



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY JANUARY 19, 2016  
6:30 P.M.**

**AGENDA**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on December 15, 2015.

**IV. DIRECTOR'S REPORT:**

- A. Report on City Council meeting items.

**V. AGENDA:**

- A. Consider and act upon a Construction Plat for Mustang Lakes Phase 2A, ±58.98 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 240 residential lots and seven (7) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 2A)
- B. Consider and act upon a Construction Plat for Mustang Lakes Phase 2B, ±44.778 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 120 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 2B)
- C. Consider and act on a Final Plat for Light Farms, Cypress Creek and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. (Light Farms)
- D. Consider and act on a Final Plat for Light Farms, Phase 5A, The Hawthorne Neighborhood – Phase 1, being approximately 29.28 acres situated in the John Ragsdale Survey No. 14, Abstract No. 738 and being comprised of 118 lots and 3 open spaces. (Light Farms)
- E. Consider and act on a General Development Plan application for a ±379.80 acre tract of land situated in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), south and west of CR 84, and east of CR 83 (Coit Road). (Wells South GDP)
- F. Consider and act upon a Construction Plat for Wells South Phase 1, a ±98.51 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1003, and generally located on the north side of FM 1461 (Frontier Parkway) and on the west side of CR 84, encompassing 294 residential lots and 18 open space lots. (Wells South Phase 1 plat)
- G. Conduct a public hearing to consider testimony and act upon a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District with base zoning designations of SF-R–Single

Family Residential and CF–Community Facility District for a ±127.897 acre tract of land situated in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas and generally located east of FM 1385, north and west of Crutchfield Road, and south of FM 428. (Sutton Fields 128)

- H. Conduct a public hearing to consider testimony and act upon on a request to amend Planned Development No. 50 (PD-50), a ±681.999 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), west of FM 2478 (Custer Road), east of County Road 84 and south of Brinkmann Ranch Road. (Mustang Lakes)
- I. Conduct a public hearing to consider testimony and act upon a rezoning request for a ±669.95 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and R/O–Retail Office. The property is situated in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located east of Preston Road, north and south of Sunset Boulevard (future Carl Darnall Parkway), north of the future alignment of the Collin County Outer Loop, and west of FM 2478 (Custer Road). (Parks at Wilson Creek)
- J. Conduct a public hearing to consider testimony and act upon on a zoning amendment request for a ±8.931 acre tract of land from AG-Agricultural District to a PD-Planned Development District, with the base zoning designations of LI-Light Industrial and R/O–Retail Office, situated in Lot 1, Block A of the Tri Dal Addition, Collin County, Texas and generally located on the west side of State Highway 289 (Preston Road), and approximately 2,600 feet south of Mark Alexander Court. (Champion Waste and Recycling)

**VI. ADJOURNMENT:**

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Thursday, January 14, 2016 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

\_\_\_\_\_  
Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

\_\_\_\_\_  
Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary’s Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



CITY OF CELINA  
PLANNING AND ZONING COMMISSION MEETING  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY, JANUARY 19, 2016  
6:30 P.M.

MINUTES

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

*Chairman Ousley called the meeting to order at \_\_\_\_\_ p.m.*

*Commissioners present: Shelby Barley, Scott Cromwell, Charles Haley, Ben Hangartner, Jace Ousley, Darron Schmitt and Mike Terry.*

*Commissioners absent:*

*Staff present: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner; Lance Vanzant, City Attorney, Julie Fort, Land Use Attorney.*

**II. PLEDGE OF ALLEGIANCE:**

*Chairman Ousley led those present in the salute to the flag.*

**III. CONSENT AGENDA:**

A. Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting on December 17, 2015.

*Commissioner \_\_\_\_\_ moved to approve the Minutes.*

*Commissioner \_\_\_\_\_ seconded the motion.*

*Motion carried 4-yes; 0-no.*

**IV. DIRECTOR'S REPORT:**

*Director of Planning and Development Services Helen-Eve Liebman spoke on the items that came before the City Council on the January 12, 2016 meeting.*

**V. AGENDA:**

(A) The Celina Planning and Zoning Commission will conduct a public hearing

*Planner Ben Rodriguez presented the staff report.*

*Chairman Ousley opened the public hearing.*

*Chairman Ousley closed the public hearing.*

*Commissioner \_\_\_\_\_ moved to approve the Public Hearing Item A.*

*Commissioner \_\_\_\_\_ seconded the motion.*

*Motion carried 4-yes; 0-no.*

**VI. ADJOURNMENT:**

*There being no further business, Chairman Ousley adjourned the meeting at \_\_\_\_\_ p.m.*

\_\_\_\_\_  
Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

\_\_\_\_\_  
Date

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Jace Ousley, Chairman  
Planning and Zoning Commission

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Date



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Helen-Eve Liebman, AICP,  
Director of Planning and Development Services  
Meeting Date: January 19, 2016  
Re: Director's Report

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THE FOLLOWING ITEMS WERE CONSIDERED AT THE JANUARY 12, 2016 CITY COUNCIL MEETING:

### **Annexations:**

1. Approved the ±45.31 acre May annexation.
2. Conducted two public hearings for the involuntary annexation of the 35 acre Kim Young Lei tract located near the northwest corner of Frontier Parkway and Custer Road.
3. Conducted two public hearings for the 670 acre Parks at Wilson Creek annexation.
4. Set public hearing dates for the following:
  - The involuntary annexation of a 112 acre tract east of the BNSF Railroad, west of Preston Road and north of downtown Celina;
  - The voluntary annexation of the O'Donnell 641 acre tract;
  - The voluntary annexation of the Wells North 244 acre tract;
  - The involuntary annexation of CR 83, CR 84 and CR 1224 rights-of-way adjacent to Wells North.

### **Public Improvement Districts:**

1. Approved the resolution to create the Wells North PID.
2. Approved the resolution to create the G Bar 7 PID.

### **Light Farms Development Agreement:**

1. Approved an amendment to the Light Farms Development Agreement to continue to provide emergency services for the next year.



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Mustang Lakes Phase 2A Construction Plat

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### Action Requested:

Consider and act upon a Construction Plat for Mustang Lakes Phase 2A, approximately 58.98 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 240 residential lots and seven (7) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road).

### Background Information:

Staff has reviewed the proposed Construction Plat for Mustang Lakes Phase 2A, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council.

### Staff's comments:

1. On Sheet 2, continue the match line west of Hawthorne Way and eliminate Lots 2-7 and 12-17, Block Y from Sheet 2.
2. Respell "Philly Way" as "Filly Way"
3. Please change the match lines to follow lot lines and not bisect residential lots
4. Address the remaining Engineering comments.
5. Complete the H&H study.

### Public Notice:

N/A

### Supporting Documents:

- Plat Exhibit

### Legal Review:

N/A

### Staff Recommendation:

Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being heard by the City Council.

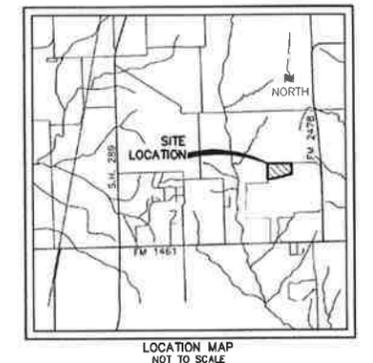
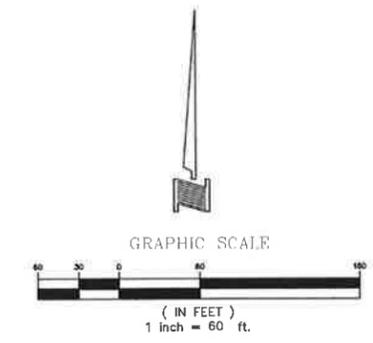
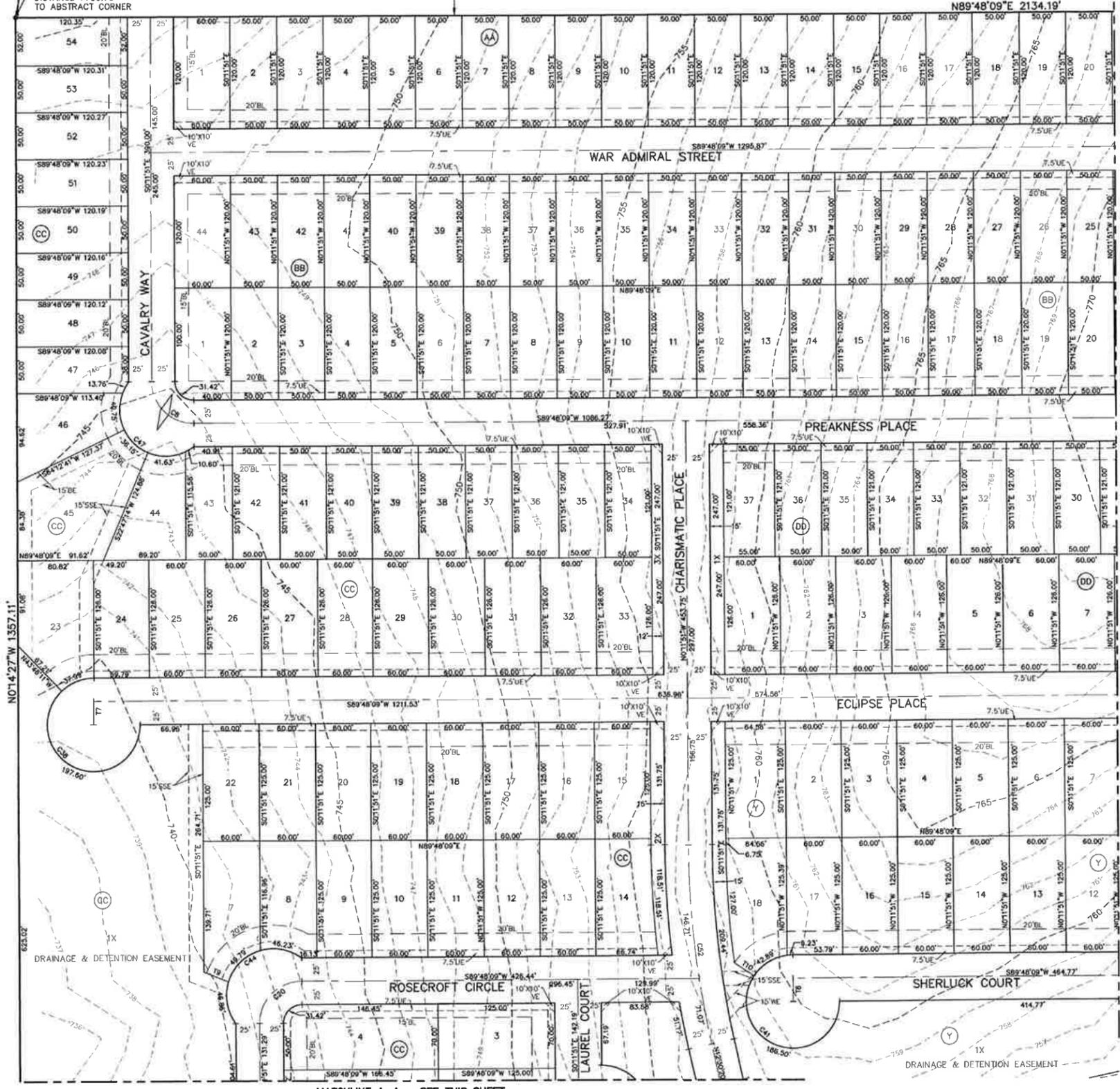
Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).

POINT OF BEGINNING  
 N: 7154848.4648  
 E: 2504909.2787  
 BEARING S23°18'50"W  
 DISTANCE 7756.79'  
 TO ABSTRACT CORNER

CALLED 5.384 ACRES  
 TRACT TWO  
 J. BAXTER BRINKMANN  
 DOC. NO. 92-0052450  
 D.R.C.C.T.

CALLED 195.337 ACRES  
 J. BAXTER BRINKMANN  
 DOC. NO. 93-0080070  
 D.R.C.C.T.

