

**CITY OF CELINA, TEXAS**

**ORDINANCE 2019-04  
ALL STORAGE – PD-95**

**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 7.426 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #14, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED ON THE NORTH SIDE OF FRONTIER PARKWAY AND APPROXIMATELY 900 FEET EAST OF PRAIRIE CROSSING, 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. 95; 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 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. 95 on a certain tract of land described in in Exhibit "A" and depicted in Exhibit "B."

**SECTION 4**  
**ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

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-95, and incorporates the concept plan attached hereto as Exhibit "C" and the development standards attached hereto as Exhibit "D."

**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**

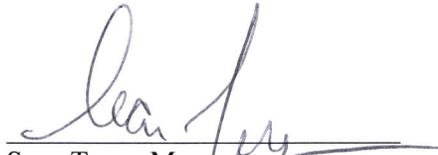
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

**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 12<sup>th</sup> day of February, 2019.

  
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**

**BEING** a tract of land situated in the Collin County Land Survey No. 14, Abstract No. 167, Collin County, Texas and being all of a called 7.426 acre tract of land described in Special Warranty Deed to All Storage Celina, LLC recorded in Instrument No. 20170817001100390, Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north right-of-way line of Frontier Parkway (60-foot wide right-of-way at this point), for the southwest corner of The Cypress Neighborhood, an addition to the City of Celina, Texas according to the plat thereof recorded in Cabinet 2015, Page 149, Map Records of Collin County, Texas;

**THENCE** with said north right-of-way line of Frontier Parkway, South 89°29'27" West, a distance of 480.98 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 2°45'06" West, a distance of 0.65 feet;

**THENCE** departing said north right-of-way line of Frontier Parkway and with the east line of a called 9.507 acre tract of land described in Special Warranty Deed to Mahard Egg Farm, Inc. recorded in Instrument No. 92-0033239 of said Official Public Records, North 8°02'19" East, at a distance of 50.73 passing a 1/2-inch iron rod found, continuing with said east line at a distance of 849.06 passing a 1/2-inch iron rod found, in all a total distance of 956.12 feet to a point for corner in the centerline of a branch;

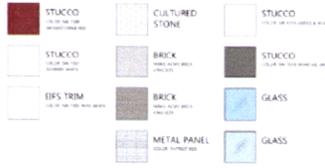
**THENCE** with the centerline of said branch, the following courses and distances to wit:

South 36°18'33" East, a distance of 23.49 feet to a point for corner;  
South 48°29'09" East, a distance of 49.48 feet to a point for corner;  
South 34°22'33" East, a distance of 85.13 feet to a point for corner;  
South 43°58'33" East, a distance of 179.97 feet to a point for corner;  
South 53°42'00" East, a distance of 143.66 feet to a 1/2-inch iron rod found for an angle point in the west line of said The Cypress Neighborhood Addition;

