NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY JANUARY 20, 2015
6:30 P.M.

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the regular called December 16, 2014 Planning and Zoning Commission Meeting.

IV. DIRECTOR'S REPORT:

V. REGULAR AGENDA:

A. Conduct a public hearing to consider testimony and take action a zoning request for a Planned Development. The property is ± 112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkmann Ranch Road. (Wellspring Estates)

B. Conduct a public hearing to consider testimony and take action on a zoning amendment request on Planned Development District # 23. The property is ±119.1 acres and is comprised of tracts 59, and 62 of the Collin County School Land Survey #14, Abstract Number 167, in Celina Texas. The property is generally located east of County Road 52, south of County Road 55, north of County Road 53 and west of the Burlington Northern Santa Fe Rail Road. (G Bar 7)

C. Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields)

D. Conduct a public hearing to consider testimony and take action a regarding zoning amendment request on Planned Development District # 39. The property is ± 331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, in Celina Texas. The property is generally located west of SH 289 (Preston Road), south of County Road 53, north of Frontier Parkway (County Road 5) and east of the Burlington Northern Santa Fe Rail Road. (Ownsby Property)

E. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Landscape Requirements.

VI. ADJOURNMENT:

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

Friday, January 16, 2015 at _____ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting."

_____ _____

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date Notice Removed

Celina City Hall 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.

NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY DECEMBER 16, 2014
6:30 P.M.

MINUTES

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

Chairman Ousley called the meeting to order at 6:33 P.M.
Commissioners Ousley, Hangartner, Waina, Barley, and Terry were present
Commissioners Haley and Schmitt were absent.

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

A. Consider and act on the minutes from the October 21, 2014 Planning and Zoning Commission meeting.
B. Consider and act on the minutes from the November 18, 2014 Planning and Zoning Commission meeting
Commissioner Terry moved to approve the consent agenda.
Commissioner Barley seconded the motion.
Motion carried 5-yes; 0-no.

IV. DIRECTOR'S REPORT:

V. REGULAR AGENDA:

A. Conduct a public hearing to consider testimony and take action regarding a residential replat request on ± 5.747 acres in the Oxford Farms Addition, Lot 12, and is more commonly known as 8285 Falcon Ct.
City Planner Ben Rodriguez presented the case. He explained that the applicant wished to create two lots. He stated that both lots meet the minimum lot size standards of the SF-E, Single Family Zoning District.
Chairman Ousley opened the public hearing.
Barbara Eckelberry, 3405 Falcon Road, Celina, Texas spoke against the case. She stated that they had originally purchased property in their subdivision because it contained predominately larger lots.
Vincenzo Pascale, 8285 Falcon Court, Celina, Texas spoke in support of the case. He stated that the newly created lot is being proposed so that a member of his family may construct a home there.
Chairman Ousley closed the public hearing.
Commissioner Terry moved to approve the item as presented.
Commissioner Hangartner seconded the motion.
Motion carried 4-yes; 1-abstain (Waina).

B. Conduct a public hearing to consider testimony and take action a zoning request for a Planned Development. The property is ± 112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road. (Wellspring Estates)
Planning and Development Services Director Helen-Eve Liebman presented the case. She explained that the proposed planned development district will accommodate a mixture of single family residential lot types. She explained that staff has received input from the adjacent owner expressing concern about the proposed homes backing to the entry road for the Lakes at Mustang Ranch. She stated that the City's zoning code has no provisions for this particular condition and has asked the land owners to come to a mutually agreeable

solution. She stated that the proposal meets the standards of the Comprehensive Plan and therefore staff recommends approval of the proposal.
Chairman Ousley opened the public hearing.
Stephen Smith with Frasier Capital spoke in favor of the project; he presented the elements of the proposal and their goals for the project moving forward.
Christy Butler, Rolling Meadows, asked if there would be cedar fencing adjacent to the homes backing up to Rolling Meadows, what their time frame was, and what the price of the homes would be
Mr. Smith stated that there would be cedar fencing adjacent to the existing homes, that they would like to start as soon as possible and that they have no set prices on the homes yet.
Matt Alexander with Cambridge Companies spoke against the proposal. He stated that they are opposed to the lots backing on to the main entry road of Lakes at Mustang Ranch.
Chairman Ousley closed the public hearing.
Commissioner Terry moved to table the item until the January 20, 2014 meeting to allow time for the land owners to come to a mutually agreeable decision.
Commissioner Waina seconded the motion
Motion Carried 4-yes; 1-no (Barley)

C. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls, and Screening Requirements.
City Planner Ben Rodriguez presented the case. He explained that currently the City has no standards for fencing materials on drainage and detention areas. He states that staff is proposing requiring that detention and drainage screening be constructed of decorative metal and not be less than 4 feet high nor more than 6 feet in height.
Chairman Ousley opened the public hearing.
Chairman Ousley closed the public hearing.
Commissioner Barley moved to approve the item as presented.
Commissioner Waina seconded the motion.
Motion carried 5-yes; 0-no.

D. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.022 HD, Historic Downtown district.
City Planner Ben Rodriguez requested that this item be tabled until the February 17, 2015 Planning and Zoning Commission Meeting.
Chairman Ousley opened the public hearing.
Chairman Ousley moved to table the item until the February 17th Planning and Zoning Commission Meeting.
Commissioner Terry seconded the motion.
Motion carried 5-yes; 0-no.

E. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.009 PRO, Preston Road overlay district.
City Planner Ben Rodriguez presented the case. He explained that the proposed amendment is needed to codify the requirement that no single family homes be located within 200 feet of Preston Road. He stated that this will not impact properties that are currently zoned for single family adjacent to Preston Road and will only affect new development proposals.
Chairman Ousley opened the public hearing.
Chairman Ousley closed the public hearing.
Commissioner Hangartner moved to approve the item as presented.
Chairman Ousley seconded the motion.
Motion carried 5-yes; 0-no.

F. Consider and take action on a Final Plat for DC Ranch Phase 2 being 62 residential lots on ±75.883 acres out of the Joab H. Biggs Survey, Abstract No. 52, within the Extraterritorial Jurisdiction of Celina, Texas.
City Planner Ben Rodriguez presented the case. He explained that DC ranch was originally preliminary platted through Collin County and that Phase 1 has already been constructed. He stated that staff

recommends approval of the Phase 2 final plat subject to the applicant addressing staffs' comments prior to the City Council meeting on January 13, 2015.
Chairman Ousley moved to approve the item subject to the applicant addressing staffs' comments prior to the City Council meeting on January 13, 2015.
Commissioner Waina seconded the motion.
Motion carried 5-yes; 0-no.

G. Consider and take action on a Final Plat for Light Farms Phase 4 being 78 residential lots on ±17.70 acres out of the John Ragsdale Survey, Abstract No. 734, and the Collin County School Land Survey No. 14, Abstract No. 167 within the Extraterritorial Jurisdiction of Celina, Texas.
City Planner Ben Rodriguez presented the case. He stated that staff recommends approval of the item subject to a satisfactory inspection of its public improvements prior to the plat being filed with Collin County.
Chairman Ousley moved to approve the item subject to a satisfactory inspection of its public improvements prior to the plat being filed with Collin County.
Commissioner Barley seconded the motion.
Motion carried 5-yes; 0-no.

H. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1A, being 212 lots on ±59.906 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of CR 6 (Legacy Dr.), west of Dallas Parkway, South of CR 7, and north of CR 5 (Frontier Parkway). (Creeks of Legacy)

I. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1B, being 115 lots on ±30.428 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of CR 6 (Legacy Dr.), west of Dallas Parkway, South of CR 7, and north of CR 5 (Frontier Parkway). (Creeks of Legacy)

J. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1C, being 91 lots on ±25.539 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of CR 6 (Legacy Dr.), west of Dallas Parkway, South of CR 7, and north of CR 5 (Frontier Parkway). (Creeks of Legacy)
City Attorney Lance Vanzant stated that Items H-J can be approved in one motion.
City Planner Ben Rodriguez presented the cases. He explained that staff recommends approval of the items subject to staffs' comments being addressed prior to the City Council meeting on January 13, 2015.
Chairman Ousley moved to approve the Items H-J subject to the applicant addressing staffs' comments prior to the City Council meeting on January 13, 2015.
Commissioner Waina seconded the motion.
Motion carried 4-yes; 0-no; 1-recuse (Terry).

K. Conduct a public hearing to consider testimony and take action a regarding zoning amendment request on Planned Development District # 39. The property is ± 331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, in Celina Texas. The property is generally located west of SH 289 (Preston Road), south of CR 53, north of Frontier Parkway (CR 5) and east of the Burlington Northern Santa Fe Rail Road. (Ownsby Property)
City Planner Ben Rodriguez explained that the applicant has sent a letter requesting that the item be tabled until the February 17, 2015 Planning and Zoning Commission Meeting.
Chairman Ousley opens the public hearing
Chairman Ousley moved to table the item until the February 17, 2015 Planning and Zoning Commission Meeting.
Commissioner Waina seconded the motion.
Motion Carried 4-yes; 0-no; 1-recuse (Terry)

VI. <u>ADJOURNMENT</u>:

There being no further business, Chairman Ousley adjourned the meeting at 7:55 P.M.

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning & Zoning Commission**
CC:	Mike Foreman, City Manager
From:	Helen-Eve Liebman, AICP
Meeting Date:	January 20, 2015
Re:	Director's Report

Directors Report:
City Council members present: Mayor Sean Terry, Wayne Nabors, Place 2; Carmen Roberts, Place 4; Lori Vaden, Place 5; and Chad Anderson, Place 6.

At the January 13, 2015 City Council Meeting the City Council considered the following items:

Approved unanimously on the Consent Agenda:

- A Final Plat for 62 residential lots on ±75.8 acres for DC Ranch Phase 2 in the ETJ.
- A resolution supporting the contribution of $5,000,000 from the Regional Transportation Council for the extension of the Dallas North Tollway from FM 428 to CR 9.
- Authorized the City Manager to comment on the proposed Brazos Electric transmission line and substation.

