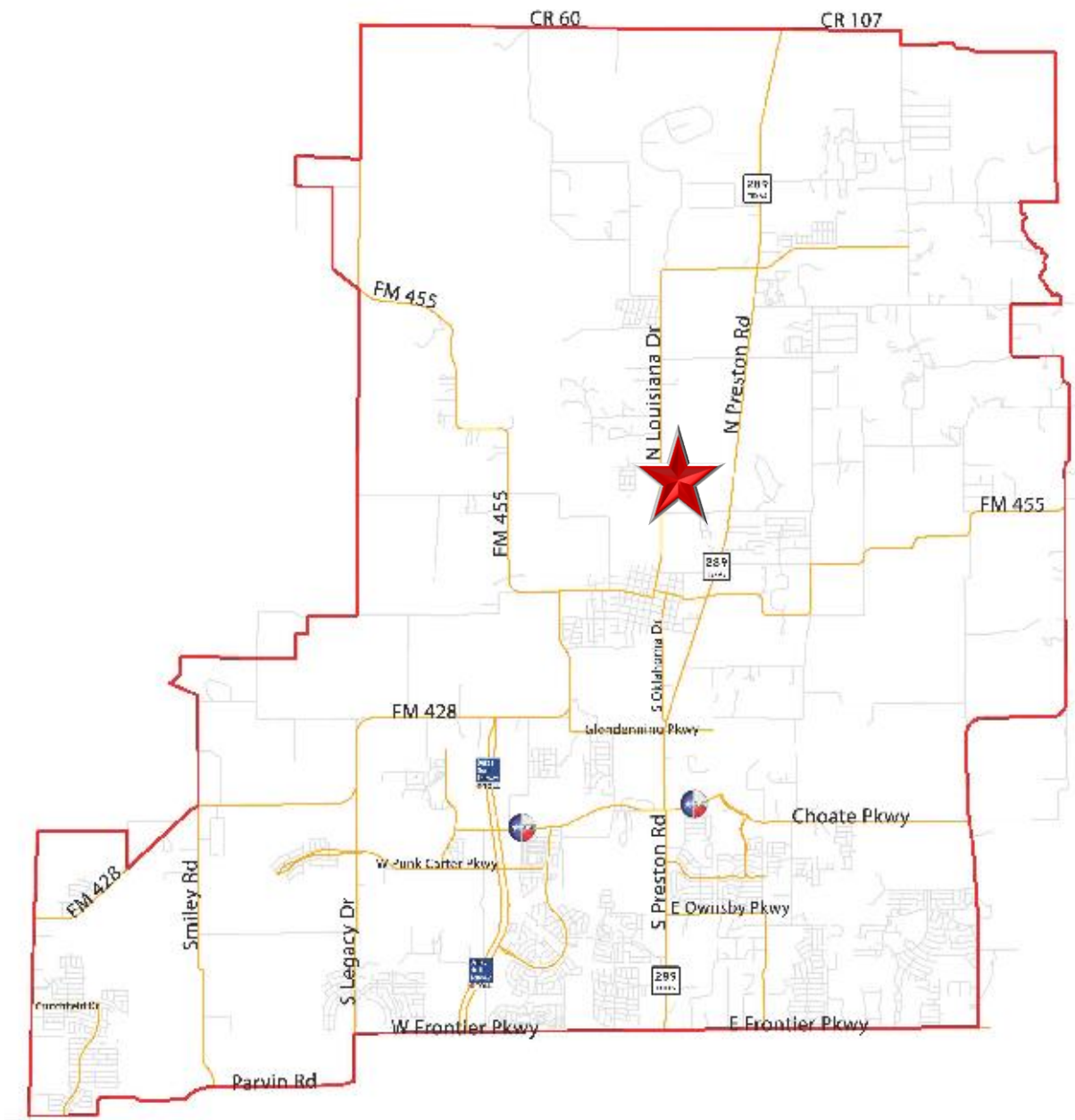
Attachment: Location Map (881 N. Louisiana – Rezoning)

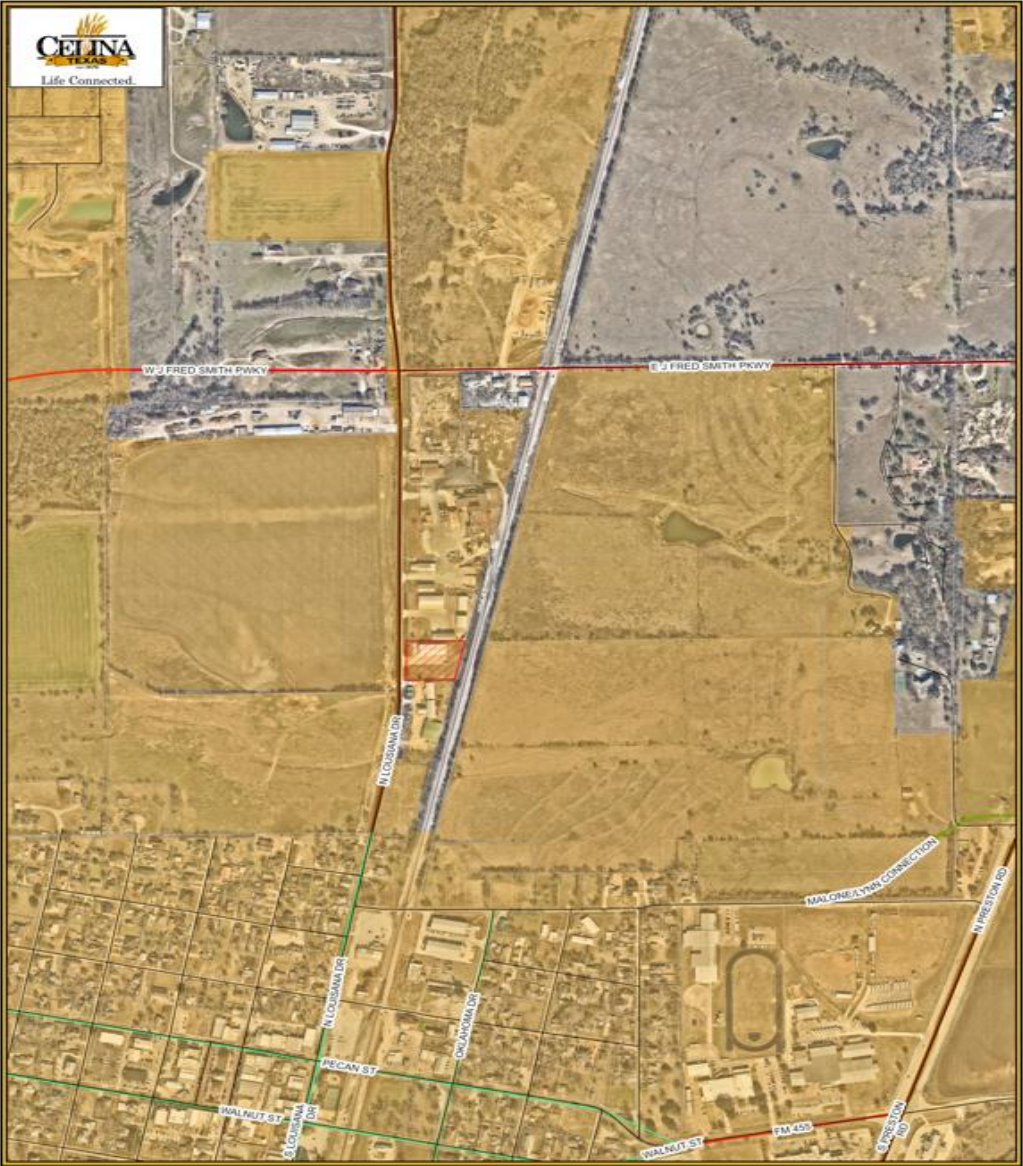
881 N. LOUISIANA

Zoning

Planning & Zoning Commission
February 15, 2022







LOCATION MAP

The subject property is generally located east of Louisiana Drive and approximately 1,570 feet south of future J. Fred Smith Parkway.

BACKGROUND

- The subject property is approximately 1.5 acres with an existing metal building and parking lot that were originally constructed in the County
- The subject property was annexed into City Limits in 2010 and was zoned Agriculture District (AG)
- The applicant is proposing a Planned Development with a base zoning of Industrial (I)
- New ownership desires to secure entitlement to the property that better reflects its existing business model

CURRENT PICTURE



Attachment: Staff Presentation (881 N. Louisiana – Rezoning)

SPECIAL ORDINANCE PROVISIONS

- 4' masonry wainscot on the front building façade, similar to adjacent properties
- Screening options for any outdoor storage:
 - 6' masonry wall
 - Composite, Trex, or enhanced wooden privacy fence (6' cedar, board-on-board with a decorative cap) with masonry columns
 - Decorative tubular steel (i.e. wrought iron) or industrial steel (comparable to Design Master) fencing with opaque evergreen screening with masonry columns
 - Non-ROW frontages do not require masonry columns nor associated evergreen landscaping
 - No R-panels, pipe rail, or chain link would be allowed

POLICY CONSIDERATIONS

- This Zoning seems appropriate for the property as this portion of Louisiana Drive has historically contained these light industrial type uses
- The Planned Development contemplates the dedication of Right of Way for the future expansion of Louisiana Drive
- The screening options along Louisiana Drive are greater than existing condition along the corridor
- Brings the property into conformance with zoning (currently non-conforming)

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

Development Regulations

The base zoning of the subject property shall be Industrial (I), which is limited to light industrial, manufacturing, heavy commercial, contractor yard, and employment type land uses, where unclean or heavy industrial land uses require additional approval through the SUP or PD process.

The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended. At time of expansion or use of the outside yard for any storage, the following conditions apply:

1. The existing metal building shall install a minimum 4' brick or stone wainscot on the front façade.
2. A 60' wide ROW dedication is required at time of platting, or when requested by the City via separate instrument.
3. Screening options along Business-289 frontage include the following:
 - 6' masonry wall
 - Composite, Trex, or enhanced wooden privacy fence (6' cedar, board-on-board with a decorative cap) with masonry columns
 - Decorative tubular steel (i.e. wrought iron) or industrial steel (comparable to Design Master) fencing with opaque evergreen screening with masonry columns
 - Non-ROW frontages do not require masonry columns nor associated evergreen landscaping
 - No R-panels, pipe rail, or chain link would be allowed



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: 12 Acres on DNT - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 12.1 acres to Dallas North Tollway Overlay District (DNTD), generally located at the northeast corner of the future Dallas North Tollway and Collin County Outer Loop, within the City Limits. (12 Acres on DNT – Rezoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC
PO Box 6250
McKinney, TX 75071

Background Information:

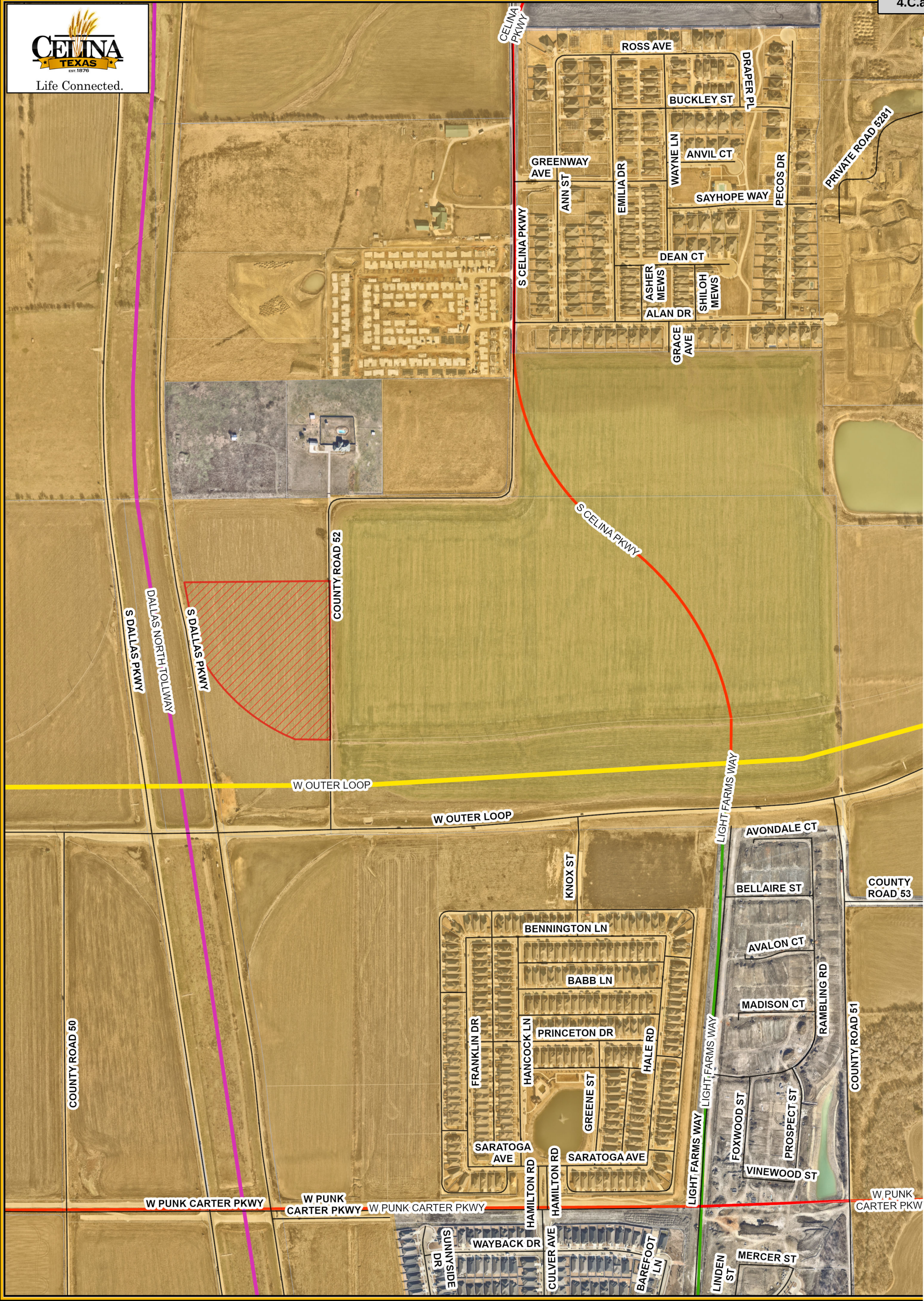
This item is for the rezoning of approximately 12.1 acres to the Dallas North Tollway Overlay District (DNTD). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



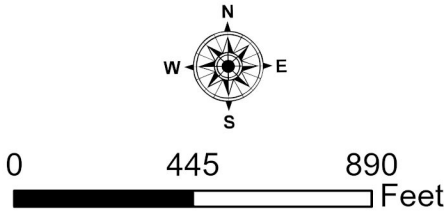
Attachment: Location Map (12 Acres on DNT - Rezoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

