



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
SPECIAL CALLED MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO STREET  
TUESDAY, JULY 10, 2017  
5:30 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 Planning and Zoning Commission Meeting on May 15, 2017.
- B. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on June 20, 2017.

**IV. AGENDA:**

- A. Consider and act upon a Construction Plat for Lilyana Phase 2A, being a ±48.720 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 207 residential lots and 10 open space lots. (Lilyana Phase 2A Construction Plat)
- B. Consider and act upon a Construction Plat for Lilyana Phase 2B, being a ±36.728 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 135 residential lots and two (2) open space lots. (Lilyana Phase 2B Construction Plat)
- C. Consider and act upon a Final Plat for Celina High School Addition, being a ±83.113 acre tract of land situated in the Wade H. Ratton Survey, Abstract No. 753, City of Celina, Collin County, Texas. The property is generally located north of CR 134, east of Preston Road, and south of CR 105, containing two (2) lots. (Celina High School Final Plat)
- D. Consider and act upon a Final Plat for the Bobcat Kuntry Addition, being a ±.698 acre tract of land situated in the John Willock Survey, Abstract No. 975, City of Celina, Collin County, Texas. The property is generally located north of Pecan Street, south of Beech Street, west of Oklahoma Drive, and east of the St. Louis, San Francisco and Texas Railroad, containing one (1) lot. (Bobcat Kuntry Final Plat)
- E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96)

- F. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from C-1, Retail, to PD, Planned Development with the base zoning of MU-2, Mixed Use Regional. The property is an ± 108.3 acre tract of land situated in the F.D. Gray Survey, Abstract 361, Collin County, Texas. The property is generally located north of Frontier Parkway, east and west of Dallas Parkway (Future Dallas North Tollway), and south of County Road 970. (Celina Gateway Zoning)
- G. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a zoning amendment to allow for the use of a communications tower on a ±6.017 acre tract of land zoned PD, Planned Development #59 with a base zoning designation of RO, Retail Office. The property is situated in the Collin County School Land Survey, Abstract No. 167, Celina, Texas, generally located north of Frontier Parkway, south of Ownsby Parkway, east of the BNSF Railroad and west of Preston Road. (PD 59 Amendment Cell Tower)
- H. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±193.77 acre tract of land from MU-2, Mixed-Use Regional District to PD, Planned Development zoning district with a base zoning designations of RO, Retail Office, and MU-2, Mixed-Use Regional District. The property is situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located south of CR 51, east of Dallas Parkway, north of Light Farms Way, and west of the BNSF Railroad. (The Columns Rezoning)
- I. Consider and act upon a Final Plat for Creeks of Legacy Phase 2C, being a ±22.986 acre tract of land situated in the WM Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, west of Doe Branch Boulevard, east of CR 6 and south of Clear Creek Parkway. (Creeks of Legacy Phase 2C Final Plat)

V. **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, July 7, 2017 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

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

\_\_\_\_\_  
Date of Notice

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  
112 N. COLORADO STREET  
TUESDAY, JUNE 20, 2017  
5:30 P.M.

MINUTES

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

*Chairman Ousley called the meeting to order at 5:32 p.m.*

*Commissioners present: Mitch Freeman, Charles Haley, Mike Terry, and Jace Ousley.*

*Commissioners absent: Scott Cromwell, Shelby Barley, and Ben Hangartner*

*Staff present: Helen-Eve Liebman, Director of Planning & Development Services, Ben Rodriguez, Senior Planner, and Robyn Miga, Planner*

**II. PLEDGE OF ALLEGIANCE:**

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

**III. CONSENT AGENDA:**

A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on May 17, 2017.

*Commissioner Haley moved to approve the Consent Agenda.*

*Commissioner Freeman seconded the motion.*

*Motion carried 4-yes; 0-no*

**IV. DIRECTOR'S REPORT:**

A. Report on City Council meeting items on June 13, 2017

*Director of Planning and Development Services Helen-Eve Liebman spoke on the agenda items that went before City Council on June 13, 2017.*

**V. AGENDA:**

A. Consider and act upon a Final Plat for Glen Crossing Phase 1, being a ±41.814 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55 (Glendenning Parkway), and west of the BNSF Railroad, and east of Dallas North Tollway. (Glen Crossing Phase 1 Final Plat)

*Commissioner Haley moved to approve the Final Plat pending all comments being addressed prior to City Council.*

*Seconded by Commissioner Freeman.*

*Motion carried 4-yes; 0-no*

B. Consider and act upon a Final Plat for Bluewood Phase 1, being a ±103.03 acre tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No. 346, and generally located on the north side of Ownsby Parkway, south of Choate Parkway and east of Carter Ranch, containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Final Plat)

*Commissioner Terry moved to approve the Final Plat pending all comments be approved by City Council.*

*Seconded by Commissioner Haley.*

*Motion carried 4-yes; 0-no*

- C. Consider and act upon a Construction Plat for Light Farms Brenham, being a ±26.15 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of County Road 5, south of County Road 51, east of the Burlington Northern Santa Fe Railroad, and west of Preston Road, containing 127 residential lots, and six (6) open space lots. (Light Farms Brenham Construction Plat)  
*Commissioner Terry moved to approve the Construction Plat pending all comments being addressed prior to City Council.*  
*Seconded by Commissioner Haley.*  
*Motion carried 4-yes; 0-no*
- D. Consider and act upon a Construction Plat for Light Farms Elementary School #2, Bidgewater Boulevard and Montgomery Lane, being a ±15.27 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of Frontier Parkway, south of Light Farms Way, west of the Burlington Northern Santa Fe Railroad, and east of Dallas North Tollway, containing one (1) non-residential lot, (Light Farms Elementary School Plat)  
*Commissioner Haley moved to approve the Construction Plat pending all comments be addressed prior to City Council. .*  
*Seconded by Commissioner Terry.*  
*Motion carried 4-yes; 0-no*
- E. Consider and act upon a request for a Subdivision Ordinance Variance from Martin Marietta and Austin Bridge and Road to Section 10.03.122(g) Streets & Section 10.03.126(f)(1) Streets, to allow the current roadway to be constructed with methods and materials other than those required by city ordinance. This project is located at County Road 53 from Preston Road to County Road 1117. (Subdivision Ordinance Variance)  
*Staff recommended that the item be tabled in order to provide more information at a later meeting regarding the Subdivision Ordinance Variance.*  
*Commissioner Terry moved to table the Subdivision Ordinance Variance.*  
*Seconded by Commissioner Freeman.*  
*Motion carred 4-yes; 0-no*
- F. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 15.471 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with base zoning designations of HI, Heavy Industrial. The property is situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas. It is generally located north of Frontier Parkway to the west of the Burlington Northern Santa Fe Railroad, and on the east side of CR 51 (Prairie Crossing). (Stelzer Tract Rezoning)  
*Staff recommended that the Public Hearing for the Stelzer Tract Rezoning be continued to the August 15, 2017.*  
*Commissioner Terry moved to continue the public hearing.*  
*Seconded by Commissioner Haley.*  
*Motion carried 4-yes; 0-no*
- G. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Wilson Creek Meadows Extraterritorial Jurisdiction Development Agreement. The property is ±105.94 acres situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is in the City of Celina's ETJ, generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows ETJ Development Agreement)  
*Staff presented an overview of the land use regulations in the ETJ development agreement. The applicant gave a brief overview of the land and explained that there were a lot of trees on the property they were planning to preserve for natural features. He explained that one of the main issues would be getting two points of access to the third tract on the property, but that they wouldn't make plans to start building that part until there was.*

*Commissioner Haley moved to approve the ETJ Development Agreement.  
Seconded by Commissioner Freeman.  
Motion carried 4-yes; 0-no*

H. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±105.94 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with base zoning designations of SF-R, single-family residential district. The property is situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Rezoning)  
*Staff provided an overview of the zoning request, which was identical to the land use regulations presented in the ETJ Development Agreement.*

*Commissioner Terry moved to approve the Planned Development.  
Seconded by Commissioner Haley.  
Motion carried 4-yes; 0-no*

I. The Planning & Zoning Commission will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Rattton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96)

*Staff recommended that the Public Hearing for the Stelzer Tract Rezoning be continued to the next Planning & Zoning Commission meeting*

*Commissioner Haley moved to continue the public hearing.*

*Seconded by Commissioner Freeman.*

*Motion carried 4-yes; 0- no.*

*Commissioner Terry recused himself at 6:09 p.m.*

J. Consider and act on a Construction Plat for Chalk Hill Phase 1, being ±40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Construction Plat)

*Staff provided an overview of the request.*

*Commissioner Haley moved to approve the Construction Plat pending all comments being addressed prior to City Council.*

*Seconded by Commissioner Freeman.*

*Motion carried 3-yes; 0-no*

K. Consider and act on a Construction Plat for Sutton Fields North Phase 1 being a ±43.5 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, City of Celina, Denton County, containing 162 residential lots and six (6) non-residential lots. The property is generally located east of Farm-to-Market 1385, north of Crutchfield Road, south County Road 428, and west of Smiley Road. (Sutton Fields North Phase 1 Construction Plat)

*Staff provided an overview of the request.*

*Commissioner Haley moved to approve the Construction Plat pending all comments being addressed prior to City Council.*

*Seconded by Commissioner Freeman.*

*Motion carried 3-yes; 0-no*

## **VI. ADJOURNMENT:**

*The meeting adjourned at 6:18 p.m.*





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
From: Robyn Miga, Planner  
Meeting Date: July 10, 2017  
Re: Lilyana Phase 2A Construction Plat

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### **Action Requested:**

Consider and act upon a Construction Plat for Lilyana Phase 2A, being a ±48.720 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey Abstract No. 1002, Collin County, Texas, comprised of 207 residential lots, and ten (10) open space/common areas. The property is located north of Frontier Parkway, west of County Road 84, and east of the County Road 83 (Lilyana Phase 2A Construction Plat)

### **Background Information:**

Staff has reviewed the proposed Construction Plat for Lilyana Phase 2A, and determined that the remaining comments are minor in nature and can be addressed prior to scheduling a pre-construction meeting.

### **Board Review/Citizen Input:**

N/A

### **Alternatives:**

N/A

### **Financial Considerations:**

N/A

### **Legal Review:**

N/A

### **Supporting Documents:**

Plat Exhibit

### **Staff Recommendation:**

Staff recommends approval pending all outstanding comments being addressed prior to scheduling a pre-construction meeting.





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
From: Robyn Miga, Planner  
Meeting Date: July 10, 2017  
Re: Lilyana Phase 2B Construction Plat

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### **Action Requested:**

Consider and act upon a Construction Plat for Lilyana Phase 2B, being a ±36.728 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 135 residential lots and two (2) open space lots. (Lilyana Phase 2B Construction Plat)

### **Background Information:**

Staff has reviewed the proposed Construction Plat for Lilyana Phase 2B and determined that the remaining comments are minor in nature and can be addressed prior to scheduling a pre-construction meeting.

### **Board Review/Citizen Input:**

N/A

### **Alternatives:**

N/A

### **Financial Considerations:**

N/A

### **Legal Review:**

### **Supporting Documents:**

Plat Exhibit

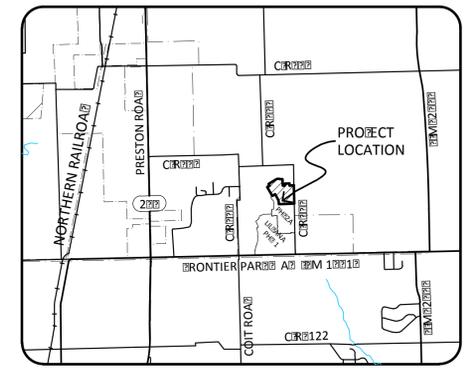
### **Staff Recommendation:**

Staff recommends approval pending all comments being addressed prior to scheduling a pre-construction meeting.

CELINA DEVELOPMENT, LLC.  
Document No. 20151123001468620  
O.P.R.C.C.T.



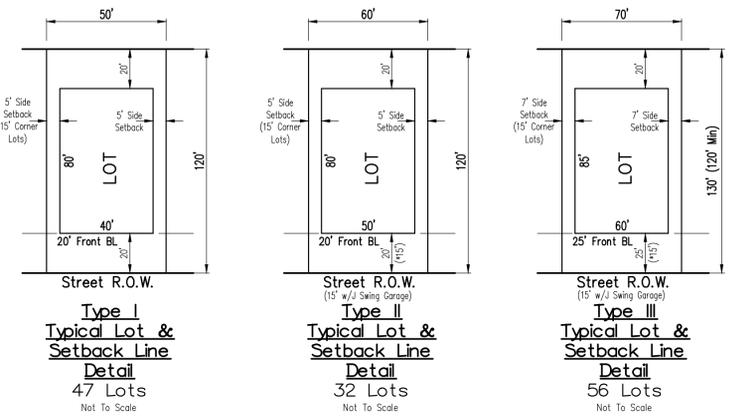
Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LOCATION MAP  
NORTH SCALE

LEGEND	
(Not all items may be applicable)	
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED	
IRF	IRON ROD (200#)
CRIF	CAPPED IRON ROD (200#)
IPF	IRON PIPE (200#)
AMF	ALUMINUM MONUMENT (200#)
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UE	UTILITIES
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SURFACE EASEMENT
LDSPE	LANDSCAPE EASEMENT
STE	STREET EASEMENT
WME	WATER MAINTENANCE EASEMENT
LE	LANDSCAPE EDGE EASEMENT
HBE	HIDE & BIDE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BIP)	TO BE ABANDONED
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
ST	STREET NAME CHANGE
BLK	BLOCK DESIGNATION
HO	HOSE DRONT ORIENTATION
Ca.	CABINET
Vol.	VOLUME
Pg.	PAGE
Ms.	MEMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst. / Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS/COLLIN COUNTY/TX
(PRCT)	PLAT RECORDS/COLLIN COUNTY/TX
(OPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - No part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0120J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
  - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
  - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD 83, North Central Zone (4204).
  - All open space/common areas, Lot 3X Block H, are to be owned and maintained by the H.O.A.
  - Sidewalks along open space/common areas are to be built by the developer.
  - The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalks).
  - All water and sewer easements to be dedicated to the City of Celina.



CONSTRUCTION PLAT  
**LILYANA PHASE 2B**

135 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS  
TOTALING 36.728 ACRES  
OUT OF THE  
JONATHAN WESTOVER SURVEY - ABSTRACT NO. 1030  
W. WILHITE SURVEY - ABSTRACT NO. 1002  
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER APPLICANT  
HILLTOP COMMUNITIES  
5000 THUNDERBOLT DRIVE  
DALLAS, TEXAS 75243  
TEL: 972.440.1111  
CITY OF CELINA, TEXAS

ENGINEER & SURVEYOR  
SHERIDAN ENGINEERING & SURVEYING  
1000 CHERRY RIDGE DRIVE  
DALLAS, TEXAS 75243  
TEL: 972.440.1111  
CITY OF CELINA, TEXAS

Drawn: G. 10/17/2017 4:04 PM  
 Plotted: G. 10/17/2017 4:04 PM  
 Saved By: R. 10/17/2017 2:44:42 PM

CELINA DEVELOPMENT, LLC.  
Document No. 20151123001468620  
O.P.R.C.C.T.

Lot 4X, Block P  
0.05 Acres  
Open Space/Common Area For  
Landscaping Purposes To Be  
Owned & Maintained By  
The H.O.A.

Exist. Street Access,  
Water & Sanit. Sewer Esmt.  
To Be Abandoned (BIP)

R=500.00  
D=30'00"00"  
T=133.91'  
L=261.80'  
CB=N15°14'00"W  
CL=258.82'

POINT OF BEGINNING

STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

WHEREAS, Celina Development LLC is the Owner of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap on the northeast corner of Lilyanna Phase 1 and west line of 40 foot right-of-way dedication for County Road No. 84 as shown on the final plat of Twelve Oaks, an addition to the City of Celina, Texas as recorded in Cabinet N, Slide 755 of the Plat Records, Collin County, Texas also being the northeast corner of Lilyanna Phase 1, an addition to City of Celina, Texas as recorded in Document No. \_\_\_\_\_ of the Plat Records, Collin County, Texas;

THENCE along the southerly line of said Lilyanna Phase 1, the following:

THENCE: S 89°46'00" W, 792.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 0°14'00" E, 6.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 89°46'00" W, 120.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 0°14'00" W, 78.67 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 500.00, a chord of N 15°14'00" W - 258.82 feet, an arc length of 261.80 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 30°14'00" W, 295.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 59°46'00" W, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 75°14'00" W, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 59°46'00" W, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 30°14'00" W, 599.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 59°46'00" E, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 75°14'00" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 59°46'00" E, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 30°14'00" W, 125.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 59°46'00" E, 542.24 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 86°13'32" E, 64.21 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 89°20'41" E, 91.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 02°52'00", a radius of 275.00 feet, a chord of S 22°11'56" W - 13.76 feet, an arc length of 13.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 66°22'04" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 89°46'00" E, 157.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 0°14'00" E 378.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 89°46'00" E, 120.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 44°46'00" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 0°14'00" W, 120.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 89°46'00" E, 280.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 0°14'00" E, 130.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 89°46'00" E, 207.64 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 44°48'57" E, 28.31 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: N 89°51'54" E, 30.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE: S 0°08'06" E, 1088.18 feet continuing along said east line of Celina Development LLC, tract and the west line of 30 foot right-of-way dedication for said County Road No. 84 as shown on the final plat of Wilson Creek Estates, an addition to the City of Celina, Texas as recorded in Cabinet J, Slide 605 of the Plat Records, Collin County, Texas; to the POINT OF BEGINNING with the subject tract containing 1,599,862.69 square feet or 36.728 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Development, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LILYANA PHASE 2B, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: Elain Ford  
Senior Vice President

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

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

Signature of the Registered Professional

Texas Registration No.



STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

PROPERTY LOCATION STATEMENT  
This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

Boundary Line Table with columns: Line #, Length, Direction. Rows BL1 to BL11.

Boundary Line Table with columns: Line #, Length, Direction. Rows BL12 to BL22.

Lot Line Table with columns: Line #, Length, Direction. Rows L23 to L35.

Lot Line Table with columns: Line #, Length, Direction. Rows L36 to L48.

Boundary Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Row BC1.

Centerline Curve Table with columns: Curve #, Length, Radius, Tangent, Chord, Chord Bearing, Delta. Rows C2 to C9.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C10, C11.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 18 to 39.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 13 to 23.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 15.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 18.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 8.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 22.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 5.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 15.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 to 15.

Approval box for preparation of final plat following construction of all public improvements. Includes fields for RECOMMENDED BY, APPROVED BY, ATTEST, and City Secretary.

CONSTRUCTION PLAT  
LILYANA PHASE 2B  
135 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS  
TOTALING 36.728 ACRES  
OUT OF THE  
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030  
W. WILHITE SURVEY ~ ABSTRACT NO. 1002  
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER APPLICANT: CELINA DEVELOPMENT LLC  
ENGINEER: DARREN K. BROWN, Registered Professional Land Surveyor No. 5252, State of Texas

Drawn: G:\2017-2018\135-542-2017-01.dwg, Sheet: 1 of 1, Date: 6/23/2017, 2:44:42 PM



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
From: Robyn Miga, Planner  
Meeting Date: July 10, 2017  
Re: Celina High School Addition Final Plat

---

### **Action Requested:**

Consider and act upon a Final Plat for Celina High School Addition, being a ±83.113 acre tract of land situated in the Wade H. Rattton Survey, Abstract No. 753, City of Celina, Collin County, Texas. The property is generally located north of CR 134, east of Preston Road, and south of CR 105, containing two (2) lots. (Celina High School Final Plat)

### **Background Information:**

Staff has reviewed the proposed Final Plat for Celina High School and determined that the remaining comments are minor in nature and can be addressed prior to the August 8, 2017 City Council meeting.

### **Board Review/Citizen Input:**

N/A

### **Alternatives:**

N/A

### **Financial Considerations:**

N/A

### **Legal Review:**

### **Supporting Documents:**

Plat Exhibit

### **Staff Recommendation:**

Staff recommends approval pending all comments being addressed prior to City Council on August 8, 2017.

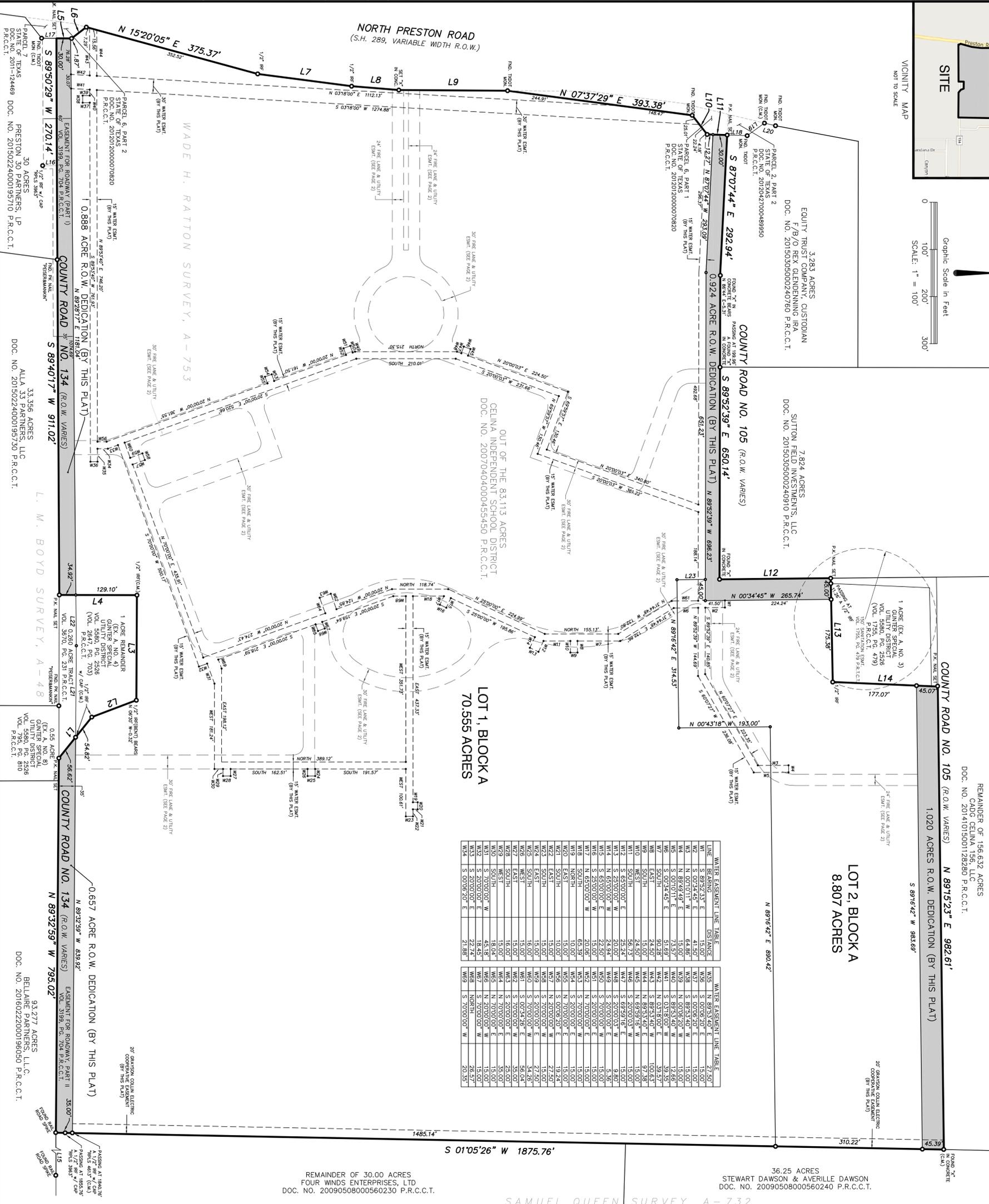


VICINITY MAP  
 NOT TO SCALE  
 Graphic Scale in Feet  
 0 100' 200' 300'  
 SCALE: 1" = 100'



ABREVIATIONS  
 P.R.C.C.T. PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 DOC. NO. DOCUMENT NUMBER  
 P.O.B. POINT OF BEGINNING  
 C.M. CONTROLLING MONUMENT  
 I.R. IRON ROD FOUND  
 R.O.W. RIGHT-OF-WAY  
 B.L. BUILDING LINE

LEGEND  
 • BOUNDARY CORNER  
 • LOT CORNER  
 • EASEMENT CORNER



WATER EASEMENT LINE TABLE		WATER EASEMENT LINE TABLE	
LINE	DISTANCE	LINE	DISTANCE
W1	S 89°32'45" E 15.00'	W35	N 89°33'40" E 15.00'
W2	S 00°34'45" E 41.50'	W36	S 00°06'20" E 15.00'
W3	S 00°34'45" E 41.50'	W37	S 00°06'20" E 15.00'
W4	S 00°34'45" E 41.50'	W38	N 00°08'20" W 15.00'
W5	S 00°34'45" E 41.50'	W39	N 00°08'20" W 15.00'
W6	S 00°34'45" E 41.50'	W40	S 89°33'40" W 12.66'
W7	S 00°34'45" E 41.50'	W41	S 03°18'00" W 39.35'
W8	S 00°34'45" E 41.50'	W42	S 03°18'00" W 39.35'
W9	S 00°34'45" E 41.50'	W43	S 89°33'40" W 10.93'
W10	S 00°34'45" E 41.50'	W44	S 89°33'40" W 10.93'
W11	S 00°34'45" E 41.50'	W45	N 69°59'16" W 15.00'
W12	S 89°32'45" E 15.00'	W46	S 20°00'03" W 15.00'
W13	S 89°32'45" E 15.00'	W47	S 20°00'03" W 15.00'
W14	S 89°32'45" E 15.00'	W48	S 20°00'03" W 15.00'
W15	S 89°32'45" E 15.00'	W49	S 20°00'03" W 15.00'
W16	S 89°32'45" E 15.00'	W50	S 20°00'03" W 15.00'
W17	S 89°32'45" E 15.00'	W51	S 20°00'03" W 15.00'
W18	S 89°32'45" E 15.00'	W52	N 20°00'00" W 15.00'
W19	S 89°32'45" E 15.00'	W53	S 20°00'00" W 15.00'
W20	S 89°32'45" E 15.00'	W54	S 20°00'00" W 15.00'
W21	S 89°32'45" E 15.00'	W55	S 20°00'00" W 15.00'
W22	S 89°32'45" E 15.00'	W56	S 20°00'00" W 15.00'
W23	S 89°32'45" E 15.00'	W57	S 20°00'00" W 15.00'
W24	S 89°32'45" E 15.00'	W58	S 20°00'00" W 15.00'
W25	S 89°32'45" E 15.00'	W59	S 20°00'00" W 15.00'
W26	S 89°32'45" E 15.00'	W60	S 20°00'00" W 15.00'
W27	S 89°32'45" E 15.00'	W61	S 20°00'00" W 15.00'
W28	S 89°32'45" E 15.00'	W62	S 20°00'00" W 15.00'
W29	S 89°32'45" E 15.00'	W63	S 20°00'00" W 15.00'
W30	S 89°32'45" E 15.00'	W64	S 20°00'00" W 15.00'
W31	S 89°32'45" E 15.00'	W65	S 20°00'00" W 15.00'
W32	S 89°32'45" E 15.00'	W66	S 20°00'00" W 15.00'
W33	S 89°32'45" E 15.00'	W67	S 20°00'00" W 15.00'
W34	S 89°32'45" E 15.00'	W68	S 20°00'00" W 15.00'
W35	S 89°32'45" E 15.00'	W69	S 20°00'00" W 15.00'

**SURVEYOR CERTIFICATE**  
 That I, David Carlton Lewis, a Registered Professional Land Surveyor, licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown herein were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations of the City Plan Commission of the City of Celina, Texas.  
 This document shall not be recorded for any purpose. This drawing shall be used for **REVIEW PURPOSES ONLY**  
 David Carlton Lewis  
 R.P.L.S. No. 5647  
 Date: JUNE 2017



**NOTARY CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed herein.  
 Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
 Notary Signature \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

**NOTES**  
 1. This Survey is issued without the benefit of a current title report and is subject to the usual exceptions and conditions of a title report. The surveyor has conducted research for possible easements, restrictions or covenants which may affect this property.  
 2. All bearings shown herein are based on the record bearings of the 83.113 acre tract known as the Samuel Queen Survey, A-732, in the Public Records of Collin County, Texas, 2007040400045450 P.R.C.C.T.  
 3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown herein are 1/2" iron rods set with a cap stamped 'SPRY 5647'.  
 4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.  
 5. Setting a portion of this addition by metes and bounds is a violation of the city subdivision Ordinance and State plotting statutes and is subject to fines and withholding of utilities and building permits.  
 6. According to the Flood Insurance Rate Map No. 4808500110L, published by the Federal Emergency Management Agency, the subject property is in a Special Flood Hazard Area shown hereon as being in the 100-year flood zone.