PRIVATE ROAD 5434



**LEGEND**

- PWE = PRIVATE WALL EASEMENT
- VE = VISIBILITY EASEMENT
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- PAE = PUBLIC ACCESS EASEMENT
- WE = WATER EASEMENT
- BL = BUILDING LINE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- ◇ = DENOTES STREET NAME CHANGE
- ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- ⊙ = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

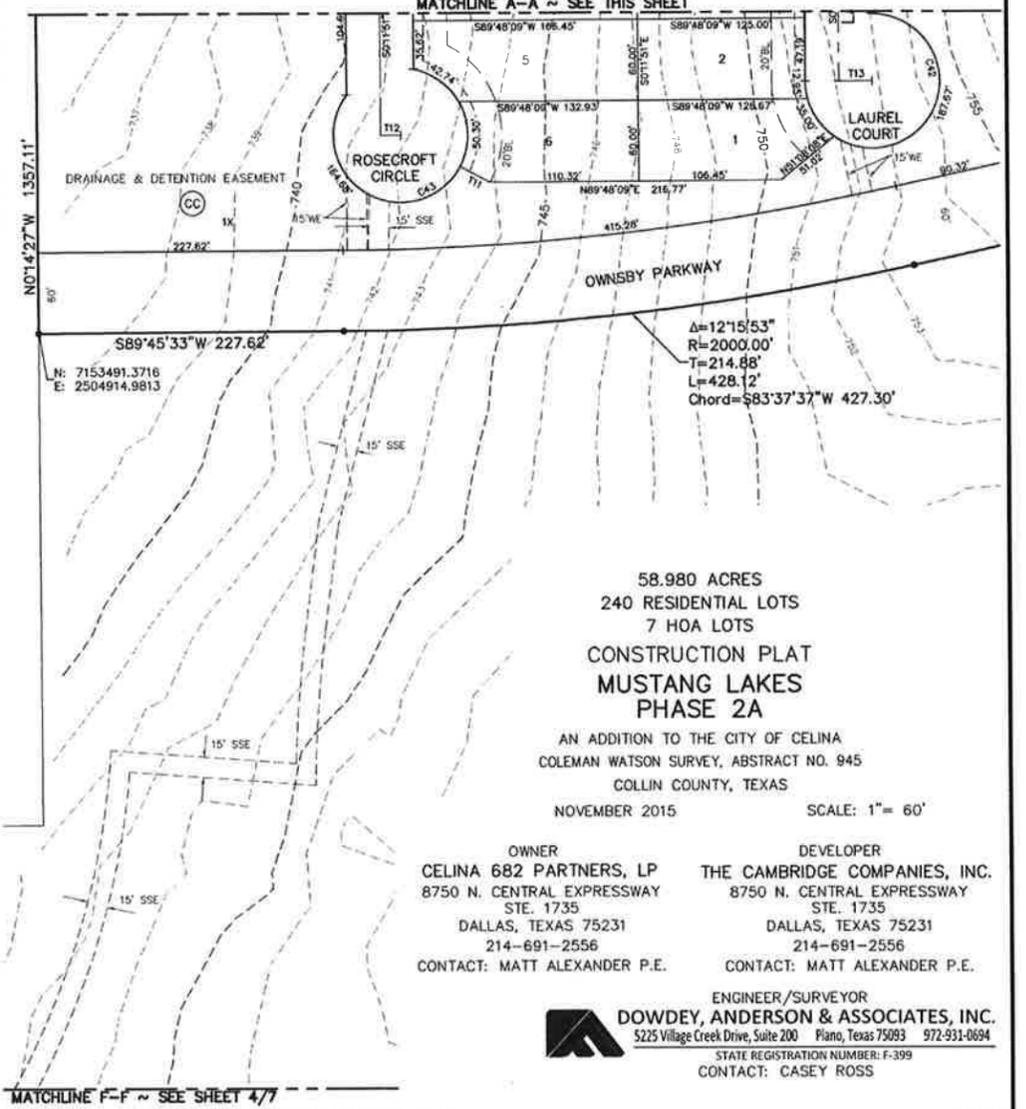
**NOTES:**

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
7. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.

MATCHLINE B-B ~ SEE NEXT SHEET

MATCHLINE A-A ~ SEE THIS SHEET

MATCHLINE F-F ~ SEE SHEET 4/7



CALLED 155.084 ACRES  
 BRINKMANN RANCHES, P  
 VOL. 6067, PG. 1306  
 D.R.C.C.T.

REVISED:

DOCUMENT NUMBER

(PLAN # P-201509-01)

1 OF 4

CALLED 5.384 ACRES  
TRACT TWO  
J. BAXTER BRINKMANN  
DOC. NO. 92-0052450  
D.R.C.C.T.

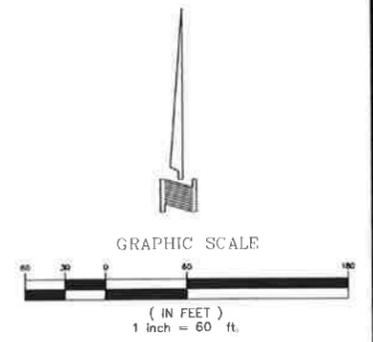
CALLED 195.337 ACRES  
J. BAXTER BRINKMANN  
DOC. NO. 93-0080070  
D.R.C.C.T.

PRIVATE ROAD 5434

N: 7154855.8230  
E: 2507043.4560



LOCATION MAP  
NOT TO SCALE



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
  2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DA".
  4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  5. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES.
  6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 480850140J DATED JUNE 2, 2009.
  7. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  8. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.

58.980 ACRES  
240 RESIDENTIAL LOTS  
7 HOA LOTS  
CONSTRUCTION PLAT  
MUSTANG LAKES  
PHASE 2A

AN ADDITION TO THE CITY OF CELINA  
COLEMAN WATSON SURVEY, ABSTRACT NO. 945  
COLLIN COUNTY, TEXAS

NOVEMBER 2015 SCALE: 1" = 60'

OWNER  
CELINA 682 PARTNERS, LP  
8750 N. CENTRAL EXPRESSWAY  
STE. 1735  
DALLAS, TEXAS 75231  
214-691-2556  
CONTACT: MATT ALEXANDER P.E.

DEVELOPER  
THE CAMBRIDGE COMPANIES, INC.  
8750 N. CENTRAL EXPRESSWAY  
STE. 1735  
DALLAS, TEXAS 75231  
214-691-2556  
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
CONTACT: CASEY ROSS

REVISED:

DOCUMENT NUMBER

(PLAN # P-201509-01)

05052-02A

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	AA	7200	0.17
1	Z	6451	0.15
1	DD	7560	0.17
1	BB	7114	0.16
1	Y	8070	0.19
1	CC	7797	0.18
2	AA	6000	0.14
2	Z	6670	0.15
2	DD	7560	0.17
2	BB	6000	0.14
2	Y	7500	0.17
2	CC	7507	0.17
3	AA	6000	0.14
3	Z	6755	0.16
3	DD	7560	0.17
3	BB	6000	0.14
3	Y	7500	0.17
3	CC	8750	0.20
4	AA	6000	0.14
4	Z	6957	0.16

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
4	DD	7560	0.17
4	BB	6000	0.14
4	Y	7500	0.17
4	CC	11566	0.27
5	AA	6000	0.14
5	Z	7041	0.16
5	DD	7560	0.17
5	BB	6000	0.14
5	Y	7500	0.17
5	CC	9453	0.22
6	AA	6000	0.14
6	Z	6949	0.16
6	DD	7560	0.17
6	BB	6000	0.14
6	Y	7500	0.17
6	CC	7624	0.18
7	CC	8125	0.19
7	AA	6000	0.14
7	Z	6690	0.15
7	DD	7560	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
7	BB	6000	0.14
7	Y	7500	0.17
8	AA	6000	0.14
8	Z	6265	0.14
8	DD	7560	0.17
8	BB	6000	0.14
8	Y	7500	0.17
8	CC	7166	0.16
9	AA	6000	0.14
9	Z	6000	0.14
9	DD	7559	0.17
9	BB	6000	0.14
9	Y	8664	0.20
9	CC	7500	0.17
10	AA	6000	0.14
10	Z	6000	0.14
10	DD	9476	0.22
10	BB	6000	0.14
10	Y	8748	0.20
10	CC	7500	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
32	BB	6000	0.14
32	Y	8014	0.18
32	CC	7560	0.17
33	AA	9342	0.21
33	DD	6050	0.14
33	BB	6000	0.14
33	Y	7114	0.16
33	CC	7560	0.17
34	CC	6050	0.14
34	AA	5810	0.13
34	DD	6050	0.14
34	BB	6000	0.14
34	Y	6306	0.14
35	AA	8566	0.20
35	DD	6050	0.14
35	BB	6000	0.14
35	Y	6352	0.15
35	CC	6050	0.14
36	AA	7791	0.18
36	DD	6050	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
36	BB	6000	0.14
36	Y	6067	0.14
36	CC	6050	0.14
37	DD	6655	0.15
37	BB	6000	0.14
37	Y	6000	0.14
37	CC	6050	0.14
38	BB	6000	0.14
38	Y	6000	0.14
38	CC	6050	0.14
39	BB	6000	0.14
39	Y	6000	0.14
39	CC	6050	0.14
40	BB	6000	0.14
40	Y	6000	0.14
40	CC	6050	0.14
41	BB	6000	0.14
41	Y	6000	0.14
41	CC	6050	0.14
42	BB	6000	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
42	Y	6300	0.14
42	CC	6050	0.14
43	BB	6000	0.14
43	Y	6300	0.14
43	CC	6023	0.14
44	BB	7200	0.17
44	Y	6000	0.14
44	CC	7348	0.17
45	Y	6000	0.14
45	CC	13224	0.30
46	Y	6000	0.14
46	CC	7573	0.17
47	Y	10048	0.23
47	CC	5959	0.14
48	Y	88833	2.04
48	CC	6005	0.14
49	CC	6007	0.14
50	CC	6009	0.14
51	CC	6011	0.14
52	CC	6013	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
11	AA	6000	0.14
11	Z	7200	0.17
11	DD	14017	0.32
11	BB	6000	0.14
11	Y	7500	0.17
11	CC	7500	0.17
12	AA	6000	0.14
12	Z	7202	0.17
12	DD	9814	0.23
12	BB	6000	0.14
12	Y	7500	0.17
12	CC	7500	0.17
13	AA	6000	0.14
13	Z	6146	0.14
13	DD	7638	0.18
13	BB	6000	0.14
13	Y	7500	0.17
13	CC	7500	0.17
14	AA	6000	0.14
14	Z	6667	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
14	DD	7500	0.17
14	BB	6000	0.14
14	Y	7500	0.17
14	CC	7765	0.18
15	AA	6000	0.14
15	Z	7228	0.17
15	DD	10462	0.24
15	BB	6000	0.14
15	Y	7500	0.17
15	CC	7500	0.17
16	AA	6000	0.14
16	Z	7446	0.17
16	DD	10159	0.23
16	BB	6000	0.14
16	Y	7500	0.17
16	CC	7500	0.17
17	AA	6000	0.14
17	Z	7519	0.17
17	DD	6082	0.14
17	BB	6000	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
17	Y	7501	0.17
17	CC	7500	0.17
18	AA	6000	0.14
18	Z	7451	0.17
18	DD	6264	0.14
18	BB	6000	0.14
18	Y	8379	0.19
18	CC	7500	0.17
19	AA	6000	0.14
19	Z	7249	0.17
19	DD	6409	0.15
19	BB	6000	0.14
19	Y	6205	0.14
19	CC	7500	0.17
20	AA	6000	0.14
20	Z	6914	0.16
20	DD	6376	0.15
20	BB	6000	0.14
20	Y	6550	0.15
20	CC	7500	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
53	CC	6014	0.14
54	CC	6257	0.14

