CITY OF CELINA, TEXAS

ORDINANCE 2016-07
PARKS AT WILSON CREEK ZONING - PD-61

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 669.95 ACRE TRACT OF LAND LOCATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, THE CHARLES RICE SURVEY, ABSTRACT NO. 771, THE J.B. WILMETH SURVEYS, ABSTRACTS NO. 983 AND NO. 985, THE LEVIN ROUTH SURVEY, ABSTRACT NO. 779 AND THE SAMUEL QUEEN SURVEY, ABSTRACT NO. 731, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 61; 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, 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 establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

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

WHEREAS, the concept plan and 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 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 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 zoning classification 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 ZONING CLASSIFICATION

That the zoning classification is hereby established as "PD" Planned Development District, #53 on a certain tract of land described in in Exhibit "A" and depicted in Exhibit "B."

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit "A" attached hereto and incorporated herein, as "PD" Planned Development District #61.

4.02 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
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property depicted on Exhibit "A" 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 7
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 8
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 9
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 10
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 while 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 11
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, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13
EFFECTIVE DATE

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

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 9th day of February, 2016.

Sean Terry, Mayor
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-61 LEGAL DESCRIPTION

Tract 1 (539.914 Acres)

Being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre Survey, Abstract No. 985, J.B. Wilmeth 320 acre Survey, Abstract No. 983, the Levin Routh 640 acre Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1182, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found for the southeast corner of said Cox tract (V4122, P1182), same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found), same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated right-of-way);

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Cox tract (V4122, P1190), and along the approximate center of said County Road 92, and along said Estate of Moses Hubbard tract, a distance of 3522.33 feet to a MAG Nail set for a northeast corner of the herein described tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Cox tract (V4122, P1190), and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as 1 /2 inch iron rod set) for the southeast corner of the herein described tract and the remainder of said Bennie G. Cox tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Cox tract (V4122, P1190), and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that

certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

THENCE along the common line of said Cox tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod set for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod set for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod set for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod set for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Cox tract (V4122, P1190), and said McKnight tract, a total distance of 1,483.98 feet to a MAG Nail set in asphalt for the northwest corner of said Cox tract (V4122, P1190), same being in the south line of aforesaid Cox tract (V4122, P1182), same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Cox tract (V4122. P1182), and said McKnight tract (V5554, P1022) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract and a northeast corner of said McKnight tract (V5554, P1022);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod set for a southwest corner of said Cox tract (V4122, P1182), same being an internal corner of said McKnight tract (V5554, P1022);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a MAG Nail set in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), said corner being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Cox tract (V4122, P1182), and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod set;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod set;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod set for the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the

northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

North 00 deg. 20 min. 27 sec. East, along the west line of said Cox tract (V4122, P1182), and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail Set for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail set;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail set for the beginning of a curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail set for the northwest corner of the herein described tract, same being an angle point in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Cox tract (V4122, P1182), and said Willard Properties tract, a distance of 2,644.71 feet to a point in creek for the most northerly northeast corner of the herein described tract;

THENCE through the interior of said Cox tract (V4122, P1182) as follows:

South 06 deg. 56 min. 45 sec. West, 159.42 feet to a point in creek;

South 06 deg. 06 min. 28 sec. West, 131.26 feet to a point in creek;

South 04 deg. 26 min. 40 sec. East, 449.10 feet to a point in creek;

South 36 deg. 32 min. 51 sec. West, 230.27 feet to a point in creek;

South 63 deg. 49 min. 12 sec. West, 213.10 feet to a point in creek;

South 53 deg. 15 min. 53 sec. West, 244.54 feet to 1/2 inch iron rod set for an angle point;

South 24 deg. 30 min. 23 sec. West, 841.72 feet to a 1/2 inch iron rod set for an angle point;

South 05 deg. 36 min. 42 sec. West, 595.29 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 42 deg. 31 min. 48 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, passing the common line of said Cox tract (V4122, P1182) and said Cox tract (V4122, P1190), and continuing through the interior of said Cox tract (V4122, P1190), a total arc distance of 1670.15 feet, and a total chord bearing and distance of South 56 deg. 13 min. 56 sec. East, 1632.07 feet to a 1/2 inch iron rod set;

THENCE North 00 deg. 09 min. 01 sec. East, continuing through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to the POINT OF BEGINNING and containing 539.914 acres of computed land, more or less.

