

CITY OF CELINA, TEXAS

ORDINANCE 2016-05

SUTTON FIELDS 128 ZONING - PD-62

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 AN APPROXIMATELY 127.897 ACRE TRACT OF LAND LOCATED IN THE THOMAS MCINTYRE SURVEY, ABSTRACT NUMBER 903, DENTON COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBITS "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 62; 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 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 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 No. 62 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 No. 62.

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 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 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

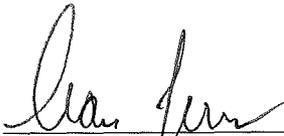
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

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
SUTTON FIELDS PD-62 LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas H. McIntyre Survey, Abstract Number 903, Denton County, Texas, and being all of that called 127.897 acre tract of land described in a special warranty deed from Affordable Housing Communities, Ltd. to Denton County 128 Development LLC as recorded in Document Number 2013-135475, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 127.897 acre tract of land, said point being the intersection of the centerline of Crutchfield Road with the east right-of-way line of Farm to Market Highway Number 1385;

THENCE along the west line of said 127.897 acre tract of land and along the east right-of-way line of Farm to Market Highway Number 1385 as follows:

North 01 degrees 41 minutes 04 seconds East, 606.35 feet to a one-half inch iron rod found for corner;
North 00 degrees 48 minutes 17 seconds East, 797.78 feet to a one-half inch iron rod found at the most southerly northwest corner of said 127.897 acre tract of land, said point being the southwest corner of a called 8.000 acre tract of land described in a general warranty deed from First Texoma National Bank to Munish Gupta and wife Anusha Gupta as recorded in Document Number 2013-84112, Denton County Deed Records;

THENCE along the northerly lines of said 127.897 acre tract of land as follows:

North 89 degrees 34 minutes 04 seconds East, 1280.69 feet to a one-half inch iron rod found at the southeast corner of said 8.000 acre tract of land;

North 00 degrees 21 minutes 14 seconds West, 546.42 feet to a five-eighths inch iron rod found at the southeast corner of a called 16.000 acre tract of land described in a special warranty deed from Salarina Hamner to Jeff Hamner as recorded in Volume 2156, Page 762, Denton County Deed Records;

North 00 degrees 26 minutes 22 seconds West, 553.08 feet to a three-eighths inch iron rod found at the northeast corner of said 16.000 acre tract of land;

North 00 degrees 03 minutes 46 seconds East, 73.78 feet to a one-half inch iron rod found at the most northerly northwest corner of said 127.897 acre tract of land, said point being the southwest corner of a called 38.223 acre tract of land described in a warranty deed from Michael Aubry Myrick and wife, Cheryl Morrison Myrick to Blue Angus Ranch, LP as recorded in Document Number 2007-107216, Denton County Deed Records;
South 89 degrees 47 minutes 13 seconds East, 459.49 feet to a three-eighths inch iron rod found at the southeast corner of said 38.223 acre tract of land, said point being in the west line of a called 131.286 acre tract of land described in a special warranty deed from Ronald P. Berlin and spouse, Gail M. Berlin and Anne E. Berlin, a single person to Fashand Farm Ltd. as recorded in Document Number 2004-135532, Denton County Deed Records;

South 89 degrees 47 minutes 19 seconds East, 395.59 feet along a westerly line of said 131.286 acre tract of land to a one-half inch iron rod found at the northeast corner of said 127.897 acre tract of land;

THENCE along the easterly lines of said 127.897 acre tract of land as follows:

South 02 degrees 59 minutes 33 seconds West, 454.75 feet along a westerly line of said 131.286 acre tract of land to a one-half inch iron rod found for corner;

North 89 degrees 26 minutes 46 seconds East, 156.88 feet along a westerly line of said 131.286 acre tract of land to a one-half inch iron rod found at the northwest corner of a called 22.493 acre tract of land described in a special warranty deed from Ellis Land Company, Inc. to Fashand Farm, Ltd. as recorded in Document Number 2005-21653, Denton County Deed Records;

South 00 degrees 09 minutes 23 seconds East, 2034.87 feet to a one-half inch rod found at the northeast corner of a called 0.057 acre tract of land described in a warranty deed from SBA 2012 TC Land II, LLC to SBA Towers IV, LLC as recorded in Document Number 2013-94302, Denton County Deed Records;

South 89 degrees 15 minutes 27 seconds West, 50.09 feet to a one-half inch iron rod found at the northwest corner of said 0.057 acre tract of land;