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	AA	11973	0.27
1X	Z	11986	0.28
1X	DD	3705	0.09
1X	Y	88833	2.04
1X	CC	143533	3.30
2X	CC	3754	0.09
3X	CC	2964	0.07

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C32	299°59'52"	50.00'	28.67'	281.60'	S38°34'56"W 50.00'
C33	90°26'13"	70.00'	70.54'	110.49'	N56°56'02"E 99.37'
C35	90°05'41"	45.00'	45.07'	70.76'	N32°56'57"W 63.69'
C37	270°00'03"	50.00'	50.00'	235.62'	N39°25'12"E 70.71'
C38	270°11'52"	50.00'	49.63'	235.79'	S45°05'55"E 70.59'
C39	141°41'02"	50.00'	143.92'	123.64'	N45°11'51"W 94.46'
C41	270°00'00"	50.00'	50.00'	235.62'	S45°11'51"E 70.71'
C42	270°00'01"	50.00'	50.00'	235.62'	N44°48'09"E 70.71'
C43	295°19'59"	50.00'	31.85'	257.73'	N89°00'21"E 63.48'
C44	163°44'23"	50.00'	350.00'	142.89'	S44°48'09"W 98.99'
C47	163°44'23"	50.00'	350.00'	142.89'	S45°11'51"E 98.99'
C49	299°56'16"	50.00'	28.90'	261.75'	S74°29'07"E 50.05'
C50	136°30'55"	50.00'	125.37'	119.13'	S31°11'25"W 92.89'
C51	63°30'14"	20.00'	12.36'	22.17'	S31°33'16"W 21.05'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	90°00'00"	45.00'	45.00'	70.69'	S45°11'51"E 63.64'
C9	19°02'14"	800.00'	134.14'	285.81'	N80°40'44"W 264.59'
C10	19°02'14"	800.00'	134.14'	285.81'	N80°40'44"W 264.59'
C11	21°08'33"	300.00'	55.99'	110.70'	N79°37'34"W 110.08'
C12	21°08'33"	1000.00'	186.63'	369.01'	N79°37'34"W 386.92'
C13	63°30'14"	45.00'	27.85'	49.88'	S31°33'16"W 47.36'
C14	22°13'27"	350.00'	68.74'	135.76'	S74°25'06"W 134.91'
C15	18°11'42"	500.00'	80.05'	158.78'	S08°54'00"W 158.11'
C16	14°25'14"	500.00'	63.26'	125.84'	S07°00'46"W 125.51'
C17	8°23'00"	800.00'	44.61'	89.13'	S11°01'53"W 89.08'
C18	70°37'41"	45.00'	31.88'	55.47'	S35°06'59"W 62.03'
C19	90°00'00"	45.00'	45.00'	70.69'	N45°11'51"W 63.64'
C20	90°00'00"	45.00'	45.00'	70.69'	S44°48'09"W 63.64'
C46	19°22'19"	500.00'	85.34'	169.05'	S80°06'59"W 168.25'
C52	12°18'29"	1000.00'	107.82'	214.81'	N06°21'05"W 214.40'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T7	S00°11'51"E	25.00'
T8	S00°11'51"E	25.00'
T12	N89°48'09"E	15.00'
T13	N89°48'09"E	25.00'
T14	S07°50'23"W	41.29'
T20	S05°34'47"E	25.00'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T9	S87°37'34"E	28.17'
T10	S56°29'16"E	25.00'
T11	N62°02'30"W	25.00'
T15	N44°48'09"E	21.21'
T16	N14°21'10"E	20.00'
T17	N28°05'48"W	20.00'
T18	N44°48'09"E	15.86'
T19	N89°54'47"E	10.77'
T21	S20°43'33"W	25.00'

58.980 ACRES  
 240 RESIDENTIAL LOTS  
 7 HOA LOTS  
**CONSTRUCTION PLAT  
 MUSTANG LAKES  
 PHASE 2A**  
 AN ADDITION TO THE CITY OF CELINA  
 COLEMAN WATSON SURVEY, ABSTRACT NO. 945  
 COLLIN COUNTY, TEXAS  
 NOVEMBER 2015 SCALE: 1" = 60'

OWNER  
 CELINA 682 PARTNERS, LP  
 8750 N. CENTRAL EXPRESSWAY  
 STE. 1735  
 DALLAS, TEXAS 75231  
 214-691-2556  
 CONTACT: MATT ALEXANDER P.E.

DEVELOPER  
 THE CAMBRIDGE COMPANIES, INC.  
 8750 N. CENTRAL EXPRESSWAY  
 STE. 1735  
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 214-691-2556  
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ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT: CASEY ROSS

**TRACT 2A  
OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, LP, a Texas limited partnership, is the owner of a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of a tract of land conveyed to Celina 682 Partners, LP, according to the document filed of records in Document Number 20060419000517060, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of a tract of land described as Tract 8, conveyed to Brinkmann Ranches, LP, according to the document filed of record in Volume 6067, Page 1306, Deed Records, Collin County, Texas, for the common northwest corner of this tract and southwest corner of tract of land described as Tract 9, conveyed to Brinkmann Ranches, LP, according to the document filed of record in Volume 6067, Page 1306, Deed Records, Collin County, Texas, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found bear South 61 degrees 26 minutes 34 seconds East, a distance of 0.24 feet and from which a 1/2 inch iron rod found bears South 85 degrees 50 minutes 37 seconds West, a distance of 1.08 feet;

THENCE North 89° 48' 09" East, with the common north line of said Celina 682 Partners, LP, tract and south line of said Tract 9, a distance of 2,134.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
THENCE Leaving said common line, over and across said Celina 682 Partners, LP, tract, the following thirteen (13) courses and distances:

South 00° 11' 51" East, a distance of 963.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
North 89° 48' 09" East, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
South 00° 11' 51" East, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 45° 11' 51" West, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
South 89° 48' 09" West, a distance of 14.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the left having a central angle of 12° 35' 06", a radius of 1,140.00 feet and a chord bearing and distance of South 83° 30' 36" West, 249.90 feet;

With said curve to the left, an arc distance of 250.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
North 12° 46' 57" West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 06° 47' 13", a radius of 1,200.00 feet and a chord bearing and distance of South 73° 49' 26" West, 142.06 feet;

With said curve to the left, an arc distance of 142.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
South 70° 25' 49" West, a distance of 323.03 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the right having a central angle 07° 03' 51", a radius of 1,000.00 feet and a chord bearing and distance of South 73° 57' 45" West, 123.21 feet;

With said curve to the right, an arc distance of 123.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
South 77° 29' 40" West, a distance of 650.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the right having a central angle of 12° 15' 53", a radius of 2,000.00 feet and a chord bearing and distance of South 83° 37' 37" West, 427.30 feet;

With said curve to the right, an arc distance of 428.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;  
South 89° 45' 33" West, a distance of 227.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned east line of Tract B;  
THENCE North 00° 14' 27" West, with said east line, being common with the most northerly west line of the above mentioned Celina 682 Partners, LP, tract, a distance of 1,357.11 feet to the POINT OF BEGINNING and containing 58.980 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That CELINA 682 PARTNERS, LP, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 2A addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including but without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The portion of Lots 1X Block Y and Lot 1X Block CC as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2015.

CELINA 682 PARTNERS, LP

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires On:

**SURVEYOR'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

\_\_\_\_\_  
Signature of the Registered Professional

\_\_\_\_\_  
Texas Registration No.

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Sean Patton, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires On:

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: \_\_\_\_\_ Planning and Zoning Commission  
City of Celina, Texas

\_\_\_\_\_  
Signature of Chairperson Date of Recommendation

APPROVED BY: \_\_\_\_\_ City Council  
City of Celina, Texas

\_\_\_\_\_  
Signature of Mayor Date of Approval

ATTEST:

\_\_\_\_\_  
City Secretary Date

**Property Location Statement**

This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

\_\_\_\_\_  
Signature of Mayor Date of Approval

ATTEST:  
\_\_\_\_\_  
City Secretary Date

58.980 ACRES  
240 RESIDENTIAL LOTS  
7 HOA LOTS  
CONSTRUCTION PLAT  
MUSTANG LAKES  
PHASE 2A  
AN ADDITION TO THE CITY OF CELINA  
COLEMAN WATSON SURVEY, ABSTRACT NO. 945  
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NOVEMBER 2015 SCALE: 1"= 60'

OWNER: CELINA 682 PARTNERS, LP  
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DALLAS, TEXAS 75231  
214-691-2556  
CONTACT: MATT ALEXANDER P.E.

DEVELOPER: THE CAMBRIDGE COMPANIES, INC.  
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ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
CONTACT: CASEY ROSS



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Mustang Lakes Phase 2B Construction Plat

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### Action Requested:

Consider and act upon a Construction Plat for Mustang Lakes Phase 2B, approximately 44.778 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 120 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road).

### Background Information:

Staff has reviewed the proposed Construction Plat for Mustang Lakes Phase 2A, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council.

### Staff's comments:

1. The match line at CC does not align properly.
2. There is a long strip starting with match line FF and continuing through GG, HH and II – some of these do not align with each other and also do not have clear edges – perhaps it would be best to add another sheet to include these and add clear lot and block borders.
3. The match line FF does not seem to align with anything on Sheet 1. Please provide an overall exhibit that shows the extent of the entire Phase 2B.
4. Make the outside edge of Phase 2B a heavier weight line for clarity.
5. Address the remaining Engineering comments.
6. Complete the H&H study.

### Public Notice:

N/A

### Supporting Documents:

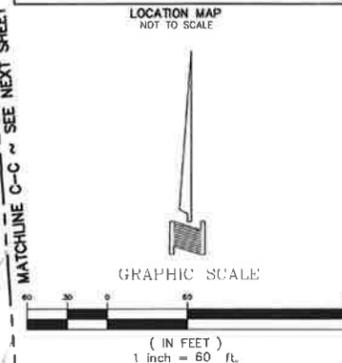
- Plat Exhibit

### Legal Review:

N/A

### Staff Recommendation:

Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being heard by the City Council.



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
  2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
  4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  5. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES.
  6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 4805C0140J DATED JUNE 2, 2009.
  7. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  8. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.

- LEGEND
- PWE = PRIVATE WALL EASEMENT
  - VE = VISIBILITY EASEMENT
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - PAE = PUBLIC ACCESS EASEMENT
  - WE = WATER EASEMENT
  - BL = BUILDING LINE
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - UE = UTILITY EASEMENT
  - <CM> = CONTROL MONUMENT
  - ◇ = DENOTES STREET NAME CHANGE
  - ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
  - ⊕ = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

44.778 ACRES  
 120 RESIDENTIAL LOTS  
 4 HOA LOTS  
**CONSTRUCTION PLAT**  
**MUSTANG LAKES**  
**PHASE 2B**  
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LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	V	17585	0.40
1	K	15972	0.37
1	J	15230	0.35
2	V	15600	0.36
2	K	14970	0.34
2	J	15551	0.36
3	V	16708	0.43
3	K	12900	0.30
3	J	15828	0.36
4	H	10266	0.24
4	V	16926	0.43
4	K	12900	0.30
4	J	15464	0.35
5	H	10022	0.23
5	K	12900	0.30
5	J	15074	0.35
6	H	9981	0.23
6	K	12900	0.30
6	J	15108	0.35
7	H	9879	0.23

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
7	K	12900	0.30
7	J	15614	0.36
8	H	9978	0.23
8	K	12900	0.30
8	J	15499	0.36
8	G	12619	0.29
9	J	15613	0.36
9	H	9978	0.23
9	K	12900	0.30
9	G	11045	0.25
10	J	16844	0.39
10	H	9873	0.23
10	K	12900	0.30
10	G	10951	0.25
11	H	9917	0.23
11	K	12900	0.30
11	G	10395	0.24
12	H	9888	0.23
12	K	12900	0.30
12	G	15368	0.35

