

### **Support for Planning**

Jason Laumer, former city manager of Celina and an engineer by trade, prioritized twenty (25) years' worth of long-range planning initiatives in his first few years as City Manager for the fastest growing city in Texas. Knowing the impact that nearly 3,000 new single-family homes per year can have on a small community that has and an ultimate growth boundary of 78 square miles and an estimated build-out population of 378,000 people, the following plans were accomplished by Celina during his tenure:

- Subdivision Ordinance re-write (2018)
- Downtown Master Plan (2019)
- Master Trails Plan (2019)
- Zoning Ordinance re-write (2019)
- Life Connected logo (2019)
- Tree City USA (2019)
- Master Parks Plan (2020)
- Neighborhood Vision Book (2020)
- Scenic City (platinum 2020)
- Downtown Logo (2020)
- Comprehensive Plan (2021)
- Commercial & Multi-Family Guidelines (2023)

Among the most unique plans is the Neighborhood Vision Book (NVB), which helps inform developers on how to meaningfully incorporate open space and amenities into new development, so that neighborhoods are created and not just subdivisions. The NVB is an assertive approach that ensures that new residents have places to assemble, meet their neighbors, and experience life together. Life Connected is the City's official motto, but it's more than just a tagline. It includes how fiber is available to every neighborhood in Celina, how Celina's trail system at build-out will be the largest in Texas, and how the downtown remains the heart of the community.

### **Effectiveness & Results**

With 10 miles of frontage on the Dallas North Tollway and Preston Road, Celina is geographically well-positioned to experience exponential growth. Since the 2017 annexation law changes, Celina has:

- Annexed 11,891 acres (or 18.6 square miles)
- Placed under development agreement or pre-annexation agreement 23,398 acres (or 36.56 square miles)

This unprecedented expansion of city limits successfully avoided multiple ETJ water districts, positioned Celina to better manage its growth, and protected the long-range tax base. Two of these projects included the successful negotiation into city limits of over 1,200 acres owned by Huffines, a developer well-known for a preference to develop outside city limits. Furthermore, with many of these development agreements, the city negotiated land donations from developers to obtain countless new fire station, school, water tower, police sub-station, outdoor warning siren, and park sites, which saves tax-payers countless millions of dollars.

Additionally, Mr. Laumer spear-headed the acquisition of over 600 acres of parkland throughout the ultimate growth boundary so that the City, estimated to have a 378,000 build-out population, has sufficient parkland for its residents. These acres are in addition to the typical parkland dedication process. It is arguable that Celina is among the most-planned cities of its ultimate size in state history, and all these efforts resulted from the vision, efforts, and leadership exemplified by Jason Laumer, the engineer turned city manager who possessed an unparalleled passion for planning. At build-out, Celina will be among the top 10 most populated cities in Texas, and Jason Laumer's dogged resolve to ensure Celina planned accordingly will greatly benefit the 90% of Celina that isn't even here yet.