12 Acres on DNT
Location Map
City of Celina

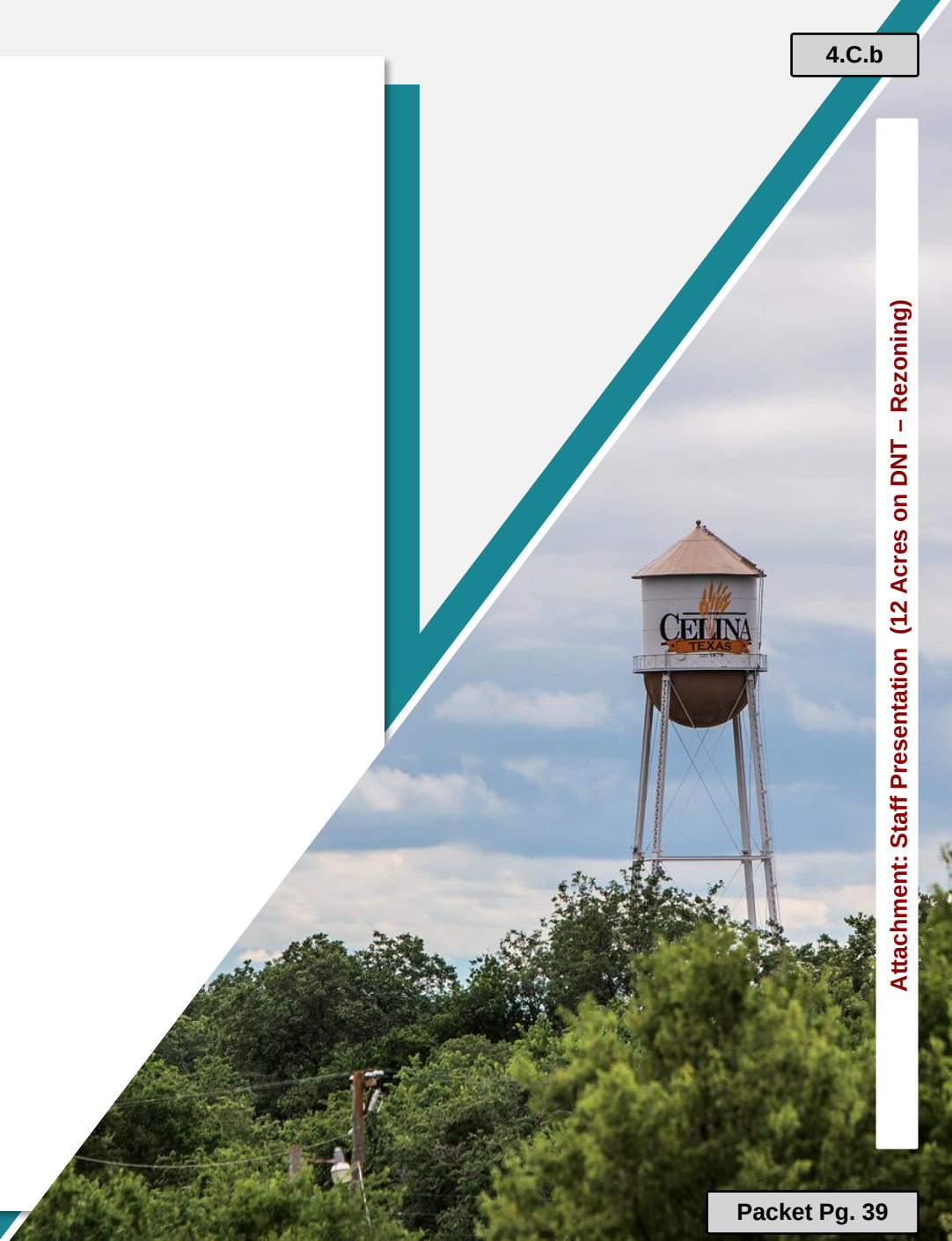
1/26/2022

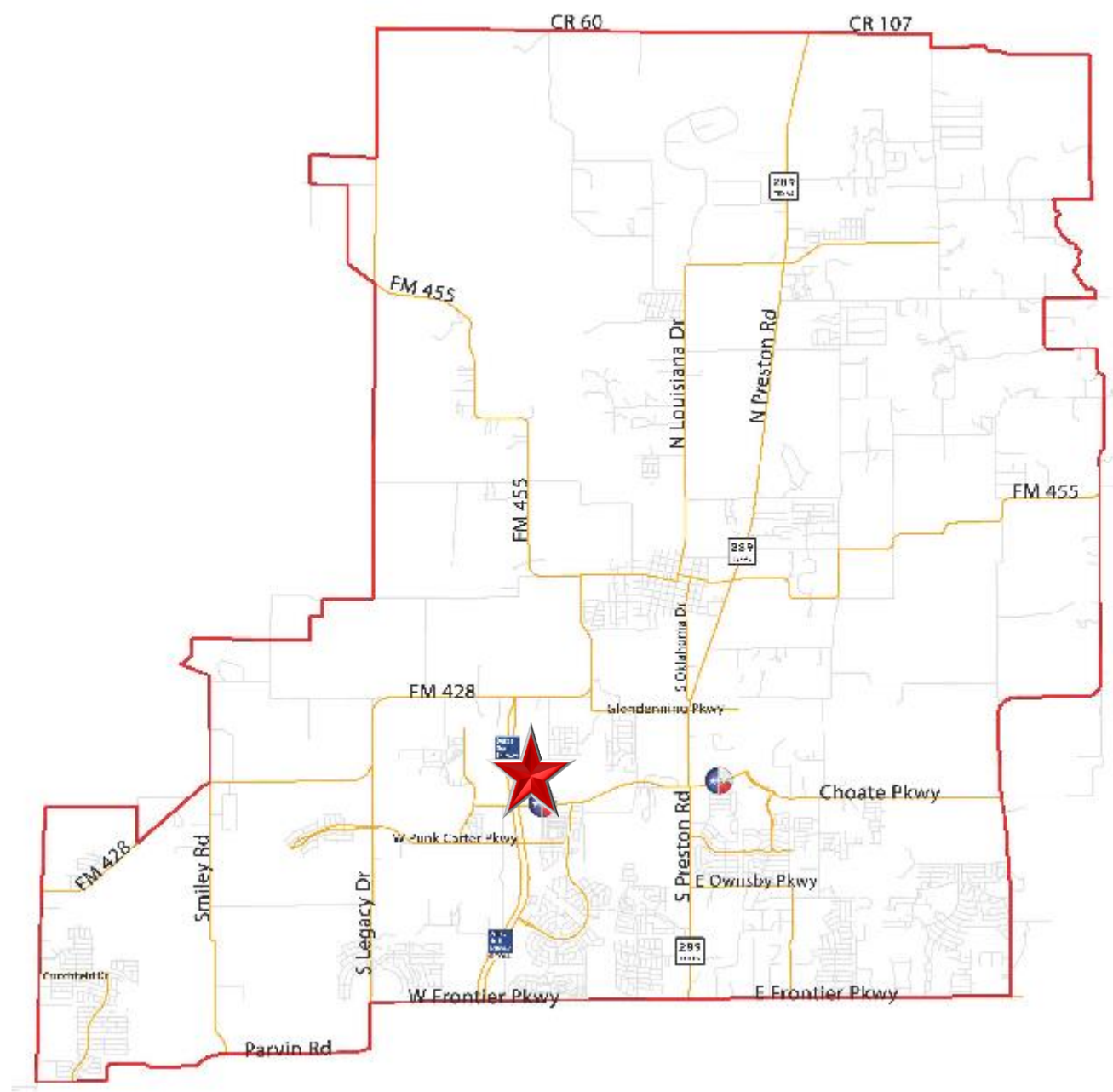


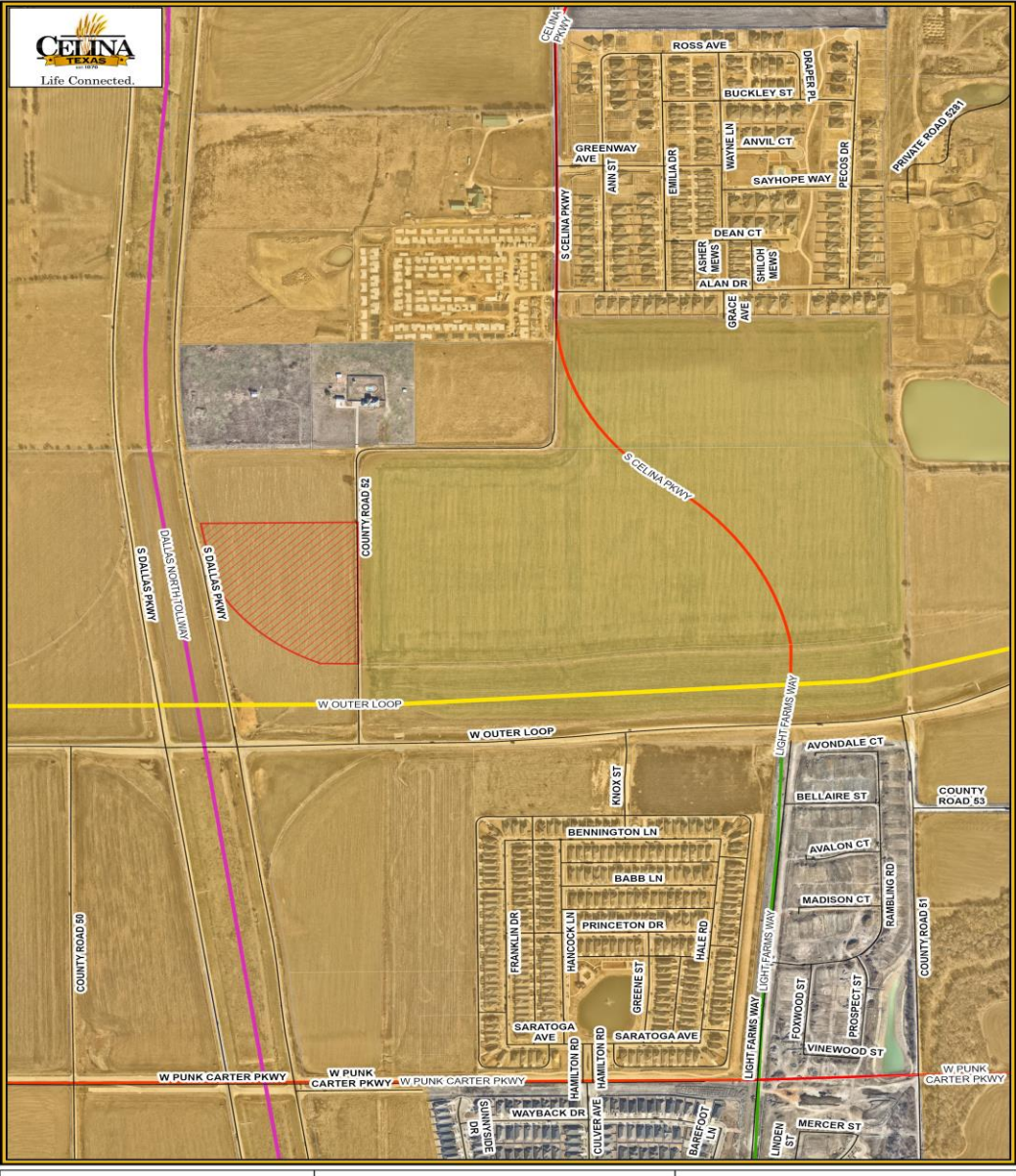
12 ACRES ON DNT

Rezoning

Planning & Zoning Commission
February 15, 2022







LOCATION MAP

The subject property is generally located approximately 450 feet north of the Collin County Outer Loop and east of future Dallas North Tollway

BACKGROUND

- The subject property is approximately 12 acres
- The subject property was annexed into City Limits in 2012 and was zoned Agriculture District (AG)
- The applicant is proposing a base zoning of Dallas North Tollway Overlay District (DNTOL)
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- Dallas North Tollway Overlay District (DNTOD) is an appropriate zoning district for properties along the Dallas North Tollway

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: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: North Sky (Chan Moore) - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 226 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R), generally located west of Louisiana Drive and approximately 1,600 feet north of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - PD Zoning)

Applicant Information:

CCD - North Sky, LLC
4925 Greenville Ave., Ste. 604
Dallas, TX 75206

Background Information:

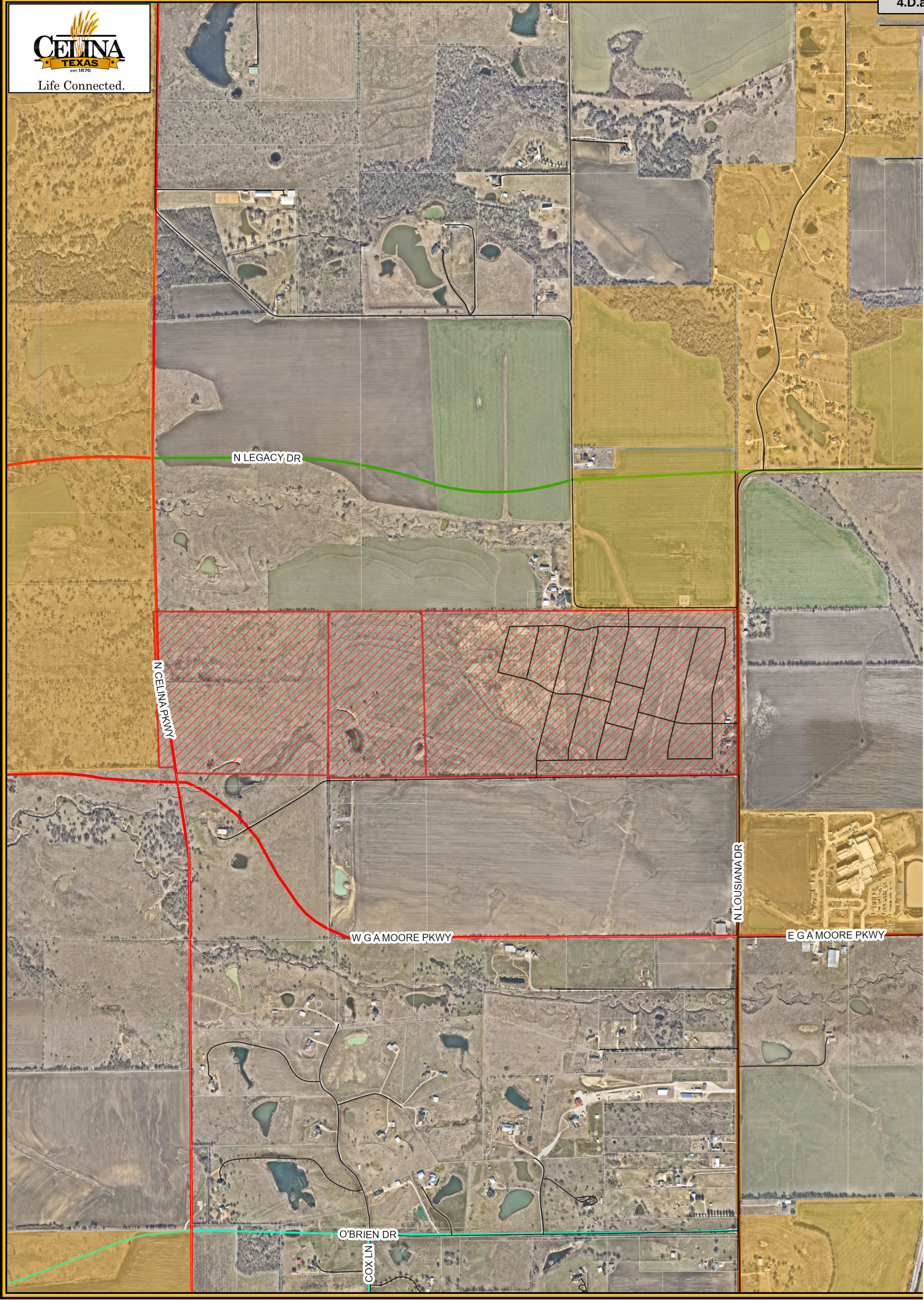
The property is approximately 226 acres within the Extraterritorial Jurisdiction (ETJ). The applicant desires to annex and zone the property to a Planned Development with Single-Family Residential base zoning, per the governing Development Agreement. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Standards

Staff Recommendation:

Staff recommends approval as presented.