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
13	H	9909	0.23
13	K	13105	0.30
13	G	13547	0.31
13	F	9825	0.23
14	H	9978	0.23
14	K	14548	0.33
14	G	10905	0.25
14	F	10002	0.23
15	H	9909	0.23
15	G	10235	0.23
15	F	11277	0.26
16	H	9878	0.23
16	G	9876	0.23
16	F	10781	0.25
17	H	11227	0.26
17	G	9833	0.23
17	F	9812	0.23
18	H	12618	0.29
18	G	9815	0.23
18	F	9812	0.23

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N57°59'38"W	50.00'
T2	N32°00'22"E	15.42'
T3	N12°26'57"E	50.00'
T4	N77°48'11"W	25.50'
T5	S65°13'40"W	40.00'
T11	N82°02'30"W	25.00'
T18	N44°48'09"E	15.88'
T19	N89°54'47"E	10.77'
T21	S20°43'33"W	25.00'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T8	S00°11'51"E	25.00'
T14	S07°50'23"W	41.28'
T20	S05°34'47"E	25.00'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
19	H	11336	0.26
19	G	9821	0.23
19	F	9812	0.23
20	H	11275	0.26
20	G	10012	0.23
20	F	9812	0.23
21	H	11228	0.26
21	G	10386	0.24
21	F	9812	0.23
22	H	11326	0.26
22	G	10603	0.24
22	F	9812	0.23
23	H	11292	0.26
23	G	10864	0.24
23	F	9812	0.23
24	H	11316	0.26
24	G	10570	0.24
24	F	9812	0.23
25	H	11287	0.26
25	G	10499	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
25	F	9812	0.23
26	H	11205	0.26
26	G	10693	0.25
26	F	9812	0.23
27	H	11287	0.26
27	G	10749	0.25
27	F	9812	0.23
28	H	11277	0.26
28	F	9812	0.23
29	H	11176	0.26
29	G	14813	0.34
29	F	12117	0.28
30	H	14922	0.34
30	G	13236	0.30
31	H	13932	0.32
31	G	13215	0.30
32	H	11111	0.26
32	G	13061	0.30
33	H	9766	0.22
33	G	12560	0.29

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
34	H	9846	0.23
34	G	12310	0.28
35	H	11619	0.27
35	G	12594	0.29
36	H	12040	0.28
36	G	12688	0.29
37	H	12040	0.28
37	G	12538	0.29
38	H	12040	0.28
38	G	12572	0.29
39	H	12040	0.28
39	G	12715	0.29
40	H	12040	0.28
40	G	12323	0.28
41	H	12040	0.28
42	H	12040	0.28
43	H	12040	0.28
44	H	12040	0.28
45	H	12040	0.28

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C32	299°59'52"	50.00'	28.87'	281.80'	S36°34'58"W 50.00'
C33	90°28'13"	70.00'	70.54'	110.49'	N56°56'02"E 99.37'
C35	90°05'41"	45.00'	45.07'	70.76'	N32°56'57"W 63.69'
C37	270°00'03"	50.00'	50.00'	235.62'	N39°25'12"E 70.71'
C38	270°11'52"	50.00'	49.83'	235.79'	S45°05'55"E 70.59'
C39	141°41'02"	50.00'	143.82'	123.84'	N45°11'51"W 84.46'
C41	270°00'00"	50.00'	50.00'	235.62'	S45°11'51"E 70.71'
C42	270°00'01"	50.00'	50.00'	235.62'	N44°48'09"E 70.71'
C43	295°19'59"	50.00'	31.65'	257.73'	N89°00'21"E 53.48'
C44	163°44'23"	50.00'	350.00'	142.89'	S44°48'09"W 88.99'
C47	163°44'23"	50.00'	350.00'	142.89'	S45°11'51"E 88.99'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C22	20°21'53"	2000.00'	359.22'	710.66'	S80°08'56"E 707.13'
C23	50°48'58"	400.00'	190.00'	354.76'	S64°55'23"E 343.25'
C24	33°56'07"	250.00'	76.28'	148.07'	N67°27'09"E 145.82'
C25	24°40'28"	1200.00'	282.48'	516.78'	N57°37'48"W 512.80'
C26	2°55'52"	2000.00'	51.17'	102.32'	N10°14'59"E 102.31'
C27	90°26'13"	45.00'	45.34'	71.03'	N56°56'02"E 63.88'
C28	28°53'44"	2686.00'	637.88'	1252.40'	S64°24'00"E 1246.93'
C29	18°14'02"	3000.00'	508.32'	1007.08'	S67°54'31"E 1002.36'
C30	89°37'28"	45.00'	44.71'	70.39'	S32°42'49"E 63.43'
C31	90°21'03"	45.00'	45.28'	70.96'	S57°16'25"W 63.83'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	V	17949	0.41
1X	J	2164	0.05
1X	G	18533	0.43
2X	V	87680	2.01

44.778 ACRES  
 120 RESIDENTIAL LOTS  
 4 HOA LOTS  
**CONSTRUCTION PLAT  
 MUSTANG LAKES  
 PHASE 2B**  
 AN ADDITION TO THE CITY OF CELINA  
 COLEMAN WATSON SURVEY, ABSTRACT NO. 945  
 COLLIN COUNTY, TEXAS  
 NOVEMBER 2015 SCALE: 1"= 60'

OWNER  
 CELINA 682 PARTNERS, LP  
 8750 N. CENTRAL EXPRESSWAY  
 STE. 1735  
 DALLAS, TEXAS 75231  
 214-691-2556  
 CONTACT: MATT ALEXANDER P.E.

DEVELOPER  
 THE CAMBRIDGE COMPANIES, INC.  
 8750 N. CENTRAL EXPRESSWAY  
 STE. 1735  
 DALLAS, TEXAS 75231  
 214-691-2556  
 CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT: CASEY ROSS

REVISED:

DOCUMENT NUMBER

TRACT 2B  
OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, LP, a Texas limited partnership, is the owner of a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being part of a tract of land conveyed to Celina 682 Partners, L.P. according to the document filed of records in Document Number 20060419000517060, Deed Records, Collin County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found in the east line of said Celina 682 Partners tract, being common with the west line of F.M. 2478, a variable width right-of-way, for the common most easterly southeast corner of said Celina 682 Partners, L.P. tract and northeast corner of a tract of land described in deed to Amy Samuels Robinson and Drew Russell, as recorded in Document Number 1758170, Deed Records, Collin County, Texas from which a 1/2 inch square pipe found bears South 89° 48' 02" West, a distance of 1.07 feet;

THENCE North 00° 05' 13" West, with said common line, a distance of 163.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the POINT OF BEGINNING of the tract of land herein described:

THENCE Over and across the above mentioned Celina 682 Partners, L.P. tract the following sixty-one (61) courses and distances:

South 89° 54' 47" West, a distance of 11.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a tangent curve to the right having a central angle of 50° 34' 18", a radius of 300.00 and a chord bearing and distance of North 64° 48' 03" West, 256.28 feet;  
With said curve to the right, an arc distance of 264.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 39° 30' 54" West, a distance of 539.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a tangent curve to the left having a central angle of 50° 48' 59", a radius of 375.00 and a chord bearing and distance of North 64° 55' 23" West, 321.80 feet;  
With said curve to the left, an arc distance of 332.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 89° 40' 07" West, a distance of 81.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 00° 19' 53" East, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 89° 40' 07" West, a distance 860.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00° 19' 53" West, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 89° 40' 07" West, a distance of 87.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a tangent curve to the left having a central angle of 04° 43' 32", a radius of 2,025.00 and a chord bearing and distance of North 87° 58' 07" West, 166.97 feet;  
With said curve to the left, an arc distance of 167.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 08° 47' 03" West, a distance of 171.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 12° 12' 51" West, a distance of 146.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 29° 13' 58" West, a distance of 78.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 49° 49' 17" West, a distance of 113.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 57° 57' 20" West, a distance of 47.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 11° 24' 13" West, a distance of 125.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 65° 13' 40" West, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the right having a central angle of 36° 52' 14", a radius of 45.00 and a chord bearing and distance of South 06° 20' 13" East, 28.46 feet;  
With said curve to the right, an arc distance of 28.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 12° 05' 54" West, a distance of 272.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a tangent curve to the right having a central angle of 89° 54' 47", a radius of 45.00 and a chord bearing and distance of South 57° 03' 17" West, 63.59 feet;  
With said curve to the right, an arc distance of 70.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 77° 46' 11" West, a distance of 25.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 12° 26' 57" East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the right having a central angle of 03° 52' 43", a radius of 3,287.00 and a chord bearing and distance of North 75° 36' 42" West, 222.47 feet;  
With said curve to the right, an arc distance of 222.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 16° 19' 40" East, a distance of 131.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 73° 00' 21" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 71° 40' 23" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 70° 20' 24" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 69° 00' 26" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 67° 40' 27" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 66° 20' 29" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 65° 00' 30" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 63° 40' 32" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 62° 20' 33" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 61° 00' 35" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 59° 40' 37" West, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 58° 20' 11" West, a distance of 74.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the left having a central angle of 16° 42' 12", a radius of 1,025.00 and a chord bearing and distance of North 40° 21' 28" East, 297.76 feet;  
With said curve to the left, an arc distance of 298.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 32° 00' 22" East, a distance of 15.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 57° 59' 38" West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 53° 16' 30" West, a distance of 375.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 42° 35' 41" West, a distance of 67.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 14° 28' 59" West, a distance of 76.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 75° 31' 01" East, a distance of 182.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a tangent curve to the left having a central angle of 14° 15' 00", a radius of 625.00 and a chord bearing and distance of North 68° 23' 31" East, 155.04 feet;  
With said curve to the left, an arc distance of 155.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a compound curve to the left having a central angle of 14° 32' 35", a radius of 1,405.00 and a chord bearing and distance of North 53° 59' 43" East, 355.67 feet;  
With said curve to the left, an arc distance of 356.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 59° 01' 42" East, a distance of 355.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 71° 07' 24" East, a distance of 343.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 77° 03' 54" East, a distance of 210.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 81° 12' 57" East, a distance of 50.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 86° 53' 11" East, a distance of 173.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 02° 30' 00" West, a distance of 171.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the left having a central angle of 02° 49' 52", a radius of 1,975.00 and a chord bearing and distance of South 88° 54' 57" East, 97.58 feet;  
With said curve to the left, an arc distance of 97.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89° 40' 07" East, a distance of 163.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00° 19' 53" West, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89° 40' 07" East, a distance of 1,032.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 00° 19' 53" East, a distance of 183.96 feet to 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the right having a central angle of 27° 45' 21", a radius of 105.00 and a chord bearing and distance of South 53° 23' 35" East, 203.88 feet;  
With said curve to the right, an arc distance of 205.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 39° 30' 54" East, a distance of 9.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 58° 38' 32" East, a distance of 154.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 84° 25' 13" East, a distance of 360.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89° 54' 47" East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the above mentioned common line;

THENCE South 00° 05' 13" East, a distance of 664.83 feet to the POINT OF BEGINNING and containing 44.778 acres of land, more or less.

44.778 ACRES  
120 RESIDENTIAL LOTS  
4 HOA LOTS

CONSTRUCTION PLAT  
MUSTANG LAKES  
PHASE 2B

AN ADDITION TO THE CITY OF CELINA  
COLEMAN WATSON SURVEY, ABSTRACT NO. 945  
COLLIN COUNTY, TEXAS

NOVEMBER 2015 SCALE: 1" = 60'

OWNER	DEVELOPER
CELINA 682 PARTNERS, LP	THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY	8750 N. CENTRAL EXPRESSWAY
STE. 1735	STE. 1735
DALLAS, TEXAS 75231	DALLAS, TEXAS 75231
214-691-2556	214-691-2556
CONTACT: MATT ALEXANDER P.E.	CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
CONTACT: CASEY ROSS





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez, Planner  
Meeting Date: January 19, 2016  
Re: Light Farms, Cypress Creek & Worthington Way

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### **Action Requested:**

Consider and act on a Final Plat for Light Farms, Cypress Creek and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167.