Public Hearing Items:

- Amended the Subdivision Ordinance, Article 10.02, Impact Fees, to establish roadway impact fees and adopted rates (approved 4-0).
- Approved development regulations for The Parks at Wilson Creek, a residential subdivision located in the ETJ on ±539.9 acres (approved 4-0).
- Approved a Residential Replat to subdivide one residential lot ±5.7 acres in the Oxford Farms Addition into two residential lots (approved 4-0).
- Amended the Zoning Ordinance, Article 14.05, Development Standards and Use Regulations, by establishing detention screening standards (approved 4-0).
- Amended the Zoning Ordinance, Article 14.05.009 Preston Road Overlay Zone, by prohibiting the construction of residential uses within 200 feet of the Preston Road right of way (approved 4-0).
- Conducted the required two public hearings on the following proposed annexations, which will be acted upon at the February City Council meeting (no action taken):
    - Request from Prosper ISD for the annexation of 112.2 acres.
    - Request from Mike A. Myers Investment Holdings, LP for the annexation of 3.4 acres.
    - Request from the Kim Living Trust for the annexation of 97.5 acres.
    - Request from Frisco Industrial Partners for the annexation of 36.3 acres.
    - Request from Tarsan Corp for 36.740 acres for the annexation of 36.7 acres.

Action Items:

- Approved a Construction Plat for 212 residential lots on ±59.9 acres for Creeks of Legacy Phase 1A (4-0).

- Approved a Construction Plat for 115 residential lots on ±30.4 acres for Creeks of Legacy Phase 1B (4-0).
- Approved a Construction Plat for 91 residential lots on ±25.5 acres for Creeks of Legacy Phase 1C (4-0).
- Approved a Final Plat for 78 residential lots on ±17.7 acres for Light Farms Phase 4 (4-0).

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682x1021 or by email at hliebman@celina-tx.gov.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	**Mike Foreman, City Manager**
From:	Helen-Eve Liebman, AICP Director of Planning & Development Services
Meeting Date:	December 16, 2014
Re:	Conduct a public hearing to consider testimony and take action a zoning request for a Planned Development. The property is ± 112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkmann Ranch Road. (Wellspring Estates)

Action Requested:
Conduct a public hearing to consider testimony and take action a zoning request for a Planned Development. The property is ± 112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkmann Ranch Road. (Wellspring Estates)

Background Information:
The owner for the property has petitioned for annexation and has submitted an application for a PD Planned Development District with a base district of SF-R Single-Family Residential District. The PD proposes 3 lot products with a maximum number of 325 lots/units on ±112 acres which is an approximate density of 2.9 units per acre. There are larger lots sizes along the north, east, and west boundaries to provide for a buffer from adjacent developments.

	Min. Lot Size	Min. Lot Width	Percentage of Lots
Lot Type 1	7,500 SF	60 feet	65 % Max.
Lot Type 2	9,000 SF	65 feet	25 % Min.
Lot Type 3	15,000 SF	100 feet	10 % Min.

The PD offers a variety of amenities such as increased tree size, board on board fencing, and open space provisions. According to our PD zoning regulations, open space shall be provided at one acre per 75 units. The applicant is proposing over 20 acres of amenitized open space when a minimum of 4.3 acres is required. The amenities shall include landscaping, trees (50 within the open space), shrubs, an eight foot hike and bike trail, seating and arbor areas. The PD also proposed a six foot masonry screening wall along FM 1461/Frontier Parkway.

Staff has received input from an adjacent land owner regarding the lots backing to the entry road for Lakes at Mustang Ranch. The zoning ordinance does not address this particular condition and staff has asked the land owners to come to a mutually agreeable

solution. A redesign of the lot layout would most likely still have lots backing to the entry road and the maximum street length of 600 feet for cul-de-sacs would not be met. The development is currently at a low overall density.

Legal Obligations and Review:
N/A

Public Notifications:
Zoning signs of public hearing notice were erected on the property on December 4, 2014. Public hearing notice was published in The Celina Record on November 28, 2014. No notices were sent to property owners within 200 feet of the subject property because there were no qualifying properties within the city limits according to the most recently approved city tax roll at the time notice was required.

Supporting Documents:
- Proposed PD Regulations
- Concept Plan
- Landscape and Hardscape Plan

Board/Committee Recommendation:
N/A

Staff Recommendation:
The proposed PD meets the standards of the Comprehensive Plan and staff recommends approval.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1021 or by email at hliebman@celina-tx.gov.

Exhibit "D"
Planned Development Requirements
Wellspring Estates
Celina, Texas
01/13/15

1.0 Planned Development- Residential- 112 acres

1.1 General Description: The development is intended to accommodate variable lot sizes for single family residential uses. The base zoning district for the Planned Development District PD shall meet the standards of the Single Family Residential (SF-R) district established in the Celina Zoning ordinance as exists or may be amended. The following regulations shall also be applicable.

Section 1.1 shall reference the PD Planned Development District Sec. 14.03.031 and SF-R Single-Family Residential District Sec. 14.03.008.

1.2 The concept plan shall identify the divided entry to require a TIA submitted to the city and TxDOT for approval.

1.3 Density: The overall number of residential units shall not exceed three hundred twenty-five (325). Permitted lot sizes to be 60s, 70s, 100s and 125s. 60s will not exceed 60% of total lot count.

1.4 Permitted Uses: Land uses permitted within residential uses within this development are as follows:

- 1.4.1 Residential as described within.
- 1.4.2 Private or public recreation facilities.
- 1.4.3 Churches or rectories.
- 1.4.4 Utility distribution lines and facilities.
- 1.4.5 Parks, play grounds and neighborhood recreation facilities including, but not limited to swimming pools, club house facilities, amenity centers and tennis courts.
- 1.4.6 Fire stations and public safety facilities.
- 1.4.7 Real Estate Sales offices during the development and marketing of the community.
- 1.4.8 Public and private streets, if private then gated entries approved by the fire department, shall be required at all points of public road access. All subdivision regulations shall be met for public or private streets.
- 1.4.9 Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion.
- 1.4.10 Garages may face the street if they are in line with the main structure or set back from the main structure.

1.5 Conditional Uses:

- 1.5.1 Schools-public or state or private accredited, including lighted athletic fields and structures

1.6 Prohibited Uses:

- 1.6.1 Accessory dwelling

1.7 Required Parking: Parking requirements for single family development shall be as follows: two (2) off street parking spaces shall be provided on the same lot as the main structure and shall be set back a minimum of twenty-one (21) feet from the street right of way. In conjunction with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be behind the front yard building line and in line with or behind the front/side of the façade as defined within the PD.

1.8 Building Materials:

1.8.1 Masonry: 100% masonry is required on facades facing, siding and backing a public street.
A minimum of ninety percent (90%) of the total exterior wall surfaces of all main structures shall have an exterior finish of glass, natural and/or cultured stone, stucco, brick or any combination thereof. The use of wood as an accent exterior material shall be limited to a maximum of five percent (5%) of the total exterior wall surfaces.

1.8.1 Roofing Materials: Wood roofing materials shall not be permitted within the development.

1.9 Single Family Lot Type 1: Single family lot Type 1 is a form of single family, detached housing. Building and area requirements are as follows:

1.9.1 Minimum Dwelling Size: The minimum area of the main building shall be seventeen hundred (1700) square feet, exclusive of garages, breezeways and porticos.

1.9.2 Lot Area: The minimum area of lot shall be seven thousand five hundred (7500) square feet.

1.9.3 Lot coverage: In no case shall be more than fifty-five percent (55%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

1.9.4 Lot Width: The typical minimum width of lot shall be sixty feet (60') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty five feet (55') at the building line; provided all other requirements of this section are fulfilled.

1.9.5 Lot Depth: The typical minimum lot depth shall be one hundred twenty feet (120'), except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of eighty five feet (85') at the building line; provided all other requirements of this section are fulfilled.

1.9.6 Front Yard: The minimum depth of the front yard shall be twenty five feet (25'). Key lots shall have two (2) front yards.

1.9.7 Side Yard: The minimum side yard on each side of the lot shall be five feet (5'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').

1.9.8 Rear Yard: The minimum depth of the rear yard shall be ten feet (10').

1.9.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

1.10 Single Family Lot Type 2: Single family lot Type 2 is a form of single family, detached housing. Building and area requirements are as follows:

1.10.1 Minimum Dwelling Size: The minimum area of the main building shall be nineteen hundred (1900) square feet, exclusive of garages, breezeways and porticos.

1.10.2 Lot Area: The minimum area of lot shall be nine thousand (9000) square feet.

1.10.3 Lot coverage: In no case shall be more than fifty five percent (55%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

1.10.4 Lot Width: The typical minimum width of lot shall be seventy feet (70') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty-five feet (65') at the building line; provided all other requirements of this section are fulfilled.

1.10.5 Lot Depth: The typical minimum lot depth shall be one hundred twenty feet (120'), except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of one hundred feet (100') at the building line; provided all other requirements of this section are fulfilled.

1.10.6 Front Yard: The minimum depth of the front yard shall be twenty five feet (25'). Key lots shall have two (2) front yards.

1.10.7 Side Yard: The minimum side yard on each side of the lot shall be five feet (5'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').

1.10.8 Rear Yard: The minimum depth of the rear yard shall be ten feet (10').

1.10.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

1.11 Single Family Lot Type 3 (East): Single family lot Type 3E is a form of single family, detached housing. Building and area requirements are as follows:

1.11.1 Minimum Dwelling Size: The minimum area of the main building shall be two thousand (2000) square feet, exclusive of garages, breezeways and porticos.

1.11.2 Lot Area: The minimum area of lot shall be fifteen thousand (15000) square feet.

1.11.3 Lot coverage: In no case shall be more than fifty percent (50%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

1.11.4 Lot Width: The typical minimum width of lot shall be one hundred feet (100') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of eighty feet (80') at the building line; provided all other requirements of this section are fulfilled.

