

CITY OF CELINA, TEXAS

**ORDINANCE 2015-30
WEST CELINA 86 PD#53**

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 86.19 ACRE TRACT OF LAND LOCATED IN THE JOHN MORTON SURVEY, ABSTRACT NUMBER 791, DENTON COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #53; 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, 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 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 #53.

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

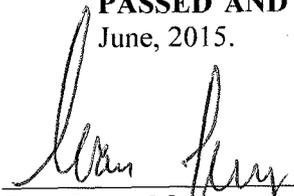
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

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 June, 2015.



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
LEGAL DESCRIPTION

EXHIBIT "A"

SITUATED IN Denton County, Texas, in the John Morton Survey, Abstract No. 791, the Anthony Thomasson Survey, Abstract No. 1265, being a resurvey of a the 86.19 acres of land described in a Deed from Janelle S. Brashears to George H. Kolb dated January 23, 1973, recorded in Volume 664, Page 374, of the Denton County Deed Records, being described by metes and bounds as follows:

COMMENCING at a 3/8-inch rebar found in place at the southwest corner of the Robert Cowan Survey, Abstract No. 211, also being the northwest corner of a 150.38 acre tract conveyed by H. M. Parvin to L. H. Liefert by Deed dated May 31, 1899 recorded in Volume 69, Page 183, Deed Records, Denton County, Texas, in the center of a north-south rock road with a rock road from the east;

THENCE South 89° 48' East with the south line of said survey and generally with said rock road 3684.13 feet to an one-inch iron pipe set on the north edge of said road in said survey line for a PLACE OF BEGINNING being the northeast corner of the said 150.38 acre tract and also being the northwest corner of the herein described property, said iron pipe is 34.6 feet north of a four-inch iron pipe fence post;

THENCE South 89° 48' East with the south line of said Cowan Survey and a portion of said line being along the southern boundary of that certain tract of land conveyed by Margaret Lewis Griffin and husband, Charles H. Griffin, to Jerry Bob Willard and wife, Jane Willard, by Deed recorded in Volume 1035, Page 71, Deed Records, Denton County, Texas, and continuing along said survey line generally with the north edge of said rock road 2137.75 feet to an one-inch iron pipe set in the north ditch of said rock road in said survey line; said iron pipe being in the north line of the said Anthony Thomasson Survey; said iron pipe also being 41.2 feet north of a four-inch iron pipe corner post; sane also being the northeast corner of said 86.19 acre tract, said point also being the northwest corner of that certain tract of land conveyed by William F. Tolleson, Jr. and wife, Myra Jean Tolleson, to Royce Allen and wife, Connie Marie Allen, by Deed recorded in Volume 927, Page 649, Deed Records, Denton County, Texas;

THENCE South 0° 03' 29" East with the east line of said 86.19 acre tract and the west line of the aforesaid Allen tract and generally with a fence 1772.80 feet to a 3/4-inch iron pipe set 2.50 feet south of a new corner post at the southeast corner of said 86.19 acre tract; said iron pipe is at the extension of an old fence to the east and being located on the north line of a tract of land conveyed by C. G. Comegys to J. Merritt by Deed recorded in Volume 194, Page 290, Deed Records, Denton County, Texas;

THENCE South 89° 50' 52" West with the south line of said 86.19 acre tract and the north line of the aforesaid Merritt tract and generally with a fence 2141.87 feet to an 1-1/2 inch iron pipe set beside a new corner post at the southwest corner of said 86.19 acre tract and the southeast corner of said 150.38 acre tract;

THENCE North 0° 04' 30" East with the west line of said 86.19 acre tract and the east line of said 150.38 acre tract and generally with a fence 1785.96 feet to the PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.



P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

TRACT 4

FIELD NOTE DESCRIPTION

BEING all that certain lot, parcel, or tract of land situated in the A. Thomasson Survey, Abstract Number 1265, and the J. Morton Survey, Abstract Number 791, Denton County, Texas, being a portion of that certain tract of land described by deed to Arthur Robert Teasdale, Jr. and Mary Louise Teasdale, as recorded in Volume 1219, Page 998, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for the southeast corner of the herein described tract, same being the southeast corner of said Teasdale tract, also being the southwest corner of a tract of land described by deed to Royce G. Allen and Connie Marie Allen, as recorded in Volume 2097, Page 310, D.R.D.C.T., also being in the north line of a tract of land described by deed to Merritt/Thornton Farm Partnership, L.P., as recorded in Volume 4428, Page 2046 and Vol. 4428, Pg. 2046, D.R.D.C.T.;

