

CITY OF CELINA, TEXAS

ORDINANCE 2014-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO 2014-06, BY AMENDING THE CONCEPT PLAN AND DEVELOPMENT REGULATIONS CONTAINED IN PD#46 THE LAND BEING APPROXIMATELY 368.346 ACRES SITUATED IN THE WILLIAM DAVENPORT SURVEY, ABSTRACT NUMBER 262, THE F.D. GRAY SURVEY, ABSTRACT NUMBER 361, COLLIN COUNTY, TEXAS, THE JOHN MCKIM SURVEY, ABSTRACT NUMBER 889 THE WM. PHILLIPS SURVEY, ABSTRACT 1029, AND THE ANTHONY THOMASSON SURVEY, ABSTRACT 1265, DENTON COUNTY, TEXAS., AND MORE FULLY DESCRIBED IN EXHIBIT "A" AND SHOWN GRAPHICALLY IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN; THE REVISED CONCEPT PLAN SET FORTH IN EXHIBIT "C" WHICH IS ATTACHED HERE TO AND INCORPORATED HEREIN; AND THE REVISED DEVELOPMENT REGULATIONS SET FORTH IN EXHIBIT D WHICH IS ATTACHED HERE TO AND INCORPORATED HERE IN; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the revised concept plan and revised development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the tracts comprising the property have been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of Celina by Choice, the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the revised concept plan and revised development regulations on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF CONCEPT PLAN AND DEVELOPMENT REGULATIONS

3.01 That the Concept Plan for "PD" Planned Development District, #46 is hereby amended as contained in Exhibit "C"

3.02 That the Development Regulations for Planned Development District #46 are hereby amended as contained in Exhibit "D"

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in exhibit "C"; the development standards set forth in Exhibit "D"; and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
COMPLIANCE REQUIRED

That the property described in Exhibit "A" and depicted on Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 6
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 7
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 9
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 10
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 11
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 12
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by.

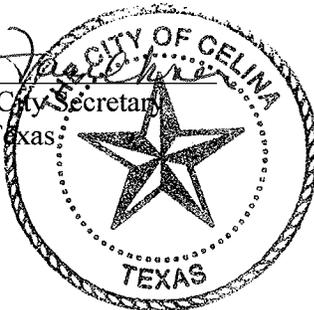
AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 8th day of July, 2014.



Carmen Roberts, Mayor Pro tempore
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:



City Attorney
City of Celina, Texas

Exhibit "A"

PD DESCRIPTION OF 368.346 ACRES OF LAND

BEING a tract of land situated in the J. McKim Survey, Abstract Number 889, the Wm. Phillips Survey, Abstract Number 1029 and the A. Thomasson Survey, Abstract Number 1265 Denton County, Texas and situated in the Wm. Davenport Survey, Abstract Number 262, and the FD. Gray Survey, Abstract Number 361, Collin County, Texas being a portion of that those tracts of land described by deed to CTMGT Frontier 80 as recorded in Instrument Number 201309001267970, CADG Frontier 192, LLC Instrument Number 20130903001238300 and Instrument Number 20130903001267570, County Records, Collin County, Texas also being a portion of James Chan Wu, Et ux, as recorded in Volume 2522, Page 1005 and CADG Frontier 192, LLC., as recorded in Instrument Number 2004-19516 both of Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the easterly southeast corner of said CADG Frontier 192, LLC tract, being the northeast corner of that tract of land described by deed to County Corners Partners, L.P. as recorded in Instrument Number 2004-72653, said County Records;

THENCE S 89°28'55"W, 227.59 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 167.94 feet, through a central angle of 40°56'46", having a radius of 235.00 feet, the long chord which bears S 69°00'32"W, 164.39 feet;

THENCE S 48°32'09"W, 159.09 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 194.09 feet, through a central angle of 19°40'57", having a radius of 565.00 feet, the long chord which bears S 58°22'38"W, 193.14 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 119.79 feet, through a central angle of 34°19'00", having a radius of 200.00 feet, the long chord which bears S 51°03'36"W, 118.01 feet;

THENCE S 33°54'06"W, 214.10 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 81.66 feet, through a central angle of 33°25'18", having a radius of 140.00 feet, the long chord which bears S 17°11'27"W, 80.51 feet;

