

CITY OF CELINA, TEXAS
ORDINANCE NO. 2018-47
THE COLUMNS PLANNED DEVELOPMENT NO. 84, TRACTS 1 AND 2

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 71.86 ACRE TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CITY OF CELINA, 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 NO. 84; 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 "PD" Planned Development District No. 84 is hereby amended as "PD" Planned Development District No. 84 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. 84.

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.

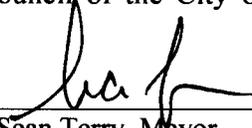
SECTION 13
EFFECTIVE DATE

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

required by law.

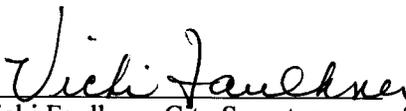
AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 11th day of September, 2018.



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
THE COLUMNS - TRACT 1
LEGAL DESCRIPTION - 32.05 ACRES**

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to CADG Celina Outer Loop, LLC, recorded in Document Number 20170428000546440, Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the north line of Light Farms Way, for the most southerly southeast comer of said CADG Celina Outer Loop tract:

THENCE North 59°00'44" West, with said north line, a distance of 622.16 feet to a point in the future centerline of Dallas Parkway, for the southwest comer of this tract;

THENCE North 28°30'48" East, with said future centerline, a distance of 391.96 feet to a point for a comer at the beginning of a non-tangent curve to the left having a central angle of 25°16'46" a radius of 2807.30 feet, a chord bearing and distance of North 16°07'53" East, 1228.59 feet;

THENCE in a northeasterly direction, continuing with said future centerline and curve to the left, an arc distance of 1238.61 feet to a point for the northwest comer of this tract;

THENCE North 85°05'28" East, leaving said future centerline, over and across said CADG Celina Outer Loop tract, a distance of 787.04 feet to a point in the east line of said CADG Celina Outer Loop tract, for the northeast comer of this tract and being the beginning of a non-tangent curve to the right having a central angle of 26°27'57" a radius of 3644.79 feet, a chord bearing and distance of South 15°07'11" West, 1668.66 feet;

THENCE in a southwesterly direction, with said east line and curve to the right, an arc distance of 1683.59 feet to a point for the most easterly southeast comer of this tract;

THENCE North 58°58'59" West, a distance of 139.64 feet to a point for an interior "ell" comer of said CADG Celina Outer Loop tract and this tract;

THENCE South 30°59'59" West, a distance of 435.58 feet to the **POINT OF BEGINNING** and containing 32.05 acres of land, more or less.

**THE COLUMNS -TRACT 2
LEGAL DESCRIPTION - 39.81 ACRES**

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to CADG Celina Outer Loop, LLC, recorded in Document Number 20170428000546440, Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the east line of said CADG Celina Outer Loop tract, for the northeast corner of this tract from which the most westerly southeast corner of said CADG Celina Outer Loop tract bears North 8°36'11" West, a distance of 60.60 feet;

THENCE South 8°36'11" East, with said east line, a distance of 1525.17 feet to a point at the beginning of a tangent curve to the right having a central angle of 10°29'23", a radius of 3644.79 feet, a chord bearing and distance of South 3°21'29" East, 666.36 feet;

THENCE continuing with said east line, in a southeasterly direction and with said curve to the right, an arc distance of 667.29 feet to a point for the southeast corner of this tract;