1.11.5 Lot Depth: The typical minimum lot depth shall be no less than one hundred forty feet (140'), except that a lot at the terminus of a cul-de-sac

or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of one hundred thirty (130') at the building line; provided all other requirements of this section are fulfilled.

1.11.6 Front Yard: The minimum depth of the front yard shall be thirty feet (30'). Key lots shall have two (2) front yards.

1.11.7 Side Yard: The minimum side yard on each side of the lot shall be ten feet (10'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').

1.11.8 Rear Yard: The minimum depth of the rear yard shall be twenty five feet (25').

1.11.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

1.12 Single Family Lot Type 3 (West): Single family lot Type 3W is a form of single family, detached housing. Building and area requirements are as follows:

1.12.1 Minimum Dwelling Size: The minimum area of the main building shall be two thousand four hundred (2400) square feet, exclusive of garages, breezeways and porticos.

1.12.2 Lot Area: The minimum area of lot shall be twenty five thousand (25,000) square feet.

1.12.3 Lot coverage: In no case shall be more than fifty percent (50%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

1.12.4 Lot Width: The typical minimum width of lot shall be one hundred twenty-five feet (125') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of eighty feet (80') at the building line; provided all other requirements of this section are fulfilled.

1.12.5 Lot Depth: The typical minimum lot depth shall be no less than two hundred feet (200'), except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of one hundred thirty (130') at the building line; provided all other requirements of this section are fulfilled.

1.12.6 Front Yard: The minimum depth of the front yard shall be thirty feet (30'). Key lots shall have two (2) front yards.

1.12.7 Side Yard: The minimum side yard on each side of the lot shall be ten feet (10'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').

1.12.8 Rear Yard: The minimum depth of the rear yard shall be fifty feet (50'). Accessory structures are not permitted within the Rear Yard setback.

1.12.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

1.13 Internal Utilities for Development: All franchise utilities within the development shall be underground.

1.14 Landscape Requirements: All development within PD District shall comply with the following:

1.14.1 Building Lot Tree Requirements: Trees are required to be planted by the homebuilder in the front yard of all lots per the following:

1.14.1.1 Lot Type1- two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.

1.14.1.2 Lot Type 2 - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.

1.14.1.3 Lot Type 3 East - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
On Lot Type 3 East lots, backing East property line of the community specifically, two (2) additional 4” caliper trees, measured at 12” above ground, will be required within the rear yard twenty five (25) foot setback and evenly spaced.

1.14.1.4 Lot Type 3 West - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
On Lot Type 3 West lots, backing West property line of the community specifically, two (2) additional 5” caliper trees, measured at 12” above ground, will be required within the rear yard fifty (50’) foot setback and evenly spaced.

1.14.1.5 Trees species shall be Live Oak trees.

1.14.1.6 Lot Type 2 - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.

1.14.2 Lot Type 3 East - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot

1.14.3 Building Lot Ornamental trees and Shrub Requirements: Ornamental trees and shrubs are required to be planted by the homebuilder in the front yard of all lots per the following:

1.14.3.1 All Lot Types:

1.14.3.1.1 Two, 8-10’ Ornamental Trees in the front of the home on the lot.

1.14.3.1.2 Two 6-8’ Ornamental Trees in the front of the home on the lot.

1.14.3.1.3 Two 7 gallon Ornamental trees or shrubs in the front of the home on the lot.

1.14.3.1.4 Minimum 4 gallon shrubs are required in the front of the home on the lot. All shrubs shall be enclosed in a planting bed area.

1.14.3.1.5 Any portion of the Lot that is not covered by foundation, drive, patio or planting bed shall be solid sod.

1.14.3.1.6 All landscaped areas shall be irrigated by an underground automatic irrigation system

1.14.4 Open Space Tree Requirements: Trees are required to be planted by the developer per the following schedule:

1.14.4.1 Trees shall be planted randomly in the open space between the roads and open spaces. The trees will be a minimum of a 4" caliper tree. A minimum of 75 trees shall be planted.

1.14.4.2 Tree species shall be one or more of the following types of trees: a Shumard Red Oak, Bur Oak, Live Oak or Chinkapin Oak.

1.15 Fencing Requirements: All development within PD District shall comply with the following:

1.15.1 Building Lot Fences are required to be built by the homebuilder per the following:

1.15.1.1 Lot Type1- a minimum 6' board on board cedar fence with top cap, pressure treated rails and iron posts on the side and rear property line. The fencing will be stained Golden Brown. The 6' wood fencing will transition to a 5' gated side yard iron return fence.

1.15.1.2 Lot Type 2 - a minimum 6' board-on-board cedar fence with top cap, pressure treated rails and iron posts on the side and rear property line. The fencing will be stained Golden Brown. The 6' wood fencing will transition to a 5' gated side yard iron return fence.

1.15.1.3 Lot Type 3 – On lots backing to the West property line of the community shall have a 6' masonry wall completed within 90 days of the lots substantial completion or City Acceptance of the lots.

On lots backing to the East property line of the community a minimum 6' board-on-board cedar fence with top cap, pressure treated rails and iron posts on the side and a minimum 8' board cedar fence with top cap, pressure treated rails and iron posts on the rear property line. The fencing will be stained Golden Brown. The 6' wood fencing will transition to a 6' gated side yard iron return fence.

On lots backing to the West property line of the community a minimum 6' masonry wall with columns at the rear and side yard intersection of property lines shall be required.

1.15.2 Lot Fences adjacent to roads opening to or siding an Open Space or Linear Open Space shall comply with the following:

1.15.2.1 All Lot Types will require a 5' iron fence siding or facing the Open Space or Linear Open Space.

1.15.3 Lot Screening backing to FM 1461 and siding the entry road (first tier of lots only) to the community shall be 6' masonry walls with stone columns. Screening and columns will be installed by the developer. The screening and columns shall be HOA owned and HOA maintained. No private fencing will be allowed to conflict with the HOA screening or columns whatsoever.

1.16 <u>Open Space Requirements</u>: All Open Space within the development and within PD District shall comply with the following:

1.16.1 Landscape Requirements:

1.16.1.1 Landscape will be required per the following:

1.16.1.2 Grass or- 100% seeded.

1.16.1.3 Trees- Minimum 4" caliper selected for random placement. A minimum of fifty (50) trees shall be planted.

1.16.1.4 Shrubs- multiple types selected for random placement.

1.16.2 Hardscape will be required as follows:

1.16.2.1 An 8' wide Hike and Bike trail meandering between the pond and open space as illustrated on Exhibit C Landscape Plan.

1.16.2.2 A minimum of two (2) seating areas and plantings in various locations along the hike and bike trail.

1.16.2.3 A minimum of two (2) Arbors and/or a covered shade areas will be located within the open space.

1.17 Linear Open Space Requirements: All Linear Open Space within the development and within PD District shall comply with the following:

1.17.1 Landscape Requirements:

1.17.1.1 Landscape will be required per the following:

1.17.1.2 Grass or 100% seeded.

1.17.1.3 Trees- Minimum 4" caliper selected for random placement. A minimum of twenty-five (25) trees shall be planted.

1.17.1.4 Shrubs- multiple types selected for random placement. A minimum of five (5) shrub placements shall be planted.

1.17.2 Hardscape will be required as follows:

1.17.2.1 An 8' Hike and Bike trail meandering within the linear open space.

1.17.2.2 A minimum of two (2) seated areas and plantings in various locations along the hike and bike trail.

2.0 HOMEOWNERS ASSOCIATION

A Homeowners Association shall be established for the property.

3.0 OPEN SPACE

The PD will provide approximately 18 acres of HOA owned and maintained Open Space. Detention and floodplain area shall count towards open space requirements.

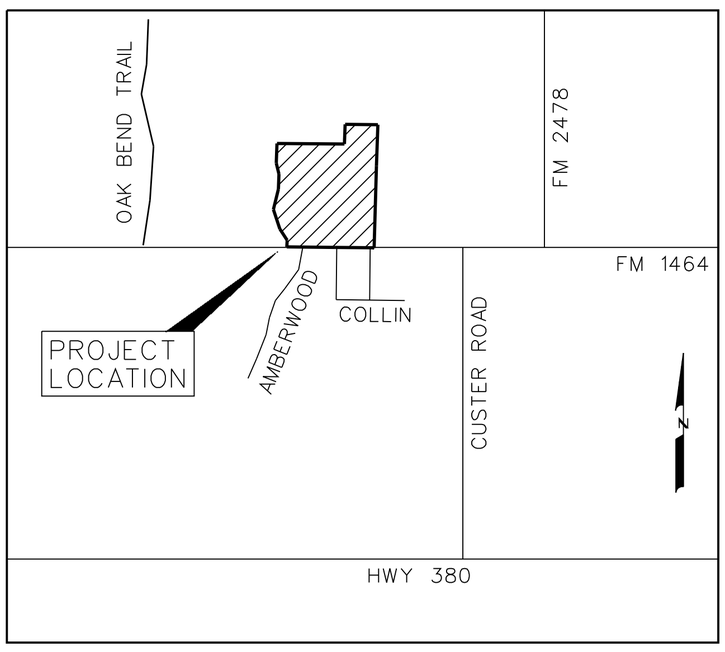
LIST OF EXHIBITS

Exhibit A- Legal Description of PD Boundary

Exhibit B- Concept Plan

Exhibit C- Landscape and Hardscape Plan

Exhibit D- Development Regulations



LOCATION MAP

NOTE:
NO FLOOD PLAIN EXISTS ON
SITE PER FEMA MAP NO. 48085C0140J
DATED JUNE 2, 2009

0 200 400 800

SCALE: 1" = 400'