THENCE South 89 degrees 49 minutes 34 seconds West, with the south line of said Teasdale tract and the north line of said Merritt/Thornton Farm Partnership, L.P. tract, a distance of 1275.17 feet to a point for corner;

THENCE North 00 degrees 10 minutes 26 seconds West, a distance of 80.01 feet to a point for corner;

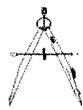
THENCE North 24 degrees 22 minutes 33 seconds East, a distance of 84.05 feet to a point for corner;

THENCE North 15 degrees 38 minutes 47 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 14 degrees 00 minutes 48 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 12 degrees 22 minutes 48 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 10 degrees 44 minutes 49 seconds East, a distance of 52.85 feet to a point for corner;



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Professional Land Surveyors

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THENCE North 09 degrees 06 minutes 49 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 07 degrees 28 minutes 50 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 05 degrees 50 minutes 50 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 04 degrees 12 minutes 51 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 02 degrees 34 minutes 51 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 00 degrees 56 minutes 52 seconds East, a distance of 52.85 feet to a point for corner;

THENCE North 00 degrees 35 minutes 22 seconds West, a distance of 197.02 feet to a point for corner;

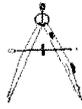
THENCE South 89 degrees 52 minutes 08 seconds East, a distance of 24.89 feet to a point for corner, said point being the beginning of a tangent curve to the left, having a radius of 200.00 feet, and whose chord bears North 71 degrees 53 minutes 29 seconds East, a distance of 125.20 feet;

THENCE along said curve to the left, through a central angle of 36 degrees 28 minutes 46 seconds, for an arc distance of 127.34 feet to a point for corner;

THENCE North 53 degrees 39 minutes 05 seconds East, a distance of 620.72 feet to a point for corner, said point being the beginning of a tangent curve to the left, having a radius of 300.00 feet, and whose chord bears North 50 degrees 02 minutes 16 seconds East, a distance of 37.82 feet;

THENCE along said curve to the left, through a central angle of 07 degrees 13 minutes 40 seconds, for an arc distance of 37.84 feet to a point for corner;

THENCE South 48 degrees 16 minutes 24 seconds East, a distance of 130.74 feet to a point for corner;



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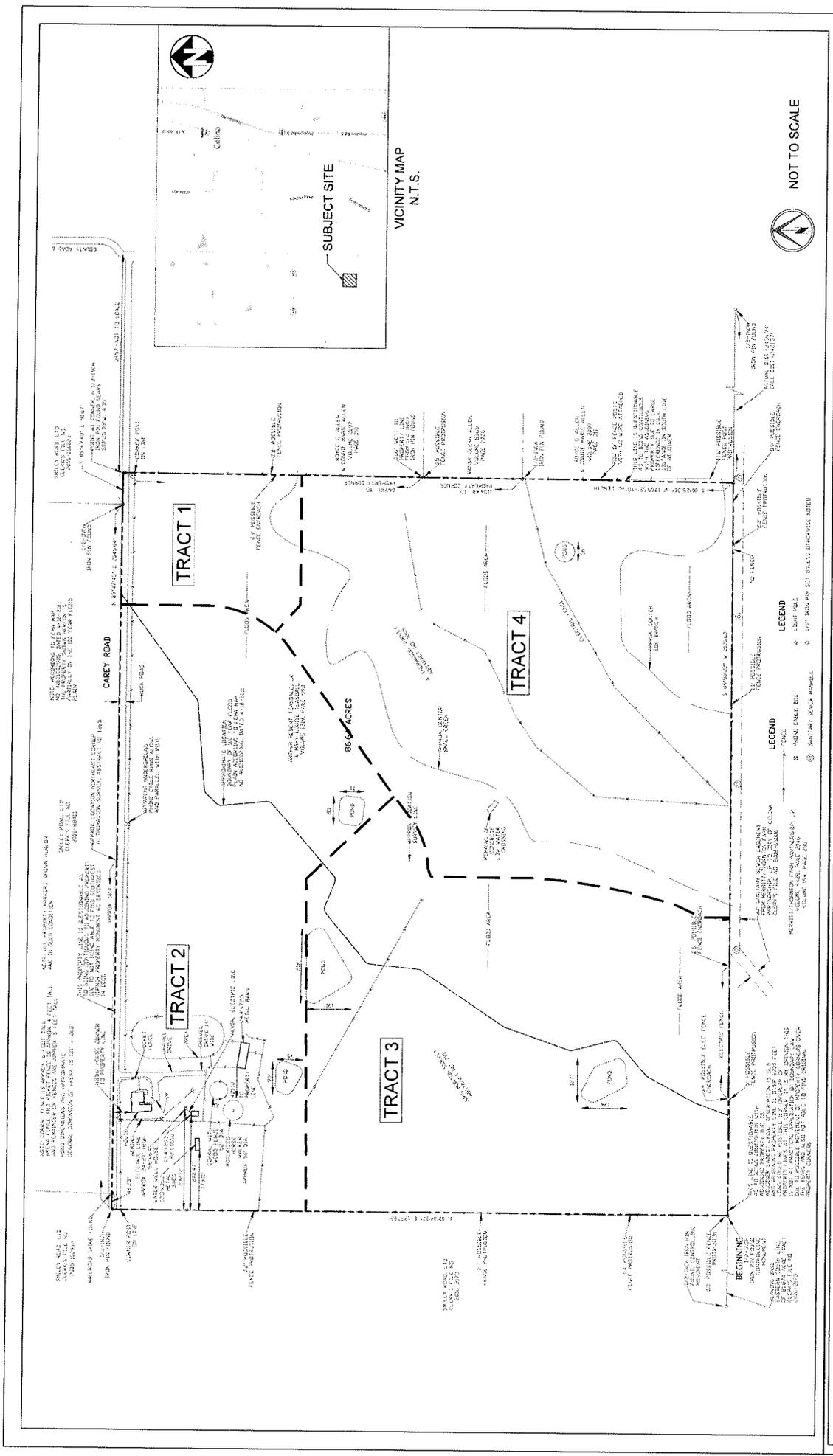
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THENCE South 89
20 seconds East, a
feet to a point in the
Teasdale tract for
the west line of said