THENCE S 00°28'48"W, 1058.89 feet;

THENCE S 89°28'22"W, 845.27 feet;

THENCE N 00°29'27"E, 2557.55 feet;

THENCE N 00°29'21"E, 882.00 feet;

THENCE N 89°24'55"E, 1739.80 feet;

THENCE S 00°34'36"W, 263.11 feet;

THENCE S 00°28'26"W, 590.66 feet;

THENCE N 89°10'40"E, 761.03 feet;

THENCE N 00°16'45"W, 600.61 feet;

THENCE N 88°52'17"E, 1143.56 feet;

THENCE N 89°22'31"E, 1817.14 feet;

THENCE S 00°06'38"E, 669.84 feet;

THENCE S 00°06'38"E, 1844.73 feet;

THENCE S 00°06'38"E, 248.87 feet;

THENCE S 85°36'04"E, 38.98 feet;

THENCE S 00°25'31"E, 412.89 feet;

THENCE S 89°34'04"W, 1577.18 feet;

THENCE S 89°18'16"W, 886.47 feet;

THENCE S 89°18'16"W, 1323.43 feet;

THENCE N 00°28'26"E, 1623.73 feet to the **Point of Beginning** and containing 16,045,151 square feet or 368.346 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

"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."

**PD DESCRIPTION OF
194.081 ACRES OF LAND**

BEING a tract of land situated in the William Davenport Survey, Abstract Number 262, and the F.D. Gray Survey, Abstract Number 361, City of Celina, Collin County, Texas, being a portion of that tract of land described by deed to CADG Frontier 192, LLC as recorded in Instrument Number 20130903001238300, Official Public Records, Collin County, Texas, being all of that tract of land described by deed to CADG Frontier 192, LLC as recorded in Instrument Number 20130903001267570, said Official Public Records, being all of that tract of land described by deed to CTMGT Frontier 80, LLC as recorded in Instrument Number 20130909001267970, said Official Public Records, and being more particularly described as follows:

BEGINNING at the southwest corner of said CADG Frontier 192, LLC (20130903001267570) tract, being the southeast corner of that tract of land described by deed to Celina Investment Partners, Ltd. as recorded in Volume 5916, Page 862, said Official Public Records, and being in the approximate center line of Frontier Parkway;

THENCE N 01°02'21"W, 97.52 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 328.44 feet, through a central angle of 19°30'03", having a radius of 965.00 feet, the long chord which bears N 05°39'24"E, 326.86 feet;

THENCE N 12°50'12"E, 146.71 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 1634.25 feet, through a central angle of 115°44'32", having a radius of 809.00 feet, the long chord which bears N 44°16'37"W, 1370.21 feet to the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, an arc distance of 179.75 feet, through a central angle of 02°43'34", having a radius of 3778.00 feet, the long chord which bears S 74°15'44"W, 179.73 feet to the beginning of a compound curve to the right;

THENCE with said compound curve to the right, an arc distance of 139.28 feet, through a central angle of 10°35'52", having a radius of 753.00 feet, the long chord which bears S 80°52'08"W, 139.08 feet;

THENCE N 89°39'26"W, 107.14 feet;

THENCE N 00°28'26"E, 1071.46 feet;

THENCE N 89°10'40"E, 761.03 feet;

THENCE N 00°16'45"W, 600.61 feet;

THENCE N 88°52'17"E, 1143.56 feet;

THENCE N 89°22'31"E, 1817.14 feet;

THENCE S 00°06'38"E, 2514.57 feet;

THENCE S 88°06'56"W, 1297.09 feet to the beginning of non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 173.75 feet, through a central angle of 28°57'49", having a radius of 343.71 feet, the long chord which bears S 21°11'41"W, 171.90 feet;

THENCE S 35°40'35"W, 121.80 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 287.74 feet, through a central angle of 36°22'10", having a radius of 453.30 feet, the long chord which bears S 17°29'30"W, 282.93 feet;

THENCE S 00°36'01"E, 104.76 feet;

THENCE S 89°18'38"W, 907.69 feet to the **Point of Beginning** and containing 8,454,166 square feet or 194.081 acres of land more or less.