Subject Property PD



City Limits



Roads



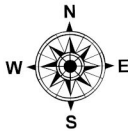
Parcels

Legend

Chan Moore PD Zoning Location Map

City of Celina

1/27/2022

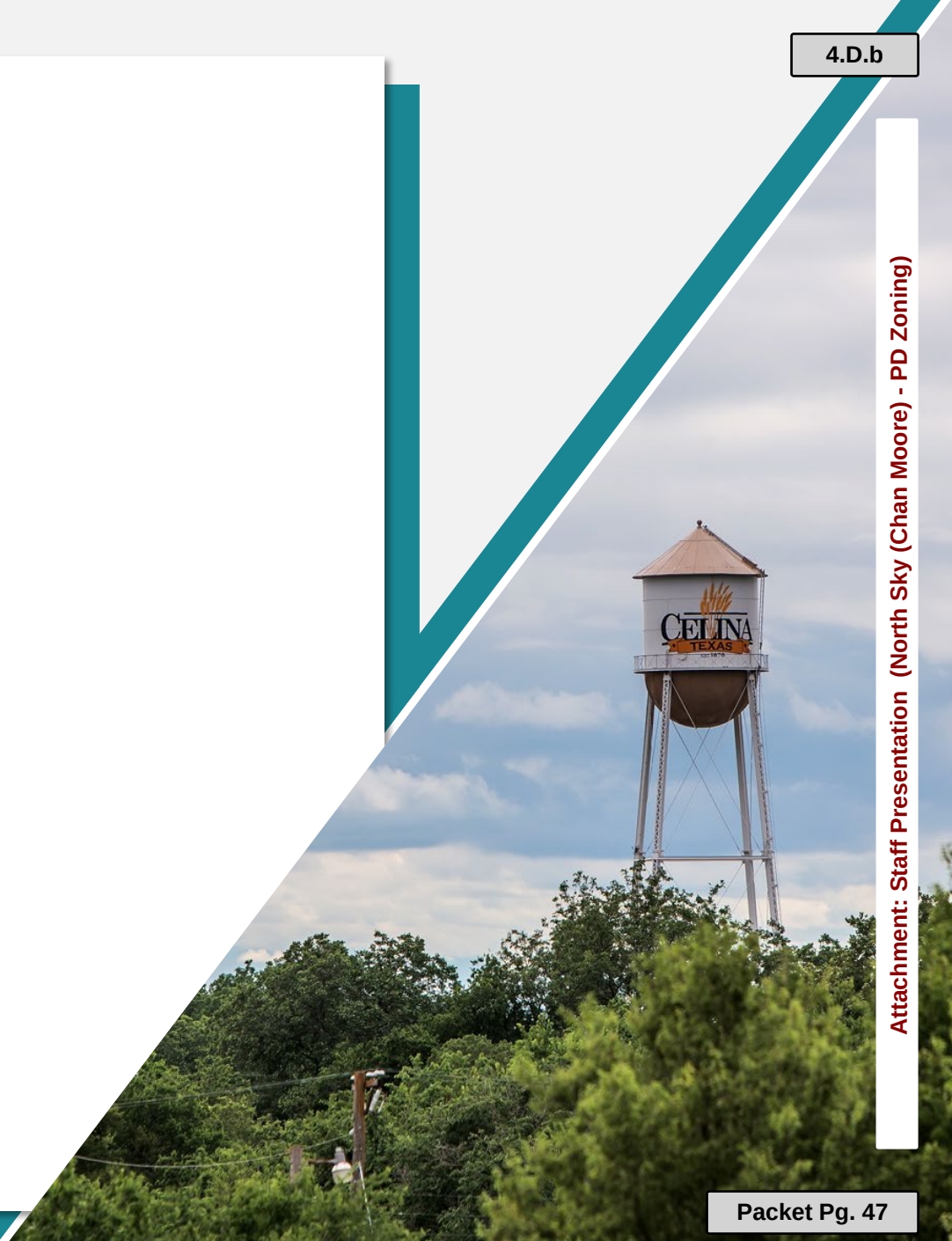


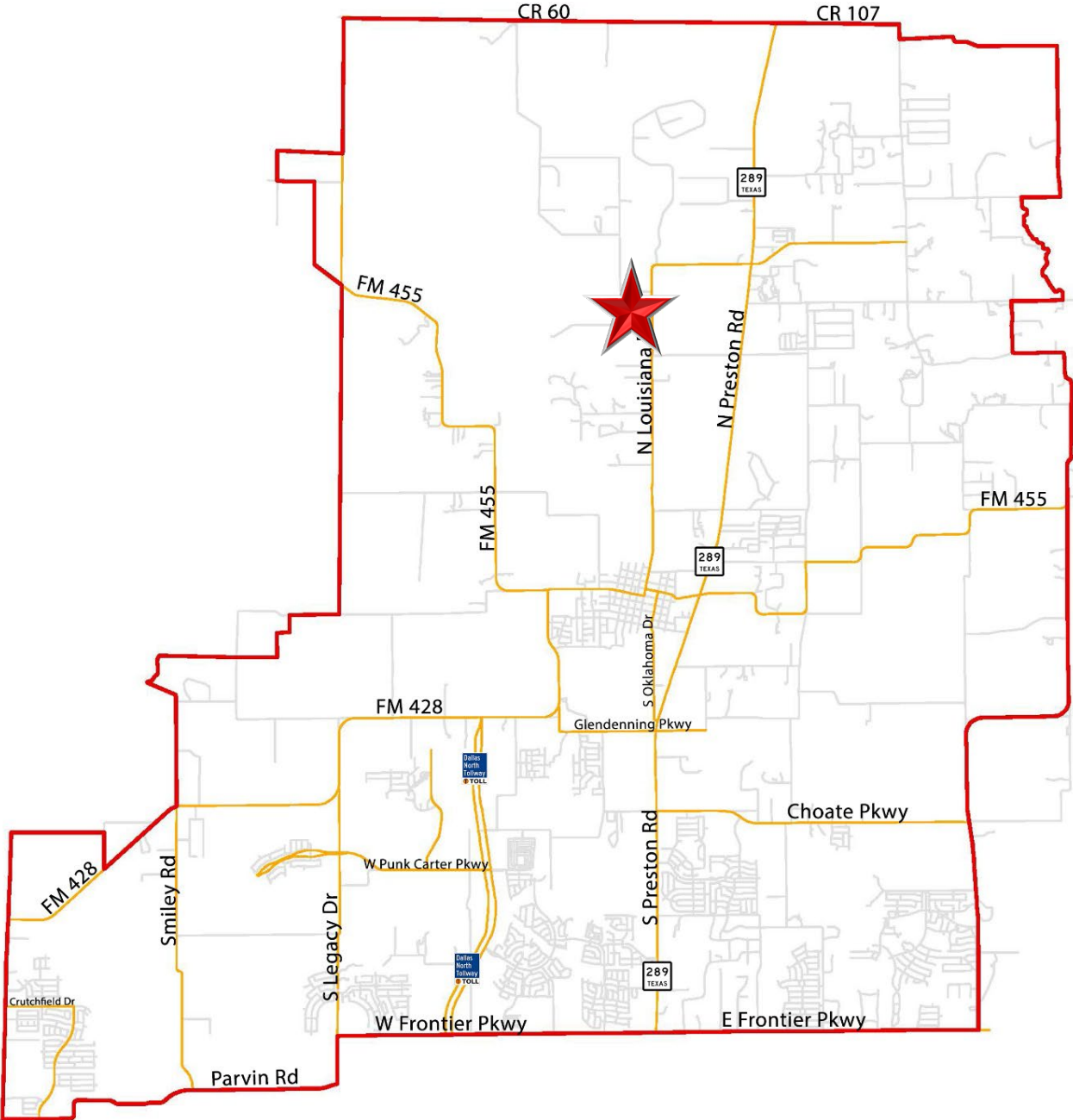
0 500 1,000 Feet

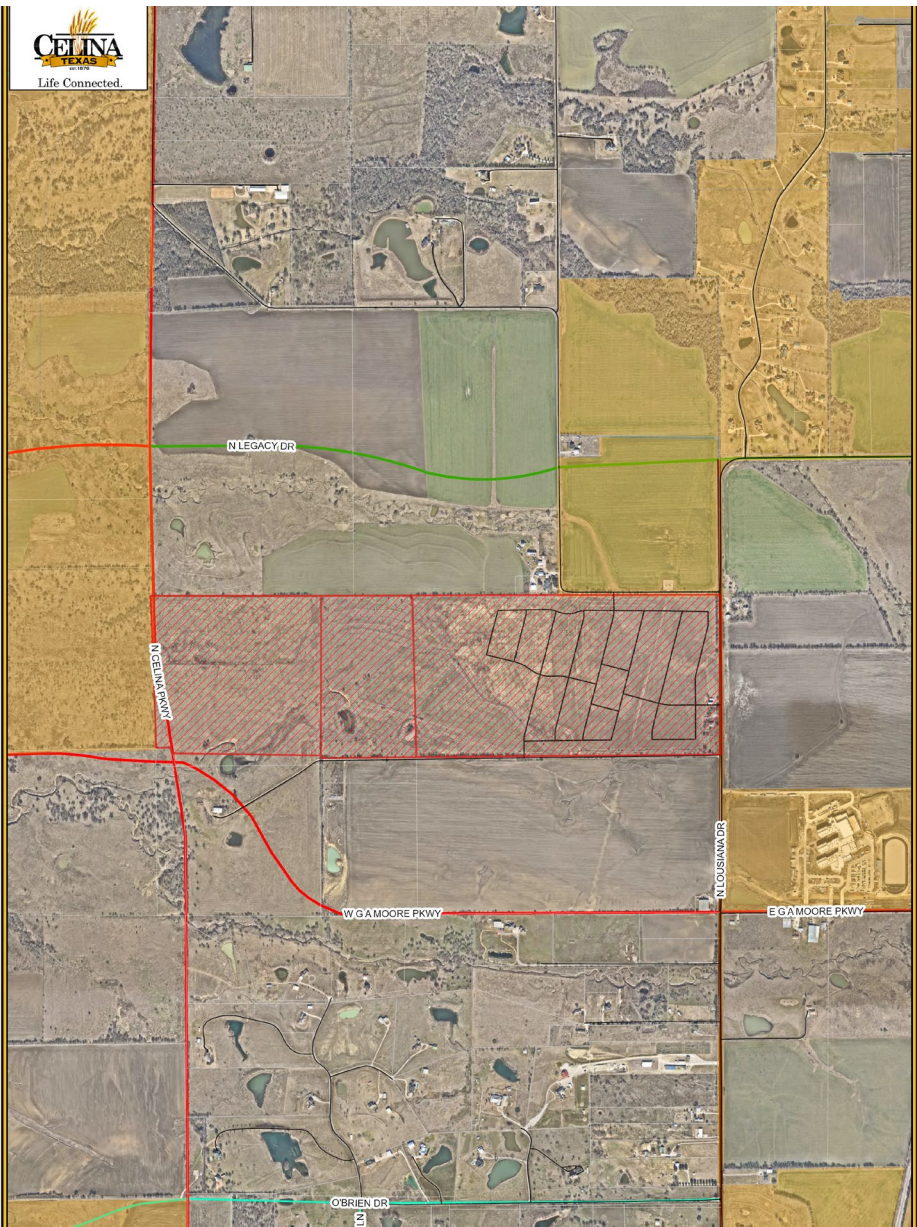
NORTH SKY (CHAN MOORE)