degrees 59 minutes
distance of 405.40
east line of said
corner, also being in
Allen tract;

THENCE South 00 degrees 25 minutes 36 seconds West, with the east line of said Teasdale tract and partially with the west line of said Allen (V. 2097, P. 310) tract, passing at a distance of 319.16 feet a ½ inch iron rod found for the southwest corner of said Allen (V. 2097, P. 310) tract, same being the northwest corner of a tract of land described by deed to Randy Glenn Allen, as recorded in Volume 5365, Page 7720, D.R.D.C.T., passing at a distance of 605.83 feet a ½ inch iron rod found for the southwest corner of said Randy Glenn Allen tract, continuing on said course for a total distance of 1214.86 feet to the **POINT OF BEGINNING** and containing 31.002 acres of land, more or less.

EXHIBIT B
ZONING EXHIBIT



CELINA 86
 CELINA, TX
 04.14.2015



EXHIBIT C
CONCEPT PLAN

LAND USE & ACREAGE ANALYSIS

LEGEND			
SF	SINGLE FAMILY	(TYP. 50' X 120')	±34.9 AC.
SF	SINGLE FAMILY	(TYP. 60' X 125')	±12.5 AC.
TH	TOWNHOMES	(TYP. 30' X 100')	±11.9 AC.
NR	NEIGH. RETAIL		±3.0 AC.
	OPEN SPACE/DETENTION		±20.3 AC.
	RIGHT OF WAY		±4.04 AC.
	TOTAL		±86.64 AC.

*All land uses, lots, buildings, driveways, parking, landscape and open space areas are conceptual and subject to change as detailed in the Planned Development document.

NOTE: DEVELOPMENT SOUTHEAST OF CREEK SHALL BE LIMITED TO 16 LOTS UNTIL SECOND POINT OF ACCESS IS CONSTRUCTED



WEST CELINA 86 PARTNERS, LTD.

± 86.64 ACRES OF LAND



— Land Planning Consultants —
23501 Cimco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North MacArthur Suite 330
Austin, TX 78731

2556 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340

MAY 15, 2015
KGA #10531



THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. SITEWORK, ROAD LOCATIONS, AND UTILITIES SHALL BE DETERMINED BY THE CLIENT OR ANOTHER PROFESSIONAL ENGINEER. THIS DRAWING MAY BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF KERRY R. GILBERT & ASSOCIATES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. © 2015 KERRY R. GILBERT & ASSOCIATES. ALL RIGHTS RESERVED.