South 00 degrees 56 minutes 28 seconds East, 50.03 feet to a one-half inch iron rod found at the southwest corner of said 0.057 acre tract of land;

North 89 degrees 12 minutes 15 seconds East, 49.92 feet to a one-half inch iron rod found at the southeast corner of said 0.057 acre tract of land;

South 01 degrees 18 minutes 52 seconds East, 31.07 feet to a one-half inch iron rod found at the southeast corner of said 127.897 acre tract of land, said point being the southwest corner of a called 4.53 acre tract of land described in a warranty deed from Ellis Land Company, Inc. to Jan M. Pallnoda and Margaret Pallnoda as recorded in Volume 4370, Page 2471, Denton County Deed Records; said point being in the centerline of Crutchfield Road;

THENCE South 89 degrees 43 minutes 14 seconds West, 2797.30 feet along the south line of said 127.897 acre tract of land and along the centerline of Crutchfield Road to the POINT OF BEGINNING and containing 5570,736 square feet or 127.887 acres of land.

EXHIBIT B
SUTTON FIELDS PD-62 ZONING MAP

Abstract 0903A T. MCINTIRE Survey, TR 8, 127.688 ACRES

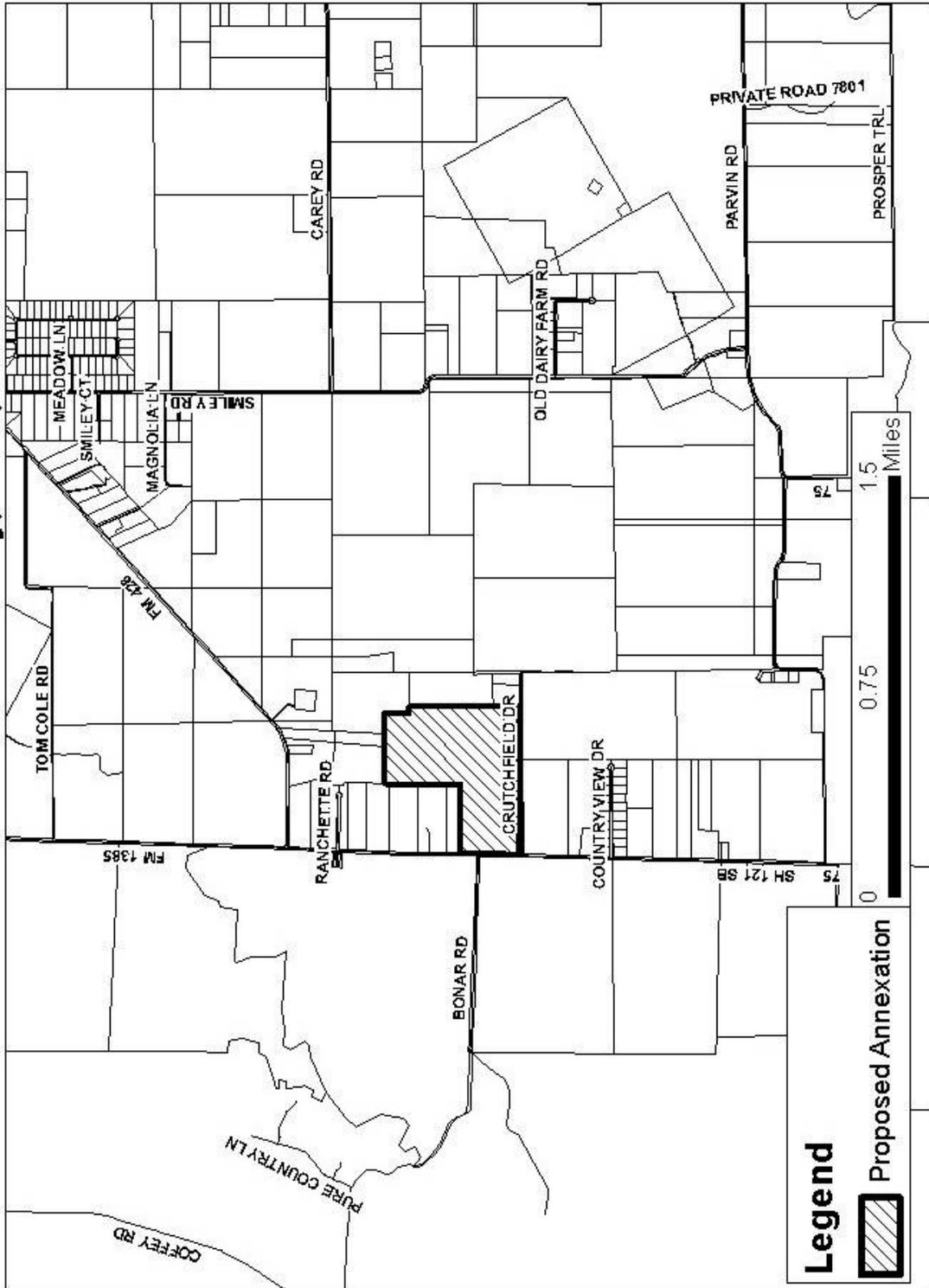


EXHIBIT C SUTTON FIELDS PD-62 CONCEPT PLAN

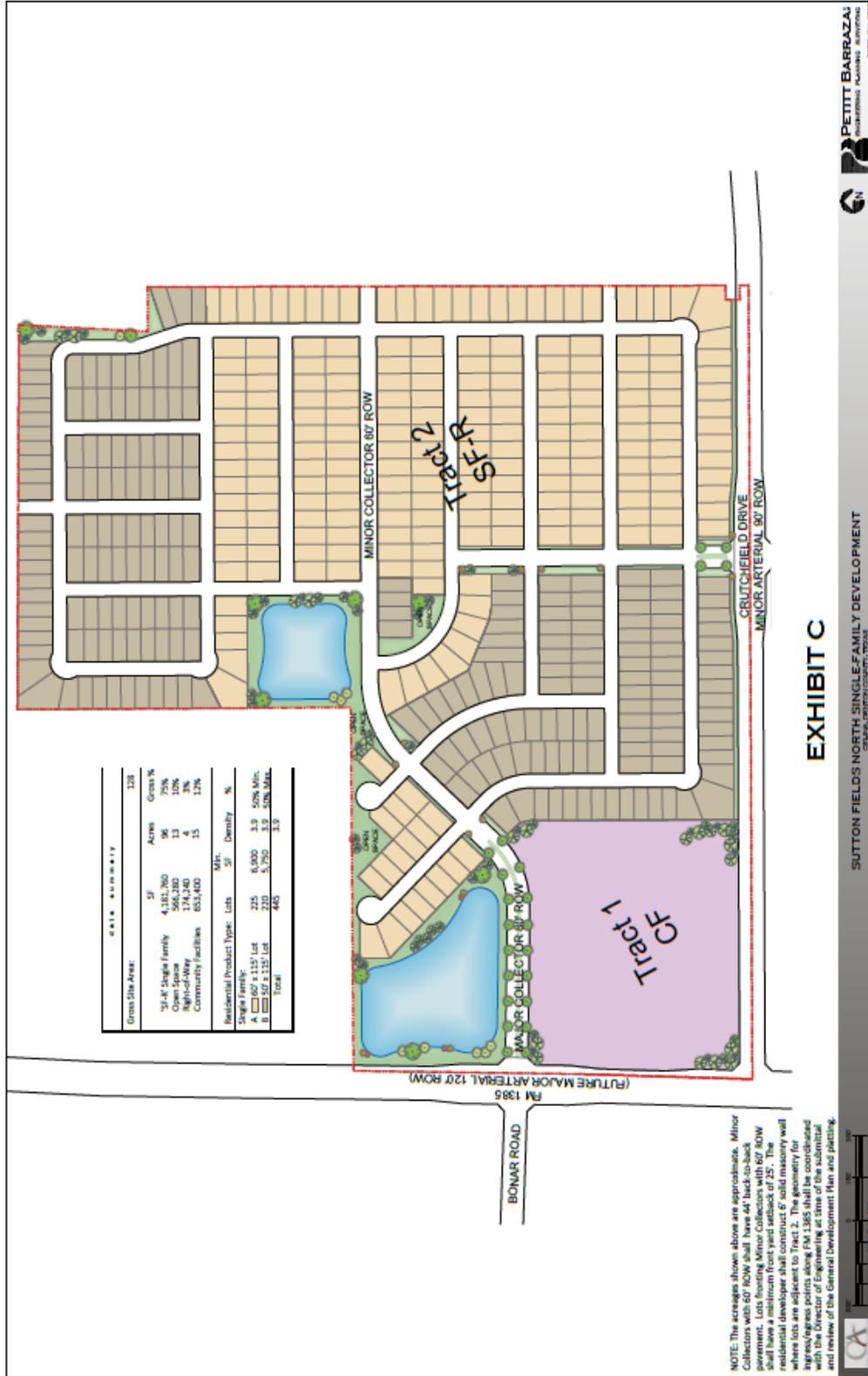


EXHIBIT C

SUTTON FIELDS NORTH SINGLE-FAMILY DEVELOPMENT
CELINA, DEWITT COUNTY, OHIO

PETTIT BARRAZA
ARCHITECTS LANDSCAPE ARCHITECTS
DATE: 02.20.2018

EXHIBIT D
SUTTON FIELDS PD-62 DEVELOPMENT REGULATIONS

1.0 Purpose

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

2.0 Definitions

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

3.0 General Regulations

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

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

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

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

3.4 The Concept Plan depicts two principal districts, a "SF-R," Single-Family Residential District and "CF," Community Facilities District.

3.5 All single-family detached homes may be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in Section 6.0 Area Regulations of this PD.

3.6. Single-family homes shall back or side to the CF tract and the single family developer shall provide a six (6) foot tall solid masonry fence adjacent to the CF tract.

4.0 Use Regulations

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