RECOMMENDED BY: Planning and Zoning Commission  
 City of Celina, Texas  
 Signature of Chairperson \_\_\_\_\_ Date of Recommendation \_\_\_\_\_  
 APPROVED BY: City Council  
 City of Celina, Texas  
 Signature of Mayor \_\_\_\_\_ Date of Approval \_\_\_\_\_  
 ATTEST:  
 City Secretary \_\_\_\_\_ Date \_\_\_\_\_

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	N 51°22'19" W	L12	N 00°34'45" W
L2	N 20°47'47" W	L13	N 89°33'25" E
L3	N 89°40'26" W	L14	N 02°28'54" E
L4	S 00°09'55" W	L15	N 89°53'35" E
L5	N 00°29'10" E	L16	N 89°53'29" W
L6	N 37°39'08" W	L17	S 00°05'29" W
L7	N 07°30'05" E	L18	N 01°45'55" E
L8	N 04°38'05" E	L19	N 36°10'56" W
L9	N 00°22'05" E	L20	N 13°33'01" E
L10	N 52°03'13" E	L21	N 89°32'59" W
L11	N 01°45'55" E	L22	S 89°28'17" W
		L23	S 00°34'45" E

**CELINA HIGH SCHOOL ADDITION**  
 LOT 1 AND LOT 2, BLOCK A  
 A FINAL PLAT OF  
 AN ADDITION TO THE CITY OF CELINA, OUT OF THE 83.113 ACRE TRACT OF LAND CONVEYED TO CELINA INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 2007040400045450, IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, IN THE WADE H. RATTION SURVEY, A-753, CITY OF CELINA, COLLIN COUNTY, TEXAS  
 OWNER: Celina Independent School District  
 205 S. Colorado  
 Celina, TX 76701  
 Phone: 469-742-9100  
 SPRY PROJECT NO. 029-032-50  
 DATE: JUNE 2017  
 SURVEYOR: Spry Surveys, LLC  
 8241 Mid-Cities Blvd., Ste.102  
 North Richland Hills, TX 76182  
 Phone: 817-767-4060  
 Fax: 817-767-4060  
 From 659, No. 10175000



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
From: Robyn Miga, Planner  
Meeting Date: July 10, 2017  
Re: Bobcat Kuntry Addition Final Plat

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### **Action Requested:**

Consider and act upon a Final Plat for the Bobcat Kuntry Addition, being a  $\pm$ .698 acre tract of land situated in the John Willock Survey, Abstract No. 975, City of Celina, Collin County, Texas. The property is general located north of Pecan Street, south of Beech Street, west of Oklahoma Drive, and east of the St. Louis, San Francisco and Texas Railroad, containing one (1) lot. (Bobcat Kuntry Final Plat)

### **Background Information:**

Staff has reviewed the proposed Final Plat and determined that the outstanding comments are minor in nature and can be addressed prior to the August 8, 2017 City Council meeting.

### **Board Review/Citizen Input:**

N/A

### **Alternatives:**

N/A

### **Financial Considerations:**

N/A

### **Legal Review:**

### **Supporting Documents:**

Plat Exhibit

### **Staff Recommendation:**

Staff recommends approval pending all comments being addressed prior to the August 8, 2017 City Council meeting.



GRAPHIC SCALE  
1" = 30'

LEGEND

CM CONTROLLING MONUMENT

NOTE:  
BEARING SHOWN ARE BASED ON TRUE NORTH  
AS ESTABLISHED BY GPS OBSERVATION.

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor \_\_\_\_\_ Date of Approval \_\_\_\_\_

ATTEST: \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

RECOMMENDED BY: PLANNING AND ZONING COMMISSION  
CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON \_\_\_\_\_ DATE OF RECOMMENDATION \_\_\_\_\_

APPROVED BY: CITY COUNCIL CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS Suren Business, LLC are the Owners of a tract of land situated in the John Willock Survey, Abstract 975, City of Celina, Collin County, Texas and being in Block 47 of the Amendment to the Amended Map of the Town of Celina, Collin County, Texas according to the Amended Plat recorded in Volume 1, Page 114, Plat Records of Collin County, Texas, and also be all of the tract conveyed to Suren Business, LLC as recorded in County Clerks No. 20160831001161020 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' cut found for corner at the southwest corner of Block 47, said 'X' cut being at the intersection of the east Right of Way line of The St. Louis, San Francisco and Texas Railroad and the north Right of Way line of Pecan Street / F.M. No. 455 (60' ROW);  
THENCE N 12°17'48" E a distance of 208.84' to a capped 1/2" iron rod stamped "4613" found for corner;  
THENCE S 77°43'16" E a distance of 155.00' to a 1/2" iron rod found for corner;  
THENCE S 12°17'48" W a distance of 70.00' to a capped 1/2" iron rod stamped "4613" found for corner;  
THENCE N 77°43'16" W a distance of 14.11' to a capped 1/2" iron rod stamped "4613" found for corner;  
THENCE S 12°17'48" W a distance of 138.84' to a "X" cut found for corner in the north Right of Way line of Pecan Street / F.M. No. 455;  
THENCE N 77°43'16" W following the north Right of Way line of Pecan Street / F.M. No. 455 a distance of 140.89' to the POINT OF BEGINNING and containing 30,410 Square Feet or 0.698 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Suren Business, LLC acting herein, does hereby adopt this plat designating the herein above described property as BOBCAT ADDITION, LOTS 1, BLOCK A, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and there public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2017.

BY: REENA PUN, OWNER

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_  
WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2017.

BY: SURAJ PANDEYA, OWNER

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

STANDARD NOTES

- 1) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 2) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- 3) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- 4) The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**FINAL PLAT**  
**BOBCAT ADDITION**  
**0.698 ACRES**  
**LOT 1, BLOCK 47**  
**BEING A REPLAT OF PART OF BLOCK 47**  
**OF THE AMENDED TO THE AMENDED**  
**MAP OF THE TOWN OF CELINA**  
**JOHN WILLOCK SURVEY**  
**ABSTRACT NO. 975**  
**CITY OF CELINA**  
**COLLIN COUNTY, TEXAS**

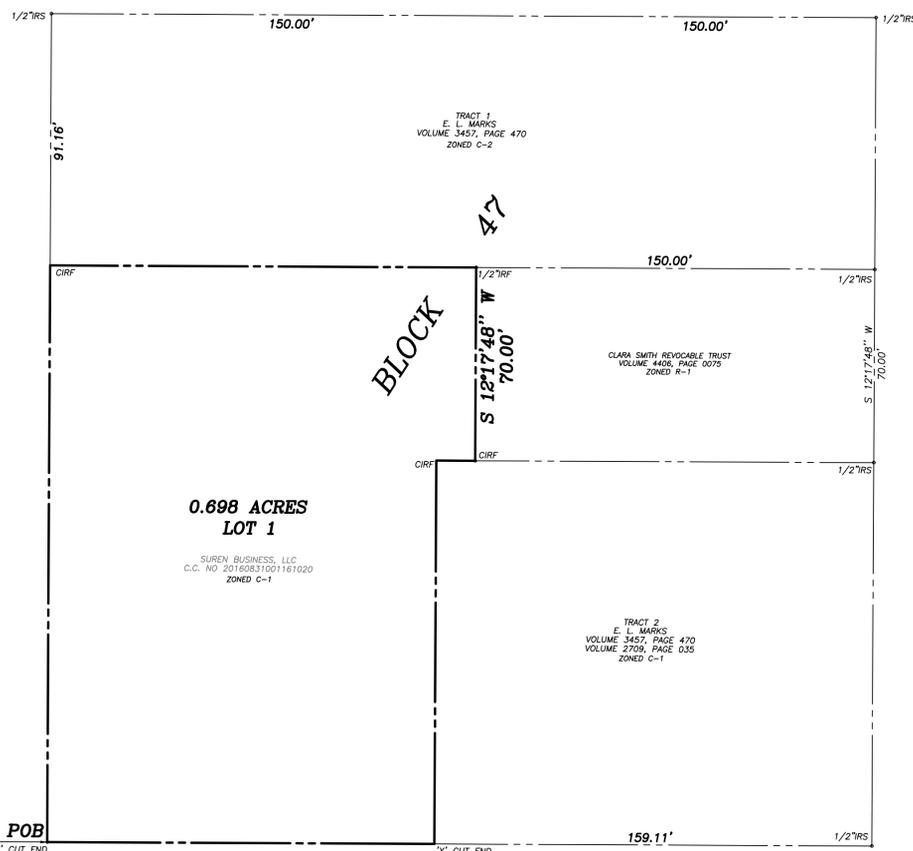
OWNER  
**SUREN BUSINESS, LLC**  
13555 BRENTON RIDGE #1628  
HOUSTON, TEXAS 77070  
(832) 382-2166

SURVEYOR  
**SURDUKAN SURVEYING, INC.**  
P.O. BOX 126  
ANNA, TEXAS 75409  
(972) 924-8200

**CITY OF CELINA CASE NO. \_\_\_\_\_**  
SCALE 1" = 30' DATE: MAY 26, 2017 JOB NO. 23052

ST LOUIS, SAN FRANCISCO AND TEXAS RAILROAD

CENTERLINE RR



**0.698 ACRES**  
**LOT 1**

SUREN BUSINESS, LLC  
C.C. NO. 20160831001161020  
ZONED C-1

TRACT 1  
E. L. MARKS  
VOLUME 3457, PAGE 470  
ZONED C-2

CLARA SMITH REVOCABLE TRUST  
VOLUME 4408, PAGE 0075  
ZONED R-1

TRACT 2  
E. L. MARKS  
VOLUME 3457, PAGE 470  
VOLUME 2759, PAGE 035  
ZONED C-1

**PECAN STREET/F.M. No. 455**  
**60' ROW**

BLOCK 46

KNOW ALL MEN BY THESE PRESENTS:

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

DAVID J. SURDUKAN R.P.L.S. NO. 4613

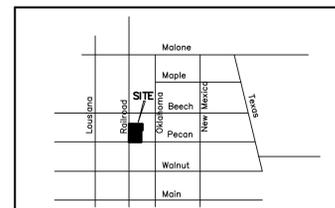
STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_



LOCATION MAP

The property is located in flood zone X. Outside the 100 year flood plain. According to FEMA map 48085C 0110G, dated January 19, 1996.



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
From: Helen-Eve Liebman, Planning & Development Services Director  
Meeting Date: July 10, 2017  
Re: Westgate 96 PD 45 Amendment

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### **Action Requested:**

The Planning & Zoning Commission will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96)

### **Background Information:**

The applicant is proposing an amendment to the current Planned Development that was approved in 2010 to address the division in ownership into three tracts. The amendment is addressing various desired changes by the City such as lot width, height limitations, densities, open space and detention amenities, screening requirements, and any future amendments. The original Planned Development also contained a sunset clause which stated that the property will revert back to the base zoning district of MU-2, Mixed Use Regional, if a development application was not submitted within seven years of approval of the original ordinance, which was December 10, 2010. The proposed amendment omits the clause.

The PD proposes a mixture of land use types spread out over three tracts that include MU-2, Mixed Use Regional and several residential types including townhomes, duplexes and multi-family, and commercial uses. The PD prohibits residential uses within 200 feet of Preston Road and will comply with the PRO Preston Road Overlay regulations.

All three tracts have a base zoning of MU-2, but Tract 1 is the only one that does not include a residential component and only allows for commercial uses.

### **Tract 1**

Tract 1 has a base zoning district of MU-2 and is designated for commercial development. The PD standards include a maximum height provision of 100 feet with a maximum footprint size of 200,000 square feet in the commercial area. A masonry wall must also be provided when adjacent to single-family, and is required to be built by the non-residential developer. All building materials must also meet code as it exists or may be amended.

### **Tracts 2 & 3**

Tract 2 has a base zoning district of MU-2 and allows a mixture of residential uses, including duplex (RTB), multi-family (RTC), townhomes (RTD), and single-family (RTA1 – 50' lots, and RTA2- 60' lots).

Residential Type “B” (RTB) units are attached residential duplexes, and are limited to 75 units each in Tracts 2 & 3. Each duplex shall be at least 1,000 square feet in size and have a lot area of 3,750 square feet. Each building must have a front set back of 20 feet, and rear setback of 10 feet, and buildings must have a side setback of seven and a half feet. Side yards adjacent to a public street must have a 15 foot setback.

All front entry garages for RTB units shall be set back thirty feet from the right-of-way, rear entry garages must be set back twenty five feet from the property line.

Residential Type “C” (RTC) units are multi-family units. The RTC units are limited to tracts 2 & 3 and may develop to twenty-four (24) units per acre and have a maximum limit of 22 acres each in Tract 2 and 3. This is a maximum density of 1,056 multi-family dwelling units in Tracts 2 and 3, or 528 per tract unless they meet the density bonus. With the density bonus there must be covered or enclosed parking for all spaces, and they could increase the max density of twenty-nine (29) units an acre, 1,276 in Tracts 2 and 3, or 638 per tract. RTC units are limited to 4 stories not to exceed sixty-five (65) feet in height.

Residential Type “D” (RTD) units are attached residential townhome units. RTD units are limited to Tracts 2 and 3 with each tract allowed 112 units each. RTD units shall be a minimum of 1,200 square feet and each lot shall be a minimum of 2,000 square feet. RTD units shall have a maximum of three stories and be limited to 45 feet in height. The developer would also have the ability to either do a zero-lot line for front yard setback, or two (2) foot rear yard setback with required rear entry garages through an alley.

The MU-2 areas within Tracts 2 & 3 must provide setbacks equal to the height of the building but not less than 45 feet from adjacent single-family residential property lines. Additionally, a six-foot solid masonry screening wall will be constructed for screening when adjacent to any single family district.

Residential Type “A-1” (RTA1) units are detached, single-family residential units with a minimum floor area of 1,700 sf, and a maximum height of 40', or 2 ½ stories. These units have a minimum lot size of 50 feet, or 40 feet on cul-de-sac lots. There is a required rear yard setback of 10 feet; and a side yard setback of 5 feet (15 feet when adjacent to a public street). There is no maximum density. This use is not listed in the current PD.

Residential Type “A-2” (RTA2) units are detached, single-family residential units with a minimum floor area of 1,900 sf, and a maximum height of 40 feet, or 2 ½ stories. These units have a minimum lot size of 60 feet, or 50 feet on cul-de-sac lots. There is a required rear yard setback of 10 feet; and a side yard setback of 5 feet (15 feet when adjacent to a public street). There is no maximum density. This use is not listed in the current PD.

Commercial uses are also permitted at a maximum of 10 acres in Tract 2 as outlined in the PD regulations.

A minimum of 15% of each tract area shall be devoted to open space for non-residential development and a minimum of 1 acre per 75 dwelling units shall be devoted to open space for single, duplex, and multi-family development. Detention/retention areas counted

toward open space shall be amenitized on three sides with improvements such as sidewalks, benches, pavilions, etc.

**Current and Proposed PD Comparison**

Density of both RTB (duplex) and RTD (townhome) units did not see an increase from the existing PD to the proposed changes, but there was a significant increase in the amount of multi-family uses that the applicant is proposing. Below is a chart with what the existing PD allows, what the applicant is requesting, the City’s recommendation, and an alternative option to the two proposed.

**RTC- Multi-Family**

Existing	Applicant's Request	Staff's Recommendation	Alternative Option
14.5 acre max can be developed as MF, which is a total of <b>346</b> total units	44 acre max can be developed as MF, which is a total of <b>1,056</b> units	27 acre max can be developed as MF, which is a total of <b>650</b> units	30 acre max can be developed as MF, which is a total of <b>720</b> units

The applicant is also proposing A-1/A-2 (Single-family units) to be allowed anywhere in Tract 2 without a maximum density.

**Comprehensive Plan:**

The City’s Comprehensive Plan designates this area as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single-family detached, attached dwellings such as duplexes, and townhomes. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

This is also a commercial/mixed use corner, which discourages residential uses. It encourages more intensive uses such as malls and large shopping centers and/or mixed-use developments that integrate at least two supporting uses on the same site. The proposed PD does integrate commercial and retail uses along the hard corner, with the majority of the property being developed for residential uses (duplex, townhomes, multi-family, and single-family).

**Thoroughfare Plan:**

The property is located at the intersection of two six-lane divided thoroughfares, Preston Road and Future FM 455.

**Public Notice:**

The public hearing notice was published in the *Celina Record* on Friday, April 29, 2017. 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 200 feet of any property affected. As of July 7, 2017 staff has received no letters either in support or in opposition to the proposal.

**Supporting Documents:**

- Proposed Development Regulations
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Concept Plan

**Legal Review:**

N/A

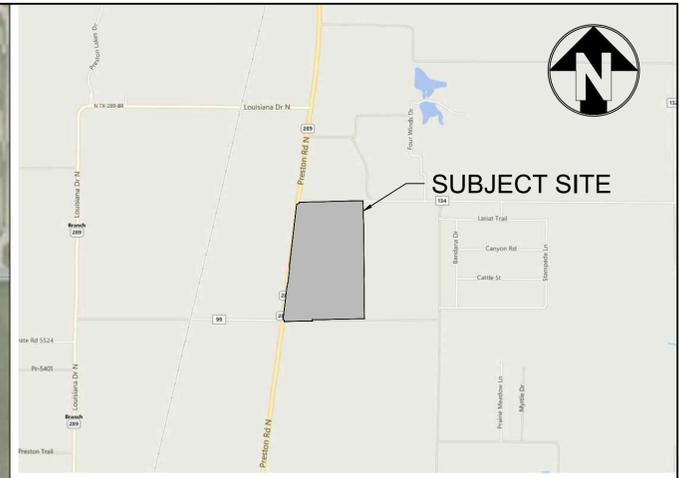
**Board/Committee Recommendation:**

The public hearing for this item was continued at the May 15, 2017 Planning & Zoning Commission meeting, as well as continued at the June 13, 2017 City Council meeting per the applicant's request.

**Staff Recommendation:**

Staff recommends that the PD have a 27 acre max developed as multi-family, totaling 650 units (783 max with density bonus).

However, the applicant is still requesting consideration of their requested 44 acre max being developed as multifamily, or 1,056 units for the total tract (1,276 max with density bonus). Staff is also providing an alternative option should the Commission want to consider it, with a 30 acre max being developed as multifamily, or 720 units for the total tract (870 max with density bonus).



VICINITY MAP  
N.T.S.

# EXHIBIT D - CONCEPT PLAN

CELINA, TX  
03.09.17



**EXHIBIT "C"**  
**PLANNED DEVELOPMENT DISTRICT**  
**STATEMENT OF INTENT AND**  
**PURPOSE**

Being located along S.H. 289 (Preston Road), this Planned Development Ordinance (PD) provides the ability to encourage and accommodate the development of a variety of uses, including commercial, retail, office, mixed use and residential uses within the City of Celina.

It is the intent of this PD amendment to maintain the base zoning district MU-2 from Zoning Ordinance No. 2006-57 (Zoning Ordinance), together with the uses and development regulations as designated therein, subject to modifications as set forth herein. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations specifically modified in this PD shall not be subject to amendment after the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD amendment and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in EXHIBIT "A".

**Permitted Uses**

The permitted uses described in APPENDIX "A" shall be allowed within this PD. A majority of these permitted uses are generally shown on the concept plan attached hereto as EXHIBIT "D" and incorporated herein by reference. Commercial and Business Park areas are primarily intended to supply the community with service related establishments, retail, office, professional uses, neighborhood services and light manufacturing. The Residential areas will accommodate residential uses, as well as provide commercial/retail service centers for the residents of the community. Integrated uses are encouraged.

## EXHIBIT "C"

### PLANNED DEVELOPMENT DISTRICT STANDARDS

#### 1.0 TRACT 1 STANDARDS

1.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in the Zoning Ordinance as amended from time to time except as otherwise set forth herein. No residential uses will be allowed within 200 feet of Preston Road within Tract 1.

1.2 Mixed Use Regional District (MU-2):

Development standards for MU-2 uses are outlined within this text and shall be developed in accordance with the following criteria:

1.2.1 MU-Commercial: The following requirements shall pertain to all non-residential uses, as outlined in APPENDIX "A". Deviations from these requirements may occur if approved pursuant to a zoning amendment utilizing procedures set forth in the Zoning Ordinance.

a. Building and Area Requirements:

i. Height Regulations:

1. Main building(s) including parking garages: The maximum height of 100 feet is permitted by right. Height may exceed 100 feet if approved pursuant to a conditional use permit. Antennae and other architectural projections not used for occupancy may extend above this height limit.

2. Accessory building(s) other than parking garages: These buildings shall not exceed a maximum of one (1) story or 25 feet in height.

ii. Density: The permitted floor to area ratio of all non-residential uses within the PD shall be unlimited, provided that all applicable sections of the PD are fulfilled.

- iii. Building Size: There shall be no limitation for non-residential uses and/or buildings, except for a standalone single retail user. The maximum permitted building footprint for a standalone single retail user shall be two hundred thousand (200,000) square feet, provided that all sections of the PD are fulfilled.
- iv. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- v. Exterior Side Yard: The side yard shall have a depth of not less than fifteen (15) feet.  
  
A twenty-five (25) foot side yard is required when the property is located adjacent to property that is being used for single family residential uses.
- vi. Interior Side Yard: No interior side yard is required. All buildings must meet current fire code separation standards.
- vii. Exterior Rear Yard: The rear yard shall have a depth of not less than ten (10) feet.
- viii. Adjacent to a Single-Family District: Any non-single-family use that is over one story in height and that is located adjacent to (and not across any right-of-way from) any single-family zoning district shall be setback from the applicable property line a distance equal to the height of the building, but not less than forty-five (45) feet. A masonry screening wall shall be required adjacent to any single-family district and shall be constructed by the non-single family use.
- ix. Interior Rear Yard: No interior rear yard is required. All buildings must meet current fire code separation standards.
- x. Minimum Lot Area: Ten thousand (10,000) square feet.

- xi. Minimum Lot Width: 100'
- xii. Minimum Lot Depth: 100'
- xiii. Building Coverage: In no case shall more than eighty percent (80%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Parking structures and surface parking facilities shall be excluded from the coverage computation.
- xiv. Building Materials: Exterior building materials must comply with Article 14.05, Division 5 of the Celina Code of Ordinances, as exists or as amended.