Planned Development

Planning & Zoning Commission
February 15, 2022







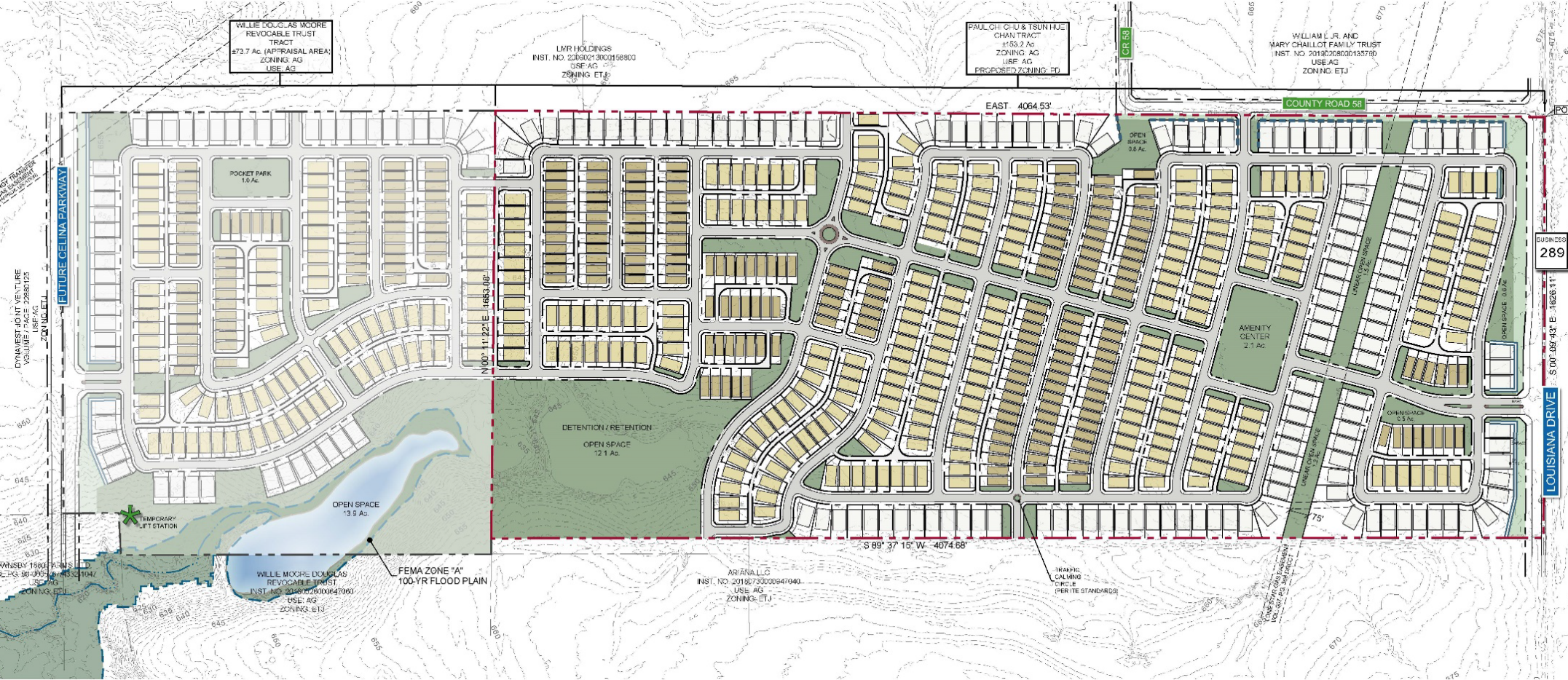
LOCATION MAP

The subject property is generally located at the southwest corner of Louisiana Drive and County Road 58

BACKGROUND

- The subject property is approximately 226 acres, located within the Extraterritorial Jurisdiction
- The applicant is proposing a master planned community
- A Development Agreement which outlined the future annexation and zoning was approved in February 2021

CONCEPT PLAN



OPEN SPACE PLAN



OVERVIEW

- The development is approximately 226 acres, which will be zoned and annexed
- Single-Family Residential (SF-R) is the base zoning of the proposed neighborhood
- Open space is meaningfully incorporated per the Neighborhood Vision Book
- Standard enhanced landscape buffers, trails, screening, architecture, and wide sidewalks
- Standard amenity package with timing triggers

POLICY CONSIDERATIONS

- The proposed neighborhood is appropriate for the location
- A mixture of lot sizes, as required by the Zoning Ordinance and Strategic Plan
- The development would abide by all City standards
- The proposed zoning is in conformance with the governing DA
- The zoning will be considered by City Council concurrently with the associated annexation in March

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

DEVELOPMENT STANDARDS

All development within the Property shall meet the standards of the SF-R, Single Family Residential Detached District as established in the City of Celina Zoning Ordinance, as amended from time to time (the "Zoning Ordinance"), with the exceptions noted herein. The City's building material regulations in the zoning ordinance as it existed on August 1, 2019 (not "as amended") shall apply.

The Development Standards noted herein will hold precedence over any conflicting regulations created by the Zoning Ordinance.

- (a) **Supplemental Permitted Lot Sizes.** In addition to the lot sizes allowed under the base district, the following lot sizes are allowed by right:

Minimum 60' x 120' single family detached residential lots

Minimum 50' x 115' single family detached residential lots

Minimum 40' x 110' single family detached residential lots

Minimum 35' x 120' duplex lots (attached product)

- (b) **Supplemental Development Standards (In addition to the regulations in the base district):**

1. Side Yards: minimum 5' side yards for center loaded lots and/or alternate minimum 10'/0' zero lot option (except duplex lots - minimum 5'/0')
2. Lot Width: Minimum lot widths will be calculated at the building line
3. Front/Rear Yard:
 - a. Front/rear yards for 60' minimum lot sizes shall total at least 40'.
 - b. Front/rear yards for 50' minimum lot sizes and/or attached residential product lots (regardless of lot size) shall total at least 35'.
 - c. Front/rear yards for 40' minimum lot sizes shall total at least 30'.
 - d. Minimum setbacks of 15' for either front or rear yards shall apply.
4. Percentage of Lot Sizes:
 - a. Minimum of 20% of the lots to be 60 feet in width or greater, measured at the earlier of (i) the time the last final plat of the Property is approved, or (ii) the time that such lots must be included on a final plat to ensure the total lot mix can be achieved on the Property with the number of unplatted acres remaining.
 - b. Maximum of 55% of the lots to be 40 feet in width or less, measured at the earlier of (i) the time the last final plat of the Property is approved, or (ii) the time that such lots must be included on a final plat to ensure the total lot mix can be achieved on the Property with the number of unplatted acres remaining.

- c. Maximum of 35% of the lots to be attached residential product (35 feet minimum lot width), measured at the earlier of (i) the time the last final plat of the Property is approved, or (ii) the time that such lots must be included on a final plat to ensure the total lot mix can be achieved on the Property with the number of unplatted acres remaining.
 - d. See Item 5 below for alternate lot size options.
5. Alternate Lot Size Options. The Development may contain front-loaded 55' x 120' lots if (a) 20% or more of the lots are 60 feet in width or greater, and (b) 20% or more of the lots are rear-loaded and 40 feet in width or greater, measured at the earlier of (i) the time the last final plat of the Property is approved, or (ii) the time that such lots must be included on a final plat to ensure the total lot mix can be achieved on the Property with the number of unplatted acres remaining.
 6. Lot Restrictions: With the exception of model home lots, no single family attached lots (duplexes) can be east of the existing Atmos gas line that bisects the Chan Tract. There shall be no single family attached lots (duplexes) within 300 feet of the existing eastern right-of-way line of the proposed Celina Parkway thoroughfare which is along the Moore Tract western property line. The "duplex lots" described in the Supplemental Permitted Lot Sizes, paragraph (a) above, are required to be served by rear alleys.
 7. Minimum Floor Area: 1500 square feet
 8. Garage Placement:
 - i.) Front facades & front-facing garage placement – one-story homes. The face of garage doors shall not extend beyond the front façade of any residential structure unless one or both of the following conditions apply; and in that case, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade:
 - a. A front porch spanning a minimum of fifty percent (50%) of the width of the front façade is provided; or
 - b. A bay window is provided on the longest wall face of the front façade.
 - ii.) Front facades & front-facing garage placement – two story homes. The face of garage doors may extend beyond the front façade of any residential structure up to a maximum of eight (8) feet beyond the front façade.
 - iii.) Front facades & J-swing garage placement. When the doors of garages are designed to be perpendicular to the street access (as in J-swing garages), the entire garage may extend in front of the main front façade of the residential structure.
 - iv.) Side facades & J-swing garages. J-swing garages shall have a minimum of twenty (20) feet from the door face of the garage to the side property line for maneuvering and tandem parking.
 - v.) Rear-facing & alley-served garages. Rear-facing and alley-served garages shall have a minimum of twenty (20) feet from the door face of the garage to the edge of the alley pavement line for maneuvering and tandem parking.

- (c) **Concept Plan:** Development shall be in general conformance with the Concept Plan attached as Exhibit C. Revisions to Exhibit C are subject to the approval of the Director of Development Services at the time of approval of the preliminary plat and shall not constitute a rezoning application. Revisions to lot sizes shown on the Concept Plan shall be approved by the Director of Development Services as long as they meet the criteria noted in Section (b)4 (Percentage of Lot Sizes). Revisions to street layouts, as well as open space size and configuration, shall be approved by the Director of Development Services as long as they meet all applicable City Regulations, as modified by this Agreement.
- (d) **Open Space:** The overall open space shall not be less than 15% of the gross area of the Property, measured at the time the last final plat of the Property is approved. The required program elements/amenities shall be as noted on Exhibit D. Changes to program elements and locations noted in Exhibit D are subject to approval by the Director of Development Services at the time of approval of the preliminary plat and shall not constitute a rezoning application. Open fencing is required on residential lot lines siding or backing to open spaces unless otherwise noted on Exhibit D or approved by the Director of Development Services at the time of approval of the preliminary plat. One minimum 3-inch caliper tree is required in the back yard of residential lots the rear of which is adjacent to the existing Atmos Gas easement.
- (e) **Landscape Setbacks:** The required landscape setbacks adjacent to major thoroughfares shall average a minimum of 40' in width and be as generally depicted in the landscape buffers shown on Exhibit D. The total area of the setback shall be no less than the linear frontage along the thoroughfare times 40' in width except as shown on Exhibit D. There shall be a minimum landscape setback (buffer) of 15' along County Road 58. Screening shall be as generally depicted on Exhibit D.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: North Sky (Chan Moore) - Remainder Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 224 acres to Agricultural District (AG), generally located west of future Peterman Parkway, north of future Sunset Boulevard, east of future Legacy Drive, and south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - Remainder Zoning)

Background Information:

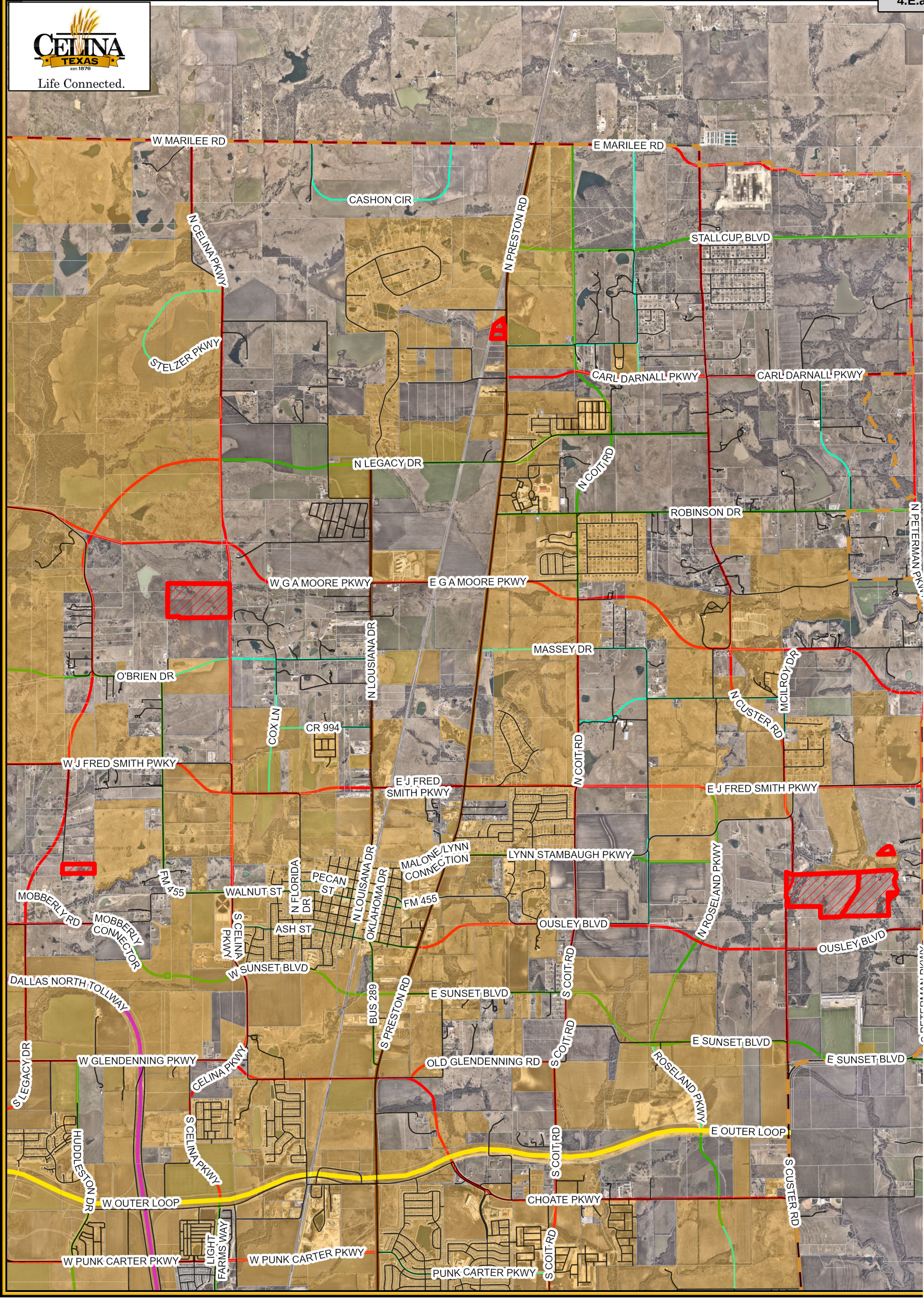
The subject properties are associated with the statutory consent annexation process and will be zoned Agriculture District (AG). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