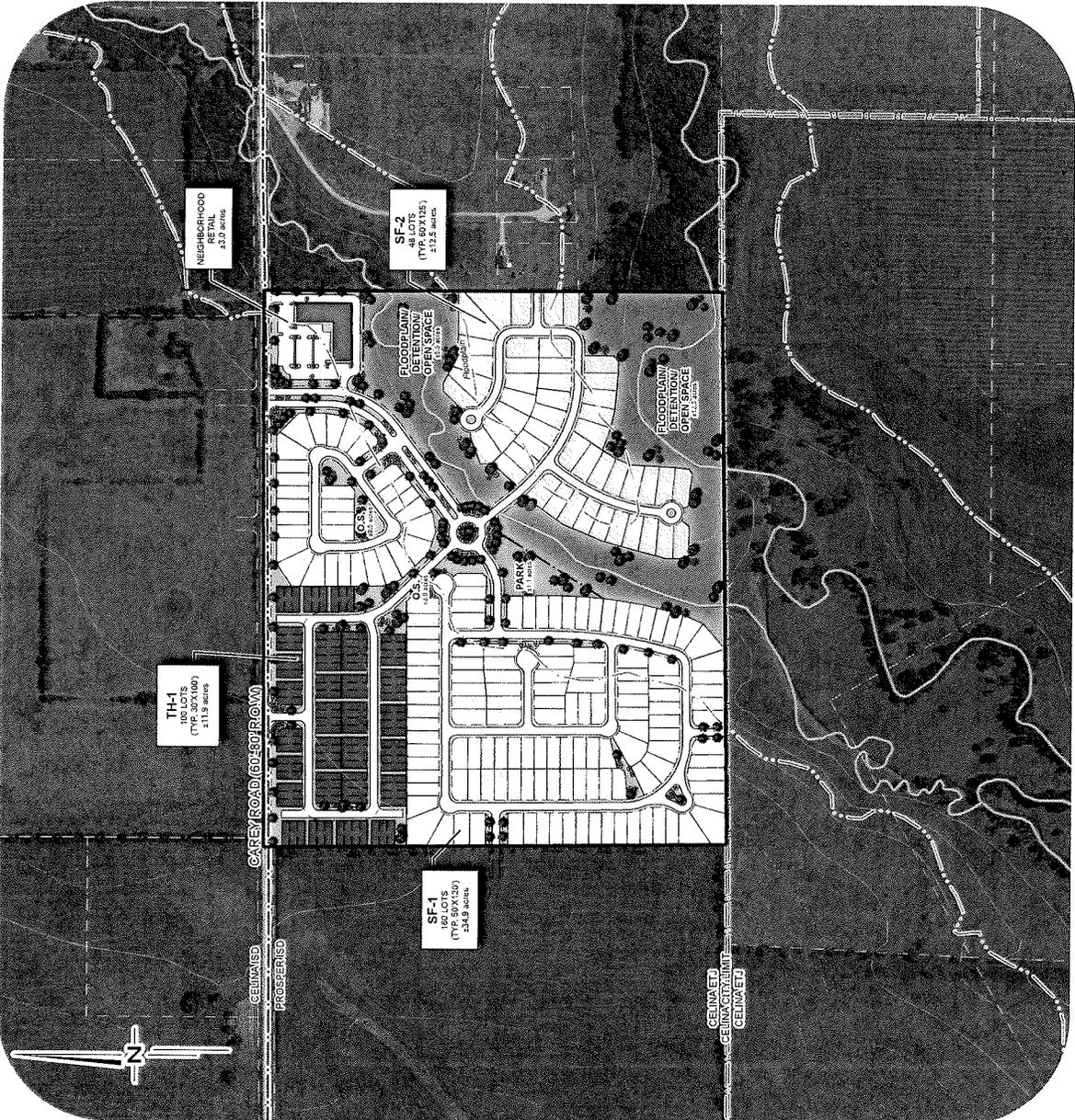


EXHIBIT D DEVELOPMENT REGULATIONS

GENERAL

The purpose of the proposed PD is to provide the flexibility for commercial, retail, townhome and single family detached development in accordance with City of Celina Ordinances.

Any significant changes to the land uses as depicted on the on the Concept Plan shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina City Council. The following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD. Street pattern, building location and individual uses are proposed and 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 mixed use/multi-family residential, commercial and retail uses remains as shown in the Concept Plan.

SINGLE-FAMILY – TRACTS 2, 3 & 4

The base zoning for the proposed PD shall be "SF-R" (Single-Family Residential) district as it exists or may be amended. The following regulations shall also apply.

I. PERMITTED 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
 - D. Landscaped Entry Features
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.
6. Accessory dwellings are prohibited in this PD district.