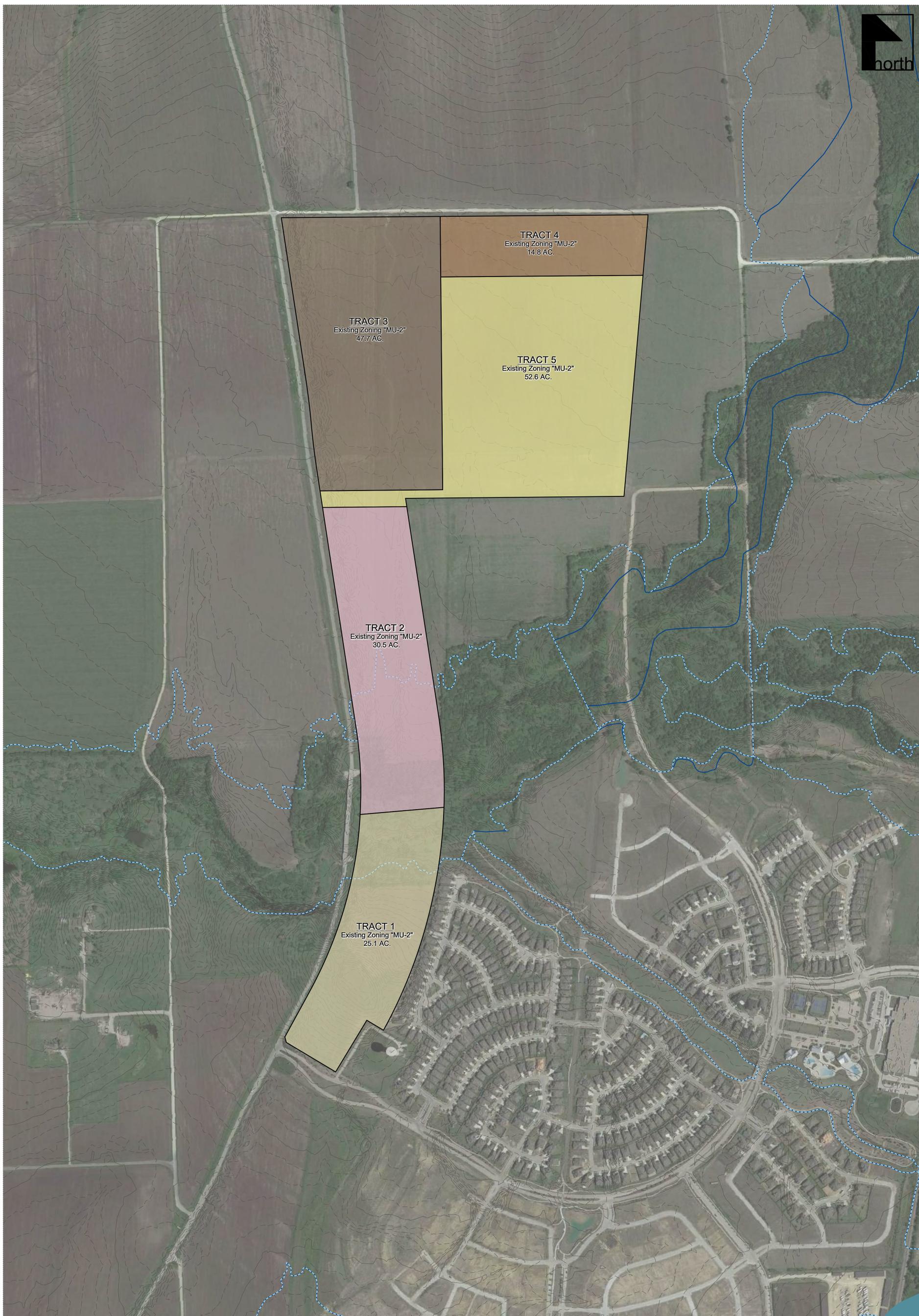
THENCE South 85°05'28" West, over and across said CADG Celina Outer Loop tract, a distance of 787.04 feet to a point for the southwest corner of this tract and being in the future centerline of Dallas Parkway, said point being the beginning of a non-tangent curve to the left having a central angle of 11°50'15", a radius of 2989.06 feet, a chord bearing and distance of North 2°25'37" West, 616.45 feet;

THENCE a northwesterly direction, with said future centerline and curve to the left, an arc distance of 617.54 feet to a point for corner;

THENCE North 8°36'12" West, a distance of 1635.71 feet to a point for the northwest corner of this tract;

THENCE North 89°27'47" East, over and across said CADG Celina Outer Loop tract, a distance of 787.80 feet to the **POINT OF BEGINNING** and containing 39.81 acres of land, more or less.