**2.0 TRACT 2 STANDARDS**

- 2.1 General Description:** This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in the Zoning Ordinance as amended from time to time except as otherwise set forth herein.
- 2.2 Residential Type "B" (RTB):** RTB are attached residential duplex units and shall not exceed a total of seventy-five (75) units.

If RTB units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
  - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand (1,000) square feet.
  - ii. Lot Area: The minimum area of any lot shall be three thousand seven hundred fifty (3,750) square feet.
  - iii. Lot Coverage: In no case shall more than eighty percent (80%) of the total lot area be 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.

- iv. Lot Width: The minimum width of any lot shall be thirty- seven (37) feet.
- v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
- vi. Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Key lots shall have 2 front yards.
- vii. Side Yard: There will be no requirement for separation between 2 units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All buildings must meet current fire code separation standards.
- viii. Rear Yard: All buildings shall have a minimum rear yard of 10 feet.
- ix. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) off street covered or enclosed parking spaces for each dwelling unit, located either in front or behind the dwelling unit and accessed from either a street or alley. The minimum garage setback for front entry driveways shall be thirty (30) feet. The minimum setback for rear entry garages shall be twenty-five (25) feet. Driveways must be a minimum twenty (20) feet deep measured from the property line to the garage door.
- x. Maximum Building Height: Buildings shall be a maximum of two (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.

**2.3** Residential Type "C" (RTC): RTC are multi-family units. These units may be located anywhere within Tract 2 and shall be limited to 22 acres. A maximum of twenty-four (24) units per gross acre of land shall be permitted. Notwithstanding anything contained herein, in

the event the MU-2 ordinance is amended in the future to apply a lower density or to restrict the total number of units for RTC type units described herein, such provisions shall apply and control.

If RTC units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
  - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be five hundred fifty (550) square feet for an efficiency unit, six hundred fifty (650) square feet for a one-bedroom or studio unit and seven hundred fifty (750) square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional one hundred and fifty (150) square feet per each additional bedroom.
  - ii. Lot Coverage: In no case shall more than fifty percent (50%) of the total lot area be 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.
  - iii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. Corner lots shall have two front yards.
  - iv. Side Yard: The minimum side yard on each side of the lot shall be eight (8) feet and shall maintain a minimum building separation of sixteen (16) feet. A side yard adjacent to a public street shall be a minimum of 15 feet, including corner lots. A side yard adjacent to single-family shall be fifty (50) feet.
  - v. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A rear yard adjacent to single-family use shall be fifty (50) feet.
  - vi. Building Height: Buildings shall be a maximum of four (4) stories, not to exceed sixty-five (65) feet in height. Chimneys, antennae and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.
  - vii. Required Parking: Parking requirements for RTC development areas shall be one and one-half (1.5) spaces per efficiency, one bed room and studios units; two (2) spaces per two bedroom unit; two and one-half (2.5) spaces per three bedroom unit; and one-half (0.5) space per each additional bedroom per unit. The required number of total

spaces shall be no less than 1.8 spaces per dwelling unit overall.

- viii. Screening: A six (6) foot masonry screening wall shall be required where MF-2 uses are adjacent to single-family uses. The screening wall shall be constructed by the non-single-family use.
  - ix. Optional Covered Parking and Density Bonus:
    - An increase in density up to 26 units per gross acre of land is permitted when at least 50% of the required parking spaces are constructed as covered or enclosed spaces.
    - An increase in density up to 29 units per gross acre of land is permitted when 100% of the required parking spaces are constructed as covered or enclosed spaces.
  - x. Vertically Integrated RTC: RTC developments where a portion of the units are located over commercial, office or retail uses may vary from the above density, building and area requirements.
- b. Location Restriction: RTC units may be located anywhere within Tract 2. No more than 435 RTC units may be located within 1,300 feet of the southern property line of the tract of land identified in Exhibit "A"; provided, however, this restriction shall not apply to any RTC units that are part of a vertically integrated RTC development.

2.3 Residential Type "D" (RTD): RTD are attached residential townhome units and shall not exceed a total of one hundred twelve (112) units. These units may be located anywhere within Tract 2.

If RTD units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
  - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand two hundred (1,200) square feet.
  - ii. Lot Area: The minimum area of any lot shall be two thousand (2,000) square feet.

- iii. Lot Coverage: In no case shall more than eighty percent (80%) of the total lot area be 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.
  - iv. Lot Width: The minimum width of any lot shall be twenty-five (25) feet.
  - v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
  - vi. Front Yard: The minimum depth of the front yard shall be fifteen (15) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area.
  - vii. Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All structures must meet ICC standards for building separation.
  - viii. Rear Yard: All buildings shall have a minimum rear yard of zero (0) feet.
  - xi. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered or enclosed parking spaces for each dwelling unit located behind the building and accessed by an alley. The minimum setback for rear entry driveways shall be zero (0) feet.
  - ix. Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- b. Location Restriction: RTD units may be located anywhere within Tract 2.
  - c. Architectural Variation: A townhouse building may not repeat the same unit front facade elevation on the same building more

frequently than every fourth (4th) unit. For example, if A, B and C are different elevations and there are six units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

- 2.4 Residential Type "A-1" (RTA1): RTA1 are detached, single family residential units. These units may be located anywhere in Tract 2.

If RTA1 units are developed within the PD, they shall be developed in accordance with the following criteria:

a. Building and Area Requirements:

- i. 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.
- ii. 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').
- iii. Lot Size: The minimum lot area shall be six thousand (6,000) square feet.
- iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
- v. 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.
- vi. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: 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.
- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Fifty feet (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred feet (100') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
- xiv. 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.

- 2.5 Residential Type "A-2" (RTA2): RTA2 are detached, single family residential units. These units may be located anywhere in Tract 2.

If RTA2 units are developed within the PD, they shall be developed in accordance with the following criteria:

a. Building and Area Requirements:

- i. 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, with front-entry garages, together with the allowed incidental and accessory uses.
- ii. 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').
- iii. Lot Size: The minimum lot area shall be six thousand six hundred (6,600) square feet.
- iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
- v. 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.
- vi. Front Yard: Twenty-five feet (25') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: 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.
- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Sixty feet (60'); fifty feet (50') minimum (right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred ten feet (110') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
- xiv. 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.

2.6 Permitted Uses: In addition to the uses outlined in this PD, the following uses shall be allowed in Tract 2:

- a. Commercial Uses as outlined in Section 1.1 for a maximum of 10 acres of Tract 2.
- b. 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.
- c. Community Facility Uses and/or Amenity Centers
- d. Public and private parks;
- e. 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;
- f. Landscaped Entry Features
- g. 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.

### 3.0 TRACT 3 STANDARDS

- 3.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in Section 160.068 of the Zoning Ordinance as amended from time to time except as otherwise set forth herein.
- 3.2 Residential Type "B" (RTB): RTB are attached residential duplex units and shall not exceed a total of seventy-five (75) units. These units may be located anywhere in Tract 3.

If RTB units are developed within the PD, they shall be developed in accordance with the following criteria:

- b. Building and Area Requirements:
- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand (1,000) square feet.
  - ii. Lot Area: The minimum area of any lot shall be three thousand seven hundred fifty (3,750) square feet.
  - iii. Lot Coverage: In no case shall more than eighty percent (80%) of the total lot area be 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.
  - iv. Lot Width: The minimum width of any lot shall be thirty- seven (37) feet.
  - v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
  - vi. Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Corner lots shall have two front yards.
  - vii. Side Yard: There will be no requirement for separation between two units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen

(15) feet. All buildings must meet current fire code separation standards.

- viii. Rear Yard: All buildings shall have a minimum rear yard of ten (10) feet.
  - ix. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered and enclosed parking spaces for each dwelling unit, located either in front or behind the dwelling unit and accessed from either a street or alley. The minimum garage setback for front entry driveways shall be thirty (30) feet. The minimum setback for rear entry driveways shall be twenty-five (25) feet.
  - x. Maximum Building Height: Buildings shall be a maximum of two (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- c. Location Restriction: RTB units may be located anywhere within tract 3.

**3.3** Residential Type "C" (RTC): RTC are multi-family units. These units may be located anywhere within Tract 3 and shall be limited to 22 acres. A maximum of twenty-four (24) units per gross acre of land shall be permitted. Notwithstanding anything contained herein, in the event the MU-2 ordinance is amended in the future to apply a lower density or to restrict the total number of units for RTC type units described herein, such provisions shall apply and control.

If RTC units are developed within the PD, there shall be no limit to the number of units and they shall be developed in accordance with the following criteria:

- a. **Building and Area Requirements:**
  - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be five hundred fifty (550) square feet for an efficiency unit, six hundred fifty (650) square feet for a one-bedroom or studio unit and seven hundred fifty (750) square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional one hundred and fifty (150) square feet per each additional bedroom.
  - ii. Lot Coverage: In no case shall more than fifty percent (50%) of the total lot area be 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.

- iii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. Corner/Key lots shall have two front yards.
- iv. Side Yard: The minimum side yard on each side of the lot shall be eight (8) feet and shall maintain a minimum building separation of sixteen (16) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet, including corner lots. A side yard adjacent to single-family shall be fifty (50) feet.
- v. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A rear yard adjacent to single-family shall be fifty (50) feet.
- vi. Building Height: Buildings shall be a maximum of four (4) stories, not to exceed 65 feet in height. Chimneys, antennae and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.
- vii. Required Parking: Parking requirements for RTC development areas shall be one and one-half (1.5) spaces per efficiency, one bed room and studios units; two (2) spaces per two-bedroom unit; two and one-half (2.5) spaces per three bedroom unit; and one-half (0.5) space per each additional bedroom per unit. The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall.
- viii. Screening: A six (6) foot masonry screening wall shall be required where MF-2 uses are adjacent to single-family. The screening wall shall be constructed by the non-single-family use.
- xi. Optimal Covered Parking and Density Bonus:
  - An increase in density up to 26 units per gross acre of land is permitted when at least 50% of the required parking spaces are constructed as covered or enclosed spaces.
  - An increase in density up to 29 units per gross acre of land is permitted when 100% of the required parking spaces are constructed as covered or enclosed spaces.

c. Location Restriction: RTC units may be located anywhere within Tract 3.

- 3.4 Residential Type "D" (RTD): RTD are attached residential townhome units and shall not exceed a total of one hundred thirteen (113) units. These units may be located anywhere within Tract 3.

If RTD units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand two hundred (1,200) square feet.
  - ii. Lot Area: The minimum area of any lot shall be two thousand (2,000) square feet.
  - iii. Lot Coverage: In no case shall more than eighty percent (80%) of the total lot area be 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.
  - iv. Lot Width: The minimum width of any lot shall be twenty-five (25) feet.
  - v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
  - vi. Front Yard: The minimum depth of the front yard shall be fifteen (15) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Corner/Key lots shall have two front yards.
  - vii. Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All structures must meet ICC standards for building separation.
  - viii. Rear Yard: All buildings shall have a minimum rear yard of zero (0) feet.
  - xii. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered or enclosed parking spaces for each dwelling unit located behind the building and accessed by an alley. The minimum setback for rear entry driveways shall be zero (0) feet.

- xiii. Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- b. Location Restriction: RTD units may be located anywhere within Tract 3.
- c. Architectural Variation: A townhouse building may not repeat the same unit front facade elevation on the same building more frequently than every fourth (4th) unit. For example, if A, B and C are different elevations and there are six units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

**3.5 Residential Type "A-1" (RTA1):** RTA1 are detached, single family residential units. These units may be located anywhere in Tract 3.

If RTA1 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
  - i. 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.
  - ii. 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').
  - iii. Lot Size: The minimum lot area shall be six thousand (6,000) square feet.
  - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
  - v. 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.
  - vi. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
  - vii. Front Porch: 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.

- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Fifty feet (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred feet (100') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five (95') feet minimum.
- xiv. 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.

**3.6 Residential Type "A-2" (RTA2):** RTA2 are detached, single family residential units. These units may be located anywhere in Tract 3.

If RTA2 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
  - i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (7,200) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
  - ii. 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').
  - iii. Lot Size: The minimum lot area shall be six thousand six hundred (6,600) square feet.
  - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (55%).
  - v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,900) square feet.

- vi. Front Yard: Twenty-five feet (25') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: 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.
- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Sixty feet (60'); fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred ten feet (110') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
- xiv. 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.

**3.7** Permissible Uses: In addition to the uses outlined in this PD, the following uses shall be allowed in Tract 3:

- a. 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.
- b. Community Facility Uses and/or Amenity Centers
- c. Public and private parks;
- d. 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;
- e. Landscaped Entry Features
- f. 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.

#### **4.0 GENERAL CONDITIONS FOR PD**

##### **4.1 Amendment to the PD:**

A. At such time a request to amend the PD is submitted, only the person representing the tract being amended shall be named as the "Applicant". All owners of property outside of the tract being amended are not required to be applicants for amendments to the PD, unless the requested amendment(s) directly affects their tract; i.e., such amendment(s) would alter the zoning on their tract.

**4.2 Conformance to All Applicable Articles of the Celina Zoning Ordinance:** Except as amended herein, this PD shall conform to any and all applicable articles and sections of the Zoning Ordinance as it presently exists or may be amended.

**4.3 Concept Plan:** The Concept Plan attached hereto as EXHIBIT "D", and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of the anticipated development dynamics created by Preston Road and surrounding properties, it is anticipated that the overall Concept Plan will change from time to time. Minor revisions to the Concept Plan shall not be considered to be an amendment to the PD zoning requirements, provided that all other sections of the PD are met when the Concept Plan is revised.

**4.4 Off-Street Parking and Loading Requirements:** Off-Street Parking and Loading Requirements shall conform to the City of Celina Zoning Ordinance, as they exist or as amended from time to time, except as set forth herein, unless a planned development application or parking agreement is approved allowing and exception.

A. Parking: On-street or off-street parking may be shared among vertically integrated residential and non-residential users and among users of different properties so long as a shared parking agreement is executed among the owners of the properties at time of platting and is filed with the City. For mixed use or Vertically Integrated RTC structures, parking for each use shall be computed separately for each type of use within that structure.

**4.5 Landscape Requirements:** Landscaping shall conform to the provisions set forth in City of Celina's Zoning Ordinance, as they exist or as amended from time to time, except as set forth herein. In addition, along the southern property line of the tract of land identified on EXHIBIT "A", there shall be a fifteen (15) foot landscape easement. This landscape easement may be part of and incorporated into any existing gas line easement or other easements or setbacks along such southern property line.

**4.6 Open Space Requirements:** A minimum of fifteen percent (15%) of each tract's area, excluding rights-of-way for collector and larger sized streets, shall be devoted to open space. The open space requirements shall be met for each tract individually as defined on EXHIBIT "A". Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities,

detention/retention ponds, amenity centers, buffers, public or private parks, water features and other similar uses and all parking or loading areas and driveways associated with such uses. Detention/Retention areas must be amenitized on three sides with improvements such as sidewalks, benches, pavilions, etc. Open space includes any parcel of land or water (no minimum dimension) exclusive of public right-of-way, associated with all non-residential and residential developments that is generally provided to improve the microclimate and/or aesthetics of the site and that is not covered by buildings, structures, parking or loading areas, driveways (except for parking or loading areas and driveways described in the preceding sentence) or any principal or accessory use.

- 4.7** Development Standards: Development Standards shall conform to Chapter 14 of the Zoning Ordinance, as it exist or as amended from time to time, except as set forth herein, unless a planned development application is approved allowing and exception-amendment.
- 4.8** Building Material Sales/Lumber Use Restriction: "Building Material Sales/Lumber" shall be a Permitted Use only if such use is located in an area that is within 1,000 feet of the western property line of the tract of land identified in EXHIBIT "A"; otherwise, such use shall be permitted only by a Conditional Use Permit.

**APPENDIX "A"**  
**Chart of Allowable Uses**

Uses	Mixed Use
<b>AGRICULTURAL</b>	
Barn	P
Bulk Grain and/or Feed Storage	
Farms, General (Crops or Livestock/Ranch)	P
Hay, Grain, and/or Feed Sales	P
Orchard/Crop Propagation	P
Plant Nursery (Grown for Commercial Purposes)	
Stables (As a Business)	
Stables (Private, Accessory Use)	
Stables (Private, Principal Use)	
<b>RESIDENTIAL</b>	
Accessory Building/Structure (Non-Residential)	P
Accessory Building/Structure (Residential)	P
Accessory Dwelling	
Caretaker's/Guard's Residence	
Community Home	C
Duplex/Two-Family	P
Dwelling Unit Above Ground Floor Business	P
Family Home Adult Care	
Family Home Child Care	
Four Family (Quadraplex)	P
Home Occupation	
Living Quarters On-Site With a Business	P
Multi-Family (Apartments)	P
Private Street Subdivision	C
Rooming/Boarding House	C
Single-Family Detached	P
Single-Family Townhouse (Attached)	P
Single-Family Zero Lot Line/Patio Homes	P
Three-Family (Triplex)	P

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<sup>2</sup> Permitted only with a primary use and not allowed within 500' of Preston Road

<b>OFFICE</b>	
Armed Services Recruiting Center	P
Bank/Credit Unions	P
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices (Professional and General Business)	P
Real Estate Offices	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
Telemarketing Agency	P
<b>PERSONAL &amp; BUSINESS SERVICES</b>	
Ambulance Service (Private)	C
Appliance Repair	P
Artist Studio	P
Automatic Teller Machines (ATM's)	P
Automobile Driving School	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn	P
Communication Equipment (No Outdoor Sales or Storage)	P
Computer Sales	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels (Residence hotels)	P
Exterminator Service (No Outdoor Sales or Storage)	C
Financial Services (Advice/Invest)	P
Funeral Home (No Crematorium)	C
Hotel	P
Kiosk (Providing A Service)	C
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P

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Martial Arts School	P
Media Production Studio	P
Mini-Warehouse/Self Storage	P
Photocopying/Duplicating	P
Photography Studio	P
Plant Nursery (Grown for Commercial Purpose)	P
Security Quarters as Associated with a Business (Live-In)	C
Sexually Oriented Business	
Shoe Repair	P
Studo for Radio or Television (Without Tower)	P
Tailor Shop	P
Telephone/Cable Exchange	P
Tool Rental (Indoor Storage)	P
Tool Rental (Outdoor Storage)	C
Travel Agency	P
<b>RETAIL</b>	
All-Terrain Vehicle Dealer/Sales or Service <sup>1</sup>	P
Antique Sale	P
Art Dealer/Gallery	P
Auto Supply Store for New & Rebuilt Parts (No Auto Repair)	P
Bakery (Retail)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales/Lumber (No outdoor display/storage)	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Clothing & Accessories (New)	P
Confectionery Store (Retail)	P
Consignment Shop	P
Convenience Store (With Beer and Wine Sales)	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Drapery Shop/Blind Shop	P
Florist	P
Food or Grocery Store	P
General Retail	P

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Furniture Sales (Indoor)	P
Garden Shop (Inside Storage only)	P
Gift/Toy Shop	P
Gravestone/Tombstone Sales (No outdoor display/storage)	C
HandicraftArtisans Shop	P
Hardware Store	P
Home Improvement Center (No outdoor display/storage)	P
Jewelry Store	P
Lawnmower Sales and/or Repair (No Outdoor Storage/Display)	P
Major Appliance Sales (Indoor)	P
Market (Public)	C
Motorcycle Dealer (New and/or Repair) (No outdoor display/storage)	P
Needlework Shop	P
Personal Services	P
Personal Watercraft Sales (New and/or Repair) (No outdoor display/storage)	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	
Restaurant (Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (With No Drive-Through Service)	P
Private Club	C
Restaurant	P
Security Systems Installation Company	P
Silk Screen Printing/Tee Shirt Shop	P
Sporting Goods	P
Stamps, Coin & Other Collectables	P
Temporary Outdoor Retail Sales/Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture, Antique Shop Store	C
Vacuum Cleaner Sales and Repair	P
Veterinarian (Indoor Kennels)	P
Woodworking Shop (Ornamental)	P
<b>TRANSPORTATION &amp; AUTO SERVICES</b>	

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Auto Body Repair	P
Auto Dealer (Primarily New) <sup>1</sup>	P
Auto Financing & Leasing (Indoor)	C
Auto Glass Repair/Tinting	P
Auto Interior Shop/Upholstery	P
Auto Laundry or Car Wash (Attended)	P
Auto Laundry or Car Wash (Unattended)	P
Auto Muffler Shop	P
Auto Paint Shop	P
Auto Repair (Major) <sup>1</sup>	P
Auto Repair (Minor)	P
Auto Repair as an Associated Use to Retail Sales	P
Auto Tire Repair/Sales (Indoor)	P
Auto Wrecker Service	
Automobile Accessory Installation (Minor)	P
Full Service Car Wash (Detail Shop)	P
Limousine/Taxi Service	C
Parking Lot Structure, Commercial (Auto)	C
Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer (No outdoor storage)	P
Tire Dealer (With outdoor storage)	C
Rental Car/Sales	C
<b>AMUSEMENT &amp; RECREATION SERVICES</b>	
Amusement Devices/Arcade (4 or More Devices)	C
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	C
Billiard/Pool Facility (Three or More Tables)	P
Bingo Facility	P
Bowling Center	P
Broadcast Station (with Tower)	C
Country Club (Private)	P
Dance Hall/Dancing Facility	P
Day Camp for Children	P
Dinner Theatre	P
Exhibition Hall	P
Fair Ground/Exhibition Area	C
Golf Course (Miniature)	P

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Golf Course (Public/Private)	P
Health Club (Physical Fitness)	P
Motion Picture Studio, Commercial Film	P
Motion Picture Theater (Indoors)	P
Museum	P
Park and/or Playground	P
Rodeo grounds	
Skating Rink	P
Tennis Court (Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers/R.V.'s (Short Term Stays)	
Video Rental/Sales	P
<b>INSTITUTIONAL &amp; GOVERNMENTAL</b>	
Antenna (Commercial)	C
Antenna (Non-Commercial)	P
Assisted Living Facility	P
Broadcast Towers (Commercial)	
Cellular/Wireless Communications Tower	C
Cemetery and/or Mausoleum	C
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Clinic or Office (Medical)	P
Community Center (Municipal)	P
Electrical Generating Plant	
Electrical Substation	
Electrical Transmission Line	
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility	P
Fraternal Organization	P
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Heliport	
Helistop	P
Hospice	P
Hospital (Acute Care/Chronic Care)	P

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Landfill	
Library (Public)	P
Mailing Service (Private)	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Orphanage	P
Philanthropic Organization	P
Post Office (Governmental)	P
Rectory/Parsonage	P
Rehabilitation Care Institutions	C
Retirement Home/Home for the Aged	P
School, Business/Commercial Trade	P
School, Driving/Defensive Driving	P
School, K-12 (Private)	P
School, K-12 (Public)	P
Senior Center	P
Telephone and Exchange, Switching or Relay Station	P
Wastewater Treatment Plant (Public)	C
Water Treatment Plant (Public)	P
<b>COMMERCIAL &amp; WHOLESALE TRADE</b>	
Book Binding	P
Dry Cleaning Plant	C
Feed & Grain Store	P
Food Processing	C
Furniture Manufacture	C
Heating & Air-Conditioning Sales/Services	P
Manufactured Home Sales	
Pawn Shop	P
Propane Sales (Retail)(Refill Only)	P
Taxidermist	P
Transfer Station (Refuse/Pick-Up)	
Veterinarian (Outdoor Kennels or Pens)	P
Warehouse/Office Warehouse	P
Welding Shop	P

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<b>LIGHT MANUFACTURING</b>	
Concrete or Asphalt Batching Plant (Temporary)	P
Concrete or Asphalt Batching Plant (Permanent)	
Contractor's Office/Sales (No Outside Storage)	P
Contractor's Temporary On-Site Construction Office	P
Electronic Assembly	C
Engine Motor Manufacturing/Re-Manufacturing	
Heavy Manufacturing	
Laboratory Equipment Manufacturing	C
Light Manufacturing	C
Machine Shop	
Maintenance & Repair service for Buildings	C
Micro Brewery/Sales and Consumption (on site mfg.)	C
Open Storage/Outside Storage	C
Plumbing Shop	
Research Lab (Non-Hazardous)	P
Sign Manufacturing	C
Stone/Clay/Glass Manufacturing	

P - Designates that the use is permitted in the zoning district indicated.

C - Designates that the use may be permitted in the zoning district by a conditional use permit.

\_ - Designates that the use is prohibited in the zoning district indicated.

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## Memorandum

To: **The Celina Planning and Zoning Commission**  
 CC: Lance Vanzant, Interim City Manager  
 From: Helen-Eve Liebman, Planning & Development Services Director  
 Meeting Date: July 10, 2017  
 Re: Rezoning Request for Celina Gateway

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**Action Requested:**

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from C-1, Retail, to PD, Planned Development with the base zoning of MU-2, Mixed Use Regional. The property is an ± 108.3 acre tract of land situated in the F.D. Gray Survey, Abstract 361, Collin County, Texas. The property is generally located north of Frontier Parkway, east and west of Dallas Parkway (Future Dallas North Tollway), and south of County Road 970. (Celina Gateway Zoning)

**Background Information:**

The property is currently zoned C-1, Retail and the applicant is proposing a Planned Development with base zoning designations of MU-2, Mixed-Use Regional. The ±108.3 acre tract of land is broken into six (6) tracts – Tracts 1-4 are located north of Frontier Parkway and west of Dallas Parkway (future Dallas North Tollway); and Tracts 5-6 are located north of Frontier Parkway, and east of Dallas Parkway (future Dallas North Tollway).

**Tract 1 (±16.3 acres):**

Located in the far northwest corner of the property, this tract is proposed for high-density single-family that are proposed to be both attached and detached dwellings.