"Integral parts of this document"

1. Description – 2 Pages
2. Exhibit

"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."

**PD DESCRIPTION OF
106.776 ACRES OF LAND**

BEING a tract of land situated in the J. McKinn Survey, Abstract Number 889, the Wm. Phillips Survey, Abstract Number 1029 and the A. Thomasson Survey, Abstract Number 1265 Denton County, Texas and being a portion of that those tracts of land described by deed to James Chan Wu, Et. Vir., as recorded in Volume 2522, Page 1005 and CADG Frontier 192, LLC. as recorded in Instrument Number 2004-19516 both of Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the easterly southeast corner of said CADG Frontier 192, LLC tract, being the northeast corner of that tract of land described by deed to County Corners Partners, L.P. as recorded in Instrument Number 2004-72653, said County Records;

THENCE S 89°28'55"W, 227.59 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 167.94 feet, through a central angle of 40°56'46", having a radius of 235.00 feet, the long chord which bears S 69°00'32"W, 164.39 feet;

THENCE S 48°32'09"W, 159.09 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 194.09 feet, through a central angle of 19°40'57", having a radius of 565.00 feet, the long chord which bears S 58°22'38"W, 193.14 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 119.79 feet, through a central angle of 34°19'00", having a radius of 200.00 feet, the long chord which bears S 51°03'36"W, 118.01 feet;

THENCE S 33°54'06"W, 214.10 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 81.66 feet, through a central angle of 33°25'18", having a radius of 140.00 feet, the long chord which bears S 17°11'27"W, 80.51 feet;

THENCE S 00°28'48"W, 1058.89 feet;

THENCE S 89°28'22"W, 845.27 feet;

THENCE N 00°29'27"E, 2557.55 feet;

THENCE N 00°29'21"E, 882.00 feet;

THENCE N 89°24'55"E, 1739.80 feet;

THENCE S 00°34'36"W, 263.11 feet;

THENCE S 00°28'26"W, 1531.17 feet to the Point of Beginning and containing 4,651,203 square feet or 106.776 acres of land more or less.

“Integral parts of this document”

1. Description
2. Exhibit

"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."

**PD DESCRIPTION OF
45.782 ACRES OF LAND**

BEING a tract of land situated in the William Davenport Survey, Abstract Number 262, Collin County, Texas and being a portion of that tract of land described by deed to Celina Investment Partners, Ltd., as recorded in Volume 5916, Page 862 Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of said Celina Investment tract, being the approximate centerline intersection of Frontier Parkway and Legacy Drive;

THENCE N 00°30'48"E, 1492.81 feet;

THENCE S 89°39'26"E, 107.14 feet;

THENCE with said curve to the left, an arc distance of 139.28 feet, through a central angle of 10°35'52", having a radius of 753.00 feet, the long chord which bears N 80°52'08"E, 139.08 feet;

THENCE with said curve to the left, an arc distance of 179.75 feet, through a central angle of 02°43'34", having a radius of 3778.00 feet, the long chord which bears N 74°15'44"E, 179.73 feet;

THENCE with said curve to the right, an arc distance of 1634.25 feet, through a central angle of 115°44'32", having a radius of 809.00 feet, the long chord which bears S 44°16'37"E, 1370.21 feet;

THENCE S 12°50'12"W, 146.71 feet;

THENCE with said curve to the left, an arc distance of 328.44 feet, through a central angle of 19°30'03", having a radius of 965.00 feet, the long chord which bears S 05°39'24"W, 326.86 feet;

THENCE S 01°02'21"E, 97.52 feet;

THENCE S 89°18'16"W, 1324.46 feet to the **Point of Beginning** and containing 1,994,279 square feet or 45.782 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

"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."