Of which, approximately 14.48 acres lies within the digitally scaled floodplain, and 2.73 acres lie within County Road 90 (assuming a width of 45 feet from the centerline) and 5.25 acres lie within County Road 92 (assuming a width of 25 feet from the centerline), leaving a net area of 517.454 acres, more or less.

Tract 2 (129.746 Acres)

Being all that certain 129.746 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a MAG Nail found in asphalt for the Southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, L.P., by deed recorded under Instrument Number 20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 89 deg. 49 min. 14 sec. East, along the south line of said Hubbard tract, and along said County Road 92, a distance of 28.37 feet to a point for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 20 deg. 03 min. 37 sec. East, through the interior of said Hubbard tract, a distance of 2819.44 feet to a point for the northwest corner of the herein described tract, same being in the north line of said Hubbard tract, same being in the south line of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 1681.21 feet to a Bois D' arc fence post found for the Northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for the Southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE South 89 deg. 49 min. 14 sec. West, along the common line of said Hubbard tract, said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 2602.93 feet to the POINT OF BEGINNING and containing 129.746 acres of computed land, more or less.

EXHIBIT B
PD-61 ZONING MAP

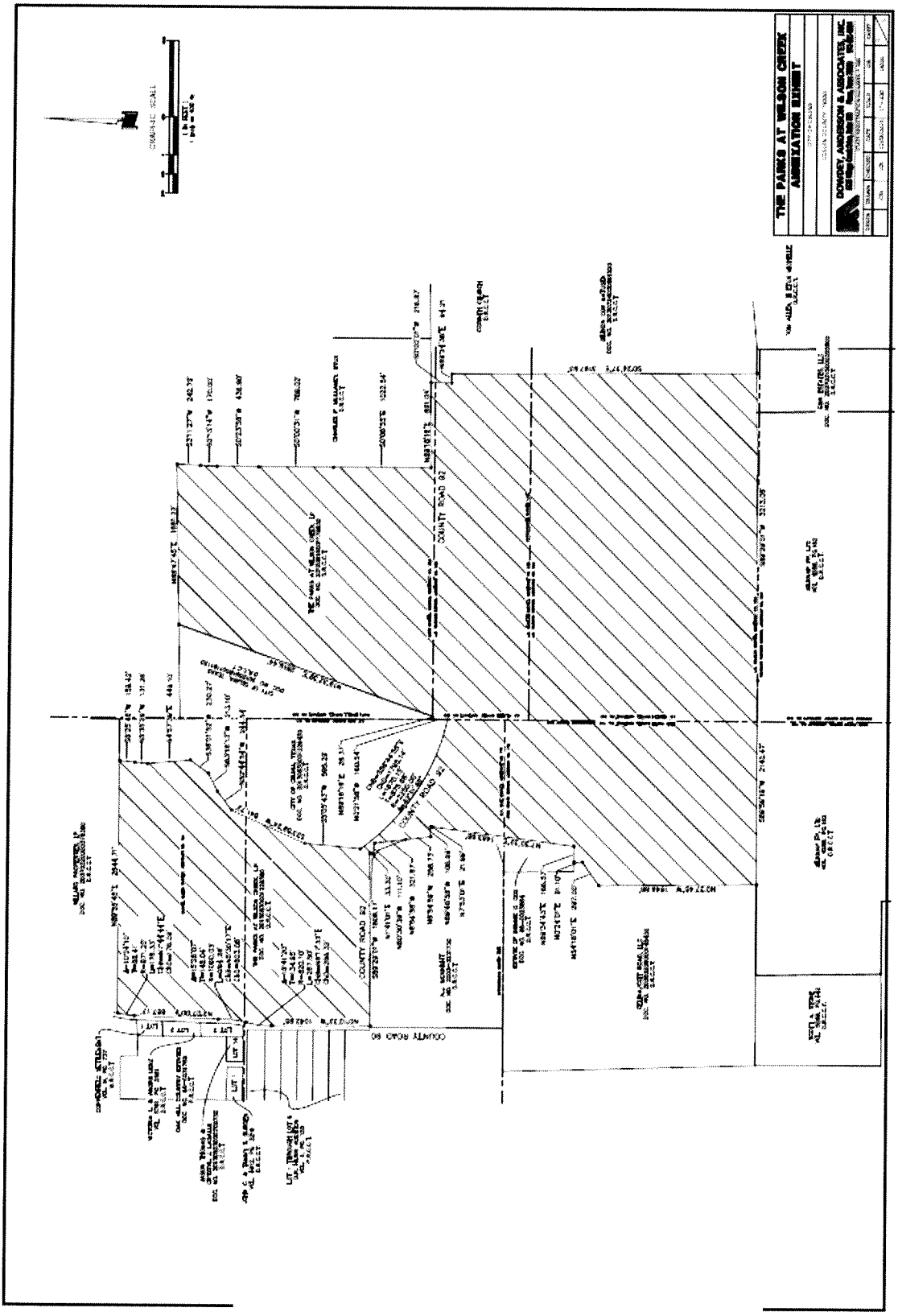

EXHIBIT C
PD-61 CONCEPT PLAN

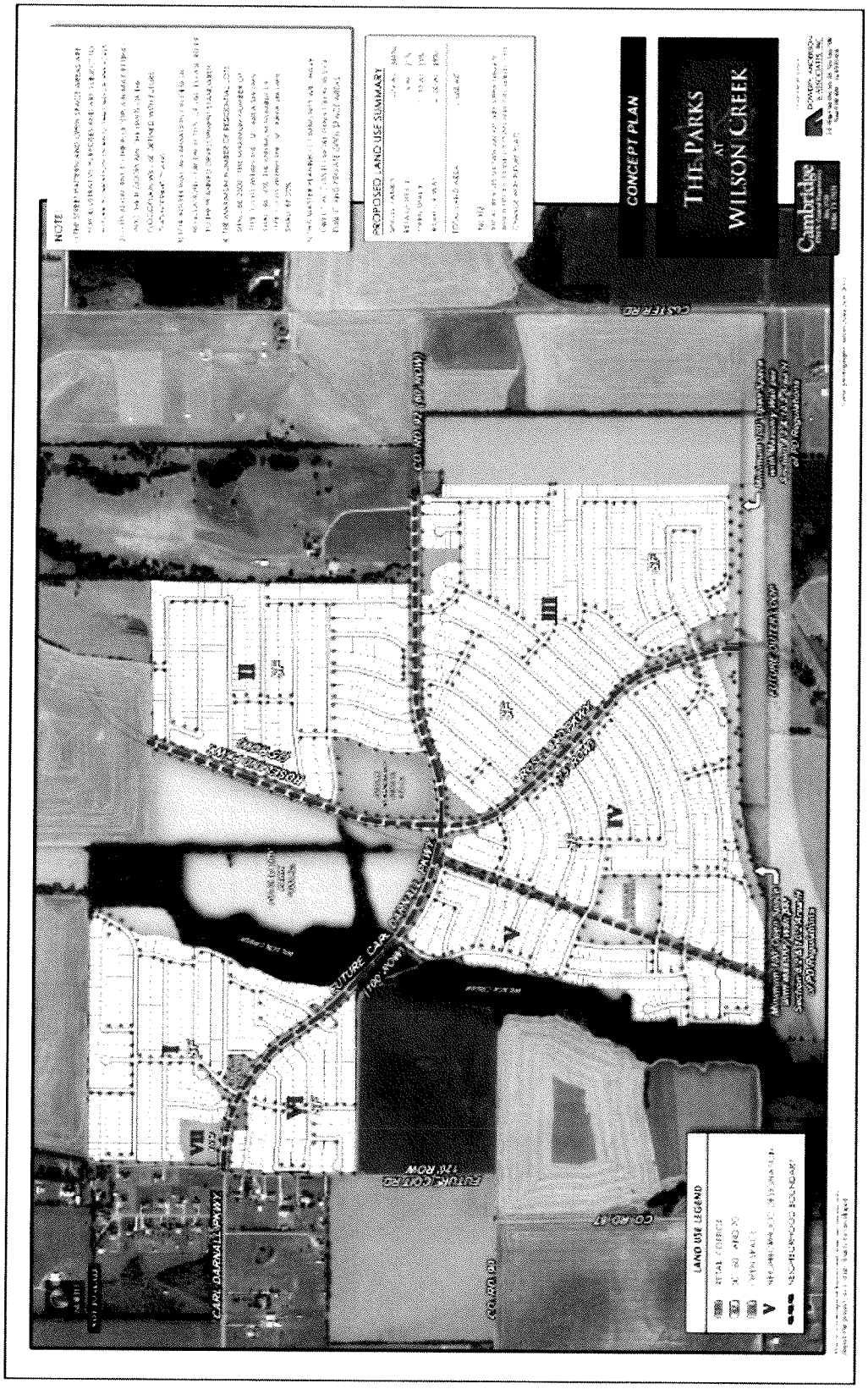

EXHIBIT D
PARKS AT WILSON CREEK
PD-61 DEVELOPMENT REGULATIONS

For an approximately 669.95 acre tract of land out of the Charles P. Rice, Abstract No. 771, Samuel Queen, Abstract No. 731, Mary Howell, Abstract 395, in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