	Density	Lot size	Lot Width	Minimum SF	Height	Setbacks
Single-family attached	24/units per gross acre	Min. – 2,400 sf	25'	1,200 sf	45' for primary structure, 25' for accessory	Front Yard- 10' Side Yard – None required unless adjacent to street or driveway, then 15'. Rear Yard – 20' for the main building.
Single-family detached	18/units per gross acre	Min. – 2,400 sf Max – 3,000 sf	25'	1,200 sf	45' for primary structure, 25' for accessory	Front Yard- 10', 20' for garage Side Yard – 5' min. on one side Rear Yard – 20' for the main building.

Other permitted uses on Tract 1 include assisted living facilities, nursing/convalescent home, and retirement homes.

**Tract 2 (±18.2 acres):**

Located to the east of Tract 1, this tract is proposed for high-density multi-family. Multi-family units are allowed to be developed up to 24 dwelling units per gross acre, with a density bonus of up to 40 dwelling units per gross acre if at least 75% of the required parking is a parking structure. This tract serves as a transition between the single-family development and the mixed-use development proposed in Tract 3. The minimum square footage per unit is as follows:

Efficiency/One Bedroom - Minimum 625 square foot.

Two bedroom – Minimum of 1,000 square feet

Three bedroom - Minimum of 1,200 square feet.

The front, rear, and side yard all have a minimum setback of 5 feet, and there is a minimum 25 foot setback when adjacent to developed single-family to the north of the property. The maximum height of the structure is 65 feet and an accessory building may not exceed 30 feet in height.

Other permitted uses in the tract include single-family attached, single-family townhomes, assisted living facilities, child day care, church/place of worship, family home (adult or child care), nursing/convalescent home, retirement home, and accessory structures.

**Tract 3 (±9 acres):**

Located to the east of Tract 2, directly to the west of Dallas Parkway (Future Dallas Tollway), this tract is proposed for mixed-use to include retail, office, and residential. The proposed regulations require 30% minimum of retail; and 30% minimum of office. The tract can also be developed with up to 300 integrated multifamily units. The minimum lot size is one (1) acre, with a minimum front yard setback of 50 feet for frontage off of Dallas North Tollway; 15 foot side yard, 15 foot rear yard from Tract 2; and a minimum 25 foot setback when adjacent to single-family to the north. The maximum height of any structure is 65 feet.

**Tract 4 (±26.3 acres):**

Located directly north of Frontier Parkway, west of Dallas North Tollway, this tract is proposed to have a mixture of commercial, retail, office, and multi-family uses with increased height standards. This tract is proposed to have a maximum height of 12 stories, or 140 feet. There is a minimum 50 foot front yard setback for buildings with Dallas North Tollway frontage; and a minimum front yard setback of 30 feet for buildings fronting Frontier Parkway. Standalone Multifamily uses shall be setback 300 feet from DNT and Frontier Parkway upon approval of a Conditional Use Permit. Vertically integrated Multifamily is allowed anywhere in this tract without a Conditional Use Permit requirement.

**Tract 5 (±7.8 acres):**

Located in the far northeast corner of the tract, directly east of Dallas North Tollway, this tract is proposed as a MU-2, Mixed Use Regional District, to incorporate stand-alone restaurants, retail and vertically integrated multifamily. The minimum front yard setback from Dallas North Tollway is 50 feet. There is also a minimum 25 foot setback when adjacent to single-family developed land; an eight (8) foot side yard setback (15 foot when adjacent to a residential lot); and a 15 foot rear yard setback. The maximum height of a structure shall not exceed 65 feet. Standalone multifamily is permitted upon approval of a conditional use permit.

**Tract 6 (±28.8 acres):**

Located directly north of Frontier Parkway, east of Dallas North Tollway, this tract is proposed to have a mixture of commercial, retail, office, townhouse, and multi-family uses

with increased height standards. This tract is proposed to have a maximum height of 12 stories, or 140 feet. There is a minimum 50 foot front yard setback for buildings with Dallas North Tollway frontage; and a minimum front yard setback of 30 feet for buildings fronting Frontier Parkway. All residential uses shall be located in the northeast corner of the tract.

**Comprehensive Plan:**

The City's Comprehensive Plan designates this area as a commercial/mixed use corner, which discourages residential uses. It encourages more intensive uses such as malls and large shopping centers and/or mixed-use developments that integrate at least two supporting uses on the same site. The proposed PD does integrate commercial and retail uses, with single-family being developed directly adjacent to existing single-family to transition into the commercial/mixed uses at the hard corner on Frontier Parkway and Dallas North Tollway.

The underlying classification of the area is Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single-family detached, attached dwellings such as duplexes, and townhomes. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

**Thoroughfare Plan:**

The property is located at the intersection of a major freeway (Dallas North Tollway), which is a 400 foot right-of-way, and a six-lane divided thoroughfare (Frontier Parkway), which is a 120 foot right-of-way.

**Public Notice:**

The public hearing notice was published in the *Celina Record* on Friday, June 23. 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 200 feet of any property affected. Zoning change signs were also posted on the property. As of July 7, 2017, staff has received no letters either in support or in opposition to the proposal.

**Supporting Documents:**

- Proposed Development Regulations
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Concept Plan

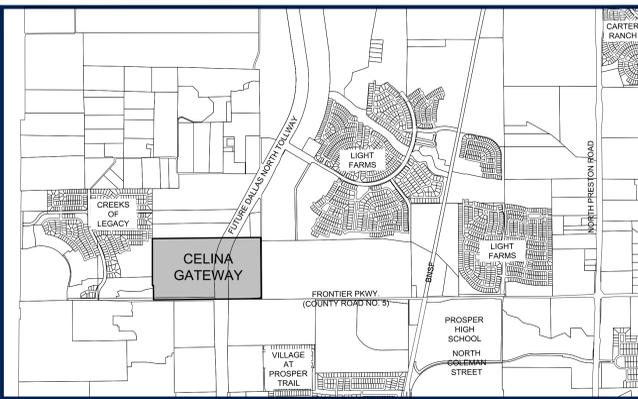
**Legal Review:**

N/A

**Board/Committee Recommendation:**

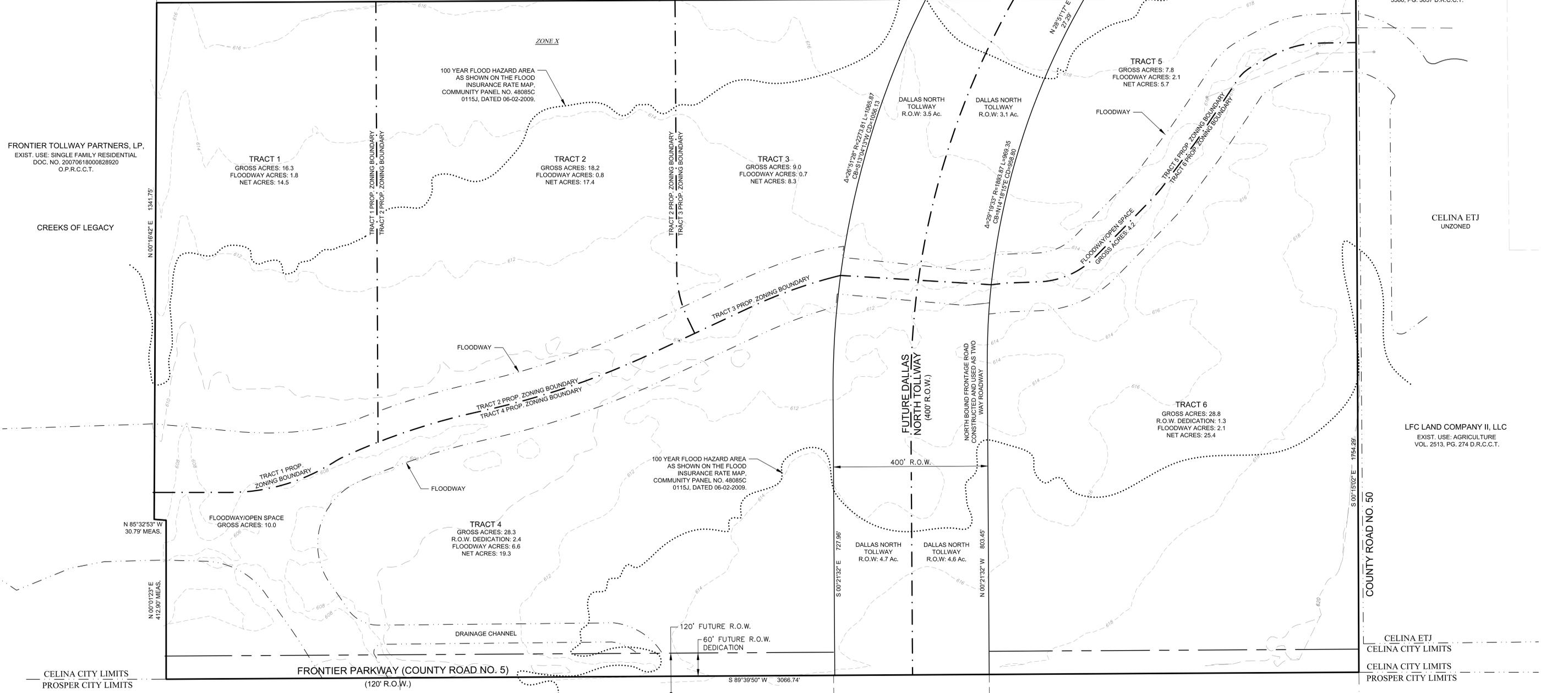
**Staff Recommendation:**

Staff recommends approval as presented.



VICINITY MAP

PARVIN RANCHERS, L.P.  
 EXIST. USE: AGRICULTURE  
 DOCUMENT NO. 2009070700084962  
 O.P.R.C.C.T.  
 ZONED C-1



FRONTIER TOLLWAY PARTNERS, LP.  
 EXIST. USE: SINGLE FAMILY RESIDENTIAL  
 DOC. NO. 20070618000628920  
 O.P.R.C.C.T.

CREEKS OF LEGACY

117 FARM ON TOLLWAY, LTD.  
 EXIST. USE: AGRICULTURE  
 CLERK'S FILE NO. 2001-0131710  
 D.R.C.C.T.  
 ZONED C-1

STANLEY WHISENANT  
 EXIST. USE: AGRICULTURE  
 CLERK'S FILE NO. 2001-0131710  
 D.R.C.C.T.  
 UNZONED

LIGHT BROTHERS PARTNERSHIP  
 EXIST. USE: AGRICULTURE VOL.  
 5586, PG. 3057 D.R.C.C.T.

CELINA ETJ  
 UNZONED

LFC LAND COMPANY II, LLC  
 EXIST. USE: AGRICULTURE  
 VOL. 2513, PG. 274 D.R.C.C.T.

COUNTY ROAD NO. 50

CELINA ETJ  
 CELINA CITY LIMITS  
 CELINA CITY LIMITS  
 PROSPER CITY LIMITS

PROSPER TRAIL  
 ESTATES  
 ZONED PD-36

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.,  
 EXIST. USE: AGRICULTURE  
 CLERK'S FILE NO. 2004-0158476  
 O.P.R.C.C.T.

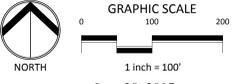
METTEN REAL ESTATE, L.P.  
 EXIST. USE: AGRICULTURE  
 CLERK'S FILE NO. 2004-0158476  
 O.P.R.C.C.T.  
 ZONED PD-69

- GENERAL NOTES:
- 1) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSED AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  - 2) CONTOURS ARE SHOWN AT TWO (2) FOOT INCREMENTS.
  - 3) ALL THOROUGHFARES AND ROADWAYS SHALL COMPLY WITH THE CITY'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT THE TIME OF FINAL PLAT APPROVAL.
  - 4) 100-YEAR FLOODPLAIN DOES EXIST ON THE PROPERTY AND WILL BE MODIFIED TO RECLAIM PROPERTY FOR THIS MIXED USE PLANNED DEVELOPMENT.

EXHIBIT B-1  
 Z.17.01  
 Zoning Exhibit  
 for  
**CELINA GATEWAY**  
 ±108.3 Acres of Land

Owner:  
**TOM MOSEY PROPERTIES**  
 245 Asylum Street  
 Norwich, CT 06360

Planner/Applicant:  
**DUNAWAY**  
 500 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.256.1121  
 Fax: 817.256.1114



June 28, 2017

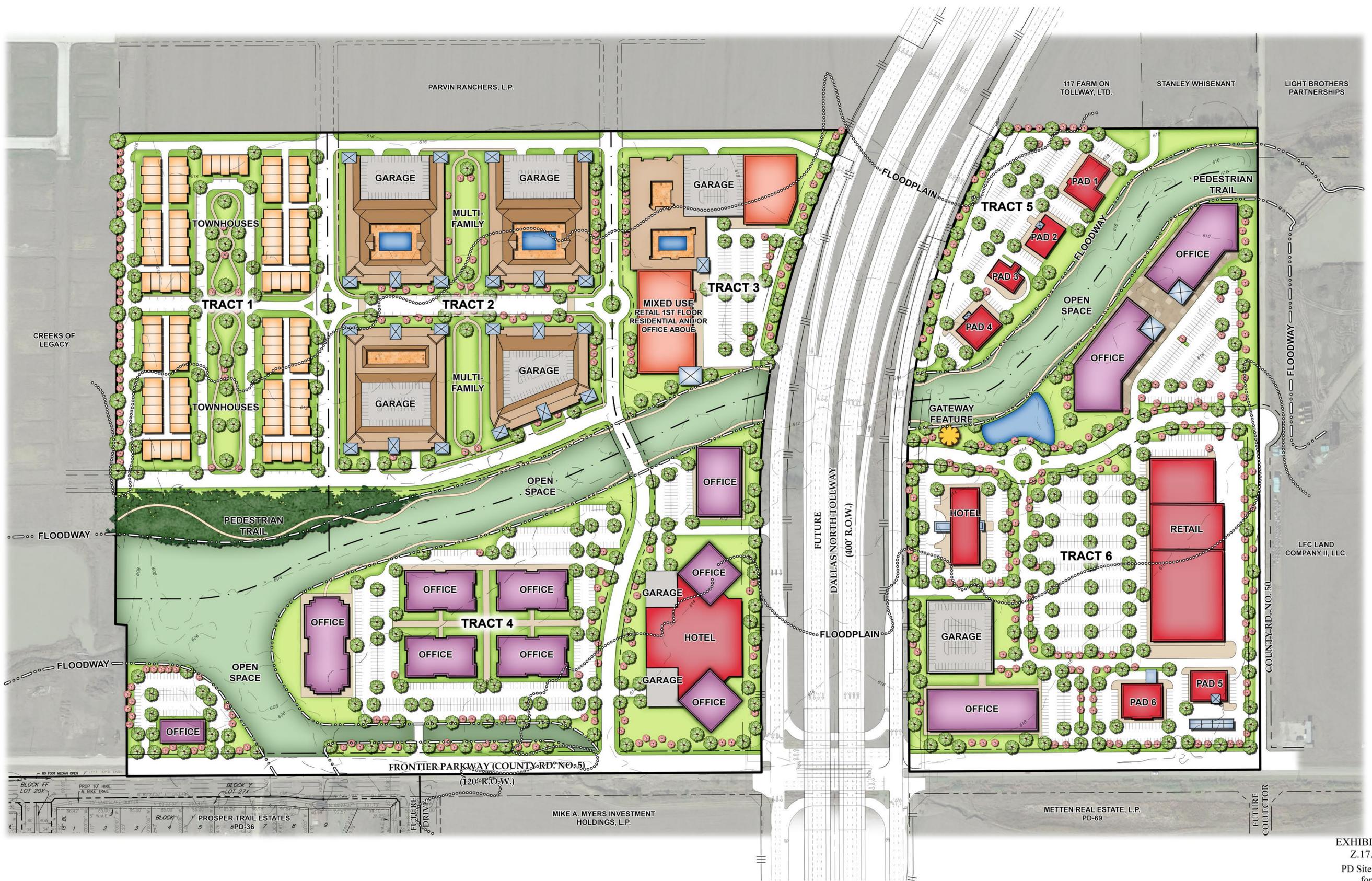
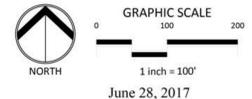


EXHIBIT B-3  
 Z.17.01  
 PD Site Plan  
 for  
**CELINA GATEWAY**  
 ±108.3 Acres of Land

Owner:  
**TOM MOSEY PROPERTIES**  
 245 Asylum Street  
 Norwich, CT 06360

Planner/Applicant:  
**DUNAWAY**  
 550 Bailey Avenue • Suite 450 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 Fax: 817.335.1144



# **CELINA GATEWAY**

**PLANNED DEVELOPMENT**

**CITY OF CELINA, TEXAS**

**Ordinance \_\_\_\_\_**  
**Month Day, Year**

**PREPARED FOR:**

City of Celina  
142 North Ohio  
Celina, TX 75009

**OWNER:**

Tom Mosey  
20991 Pinar Trail  
Boca Raton, FL 33433  
860-514-1689  
tmosey@minimelts.com

**APPLICANT:**

Dunaway Associates L.P.  
170 N. Preston Road, Ste. 10  
Prosper, Texas 75078

Jeff Davis  
550 Bailey Avenue, Ste. 400  
Fort Worth, Texas 76107  
817-335-1121  
JDavis@dunaway-assoc.com  
Jenifer Reiner  
jreiner@dunawayassociates.com

**SURVEYOR:**

John S. Turner  
A&W Surveyors, Inc.  
P.O. Box 870029  
Mesquite, Texas 75187  
972-681-4975

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# CELINA GATEWAY PLANNED DEVELOPMENT

## INTRODUCTION

### Purpose and Intent

The goal of the proposed Celina Gateway Planned Development (PD) as set forth within this document, and in accordance with the City of Celina ordinance, is to encourage high quality development at the southern gateway to the City along the Dallas North Tollway (DNT). The regulations are intended to promote a mixture of uses - commercial, retail, office hospitality and residential – with standards which allow increased density and height, as well as, provide flexibility for design of specific sites and uses.

### Location

The 124.434 acres are situated north of Frontier Parkway at the southern limits of the City of Celina within Collin County. The subject property is comprised of two large tracts, combined 107.92 acres, bisected by the 16.06-acre, 400-foot wide right-of-way of Dallas North Tollway. Each tract is generally described below. The legal description is attached in Exhibit A. Refer, also, to the Exhibit B-1, Zoning Exhibit.

Western portion: The 71.831-acre tract is located at the northwest corner of the intersection of Frontier Parkway (County Road No. 5) and the Dallas North Tollway within the City of Celina, Texas.

Dallas North Tollway: The 16.06-acre tract is the 400-foot right-of-way situated towards the eastern portion of the subject property.

Eastern portion: The property on the east side of the DNT right-of-way is a 36.543-acre tract located at the northeast corner of the intersection of Frontier Parkway (County Road No. 5) and the Dallas North Tollway within the City of Celina, Texas.

## EXISTING CONDITIONS

### Site Description

The undeveloped subject property is flat, open land; primarily used for agriculture. Any existing vegetation is along the natural drainage channel, Doe Branch Tributary C, which runs from the east to the west. This natural feature combined with the future Dallas North Tollway right-of-way results in four areas of developable land.

### Surrounding Land Use and Zoning

Frontier Parkway along the southern edge of the subject property is also the boundary between the City of Celina and the Town of Prosper. The adjacent property to the west is under construction for single family residences. The adjacent properties to the north are undeveloped; however, the current Celina Zoning Map (dated April 18, 2013) designates this area as C-1, Retail District zoning district. The property to the east across County Road No. 50 is in the Celina extra-territorial jurisdiction (ETJ) and is currently used as the Light Farms Municipal Utility District.

## PROJECT DESCRIPTION

### Purpose

The purpose of the PD is to promote the cohesive development of a variety of uses and amenities that work together to create a unique and inviting environment which announce entry into the City. The proposed land uses of the surrounding areas, the future Major Thoroughfares, and the intent of the Celina Comprehensive Plan are also factors to be considered as development of this project occurs.

## Land Use

The Celina Gateway PD is generally composed of five main categories of land uses: Mixed Use, Retail/Commercial, Office, Hospitality, and Multi-Family Residential. The conceptual plan depicts a single scenario of how these tracts of land may be developed in accordance to these regulations, but it is for illustrative purposes only. These regulations are *guided* by zoning district MU-2, Mixed-Use Regional District and allow for increased height and density.

The largest natural feature, Doe Branch Tributary C, ties together the developable areas on either side of DNT. Design of the improved floodplain will create more acres available for development, and may include a variety of facilities and uses - detention ponds, open spaces, trails, park benches, and other uses associated with its improvement. The improved area will also act as a buffer between different types of land uses within the overall development, creating natural, green space between residential and commercial uses. Development of a linear park with trails along this existing natural feature will be an amenity for use by residents, employees and visitors. Connection to the adjacent large, single-family residential areas to the east and west is also proposed, and efforts will be made to coordinate with the developers of Creeks of Legacy and Light Farms. Collectively, the open spaces, floodplain, parks and trails create a continuous, common feature and furthers the goal of a cohesive development.

Access to the six tracts will be provided from a network of private and public streets - DNT frontage roads, Frontier Parkway, County Road No. 50 (CR 50), and an internal system of boulevards and local streets. The internal streets will provide circulation throughout, as well as, connect to existing and future adjacent development. Stub streets are shown to connect to the properties to the north and west. CR 50 will provide access to the east.

The overall property is subdivided into six tracts. Tracts 1-4 are located west of DNT. Tracts 5-6 are located to the east. Refer to Exhibit B-2, Concept Plan for an illustration of the general size and location of proposed uses generally described below. Detailed development regulations are presented in the Exhibit C, Development Regulations.

### Tract 1:

**Location:** In the far northwest corner of the subject property, Tract 1 is bound by new single-family residential development to the west (Creeks of Legacy), vacant land to the north, Tract 2 to the east, and Tract 4 to the south. It is 16.3 gross acres, with approximately 1.8 acres in the improved floodplain.

**Land Use:** High-density single-family development is proposed. The residential units may be attached or detached. Open space and trails are located along the southern edge.

**Access and Transportation:** The boulevard to the south provides east-west access and connectivity. A stub street between Tracts 1 and 2 will provide access to the north. The internal transportation network of this tract will depend upon the plans as proposed by specific developer(s).

### Tract 2:

**Location:** Vacant land to the north and improved floodplain to the south, Tract 2 is located internally between Tract 1, high-density residential, and Tract 3, mixed-used. This 18.2-acre tract of land includes approximately 0.8 acres of improved floodplain which is contiguous with the floodplain in Tracts 1 and 3.

**Land Use:** This area is planned to be high-density, multiple-family as a buffer between the uses of Tracts 1 and 3.

**Access and Transportation:** Access and connectivity, as with Tract 1, will depend upon the

plans as proposed by the future purchaser and developer of this tract.

**Tract 3:**

**Location:** The southbound lanes of DNT and the associated frontage road create the eastern edge of this tract. Tract 2 is to the west, vacant land is to the north, and Tract 4 is to the south. Excluding the right-of-way for DNT, Tract 3 is 9.0 gross acres; 0.7 is estimated to be in the improved floodplain.

**Land Use:** Vertical mixed-use in this location will allow for office and retail on lower floors of multi-story development with office and/or residential above. High density multiple-family is also an option if located on the western side of this tract.

**Access and Transportation:** This tract has access to the DNT southbound frontage road, as well as, to the north-south boulevard planned between Tracts 2 and 3.

**Tract 4:**

**Location:** Tract 4 is the largest tract west of DNT and south of Doe Branch Tributary C. Frontier Parkway is the southern border of this 28.3-acre tract of land (excludes DNT right-of-way), and includes the largest area of improved floodplain, approximately 6.6 acres.

**Land Use:** Positioned at the southwest corner of the southern entry into the City, increased heights are permitted for uses such as hospitality, retail, and office.

**Access and Transportation:** Tract 4 is in the northwest corner of Frontier Parkway and DNT, providing regional access. An internal road provides north-south connectivity to Tracts 2 and 3, and the adjacent property to the north of the subject property. Access onto Frontier Parkway will coordinate with the improved Frontier Parkway plans (currently under construction) and development to the south in the Town of Prosper.

**Tract 5:**

**Location:** In the far northeast corner of the subject property, Tract 5 is bound by new single-family residential development to the west (Light Farms), agricultural land to the north, DNT to the west, and Tract 6 to the south. Excluding DNT right-of-way, Tract 5 is 7.8 gross acres, with approximately 12.1 acres in the improved floodplain.

**Land Use:** The smallest area of developable land, retail and restaurants are planned.

**Access and Transportation:** Access from the northbound lanes of DNT frontage road provides access to Tract 4. Two stub streets will connect to the two parcels to the north.

**Tract 6:**

**Location:** Tract 6 is located west of DNT and Tract 4, north of Frontier Parkway, south of Tract 5, and east of CR 50 and Light Farms Municipal Utility District. Excluding DNT right-of-way, Tract 6 is 28.8 gross acres with approximately 2.1 acres in the improved floodplain.

**Land Use:** Positioned at the southeast corner of the southern entry into the City, increased heights are permitted for uses such as hospitality, retail, and office.

**Access and Transportation:** Connection to CR 50 is an integral part of the PD. The internal west-east boulevard through Tract 6 completes effective vehicular circulation for the southeast corner of the subject property. Access onto Frontier Parkway will coordinate with the improved Frontier Parkway plans (currently under construction) and development to the south in the Town of Prosper.

**Gateway Feature:**

A strategically placed feature, such as public art, on the south side of the improved floodplain will mark entry into the City of Celina. No height limit is proposed for this feature.

#### Concept Plan

The Concept Plan shall be incorporated as a component to the Celina Gateway PD district zoning regulations, but it is for *illustrative purposes only*.