### **Background Information:**

Staff has reviewed the proposed Final Plat for Light Farms, Cypress Creek & Worthington Way, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

The purpose of the plat is to facilitate the extension of Cypress Creek Way across the BNSF Railroad and to connect the east and west phases of Light Farms together. Light Farms has coordinated with the BNSF Railroad for an additional rail crossing.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

### **Legal Review:**

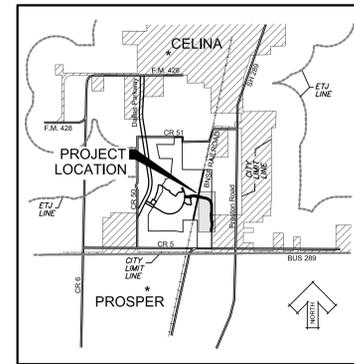
N/A

### **Staff Recommendation:**

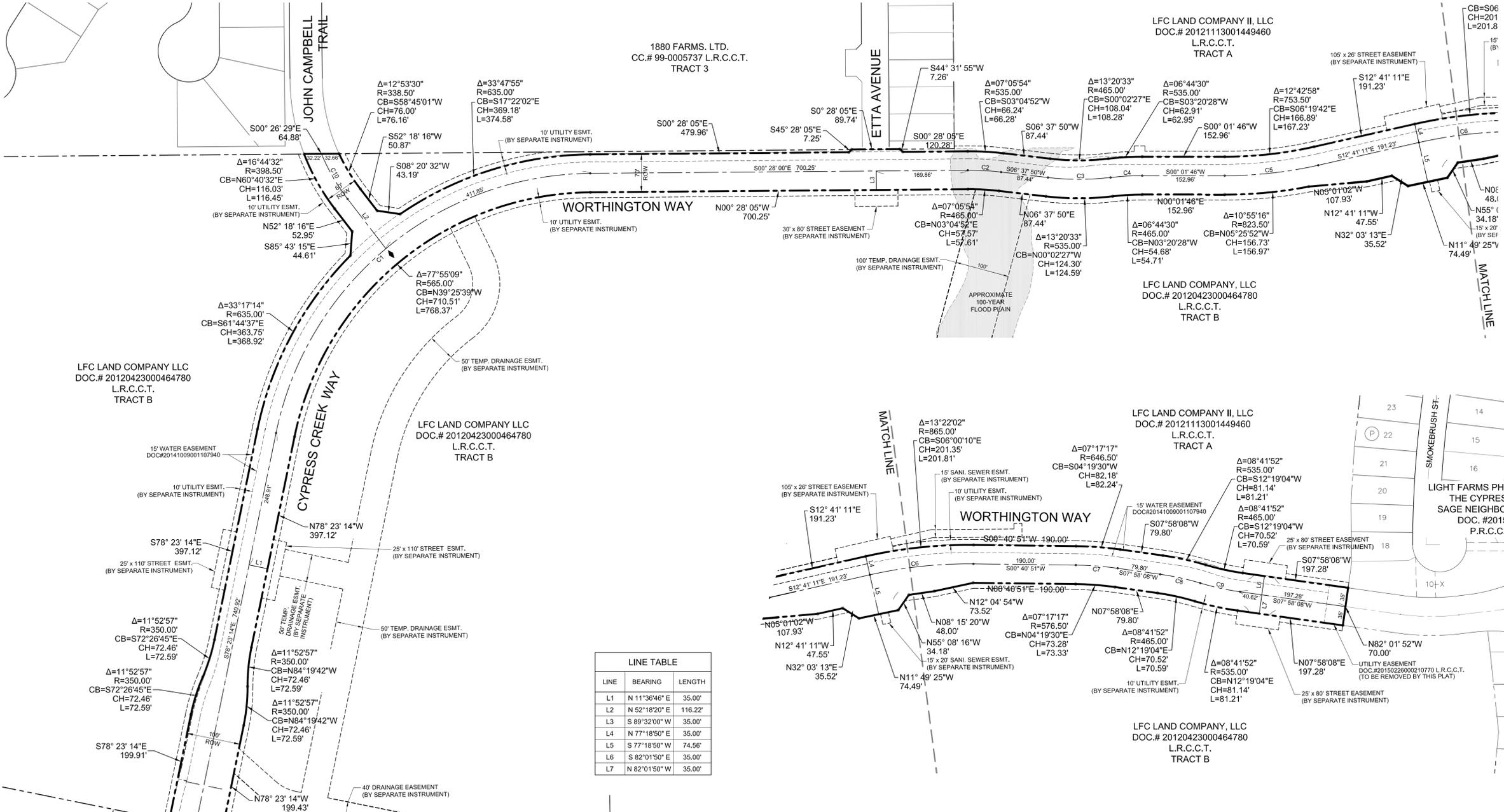
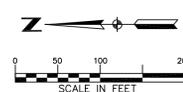
Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

- Comments include minor changes to the plat language.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at [Brodriguez@celina-tx.gov](mailto:Brodriguez@celina-tx.gov).



VICINITY MAP



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 11°36'48" E	35.00'
L2	N 52°18'20" E	116.22'
L3	S 89°32'00" W	35.00'
L4	N 77°18'50" E	35.00'
L5	S 77°18'50" W	74.56'
L6	S 82°01'50" E	35.00'
L7	N 82°01'50" W	35.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	77°55'09"	600.00'	815.97'	S39°25'39"W	754.53'
C2	7°05'54"	500.00'	61.95'	S3°04'52"E	61.91'
C3	13°20'33"	500.00'	116.43'	S0°02'27"E	116.17'
C4	6°44'30"	500.00'	58.83'	S3°20'28"W	58.80'
C5	12°42'58"	788.50'	175.00'	S6°19'42"E	174.64'
C6	13°22'02"	830.00'	193.64'	S6°00'10"W	193.20'
C7	7°17'17"	611.50'	77.78'	N4°19'30"E	77.73'
C8	8°41'52"	500.00'	75.90'	N12°19'04"E	75.83'
C9	8°41'52"	500.00'	75.90'	S12°19'04"W	75.83'
C10	14°59'13"	368.50'	96.39'	N59°47'52"E	96.11'

**BENCHMARKS:**

BM # 5 - Square cut on top of concrete headwall, 5' west of edge of pavement of Frontier Parkway, 56 feet south of centerline of County Road No. 5, 485 feet east of centerline County Road No. 51.  
Elev. = 652.94

BM # 8 - Square cut northeast corner of concrete headwall, north side of County Road 5, 1200 feet (+/-) east of intersection of County Road 5 and Frontier Parkway.  
Elev. = 662.56

**LEGEND**

- IRF — IRON ROD FOUND
- IRF (H) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

**NOTES:**

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

**FINAL PLAT**  
**CYPRESS CREEK WAY & WORTHINGTON WAY**  
 7.0357 ACRES  
 SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167  
 COLLIN COUNTY, TEXAS  
 DECEMBER, 2015

OWNER  
**COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1**  
 C/O CRAWFORD & JORDAN, LLP, 19 Briar Hollow Lane, Suite 245, Houston, Texas 77027

DEVELOPER  
**LFC LAND COMPANY, LLC.**  
 8401 North Central Expressway, Suite 350, Dallas, TX 75225  
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Dallas  
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
 Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. CP13-XX SHEET 1 of 2

DWG: I:\proj\01390552\_CCM&MW\EXT\01390552\_FINAL\_PLAT.dwg USER: tam  
 DATE: Dec 03, 2015 6:48pm XREFS: LF-MASTER-BASE ccm-mp-3888  
 COUNTY RECORDING INFORMATION  
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OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

Whereas LFC Land Company LLC is the owner a tract of land in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of Tract B as described in instrument to LFC Land Company, LLC as recorded in Document No. 20120423000464780 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the most westerly southwest corner of said LFC Land Company, LLC tract, said point being on the easterly right-of-way line (100' right-of-way) of the Burlington Northern Railroad (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20 (L.R.C.C.T.);

THENCE, along the easterly right-of-way line of said Burlington Northern Railroad, North 11 degrees 20 minutes 28 seconds East, a distance of 2,074.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the POINT OF BEGINNING;

THENCE, continuing along the easterly right-of-way line of said Burlington Northern Railroad, North 11 degrees 20 minutes 28 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, departing the easterly right-of-way line of said Burlington Northern Railroad South 78 degrees 23 minutes 14 seconds East, a distance of 199.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 72 degrees 26 minutes 45 seconds East;

THENCE, along said curve to the right an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 72 degrees 26 minutes 45 seconds East;

THENCE, along said curve to the left an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 23 minutes 14 seconds East, a distance of 397.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 17 minutes 14 seconds, a radius of 635.00 feet, subtended by a 363.75 foot chord which bears South 61 degrees 44 minutes 37 seconds East;

THENCE, along said curve to the right an arc distance of 368.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";  
THENCE, South 85 degrees 43 minutes 15 seconds East, a distance of 44.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 52 degrees 18 minutes 16 seconds East, a distance of 52.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 16 degrees 44 minutes 32 seconds, a radius of 398.50 feet, subtended by a 116.03 foot chord which bears North 60 degrees 40 minutes 32 seconds East;

THENCE, along said curve to the right an arc distance of 116.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 26 minutes 29 seconds East, a distance of 64.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 12 degrees 53 minutes 30 seconds, a radius of 338.50 feet, subtended by a 76.00 foot chord which bears South 58 degrees 45 minutes 01 seconds West;

THENCE, along said curve to the left an arc distance of 76.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 52 degrees 18 minutes 16 seconds West, a distance of 50.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 08 degrees 20 minutes 32 seconds West, a distance of 43.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 47 minutes 55 seconds, a radius of 635.00 feet, subtended by a 369.18 foot chord which bears South 17 degrees 22 minutes 02 seconds East;

THENCE, along said curve to the right an arc distance of 374.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 28 minutes 05 seconds East, a distance of 479.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 28 minutes 05 seconds East, a distance of 7.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 28 minutes 05 seconds East, a distance of 89.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 31 minutes 55 seconds West, a distance of 7.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 28 minutes 05 seconds East, a distance of 120.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 07 degrees 05 minutes 54 seconds, a radius of 535.00 feet, subtended by a 66.24 foot chord which bears South 03 degrees 04 minutes 52 seconds West;

THENCE, along said curve to the right an arc distance of 66.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 06 degrees 37 minutes 50 seconds West, a distance of 87.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 13 degrees 20 minutes 33 seconds, a radius of 465.00 feet, subtended by a 108.04 foot chord which bears South 00 degrees 02 minutes 27 seconds East;

THENCE, along said curve to the left an arc distance of 108.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 06 degrees 44 minutes 30 seconds, a radius of 535.00 feet, subtended by a 62.91 foot chord which bears South 03 degrees 20 minutes 28 seconds East;

THENCE, along said curve to the right an arc distance of 62.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 01 minutes 46 seconds West, a distance of 152.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 12 degrees 42 minutes 58 seconds, a radius of 753.50 feet, subtended by a 166.89 foot chord which bears South 06 degrees 19 minutes 42 seconds East;

THENCE, along said curve to the left an arc distance of 167.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 41 minutes 11 seconds East, a distance of 191.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 13 degrees 22 minutes 02 seconds, a radius of 865.00 feet, subtended by a 201.35 foot chord which bears South 06 degrees 00 minutes 10 seconds East;

THENCE, along said curve to the right an arc distance of 201.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 40 minutes 51 seconds West, a distance of 190.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 07 degrees 17 minutes 17 seconds, a radius of 646.50 feet, subtended by a 82.18 foot chord which bears South 04 degrees 19 minutes 30 seconds West;

THENCE, along said curve to the right an arc distance of 82.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 07 degrees 58 minutes 08 seconds West, a distance of 79.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, subtended by a 81.14 foot chord which bears South 12 degrees 19 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 81.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, subtended by a 70.52 foot chord which bears South 12 degrees 19 minutes 04 seconds West;