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

- (1) Additional Permitted Uses:

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

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

5.0 Area Regulations: CF Community Facilities District (Tract 2)

5.1 The permitted uses shall be CF Community Facilities District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

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

Cellular/wireless communications tower	P
Cemetery and/or mausoleum	P
Clinic or office (medical)	P
Community center (municipal)	P
Community college (public or private)	P
Electrical generating plant	P
Electrical substation	P
Emergency care clinic	P
Franchised private utility	P
Governmental building (municipal, state or federal)	P
Hospital (acute care/chronic care)	P
Landfill	P
Library (public)	P
Outdoor Warning Device	P
Post office (governmental)	P

School, business/commercial trade	P
School, pre-k through 12 (public or private)	P
University (public or private)	P
Wastewater treatment plant (public)	P
Water treatment plant (public)	P

(2) Prohibited uses:

- Check cashing service
- Recycling kiosk
- Sexually oriented business
- Accessory dwelling

(3) Area regulations:

- a) Size of lots.
 - (i) Size of yards.
 - Minimum front yard: Twenty-five (25) feet
 - Minimum side yard: Fifteen (15) feet.
 - Minimum rear yard: Twenty-five (25) feet
 - Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.
- b) Maximum impervious surface. 75% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.
- c) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.
- d) Connectivity: No vehicular connectivity to other tracts is required.
- e) Concept Plans are not required for the CF-Community Facilities tract.

6.0 Area Regulations: SF-R Single-Family Residential (Tract 1)

6.1 General Area regulations:

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

6.2 The following amended area regulations shall apply:

Lot Type A:

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

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

Minimum Lot Depth: The minimum lot depth shall be 115 feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet

(5'), but the garage door must remain at or behind the twenty (20) foot building line in all instances.

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

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