II. RESIDENTIAL DESIGN GUIDELINES

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 (SF-1):

1. **Purpose:** This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
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. Accessory structures shall not exceed twenty-five feet (25').
3. **Area Regulations:** The following minimum standards shall be required as measured from property lines:
 - a. Lot Size: Six thousand (6,000) square feet.
 - b. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
 - c. 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.
 - d. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards. 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 facade in all instances.
 - e. Rear Yard: Ten feet (10') minimum.
 - f. Side Yard: Five feet (5') minimum.
 - g. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
 - h. Lot Width: Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
 - i. Lot Depth: One hundred twenty feet (120') minimum.
 - j. Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
 - k. Roof Pitch: 6:12 Minimum

B. Lot Type 2 (SF-2):

1. **Purpose:** This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand five hundred (7,500) 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:
 - a. Lot Size: Seven thousand five hundred (7,500) square feet.
 - b. Lot Coverage: The maximum Lot Coverage shall not exceed fifty-five percent (55%).
 - c. 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.
 - d. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards. 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 facade in all instances.
 - e. Rear Yard: Ten feet (10') minimum.
 - f. Side Yard: Five feet (5') minimum.

- g. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- h. Lot Width: Sixty feet (60') typical; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
- i. Lot Depth: One hundred twenty-five feet (125') minimum.
- j. Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
- k. Roof Pitch: 8:12 Minimum

C. Single Family, Townhome: - Tract 2 Only

1. Area Regulations:
 - a. Lot Size: Minimum three thousand (3,000) square feet and thirty (30) feet in width when measured at the front yard setback line.
 - b. Maximum lot size: No Maximum lot size.
 - c. Height: The primary structure shall not exceed forty five (45) feet in height as measured to the peak.

2. Setbacks (All setbacks are measured from the property line):
 - a. Front yard: Minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty-one (21) feet. A corner lot shall have two front yards.
 - b. Side Yard: A minimum building setback of fifteen (15) feet shall be provided on each side of the lot. A garage door must be set back a minimum of twenty (20) feet. The setback shall be twenty (20) feet when adjacent to single-family detached.
 - c. Interior Side Yard: An interior side yard setback of zero (0) feet shall be permitted provided that all dwelling units maintain a minimum wall to wall separation of ten (10) feet. No portion of a building may cross a property line.
 - d. Rear Yard: A minimum building setback of fifteen (15) shall be provided on the rear of the lot. A garage door must be set back a minimum of twenty (20) feet if alley access is provided. The setback shall be twenty (20) feet when adjacent to single-family detached.

3. Maximum impervious surface:
 - a. No more than eighty five (85) percent of the total lot area, including main buildings, accessory buildings, parking lots, drive, fire lanes and loading areas shall be impervious surface.

4. Connectivity:
 - a. A minimum of two (2) vehicular points of connection to adjacent roadways shall be provided. The connection can be through either a direct driveway to the adjacent roadway or through a shared access driveway to the adjacent roadway.
 - b. A minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

III. Residential Development and Design Standards

- A. Landscape Standards:** All development within this PD District shall comply with the City's current landscape ordinance.
- B. Screening Standards:** All development within this PD District shall comply with the following minimum screening requirements:
1. Lots adjacent to thoroughfares: 6' masonry wall
 2. Lots adjacent to minor arterials or collectors: 6' masonry wall
 3. Lots adjacent to open space or park land: 6' masonry wall or 4' wrought iron fence
 4. 15' landscape buffer for all lots backing or siding to thoroughfares and collectors
 5. Commercial adjacent to Residential: 6' masonry wall
 6. Single-family residential adjacent to Townhome: 6' wood fence

Note: Screening wall to extend from rear property line to front building line where applicable.

- C. Amenities:** This PD District must include a minimum of four (4) of the following amenity features:
1. Amenity Center
 2. Swimming Pool
 3. Passive Recreation Field
 4. Private, Off-Street Hike/Bike Trail to connect to future public trail
 5. Outdoor Meeting Space
 6. Pocket Parks

IV. DENSITY

- A.** Single family detached units shall not exceed a maximum density of four (4) dwelling units per gross acre (du/ga).
- B.** Townhome units shall not exceed one hundred (100) units.