THENCE, along said curve to the left an arc distance of 70.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 07 degrees 58 minutes 08 seconds West, a distance of 197.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 82 degrees 01 minutes 52 seconds West, a distance of 70.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 07 degrees 58 minutes 08 seconds East, a distance of 197.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, subtended by a 81.14 foot chord which bears North 12 degrees 19 minutes 04 seconds East;

THENCE, along said curve to the right an arc distance of 81.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, subtended by a 70.52 foot chord which bears North 12 degrees 19 minutes 04 seconds East;

THENCE, along said curve to the left an arc distance of 70.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 07 degrees 58 minutes 08 seconds East, a distance of 79.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 07 degrees 17 minutes 17 seconds, a radius of 576.50 feet, subtended by a 73.28 foot chord which bears North 04 degrees 19 minutes 30 seconds East;

THENCE, along said curve to the left an arc distance of 73.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 40 minutes 51 seconds East, a distance of 190.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 12 degrees 04 minutes 54 seconds West, a distance of 73.52 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 08 degrees 15 minutes 20 seconds West, a distance of 48.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 55 degrees 08 minutes 16 seconds West, a distance of 34.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 49 minutes 25 seconds West, a distance of 74.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 32 degrees 03 minutes 13 seconds East, a distance of 35.52 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 12 degrees 41 minutes 11 seconds West, a distance of 47.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 01 minutes 02 seconds West, a distance of 107.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 10 degrees 55 minutes 16 seconds, a radius of 823.50 feet, subtended by a 156.73 foot chord which bears North 05 degrees 25 minutes 52 seconds West;

THENCE, along said curve to the right an arc distance of 156.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 01 minutes 46 seconds East, a distance of 152.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 06 degrees 44 minutes 30 seconds, a radius of 465.00 feet, subtended by a 54.68 foot chord which bears North 03 degrees 20 minutes 28 seconds West;

THENCE, along said curve to the left an arc distance of 54.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 13 degrees 20 minutes 33 seconds, a radius of 535.00 feet, subtended by a 124.30 foot chord which bears North 00 degrees 02 minutes 27 seconds West;

THENCE, along said curve to the right an arc distance of 124.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 06 degrees 37 minutes 50 seconds East, a distance of 87.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 07 degrees 05 minutes 54 seconds, a radius of 465.00 feet, subtended by a 57.57 foot chord which bears North 03 degrees 04 minutes 52 seconds East;

THENCE, along said curve to the left an arc distance of 57.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 28 minutes 05 seconds West, a distance of 700.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 77 degrees 55 minutes 09 seconds, a radius of 565.00 feet, subtended by a 710.51 foot chord which bears North 39 degrees 25 minutes 39 seconds West;

THENCE, along said curve to the left an arc distance of 768.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 397.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears North 84 degrees 19 minutes 42 seconds West;

THENCE, along said curve to the left an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears North 84 degrees 19 minutes 42 seconds West;

THENCE, along said curve to the right an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 199.43 feet to the POINT OF BEGINNING and CONTAINING 7.0357 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC acting herein by and through his/(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as CYPRESS CREEK WAY & WORTHINGTON WAY at LIGHT FARMS, additions within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements, The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

LFC Land Company, LLC

By: RJM/Celina III, L.P., manager

By: RJM/Celina III GP, Inc., general partner

\_\_\_\_\_  
Tony Ruggeri, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By:

Keller Webster, President Collin County Municipal Utility District No. 1

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

\_\_\_\_\_  
Eric J. Yahoudy, Registered Professional Land Surveyor  
Texas Registration No. 4862

Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Date of approval

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.	
RECOMMENDED BY:	Planning and Zoning Commission City of Celina, Texas
_____ Signature of Chairperson	_____ Date of Recommendation
APPROVED BY:	City Council City of Celina, Texas
_____ Signature of Mayor	_____ Date of Approval
ATTEST:	
_____ City Secretary	_____ Date

FINAL PLAT  
**CYPRESS CREEK WAY & WORTHINGTON WAY**  
7.0357 ACRES

SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS  
DECEMBER, 2015

OWNER  
**COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1**  
C/O CRAWFORD & JORDAN, LLP, 19 Briar Hollow Lane, Suite 245, Houston, Texas 77027

DEVELOPER <b>LFC LAND COMPANY, LLC.</b> 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: <b>HUITT-ZOLLARS</b> Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
CITY FILE No. CP13-XX	SHEET 2 of 2



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez, Planner  
Meeting Date: January 19, 2016  
Re: Light Farms, Phase 5A, The Hawthorne Neighborhood – Phase 1

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### **Action Requested:**

Consider and act on a Final Plat for Light Farms, Phase 5A, The Hawthorne Neighborhood – Phase 1, being approximately 29.28 acres situated in the John Ragsdale Survey No. 14, Abstract No. 738 and being comprised of 118 lots and 3 open spaces.

### **Background Information:**

Staff has reviewed the proposed Final Plat for Light Farms, Phase 5A, The Hawthorne Neighborhood – Phase 1, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

The purpose of the plat is to facilitate the next phase of Light Farms. It is anticipated that this phase will also be housing a Montessori school/day school.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

### **Legal Review:**

N/A

### **Staff Recommendation:**

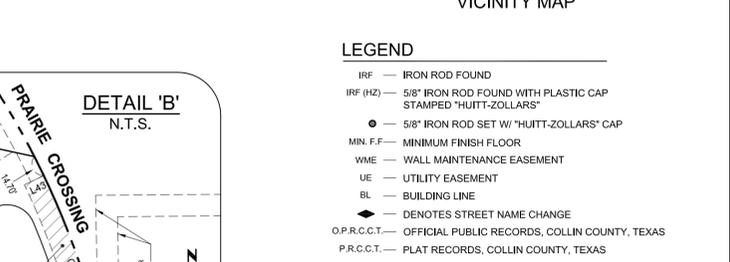
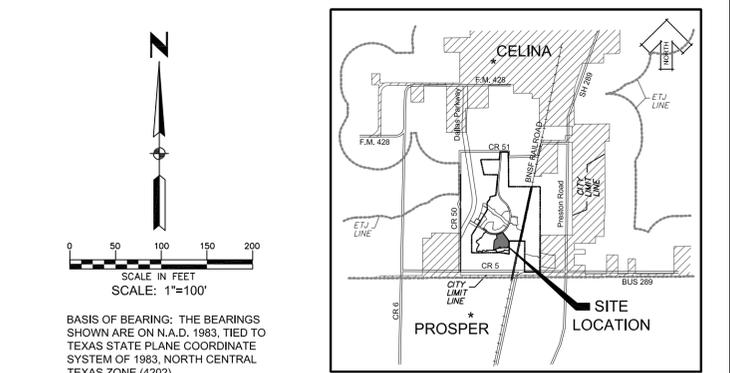
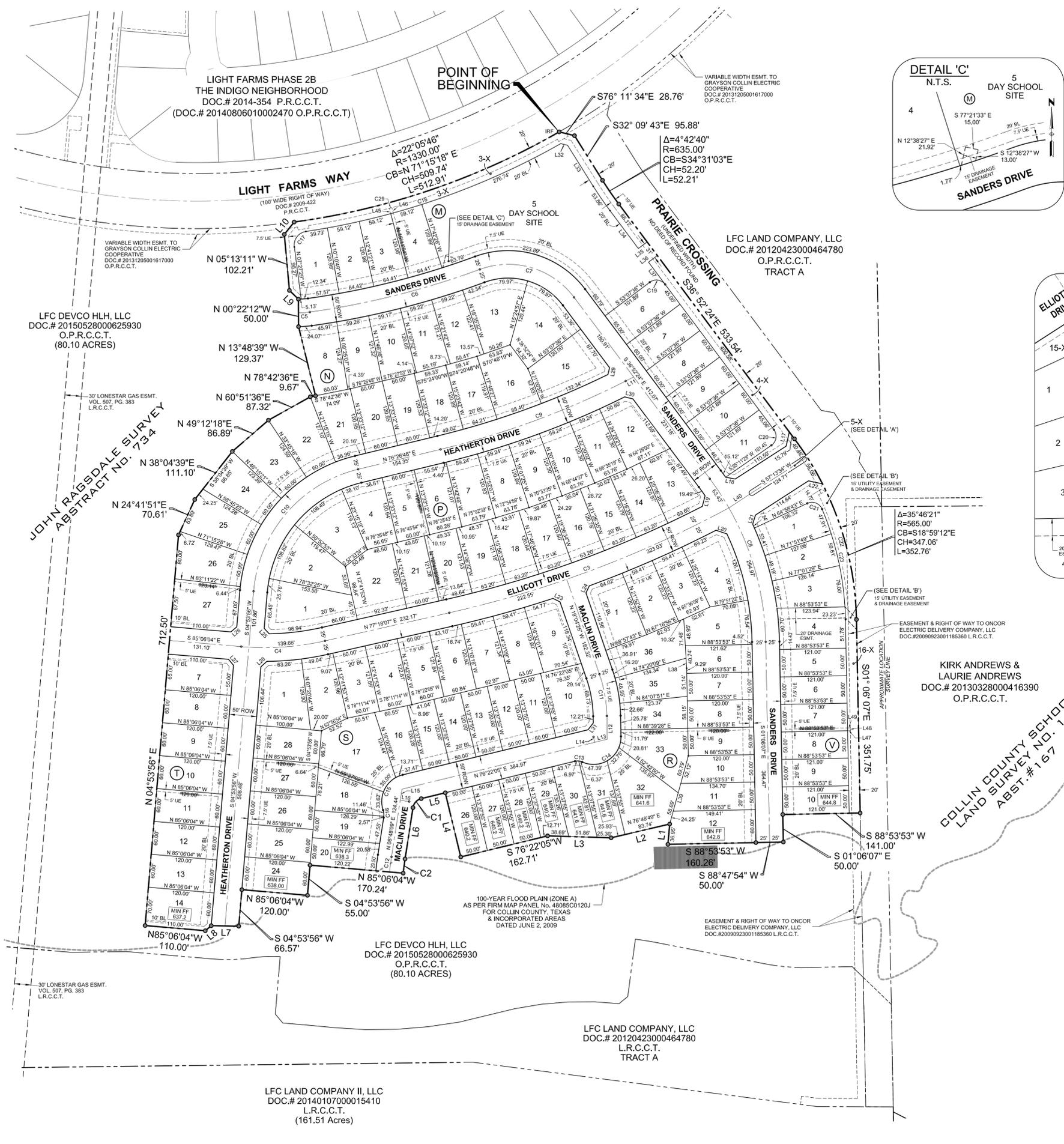
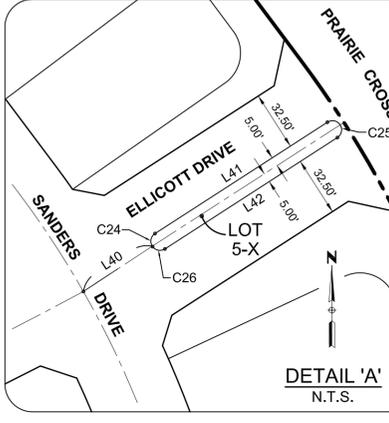
Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

- Comments include minor changes to the plat language.

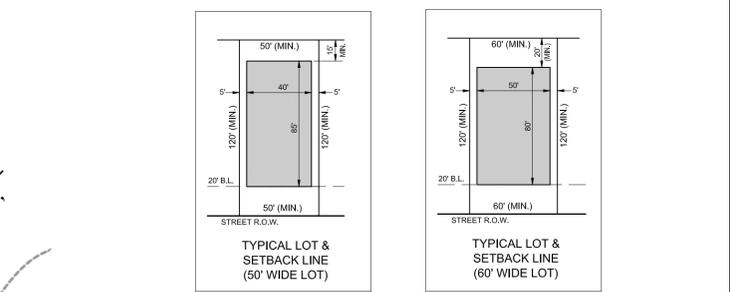
Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at [Brodriguez@celina-tx.gov](mailto:Brodriguez@celina-tx.gov).