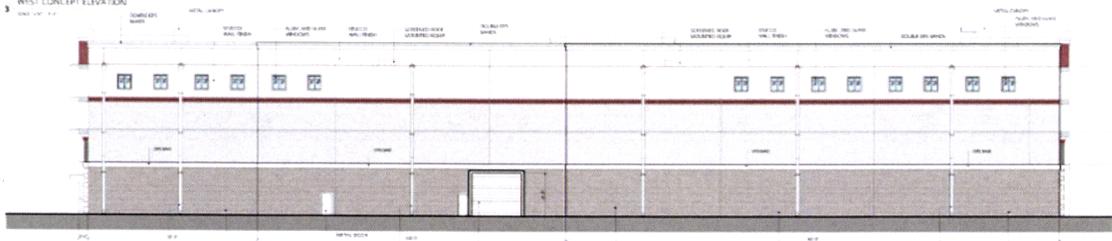
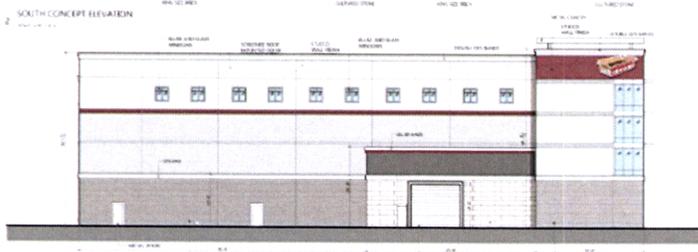
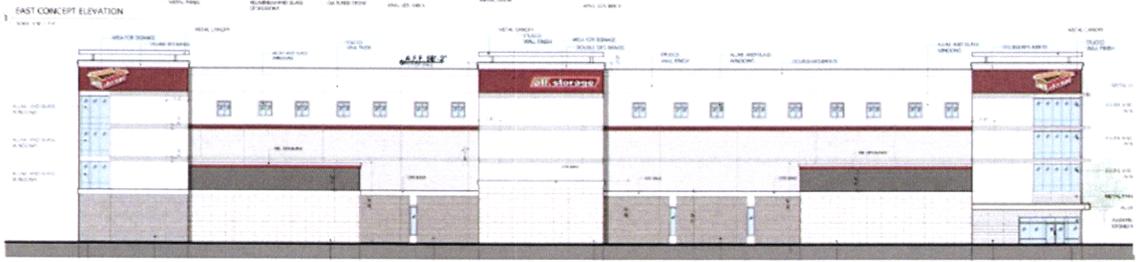
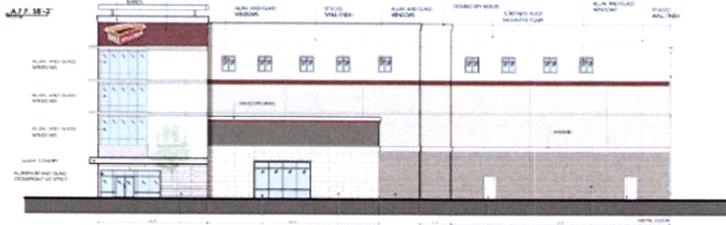
**THENCE** with the west line of said The Cypress Neighborhood Addition, South 0°42'29" East, at a distance of 555.84 a 1/2-inch iron rod found, in all a total distance of 605.95 feet to the **POINT OF BEGINNING** and containing 7.42 acres or 323, 235 square feet of land.





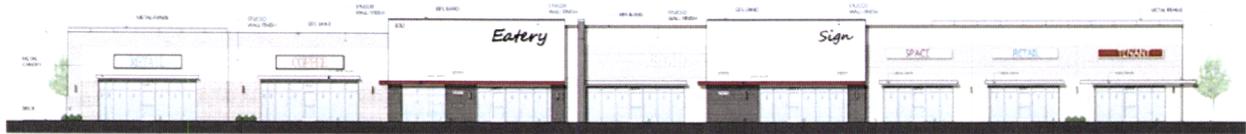


# Elevations

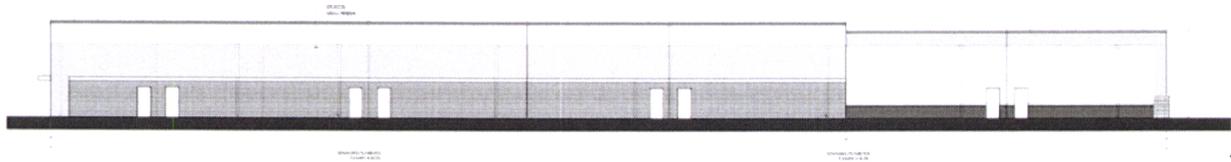




# Elevations



01 | BLDG. B CONCEPT SOUTH ELEVATION  
SCALE 1/2" = 1'-0"



**Exhibit D**  
**Development Regulations**

**1.0 PROJECT OVERVIEW**

The purpose of this Planned Development District is to develop a commercial building for retail and office uses along with a climate controlled self-storage facility.

**2.0 PROJECT LOCATION**

The project is located on the north side of Frontier Parkway approximately 900 feet east of Prairie Crossing.