**/PD DESCRIPTION OF
21.707 ACRES OF LAND**

BEING a tract of land situated in the F.D. Gray Survey, Abstract Number 361, Collin County, Texas and being a portion of the remainder of that tract of land described by deed to Frontier Tollway Partners, L.P., as recorded in Instrument Number 20070618000828920, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at the southeast corner of said Frontier Tollway Partners tract, being in the approximate centerline of Frontier Parkway, the southwest corner of that tract of land described by deed to Tom Mosey, recorded in Instrument Number 1999-0024276, said Official Public Records, and being in the north line of that tract of land described by deed to Mike A. Myers, recorded in Instrument Number 2004-0158476, said Official Public Records;

THENCE S 89°34'04"W, 1555.97 feet to west line of said remainder;

THENCE with said west and north line of said remainder the following courses and distances:

N 00°36'01"W, 104.76 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 287.74 feet, through a central angle of 36°22'10", having a radius of 453.30 feet, the long chord which bears N 17°29'30"E, 282.93 feet;

N 35°40'35"E, 121.80 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 173.75 feet, through a central angle of 28°57'49", having a radius of 343.71 feet, the long chord which bears N 21°11'41"E, 171.90 feet;

N 88°06'56"E, 1297.09 feet;

THENCE S 00°06'38"E, 248.87 feet;

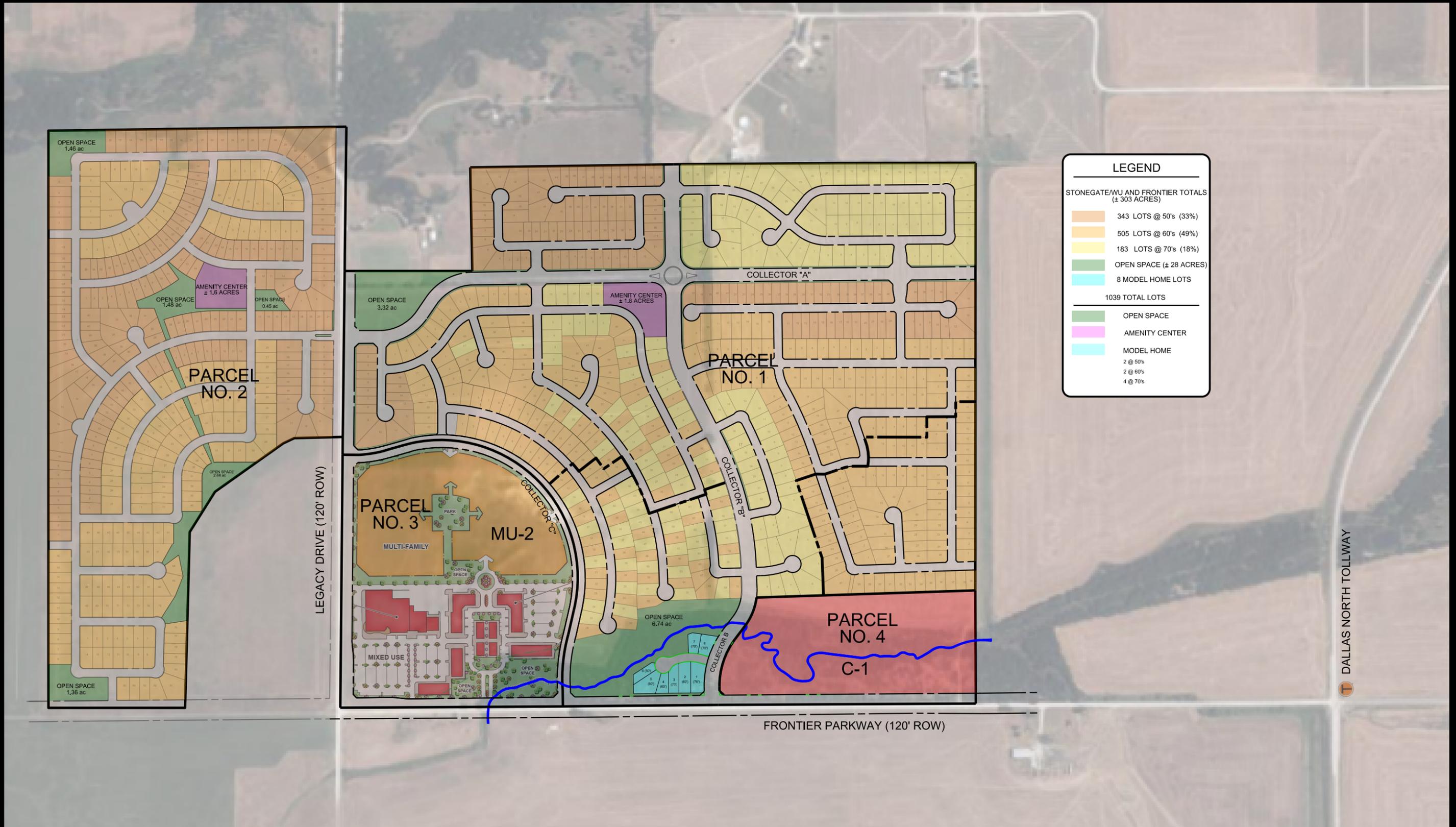
THENCE S 85°36'04"E, 38.98 feet;