PARCEL CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	67°33'56"	20.00'	23.58'	22.24'	S 42°35'07" W
C2	02°23'33"	625.00'	26.10'	26.10'	S 07°36'22" W
C3	15°37'47"	2000.00'	545.58'	543.89'	S 69°29'14" W
C4	17°35'49"	500.00'	153.56'	152.96'	S 86°06'02" W
C5	07°55'54"	150.00'	20.77'	20.75'	N 86°01'40" E
C6	12°14'57"	1496.00'	319.82'	319.22'	N 75°56'15" E
C7	73°18'50"	150.00'	191.94'	179.11'	S 73°31'48" E
C8	35°46'16"	510.00'	318.41'	313.26'	S 18°59'15" E
C9	13°19'12"	1550.00'	360.34'	359.53'	S 69°47'12" W
C10	71°32'52"	250.00'	312.19'	292.29'	S 40°40'22" W
C11	17°58'18"	247.31'	77.57'	77.26'	S 10°05'16" E
C12	02°27'02"	650.00'	27.80'	27.80'	S 07°34'38" W
C13	38°12'48"	20.00'	13.34'	13.09'	N 84°31'31" W
C14	115°41'00"	50.00'	100.95'	84.66'	N 56°44'22" E
C15	94°20'53"	50.00'	82.33'	73.34'	S 29°11'38" W
C16	26°46'57"	30.00'	14.02'	13.90'	S 04°35'20" E
C17	82°59'44"	25.00'	36.21'	33.13'	N 40°00'28" E
C18	20°57'30"	1350.00'	493.82'	491.07'	N 71°01'36" E
C19	90°00'00"	20.00'	31.42'	28.28'	S 81°52'24" E
C20	92°03'52"	20.00'	32.14'	28.79'	S 09°09'33" W
C21	92°11'00"	20.00'	32.18'	28.82'	S 68°55'47" E
C22	25°59'07"	565.00'	256.24'	254.05'	S 14°05'36" E
C23	21°44'05"	545.00'	206.74'	205.50'	N 11°58'15" W
C24	90°00'00"	5.00'	7.85'	7.07'	N 12°13'34" W
C25	180°00'00"	5.00'	15.71'	10.00'	N 32°46'26" W
C26	90°00'00"	5.00'	7.85'	7.07'	N 77°46'26" W
C27	11°15'45"	565.00'	111.06'	110.88'	S 19°57'50" E
C28	24°29'40"	550.00'	235.13'	233.34'	N 13°20'52" W
C29	00°12'50"	1340.00'	5.00'	5.00'	N 74°41'14" W

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 05°07'42"E	36.95'	L26	S 49°53'56"W	14.14'
L2	S 76°48'49"W	109.67'	L27	S 40°06'04"E	14.14'
L3	N 88°14'57"W	115.85'	L28	N 47°30'05"E	14.72'
L4	N 13°37'55"W	120.00'	L29	N 13°28'32"E	12.76'
L5	S 76°22'05"W	45.00'	L30	S 76°41'46"E	15.36'
L6	S 08°48'09"W	94.33'	L31	S 37°37'59"W	15.60'
L7	N 89°01'47"W	50.12'	L32	S 76°11'34"E	12.71'
L8	S 49°53'56"W	14.14'	L33	S 32°09'43"E	87.79'
L9	N 45°50'35"W	22.76'	L34	S 36°52'24"E	86.17'
L10	N 38°45'25"E	28.78'	L35	N 53°07'36"E	20.00'
L11	S 63°07'36"W	16.24'	L36	N 53°07'36"E	20.00'
L12	S 01°06'07"E	42.26'	L37	S 36°52'24"E	50.50'
L13	S 76°22'05"W	23.39'	L38	S 03°22'53"E	18.23'
L14	N 13°37'55"W	10.00'	L39	N 15°17'09"E	52.12'
L15	S 08°48'09"W	20.27'	L40	S 56°43'32"W	45.08'
L16	S 81°11'51"E	16.42'	L41	S 57°13'34"W	112.22'
L17	S 12°17'46"W	26.44'	L42	S 57°13'34"W	112.22'
L18	N 79°09'06"W	17.66'	L43	N 64°24'18"E	15.00'
L19	S 14°29'08"W	20.01'	L44	S 01°06'02"E	129.33'
L20	S 71°42'16"E	20.95'	L45	N 15°11'54"W	10.00'
L21	N 17°16'28"E	17.34'	L46	S 15°11'54"E	10.00'
L22	S 77°46'26"E	26.11'	L47	N 88°53'53"E	5.00'
L23	S 63°38'57"E	14.25'	L48	N 01°06'02"W	5.00'
L24	N 25°30'07"E	14.25'	L49	S 88°53'53"W	5.00'
L25	N 42°45'02"W	13.47'			



- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 3X, 4X, 5X & 16X, IS THE RESPONSIBILITY OF THE H.O.A.
  - FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
  - ALL LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION USING 5/8" INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUIITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT PCS, PTS AND INTERSECTION POINTS.



**FINAL PLAT**  
**LIGHT FARMS**  
**PHASE 5A**  
**THE HAWTHORNE NEIGHBORHOOD - PHASE 1**  
 CONTAINING  
 118 RESIDENTIAL LOTS, 3 OPEN SPACES  
 1 SCHOOL SITE  
 TOTALING 29.27 ACRES  
 SITUATED IN THE  
 JOHN RAGSDALE COUNTY, ABST. No. 734  
 COLLIN COUNTY, TEXAS  
 DECEMBER, 2015

OWNER/DEVELOPER  
**LFC LAND COMPANY, LLC.**  
 8401 North Central Expressway, Suite 350, Dallas, TX 75225  
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:  
**HUIITT-ZOLLARS**  
 Huiitt-Zollars, Inc. Dallas  
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
 Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. P-201503-01 SHEET 1 of 2

DWG: I:\proj\01390546\_08\_Design\CADD\FINAL PLAT\01390546\_FINAL PLAT HAWTHORNE.dwg USER: lam  
 DATE: Dec 03, 2015 5:05pm XREFS: 01390546\_CONST-PL1-BD, 01390546\_FINAL PLAT HAWTHORNE.dwg, 01390546\_FINAL PLAT BASE ALL, 01390546\_EXIST-BASE, H-H-E-DB-DWG  
 COUNTY RECORDING INFORMATION PROJECT NUMBER: 01-3905-46

**OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN**

**BEING** a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in Instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Light Farms Way (100 foot wide right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Celina, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width);

**THENCE**, departing the southerly right of way line of said Light Farms Way, along the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing the following:

South 76 degrees 11 minutes 34 seconds East a distance of 28.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 32 degrees 09 minutes 43 seconds East a distance of 95.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 04 degrees 42 minutes 40 seconds, with a radius of 635.00 feet, subtended by a 52.20 foot chord which bears South 34 degrees 31 minutes 03 seconds East;

Along said curve to the left, an arc distance of 52.21 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

South 36 degrees 52 minutes 24 seconds East a distance of 533.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 35 degrees 46 minutes 21 seconds, with a radius of 565.00 feet, subtended by a 347.06 foot chord which bears South 18 degrees 59 minutes 12 seconds East;

Along said curve to the right, an arc distance of 352.76 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

South 01 degrees 06 minutes 07 seconds East, a distance of 351.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, departing the the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing, South 88 degrees 53 minutes 53 seconds West, a distance of 141.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 01 degrees 06 minutes 07 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 88 degrees 47 minutes 54 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 88 degrees 53 minutes 53 seconds West, a distance of 160.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 05 degrees 07 minutes 42 seconds East, a distance of 36.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 76 degrees 48 minutes 49 seconds West, a distance of 109.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 88 degrees 14 minutes 57 seconds West, a distance of 115.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 76 degrees 22 minutes 05 seconds West, a distance of 162.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 13 degrees 37 minutes 55 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 76 degrees 22 minutes 05 seconds West, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 67 degrees 33 minutes 56 seconds, a radius of 20.00 feet, subtended by a 22.24 foot chord which bears South 42 degrees 35 minutes 07 seconds West;

**THENCE**, along said curve to the left an arc distance of 23.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 08 degrees 48 minutes 09 seconds West, a distance of 94.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 02 degrees 23 minutes 33 seconds, a radius of 625.00 feet, subtended by a 26.10 foot chord which bears South 07 degrees 36 minutes 22 seconds West;

**THENCE**, along said curve to the left an arc distance of 26.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 85 degrees 06 minutes 04 seconds West, a distance of 170.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 04 degrees 53 minutes 56 seconds West, a distance of 55.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 85 degrees 06 minutes 04 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 04 degrees 53 minutes 56 seconds West, a distance of 66.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 89 degrees 01 minutes 47 seconds West, a distance of 50.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 49 degrees 53 minutes 56 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 85 degrees 06 minutes 04 seconds West, a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 04 degrees 53 minutes 56 seconds East, a distance of 712.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 24 degrees 41 minutes 51 seconds East, a distance of 70.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 38 degrees 04 minutes 39 seconds East, a distance of 111.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 49 degrees 12 minutes 18 seconds East, a distance of 86.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 60 degrees 51 minutes 36 seconds East, a distance of 87.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 78 degrees 42 minutes 36 seconds East, a distance of 9.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 13 degrees 48 minutes 39 seconds West, a distance of 129.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 00 degrees 22 minutes 12 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 45 degrees 50 minutes 35 seconds West, a distance of 22.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 05 degrees 13 minutes 11 seconds West, a distance of 102.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 38 degrees 45 minutes 25 seconds East, a distance of 28.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the southerly right-of-way line of said Light Farms Way, same being a point in the northerly line of said LFC DEVCO HLH tract, and being the beginning of a non-tangent curve to the left having a central angle of 22 degrees 05 minutes 46 seconds, a radius of 1330.00 feet, subtended by a 509.74 foot chord which bears North 71 degrees 15 minutes 18 seconds East;

**THENCE**, along the southerly right-of-way line of Light Farms Way and the northerly line of the LFC DEVCO HLH tract, also along said curve to the left an arc distance of 512.91 feet to the **POINT OF BEGINNING** and **CONTAINING** 29.27 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS PHASE 5A, THE HAWTHORNE NEIGHBORHOOD - PHASE 1, additions within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC., Owner

\_\_\_\_\_  
Tony Ruggeri, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

CERTIFICATE OF APPROVAL:  
WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
By:  
Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

\_\_\_\_\_  
Keller Webster, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Eric J. Yahoudy, Registered Professional Land Surveyor  
Texas Registration No. 4862  
HUITT-ZOLLARS, Inc.  
Firm Registration No. 10025600

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**PROPERTY LOCATION STATEMENT**

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Date of approval

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: \_\_\_\_\_  
Planning and Zoning Commission  
City of Celina, Texas

\_\_\_\_\_  
Signature of Chairperson

\_\_\_\_\_  
Date of Recommendation

APPROVED BY: \_\_\_\_\_

\_\_\_\_\_  
City Council  
City of Celina, Texas

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Date of Approval

ATTEST:

\_\_\_\_\_  
City Secretary

FINAL PLAT  
**LIGHT FARMS**  
**PHASE 5A**  
**THE HAWTHORNE NEIGHBORHOOD - PHASE 1**

CONTAINING  
118 RESIDENTIAL LOTS, 3 OPEN SPACES  
1 SCHOOL SITE  
TOTALING 29.27 ACRES

SITUATED IN THE  
JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY, TEXAS  
DECEMBER, 2015

OWNER/DEVELOPER  
**LFC LAND COMPANY, LLC.**  
8401 North Central Expressway, Suite 350, Dallas, TX 75225  
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. P-201503-01

SHEET 2 of 2

DWG: \\p0101390546\_08\_DesginCADD\FINAL PLAT\01390546\_FINAL PLAT HAWTHORNE.ldwg USER: iam DATE: Dec 03, 2015 5:08pm XREFS: 01390546\_CONST-PL-T-BD\_01390546\_FINAL PLAT HAWTHORNE.rbd 01390546\_FINAL PLAT BASE ALL\_01390546\_EXIST-BASE\_H-H-Ele-Dwg

COUNTY RECORDING INFORMATION

PROJECT NUMBER: 01-3905-46



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: **Mike Foreman, City Manager**  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Wells South General Development Plan

---

### **Action Requested:**

Consider and act on a General Development Plan application for the ±379.78 acre residential portion of the ±400.5 acre tract of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway), south and west of CR 84, and east of CR 83 (Coit Road). (Wells South)

### **Background Information:**

The annexation of this tract of land was completed at December 7, 2015 City Council meeting. The rezoning request from the annexed land's holding zone of AG-Agricultural to PD-Planned Development (PD-58) also was approved at the December 7, 2015 City Council meeting.