EXHIBIT B
CONCEPT PLAN
OF

WELLSPRING ESTATES

OUT OF THE

COLEMAN WATSON SURVEY, ABSTRACT NO. 945

IN THE

COLLIN COUNTY, TEXAS

APPLICANT

FRASER CAPITAL, LLC.
18208 PRESTON RD, D9461
DALLAS, TEXAS 75252
214-762-5709

OWNER

PROSPER INDEPENDENT SCHOOL DISTRICT
605 E. 7TH STREET
PROSPER, TEXAS 75078
469-219-2000

CORWIN ENGINEERING, INC.
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200

CITY CASE NO._____ JANUARY 2015 SCALE: 1"=400'

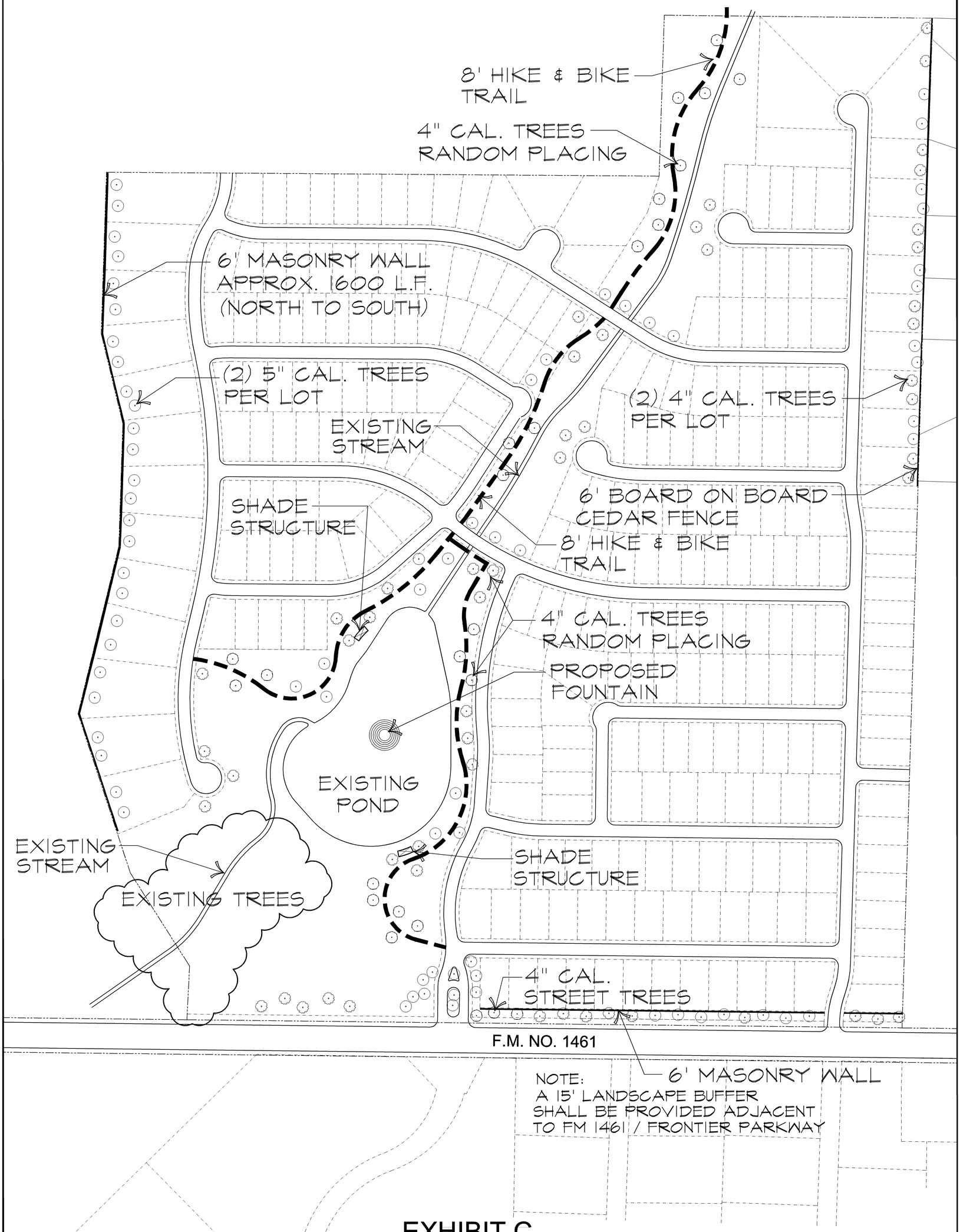


EXHIBIT C

WELLSPRING ESTATES

LANDSCAPE PLAN

Celina, Texas

1-12-15

NORTH

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Mike Foreman, City Manager
From:	Ben Rodriguez- Planner
Meeting Date:	January 20, 2015
Re:	Conduct a public hearing to consider testimony and take action a zoning amendment request on Planned Development District #23. The property is ±119.1 acres in the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of County Road 1117 and south of County Road 53. (G-Bar 7)

Action Requested:
Conduct a public hearing to consider testimony and take action a zoning amendment request on Planned Development District #23. The property is ±119.1 acres in the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of County Road 1117 and south of County Road 53.

Background Information:
Planned Development #23 was adopted on April 11, 2006 it established zoning for R-1 Single Family and up to 30 acres of C-1 Commercial. The development standards for the single family residential portion of the PD were to conform with the R-1 Single Family Zoning District requiring that lots be a minimum of 10,000 square feet, and placed an overall cap of 4 units per acre on the R-1 zoned portion of the property.

The applicant is requesting that the PD be amended the remove the C-1, Commercial Zoning, and to establish the base zoning standards of the SF-R, Single Family Residential District, and to accommodate a variety of lot types for development in order to provide a wider range of housing choices. The PD amendment includes an updated concept plan that conforms to the requirements of the City's current Planned Development standards.

Proposed Development Standards:
The following chart illustrates the development standards for the two types of lots being proposed.

Proposed Development Standards for PD-23		
Development Standard	*Proposed Type 1*	*Proposed Type 2*
Lot Area (square feet)	6,000	7,500
Minimum Building Size (square feet)	1,700	1,900
Minimum Lot Width	50	60
Minimum Lot Depth	120	125

The total number of residential lots within PD-23 shall not exceed 460 lots (3.86 units per acre). A maximum of 62% of those lots may be Type 1. A maximum of 38% of those lots may be Type 2.

The PD sets aside approximately twenty acres as Open Space, including approximately 24.6 acres within the floodplain. The PD also all outlines open space and amenity areas are to be maintained by the Homeowners Association(s). The SF-R base district requires developers to construct three amenities from a list of seven; the applicant has proposed to construct the following five amenities which will be maintained by the homeowners association:

1. Swimming Pool
2. Passive Recreation Field
3. Private, Off-Street Hike/Bike Trail to connect to future public trail
4. Outdoor Meeting Space
5. Dog Park

Public Notice:
Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within the area of application and within 200 feet of any property affected. As of 1/15/15 staff has received one letter in support and no letters in opposition to the proposed amendment.

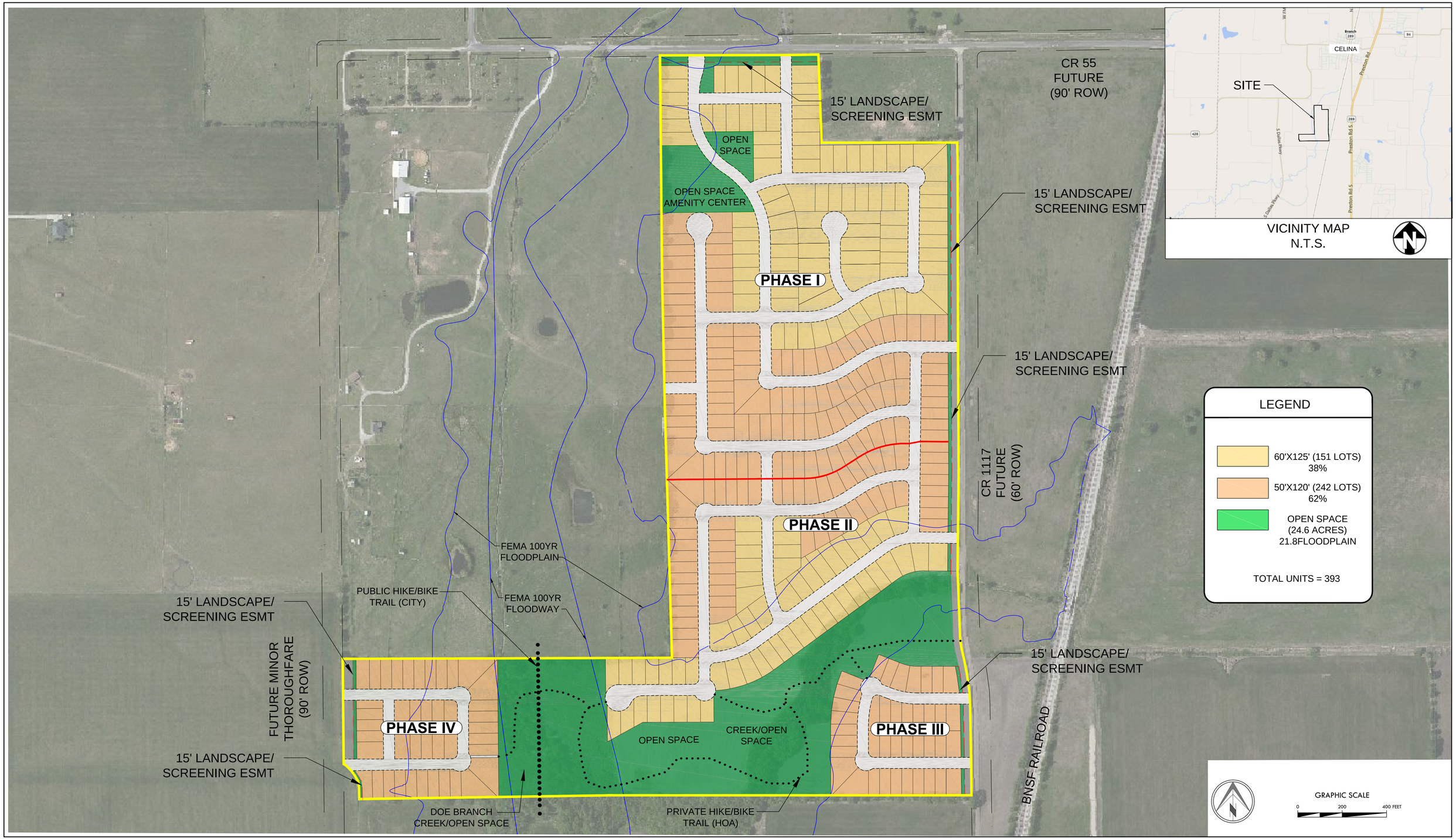
Supporting Documents:
- Proposed Concept Plan
- Proposed PD regulations
- Letter of support

Legal Review:
N/A

Board/Commission Recommendation:
N/A

Staff Recommendation:
Staff recommends the item be approved on the condition that the following staff comments are addressed.
- That the minimum size of shrubs be 5 gallon when planted.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at brodriguez@celina-tx.gov.



kirkman ENGINEERING

G Bar 7

EXHIBIT B

CELINA, TX

1.15.15

WYNNE JACKSON INC.