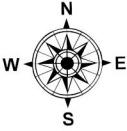


Legend

-  Subject Properties Remainder
-  City Limits
-  Roads
-  Parcels

Chan Moore Remainder Zoning Location Map City of Celina

1/27/2022



0 3,000 6,000 Feet

NORTH SKY (CHAN MOORE) REMAINDER

Zoning

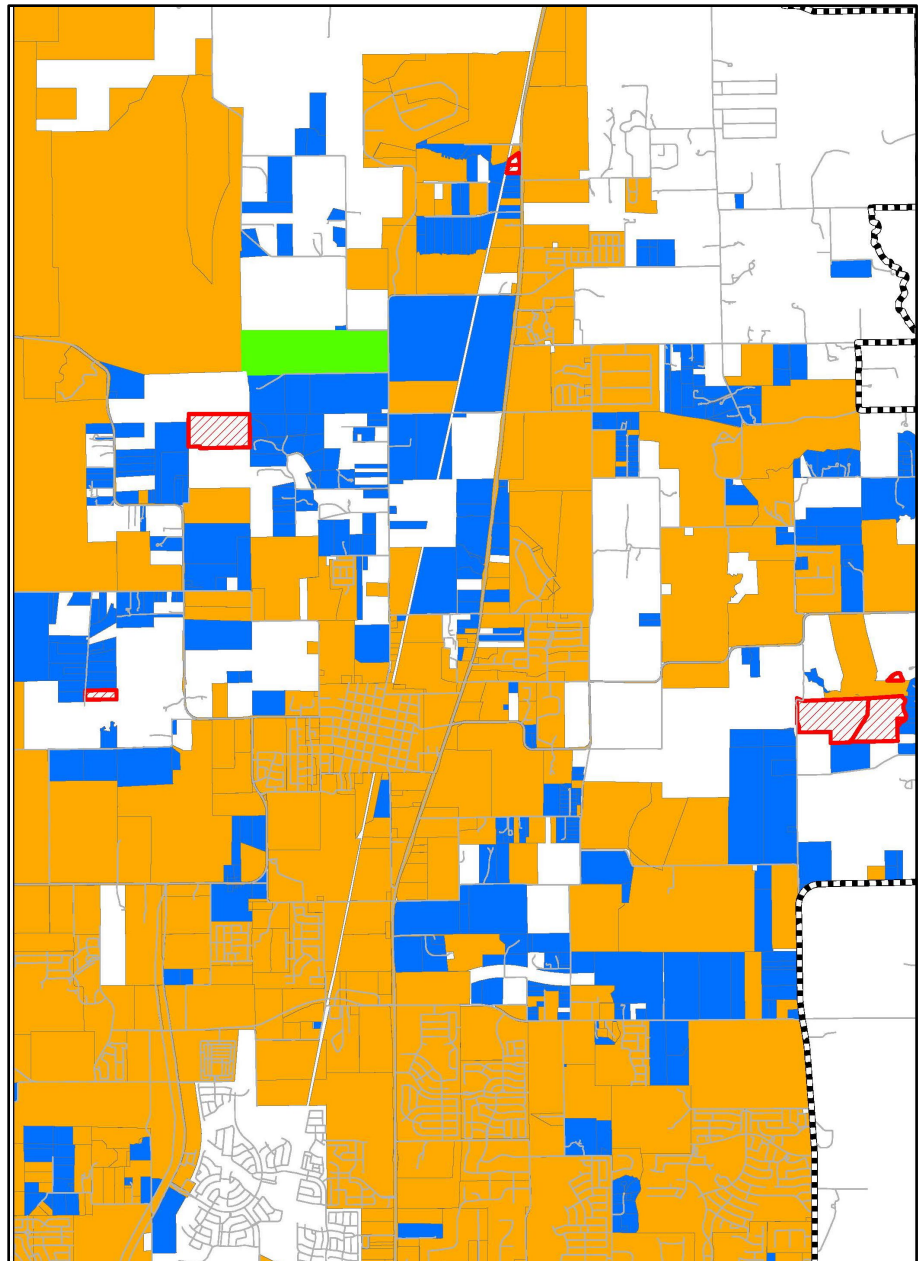
Planning & Zoning Commission
February 15, 2022



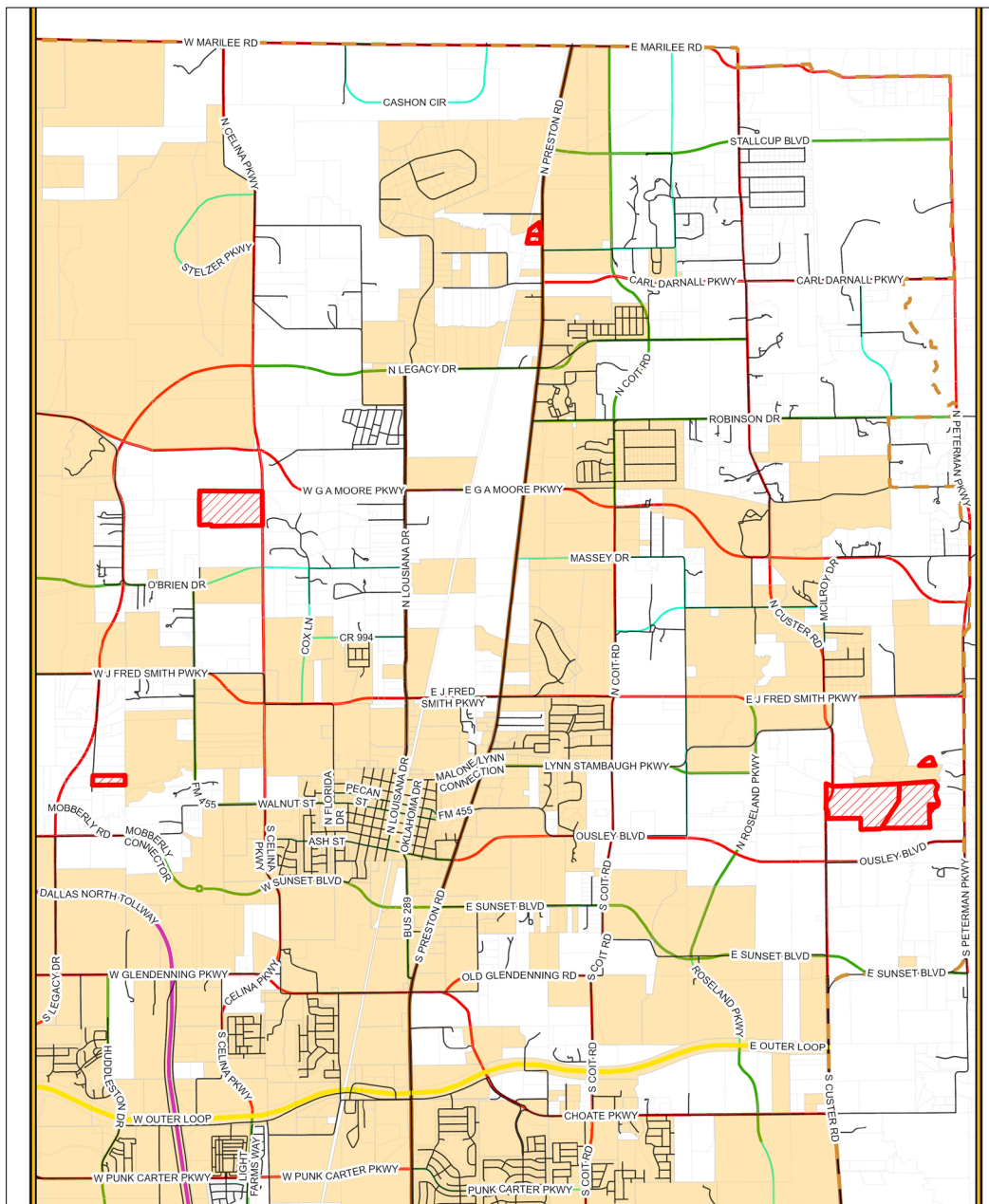
ANNEXATION MAP

Legend

-  Ultimate Boundary
-  Roads
-  Potential Annexations
-  Petition



The subject properties are located within the ultimate growth boundary of the City of Celina



BACKGROUND

- The properties total approximately 224 acres within the Extraterritorial Jurisdiction
- 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
- No residents are included in the zoning
- Property owners have not voiced objection to city staff and still have the opportunity to sign a deferral agreement

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

TIMELINE

- Deferral letters mailed to ETJ property owners
- ~~July 13, 2021 – Annexation Resolution~~
- ~~August 10, 2021 – 1st Public Hearing~~
- ~~January 11, 2022 – Petition Verification~~
- ~~February 8, 2022 – 2nd Public Hearing~~
- March 15, 2022 – 3rd Public Hearing and Annexation/Zoning Ordinance adoption



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: KDD Ranch - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 71 acres, generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (KDD Ranch - Development Agreement)

Applicant:

The Law Offices of Robert D. Daake, PLLC
PO Box 6250
McKinney, TX 75071

Background Information:

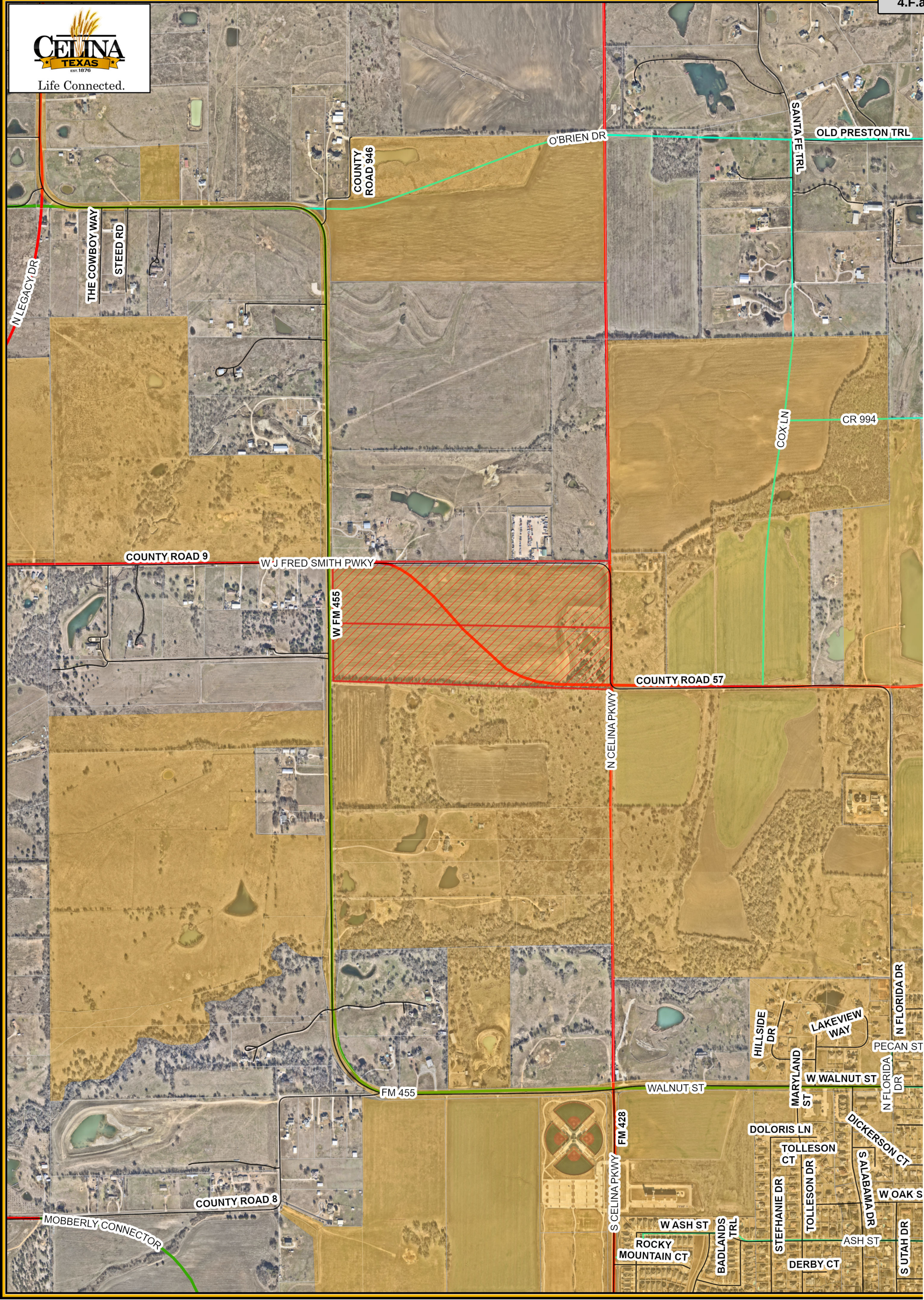
The property is approximately 71 acres within the City Limits. The property owner desires to outline the future zoning and right-of-way dedication for the tract. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (KDD Ranch - Development Agreement)

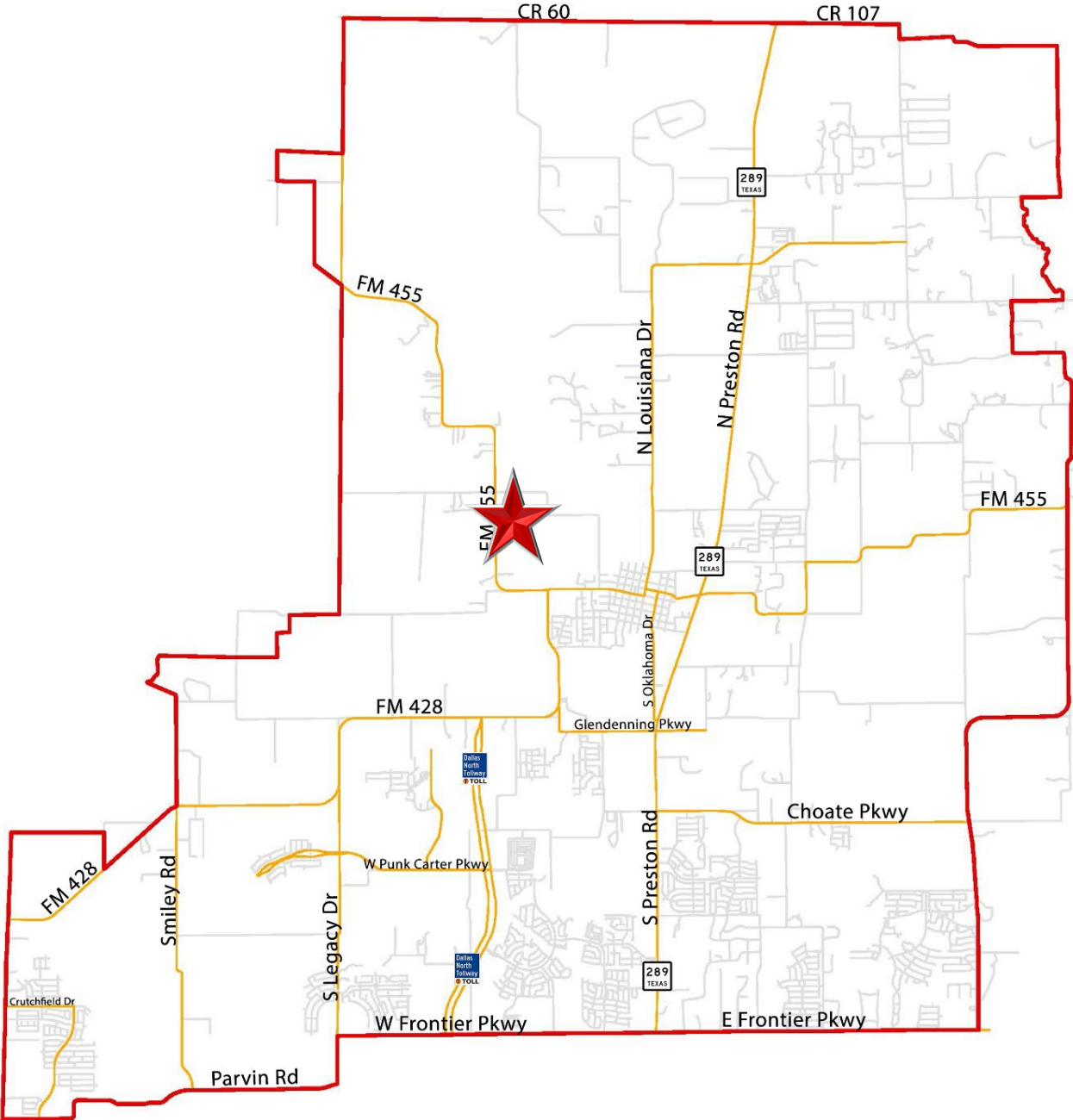
Legend Subject Property City Limits Roads Parcels	KDD Ranch Location Map City of Celina 1/27/2022	0 500 1,000 Feet
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KDD RANCH