#### Amendments

In accordance with Section 14.03.031 of the Celina Zoning Ordinance, any significant changes to the land uses as depicted on the Concept Plan shall require approval by the Planning and Zoning Commission and City Council. Minor revisions to the approved Conceptual Plan are allowed and may be approved by the Director of Planning and Development Services. Examples of minor revisions include but are not limited to an adjustment to:

- Location of parks and trails,
- Internal street pattern,
- Building location, and
- Location of surface parking and/or parking structures.

Individual land uses are proposed and may be adjusted so long as the general mixed-use character is maintained and the general location of each type of land use conforms to Exhibit B-2, Conceptual Plan. The Conceptual Plan, as approved by the City Council, shall not expire.

#### Compliance

Comprehensive Plan: The general layout and proposed use within the Celina Gateway PD conforms to the adopted Celina Comprehensive Plan which designates this area as Suburban Moderate – High Density Residential, which is the largest category of land use expected for the future of Celina. Also, known as Suburban Mix, this category is intended to accommodate a variety of housing types and commercial activities which will, in turn, attract customers, employers, and residents from throughout region. Exhibit B-2 depicts a variety of high-density residential uses which will provide an alternative to the large nearby developments comprised of single-family detached homes.

The Comprehensive Plan also designates the intersection of Frontier Parkway and DNT as commercial/mixed-use. Development of the Celina Gateway PD will also be a southern gateway into the City, and as such supports Land Use Goal 6:

*Create a large-scale commercial center along the proposed Dallas North Tollway to draw visitors and to serve as a destination point for the city and the region. Allow for a wide mix of retail, personal services, dining, entertainment and complementary residential opportunities.*

Zoning Ordinance: The Celina PD Development Regulations, Exhibit C, specifically address regulations for the proposed land uses for each tract and as illustrated in the Conceptual Plan. Where development standards are not specifically addressed, the regulations of the adopted Celina Zoning Ordinance, as it exists or as amended, will apply.

#### Development Schedule

The project is anticipated to be developed in multiple phases over a 15-year period. Final phasing and timing will be driven by market and economic conditions.

### **EXHIBITS**

- A: Legal Description
- B-1: Zoning Exhibit
- B-2: Concept Plan

## C: Development Regulations

## EXHIBIT A Legal Description

Being all that certain lot, tract, or parcel of land situated in the F. D. GRAY SURVEY, Abstract 361, Collin County, Texas, and being a part of that tract of land described in deed to Tom Mosey, recorded in Volume 4363, Page 2297, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a point for corner at or near the centerline of County Road No. 5, and being in the North line of a tract of land described in deed to Mike A. Myers Investment Holdings, LP., recorded in Clerk's File No. 2004-0158476, Official Public Records, Collin County, Texas, and being at the Southeast corner of a tract of land described in deed to Frontier Tollway Partners, LP, recorded in Document No. 200706180000828920, Official Public Records, Collin County, Texas, and being at the Southwest corner of said Tom Mosey tract;

Thence North 00 deg. 01 min. 23 sec. East, along the East line of said Frontier Tollway Partners tract, and the West line of said Tom Mosey tract, passing at a distance of 30.56 feet, a 5/8-inch iron rod found for reference, continuing a total distance of 412.90 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 85 deg. 32 min. 53 sec. West, along said East and West lines, a distance of 30.79 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 00 deg. 16 min. 42 sec. East, along said East and West lines, a distance of 1341.75 feet to a 1/2-inch iron rod found at the Southwest corner of a tract of land described in deed to Parvin Ranchers, LP., recorded in Document No. 2009070700084962, Official Public Records, Collin County, Texas;

Thence North 89 deg. 43 min. 01 sec. East, a total distance of 3083.39 feet along a line on the South side of Parvin Ranchers tract to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Dallas North Tollway, a 400-foot right-of-way as established by deed to the State of Texas, recorded in Document No. 20060912001319390, Official Public Records, Collin County, Texas, to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, then along the South line of a tract of land described in deed to Stanley Whisenant, recorded in Clerk's File No. 2001-0131710, Deed Records, Collin County, Texas, a distance of 697.80 feet to a 1/2-inch iron rod found for corner in the said centerline of County Road No 51, and being in the West line of a tract of land described in deed to Light Brothers Partnership, recorded in Volume 5586, Page 3057, Deed Records, Collin County, Texas;

Thence South 00 deg. 15 min. 02 sec. East, passing at a distance of 80.32 feet, the Southwest corner of said Light Brothers tract, and the Northwest corner of said Board of Regents tract, continuing a total distance of 1754.29 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the centerline of County Road No. 5, with the centerline of County Road No. 51, and being in the North line of a tract of land described in deed to Mike A. Myers Investment Holdings, L.P., recorded in Clerk's File No. 2004-0158476, Official Public Records, Collin County, Texas;

Thence South 89 deg. 39 min. 50 sec. West, along said centerline and said North line, a total distance of 3069.66 feet to an "X" set for corner in the East line of the Dallas North Tollway, a 400-foot right-of-way as established by deed to the State of Texas, recorded in Document No. 20060912001319390, Official Public Records, Collin County, Texas, to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at or near the centerline of said County Road No. 5, and being in

**EXHIBIT A**  
**Legal Description**

the North line of said Mike A. Myers tract; along said centerline and said North line, a distance of 2069.66 feet to the PLACE OF BEGINNING and containing 5,420,345.04 square feet or 124.434 acres of land.

**EXHIBIT B-1**  
**Zoning**

**EXHIBIT B-2  
Concept Plan**

# EXHIBIT C

## Celina Gateway Planned Development Regulations

### General

The general regulations below apply to each tract and/or to the overall Celina Gateway PD development.

- I. Use Definitions and Interpretation.

New and/or similar uses may not be listed herein or defined in the Celina Code of Ordinances. The Planning Director may make a determination regarding the applicability and conformity of a proposed use with these regulations. Any significant changes to the land uses as depicted on the Concept Plan shall require a PD amendment approved by the City of Celina Planning and Zoning Commission and City Council.
- II. Minimum district size. No minimum district size is required.
- III. Open space.

A minimum of 20 percent of the total net acres of developable land within the entire Planned Development will be created as usable open space outside of the floodway. Area for trails and parks within the improved floodplain, but outside of the floodway may be used to meet this requirement when amenities are provided on three (3) sides. Amenities may include but are not limited to existing natural areas, landscaping, trails, sidewalks and seating areas. Open space landscaping shall include one (1) three caliper inch (3 cal. In.) tree for every 5,000 square feet of improved open space. Additional landscaping is not required in natural areas.
- IV. Tree Preservation:

A tree survey and preservation plan will be submitted with the preliminary plat and/or the construction documents for public improvement. The survey and preservation plan will be submitted in accordance to article 14.05.090. Trees on the City approved plant list, not exempt, and 6" dbh (diameter at four feet above grade) or greater require replacement at 1:0.5 ratio.
- V. Impervious surface.

A maximum eighty-five (85) percent of the total net acres of the entire Planned Development may be covered by impervious surfaces, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- VI. Connectivity.

A minimum of two (2) vehicular points of connection to adjacent streets and a minimum of one (1) pedestrian point of connection to adjoining sidewalks, trails or developments shall be provided for each tract.
- VII. Parking requirements:
  - A. No parking areas or other impervious structures (except as noted herein), are permitted within the recognized floodplain, as identified by FEMA, of a creek or other drainageway.
  - B. Loading and service areas shall be located on the side or rear of the buildings and not facing a public street.
  - C. Reduction Permitted:
    1. Any structures or buildings over 150,000 square feet may reduce the amount of required parking by 15 percent with approval of the Director of Planning and Development Services. The Director may, at their discretion, forward the parking plan to the City Council for consideration.
    2. The area granted for a parking reduction shall be covered by landscaping materials and approved on the site plan.

- D. All parking spaces required herein shall be located on the same lot, and, in the case of nonresidential buildings or uses within 150 feet of the building or use served with an approved parking agreement.
- E. Off-site parking is permitted according to the following standards:
  - 1. Off-site parking must be located on an immediately contiguous lot or tract within the Celina Gateway PD development, within 150 feet of the building or use served.
  - 2. Off-site parking provided for collective use or used jointly by two or more uses, buildings or establishments, may be located not to exceed 300 feet from any building served.
- F. On-street parking is allowed on all streets internal to the Celina Gateway development, and a portion not to exceed 50 percent may be counted toward meeting the number of required spaces for a building or use with the inclusion of landscape bump-outs at all pedestrian and vehicular intersections and driveways.

VIII. Landscaping and screening requirements:

- A. Landscape and screening is not required between different uses and tracts internal to the Celina Gateway PD.
- B. Perimeter landscaping and screening. Perimeter landscaping and screening is only required along the exterior boundaries of the Celina Gateway PD subject property and only where the development is adjacent to single-family detached residential uses or zoning. Perimeter landscaping will include, but is not limited, to the following:
  - 1. A minimum 5-foot wide buffer containing a 6-foot high masonry or decorative metal wall or fence, trees and groundcover; and
  - 2. At least one (1) tree for each 75 lineal feet or fraction thereof of perimeter area.
- C. Specific parcel and/or building. Landscaping associated with the development of a parcel within a tract shall comply with article 14.05 division 3.
- D. Parking lots. Landscaping internal to surface parking lots will comply with article 14.05 division 2.
- E. Screening design standards. All screening walls visible from a public street shall be:
  - a. Constructed of a minimum of a six (6) foot high masonry wall with materials that are consistent with the color and design of the primary on-site structure;
  - b. Consistent in color and design with the building architecture;
  - c. Uniform in style and materials along the entire length of the screen within a single development.
  - d. Alternative screening. A decorative metal fence with landscaping may be provided as an alternative to the masonry wall.
- F. Landscaping along frontage of Dallas North Tollway and Frontier Parkway:
  - 1. Front yard landscape buffer. A minimum 50-foot wide front yard landscape buffer shall be required along the frontage of Dallas North Tollway and Frontier Parkway. This landscape buffer shall include the required 25-foot wide water and sewer easement, as required by City subdivision regulations, as amended. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.
  - 2. Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a 25-foot wide landscape buffer. The buffer shall extend the distance of

the lot frontage and transition within 50 feet to the adjacent required landscape buffer.

3. Corner lots of intersecting streets designated as a collector street shall provide for a 15-foot wide landscape buffer. The buffer shall extend the distance of the lot frontage and transition within 25 feet to the adjacent required landscape buffer.
4. Landscape requirements. Landscape materials shall comply with the Celina approved plant list.
  - a. Large trees. One (1) large tree, a minimum three-inch caliper (3 cal.in.) in size, shall be planted for each 75 linear feet of street frontage, exclusive of drives in the required front yard. The row of trees shall be located a minimum of 25 feet from the front right-of-way line, outside of the 25-foot utility easement.
  - b. Small trees. A minimum of one (1) small tree shall be planted for every 10,000 square feet of front yard area. The small trees shall be planted a minimum of 30 feet from the front right-of-way line.
  - c. Shrub requirements. A landscape planting of 32 evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each 100 linear feet of street frontage, exclusive of drives, in groupings or hedgerow style. A minimum 3-foot wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed inside the water/sewer easement.
  - d. Purchase of tree credits. Tree credits may be purchased according to article 14.05, division 3.

G. Screening from the public view from Dallas North Tollway and Frontier Parkway:

- a. Mechanical and utility equipment.
  - i. Screening shall consist of a decorative wall or architectural element of the building that is 100 percent opaque.
  - ii. Roof-mounted equipment shall be screened with materials that are 100 percent opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.
- b. Vehicle loading/unloading and service areas.
  - i. Screens shall incorporate shrubbery having year-round foliage and/or a wall or architectural element of the building that is a minimum of six (6) feet in height and is a minimum of 75 percent opaque.
  - ii. Loading and service areas shall be screened from view of the rights-of-way along Dallas North Tollway and Frontier Parkway.
- c. Refuse, refuse containers, and recycling containers. Screens shall consist of:
  - i. Solid construction and/or materials which completely screen the container:
    - A minimum six (6) foot high; and
    - Solid masonry wall or a wall comprised of architectural elements similar to the principal the building on all sides;
  - ii. A solid metal gate; and

- iii. Shall be located outside bufferyards, and to the side or rear of the principal building.

IX. Sidewalks standards:

- A. Sidewalks shall be installed in accordance with article 10.03, division 4 of the Celina Code of Ordinances; except as noted in paragraph B below.
- B. Along DNT frontage:
  - 1. Location. The required sidewalk along all Dallas North Tollway may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
  - 2. Easement required. A 6-foot wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.
  - 3. Construction criteria. Construction criteria for the required sidewalk:
    - a. Five (5) feet wide minimum;
    - b. Curved alignment. Minimum 80-foot centerline radius, maximum intersection angle of 20 degrees, and maximum 20-foot tangent between sidewalk curves;
    - c. Minimum 6-foot separation between back of street curb and edge of sidewalk, except at street intersections and bridge approaches;
    - d. Sidewalk approaches, including the wheelchair ramp, to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet;
    - e. Detailed construction plans shall be submitted to the Director of Planning and Development Services or designee for approval prior to construction of the sidewalk;
    - f. Deviations from these criteria may be approved by the Director of Planning and Development Services or his or her designee for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
    - g. A minimum 5-foot wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. This connecting sidewalk shall be accessible, readily visible, and paved.

X. Parking and Access.

- 1. Access and off-street parking standards. Access and off-street parking shall be provided in accordance with the regulations herein and article 14.05, development standards and use regulations of the Celina Code of Ordinances
- 2. Driveways:
  - a. Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with 50-foot long medians for landscaping.
  - b. Shared driveways/access. Developments shall incorporate a 24-foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads. The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking.

XI. Convenience stores and/or grocery stores with gas stations. Where permitted in Tracts 4, 5 and 6, these supplementary standards are required to encourage the safe, healthy, attractive and

convenient location and development of this land use:

1. Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;
2. Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis, not to exceed 25 percent of the building elevation. These accent color areas should not be internally illuminated, except as allowed by the city's sign regulations;
3. Supporting structures for canopies structures should be comprised of the same or complementary exterior materials, design motif and colors as the main structure. Canopy columns shall be fully encased with masonry;
4. Canopy band face shall be a color consistent with the main structure, an accent color or a logo color; and
5. Lighting fixtures or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy.

XII. Hotel development regulations. Where allowed, the following regulations shall apply:

1. Limited service hotels shall be approved through the conditional use permit (CUP) process and comply with the regulations in article 14.05, supplemental regulations of the Celina Code of Ordinances.
2. Full service hotels are a permitted use within the Celina Gateway PD. This use shall comply with the other regulations in article 14.05, supplemental regulations of the Celina Code of Ordinances.

XIII. Where there is a conflict with the Celina Code of Ordinances, these regulations shall supersede.

**Tract 1: High-density Single-Family**

The purpose of this tract is to provide high-density single-family residences to provide an additional type of housing, other than suburban-style single-family, for the residents of Celina. In addition, this type of residential use will buffer the adjacent single-family residential development to the west from more intense land uses within the Celina Gateway PD. The high-density residential units may be attached or detached as determined by market demands at the time of development.

- I. Land Use
  - A. Permitted Uses:
    - 1. Dwelling, Single-family detached
    - 2. Dwelling, Single-family attached (3 or more dwelling units)
    - 3. Assisted living facility
    - 4. Nursing/convalescent home
    - 5. Retirement home
  - B. Conditional Uses:

Conditional uses must be approved in accordance to article 14.03, division 2 of the Celina Code of Ordinances.

    - 1. Accessory building
- II. Land Use Mix.
  - A. No minimum or maximum floor to area ratios (FARs) are required.
  - B. Residential uses: Up to 100 percent.
  - C. Other Permitted uses: 33 percent maximum.
- III. Development Regulations
  - A. Density.
    - 1. Single-family detached. Eighteen (18) dwelling units per gross acre maximum.
    - 2. Single-family attached. Twenty-four (24) dwelling units per gross acre maximum.
  - B. Lot size:
    - 1. Lot Area:
      - a. Single- family detached.
        - i. Minimum. 2,400 square feet.
        - ii. Maximum. 3,000 square feet.
      - b. Single- family attached. Minimum. 2,400 square feet.
    - 2. Lot Width. Twenty-five (25) feet minimum when measured at the front yard setback line.
  - C. Floor area. 1,200 square feet per dwelling unit minimum.
  - D. Setbacks:
    - 1. Single-family detached:
      - a. Front yard. Ten (10 feet) minimum for main dwelling unit; integral architectural elements of the main dwelling unit may extend up to five (5) feet into the front yard.
      - b. Side yard. Five (5) feet minimum on one side.
      - c. Rear yard. No minimum setback required.
    - 2. Single-family attached:
      - a. Front yard. Ten (10) feet minimum; integral architectural elements of the main

structure may extend up to five (5) feet into the front yard.

- b. Side yard:
  - i. No side yard required, except for a minimum 15-foot side yard adjacent to any street or driveway.
  - ii. The ends of any two adjacent building complexes or rows of buildings shall be at minimum of ten (10) feet apart.
- c. Rear yard. No minimum setback required.
- 3. Adjacency. A minimum twenty-five (25) feet setback is required when adjacent to single-family development not within the Celina Gateway PD development. Landscape, screening, and streets are allowed within this setback.

E. Height:

- 1. Primary structure shall not exceed forty-five (45) feet.
- 2. Accessory structures shall not exceed twenty-five (25) feet.

F. Parking requirements:

- 1. Garages. A minimum of two (2) covered and enclosed parking spaces for each dwelling unit is required.
  - a. Front. No Garages may front onto street, right-of-way or easement.
  - b. Rear and/or alley access. Garages should be located behind the dwelling unit and accessed only from the rear via an alley or an approved fire lane
  - c. Garages shall be located on the same lot as each dwelling unit.
- 2. Designated visitor parking spaces shall be provided in common parking areas at a ratio of one guest/visitor space per five dwelling units (1:5).
- 3. Boats, campers, trailers and other recreational vehicles shall be prohibited.

**Tract 2: High-density Multiple Family**

The purpose of this tract is to provide another housing option for the residents of Celina. In addition, the multiple-family tract is positioned within the development to act as a transition between the uses of Tract 1, single-family residential, and Tract 3, mixed-use.

- I. Land Use
  - A. Permitted Uses:
    - 1. Dwelling, Multiple-family
    - 2. Dwelling, Single-family attached
    - 3. Dwelling, Single-family townhome
    - 4. Assisted living facility
    - 5. Child day care (business)
    - 6. Church/place of worship
    - 7. Family home (adult or child care)
    - 8. Nursing/convalescent home
    - 9. Retirement home
    - 10. Accessory structures (in accordance with articles 14.04 and 14.05)
- II. Land Use Mix.
  - A. No minimum or maximum floor to area ratios (FARs) are required.
  - B. Residential uses:
    - 1. Single-family attached: Up to 100 percent.
    - 2. Multiple-family: Up to 100 percent.
  - C. Other Permitted uses: 33 percent maximum.
- III. Single-Family Development Regulations. Permitted single-family uses shall be developed according to the standards specified for Tract 1.
- IV. Multiple-family Development Regulations:
  - A. Density.
    - 1. Twenty-four (24) dwelling units per gross acre (du/ga) maximum.
    - 2. Density Bonus. An increase in density of a total of up to forty (40) dwelling units per gross acre is permitted when 75 percent of the required parking spaces are provided in a parking structure.
  - B. Lot size: Five (5) acres minimum.
  - C. Floor area.
    - 1. Efficiency unit or one-bedroom unit. Minimum 625 square feet.
    - 2. Two-bedroom unit. Minimum 1,000 square feet.
    - 3. Three-bedroom unit. Minimum 1,200 square feet.
  - D. Setbacks:
    - 1. Front yard. Minimum five (5) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
    - 2. Side yard. Minimum five (5) feet.
    - 3. Rear yard. Minimum five (5) feet.
    - 4. Adjacency. A minimum twenty-five (25) feet setback is required if adjacent to developed single-family to the north.
  - E. Height:

1. Primary structure shall not exceed 65 feet in height.
  2. Accessory structures shall not exceed 30 feet in height.
- F. Parking requirements: Number per unit.
1. 1.50 spaces per efficiency unit or 1-bedroom unit.
  2. 1.75 spaces per 2-bedroom unit.
  3. 2.00 spaces per 3-bedroom unit.
  4. 2.75 spaces per unit with four (4) or more bedrooms.
- G. Surface parking lots. Surface parking lots associated within stand-alone multiple-family development shall be located in the interior to the development and not visible from public streets.

### **Tract 3: Mixed-Use**

The purpose of the mixed use regional district is to encourage and promote well-planned, compact and viable commercial development, with an integrated blend of attached residential, commercial and office. The uses may be mixed vertically within the same building separated by floors with retail and commercial typically on the ground floor, and office and residential uses on the floors above.

#### I. Land Use

##### A. Permitted Uses (Mixed Use):

1. Amusement Services (indoors)
2. Assisted living facility
3. Church/place of worship
4. Clinic or office (medical)
5. Dwelling unit above ground floor business
6. Living quarters on-site with a business
7. Armed services recruiting center
8. Artist studio
9. Bakery or confectionery (retail)
10. Bank/credit unions
11. Child day care (business)
12. Food or grocery store
13. Feed and grain store
14. General retail store
15. Household appliance service and repair
16. Home improvement (no outside storage)
17. Home occupation as regulated by Celina Code of Ordinances.
18. Hospital
19. Hotel/motel
20. Laundry/dry cleaning (drop off/pick up)
21. Offices (professional and general business)
22. Parking lot structure, commercial (auto)
23. Personal services shop
24. Pet and animal grooming shop
25. Restaurant
26. Restaurant (with drive-through and/or drive-in service)
27. Studio for radio or television (without tower)
28. Theater or playhouse (indoor)
29. Seasonal business
30. Telemarketing agency
31. Temporary business

##### B. Conditional Uses:

Conditional uses must be approved in accordance to article 14.03, division 2.

1. Auto laundry or carwash
2. Auto repair (minor)
3. Auto supply store

4. Family home (adult or child care)
5. Group day care
6. Micro-brewery
7. Mini-warehouse/self-storage
8. Nursing/convalescent home
9. Office warehouse
10. Outside display associated with primary use
11. Private Club

II. Land Use Mix.

- A. No minimum or maximum floor to area ratios (FARs) required.
- B. Land use mix limits: Any development within Tract 3 will have a mix of residential and nonresidential uses at the following rates:
  1. Integrated mixed-use development:
    - a. Retail. Thirty percent (30%) of net acreage minimum.
    - b. Office. Thirty percent (30%) of net acreage minimum.
    - c. Multiple Family. Maximum 300 dwelling units total.

III. Development Regulations:

- A. Residential Density:
  1. Multiple-family residential (integrated). Maximum 300 dwelling units total.
- B. Lot size. Minimum 100 feet wide and 100 feet deep.
- C. Setbacks for any structure and/or use:
  1. DNT frontage/Front yard. Fifty (50) feet.
  2. Side yard. Fifteen (15) feet.
  3. Rear yard. Fifteen (15) feet setback from Tract 2.
  4. Adjacency. Minimum twenty-five (25) feet setback if adjacent to developed single-family to the north. Landscape, screening, and streets are allowed within this setback.
- D. Height. Primary structure shall not exceed sixty-five feet (65) in height.
- E. Alternative parking requirements.
  1. Shared parking calculated by use and hours of operation shall be submitted with the site plan.
  2. Shared parking agreement shall be signed by all property owners and shall be transferable with deed.

## **Tract 4: Gateway West**

The purpose of this tract, along with Tract 6 to the east, is to create the southern gateway to the City of Celina along the Dallas North Tollway. Increased height standards will frame the entrance to the city. Typical uses may include full-service hotels and corporate offices.

### I. Land Use

#### A. Permitted Uses:

1. Armed services recruiting center
2. Artist studio
3. Assisted living facility
4. Auto supply store for new & rebuilt parts
5. Bakery or confectionery (retail)
6. Bank/credit unions
7. Child day care (business)
8. Church/place of worship
9. Clinic (medical)
10. Concrete or asphalt batching plant (temporary)
11. Contractor's office/sales (no outside storage)
12. Convenience store (with or without gas sales)
13. Day camp for children
14. Dwelling unit above ground floor business
15. Extended stay hotels/motels (residence hotels)
16. Family home (adult or child care)
17. Farmer's Market (public)
18. Feed & grain store
19. Fraternal organization, lodge or union
20. Franchised private utility
21. Food or grocery store (with or without gas sales)
22. Garden shop (inside storage)
23. General retail store
24. Group day care home
25. Household appliance service and repair
26. Home improvement (no outside storage)
27. Home occupation (per city regulations)
28. Hospital
29. Hotel, full service
30. Laundry/dry cleaning (drop off/pick up)
31. Medical facilities
32. Municipal facility
33. Nursing/convalescent home
34. Nursery (retail sales outdoors)

35. Office center
36. Offices (professional and general business)
37. Parking lot structure, commercial (auto)
38. Personal services shop
39. Pet and animal grooming shop
40. Restaurant
41. Restaurant (with drive-in and/or drive-through service)
42. Seasonal business
43. Studio for radio or television (without tower)
44. Theater or playhouse (indoor)
45. Veterinarian (indoor kennels)

B. Conditional Uses:

Conditional uses must be approved utilizing procedures set forth in article 14.03, division 2.