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

Garage Orientation: May face the street.

Lot Type B:

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

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

Minimum Lot Depth: The minimum lot depth shall be 115 feet.

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

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

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

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

Garage Orientation: May face the street.

6.3 The maximum number of lots permitted within the District shall not exceed 450 lots. The percentage of lots per Lot Type is as follows:

Lot Type A: 50% Minimum

Lot Type B: 50% Maximum

7.0 Parking Regulations

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

8.0 Landscape & Irrigation Regulations

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

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

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

- Tree
 - Caddo Maple
 - Golden Raintree
- Other Shrubs
 - Knockout Rose
 - Purple Pixie Loropetalum

- Golden Dot Euonymus
- Red Yucca
- Smoke Tree
- Butterfly Bush
- Coral Drift Rose
- Pink Skull Cap
- Ground Cover
 - Little Bluestem
 - Weeping Love Grass
 - Mexican Feather

9.0 Open Space Regulations

9.1 General:

- a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:
- b) Open Space Requirements
 - (1) Single Family Open Space Requirements
 - a. A minimum of six (6) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.

10.0 Screening Regulations

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

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

10.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

11.0 Sub-division Regulations

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

1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City;

The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.

2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.
3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.
4. FM 1385: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
5. Detention. Any and all detention from the CF-Community Facilities site shall be provided on Tract 1 along with the detention from the SF-R acreage.

11.2 Sanitary Sewer Mains:

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