Development Agreement

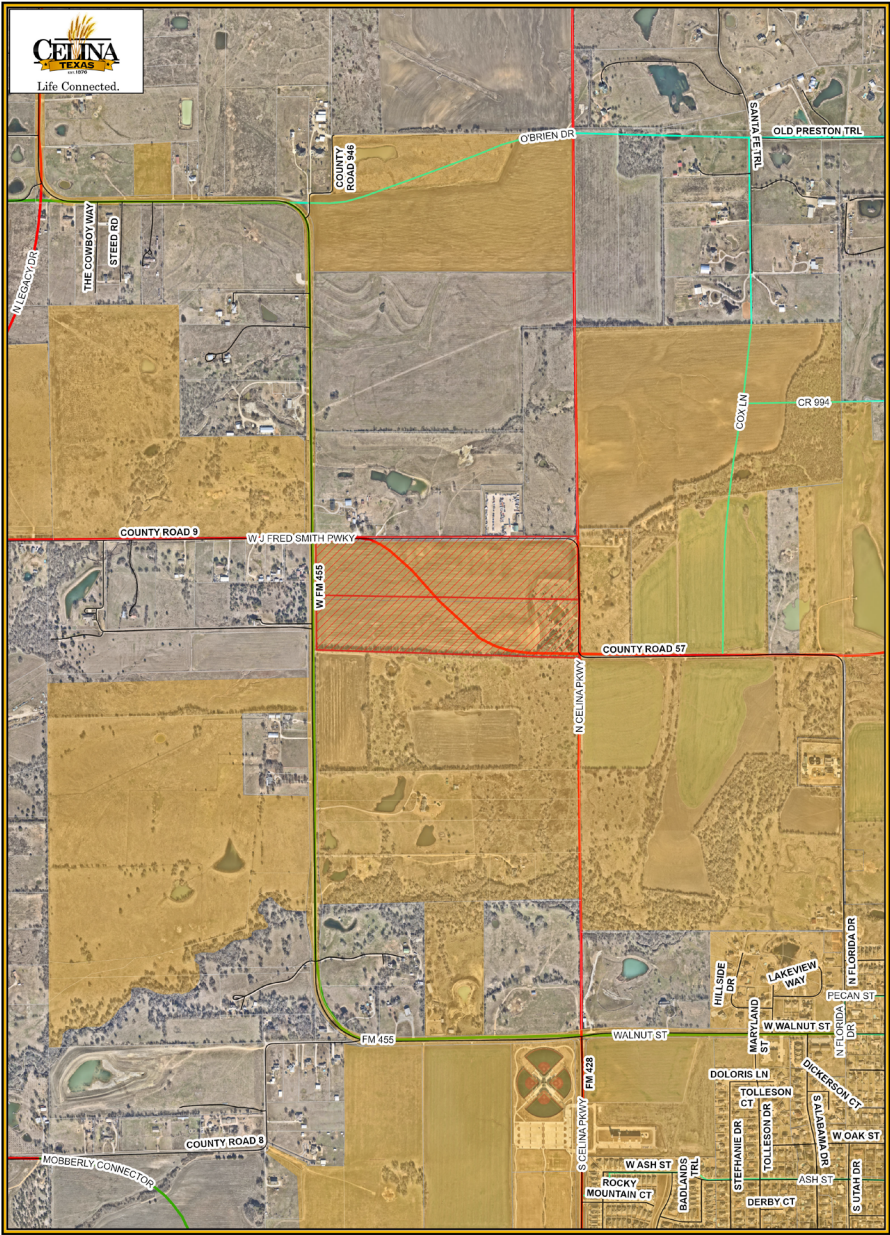
Planning & Zoning Commission
February 15, 2022





LOCATION MAP

The subject property is generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway



BACKGROUND

- The subject property is approximately 71 acres, located within City Limits
- The property is currently zoned both a Planned Development (PD-31) and Commercial (C-2)
- The applicant is proposing a Development Agreement to outline the future zoning (Mixed-Use MU) and right-of-way dedication required for this property

PROJECT OVERVIEW

- The applicant will dedicate right-of-way when required
- The project will abide by all zoning standards, including architecture
- The proposed Mixed-Use (MU) zoning would have the following restrictions:
 - C, Commercial, Office, & Retail: Minimum 30%
 - SF-R, Single-Family detached residential uses: Maximum 25%
 - SF-A, Single-Family attached residential uses: Maximum 50%
 - MF-0, Multi-Family Horizontal: Maximum 25%
 - MF-2, Multi-Family Urban Edge: Maximum 50%
 - MF-3, Multi-Family Urban Living: Maximum 60%

POLICY CONSIDERATIONS

- A recent update to the Master Thoroughfare Plan bisected the subject property with J. Fred Smith Parkway
- The property is also adjacent to Celina Parkway
- MU zoning is not inappropriate for the intersection of two 6-lane thoroughfares
- J Fred Smith right-of-way would be dedicated by the property owner at the time the City requests it, which helps accelerate an east/west connection between FM 455 and Preston Road, north of downtown

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: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: Hong Tract - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 45 acres, generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Development Agreement)

Applicant:

KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Coppell, TX 75019

Background Information:

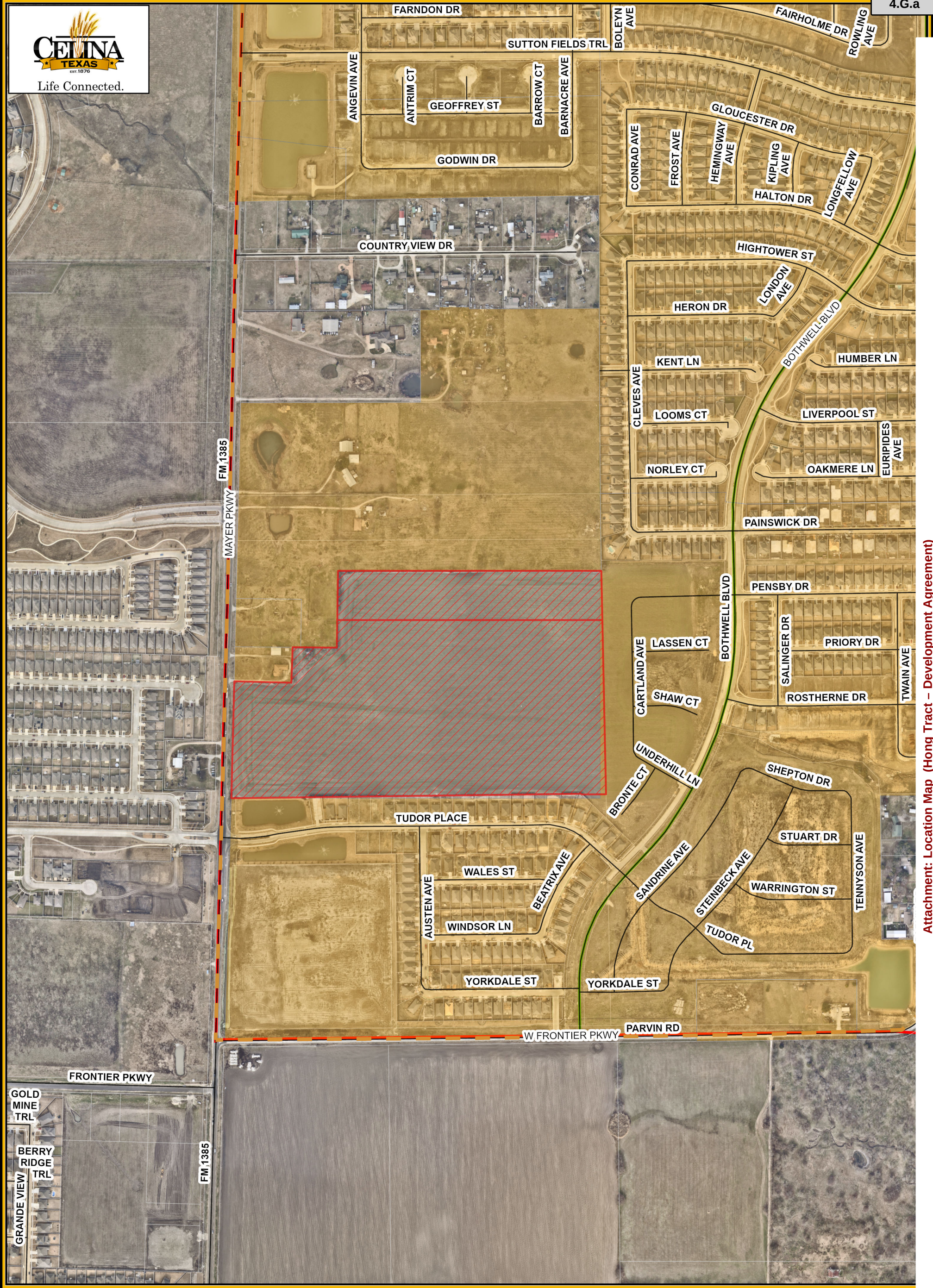
The property is approximately 45 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hong Tract Location Map

City of Celina

1/27/2022

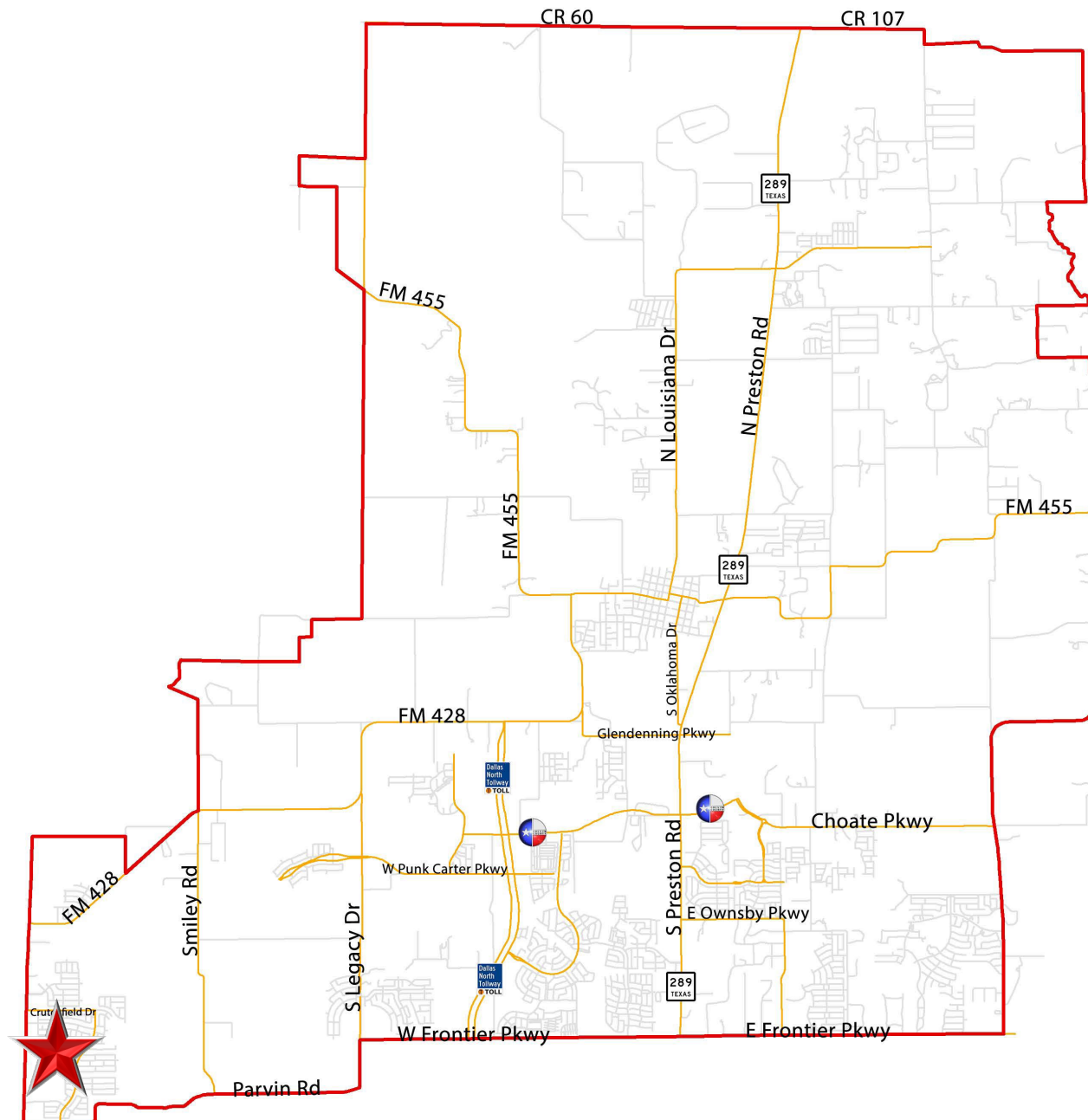
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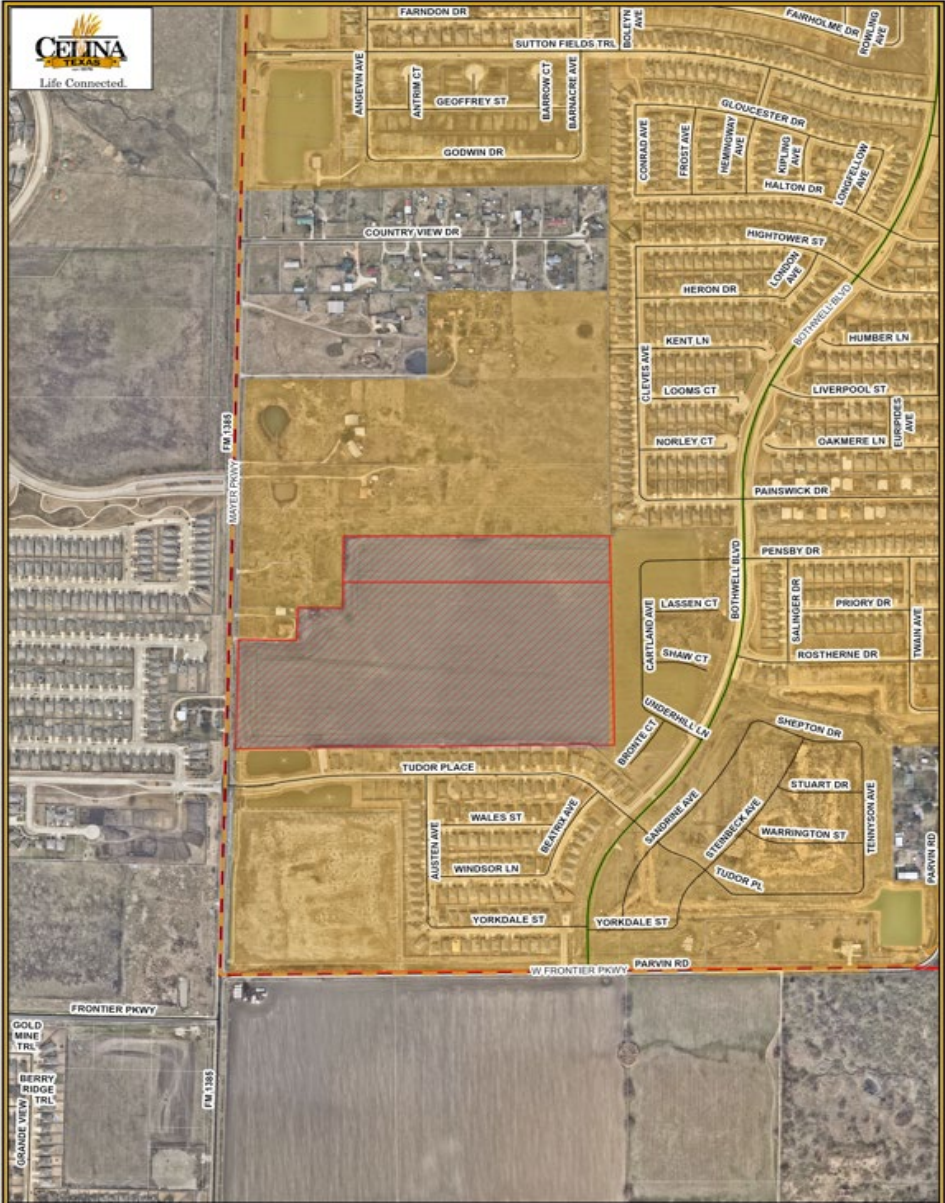
HONG TRACT