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



ZONING TRACT EXHIBIT D

Celina, Texas
May 2017

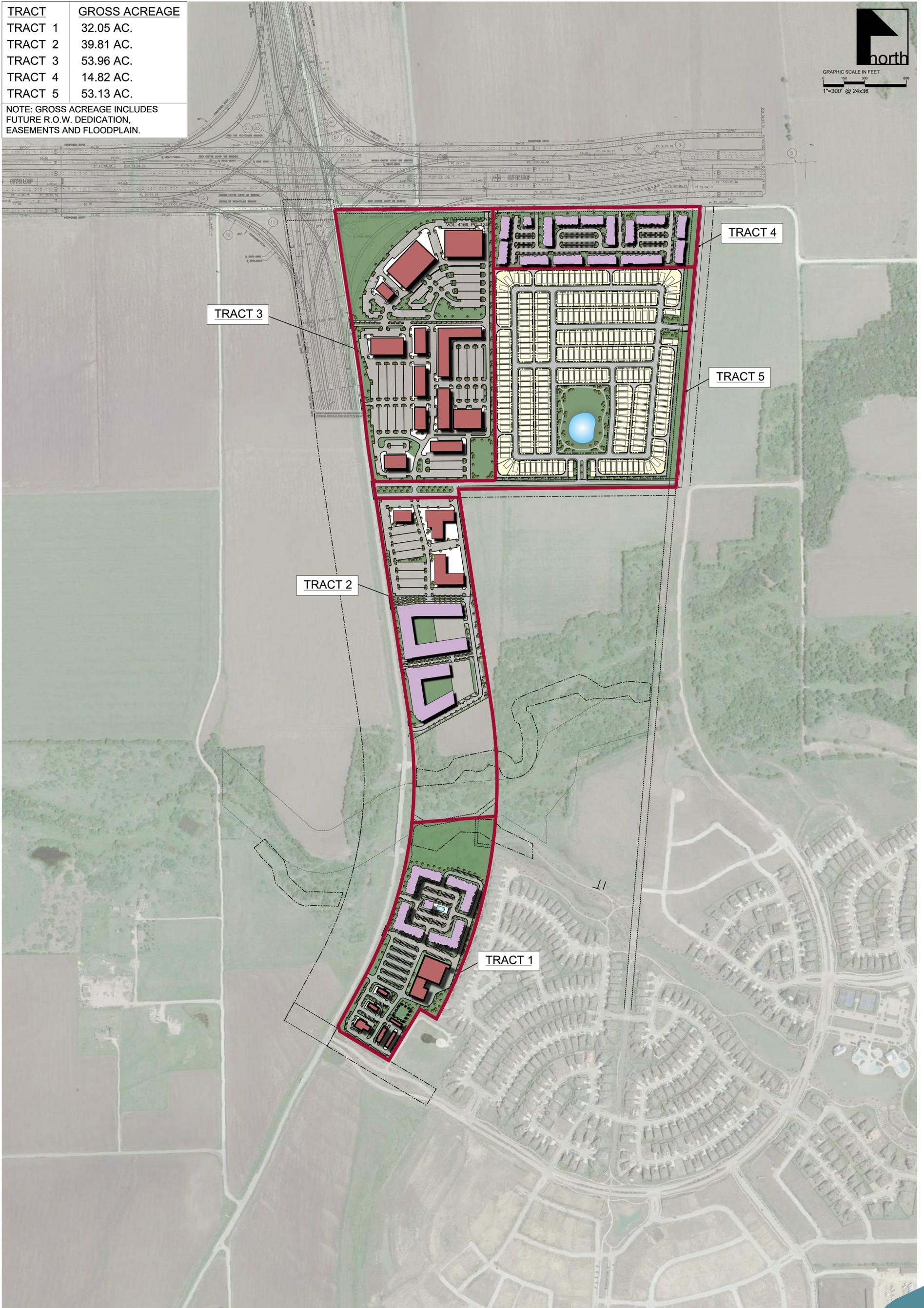
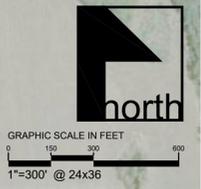
NOTE : ACREAGE TO CENTER OF DALLAS
NORTH TOLLWAY RIGHT-OF-WAY NOT SHOWN
ON THIS EXHIBIT.

Kimley»Horn

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

TRACT	GROSS ACREAGE
TRACT 1	32.05 AC.
TRACT 2	39.81 AC.
TRACT 3	53.96 AC.
TRACT 4	14.82 AC.
TRACT 5	53.13 AC.

NOTE: GROSS ACREAGE INCLUDES FUTURE R.O.W. DEDICATION, EASEMENTS AND FLOODPLAIN.



The Homeplace at the Columns

EXHIBIT D - CONCEPT PLAN

Celina, Texas
JUNE 2018

DWG NAME: KIPRL_CIVIL_SINGLE_FAMILY_PURSUITS2016117 - CENTURION AMERICAN-CELINA TRACT/CAD/EXHIBITS/CONCEPT EXHIBIT_180508.DWG
LAST SAVED: 7/20/18 4:09 PM

Kimley»Horn

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

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

EXHIBIT D
Tract 1 and 2
Development Regulations

Development within this Planned Development (PD) District must follow the regulations outlined below and meet the intent of the Concept Plan attached herein as Exhibit C. Any significant changes to the land uses depicted on the Concept Plan shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.03.031 of the Code of Ordinances, as it exists or may be amended.