G BAR 7

A PROJECT DEVELOPED BY:

WYNNE JACKSON

PLANNED DEVELOPMENT
RESIDENTIAL
STANDARDS

JANUARY 2015

Prepared By:

kirkman ENGINEERING

4821 Merlot Avenue, Suite 210 :: Grapevine, TX 76051 :: 817-488-4960

PLANNED DEVELOPMENT – G BAR 7

INTRODUCTION

SUMMARY AND INTENT

This zoning submittal encompasses approximately 119 total acres of land within the City of Celina more fully described on the legal description attached as Exhibit A (the "Property") and depicted on Exhibit B. The uses proposed for the Property follow the intent of the existing approved Planned Development (PD) zoning (PD #23). It is the intent of the PD amendment to offer greater flexibility and clarity for residential development.

The development has 2 proposed lot sizes and multiple areas for open space, trails and amenities. This amendment will provide the zoning necessary to develop the plan as shown in Exhibit B.

This zoning submittal promotes development that will improve the balance of land uses in the area by increasing the number of single-family units and increasing the potential for retail development with the additional rooftops. The PD will provide an expanded range of housing choices through varying lot sizes of Single Family detached housing that currently is unavailable under the approved PD zoning ordinance and by doing so will follow current market trends observed in surrounding cities.

PROJECT LOCATION

As shown in Exhibit B, the proposed PD is located in south-central Celina. A legal description (Exhibit A) and property exhibit (Exhibit B) for the Property is provided in this document.

The property is located near the southwest corner of CR 55 and CR 1117. This proposed PD amendment offers greater flexibility in Single Family detached development than what can be accommodated with the current PD zoning. Submitted under Section 14.03.031 as a Concept Plan, this PD will provide:

- Expanded range of housing choices through a diversity of lot sizes ranging from 50-60 feet in width.
- Integrated open spaces and amenities to preserve areas designated within the 100-year floodplain. This will protect existing stream corridors and other physical assets as amenities.
- High quality project from an experienced developer.

EXISTING CONDITIONS

The existing conditions surrounding the Property are primarily agricultural with sparse residential housing. The Property is currently zoned PD-23. No annexation will be required.

EXISTING THOROUGHFARES/THOROUGHFARE PLAN

The property is accessed by CR 55 along the north, future Light Farms Way to the west and CR 1117 to the east. The Celina Master Thoroughfare Plan (MTP) has designated CR 55 and Light Farms Way as a minor thoroughfares (90' right-of-way). The MTP has CR 1117 designated as a road (60' right-of-way). The property is approximately half a mile west of Preston Road.

PROPOSED CONDITIONS

PROPOSED LAND USES

The proposed land use of single-family is in accordance with the approved PD zoning ordinance. This amendment proposes the following:

- Suburban Moderate-High Residential (Suburban Mix)
    - Single family detached dwellings with varying lot sizes of at least 6,000 SF
    - Typical lot sizes: 50'x120' and 60'x125'
- Open Space/Park Space
- Amenity Center
- Trail System

PROPOSED THOROUGHFARES/ACCESS

The proposed development will utilize the existing Master Thoroughfare Plan as revised in October, 2014. In addition to the roadway alignments according to the Master Thoroughfare Plan, residential roadways will be utilized for internal traffic circulation. Proposed collectors and minor thoroughfares within the development may produce need to modify the city's MTP if approved by the city.

CONCEPT PLAN

Exhibit B identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place at the time of platting unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that compliments the City of Celina.

DEFINITIONS

Any capitalized terms not defined below are per the definition as provided in the City of Celina Code of Ordinance Chapter 14.

Common Area: Any portion of the PD District that does not constitute a residential lot or street right-of-way and is owned by the Homeowners Association.
Covered Front Porch: An area of at least 50 square feet covered by the main roof or an architectural extension of the Main Structure.
Homeowner Association: An association governed by by-laws, deed restrictions, and architectural guidelines of the community. All lot owners will have mandatory membership in the homeowner association, which, among other things, will require financial obligations in the form of annual membership dues.
PD District Concept Plan (Exhibit B): The graphic plan for PD District that establishes and delineates the location of the respective Lot Types and is attached as Exhibit B.
Main Structure: The primary residence to be constructed on any Lot.
Open Space: Publicly accessible parks, greens, sports fields, natural flood plain, and tot lots, shall constitute Open Space.
Parkway: The area of right-of-way between the curb and the sidewalk in front of residential lots.
PD District: The land and/or lots contained within the legal boundaries identified in Exhibit A.
Shall: A term requiring compliance.
Should: A term encouraging compliance.

DEVELOPMENT REQUIREMENTS

GENERAL

The purpose of the proposed PD is to provide greater flexibility for single family detached development than is available under the approved PD #23 and the City of Celina Ordinances, Chapter 14. This zoning request to a PD (Planned Development District) is in accordance with Sec. 14.03.031.

Single-Family

The base zoning for the proposed PD shall be "SF-R" (Single-Family Residential) district as it exists or may be amended. The following regulations shall also apply.

PERMISSIBLE USES

The following uses shall be allowed:

1. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
    - A. Public and private parks;
    - B. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
    - C. Amenity centers
    - D. Landscaped Entry Features
4. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
5. Manufactured and/or modular homes are prohibited in this PD district.
6. Accessary dwellings are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

The PD District will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

    Lot Size: Six thousand (6,000) square feet.

Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
Rear Yard: Ten feet (10') minimum.
Side Yard: Five feet (5') minimum.
Side Yard Adjacent to Street: Fifteen feet (15') minimum.
Lot Width: Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth: One hundred twenty feet (120') minimum.
Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand five hundred (7,500) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size: Seven thousand five hundred (7,500) square feet.
Lot Coverage: The maximum Lot Coverage shall not exceed fifty-five percent (55%).
Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
Rear Yard: Ten feet (10') minimum.
Side Yard: Five feet (5') minimum.
Side Yard Adjacent to Street: Fifteen feet (15') minimum.
Lot Width: Sixty feet (60') typical; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth: One hundred twenty-five feet (125') minimum.
Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

II. Neighborhood Regulations

The maximum number of lots permitted within the PD District shall not exceed 460 lots. The maximum percentage of lots per Lot Type is as follows:

Lot Type 1: Approximately 62 %

Lot Type 2: Approximately 38 %

The lot types shall generally conform to the layout shown in Exhibit B.

III. Development and Design Standards

A. Landscape Standards: All development within this PD District shall comply with the following landscape standards:

1. Tree Requirements:
   i. Trees are required to be planted by the homebuilder in the front yard of all lots per the following schedule:
      - Lot Type 1 and 2 – two, 4" caliper tree, measured at 12 inches above ground and four shrubs
   ii. Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E.:

B. Screening Standards: All development within this PD District shall comply with the following minimum screening requirements:

1. Lots Adjacent to thoroughfares: 6' masonry wall
2. Lots Adjacent to minor arterials or collectors: 6' masonry wall
3. Lots adjacent to open space or park land: 6' masonry wall or 4' wrought iron fence
4. 15' landscape buffer for all lots backing or siding to thoroughfares and collectors

C. Amenities: This PD District shall contain the following amenity features:

1. Swimming Pool
2. Passive Recreation Field
3. Private, Off-Street Hike/Bike Trail to connect to future public trail
4. Outdoor Meeting Space
5. Dog Park

MISCELLANEOUS

HOMEOWNERS ASSOCIATION

A Homeowner Association will be established as each residential parcel of land is developed. The PD shall contain one or multiple Homeowner Associations.

OPEN SPACE

The PD will contain 25 acres of open space including 21.8 acres of floodplain. Private open space shall be maintained by the Homeowner Association(s).

LIST OF EXHIBITS: Exhibit A – Legal Description of PD Boundary
Exhibit B – Concept Plan
Exhibit C – PD Regulations

✂ Cut here

Zoning Case **Z-15-02**

January 20, 2014 &
February 10, 2014

Members of the Planning & Zoning Commission & Celina City Council:

I, Leigh Glendenning Roberts, with property located at CR 55, Celina, Texas
(NAME) (ADDRESS)

✓ Support

___ Oppose

Phone: 972/668-5596

Email: leighrcal@msn.com

The proposed zoning changes for the following reasons. (Use extra sheets if more room is needed):

SIGNATURE

1-12-15
DATE

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Mike Foreman, City Manager
From:	Brooks Wilson, ACIP, Senior Planner
Meeting Date:	January 20, 2015
Re:	Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields)

Action Requested:
Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields)

Background Information:
The applicant is requesting the establishment of a Planned Development Zoning District which would incorporate approximately 494 acres as single-family, detached housing units and a sixteen acre commercial development with an underlying zoning classification of RO. Open space, common areas and a school site will also be provided on the subject property. The applicant is proposing three lot types ranging from lot widths of 50 feet to 70 feet.