Development Agreement

Planning & Zoning Commission
February 15, 2022







LOCATION MAP

The subject property is generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road

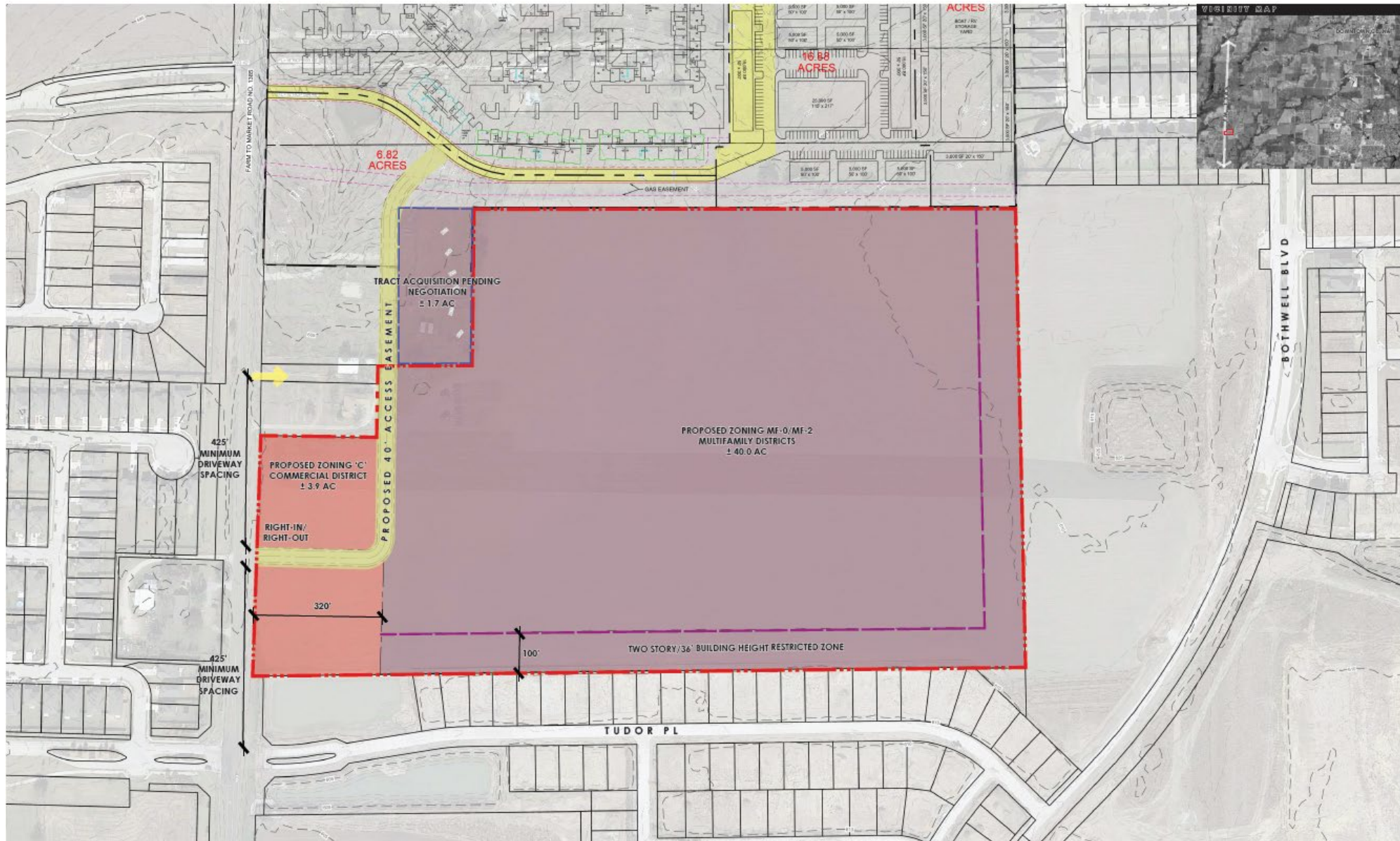
BACKGROUND

- The property is approximately 45 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- A pre-annexation agreement for the property was signed in November 2017 and is set to expire in 2032, but the applicant is proposing annexation and zoning prior to this date

AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and zoning for the 45 acres, which is currently undeveloped
- The agreement contemplates a zoning of Commercial, Office, & Retail District along the frontage of F.M. 1385
- The remainder of the tract contemplates a split zoning of MF-2 & MF-0
- The overall 40 acres that comprise the MF-0 and MF-2 zoning districts shall not develop as solely MF-0 or MF-2, but should have both housing types
- Any proposed Multi-Family structures within 100' of the southern or eastern boundary with Sutton Fields shall be limited to two stories

CONCEPT PLAN



POLICY CONSIDERATIONS

- The DA brings an additional 45 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Any proposed Multi-Family structures within 100' of the southern or eastern boundary with Sutton Fields shall be limited to two stories
- The F.M. 1385 corridor currently only has one Multi-Family project entitlement to the north of the subject property
- The applicant has proactively met with the Sutton Fields neighborhood to discuss the project

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

Hong Tract Development Standards

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning for the commercial portion of the Planned Development will be C, Commercial District. The proposed multifamily portion will be comprised of MF-0 and MF-2 zoning districts. The overall 40 acres that comprise the MF-0 and MF-2 zoning districts shall not develop as solely MF-0 or MF-2.

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses. The Concept Plan does not preclude the administration of engineering requirements such as storm detention.

Architecture:

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Regulations for "C" (Commercial):

- The western portion of the subject property shall be reserved for general retail, commercial, office, and restaurant land uses.

Regulations for 'MF-0' (Horizontal Multi-Family District):

- Maximum overall density of 12 units/per acre with a maximum of four (4) units per building.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed.
- Wooden privacy residential fences are allowed within landscape setbacks, except landscape setbacks along the public rights-of-way. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
- Parking shall be a minimum of 1.5 per unit.
- All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard, on all facades.

Regulations for 'MF-2' (Multifamily District):

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

- MF-2 development will generally be located on the northern portion of the proposed zoning acreage
- Any proposed structures within 100' of the southern or eastern parcel boundary of Sutton Fields shall be limited to two stories



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 15, 2022
Re: Hubbard Tract - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 427 acres, generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hubbard Tract – Development Agreement)

Applicant:

KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Coppell, TX 75019

Background Information:

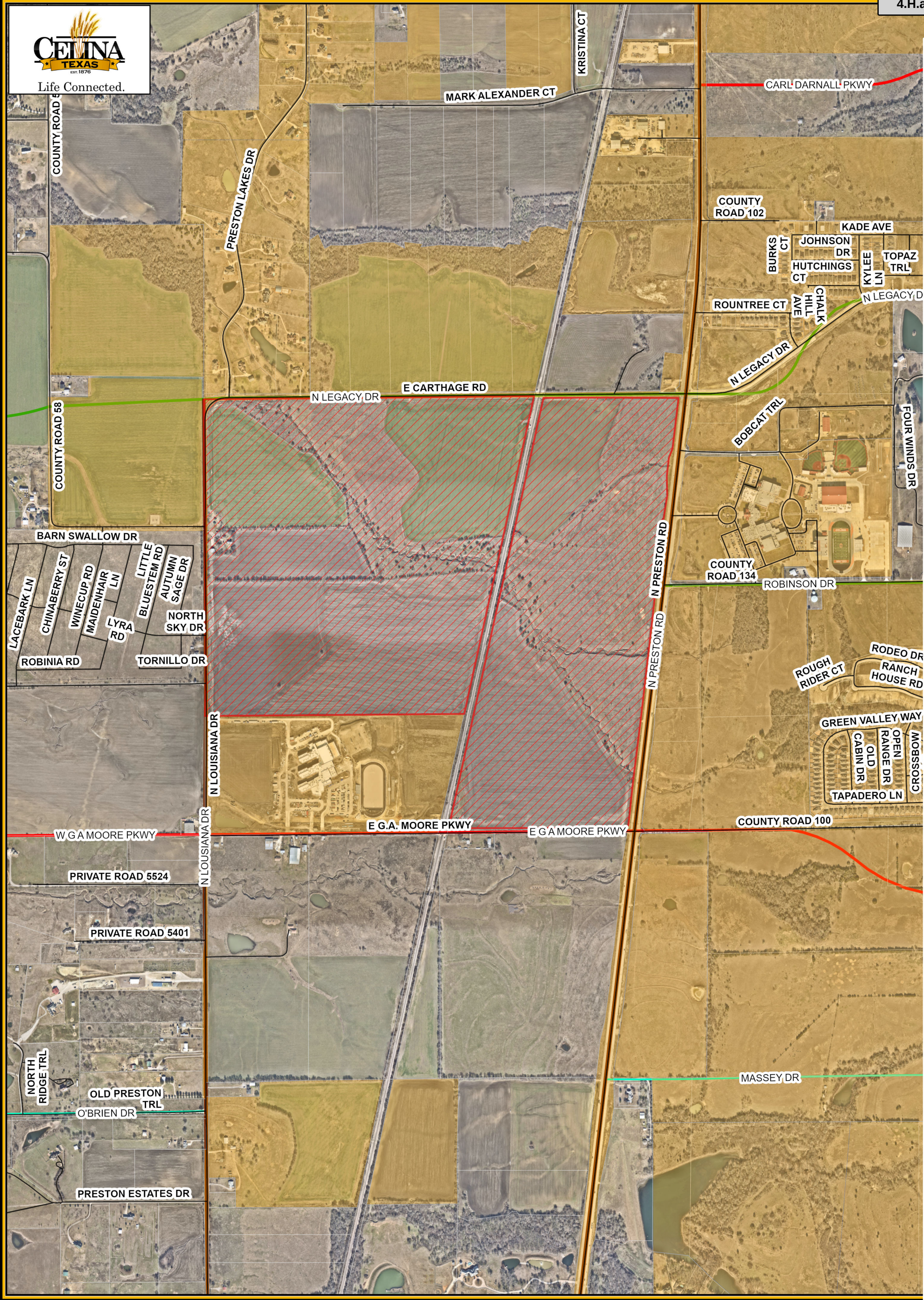
The property is approximately 427 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hubbard Tract Location Map