THENCE S 00°25'31"E, 412.89 feet to the **Point of Beginning** and containing 945,574 square feet or 21.707 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

"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."



LEGEND	
STONEGATE/WJ AND FRONTIER TOTALS (± 303 ACRES)	
	343 LOTS @ 50's (33%)
	505 LOTS @ 60's (49%)
	183 LOTS @ 70's (18%)
	OPEN SPACE (± 28 ACRES)
	8 MODEL HOME LOTS
1039 TOTAL LOTS	
	OPEN SPACE
	AMENITY CENTER
	MODEL HOME
	2 @ 50's
	2 @ 60's
	4 @ 70's

CONCEPT PLAN
CREEKS OF LEGACY
 CELINA, TEXAS
 JULY 9, 2014



10875 JOHN W. ELLIOT DR., STE 400/FRISCO, TX 75033/469-213-1800

EXHIBIT "D"

DEVELOPMENT REGULATIONS

DEFINITIONS

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

Common Area: Any portion of the PD District that does not constitute a residential lot or street right-of-way and is owned by the Homeowners Association.

Homeowner Association: An association governed by by-laws, deed restrictions, and architectural guidelines of the community. All lot owners will have mandatory membership in the homeowner association, which, among other things, will require financial obligations in the form of annual membership dues.

PD District Concept Plan (Exhibit B): The graphic plan for PD District that establishes and delineates the location of the respective Lot Types and is attached as Exhibit B.

Main Structure: The primary residence to be constructed on any Lot.

Open Space: Publicly or privately accessible parks, greens, sports fields, plazas, landscaped areas, natural flood plain or drainage areas, and tot lots, shall constitute Open Space.

Parkway: The area between the curb and the right-of-way in front of residential lots.

PD District: The land and/or lots contained within the legal boundaries identified in Exhibit A.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

CONCEPT PLAN

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

Commercial-PARCEL 4

PERMISSIBLE USES

The requirements and types of commercial uses allowed for commercial lots within this PD shall follow Chapter 14 of the City of Celina's Zoning Ordinance, as amended, which details the requirements of the C-2 General Commercial Zoning District. All uses allowed under the C-2 zoning districts as established in the City of Celina Zoning Ordinance, as amended, are hereby allowed under this PD ordinance except as follows:

Uses not permitted:

1. dyeing facilities
2. ice cream plants
3. ice plants/cold storage plants
4. mortuaries
5. pumping stations
6. tire repair shops, except as incidental to auto repair operations
7. auto body operations
8. spray-painting operations
9. storage of rental trucks and trailers

10. taxidermists

Single-Family-PARCELS 1 and 2

PERMISSIBLE USES

The following uses shall be allowed:

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

SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

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

A. Lot Type 1:

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

Lot Size: Five thousand five hundred (5,500) square feet.

Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.

Front Yard: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision. To create a variety of front yards on each street, a relatively equal number of lots shall be platted with twenty feet (20') and twenty-five feet (25') minimum front yards. No more than six (6) homes in a row along a block face shall have the same front yard setback. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

Rear Yard: Ten feet (10') minimum.

Side Yard: Five feet (5') minimum.

Side Yard Adjacent to Street: Fifteen feet (15') minimum.