Purpose

The purpose of this Master Planned Development is to create a quality traditional neighborhood that promotes home, health, and community by providing opportunities for education and outdoor recreational activities for families who reside in this development. At the center of this master planned development will be a 100-acre City park situated adjacent to Wilson Creek that will offer a multitude of individual and team related activities. In addition, there will be a series of trails that connect the aforementioned City Park to other natural and developed open space areas spread throughout the development. The Open Space areas shall consist of existing trees, proposed trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of limited neighborhood commercial services that would serve the community.

Definitions

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

General Regulations

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

Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. An application to amend this PD ordinance shall contain the signatures of all owners of the portions of the property within the PD that are the subject of the request for an amendment. The signature of all property owners within the PD boundaries is not required for amendments that are limited to a portion of the PD. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix "B."
A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all open space areas. Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street; any garage door facing the street shall be recessed behind the front façade closest to the street.

The Concept Plan depicts two principal districts a "SF-R" and "R/O" district and Neighborhoods I – VII; refer to Appendix "A." The maximum number of residential lots within the "SF" district (neighborhoods I-VI) shall be 2500. Furthermore, at the

time of full build out of The Parks at Wilson Creek, the maximum number of Type 3 lots within neighborhoods I-IV shall be 50%, and the minimum number of Type 1 lots within neighborhoods I-VI shall be 20%.

Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than any permitted use within each neighborhood, as determined by the Director of Planning and Development Services, is also permitted. *(For a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

Neighborhood "I" (+/- 99 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "II" (+/- 128 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "III" (+/- 188 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "IV" (+/- 141 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "V" (+/- 70 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "VI" (+/- 38 ac): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "VII" (+/- 6 ac.): The permitted uses shall be "R/O" Retail/Office District Uses permitted by Section 14.03.007 of the City of Celina Zoning Ordinance, as well as the following uses:

Additional Permitted (P) or Conditional (C) uses in Neighborhood "VII":

Armed services recruiting center	P
Artist Studio	P
Auto laundry or carwash	C
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
Concrete or asphalt batching plant (temporary)	P
Convenience store	C
Farmers market (public)	C
Food and grocery store (with or without beer/wine sales)	P
Funeral home (no crematorium)	C
Garden shop (inside storage)	P
General retail store	P

Kiosk (providing a service)	C
Laundry/dry cleaning (drop off/pick up)	C
Motorcycle sales and repair	C
Nursing/convalescent home	C
Offices (professional and general business)	P
Parking lot structure, commercial (auto)	P
Personal service shop	P
Pet and animal grooming shop (no outside runs)	P
Private Street Subdivision	C
Restaurant (with drive-through service)	C
Restaurant (with no drive through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

Area Regulations

General Area regulations:

(a) The lot widths shall be measured along the arc of the front building line.

(b) The maximum lot coverage for conditioned space is sixty percent (60%).

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

The following amended area regulations shall apply *(For a visual representation of the Concept Plan, refer to Appendix A)*:

Type 1:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

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

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

Minimum Front Yard: The minimum depth of the front yard setback shall be twenty-five (25) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garages doors shall be twenty-six (26) feet unless a J-swing garage is used and in that case the setback shall be twenty (20) feet.

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

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 2:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

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

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard setback shall be

twenty (20) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a J-swing garage is used and in that case the setback shall be twenty (20) feet.

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

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

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 3:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

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

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard setback shall be twenty (20) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard garage setback shall be fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance for the zero/ten side yard product. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type 4:

For area regulations, refer to the current City of Celina Zoning Ordinance R/O standards, except as follows:

Area regulations: The maximum lot size shall be eight (8) acres.

Parking Regulations

Residential: The minimum off-street parking requirement for single family residences is two (2) enclosed and two (2) driveway spaces for vehicles per dwelling unit that are located behind the front building line.

Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

Building Regulations

The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:

(a) The front façade of single-family residences shall be one-hundred percent (100%) masonry exclusive of doors, windows, dormers and other architectural

elements. The sides and rear elevations facing a public street shall also be one-hundred percent (100%) masonry; side and rear elevations not facing a public street shall not be less than fifty percent (50%) masonry for each façade nor shall the combined overall be less than eighty percent (80%) masonry, exclusive of doors and windows.

(b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.

(c) All garage doors shall be allowed at the front building line, but shall be a minimum of twenty-one (21) feet from the street right-of-way and in all cases shall be behind the front façade (see Section 5.0).

(d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.

(e) The primary roof pitch for Type 3 shall not be less than 6:12.

(f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing any future east-west arterial along the southern boundary of the subdivision (herein referred to as any "East-West Major Arterial" or "Future Outer Loop"), Coit Road, Sunset Boulevard (also referred to herein as the East-West Minor Thoroughfare), and Roseland Parkway (also referred to herein as the North-South Minor Collector) are required.

(g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.

(h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek.

Exterior Building Façade of Accessory Structures:

(a) Accessory structures shall be constructed of complementary material to the associated residence and the general architecture of the development.

(b) Accessory structures shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.

(c) The maximum height of any accessory structure shall not exceed fifteen (15) feet.

(d) No other building façade requirements shall apply to accessory structures.

Screening Regulations

General Screening *(For a visual representation of the Enhanced Paving & Screening, refer to Appendix C)*:

1. Chain Link Fence is prohibited.

2. The following items shall be screened from the public street:
   (a) Clothes lines or drying racks
   (b) Yard maintenance equipment
   (c) Garbage and refuse containers, except on collection day
   (d) Wood piles and compost piles
   (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses

(f) Roof mounted TV antennas or dishes
(g) Pool equipment

The following shall be the exclusive thoroughfare screening regulations for The Parks at Wilson Creek (refer to the Enhanced Paving and Screening Plan found in Appendix C):

(a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway. All screening walls shall be constructed in conjunction with the associated residential phase.
   1. A masonry (stone or brick) or thin wall for lots backing and siding to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway.
   2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway;

(b) Screening fences shall be as follows:
   1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
   2. For open ended cul-de-sac's adjacent to Sunset Boulevard and Coit Road, a five (5) foot decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open ended cul-de-sac's to the proposed thoroughfares is required.
   3. For open ended cul-de-sac adjacent to a collector, a continuous row of shrubs shall be required. Shrubbery when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers within the landscape buffer along the right-of-way line.
   4. Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubbery when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers.
   5. No access through the rear or side yards of lots that side or back to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway is permitted.
   6. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

The following requirements together with the requirements in Section 10 below shall be the exclusive open space screening regulations for The Parks at Wilson Creek:

(a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.

Builder's side yard screening regulations:

(a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E."

9.0 Landscape & Irrigation Regulations

9.1 The residential builder of each lot shall provide at a minimum the following landscape material in lieu of the minimum landscaping requirement by the City of Celina Zoning Ordinance for single family lots:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type 1-3: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees in the front yard.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

Shrubs:

Type 1: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type 2 - Type 3: There shall be a minimum of ten (10) 3-gallon shrubs across the front of the house.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

10.1 General *(For a visual representation of the Trail and Open Space plan, refer to Appendix "D")*:

(a) All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.

(b) All open space areas and detention areas shall count toward open space requirements be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.

(c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.

(d) A 10 to 12 foot concrete city trail shall be constructed along the east side of Wilson Creek as defined by the Open Space, Park, and Recreation Master Plan.

(e) A minimum of twenty-five (25) percent of the Wilson Creek frontage north and south of Sunset Boulevard shall remain open and accessible from a street; based on the attached concept plan, approximately nine-hundred (900) feet south of Sunset Boulevard and approximately eight-hundred (800) feet north of Sunset shall remain open to a street.

(f) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.

(g) On the opposite side of the street from a six (6) foot concrete trail a four (4) foot walk shall be provided. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

Area A: This area is located outside and east of the designated right-of-way at the intersection of Future Coit Road and Sunset Boulevard. It shall include monument signage, screening wall and entry monument, a six (6) foot concrete trail, a ten (10) foot landscape buffer along the east side of Coit Road and associated landscaping and irrigation.