1. Accessory building
2. Amusement park
3. Amusement ride
4. Auto dealer (primarily new)
5. Auto laundry or carwash
6. Auto repair (minor and major)
7. Caretaker's/guard's residence
8. Carnival
9. Contractor's office/sales (w/ outside storage)
10. Community home
11. Dry cleaning plant
12. Dwelling, Multiple-family per Tract 2 regulations and 300 feet setback from DNT and Frontier Parkway
13. Fairground/exhibition area
14. Funeral home without crematorium
15. Home improvement center (lumber yard)
16. Hotel, limited service
17. Microbrewery
18. Private Club
19. Security quarters (live-in)
20. Temporary amusement rides
21. Temporary business
22. Telemarketing agency and/or call center

II. Land Use Mix.

- A. No minimum or maximum floor to area ratios (FARs) required.
- B. Nonresidential: Up to 100 percent
- C. Residential.
  1. Multiple-family development (stand-alone): Maximum of 300 units total and in

accordance with the approved Conditional Use Permit.

2. Multiple-family development (integrated): Maximum of 300 units total.

D. Non-residential:

1. Convenience store (with or without gas sales). No more one (1) within 500 feet of Dallas North (DNT) right of way.
2. Food or Grocery store (with or without gas sales). No more than one (1) within 500 feet of DNT right of way.
3. Hotel. No more than one (1) hotel.
4. Restaurant (with drive-in and/or drive-through service). No more than two (2) stand alone restaurants with drive-in and/or drive through service within 500 feet of DNT right of way.

III. Development Regulations

A. Lot size. 100 feet wide by 150 feet deep minimum.

B. Building Setbacks:

1. DNT frontage. Front yard. Minimum of fifty (50) feet for buildings.
2. Frontier Parkway. Front yard. Minimum of thirty (30) feet.

C. Height. Primary structure shall not exceed twelve (12) stories and 140 feet in height.

## **Tract 5 – Retail and Restaurant**

The purpose of the retail district in this location is to provide stand-alone restaurants and stores. The trails and open space along the southern edge provides opportunities for the uses to create for amenities, such as outdoor patios.

- I. Land Use
  - A. Permitted Uses: Generally, retail and office uses.
    - 1. Armed services recruiting center
    - 2. Artist studio Amusement Services (indoors)
    - 3. Assisted living facility
    - 4. Bakery or confectionery (retail)
    - 5. Bank/credit unions
    - 6. Child day care (business)
    - 7. Church/place of worship
    - 8. Dwelling, residential loft
    - 9. Dwelling unit above ground floor business
    - 10. Food or grocery store (with or without gas sales)
    - 11. Feed and grain store
    - 12. General retail store
    - 13. Hotel, full service
    - 14. Laundry/dry cleaning (drop off/pick up)
    - 15. Medical facilities
    - 16. Offices (professional and general business)
    - 17. Parking lot structure, commercial (auto)
    - 18. Personal services shop
    - 19. Restaurant
    - 20. Restaurant (with drive-through and/or drive-in service)
    - 21. Studio for radio or television (without tower)
    - 22. Theater or playhouse (indoor)
  - B. Conditional Uses:  
Conditional uses must be approved in accordance to article 14.03, division 2.
    - 1. Convenience store (with or without gas sales)
    - 2. Dwelling, Multiple-family per Tract 2 regulations
    - 3. Living quarters on-site with a business
    - 4. Hotel, limited service
    - 5. Microbrewery
    - 6. Private Club
- II. Land Use Mix:
  - A. No minimum or maximum floor to area ratios (FARs) required.
  - B. Residential.
    - 1. Multiple-family development (stand-alone): Maximum of 300 units total, and in accordance with the approved Conditional Use Permit.
    - 2. Multiple-family development (integrated): Maximum of 300 units total

- C. Non-residential:
  - 1. Up to 100 percent
  - 2. Food or Grocery store (with or without gas sales). No more than one (1) food or grocery store with or without gas sales.
  - 3. Hotel. No more than one (1) hotel.
  - 4. Restaurant (with drive-in and/or drive-through service). Up to six (6) stand alone restaurants with drive-in and/or drive through service.

III. Development Regulations

- A. Lot size. 100 feet wide by 150 feet deep minimum.
- B. Setbacks:
  - 1. DNT frontage:
    - a. The minimum front yard building setback adjacent to the right-of-way of Dallas North Tollway (DNT) shall be 50 feet.
    - b. The minimum setback for all outside display areas (where permitted by the underlying zoning district) from the right-of-way line of Dallas North Tollway shall be 50 feet.
  - 2. Adjacency. Minimum 25-foot setback is required when adjacent to single-family detached development not within the Celina Gateway PD development. Landscape, screening, and streets are allowed within this setback.
  - 3. Other:
    - a. Front yard. Minimum twenty-five (25) feet.
    - b. Side yard. Minimum eight (8) feet; fifteen (15) feet when adjacent to a single-family detached residential lot.
    - c. Rear yard. Minimum fifteen (15) feet; twenty-five (25) feet when adjacent to a single-family detached residential lot.
- C. Height. Primary structure shall not exceed sixty-five (65) feet in height.

## **Tract 6 – Gateway East**

The purpose of this tract, along with Tract 4 to the west, is to create the southern gateway to the City of Celina along the Dallas North Tollway. Development within Tracts 4 and 6 will frame the entrance to the City, and a feature in Tract 6 will highlight the gateway. Buildings within this tract may be taller to accommodate hospitality and corporate office uses, as well as, large retail stores.

### I. Land Use

#### A. Permitted Uses:

1. Armed services recruiting center
2. Artist studio
3. Assisted living facility
4. Auto supply store for new & rebuilt parts
5. Bakery or confectionery (retail)
6. Bank/credit unions
7. Child day care (business)
8. Church/place of worship
9. Concrete or asphalt batching plant (temporary)
10. Contractor's office/sales (no outside storage)
11. Convenience store (with or without gas sales)
12. Day camp for children
13. Drapery, blind or furniture upholstery shop
14. Dwelling, Multiple-family per Tract 2 regulations
15. Dwelling, Single-family attached per Tract 1 regulations
16. Extended stay hotels/motels (residence hotels)
17. Family home (adult or child care)
18. Farmer's Market (public)
19. Feed & grain store
20. Fraternal organization, lodge or union
21. Franchised private utility
22. Food or grocery store (with or without gas sales)
23. Garden shop (inside storage)
24. General retail store
25. Hotel, full service
26. Household appliance service and repair
27. Home improvement (no outside storage)
28. Home occupation (per city regulations)
29. Hospital
30. Laundry/dry cleaning (drop off/pick up)
31. Medical clinics and offices
32. Microbrewery
33. Motorcycle sales and repair

34. Municipal facility
35. Nursing/convalescent home
36. Nursery (retail sales outdoors)
37. Office center
38. Offices (professional and general business)
39. Parking lot structure, commercial (auto)
40. Personal services shop
41. Pet and animal grooming shop
42. Restaurant
43. Restaurant (with drive-in and/or drive-through service)
44. Retirement home/home for the aged
45. Seasonal business
46. Studio for radio or television (without tower)
47. Theater or playhouse (indoor)
48. Veterinarian (indoor kennels)

C. Conditional Uses:

Conditional uses must be approved utilizing procedures set forth in article 14.03, division 2.

1. Accessory dwelling
2. Accessory building
3. Amusement park
4. Amusement ride
5. Amusement, (indoor services)
6. Amusement services (outdoors)
7. Auto dealer (new and primarily new)
8. Auto laundry or carwash
9. Auto repair (minor and major)
10. Caretaker's/guard's residence
11. Carnival
12. Contractor's office/sales (w/ outside storage)
13. Community home
14. Dry cleaning plant
15. Fairground/exhibition area
16. Funeral home without crematorium
17. Home improvement center (lumber yard)
18. Hotel, limited service
19. Microbrewery
20. Outdoor retail sales/commercial promotion
21. Private club
22. Security quarters (live-in)
23. Temporary amusement rides
24. Telemarketing agency

II. Land Use Mix.

- A. No minimum or maximum floor to area ratios (FARs) required.
- B. Residential. 33 percent maximum located in the north east corner of the tract.
- C. Non-residential. Remainder of tract not developed for residential uses.
  - 1. Convenience store (with or without gas sales). No more than one (1) within 500 feet of Dallas North (DNT) right of way.
  - 2. Food or Grocery store (with or without gas sales). No more than one (1) within 500 feet of DNT right of way.
  - 3. Hotel. No more than one (1) hotel.
  - 4. Restaurant (with drive-in and/or drive-through service). No more than two (2) stand alone restaurants drive-in and/or drive through service within 500 feet of DNT right of way.

III. Development Regulations

- A. Residential development:
  - 1. Multiple-family shall be developed in accordance to Tract 2 regulations.
  - 2. Single-family attached shall be developed in accordance to Tract 1 regulations.
- B. Nonresidential:
  - 1. Lot size. 100 feet wide by 150 feet deep minimum.
  - 2. Building Setbacks:
    - a. DNT frontage. Front yard. Minimum of fifty (50) feet for buildings and outdoor display areas.
    - b. Frontier Parkway. Front yard. Minimum of thirty (30) feet.
    - c. Adjacency. Minimum 25-foot setback is required when adjacent to single-family development not within the Celina Gateway PD development. Landscape, screening, and streets are allowed within this setback.
  - 3. Height:
    - a. Primary structure shall not exceed twelve (12) stories and 140 feet in height.
    - b. Gateway feature. There is no zoning height restriction for the feature. Comply with all other City codes, as applicable.



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
From: Helen-Eve Liebman, Planning & Development Services Director  
Meeting Date: July 10, 2017  
Re: PD 59 Amendment for Cell Tower

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### **Action Requested:**

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a zoning amendment to allow for the use of a communications tower on a ±6.017 acre tract of land zoned PD, Planned Development #59 with a base zoning designation of RO, Retail Office. The property is situated in the Collin County School Land Survey, Abstract No. 167, Celina, Texas, generally located north of Frontier Parkway, south of Ownsby Parkway, east of the BNSF Railroad and west of Preston Road. (PD 59 Amendment Cell Tower)

### **Background Information:**

The applicant is proposing an amendment to the current Planned Development that was approved in 2015 to add the use of a communications tower on Tract 2, close to the rear of the property. The ±6.017 acre tract is divided into two (2) tracts: Tract 1 is ±1.99 acres, and is proposed for a day care center, and Tract 2 is ±4.018 acres is proposed for mini warehouse and storage, and a communications tower.

Since this property is undeveloped, staff has worked with the applicant to ensure public safety access, which included providing a fire lane with proper turn radii from Preston Road.

### **Planned Development Regulations:**

The base zoning district is R-O – Retail/Office. The applicant is requesting to add the use of a communications tower to the approved Planned Development, which is not currently allowed in the base district or as a Conditional Use Permit.

The applicant is proposing a monopole communications tower not to exceed 150' feet. Under the current zoning district regulations, the maximum height of a structure is 45 feet. The developer will also be required to provide proper masonry wall screening around the tower site and all supporting ground structures.

Staff's preference is for the applicant to utilize a stealth tower design due to visual tolerance compared to what a monopole would look like. The property is located just outside of the Preston Road Overlay, which includes the first 750 feet of the property, and the depth of the entire property is 943 feet.



Monopole



Stealth

**Comprehensive Plan:**

The subject property is designated Moderate-High Residential/Suburban Mix. While the Comprehensive Plan supported the use for the day care center and a mini storage facility, as a supporting non-residential use, there is no mention of communications towers and their desired location in the City.

**Thoroughfare Plan:**

The property is located on Preston Road, a six (6) lane divided thoroughfare (120 foot right-of-way).

**Public Notice:**

The Planning & Zoning Commission notice of public hearing was published in The Celina Record on June 23, 2017. All property owners who are on the City of Celina's current tax rolls within 200 feet of the subject property were notified by mail, and public hearing signs were placed on the property. As of the date of the printing of this packet, no comments either for or against the zoning change have been received by the Planning and Development Services Department.

**Supporting Documents:**

- Proposed Development Regulations
- Proposed Planned Development Concept Plan

**Legal Review:**

N/A

**Board/Committee Recommendation:**

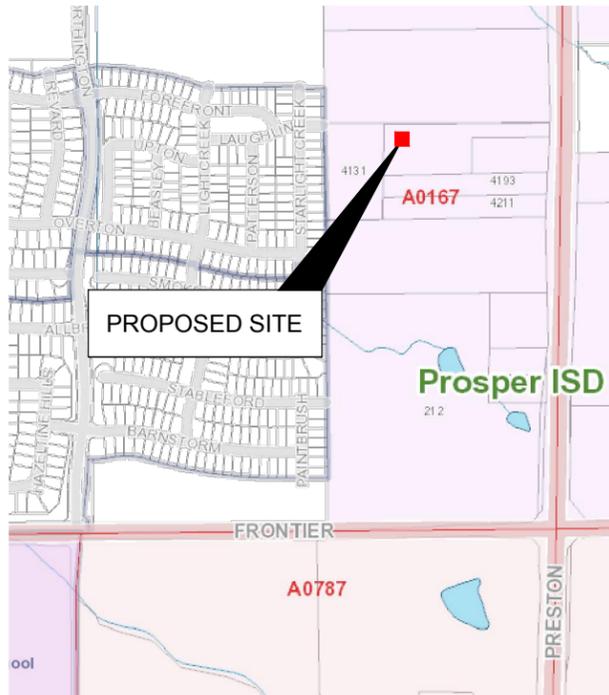
n/a

**Staff Recommendation:**

The use of a communications tower is not allowed in the current zoning district as a permitted use or Conditional Use Permit, and the tract is located just outside of the Preston Road Overlay, along the main entry to the City. Therefore, staff is recommending that the communications tower utilize a stealth design in efforts to aesthetically preserve the City's entry corridor.

Staff has also requested that a note be added to the Concept Plan that states that "all fire lanes and turn radii will meet City of Celina Engineering Standards and adopted fire code at the time of development"

**APPRAISAL DISTRICT MAP**



**ZONING CONCEPT PLAN**

**SITE INFORMATION**

JURISDICTION: CITY OF CELINA, TEXAS 76542  
 COLLIN COUNTY  
 Latitude 33°16'06.9871"N, Longitude - 96°47'13.3506"W  
 OCCUPANCY: N/A (UNMANNED)

USE: TELECOMMUNICATIONS FACILITY  
 ZONING FILE NO.: NA

**CONTACT INFORMATION**

VINCENT GERARD & ASSOCIATES  
 1715 S. CAPITAL OF TEXAS HWY  
 SUITE 207  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 328-2693

VINCE HUEBINGER

**TOWER INFORMATION**

COMMUNICATIONS TOWER GROUP, LLC

ERIK BROOKS  
 15720 BRIXHAM HILL AVE.  
 CHARLOTTE, NC 28277

PHONE: (865) 661-7791

**PROJECT TYPE**

150' MONOPOLE TOWER SITE

**DATE**

JUNE 21, 2017

**SITE ADDRESS**

PRESTON ROAD S  
 CELINA, TX, 75009  
 COLLIN COUNTY

**LEGAL DESCRIPTION**

ABS A0167 COLLIN COUNTY SCHOOL LAND  
 #14 SURVEY, SHEET 4, TRACT 53,  
 4.21 ACRES

**SITE NAME**

PRESTON AT PROSPER TRAIL  
 CTG-TX 15013  
 T-MOBILE WIRELESS

**CONSULTANTS**

VINCENT GERARD & ASSOCIATES  
 1715 S. CAPITAL OF TEXAS HWY  
 SUITE 207  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 328-2693

VINCE HUEBINGER

(NOT FOR CONSTRUCTION)

**ZONING CONCEPT PLAN**

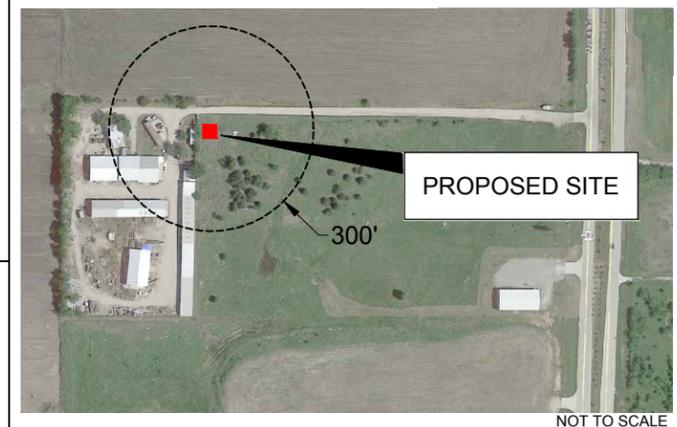
ADVERTISING IS PROHIBITED ANYWHERE ON A WTF, WITH THE EXCEPTION OF THE MINIMUM SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS OR NECESSARY FOR THE OPERATIONS OF A WTF.

AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

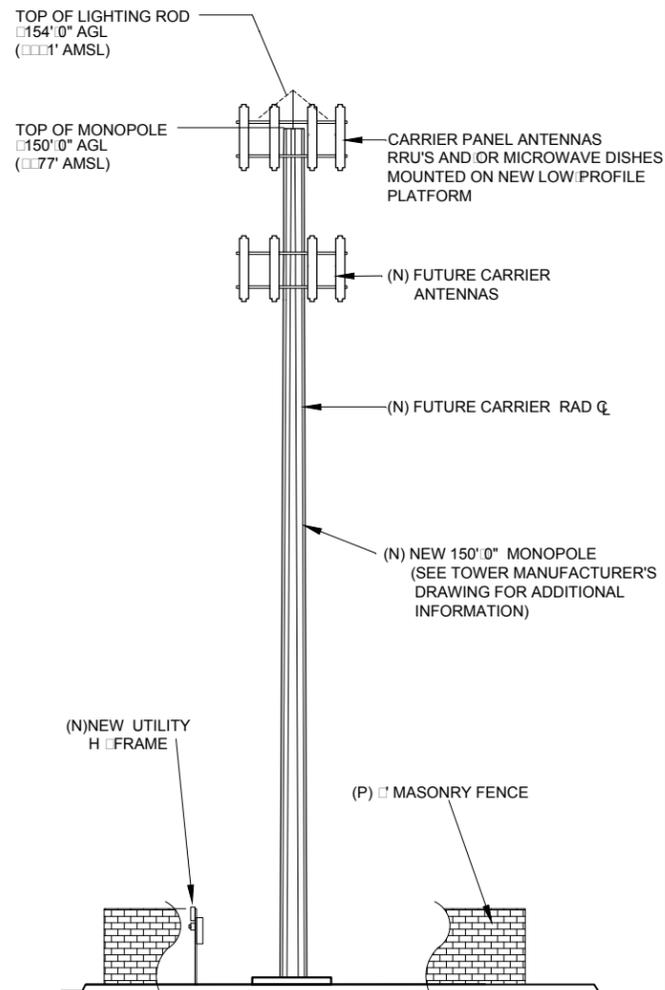
**VICINITY MAP**



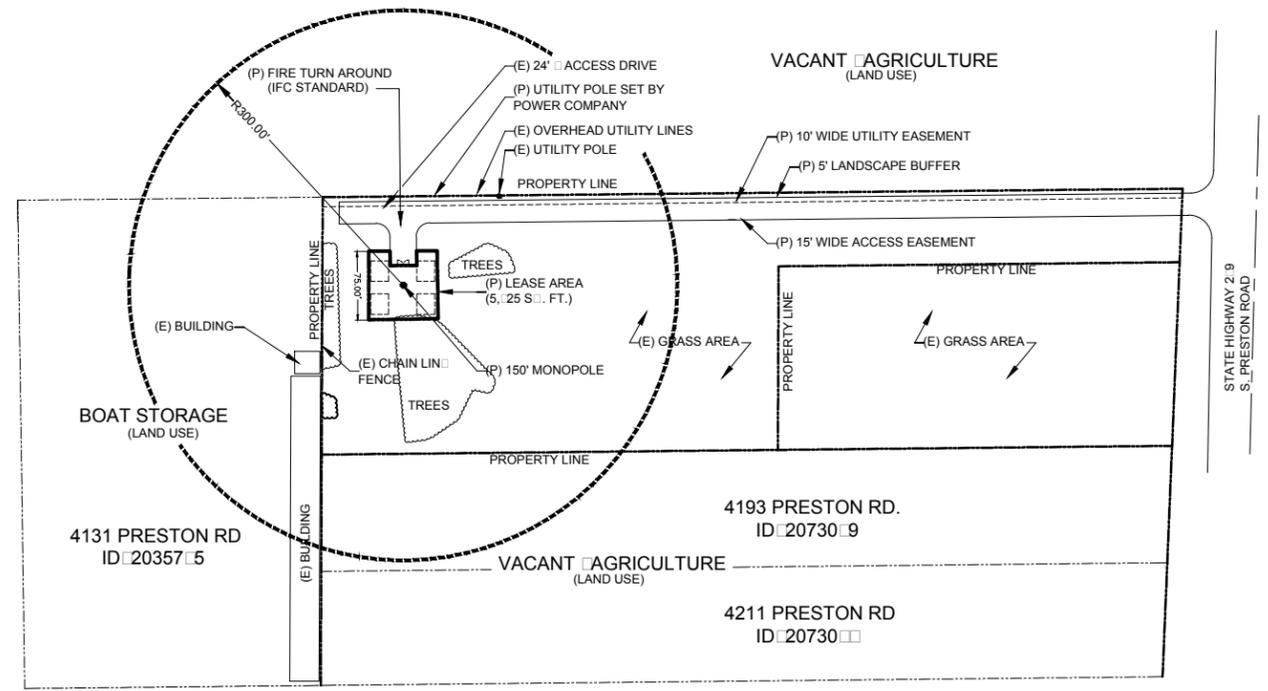
**AERIAL IMAGERY**



**TOWER TYPICAL**



**SITE PLAN**

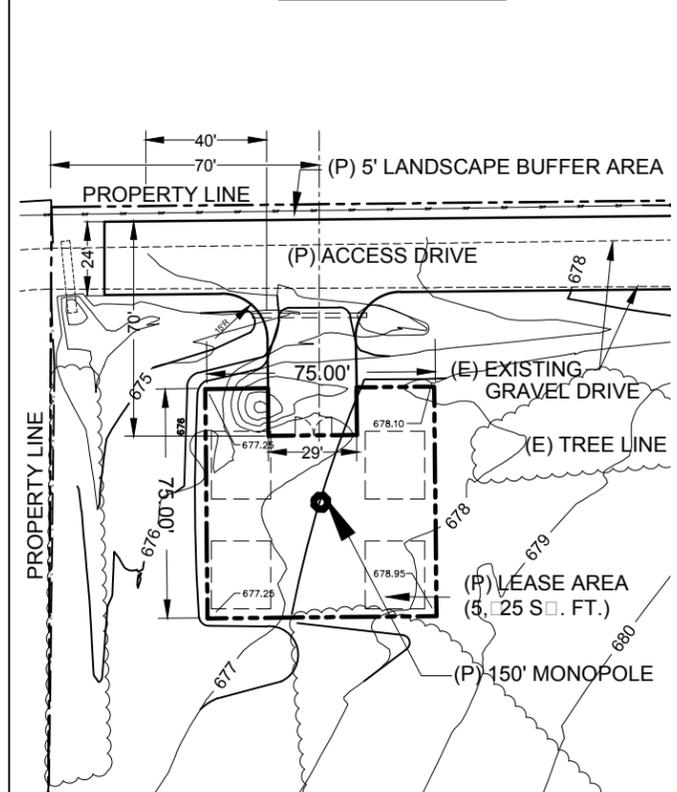


NOTE: 300' SETBACKS SHOWN AS 2X HEIGHT OF TOWER (150') FROM RESIDENTIAL. SITE COMPLIES WITH THIS REQUIREMENT.

SCALE 1" = 200' 0"



**DETAIL SITE PLAN**



SCALE 1" = 10' 0"



15720 BRIXHAM HILL AVE.  
 CHARLOTTE, NC 28277

ZONING CONCEPT PLAN  
 PRESTON AT PROSPER TRAIL  
 COMMUNICATIONS TOWER GROUP  
 S. PRESTON ROAD  
 CELINA, TEXAS 75009



VINCENT GERARD & ASSOCIATES  
 LAND PLANNING & ZONING CONSULTANTS  
 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207  
 AUSTIN, TEXAS 78741  
 (512) 328-2693



**EXHIBIT D**  
**DEVELOPMENT REGULATIONS**  
**KIDS R KIDS AND HALLFORD PROPERTY**

These development regulations are intended for a ±6.017 acre tract of land in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. The property is generally located on the west side of SH 289 (Preston Road) approximately 2,000 feet north of Frontier Parkway. (Kids R Kids and Hallford)

The purpose of this Planned Development (PD) is to create a small commercial tract that allows three uses of a children’s day care center, a mini warehouse and storage facility, and communication antenna and support structures/towers. In the event that the proposed uses are not built, the Planned Development provides for additional approved uses. The site will connect to the undeveloped land to the north and south on the west side of Preston Road. The proposed uses are in compliance with the Comprehensive Plan dated April, 2013.

**1.0 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.

**2.0 General Regulations**

- 2.1 All regulations for this PD District not redefined by this document shall conform to the regulations set forth in the City of Celina Zoning Ordinance, including the Preston Road Overlay District and the Subdivision Ordinance as they exist or may be amended.
- 2.2 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 Planned Development/Zoning amendment. Any minor changes to the Conceptual Site Plan regarding building locations and individual uses within the PD are allowed by staff approval, so long as the general character within the base zoning district in the PD is maintained and the general location of the land uses remains as shown in Exhibit C.
- 2.3 A property owners association shall be established and shall be responsible for the maintenance of all open space areas, any shared parking and/or landscaped areas.

**3.0 Permitted Land Uses:**

- 3.1 The permitted uses within Tract 1 of the PD are listed below.