Lot Width: Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth: One hundred ten feet (110') minimum.
Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
Garage Orientation: May face the street.
Garage Setback: Equivalent to the front yard setback shown on the final plat for the applicable lot.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size: Six thousand six hundred (6,600) square feet.
Lot Coverage: The maximum Lot Coverage shall not exceed fifty-five percent (55%).
Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
Front Yard: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision. To create a variety of front yards on each street, a relatively equal number of lots shall be platted with twenty feet (20') and twenty-five feet (25') minimum front yards. No more than six (6) homes in a row along a block face shall have the same front yard setback. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
Rear Yard: Ten feet (10') minimum.
Side Yard: Five feet (5') minimum.
Side Yard Adjacent to Street: Fifteen feet (15') minimum.
Lot Width: Sixty feet (60') typical; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth: One hundred ten feet (110') minimum.
Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
Garage Orientation: May face the street.
Garage Setback: Equivalent to the front yard setback shown on the final plat for the applicable lot.

C. Lot Type 3:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand seven hundred (7,700) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:
Lot Size: Seven thousand seven hundred (7,700) square feet.
Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be two thousand four hundred (2,400) square feet.

Front Yard: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision. To create a variety of front yards on each street, a relatively equal number of lots shall be platted with twenty feet (20') and twenty-five feet (25') minimum front yards. No more than six (6) homes in a row along a block face shall have the same front yard setback. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

Rear Yard: Ten feet (10') minimum.

Side Yard: Five feet (5') minimum.

Side Yard Adjacent to Street: Fifteen feet (15') minimum.

Lot Width: Seventy feet (70') typical; sixty feet (60') minimum (@ right-of-way) on cul-de-sac lots.

Lot Depth: One hundred ten feet (110') minimum.

Lot Depth (corner or cul-de-sac lot): Eighty-five feet (85') minimum.

Garage Orientation: May face the street; garage access should be accomplished utilizing "swing-in" driveways for a minimum of 50% of this lot type.

Garage Setback: Equivalent to the front yard setback shown on the final plat for the applicable lot.

II. Neighborhood Regulations

The maximum number of lots permitted within Parcels 1 and 2 shall not exceed 1,064 lots. The maximum percentage of lots per Lot Type is as follows:

Lot Type 1: 60 %

Lot Type 2: 30% Minimum

Lot Type 3: 12% Minimum

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

III. Development and Design Standards

A. Sign Program: This development shall conform to the City's current sign ordinance as it currently exists or may be amended.

B. Landscape Standards: All development within PD District shall comply with the following:

1. Tree Requirements:

i. Trees are required to be planted by the homebuilder in the front yard of all lots per the following schedule:

- Lot Type 1 – one, 4" caliper tree, measured at 12 inches above ground
- Lot Type 2 – one, 4" caliper trees, measured at 12 inches above ground
- Lot type 3 – two, 4" caliper tree, measured at 12 inches above ground

- ii. Trees shall be planted adjacent to all thoroughfares and collector roads per the following schedule:
 - One, 3" caliper tree, measured at 12 inches above ground, spaced every 125'
 - Trees shall be planted between the rear property line of the adjacent Lot and the sidewalk
 - Planted at the time the adjacent Lot(s) are developed Planted at the time a phase is constructed.
- iii. Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E.

Mixed Use Regional District MU-2-PARCEL 3

The MU-2 requirements shall follow Chapter 14 of the City of Celina's Zoning Ordinance, as amended, which details the requirements of the MU-2 Mixed Use Regional District. All uses and development regulations allowed under the MU-2 zoning district as established in the City of Celina Zoning Ordinance, as amended, are hereby allowed under this PD ordinance except as follows:

Density:

Multiple-family units; maximum twenty two (22) du/ga.

Land use mix limits: The MU-2 zoning district will have a mix of residential and nonresidential uses at the following rates:

Nonresidential uses (stand-alone): shall not exceed 40% of the gross area of the MU-2 zoning district.

Multiple-family uses (stand-alone): Shall not exceed forty (40) percent of the gross area of the MU-2 zoning district.

MISCELLANEOUS

HOMEOWNERS ASSOCIATION

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

OPEN SPACE

The Single Family and Commercial (not including MU-2 zoning) tracts of the PD will contain a minimum of 30 acres of Open Space. Open space north of the centerline of the creek in Parcel 4 shall qualify and be utilized as open space for the single family development (Parcel 1).

LIST OF EXHIBITS

Exhibit A – Legal Description of PD Boundary

Exhibit B – Zoning Exhibit

Exhibit C – Concept Plan

Exhibit D – Development Regulations