Public Notice:
The public hearing notice was published in the Celina Record on Friday, January 2, 2015 and zoning signs were placed on the property on Tuesday, January 6, 2015.

Supporting Documents:
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Text

Legal Review:
N/A

Board/Committee Recommendation:
N/A

Staff Recommendation:
Staff recommends approval of the Concept Plan, subject to the following conditions:

- That the applicant provide minimum and maximums for each of the lots types and overall percentage mix;
- That the applicant remove the ± symbol from the acreage summary;
- The east/west roads from FM 1385 to the north/south minor arterial shall provide for 60' rights-of-way and 44' back-to-back paving sections;
- Lots fronting the east/west 60' rights-of-way shall have a minimum front yard setback of 25 feet;
- The geometry for ingress/egress points along FM 1385 shall be coordinated with the Director of Engineering at time of the submittal and review of the General Development Plan and platting; and
- Remove "to be abandoned" from the existing Parvin Road label.

Staff recommends approval of the Planned Development Text, subject to the following revisions:

- Section 6.0 - Replace the word "covered" with "enclosed;"
- Section 9.2 - The wall shall be required for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector; and
- Section 9.3 - The landscape buffer shall provide for grass, turf, shrubbery, seasonal color, and trees.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.

data summary			
Gross Site Area:			510
	SF	Acres	Gross %
'SF-R' Single Family	17,249,760	396 +/-	78%
Open Space	2,395,800	55 +/-	11%
Right-of-Way	1,437,480	33 +/-	6%
'RO' Retail and Office	696,960	16 +/-	3%
School Site	435,600	10 +/-	2%

Residential Product Type:	Max. Lots	Min. SF	Density	%
Single Family:				
A 70' x 115' Lot	370	8,050	3.4	20%
B 60' x 115' Lot	560	6,900	4.2	30%
C 50' x 115' Lot	930	5,750	5.1	50%
Total	1,860			

NOTE: The acreages shown above are approximate.

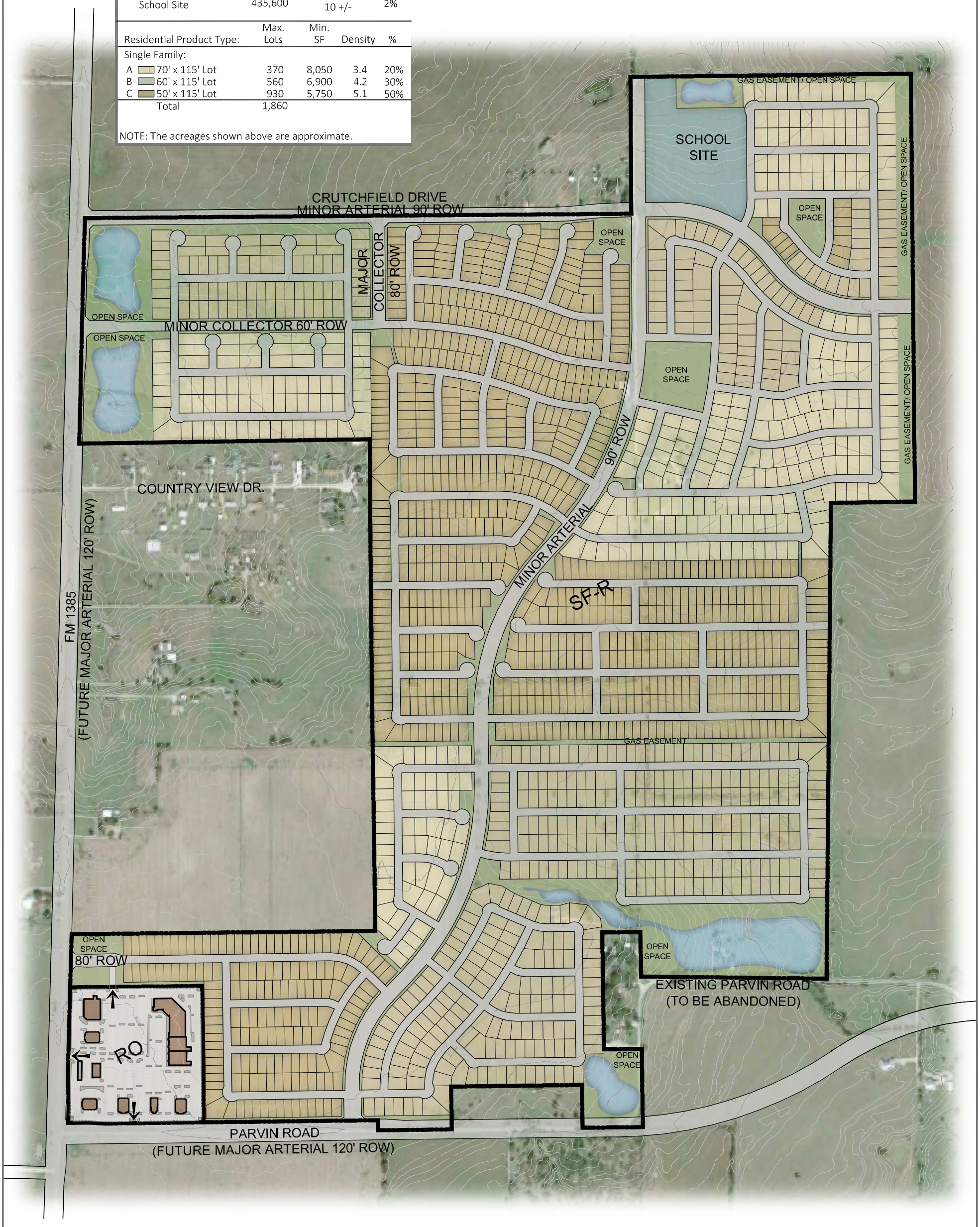


EXHIBIT C

SUTTON FIELDS SINGLE-FAMILY DEVELOPMENT
FRISCO INDUSTRIAL PARTNERS RETAIL DEVELOPMENT
CELINA, DENTON COUNTY, TEXAS

CENTURION AMERICAN

N
SCALE: 1"=600'

PETITT BARRAZA LLC
ENGINEERING PLANNING SURVEYING

DATE: JANUARY, 2015

F:\2014\1401300\EXHIBIT\1401300LP14 ZoningEXHIBIT1.dwg Jan 14,2015 – 12:25 pm chancock

EXHIBIT B
Planned Development Regulations

For a 494 acre tract of land out of the Freeman Wilkerson Survey, Abstract No. 1411 in the City of Celina , City of Celina ETJ and Denton County, Texas**.**

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, proposed lakes, ornamental trees and shade trees. In addition, this planned development shall have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance and Section 10.03.009 of the Subdivision Ordinance as exists or may be amended for the City of Celina, Texas.

3.0 General Regulations

3.1 All regulations for the District not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

3.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina City Council through a PD a PD amendment. Following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD.

- Street pattern, building location and individual uses as proposed, may be adjusted so long as the general character within each base zoning district in the PD is adhered to and the general location of the land uses remains as shown in Exhibit C.

3.3 A property owners association shall be established and shall be the owner and responsible for the maintenance of all open space areas.

3.4 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in section 5.0 Area Regulations of this PD.

3.5 The Concept Plan depicts two principal districts, a “SF-R”, Single-Family Residential District and “RO”, Retail and Office District.

4.0 Use Regulations

4.1 The permitted uses within the planned development are outlined below.

(A) SF-R Single-Family Residential District: The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections 14.03.008 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries
- Community Facility Uses
  - Public and private parks
  - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
  - Amenity centers
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage
- School, pre-k through 12 (public or private)

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

(B) RO Retail and Office District: The permitted uses shall be RO Retail and Office District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P

Artist studio	P
Kiosk (providing a service)	C
Auto laundry or carwash	C
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	P
Bank/credit unions	P
Offices (professional and general business)	P
Child day care (business)	P
Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	P
Pet and animal grooming shop without outdoor kennels	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	P
Farmers market (public)	P
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Funeral home without crematorium	P
Veterinarian (indoor kennels)	P
Garden shop (inside storage)	P

(2) *<u>Prohibited uses:</u>*

Check cashing service

Recycling kiosk

Sexually oriented business

Accessory dwelling

(3) Height regulations:

a) Main building(s). Maximum forty-five (45) feet.

b) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(4) Area regulations:

a) Size of lots.

(i) Maximum lot size. Eighteen (18) acres
(ii) Size of yards.
- Minimum front yard: twenty-five (25) feet; all yards adjacent to a street shall be considered front yards.
- Minimum side yard: Eight (8) feet; fifteen (15) feet when adjacent to a residential lot.
- Minimum rear yard: fifteen (15) feet
- Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.

b) Minimum open space requirement. 15% of the total lot area.

c) Maximum impervious surface. 80% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.

d) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.

e) Connectivity: A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(5) Parking requirements: Refer to article 14.05, division 2. The following regulations shall also be applicable:

a) Parking/Loading Requirements

(iii) A minimum stacking length of eighty (80) feet measured from the street right-of-way to the first intersection aisle or paving stall shall be required for access from FM 1385 and Parvin Road. Deceleration lanes are required for all ingress/egress from FM 1385 and Parvin Road.

(6) Landscaping requirements: Refer to article 14.05, division 3.

(7) Special district requirements:

a) Building facade review. Building facade (elevation) plans shall be submitted for commission review and approval by the city council along with the site plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used

b) Open storage: Open storage and outdoor displays are prohibited.

c) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.

d) Other regulations: Refer to article 14.05, development standards and use regulations.