Armed services recruiting center	P
Artist studio	P
Auto laundry or carwash	P
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P

Food or grocery store	P
Garden shop with outdoor storage (screened)	P
General retail store	P
Gymnastics facility	P
Kiosk (providing a service)	P
Laundry/dry cleaning (drop off/pick up)	P
Mini Storage and Warehouse	P
Nursing/convalescent home	P
Offices (professional and general business)	P
Personal services shop	P
Pet and animal grooming shop	P
Restaurant (with drive-through service)	P
Restaurant (with no drive-through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

3.2 The permitted uses within Tract 2 of the PD are listed below.

Armed services recruiting center	P
Artist studio	P
Auto laundry or carwash	P
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P
Communication antenna and support structures/towers	P
Food or grocery store	P
Garden shop with outdoor storage (screened)	P
General retail store	P
Gymnastics facility	P
Kiosk (providing a service)	P

Laundry/dry cleaning (drop off/pick up)	P
Mini Storage and Warehouse	P
Nursing/convalescent home	P
Offices (professional and general business)	P
Personal services shop	P
Pet and animal grooming shop	P
Restaurant (with drive-through service)	P
Restaurant (with no drive-through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

**4.0 Development Regulations:**

4.1 All regulations for the District not redefined by this document shall conform to the regulations set forth in the City of Celina Zoning Ordinance, the Preston Road Overlay District, the City’s adopted building codes, and the Subdivision Ordinance as they exist or may be amended.

a) Development Standards for Tract 1.

- Minimum front yard: Sixty (60) feet from Preston Road
- Minimum side yard: Fifteen (15) feet.
- Minimum rear yard: Twenty-five (25) feet
- Maximum height: Forty (40) feet

b) Development Standards for Tract 2.

- Minimum front yard: Sixty (60) feet from Preston Road  
Minimum side yard when side of building is incorporated into a screening wall: Ten (10) feet; otherwise fifteen (15) feet.
- Minimum rear yard when rear of building is incorporated into a screening wall: Ten (10) feet; otherwise twenty-five (25) feet
- Maximum height:  
Office/manager’s residence: Twenty-five (25) feet  
Storage Units: Twelve (12) feet  
Other retail/office uses: Twenty-five (25) feet
- Communications antennas and support structures/towers with a maximum height of 150 feet.

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) Connectivity: vehicular connectivity to adjacent tracts is required, as shown on PD concept plan.

4.2 Exterior Materials shall be 100% masonry, as defined in the Zoning Ordinance as it exists or may be amended, on the first floor of any building that faces or is visible from a right-of-way or public

access drive. The second story or decorative facades above the first story of such buildings may include stucco, cementitious materials (e.g. Hardiboard®) or wood detailing as well as masonry. Buildings that face no right-of-way or access drives (such as mini warehouses set behind the masonry screening fence) may be metal faced.

**5.0 Parking Regulations**

5.1 The parking shall be provided according to the City of Celina Zoning Ordinance as it exists or may be amended.

5.2 Parking for Tract 2 shall be six spaces for the office and one additional space for every 25 warehouse/storage units.

**6.0 Landscape & Irrigation Regulations**

6.1 The landscape and requirements shall conform to City of Celina Development Standards and Use Regulations described in the Zoning Ordinance and Preston Road Overlay District, as exists or may be amended with the exception that no landscaping shall be required within the mini warehouse service areas (defined as travel lanes, parking and any open spaces within the warehouse/storage units' area).

**7.0 Screening Regulations**

7.1 The screening requirement for all uses adjacent to residential uses shall be a eight (8) foot solid masonry wall with materials that are consistent with the color and design of the primary structure and conform to City of Celina Development Standards and Use Regulations described in the City of Celina Zoning Ordinance, as exists or may be amended.

**8.0 Subdivision Ordinance Regulations**

8.1 Development shall meet the standards of City of Celina Engineering Design Manual and the Subdivision Ordinance, as exists or may be amended.



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
From: Helen-Eve Liebman, Planning & Development Services Director  
Meeting Date: July 10, 2017  
Re: Rezoning Request for The Columns Planned Development

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### **Action Requested:**

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±193.77 acre tract of land from MU-2, Mixed-Use Regional District to PD, Planned Development Zoning District with a base zoning designations of R-O, Retail Office, and MU-2, Mixed-Use Regional District. The property is situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located south of CR 51, east of Dallas Parkway, north of Light Farms Way, and west of the BNSF Railroad. (The Columns Rezoning)

### **Background Information:**

The property is currently zoned MU-2, Mixed-Use Regional. The applicant has separated the ±193.77 acre tract of land into five (5) tracts, with base zoning designations of R-O, Retail Office, and MU-2, Mixed-Use Regional. Tracts 1 and 2 directly parallel the east side of Dallas Parkway. The two tracts are approximately 600 feet wide, with the floodplain running between the two. Tract 3 is located north of Tract 2, also fronting Dallas Parkway, and Tracts 4-5 are east of Tract 3, with Tract 4 directly adjacent to the future Collin County Outer Loop, and Tract 5 is south of Tract 4.

### **Tract 1**

Located north of Light Farms Way, east of Dallas Parkway, this tract has a base zoning designation of R-O, Retail Office. This tract calls for no maximum lot size, but states that it will be no less than 26,000 square feet. There's a minimum front yard setback of 25 feet; side yard setback of 10 feet, or 15 feet when adjacent to a public street; and a rear yard setback of 25 feet. This tract has a minimum open space requirement of 15-percent, and there is a maximum building foot print of 250,000 square feet.

### **Tract 2**

Located north of Tract 1, east of Dallas Parkway, this tract has a base zoning designation of MU-2, Mixed-Use Regional. This tract allows for many commercial and residential uses, including garden and urban style apartments. Garden style apartments are no more than three (3) stories in height with surface parking, while urban style apartments are more than three (3) stories in height, and typically have some sort of parking garage built into the structure.

**Garden Style Multi-family**

Number of Stories	Max Height
One (1)	30'
Two (2)	40'
Three (3)	50'

**Urban Style Multi-family**

Number of Stories	Max Height
Four (4)	65'
Five (5)	80'
Six (6) or more	130'

Garden style multi-family units may be developed at 24 dwelling units per net acre, and multi-family urban style can be developed at 35 dwelling units per net acre. Both styles only allow surface level parking if it's designed in the interior of the site and screened from public streets using landscape and hardscape. The front, side, and rear yard setbacks are all 50 feet when adjacent to single-family, and 15 feet when they are adjacent to non-residential uses for both types of multi-family units. Non-residential development has a minimum lot size of 10,000 square feet, and 100 feet when measured at the front yard setback line. The maximum height of a structure is 175 feet. Parking is also allowed to be shared among residential and non-residential users.

**Tract 3**

Located at the hard corner of the future Dallas North Tollway and the future Outer Loop, north of Tract 2, this tract has a base zoning designation of MU-2, Mixed-Use Regional. This tract is designated to incorporate commercial, attached residential, multi-family, and intense commercial and large scale offices. This tract incorporates mid-rise multi-family dwellings, which are defined as being at least six (6) stories in height, with an incorporated parking structure.

The land use mix for this tract will include residential uses which are only to be allowed in conjunction with mid-rise multi-family and non-residential uses. The regulations state that stand-alone nonresidential uses shall make up 95 to 100-percent of developable acreage, and mid-rise multi-family shall not make up more than three (3) acres of this tract.

**Tract 4**

Located to the east of Tract 3, directly south of the future Outer Loop, this tract has a base zoning designation of MU-2, Mixed-Use Regional. This tract is designated for commercial development, large scale office, or high-density multi-family. This tract allows for two types of multi-family units, including garden and urban style multi-family, as well as single-family attached (townhomes). There is also a 20 foot landscape buffer along Light Farms Way.

The land use mix for this tract will include residential, nonresidential and multi-family uses. Single-family attached may be developed at up to 100-percent of the tract; non-residential uses may be developed at 0 to 80-percent of tract; and multi-family uses may be developed at up to 100-percent of the tract.

**Lot Regulations**

Garden Style multi-family units have a front, side, and rear yard setback of 25 feet when adjacent to single-family residential, and 15 feet when adjacent to non-residential uses. Urban style multi-family units have a front, side, and rear yard setback of 50 feet when adjacent to single-family residential, and 15 feet when adjacent to non-residential uses.

### Non-Residential Development

This type of development will have a minimum lot size of 10,000 square feet, with a maximum height of 175 feet. There's a minimum front yard setback of 25 feet; minimum side yard setback of 10 feet, and minimum rear yard setback of 15 feet.

### Single-Family attached (townhomes)

Single-family attached (townhomes) must have a minimum lot size of 2,000 square feet, and a maximum height of 45 feet. The front yard setback is 15 feet, with no minimum interior side yard, but all units must be 10 feet apart. There is also a rear yard setback of 15 feet, or 18 feet if alley access is provided.

### **Tract 5**

Located south of Tract 4, and east of Tract 3, this tract has a base zoning district of MU-2, Mixed-Use Residential. This tract allows for detached single-family residential. Single-family detached units may be developed at a maximum of eight (8) dwelling units per gross acre. The land-use mix shall include up to 100-percent of single-family detached, and does not allow integrated residential, non-residential, or multi-family uses. There is a required one (1) acre of open space per 100 dwelling units. The minimum lot size for single-family detached is 4,000 square feet, with a minimum 40 foot width, and a maximum height of 45 feet. There is a minimum front yard setback of 15 feet; minimum side yard setback of 5 feet, and minimum rear yard setback of 15 feet (18 feet when alley access is provided). Screening must also be provided when adjacent to Punk Carter Parkway and Light Farms Way. There shall either be a minimum six (6) foot tall masonry screening wall, or decorative metal utilized in conjunction with landscaping. There is a minimum landscape buffer of 20 feet along Punk Carter Parkway and Light Farms Way.

### **Comprehensive Plan:**

The City's Comprehensive Plan designates this area with commercial/mixed use nodes along the majority of this development, which discourages residential uses. It encourages more intensive uses such as malls and large shopping centers and/or mixed-use developments that integrate at least two supporting uses on the same site. The proposed PD does integrate commercial and retail uses, with single-family detached only being allowed behind the commercial tracts that are directly adjacent to the major thoroughfares.

This area is also designated as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single-family detached, attached dwellings such as duplexes, and townhomes. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

### **Thoroughfare Plan:**

The property is located along Dallas North Tollway (400 foot right-of-way), with major intersections at Doe Branch Boulevard, a four-lane divided thoroughfare (100 foot of right-of-way), Punk Carter Parkway, a six-lane divided thoroughfare (120 foot right-of-way), and the future Outer Loop (500 foot right-of-way).

### **Public Notice:**

The public hearing notice was published in the *Celina Record* on Friday, June 23. 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 200 feet of any property affected. Zoning change signs were also posted on the property. As of July 7, 2017, staff has received no letters either in support or in opposition to the proposal.

**Supporting Documents:**

- Proposed Development Regulations
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Concept Plan

**Legal Review:**

N/A

**Board/Committee Recommendation:**

Planning & Zoning Commission is schedule to make a recommendation on this zoning case July 10, 2017, therefore a recommendation had not been made by the time packets were sent. A formal recommendation will be presented as City Council.

**Staff Recommendation:**

Staff recommends approval as presented.



GRAPHIC SCALE IN FEET  
0 100 200 300 400  
1"=300' @ 24x36



**NOTES:**  
1. ACCESS (RIGHT IN RIGHT OUT ONLY) POINT WILL BE PROVIDED IF AGREEMENT WITH ADJACENT LANDOWNER CAN BE REACHED.

# The Homeplace at the Columns

EXHIBIT D - CONCEPT PLAN

Celina, Texas  
June 2017

DWG NAME: K:\PRL\_CIVIL\SINGLE FAMILY PURSUITS\2016117 - CENTURON AMERICAN-CELINA TRACT\CAD\EXHIBITS\CONCEPT OVERALL EXHIBIT\_170629.DWG  
LAST SAVED: 7/20/17 12:28 PM

**Kimley»Horn**

5750 Genesis Court  
Suite 200  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

## **THE COLUMNS**

Planned Development District  
City of Celina, Collin County, Texas

### **INTRODUCTION:**

#### Purpose and Intent.

The goal of the proposed Planned Development (PD) as set forth within this document, and in accordance with the City of Celina ordinance, is to encourage the unified design and development of commercial, retail, mixed use, and residential uses as well as provide flexibility for the development of this tract in a manner that is beneficial to Celina and its residents.

#### Location.

The 193.77-acre (168.77 net) subject tract is located along the east side of the Dallas North Tollway south of County Road 51 within the City of Celina, Texas. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted in Zoning Exhibit B.

### **EXISTING CONDITIONS:**

#### Site Description.

The property is undeveloped farm land that is currently being used for Agriculture. Doe Branch Creek crosses the property on the southern end. The proposed alignment of the Outer Loop is along the northern portion of the property with right-of-way for the interchange with Dallas North Tollway required at the northwest corner of the tract.

#### Surrounding Land Use.

The properties immediately surrounding the subject tract are undeveloped with the exception that the southern portion of the tract is bounded to the east by Light Farms. Light Farms will eventually develop along the entire eastern boundary of the subject tract. This tract will be situated in the southwest corner of Dallas North Tollway and the Outer Loop which are both Regional thoroughfares.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**193.77 ACRES**

**BEING** a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being part of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents filed of recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a point in the east line of Dallas Parkway at its intersection with the approximate centerline of Collin County Road Number 51 for the northwest corner of said Lucas Celina tract recorded in Document Number 20070109000040530, the southwest corner of that tract of land conveyed to Bobcat Trail, LTD according to the document filed of record in Document Number 20060922001372080, same being the northwest corner of the tract of land described herein;

**THENCE** North 89°32'21" East, generally with the center of said County Road, the south line of said Bobcat Trail tract, same being common with the north line of the tract of land described herein and passing at a distance of 573.18 feet, a point in said road for the southeast corner of said Bobcat Trail tract, same being the southwest corner of that tract of land conveyed to Martha Ann King & Peggy Sue Earthman according to the document filed of record in Document Number 92-0091304, Deed Records of Collin County, Texas, continuing with the south line of said King & Earthman tract, same being common with the north line of the tract of land described herein, for a total distance of 2638.19 feet to a point for the northeast corner of this tract, same being common with the northwest corner of that tract of land conveyed to LFC Land Company, LLC according to the document filed of record in Document Number 202120423000464780, Deed Records of Collin County, Texas, same being common with the most northerly northeast corner of the above mentioned Lucas tract recorded in Document Number 20071114001544500;

**THENCE** South 3°20'33" West, leaving said common corner and said County Road, with the common line of said Lucas tract and LFC Land Company tract, a distance of 51.76 feet to a point for a common corner of said tracts;

**THENCE** South 4°53'33" West, continuing with said common line, a distance of 1990.49 feet to a point for an interior "ell" corner of said LFC Land Company tract and the most northerly southeast corner of said Lucas tract, for a corner of this tract;

**THENCE** South 89°27'18" West, with the south line of said Lucas tract, same being common with the most southerly north line of said LFC Land Company tract, passing at a distance of 1249.34 feet the southwest corner of said Lucas tract, same being an exterior "ell" corner of the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, and continuing for a total distance of 1571.86 feet to a point for a common corner of said tracts;

**THENCE** South 8°36'11" East, with the common line of said tracts, a distance of 1585.77 feet to a point for a corner at the beginning of a tangent curve to the right having a central angle of 36°57'20", a radius of 3644.80 feet, a chord bearing and distance of South 9°52'29" West, 2310.34 feet;

**THENCE** in a southwesterly direction, with said common line and curve to the right, passing at an arc distance of 888.71 feet the southwest corner of said LFC Land Company tract, same being the northwest corner of Light Farms Phase 1, an addition to the Town of Celina according to the plat filed of record in Volume 2013, Page 278, Plat Records of Collin County, Texas, continuing and passing at an arc distance of 1748.79 feet the most westerly southwest corner of said Phase 1, same being the common northwest corner of Light Farms Phase 2A, an addition to the Town of Celina, according to the plat filed of record in Volume 2014, Page 392, Plat Records of Collin County, Texas, continuing with said common line and curve for a total arc distance of 2350.88 feet to a point for corner in the north line of Lot 1, Block A, Water Tower Addition, an addition to the Town of Celina, according to the plat filed of record in Volume 2009, Page 424 Official Public Records of Collin County, Texas;

**THENCE** North 58°58'59" West, with the north line of said Water Tower Addition, same being common with a southerly line of the above mentioned Lucas tract recorded in Document Number 20070109000040530, a distance of 139.64 feet to a point for an interior "ell" corner of said Lucas tract, same being the northwest corner of said Water Tower Addition;

**THENCE** South 30°59'59" West, with the common line of said Water Tower Addition and Lucas tract, a distance of 435.60 feet to a point for the southwest corner of said Water Tower Addition and the most southerly southeast corner of said Lucas tract and this tract;

**THENCE** North 59°00'44" West, a distance of 622.16 feet to a point for the approximate center of future right-of-way of Dallas Parkway and for a corner of this tract;

**THENCE** with the approximate center of said future Dallas Parkway right-of-way the following six (6) courses and distances as follows:

North 28°30'48" East, a distance of 391.96 feet to a point for a corner at the beginning of a tangent curve to the left having a central angle of 37°07'00", a radius of 2864.80 feet, a chord bearing and distance of North 9°57'18" East, 1823.56 feet;

With said curve to the left, an arc distance of 1855.84 feet to a point for a corner of this tract;

North 8°36'12" West, a distance of 1881.48 feet to a point for a corner at the beginning of a tangent curve to the right having a central angle of 3°23'08", a radius of 5894.50 feet, a chord bearing and distance of North 6°54'38" West, 348.25 feet;

With said curve to the right, an arc distance of 348.31 feet to a point for a corner at the beginning of a reverse curve to the left having a central angle of 3°23'08", a radius of 5564.46 feet, a chord bearing and distance of North 6°54'38" West, 328.76 feet;

With said curve to the left, an arc distance of 328.80 feet to a point for a corner of this tract;

North 8°36'12" West, a distance of 1192.81 feet to a point for a corner of this tract;

**THENCE** North 89°32'21" West, leaving the approximate center of said future Dallas Parkway right-of-way, a distance of 181.83 feet to the **POINT OF BEGINNING** and containing 193.77 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT B**  
**Zoning Exhibit**

**EXHIBIT C**  
**Development Regulations**

Development within this Planned Development (PD) District must follow the regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibits C, D, E, and F. Any significant changes to the land uses depicted on the Concept Plans shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.03.031.

**TRACT 1:**

All Commercial and Retail Development within Tract 1 (see Exhibit D) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for retail sales and professional offices which may not be part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Auto Supply Store (new & rebuilt parts)
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Church/Place of Worship
8. Convenience Store
9. Convenience Store (with or without gas sales)
10. Food or Grocery Store
11. Franchised Private Utility
12. Gas Station
13. General Retail Store
14. Laundry/Dry Cleaning (drop off/pick up)
15. Medical Facilities
16. Offices (professional and general business)
17. Personal Services Shop
18. Pet and Animal Grooming Shop
19. Restaurant (drive-in service)
20. Restaurant (drive-through service)
21. Restaurant
22. Seasonal Business
23. Temporary Business
24. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, private (Class I & II)
4. Concrete or Asphalt Batching Plant (temporary)
5. Farmers Market (public)
6. Funeral Home (without crematorium)
7. Kiosk (providing a service, must have principal use)
8. Mini Warehouse/Self Storage
9. Nursery (retail sales outdoor)
10. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Check Cashing Services
2. Motorcycle Sales and Repair
3. Recycling Kiosk
4. Sexually Oriented Businesses

(e) Height regulations.

- (1) Main building(s). Maximum forty-five (45) feet.
- (2) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(f) Area regulations.

- (1) Size of lots.
  - (A) Maximum lot size. No maximum lot size.
  - (B) Minimum lot size. No lot shall be less than 26,000 square feet.
- (2) Setbacks.
  - (A) Front Yard. A minimum building setback of twenty-five (25) feet shall be provided at the front of the lot. All yards adjacent to a public street shall be considered front yards.
  - (B) Side Yard. A minimum building setback of ten (10) feet shall be provided on the side of the lot. A minimum setback of fifteen (15) feet shall be provided on the side of the lot when adjacent to a residential lot or adjacent to public street. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
  - (C) Rear Yard. A minimum building setback of twenty-five (25) feet shall be provided on the rear of the lot. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (3) Minimum open space requirement. The minimum open space shall be 15% of the total tract area.

Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, 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 improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

- (4) Maximum impervious surface. The maximum impervious surface for this tract shall be 85%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
  - (5) Building size for nonresidential structures. The building footprint area shall not exceed 250,000 square feet in size.
  - (6) Connectivity: A minimum of two (2) fire lane and 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 for the overall tract. Vehicular cross access shall be provided between lots within the tract.
- (g) Parking requirements. Refer to [article 14.05, division 2](#).
- (h) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (i) Special district requirements.
- (1) Open storage. Open storage is prohibited.
  - (2) Temporary facilities.
    - (a) There shall be no permanent use of temporary facilities or buildings.
    - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
    - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.
  - (3) Outdoor Sales.
    - (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

**TRACT 2:**

All Mixed-Use development within Tract 2 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, large scale office, or high density multi-family.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (garden style)
10. Dwelling, Multi-Family (urban style)
11. Food or Grocery Store
12. General Retail Store
13. Laundry/Dry Cleaning (drop off/pick up)
14. Offices (professional and general business)
15. Personal Services Shop
16. Restaurant (drive-in service)
17. Restaurant (drive-through service)
18. Restaurant
19. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Funeral Home (without crematorium)
4. Kiosk (providing a service, must have principal use)
5. Nursery (retail sales outdoor)
6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & II)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Garden Style Apartments – Multi-Family Dwellings that do not exceed three (3) stories in height. Garden Style Apartments are typically designed where surface parking is interior to the site and screened from public streets using landscape or hardscape.
2. Urban Style Apartments – Multi-Family Dwellings greater than three (3) stories in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. Access drives within Urban Style Apartment developments may have parallel parking on each side of the access drive, but the intent of this type of development is to prevent large visible parking areas.

(f) Development regulations.

(1) Density:

(A) Multiple-family units (Garden Style); maximum twenty-four (24) dwelling units per net acre;

(B) Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;

(2) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

(A) Residential uses (stand-alone): No stand-alone residential use is allowed within this tract; and

(B) Residential uses (integrated): No integrated residential use is allowed within this tract; and

(C) Nonresidential uses (stand-alone): between 0% and 80% of the net developable acres; or

(D) Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 100% of the net developable acres.

(3) Open space:

(A) Regardless of the type of development, a minimum of twenty (20) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, 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 with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA).

- (4) Impervious surface: Maximum 80% of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- (5) Connectivity: A minimum of two (2) fire lane and 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.

(g) Lot regulations

(1) Multiple-Family

(A) Lot Size: Minimum five (5) acres

(B) Height:

(i) Garden Style Multi-Family:

Number of Stories	Maximum Height
One (1, accessory structure)	Thirty (30) feet
Two (2)	Forty (40) feet
Three (3)	Fifty (50) feet

(ii) Urban Style Multi-Family:

Number of Stories	Maximum Height
Four (4)	Sixty-Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

(C) Setbacks:

(i) Garden Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

\* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public

alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(ii) Urban Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

\* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(D) Parking:

(i) Number per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
- d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.

- e. Parking areas shall comply with the landscaping requirements specified in Section 14.05.086.

(2) Nonresidential development

(A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.

(B) Height: Primary structure shall not exceed one hundred and seventy-five (175) feet in height as measured to the peak.

(C) Interior setbacks:

(i) Primary structure:

a. Front yard. A minimum building setback of twenty-five (25) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.

b. Side yard. A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

c. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

(h) Parking requirements. Refer to [article 14.05, division 2](#).

(1) For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.

(i) Landscaping requirements. Refer to [article 14.05, division 3](#).

(j) Special district requirements.

(1) Open storage. Open storage is prohibited.

(2) Temporary facilities

(a) There shall be no permanent use of temporary facilities or buildings.

(b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved

surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.

- (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.

(3) Outdoor Sales.

- (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

**TRACT 3:**

All Mixed-Use development within Tract 3 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, with the opportunity for mid-rise residential, intense commercial, and large scale office.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (mid-rise)
10. Food or Grocery Store
11. General Retail Store
12. Laundry/Dry Cleaning (drop off/pick up)
13. Offices (professional and general business)

14. Personal Services Shop
  15. Restaurant (drive-in service)
  16. Restaurant (drive-through service)
  17. Restaurant
  18. Veterinarian (indoor kennels)
- (c) Permitted with a Conditional Use Permit:
1. Auto Laundry or Carwash
  2. Auto Repair (minor)
  3. Club, private (Class I & II)
  4. Funeral Home (without crematorium)
  5. Kiosk (providing a service, must have principal use)
  6. Nursery (retail sales outdoor)
  7. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)
- (d) Prohibited Uses:
1. Dwelling, Single Family Detached
  2. Dwelling, Single Family Attached
  3. Dwelling, Multi-Family (garden style or urban)
  4. Check Cashing Services
  5. Motorcycle Sales and Repair
  6. Recycling Kiosk
  7. Sexually Oriented Businesses
- (e) Definitions:
1. Mid-Rise Multi-Family – Multi-Family Dwellings greater than six (6) stories in height with structures parking.
- (f) Development regulations.
- (1) Lot size:
    - (A) Minimum size; one (1) acre.
    - (B) Maximum of three (3) acres may be developed as Mid-Rise Multi-Family.
  - (2) Density:
    - (A) Mid-Rise Multi-Family shall not have a maximum density, but shall have a minimum building height of six (6) stories;
  - (3) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
    - (A) Residential uses (stand-alone): No stand-alone detached residential use is allowed within this tract; and
    - (B) Residential uses (integrated): Integrated residential shall only be allowed in conjunction with Mid-Rise Multi-Family as outlined below; and

- (C) Nonresidential uses (stand-alone): between 100% and 95% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Shall not exceed three (3) acres and shall be Mid-Rise Multi-Family.