**3.0 DEFINITIONS**

All definitions shall conform to those listed in the Zoning Ordinance, as it exists or may be amended.

**4.0 PROPOSED THOROUGHFARES**

Frontier Parkway is the only roadway adjacent to the tract of land. Frontier Parkway is designated on the Thoroughfare Plan as a future six-lane divided major arterial with a 120 foot ROW. Currently, Frontier Parkway is a two-lane undivided roadway. At the time of development, a 60 foot ROW dedication will be required in conformance to the City of Celina Thoroughfare Plan.

In addition, a grade-separated bridge is planned in the near future over the BNSF Railroad. This construction will affect the subject property. Right-of-way and construction easements will be acquired from those entities constructing the bridge on the subject property. During the course of construction, a thirty foot (30') temporary roadway will be placed on the subject property connecting the east and west portions of Frontier Parkway while the Frontier Parkway bridge is constructed. This temporary situation may affect the location and number of parking spaces available to the proposed commercial tract. Following completion of the bridge construction, a reconfiguration of the proposed temporary roadway will need to be constructed to allow access to not only the subject property but to the property located to the west. Exact location of both the temporary access road and the permanent fire lane access driveway will be determined by a mutual decision of the City of Celina, Collin County, and the property owner.

**5.0 LAND USES**

This Planned Development shall follow the RO, Retail Office zoning regulations as they exist or may be amended except for as follows:

Self-Storage (Mini-Warehouse)..... P

**6.0 CONCEPT PLAN**

The Concept Plans call for two buildings: Building A is proposed as a four-story, approximately 181,200 square foot self-storage facility and is located on the northern portion of the tract. Building A has an interior drive within the building that allows customer access to the units and elevators. Building B is proposed to be one-story with approximately 11,514 square feet of retail/restaurant or other non-residential uses and is located on the southern portion of the tract, facing Frontier Parkway. Staff has the final approval authority over modifications to the site layout.

**7.0 DEVELOPMENT REGULATIONS**

**A. Height Regulations:**

1. Maximum Allowed Height: sixty (60) feet.

2. Maximum Allowed Stories: four (4) stories.
- B. Area Regulations:**
1. Size of Yards (Bldg. Setbacks):
    - a. Minimum Front Yard: twenty (25) feet front yard setback adjacent to street or public roadway.
    - b. Side Yards: fifteen (15) feet setback adjacent to commercial and non-commercial zoned districts.
    - c. Rear Yard: fifteen (15) feet setback adjacent to commercial and non-commercial zoned districts.
  3. Floor Area Ratio: Maximum 1:1 of gross acreage.
  4. Maximum Impervious Surface: eighty-five percent (85%) of gross acreage.
- C. Parking and Loading:**
1. Parking for the self-storage shall be provided so that sufficient space exists for multiple moving trucks operating at the same time, in addition to a minimum 7 public parking spaces (outside any gates/fences) for customer and employee parking. Additional parking within the facility may also be provided.
  2. Parking for the retail/restaurant building will follow the Zoning Ordinance, as it exists or may be amended.

## **8.0 DESIGN GUIDELINES**

The attached color elevations are conceptual in nature, as the building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.

## **9.0 PERIMETER SCREENING & LANDSCAPE BUFFERS**

Perimeter screening, including any fencing/walls, is not required of this project, so long as it remains a self-contained, internally-accessed, climate-controlled structure, such as shown on the Concept Plan. If security fencing is desired in the future, it shall be a decorative, black metal fence with masonry columns spaced appropriately.

At the ultimate build-out, the landscape buffer along Frontier Parkway and all landscaping shall conform to those listed in the Zoning Ordinance, as it exists or may be amended. However, due to the steep slope of the bridge embankment and on-going right-of-way acquisition process, required plantings and buffer yards may be modified to meet the unique situation in terms of erosion, ongoing maintenance, and other spatial constraints, subject to review and approval by the Director.