5.0 Area Regulations

5.1 General Area regulations:

a) The lot widths shall be measured along the arc of the primary structure setback line.

b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

5.2 The following amended area regulations shall apply:

Lot Type A:

Minimum Lot Area: The minimum lot area shall be eight thousand fifty (8,050) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5’), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet for front entry lots and the minimum depth of the rear yard shall be twenty (20) feet for rear entry lots.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street; garage access may also be accomplished utilizing “swing-in” driveways.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5’), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type C:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5’), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

5.3 The maximum number of lots permitted within the District shall not exceed 1,860 lots. The percentage of lots per Lot Type is as follows:

Lot Type A: 20% Minimum
Lot Type B: 30% Minimum
Lot Type C: 50% Maximum

6.0 Parking Regulations

6.1 Residential: The off-street residential parking requirement is two (2) covered vehicle spaces for each dwelling unit that shall be located behind the front building line.

7.0 Landscape & Irrigation Regulations

7.1 Residential: The landscape and irrigation requirements for all residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.087 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.2 Non-Residential: The landscape and requirements for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.086 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.3.1 Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following:

- *Tree*
  - Caddo Maple
  - Golden Raintree
- *Other Shrubs*
  - Knockout Rose
  - Purple Pixie Loropetalum
  - Golden Dot Euonymus
  - Red Yucca
  - Smoke Tree
  - Butterfly Bush
  - Coral Drift Rose
  - Pink Skull Cap

- *Ground Cover*
  - Little Bluestem
  - Weeping Love Grass
  - Mexican Feather

8.0 Open Space Regulations

8.1 General:

a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:

b) Open Space Requirements

(1) Single Family Open Space Requirements

a. A minimum of eighteen (18) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.

(2) Retail and Office Open Space Requirements

a. A minimum of fifteen (15) percent of the total lot area must be provided for retail and office developments.

9.0 Screening Regulations

9.1 Non-Residential: The screening requirement for all non-residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.122 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.2 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.123 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall be landscaped with at least grass or other ground cover.

10.0 Sub-division Regulations

9.1 Development shall meet the standards as required in the City of Celina

Subdivision Ordinance except as follows:

1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.

2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.

3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.

4. FM 1385 & Parvin: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

Sanitary Sewer Mains

1. Pipe Embedment – the embedment for sewer mains less than fifteen (15) inch shall generally be class B+, and the embedment for sewer mains fifteen (15) inch and greater shall generally be class H, unless otherwise noted by the engineer of record.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Mike Foreman, City Manager
From:	Ben Rodriguez, Planner
Meeting Date:	January 20, 2015
Re:	Conduct a public hearing to consider testimony and take action a zoning amendment request on Planned Development District # 39. The property is ± 331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (County Road 5), south and east of County Road 53. (Ownsby)

Action Requested:
Conduct a public hearing to consider testimony and take action a zoning amendment request on Planned Development District # 39. The property is ± 331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of SH 289 (Preston Road), south of County Road 53, north of Frontier Parkway (County Road 5), south and east of County Road 53.

Background Information:
PD# 39 is comprised of approximately 331 acres; it contains a mixture of single family, multi family, light industrial, C1- retail, and C-2, general commercial uses. The property is located on Preston Road, and is adjacent to Carter Ranch and TXI.

Proposed Development Standards:
The applicant is requesting to revise the allocation of land uses to increase the acreage of single family development by approximately five acres, This increase in acreage of single family will be offset with decreases in light industrial and retail/commercial areas. The applicant is also requesting revisions to development standards of the residential tract to allow greater flexibility for residential development within Tract 4.

Existing Allocation	
Use	***Acreage***
Single Family	106.4
Multi Family	34.0
Light Industrial	80.9
C1	46.5
C2	61.9

Proposed Allocation		
Tract	***Use***	***Acreage***
4	Single Family	111.9
3	Multi Family	32.8
1	Light Industrial	78.7
5	C1	45.3
2	C2	63.3

Single family (Tract 4) is to be further delineated with two types of permissible single family products having slightly different development standards, as follows:

Tract 4 Single Family Residential Types		
	Lot Type 1	Lot Type 2
Lot Size	5,000 square feet	6,000 square feet
Minimum Floor Area (excludes garages, breezeways and porches)	1,700 square feet	1,900 square feet
Lot Width	Minimum 50 feet	Minimum 60 feet
Lot Depth	Minimum 110 feet	Minimum 110 feet

The homeowners association or property owners association will be established as each residential or nonresidential parcel of land is developed and is responsible for maintaining all common areas.

The applicant is proposing 19 acres of open space with 15 acres of this open space to be located within the floodplain; any floodplain areas counted toward the open space requirements shall be landscaped and amenitized with benches and sidewalks on a minimum of three sides.

A six foot tall solid masonry screening shall be constructed adjacent to Preston Road and along all lots backing or siding to collector streets and/or Cypress Creek Way. In addition, 15 foot landscape buffers shall be maintained for all lots that back or side on collectors and/or Cypress Creek Way. The landscape buffer along Preston Road shall be 40 feet.

The rights-of-way for the roadway west of the proposed traffic circle shall be 60 feet and will stub out to coordinate with Light Farms.

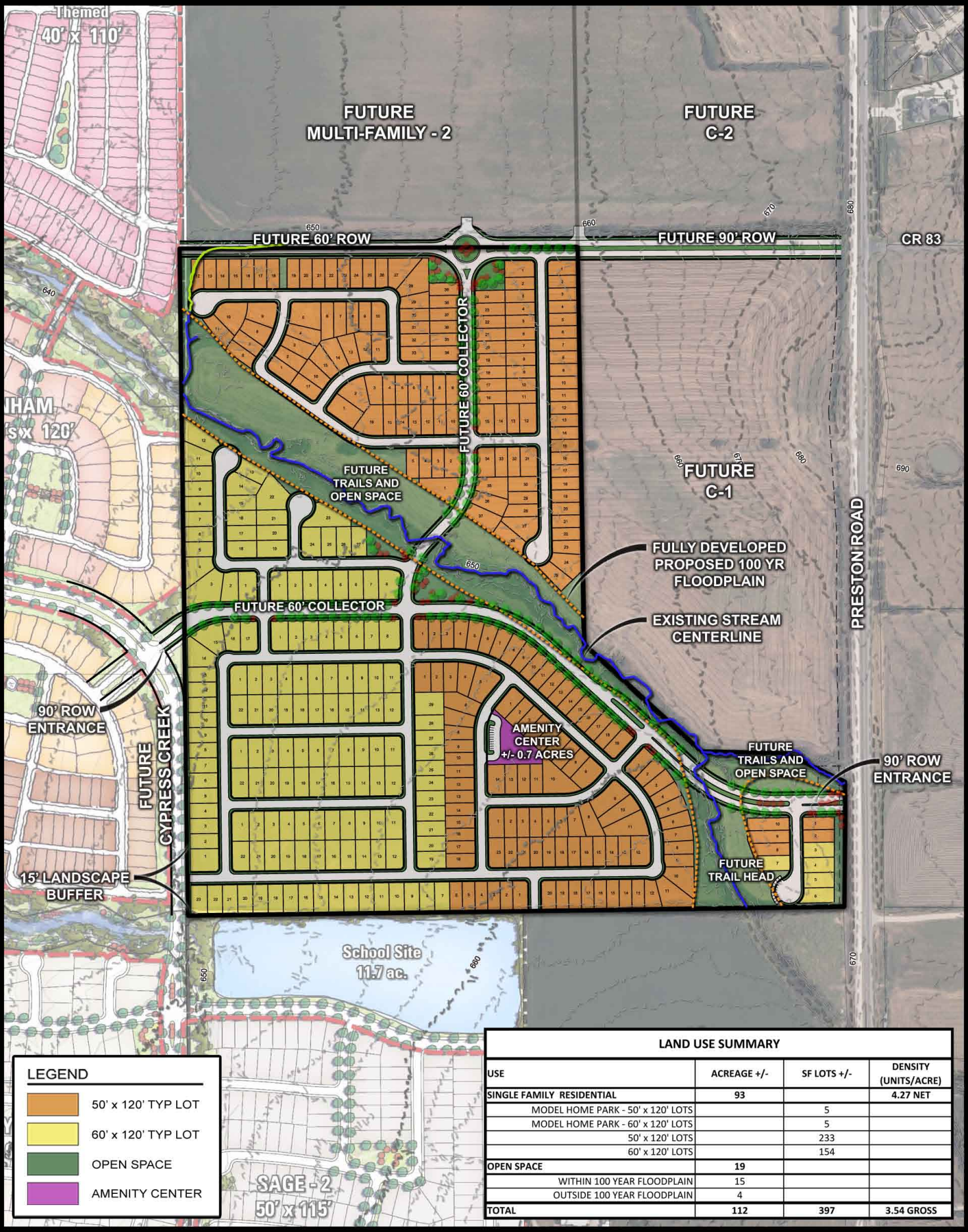
Public Notice:
Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within the area of application and within 200 feet of any property affected. As of 1/15/15 staff has received no letters either in support or in opposition to the proposed amendment.

Supporting Documents:
- Proposed Concept Plan
- PD Regulations

Legal Review:
N/A

Staff Recommendation:
Staff recommends approval of the item subject to the following conditions:
- That the word “Residential” to screening and landscape buffers on page 7 of the PD regulations
- That a label for the east/west thoroughfare is added as “120 foot Major Arterial” on the zoning exhibit
- That labels for the east/west 90 foot ROW (extension of CR 83), turn around and 60 foot ROW between tracts 2, 3, 4, and 5 are added on the Zoning exhibit.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at brodriguez@celina-tx.gov.