(4) Perimeter setbacks:

- (A) Front yard. Fifteen (15) feet.
- (B) Side yard. Fifteen (15) feet.
- (C) Rear yard. Twenty-five (25) feet.
- (D) 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 two-thirds the height of the building, but not less than twenty-five (25) feet.

(5) Minimum open space requirement. The minimum open space shall be 10% of the total tract area.

Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, 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 improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

- (6) Maximum impervious surface. The maximum impervious surface for this tract shall be 90%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
- (7) Connectivity: A minimum of two (2) fire lane and 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. Vehicular cross access shall be provided between lots within the tract.

(d) Lot regulations

(1) Multiple-family

- (A) Lot Size: Maximum three (3) acres of the overall tract.
- (B) Height: Primary structure shall not have a height requirement, but shall be a minimum of six (6) stories.
- (C) Setbacks:
  - (i) Primary structure:
    - a. Front yard. Minimum fifteen (15) foot.
    - b. Side yard. Minimum ten (10) feet or per perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where

applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- c. Rear yard. Minimum fifteen (15) feet or per perimeter setbacks above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (ii) Accessory structure – shall meet the setback requirements of the primary structure.

(2) Nonresidential development

- (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.

- (B) Height: Primary structure shall not have a height requirement.

- (C) Interior setbacks:

- (i) Primary structure:

- a. Front yard. Minimum fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.

- b. Side yard. Minimum ten (10) feet or per the perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- c. Rear yard. Minimum fifteen (15) feet or per the perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (e) Parking requirements. Refer to [article 14.05, division 2](#).

- (f) Landscaping requirements. Refer to [article 14.05, division 3](#).

- (g) Special requirements.

- (1) Open storage. Open storage is prohibited.

- (2) Temporary facilities.

- (a) There shall be no permanent use of temporary facilities or buildings.

- (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved

surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.

- (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.

(3) Outdoor Sales.

- (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

**TRACT 4:**

All Mixed-Use development within Tract 4 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, large scale office, or high density multi-family.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (garden style or urban style)
10. Dwelling, Single Family Attached (townhome)
11. Food or Grocery Store
12. General Retail Store
13. Laundry/Dry Cleaning (drop off/pick up)
14. Offices (professional and general business)
15. Personal Services Shop

16. Restaurant (drive-in service)
17. Restaurant (drive-through service)
18. Restaurant
19. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Funeral Home (without crematorium)
4. Kiosk (providing a service, must have principal use)
5. Nursery (retail sales outdoor)
6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & II)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Garden Style Apartments – Multi-Family Dwellings that do not exceed three (3) stories in height. Garden Style Apartments are typically designed where surface parking is interior to the site and screened from public streets using landscape or hardscape.
2. Urban Style Apartments – Multi-Family Dwellings greater than three (3) stories in height. Urban Style Apartments are designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. Access drives within Urban Style Apartment developments may have parallel parking on each side of the access drive, but the intent of this type of development is to prevent large visible parking areas.

(f) Development regulations.

(1) Density:

- (A) Multiple-family units (Garden Style); maximum twenty-four (24) dwelling units per net acre;
- (B) Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;
- (C) Single Family Attached (Townhomes); maximum of twelve (12) dwelling units per net acre;

- (2) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
  - (A) Residential uses (stand-alone): Stand-alone single-family attached residential use may be up to 100% of the net developable acres; and
  - (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and
  - (C) Nonresidential uses (stand-alone): between 80% and 0% of the net developable acres; or
  - (D) Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 100% of the net developable acres.
  
- (3) Open space:
  - (A) Regardless of the type of development, a minimum of twenty (15) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, 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 with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA).
  
- (4) Impervious surface: Maximum 85% of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
  
- (5) Connectivity: A minimum of two (2) fire lane and 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. Vehicular cross access shall be provided between lots within the tract.

(g) Lot regulations

(1) Multiple-Family

(A) Lot Size: Minimum five (5) acres

(B) Height:

(i) Garden Style Multi-Family:

Number of Stories	Maximum Height
One (1)	Thirty (30) feet
Two (2)	Forty (40) feet
Three (3)	Fifty (50) feet

(ii) Urban Style Multi-Family:

Number of Stories	Maximum Height
Four (4)	Sixty-Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

(C) Setbacks:

(i) Garden Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Twenty-Five (25) feet	Fifteen (15) feet
Side Yard	Twenty-Five (25) feet	Fifteen (15) feet
Rear Yard	Twenty-Five (25) feet	Fifteen (15) feet

\* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(ii) Urban Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

\* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(D) Parking:

(i) Number per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least fifty percent

(50%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversized parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
- d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- e. Parking areas shall comply with the landscaping requirements specified in Section 14.05.086.

(2) Nonresidential Development

- (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed one hundred and seventy-five (175) feet in height as measured to the peak.
- (C) Interior setbacks:

(i) Primary structure:

- a. Front yard. A minimum building setback of twenty-five (25) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.
- b. Side yard. A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- c. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (3) Single Family Attached:
- (A) Lot size: Minimum two thousand (2,000) square feet and twenty (20) feet in width when measured at the front yard setback line.
  - (B) Height: Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.
  - (C) Interior setbacks:
    - (i) Primary structure:
      - a. Front yard. A minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet.
      - b. Side yard. For attached units there is no minimum interior side yard. A minimum building setback of five (5) feet is required for each side yard at the end of an attached unit so that there is a minimum of ten (10) feet total between structures. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
      - c. Rear yard. A minimum building setback of fifteen (15) feet. A garage door must be setback a minimum of eighteen (18) feet if alley access is provided. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
    - (ii) Accessory structure – shall meet the setback requirements of the primary structure.
- (h) Parking requirements. Refer to [article 14.05, division 2](#).
- (1) For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.
- (i) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (j) Special requirements.
- (1) Open storage. Open storage is prohibited.
  - (2) Temporary facilities.
    - (a) There shall be no permanent use of temporary facilities or buildings.
    - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine’s Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.

(c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure.

(3) Outdoor Sales.

(a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

**TRACT 5:**

All Mixed-Use development within Tract 5 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas to allow for the development of detached single-family residential.

(b) Permitted Uses by Right:

1. Dwelling, Single Family Detached

(c) Permitted with a Conditional Use Permit:

(d) Prohibited Uses

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Auto Laundry or Carwash
5. Auto Repair (major or minor)
6. Bakery or Confectionary (retail)
7. Bank/Credit Union
8. Check Cashing Services
9. Child Daycare (business)
10. Club, private (Class I & II)
11. Convenience Store
12. Convenience Store (with or without gas sales)
13. Dwelling, Multi-Family (garden style or urban style)
14. Dwelling, Single-Family Attached

15. Food or Grocery Store (with or without beer and wine sales)
16. Funeral Home (with or without crematorium)
17. General Retail Store
18. Kiosk (providing a service)
19. Laundry/Dry Cleaning (drop off/pick up)
20. Motorcycle Sales and Repair
21. Nursery (retail sales outdoor)
22. Offices (professional and general business)
23. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)
24. Personal Services Shop
25. Recycling Kiosk
26. Restaurant (drive-in service)
27. Restaurant (drive-through service)
28. Restaurant
29. Sexually Oriented Business
30. Veterinarian (indoor kennels)

(e) Development regulations.

- (1) Lot size:
  - (A) Minimum size; four thousand (4,000) square feet.
- (2) Density:
  - (A) Single-family detached units; maximum eight (8) dwelling units per gross acre (du/ga);
- (3) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
  - (A) Residential uses (stand-alone): Stand-alone Single Family detached residential use may be up to 100% of the net developable acres; and
  - (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and
  - (C) Nonresidential uses (stand-alone): No stand-alone nonresidential use is allowed within this tract; or
  - (D) Multiple-family uses (stand-alone): No stand-alone multiple-family use is allowed within this tract.
- (4) Open space:
  - (A) Single Family Use: A minimum of one (1) acre per one hundred (100) dwelling units will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, 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 improved with sidewalks and

benches on a minimum of two (2) sides. Open space must be maintained through an HOA.

- (6) Impervious surface: Maximum 70% of the total gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, and alleys.
- (7) Connectivity: A minimum of two (2) public roadway, fire lane and 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.

Public Alley: Alley ROW shall be a minimum of fifteen (15) feet in width with a minimum of twelve (12) feet of paving. Alley radii, intersections, flares, etc. shall meet City design requirements unless otherwise approved by the City Engineer.

(f) Lot regulations

(1) Single Family Detached:

- (A) Lot size: Minimum four thousand (4,000) square feet and twenty (40) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.
- (C) Interior setbacks:
  - (i) Primary structure:
    - a. Front yard. A minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet.
    - b. Side yard. A minimum building setback of five (5) feet; On a corner lot, the side adjacent to the public street shall have a minimum building setback of ten (10) feet.
    - c. Rear yard. A minimum building setback of fifteen (15) feet. A garage door must be setback a minimum of eighteen (18) feet if alley access is provided.

(g) Parking requirements. Refer to [article 14.05, division 2](#).

(h) Landscaping requirements. Refer to [article 14.05, division 3](#) except as note below.

(1) Screening, Buffering, and Landscaping of future Punk Carter Blvd. and E. Light Farms Way:

- (A) Screening: A screening wall shall be provided adjacent to Punk Carter Blvd. and E. Light Farms Way. The purpose of the screening wall is to provide a visual and protective barrier between the development and the thoroughfare. The screening wall shall be a minimum of six-foot (6') in height and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:

- (i) Solid masonry consisting of rock, stone, precast, or other material that is equivalent, visually and qualitatively;
  - (ii) Decorative metal, tubular steel, or wrought iron in conjunction with landscape that once mature will provide solid screening;
- (B) Buffering: A minimum landscape buffer of twenty (20) feet shall be provided.
- (C) Landscaping: The following landscaping requirements shall be met within the landscape buffer:
  - (i) A minimum of one (1) three (3) inch caliper tree shall be provided for every fifty (50) linear feet of screening wall.
  - (ii) Where a masonry screen wall is provided, there shall be a minimum of 50% of the screen wall length that provides a bed of shrubs and ground cover. Landscape bed shall extend out from the wall a minimum of six (6) feet.
  - (iii) Where a decorative metal, tubular steel, or wrought iron fence is provided there shall be a bed of shrubs and ground cover that screen 100% of the screen wall length. Landscape bed shall extend out from the wall a minimum of six (6) feet. Landscaping shall provide solid screening within three (3) years of planting.



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Lance Vanzant, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
From: Robyn Miga, Planner  
Meeting Date: July 10, 2017  
Re: Creeks of Legacy Phase 2C Final Plat

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### **Action Requested:**

Consider and act upon a Final Plat for Creeks of Legacy Phase 2C, being a ±22.986 acre tract of land situated in the WM Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, west of Doe Branch Boulevard, east of CR 6 and south of Clear Creek Parkway. (Creeks of Legacy Phase 2C Final Plat)

### **Background Information:**

Staff has reviewed the proposed Final Plat and determined that the outstanding comments are minor in nature and can be addressed prior to the August 8, 2017 City Council meeting.

At the City Council meeting on March 14<sup>th</sup> the City Council approved a subdivision ordinance variance deferring the applicant's obligation to construct the adjacent collector road "Collector C" until the next anticipated phase of the development "Phase 2A".

### **Board Review/Citizen Input:**

N/A

### **Alternatives:**

N/A

### **Financial Considerations:**

N/A

### **Legal Review:**

### **Supporting Documents:**

Plat Exhibit

### **Staff Recommendation:**

Staff recommends approval pending all comments being addressed prior to the August 8, 2017 City Council meeting.

LEGAL DESCRIPTION  
 BEING A TRACT OF LAND SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS AND BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FIRST TEXAS HOMES, INC., RECORDED IN INSTRUMENT NUMBER 2014025000000000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, L.L.C., RECORDED IN INSTRUMENT NUMBER 20130909001267570, SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK W, CREEKS OF LEGACY PHASE 1C, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20160304010000960, SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE WEST RIGHT-OF-WAY LINE OF DOE BRANCH BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 517.72 FEET, THROUGH A CENTRAL ANGLE OF 16°47'31", HAVING A RADIUS OF 1766.50 FEET, THE LONG CHORD WHICH BEARS S 10°16'49"E, 515.87 FEET, TO A PK NAIL WITH SHINER STAMPED "PELOTON" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

S 01°53'04"E, 45.41 FEET, TO A PK NAIL WITH SHINER STAMPED "PELOTON" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 279.14 FEET, THROUGH A CENTRAL ANGLE OF 38°51'00", HAVING A RADIUS OF 411.67 FEET, THE LONG CHORD WHICH BEARS S 16°15'05"W, 273.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 35°40'35"W, 83.44 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 19.11 FEET, THROUGH A CENTRAL ANGLE OF 02°00'56", HAVING A RADIUS OF 543.30 FEET, THE LONG CHORD WHICH BEARS S 34°40'06"W, 19.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTH EAST CORNER OF LOT 9, BLOCK A, CREEKS OF LEGACY MODEL PARK, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20160201010000320, SAID OFFICIAL PUBLIC RECORDS;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE WITH THE NORTH AND EAST LINES OF SAID MODEL PARK THE FOLLOWING COURSES AND DISTANCES:

N 83°23'49"W, 143.68 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 71°27'06"W, 133.69 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 48°29'39"W, 215.72 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 11°47'22"E, 102.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.86 FEET, THROUGH A CENTRAL ANGLE OF 01°45'52", HAVING A RADIUS OF 385.00 FEET, THE LONG CHORD WHICH BEARS S 77°19'42"W, 11.86 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.86 FEET, THROUGH A CENTRAL ANGLE OF 61°01'41", HAVING A RADIUS OF 10.50 FEET, THE LONG CHORD WHICH BEARS N 72°02'21"W, 10.66 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 108.78 FEET, THROUGH A CENTRAL ANGLE OF 124°39'25", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 75°08'45"W, 88.56 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 77°10'57"W, 29.63 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 57°37'25"W, 118.36 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°41'44"E, 138.20 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF SAID MODEL PARK AND BEING IN THE SOUTH LINE OF SAID CADG FRONTIER 192 TRACT AND THE NORTH LINE OF THAT (1.198 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701570, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°18'16"W, 371.87 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 01°02'21"W, 38.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 316.67 FEET, THROUGH A CENTRAL ANGLE OF 19°33'44", HAVING A RADIUS OF 927.50 FEET, THE LONG CHORD WHICH BEARS N 05°37'34"E, 315.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 12°51'00"E, 147.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 810.54 FEET, THROUGH A CENTRAL ANGLE OF 54°54'33", HAVING A RADIUS OF 846.50 FEET, THE LONG CHORD WHICH BEARS N 13°50'12"W, 779.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, L.L.C., RECORDED IN INSTRUMENT NUMBER 20140624000644620, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 48°43'56"E, 130.00 FEET, WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 48°50'42"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID SOUTH LINE AND WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 58.94 FEET, THROUGH A CENTRAL ANGLE OF 03°17'23", HAVING A RADIUS OF 1026.50 FEET, THE LONG CHORD WHICH BEARS S 39°37'22"E, 58.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 52°01'19"E, 127.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF SAID CTMGT FRONTIER 80 TRACT AND BEING IN THE WEST LINE OF AFOREMENTIONED CREEKS OF LEGACY PHASE 1C;

THENCE WITH THE WEST AND SOUTH LINES OF SAID PHASE 1C THE FOLLOWING COURSES AND DISTANCES:

S 36°20'09"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 32°42'42"E, 11.95 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 55°53'58"E, 127.85 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 68.04 FEET, THROUGH A CENTRAL ANGLE OF 03°02'33", HAVING A RADIUS OF 1281.50 FEET, THE LONG CHORD WHICH BEARS S 32°34'45"E, 68.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 14°50'02"W, 13.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 29°29'35"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 73°49'12"E, 13.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 243.65 FEET, THROUGH A CENTRAL ANGLE OF 10°53'36", HAVING A RADIUS OF 1281.50 FEET, THE LONG CHORD WHICH BEARS S 22°28'52"E, 243.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 72°57'55"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 27°06'09"E, 14.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°27'33"E, 235.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 62°59'51"E, 14.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 72°43'24"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 39.98 FEET, THROUGH A CENTRAL ANGLE OF 01°23'59", HAVING A RADIUS OF 1636.50 FEET, THE LONG CHORD WHICH BEARS N 17°58'35"W, 39.97 FEET;

THENCE N 71°29'25"E, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,001,291 SQUARE FEET OR 22.986 ACRES OF LAND MORE OR LESS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ AUTHORIZED SIGNATURE OF OWNER

KEITH HARDESTY  
 DIVISION PRESIDENT  
 FIRST TEXAS HOMES, INC.

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: CTMGT FRONTIER 80, L.L.C.  
 A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ AUTHORIZED SIGNATURE OF OWNER

MERHAD MOAYEDI  
 ITS MANAGER

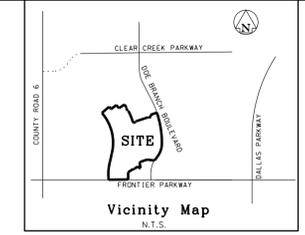
STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MERHAD MOAYEDI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

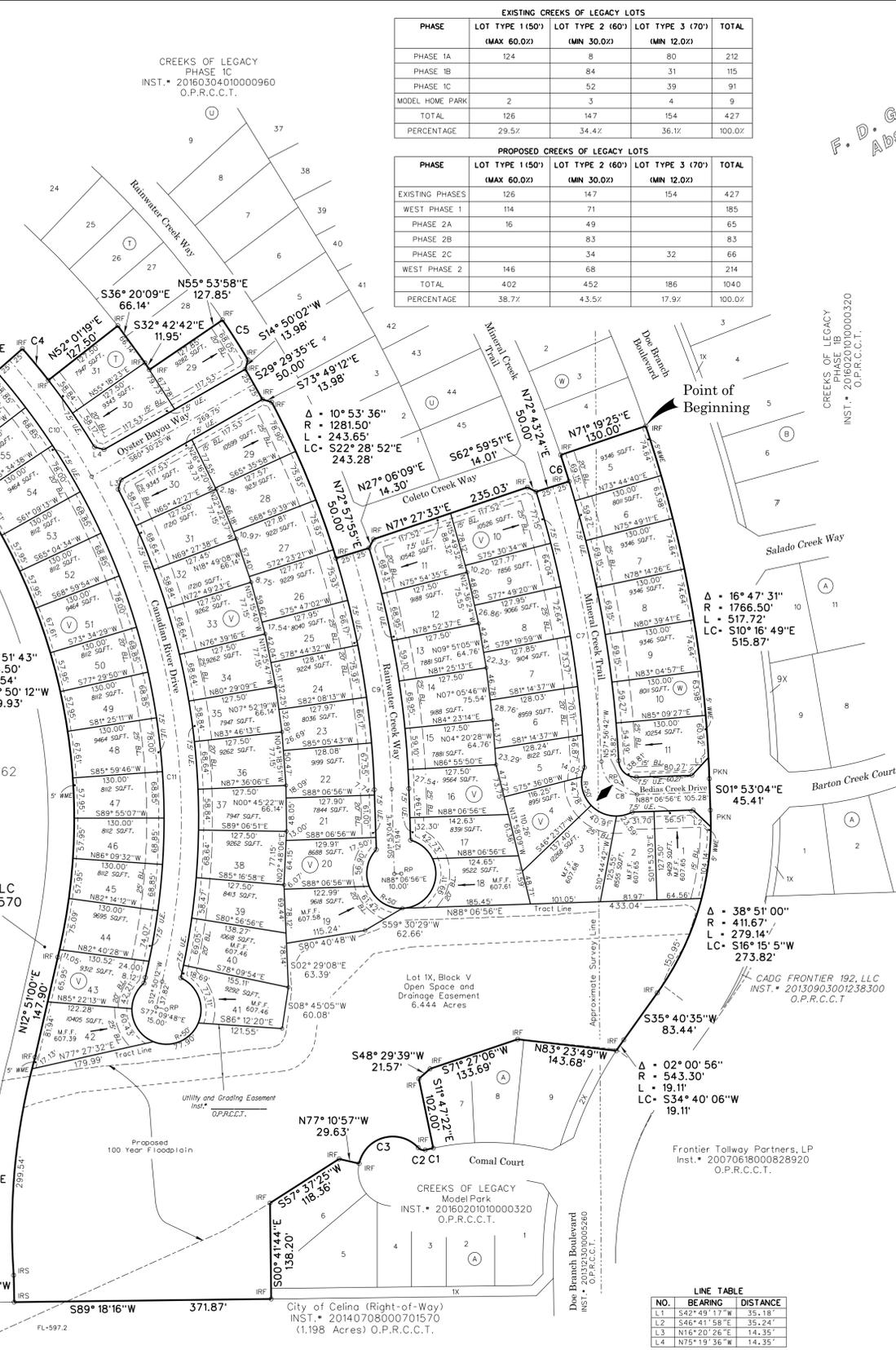
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_



LEGEND

- IRF = Iron Rod Found
- IRS = Iron Rod Set
- PK NAIL = PK Nail
- B.L. = Building Line
- UE = Utility Easement
- ME = Well Maintenance Easement
- SQ.FT. = Square Feet
- M.F.F. = Minimum Finish Floor
- MSY.F. = Street Name Change
- MD = Lot Front Direction

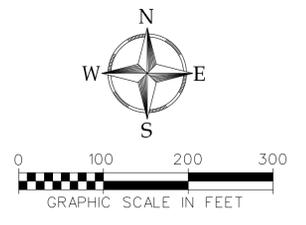


EXISTING CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50')	LOT TYPE 2 (60')	LOT TYPE 3 (70')	TOTAL
	(MAX 60.0%)	(MIN 30.0%)	(MIN 12.0%)	
PHASE 1A	124	8	80	212
PHASE 1B		84	31	115
PHASE 1C		52	39	91
MODEL HOME PARK	2	3	4	9
TOTAL	126	147	154	427
PERCENTAGE	29.5%	34.4%	36.1%	100.0%

PROPOSED CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50')	LOT TYPE 2 (60')	LOT TYPE 3 (70')	TOTAL
	(MAX 60.0%)	(MIN 30.0%)	(MIN 12.0%)	
EXISTING PHASES	126	147	154	427
WEST PHASE 1	114	71	171	185
PHASE 2A	16	49	69	65
PHASE 2B		83		83
PHASE 2C		34	32	66
WEST PHASE 2	146	68		214
TOTAL	402	452	186	1040
PERCENTAGE	38.7%	43.5%	17.9%	100.0%



F. D. Gary Survey  
 Abst. No. 361

NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN ALONE, UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN ALONE, UPON AND ACROSS SAID PREMISES.
- THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT, SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IS SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. THE CITY SHALL NOT BE RESPONSIBLE FOR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERCT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
- THE OWNERSHIP, CARE AND MAINTENANCE OF ALL OPEN SPACE/COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA.
- THE HOMEOWNERS ASSOCIATION (H.O.A.) SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AND STORM DRAINAGE SYSTEM IN COMMON AREA LOTS. THE HOMEOWNERS ASSOCIATION SHALL FURTHER PROMISE THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNERS LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DETENTION EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE AND INTERFERENCE WITH STRUCTURES, THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.
- OPEN SPACE PROVIDED AT 1AC PER 75 UNITS PROVIDED IN ANOTHER PHASE.

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURETIES THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.

RECOMMENDED BY: \_\_\_\_\_ PLANNING AND ZONING COMMISSION CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON \_\_\_\_\_ DATE OF RECOMMENDATION \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ CITY COUNCIL CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT I, TODD A. BRIDGES DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

Signature of the Registered Professional: \_\_\_\_\_  
 Date: 6/29/2017

TODD A. BRIDGES  
 TEXAS REGISTRATION NO. 4940

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

LINE TABLE

NO.	BEARING	DISTANCE
L1	S42°49'17"W	35.18'
L2	S46°41'58"E	35.24'
L3	N16°20'26"E	14.35'
L4	N75°19'36"W	14.35'

CURVE TABLE

C1	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	01°45'52"	385.00'	11.86'	S77°19'42"W	11.86'
C2	61°01'41"	10.50'	11.86'	N73°02'23"W	10.66'
C3	124°39'25"	50.00'	108.78'	S75°08'45"W	88.56'
C4	03°17'24"	1026.50'	58.94'	S39°37'22"E	58.93'
C5	03°02'33"	1281.50'	68.05'	S32°34'45"E	68.04'
C6	01°23'59"	1636.50'	39.98'	N17°58'35"W	39.97'
C7	14°20'19"	403.29'	330.08'	S07°08'27"E	402.24'
C8	88°56'46"	50.00'	77.62'	S47°24'41"E	70.06'
C9	15°09'01"	1306.50'	345.47'	S09°27'34"E	344.46'
C10	11°48'29"	1001.50'	205.82'	S35°22'49"E	205.45'
C11	43°00'38"	1001.50'	751.80'	S07°59'15"E	734.27'

# A Final Plat of Creeks of Legacy Phase 2C

66 Residential lots-One open space lot  
 Totalling 22.986 acres

SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

Owners

First Texas Homes, Inc.      CADG Frontier 192, L.L.C.  
 500 Crescent Court      1800 Valley View Lane  
 Suite 350      Suite 300  
 Dallas, Texas 75201      Farmers Branch, Texas 75234  
 214-613-3400      469-892-7200

Revisions:

Job #:	FTX14001
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	08-12-16

PELOTON LAND SOLUTIONS

9600 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76117 PH: 817-517-5653

SHEET 1 OF 1 SHEETS