Area B: This area is located adjacent to and outside of the east right-of-way line of future Coit Road. It shall include a six (6) foot concrete trail, signage, screening wall, monument, a ten (10) foot landscape buffer along the east side of Coit Road, landscaping and irrigation.

Area C: This area is located east of Coit Road and north of future Sunset Boulevard. It shall include a "private" amenity area with pool and bath house, a six (6) foot concrete trail, and associated landscaping and irrigation.

Area D: This area is located east of Coit Road, west of Roseland Parkway and south of Sunset Boulevard. It shall include a "private" amenity center, cabana, playground equipment, parking, a six (6) foot concrete trail connecting to the City Park and Wilson Creek Trail with power company concurrence, and associated landscaping and irrigation.

Area E: This area is located outside and south of Sunset Boulevard and east of Roseland Parkway. It shall include playground equipment, seating area, and associated landscaping and irrigation.

Area F: This area is located at the southeast and southwest corners of the intersection of Roseland Parkway and Sunset Boulevard. It shall include landscaping and irrigation.

Area G: This area is located outside the designated right-of-way on either side of Sunset Boulevard. It shall include an average of a ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

Area H: This area is located outside of and adjacent to the north right-of-way line of any East-West Major Arterial or Future Outer Loop. It shall be a minimum of one hundred (100) feet in width and shall include shade trees planted at an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. This area may also be used to provide detention or retention. If retention is used, then a lighted water feature or aeration device is required. Where residential lots back or side to any East-West Major Arterial or Future Outer Loop, a minimum ten (10) foot vertical

barrier shall be created with a combination of berms, retaining walls, and a minimum six (6) foot masonry wall. This area shall be fully landscaped and irrigated.

Area I: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Sunset Boulevard. It shall include a minimum ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

Area J: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, north of Sunset Boulevard. It shall include a minimum ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

11.0 Subdivision Regulations

11.1 Development shall meet the standards as required by the applicable City of Celina Subdivision Ordinance except as follows:

(a) Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

(b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.

(c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.

(d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.

(e) Sunset Boulevard: – Sunset Boulevard shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

(f) Roseland Parkway: Roseland Parkway shall be an undivided roadway within a seventy (75) foot right-of-way that will be acquired by or dedicated to the City.

(g) Coit Road: It is anticipated that right-of-way acquisitions or dedications along Coit Road (a future 120-foot right-of-way) may be required in the future. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

(h) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.

(i) Tree Surveys: Tree surveys required as a part of the General Development Plan GDP shall be submitted at the time of Construction Plat application.

(j) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

11.2 Development shall meet or exceed the design criteria outlined below:

(a) **Residential Lot Grading:**

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) **Paving:**

1. Residential Streets – the residential streets shall be thirty-one (31) feet wide from back-to-back; roll-over curbs are permitted in all neighborhoods.
2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Sidewalks – the residential sidewalks shall be four (4) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
6. Curb Return Radii – the curb radii for Major Arterial shall be thirty-five (35) feet; the curb radii for Minor Arterial/Collectors shall be twenty-five (25) feet; and the curb radii for residential streets shall be twenty (20) feet.
7. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6.; the run-off co-efficient for commercial shall be 0.9.

8. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
9. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in//hr.

(c) **General Storm Sewer Requirements**

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) **Sanitary Sewer Mains**

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the ngineer of record.
5. Manholes – sewer mains shall have a four (4) foot diameter manhole every four-hundred (400) feet or less and (4) foot diameter manhole every three (300) feet or less for mains along a curve. Manholes shall have a five (5) foot diameter minimum for depths exceeding fifteen (15) feet or for sewer lines fifteen (15) to twenty-seven (27) inches in diameter. Manholes shall be six (6) foot diameter minimum for sewer lines greater than twenty-seven (27) inches in diameter.
6. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way; each lot shall have its own service.

(e) **Domestic Water**

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
4. Valves: Valve spacing shall not exceed 600-feet in residential districts and 500-feet for all other districts on mains that are 12-inches or larger in diameter. No more than one (1) fire hydrant shall be shut off with any line segment.
5. Water Line Testing – all water lines shall sustain a pressure test of two-hundred (200) psi for three (3) hours prior to acceptance.
6. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) **Miscellaneous**

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways, with a twenty-five (25) foot tangent measured from the back of curb, unless otherwise approved by the City Engineer.