RETAIL AND OFFICE – TRACT 1

All Retail and Commercial Development within the PD (see Concept Plan) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also be applicable:

I. PERMITTED USES: The following uses shall be allowed:

1. Armed Services Recruiting
2. Artist Studio
3. Auto Laundry or Carwash (CUP required if adjacent to Single Family detached development)
4. Auto Supply Store for new & rebuilt parts
5. Bakery or Confectionary (retail)
6. Bank/Credit Unions
7. Child Day Care (business)
8. Church/Place of Worship
9. Convenience Store without gas sales
10. Farmers Market (public)
11. Food or Grocery Store
12. Garden Shop (inside storage)
13. General Retail Store
14. Laundry/Dry Cleaning (drop off/ pick up)
15. Offices (Professional and general business)
16. Parking Lot Structure, Commercial (auto)
17. Personal Services Shop
18. Pet and animal grooming shop (No outdoor kennel)
19. Restaurant (Drive-In service, with or without drive-through service)
20. Retirement Home/Home for the Aged
21. Theatre or Playhouse (indoor)
22. Veterinarian (indoor kennels)

II. Permitted with Conditional Use Permit: The following uses shall be allowed with an approved CUP:

1. Funeral Home with or without crematorium
2. Kiosk (providing a service)
3. Tire Dealer with Open Storage
4. Outdoor Display/sales (shall be screened and may not exceed 15% percent of the total gross floor area of the entire structure)
5. Nursery (retail sales outdoor)
6. Auto repair (Major/minor)
7. Auto Laundry or carwash (CUP required if adjacent to Single Family detached development)
8. Club, private (class I &II)
9. Convenience Store with gas sales
10. Extended Stay Hotels (residence hotels)

III. Prohibited Uses:

1. Check Cashing Services
2. Recycling Kiosk
3. Sexually Oriented Business
4. Multi-Family
5. Motel

IV. DESIGN GUIDELINES

A. RETAIL AND COMMERCIAL:

1. Area Regulations:
 - a. Maximum lot size: No Maximum lot size.
 - b. Minimum Lot size: No lot shall be less than 32,670 square feet.
 - c. Front yard: A minimum building setback of twenty-five (25) feet shall be provided on the front of the lot. A corner lot shall have 2 front yards.
 - d. Side Yard: A minimum building setback of eight (8) feet shall be provided on the side of the lot. A minimum building setback of fifty (50) feet shall be provided on the side of the lot when adjacent to a residential lot.
 - e. Rear Yard: A minimum building setback of fifteen (15) feet shall be provided on the rear of the lot. A minimum building setback of fifty (50) feet shall be provided adjacent to single-family detached.
 - f. Maximum impervious surface: No more than eighty five (85) percent of the total lot area, including main buildings, accessory buildings, parking lots, drive, fire lanes and loading areas shall be impervious surface.
 - g. Building size for nonresidential structures: No building footprint shall exceed 190,000 square feet in size.
2. Connectivity:
 - a. A minimum of two (2) vehicular points of connection to adjacent roadways shall be provided. The connection can be through either a direct driveway to the adjacent roadway or through a shared access driveway to the adjacent roadway.
 - b. A minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
3. Parking/Loading Requirements:
 - a. Parking shall be in accordance with City standards.
4. Temporary/Seasonal Sales:
 - a. Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the spaces are in excess of the minimum required parking based on the City of Celina Parking ratios. Restroom facilities must be provided.

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

V. LAND USE SUMMARY

The following are maximum allowable percentages of land use by Tract unless otherwise described:

A.	Tract 1 – R/O & SF-R Base	
	a. Single-Family (SF-1)	100%
	b. Single-Family (SF-2)	100%
	c. Commercial	100%
	d. Townhome (TH-1)	0%
B.	Tract 2 – SF-R Base	
	a. Single-Family (SF-1)	100%
	b. Single-Family (SF-2)	75%
	c. Commercial	0%
	d. Townhome (TH-1)	75% *100 units maximum
C.	Tract 3 – SF-R Base	
	a. Single-Family (SF-1)	80%
	b. Single-Family (SF-2)	20% (Minimum)
	c. Commercial	0%
	d. Townhome (TH-1)	0%
D.	Tract 4 – SF-R Base	
	a. Single-Family (SF-1)	0%
	b. Single-Family (SF-2)	100% (Minimum)
	c. Commercial	0%
	d. Townhome (TH-1)	0%

Open Space: The PD will contain no less than 22% of the net acres of open space including 17.8 acres of floodplain and detention area. Any detention or floodplain areas counted as open space shall be landscaped and amenitized with benches and sidewalks on a minimum of 3 sides. Open space shall be owned and maintained by a property ownership association(s).