City of Celina

1/27/2022

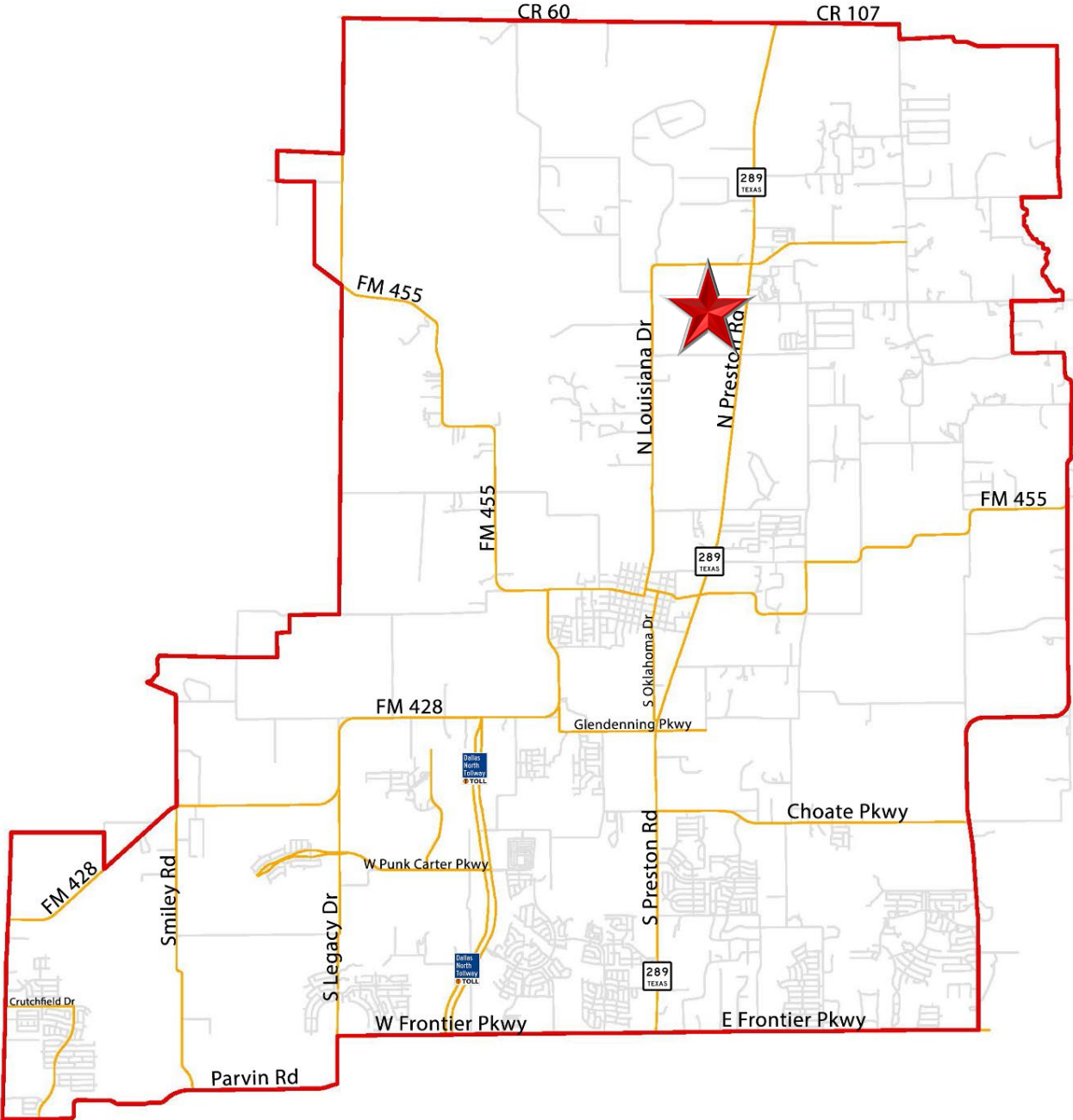
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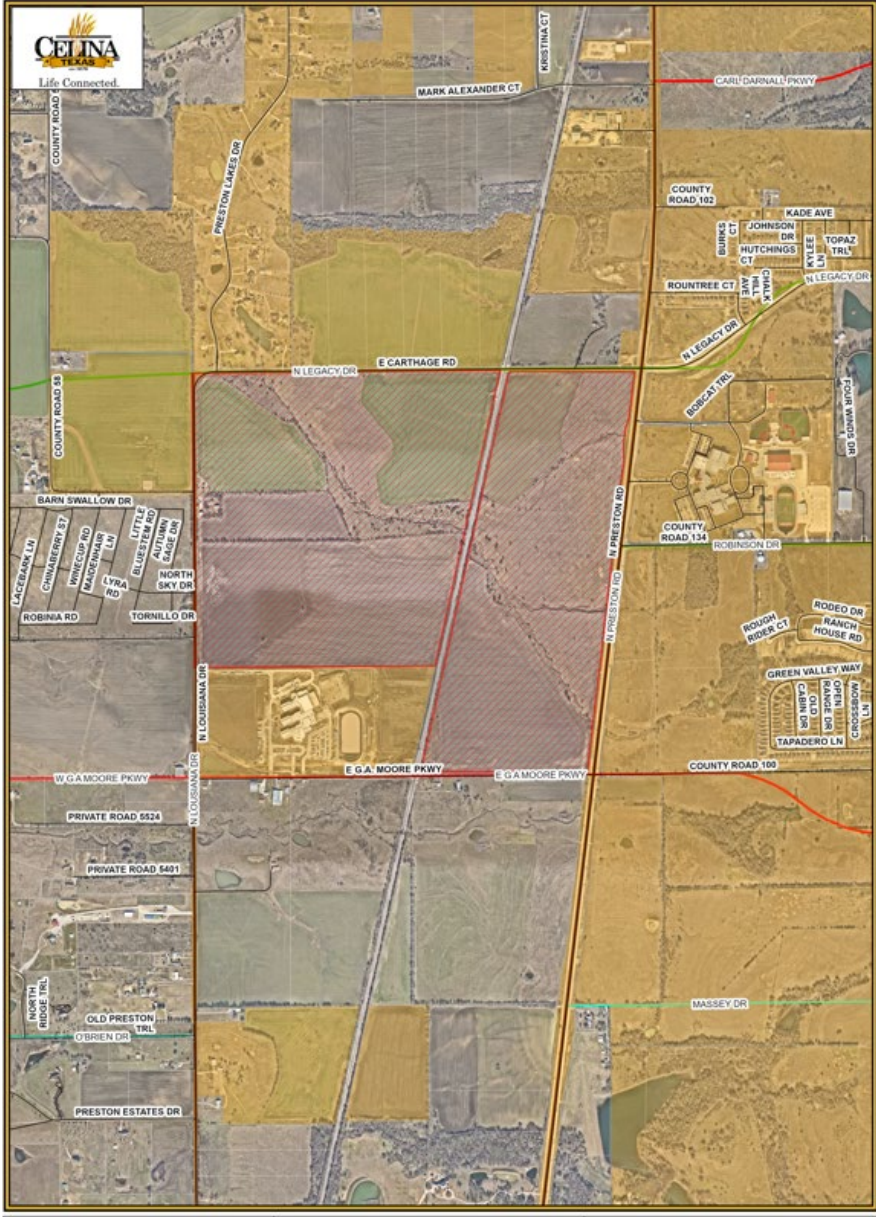
HUBBARD TRUST

Development Agreement

Planning & Zoning Commission
February 15, 2022







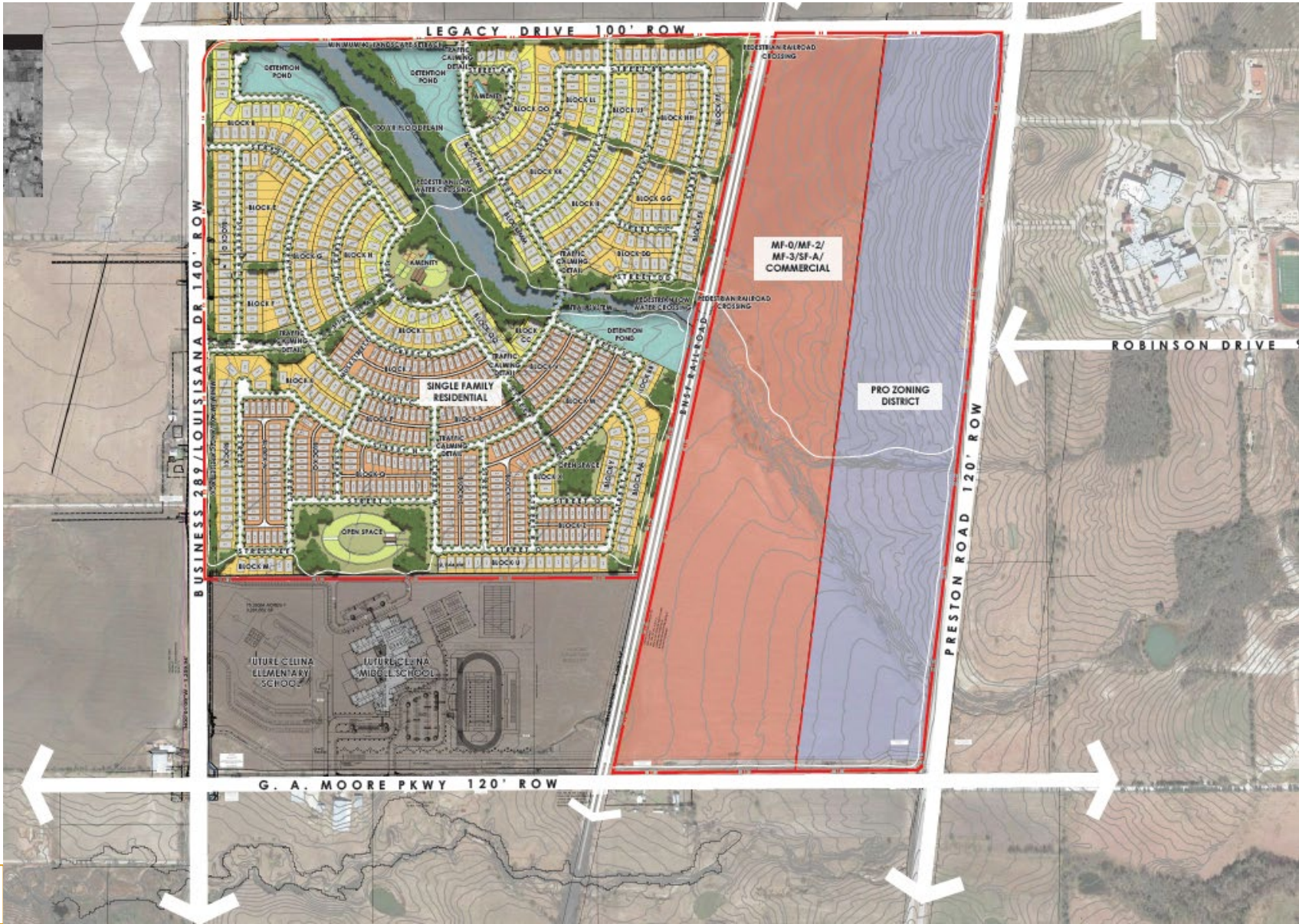
LOCATION MAP

The subject property is generally located at the northwest corner of Preston Road and future G. A. Moore Parkway.

BACKGROUND

- The Hubbard Trust property is approximately 427 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- Development of the new middle and elementary schools require annexation and zoning of the parent tract (subject property)

Concept Plan



SFR LOT MIX	
	40'x115' - ±310 LOTS - 40%
	55'x125' - ±346 LOTS - 45%
	60'x125' - ±108 LOTS - 15%
TOTAL - ±766 LOTS	

ZONING ACREAGE	
SINGLE FAMILY RESIDENTIAL	±231.8 AC
MF-0/MF-2/MF-3/SF-A/COMMERCIAL	±93.1 AC
PRO ZONING DISTRICT	±77.4 AC

AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and zoning for the 427 acres, which is currently undeveloped
- Applicant will dedicate an 8.5 acre public sports field adjacent to the CISD campus
- Multiple amenity centers
- Adherence to the Neighborhood Vision Book
- Trails will include 8' and 12' trails as well as substantial open spaces

LOT MIX OVERVIEW

Neighborhood Tract (west of BNSF):

- 60s - minimum 10%
- 40s – maximum 40%
- 55s - flexible
- Lots less than 55' in width require an alley

LAND USE OVERVIEW

Commercial Tract:

- The first 750' parallel to Preston Road is reserved for Commercial, Office, & Retail (C) land uses
- The first gas station (and any gas station associated with a big box) does not require an SUP

Flex Tract (750' to 1,500' deep off Preston):

- Allows for unlimited Commercial development
- 300 Townhome units
- 1,200 units of MF-2 or MF-3
- 300 units of MF-0

POLICY CONSIDERATIONS

- The DA brings an additional 427 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The Preston Road corridor is preserved for higher value development

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

DEVELOPMENT STANDARDS

Concept Plan

The Property shall generally develop in accordance the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

The development shall comply with the Neighborhood Vision Book, unless modified in these Development Standards. In general, design standards will follow all applicable City standards, and land uses shall be determined here within.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Open Space, Trails, & Amenities

The Developer shall construct and install the following:

- 12' concrete trail per the Trails Master Map, as shown on the Concept Plan.
- 10' concrete sidewalks in accordance with the City's Trails Plan/Engineering Standards for the surrounding thoroughfares.
- 8' concrete trail will be provided through the linear park system, generally as depicted in the Concept Plan, and will connect to the Regional Trail System.
- Trail along creek to extend/connect to Legacy Drive to the north by using the creek.
- 8' trail to connect amenity center with Louisiana Drive.
- Multiple trail connections to the adjacent residential developments, generally as shown on the Concept Plan.
- The linear trail and open Space/HOA will include amenities, including fitness, pool, fire pits, grills, sitting areas, etc., dog park, playgrounds, frisbee golf, and other amenities.
- One large amenity center located east of Louisiana Drive/Business 289 and south of the floodplain that will include an open-air pavilion, a swimming pool, bathrooms, dog park, and playground. The large, centralized amenity park overlooking greenbelt park system will serve as amenity for all single family detached development.
- A secondary amenity space north of the floodplain will include sport court, a dog park, and a water feature which could comply as a neighborhood pool, toddler splash pad, etc. Second amenities area will include a grass play area for children's sports.
- Any additional amenities are at the developer's discretion.

- All other MF-1/MF-2/MF-3/SF-A/C tracts will provide open space and amenities per the Zoning Ordinance.
- A public sports field near the southern portion of the development, per the Concept Plan, is required, to be owned and maintained by the HOA.
- A linear greenbelt park system, combined with the in-tract open spaces as depicted on the Concept Plan to meet 100% of the open space requirements for all west of the BNSF Railroad.

All landscape setbacks, sidewalks, and screening shall comply with Zoning Ordinance. A homeowners' association (HOA) shall be responsible for maintenance and operation of private open space, parks, trails, and amenities.

Zoning

The base zoning shall be SF-R, Single-Family Residential Detached District, MF-0, Horizontal Multifamily District, MF-2, Multifamily Urban Edge District, MF-3, Multifamily Urban Living District, SF-A, Single-Family Residential Attached District, C, Commercial, Office, and Retail District, and PRO, Preston Road Overlay District and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, and as may be amended, except as follows:

1. Lot Regulations for SF-R

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

- Maximum overall density: 4.0 units/acre.
- Lots less than 55' in width shall require an alley.
- Lots counts shown on the Concept Plan are conceptual. Density allowed up to a maximum of 4.0 lots/acre. However, lot size mix must meet the following standards:

	Smallest Lot Size	Medium lot size(s)	Large lot size(s)
Min. Width	40'	55'	60"
Lot % (Min/Max)	(0/40)	flexible	(0/10)

- Minimum lot size variation is 5.0' between 55' and 60' products.
- Front and rear yard setbacks shall be the following:
 - Front/rear yards for 55' and 60' lots shall total at least 40'
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

2. Flex Tract (pink)

In the Flex tract, SF-A, MF-0, MF-2, MF-3, and C land uses are allowed. The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Maximum number of Townhome units shall be 300.
- Maximum number of MF-2 and MF-3 units shall be 1,200.
- Maximum number of MF-0 units shall be 300.
- MF-0 land uses shall abide by the additional below standards:
 - Maximum overall density of 12 units/per acre.
 - Maximum building height is 36' and two (2) stories.
 - A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed.
 - Wooden privacy residential fences are allowed within landscape setbacks, except landscape setbacks along the public rights-of-way. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
 - Parking shall be a minimum of 1.5 per unit.
 - All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard, on all facades.

3. Regulations for C:

- The City's base non-residential district permits a broad range of retail, office, and commercial land uses.
- A minimum depth of 750' along Preston Road shall be reserved for C zoning and development.
- The first gas station (and any secondary gas station associated with a big box land use) does not require an SUP as currently required in the Zoning Ordinance.