LAND USE SUMMARY

USE	ACREAGE +/-	SF LOTS +/-	DENSITY (UNITS/ACRE)
SINGLE FAMILY RESIDENTIAL	93		4.27 NET
MODEL HOME PARK - 50' x 120' LOTS		5	
MODEL HOME PARK - 60' x 120' LOTS		5	
50' x 120' LOTS		233	
60' x 120' LOTS		154	
OPEN SPACE	19		
WITHIN 100 YEAR FLOODPLAIN	15		
OUTSIDE 100 YEAR FLOODPLAIN	4		
TOTAL	112	397	3.54 GROSS

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PELOTON LAND SOLUTIONS

OWNSBY FARM TRACT

CONCEPT PLAN - EXHIBIT B

0 500'
GRAPHIC SCALE

EXHIBIT "C"

Zoning Amendment for:

OWNSBY FARMS

CENTURION AMERICAN

PLANNED DEVELOPMENT (PD #39)
In
Celina, Texas

January 20, 2015

Prepared By:

PELOTON
LAND SOLUTIONS

10875 John W. Elliot Dr., Suite 400 • Frisco, Texas 75033

PLANNED DEVELOPMENT – OWNSBY FARMS

INTRODUCTION

SUMMARY AND INTENT

This zoning submittal addresses the disposition of approximately 331.968 acres of land within the City of Celina, more fully described on Exhibit A (the "Property") and depicted on Exhibit C. The uses proposed for the Property are being amended to more closely follow the intent of the City of Celina Comprehensive Plan dated April 2013. It is the intent of the Planned Development (PD), to clearly identify each zoning region by metes & bounds, and to offer greater flexibility for the residential development (Tract 4).

This zoning submittal promotes development that will improve the balance of land uses in the area by decreasing the acreage of light industrial and retail development while slightly increasing the acreage of single family development. The PD will provide an expanded range of housing choices through varying lot sizes of Single Family detached housing that currently is unavailable under the active zoning ordinance and by doing so will follow current market trends observed in surrounding cities.

PROJECT LOCATION

As shown in Exhibit B, the proposed PD is located in south Celina. A legal description (Exhibit A) and Zoning Exhibit (Exhibit C) is provided in this document.

The property is located just northwest of the intersection of two major arterial roads. This proposed Planned Development offers greater flexibility in Single Family detached development. Therefore, to achieve this flexibility and to provide greater housing choices, amending the PD under Section 14.03.031 of the City's Zoning ordinance is required. Submitted under Section 14.03.031 as a Concept Plan, this Planned Development will provide:

- Increased amount of single family development with an expanded range of housing choices through a diversity of lot sizes ranging from 50-60 feet in width.
- Open space to preserve areas designated within the 100-year floodplain. This will protect existing stream corridors and other physical assets as amenities.

EXISTING CONDITIONS

There is an existing aggregate and concrete batch plant operation to the north of this property. Carter Ranch is located to the east of this property, and Light Farms is located to the west. All other boundaries are railroad, highway or agriculture open space. The property is currently zoned as PD-39.

DRAFT

PROPOSED CONDITIONS

PROPOSED LAND USES

The proposed development is in accordance with the City of Celina Comprehensive Plan dated April, 2013 by increasing Suburban Moderate-High Residential (Suburban Mix) land use category. The following land uses are proposed:

- Suburban Moderate-High Residential (Suburban Mix)
    - Single family detached dwellings with varying lot sizes with a minimum of 5,500 SF.
- Open Space/Park Space
- Retail
- Commercial
- Multifamily Residential
- Office
- Personal and Business Services
- Transportation and Auto Services
- Amusement and Recreation Services
- Institutional/Governmental
- Light Manufacturing

PROPOSED THOROUGHFARES/ACCESS

The proposed development will utilize the existing Master Thoroughfare Plan Amended October 2014. In addition to the improvements according to the Master Thoroughfare Plan, Minor Collectors will be utilized for internal traffic circulation.

CONCEPT PLAN

Exhibit B identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

DEVELOPMENT REGULATIONS

Tract 1

Designated for a base zone of I-1, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.24 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 2

Designated for a base zone of C-2, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.18 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

DRAFT

Tract 3

Designated for a base zone of MF-2, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.13 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 5

Designated for a base zone of C-1, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.17 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 4

Single Family Residential District - 7.5, the intent is to allow a mixture of medium size single family lots and patio homes, provided that the overall density within such SF area shall not exceed four and a half (4.5) units to the gross acre or 504 lots. For medium size single family lots, the permitted and conditional uses, as well as the regulations, under Section 14.03.014 of the City of Celina's zoning ordinance shall apply, except as set forth herein, and further defined as Lot Types 1 and 2 below. For patio home developments within this area, the permitted and conditional uses, as well as the regulations of Section 14.03.016 of the City of Celina's zoning ordinance.

SINGLE-FAMILY
PERMISSIBLE USES
The following uses shall be allowed:

1. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
    A. Public and private parks;
    B. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
    C. Amenity centers.
4. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
5. Manufactured and/or modular homes are prohibited in this PD district.

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RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

The PD District will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than five thousand five hundred (5,500) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Five thousand five hundred (5,500) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty percent (60%).
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
Front Yard:	Twenty feet (20') setback line in all instances. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the MAIN STRUCTURE. Key lots shall have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Fifty feet typical (50') at building line; forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street, but shall be at or behind the main structure.

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B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.

3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty percent (60%).
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
Front Yard:	Twenty feet (20') setback line in all instances. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Sixty feet typical (60') at building line; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street, but shall be at or behind the main structure.

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CONDITIONAL USES
Uses allowed as conditional uses in the SF-7.5 District (Section 14.03.014) and the Patio Home Residential District (Section 14.03.016) as outlined in the City of Celina Zoning Ordinance No 2006-57, as amended.

DISTRICT REGULATIONS
It is the intent of this Ordinance that all uses permitted by the Planned Development conform to the applicable City of Celina development guidelines.

OTHER DEVELOPMENT REGULATIONS

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION
Homeowner Association(s) will be established as each residential or nonresidential parcel of land is developed. The PD shall contain one or multiple Homeowner/Property Owner Association(s).

OPEN SPACE
The single family tract of the PD (Tract 4) will dedicate open space in accordance with current PD zoning (Sec. 14.03.031). One acre of open space shall be dedicated for every 75 dwelling units. A minimum of 2.0 acres shall be non-floodplain open space. Open space may consist of any pervious areas including publicly accessible detention/drainage facilities (wet ponds included), natural open space areas including floodplain, and public or private parks. Any detention/drainage areas counted toward the open space requirement shall be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. The Open Space shall be maintained by the Homeowner Association(s).

TRACTS 1, 2, 3 & 5
Tracts 1, 2, 3 & 5 shall be required to submit a concept plan as a PD Amendment prior to submission of any site plan, plat, general development plan, building permit, or early grading permit. The PD Amendment shall be processed as outlined in section 14.03.031 of the Celina Code of Ordinances.

SCREENING & LANDSCAPE BUFFERS
Screening (6 foot solid masonry wall) shall be required for lots adjacent to Preston Road, lots backing or siding to collectors (60' ROW of larger), and lots backing or siding to future Cypress Creek Way. Landscape buffers shall be required for all lots adjacent to a collector or future Cypress Creek Way. The landscape buffer shall be 10' in width.

LIST OF EXHIBITS

Exhibit A – Legal Descriptions
Exhibit B – Concept Plan
Exhibit C – Zoning Exhibit

DRAFT

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Mike Foreman, City Manager
From:	Ben Rodriguez, Planner
Meeting Date:	January 20, 2015
Re:	Conduct a public hearing to consider testimony and take action regarding a zoning ordinance text amendment Chapter 14: Zoning; Article 14.05: Landscaping; Division 1: Generally; Section 14.03.009 PRO, Preston Road overlay district.

Action Requested:
Conduct a public hearing to consider testimony and take action regarding a zoning ordinance text amendment Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 1: Generally; Section 14.05.087 Minimum landscaping requirements within new single-family, two-family (duplex), and manufactured home developments.

Background Information:
Staff is proposing an amendment to the landscaping requirements for new single-family, two-family (duplex), and manufactured home developments to clarify the number, size and location of required plant types. The amendment further clarifies the housing types that must comply with the proposed regulations.

Staff is proposing a chart which increases the amount of landscaping required based on the size of a lot. Previously staff lowered the requirements in order to accommodate landscaping on smaller lots however this did not provide adequate landscaping for large lots. Staff believes that the proposed standards will accommodate all lot types.

Legal Obligations and Review:
N/A

Public Notifications:
N/A

Supporting Documents:
- Proposed regulations

Staff Recommendation:
- Staff recommends approval of the item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at brodriguez@celina-tx.gov.

Sec. 14.05.087 Minimum landscaping requirements within new Single-Family, Two-Family (duplex), Town Home, Patio Home and Manufactured Home developments

(1) Tree by lot requirements. Trees shall be planted to meet the total number of caliper inches referenced in the table below. Required large trees shall not be smaller than three (3) caliper inches; required small trees shall not be smaller than two (2) caliper inches in size. A minimum of one (1) large and one (1) small tree shall be located in the front yard of all residential lots. The remaining required trees may be placed in the front or rear of the residential lot.

Size of lot (Sq. Ft.)	Caliper Inches	Number of Shrubs
2,500-6,999	5	12
7,000-8,999	8	15
9,000-19,999	11	20
20,000+	14	25

(A) No trees are to be planted within the parkway, the area between the back of curb and the right-of-way/property line.

(B) Trees are to be placed in a location which does not interfere with overhead and/or underground utility easements.

(C) Trees are to be spaced so that at mature growth their canopies do not interfere with one another.

(D) If the trunk splits into multiple trunks below the 6 inch level, then the multiple trunk trees are measured by the following formula.

(i) Measure largest trunk circumference.

(ii) Remaining trunks, measure circumference divided by two.

(iii) Add subsections (i) and (ii) for total circumference, divide total by 3.14 to get caliper.

(E) Required shrubs shall be a minimum of three (3) gallon in size when planted and shall be planted in the front yard of all residential lots. Shrubs may be substituted with small trees when planted in the front yard.

(F) Solid vegetative ground cover or lawn for the entirety of the lot that is not otherwise covered by mulched planter beds, building(s) and/or driveway area(s).

(G) All landscaping required above shall be planted prior to issuance of the Certificate of Occupancy on the dwelling(s).