TRACT 1:

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

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

(b) Permitted Uses by Right:

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

Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, Private (Class I & II)
4. Concrete or Asphalt Batching Plant (temporary)
5. Farmers Market (public)
6. Funeral Home (without crematorium)
7. Kiosk (providing a service, must have principal use)

8. Mini Warehouse/Self Storage
9. Nursery (retail sales outdoor)
10. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire associated structure)

(c) **Prohibited Uses:**

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

(d) **Definitions:**

Urban Style Apartments - Multi-Family Dwellings no more than four (4) stories in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. The intent of this type of development is to prevent large visible parking areas. Urban Style Apartments shall be located in the northern border of Tract 1 along the south of Doe Branch Creek.

Part 2 – MULTIPLE FAMILY REGULATIONS

(a) **Density:** Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;

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

1. **Residential uses (stand-alone).** No stand-alone residential use is allowed within Tract 1; and
2. **Residential uses (integrated).** No integrated residential use is allowed within Tract 1; and
3. **Nonresidential uses (stand-alone).** between 0% and 100% of the net developable acres; or
4. **Multiple-family uses (stand-alone).** Stand-alone Multiple-Family use may be up to 55% of the net developable acres bordering Doe Branch Creek, +/- 5%. Max 400 Units.

(c) **Open space:**

Regardless of the type of development, a minimum of twenty percent (20%) of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped with trees spaced at no greater than sixty-feet (60') on center and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA). Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

1. **Impervious surface.** Maximum eighty percent (80%) of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
2. **Connectivity.** A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(d) **Landscaping requirements:** Refer to article 14.05, division 3, except that a twenty-five (25) foot landscape buffer shall be provided adjacent to any single family residential development. Within that buffer, one large canopy tree shall be provided every fifty (50) linear feet and one large evergreen tree shall be provided every fifty (50) linear feet, staggered or offset from one another to provide additional screening

(e) **Lot regulations for Multiple-Family on Tract 1:**

1. **Lot Size:** Minimum five (5) acres
2. **Height:**

Number of Stories	Maximum Height
Three (3)	Fifty (50) feet

Four (4)	Sixty Five (65) feet
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3. **Setbacks:**

	Common Property Line Adjacent to Single Family Residential when Structure is 1-3 stories	Common Property Line Adjacent to Single Family Residential when Structure is 4 stories	Common Property Line Adjacent to Non-Residential
Front Yard	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet
Side Yard	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet
Rear Yard	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet

4. **Parking:**

(i) Number per unit:

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

(ii) Density bonus:

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

(iii) Standards:

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

Part 3 – NONRESIDENTIAL REGULATIONS

(a) **Height regulations:**

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

(b) **Area regulations - Size of lots:**

- 1. Maximum lot size. No maximum lot size.
- 2. Minimum lot size. No lot shall be less than 26,000 square feet.

(c) **Setbacks:**

- 1. Front Yard. A minimum building setback of twenty-five (25) feet shall be provided at the front of the lot. All yards adjacent to a public street shall be considered front yards.
- 2. Side Yard. A minimum building setback of ten (10) feet shall be provided on the side of the lot. A minimum setback of fifteen (15) feet shall be provided on the side of the lot when adjacent to a residential lot or adjacent to public street. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- 3. Rear Yard. A minimum building setback of twenty-five (25) feet shall be provided on the rear of the lot.

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

- (d) Minimum open space requirement: The minimum open space shall be 15% of the total tract area. Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.
- (e) Maximum impervious surface: The maximum impervious surface for this tract shall be 85%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
- (f) Building size for nonresidential structures: The building footprint area shall not exceed 250,000 square feet in size.
- (g) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided for the overall tract. Vehicular cross access shall be provided between lots within the tract.
- (h) Parking requirements: Refer to article 14.05, division 2.
- (i) Landscaping requirements: Refer to article 14.05, division 3.
- (j) Special district requirements:
 - 1. Open storage. Open storage is prohibited.
 - 2. Temporary facilities.
 - i. There shall be no permanent use of temporary facilities or buildings.
 - ii. Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - iii. Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.
 - 3. Outdoor Sales.
 - i. Large retail centers may include departments on the exterior of the air- conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:
 - ii. The structure must be built of permanent materials and connected to the main building. Screening shall provide eighty-five percent (85%) opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 2:

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

Part 1 – LAND USES

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

1. Armed Services Recruiting
 2. Artist Studio
 3. Assisted Living Facility
 4. Bakery or Confectionary (retail)
 5. Bank/Credit Union
 6. Child Daycare (business)
 7. Convenience Store
 8. Convenience Store (with or without gas sales)
 9. Dwelling, Multi-Family (garden style)
 10. Dwelling, Multi-Family (urban style)
 11. Food or Grocery Store
 12. General Retail Store
 13. Laundry/Dry Cleaning (drop off/pick up)
 14. Offices (professional and general business)
 15. Personal Services Shop
 16. Restaurant (drive-in service)
 17. Restaurant (drive-through service)
 18. Restaurant
 19. Veterinarian (indoor kennels)
- (c) Permitted with a Conditional Use Permit:
1. Auto Laundry or Carwash
 2. Auto Repair (minor)
 3. Funeral Home (without crematorium)
 4. Kiosk (providing a service, must have principal use)
 5. Nursery (retail sales outdoor)
 6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)
- (d) Prohibited Uses:
1. Dwelling, Single Family Detached
 2. Check Cashing Services
 3. Club, private (Class I & 11)
 4. Motorcycle Sales and Repair
 5. Recycling Kiosk
 6. Sexually Oriented Businesses
- (e) Definitions:
- Urban Style Apartments - Multi-Family Dwellings no more than four (4) stories in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. The intent of this type of development is to prevent large visible parking areas. Urban Style Apartments shall be located in the southern border of Tract 2 along the northern border of Doe Branch Creek.

Part 2 – MULTIPLE FAMILY REGULATIONS

- (a) Density: Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;
- (b) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
1. Residential uses (stand-alone): No stand-alone residential use is allowed within Tract 2; and
 2. Residential uses (integrated): No integrated residential use is allowed within Tract 2; and
 3. Nonresidential uses (stand-alone): between 0% and 100% of the net developable acres; or
 4. Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 55% of the net developable acres of Tract 2 bordering Doe Branch Creek, +/- 5%. No Multifamily use allowed on ten (10) acres bordering Punk Carter BLVD.

- (c) Open space: Regardless of the type of development, a minimum of twenty (20) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped with trees spaces at not greater than sixty-foot (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA). Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.
1. Impervious surface. Maximum eighty percent (80%) of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
 2. Connectivity. A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
- (d) Landscaping requirements: Refer to article 14.05, division 3, except that a twenty-five (25) foot landscape buffer shall be provided adjacent to any single family residential development. Within that buffer, one large canopy tree shall be provided every fifty (50) linear feet and one large evergreen tree shall be provided every fifty (50) linear feet, staggered or offset from one another to provide additional screening
- (e) Lot regulations for Multiple-Family:
1. Lot Size: Minimum five (5) acres
 2. Height:

Number of Stories	Maximum Height
Three (3)	Fifty (50) feet
Four (4)	Sixty Five (65) feet

3. Setbacks:

	Common Property Line Adjacent to Single Family Residential When Structure is 1-3 stories	Common Property Line Adjacent to Single Family Residential When Structure is 4 stories	Common Property Line Adjacent to Non-Residential
Front Yard	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet
Side Yard	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet
Rear Yard	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet

4. Parking:

- (i) Number of spaces per unit:
 - a. 1.75 spaces per one-bedroom unit.
 - b. 2 spaces per two-bedroom unit.
 - c. 2.5 spaces per three-bedroom unit.
 - d. 3 spaces per unit with four or more bedrooms.
- (ii) Density bonus: An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).
- (iii) Standards:
 - a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
 - b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be

- used to meet the minimum parking requirements and shall not be visible from a public street.
- c. **Parking** is not allowed between the building and a public street.
Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
 - d. **Parking areas** shall comply with the landscaping requirements specified in Section 14.05.086.

Part 3 - NONRESIDENTIAL DEVELOPMENT

- (a) **Lot size:** Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
- (b) **Height:** Primary structure shall not exceed seventy-five (75) feet in height as measured to the peak.
- (c) **Interior setbacks:** Primary structure:
 1. **Front yard.** A minimum building setback of twenty-five (25) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.
 2. **Side yard.** A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 3. **Rear yard.** A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (d) **Parking requirements:** Refer to article 14.05, division 2.
For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.
- (e) **Landscaping requirements:** Refer to article 14.05, division 3.
- (f) **Special district requirements:**
 1. **Open storage.** Open storage is prohibited.
 2. **Temporary facilities.**
 - (i) There shall be no permanent use of temporary facilities or buildings.
 - (ii) 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 (iii) surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (iv) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.
 3. **Outdoor Sales.**
 - (i) Large retail centers may include departments on the exterior of the air- conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:
 - (ii) The structure must be built of permanent materials and connected to the main building. Screening shall provide eighty-five percent (85%) opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.