The intent of a GDP is to address an overall tract through the design process as smaller tracts are selected for development. The process will assist owners and developers with an organized plan to diminish the request for variances in the future. The GDP review addresses access, lot configuration, preliminary utility and drainage design, and land use. A General Development Plan is required prior to or in conjunction with a Construction Plat application.

The Wells South GDP only references the single-family portion of the development and excludes the ±20.72 acre tract of land designated with a base zoning of MU-2-Mixed Use Regional. A GDP will be required for the ±20.72 acre commercial tract prior to any development.

Staff has reviewed the proposed General Development Plan (GDP) and has deemed it acceptable.

### **Legal Obligations and Review:**

N/A

### **Public Notifications:**

N/A

### **Supporting Documents:**

- GDP Exhibit

### **Staff Recommendation:**

- Staff recommends approval of the item.

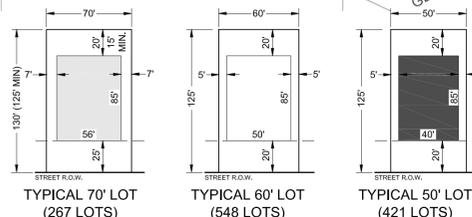


**SUMMARY OF LAND USE**

<b>RESIDENTIAL</b>	<b>327.51 ACRES</b>
<b>OPEN SPACE</b>	<b>52.29 ACRES</b>
<b>FUTURE DEVELOPMENT</b>	<b>20.72 ACRES</b>

**LOT SUMMARY TABLE**

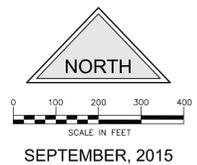
	50' LOT	60' LOT	70' LOT	TOTAL
PHASE I	96	111	83	290
PHASE II	68	115	44	227
PHASE III	0	154	99	253
PHASE IV	145	80	0	225
PHASE V-A	104	88	26	218
PHASE V-B	8	0	15	23
<b>TOTAL</b>	<b>421</b>	<b>548</b>	<b>267</b>	<b>1236</b>



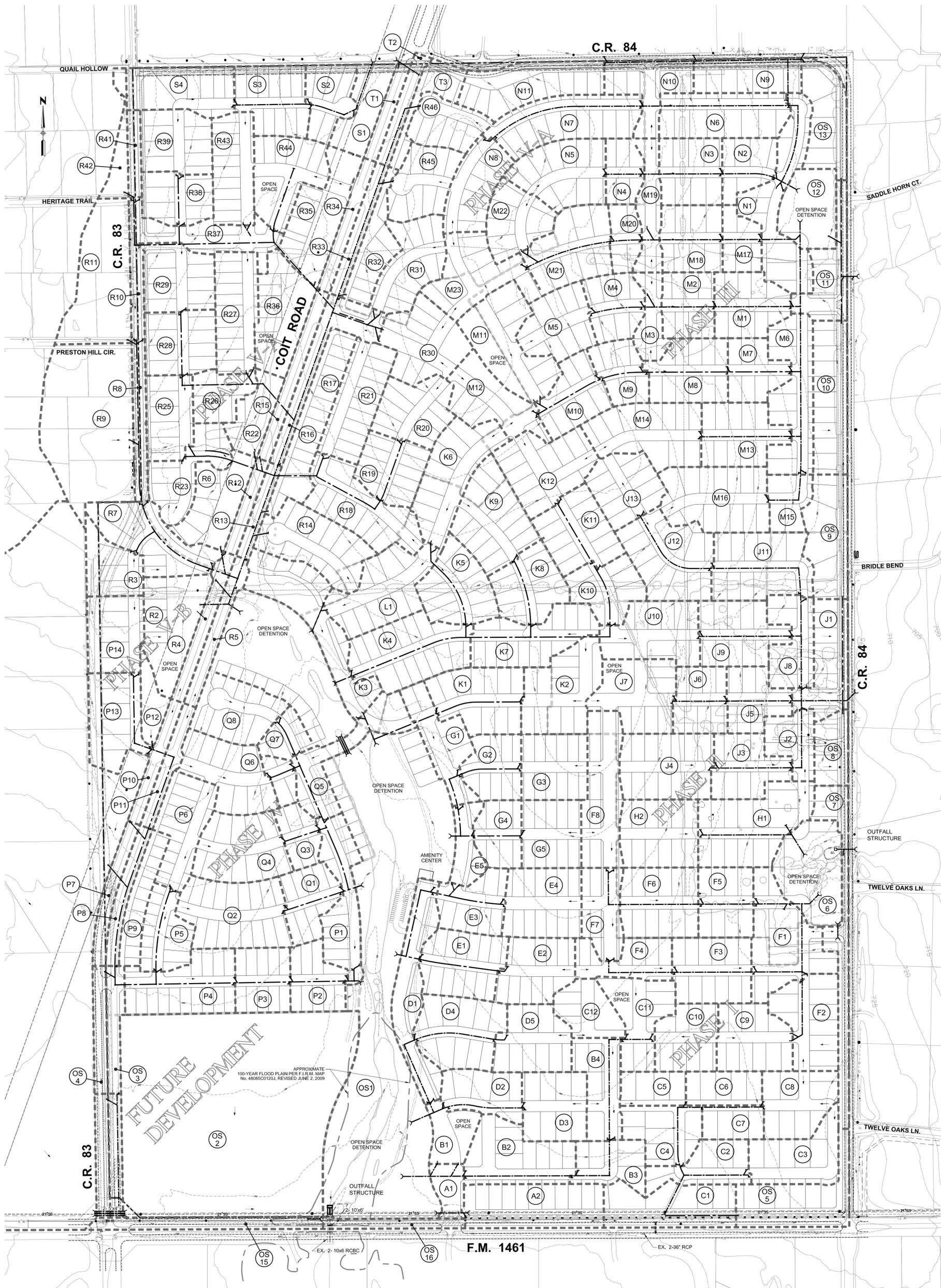
- LEGEND**
- TYPE 3 ( 70' LOT)
  - TYPE 2 ( 60' LOT)
  - TYPE 1 ( 50' LOT)
  - ASPHALT TRANSITION
  - OPEN SPACE
  - EXIST. TREE OUTLINE
  - PHASE LINE

**HILLWOOD COMMUNITIES**  
 VICTORY PARK  
 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
 Phone (214) 777-4396 Fax (972) 201-2959  
 PATRICK COWDEN, VICE PRESIDENT

**HUIT-ZOLIARS**  
 Dallas  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-1236  
 Phone (214) 871-3311 Fax (214) 871-0757



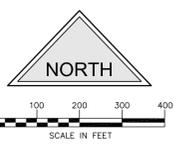
**GENERAL DEVELOPMENT PLAN**  
**WELLS SOUTH TRACT - CITY OF CELINA, TEXAS**  
**PRELIMINARY SITE LAYOUT**



**LEGEND**

- DRAINAGE DIVIDE
- FLOW DIRECTION
- DRAINAGE AREA SYMBOL
- D.P. DISCHARGE POINT NUMBER
- PHASE LINE

NOTE:  
STORM SEWER PIPE SIZING TO  
BE DETERMINED AT TIME OF  
FINAL DESIGN.



SEPTEMBER, 2015

**HILLWOOD COMMUNITIES**

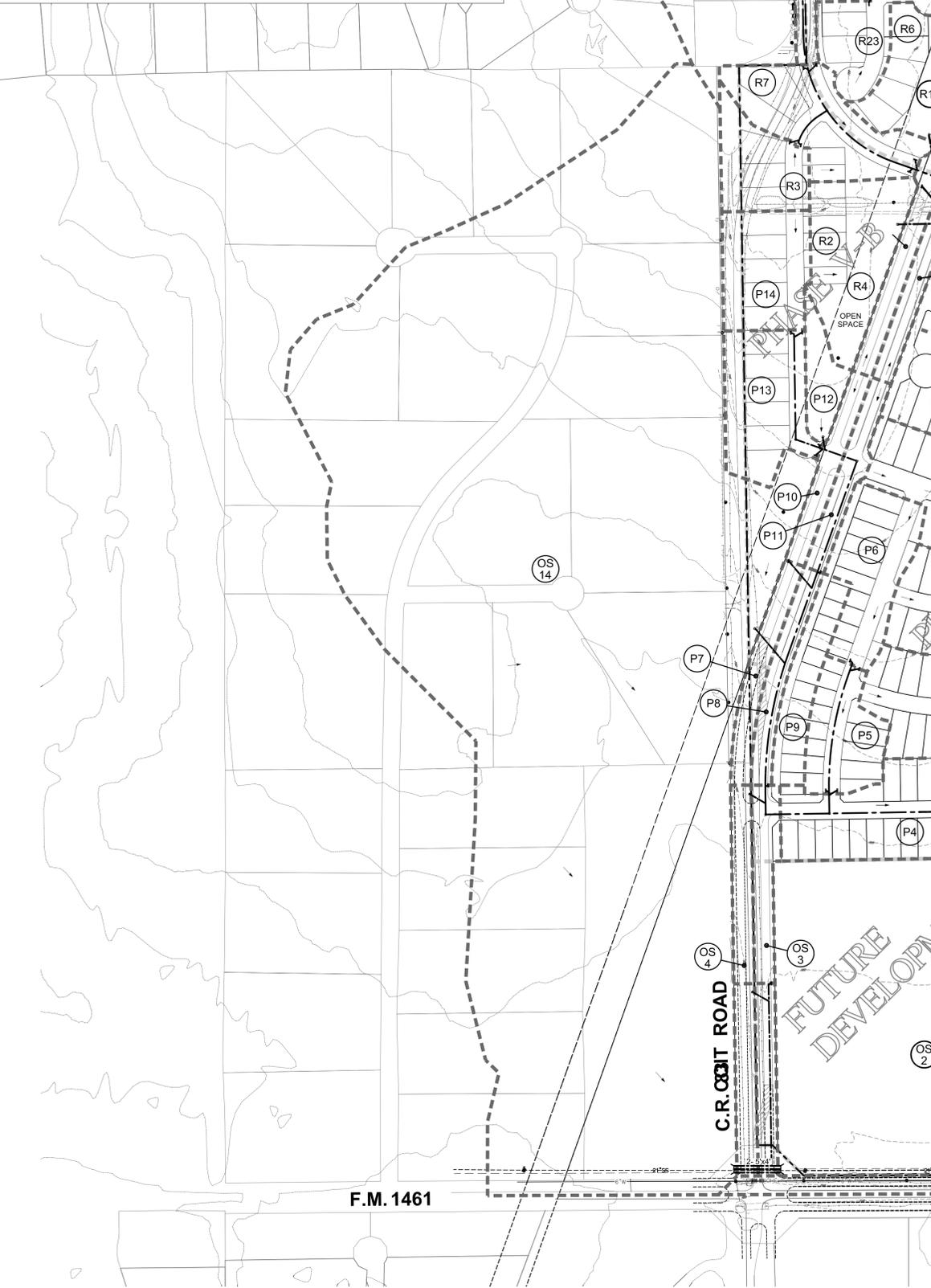
VICTORY PARK  
3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
Phone (214) 777-4398 Fax (972) 201-2959  
PATRICK COWDEN, VICE PRESIDENT

**HUIT-ZOLIARS**  
Huit-Zoliars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400  
Dallas, Texas 75202-1236  
Phone (214) 871-3311 Fax (214) 871-0757

**GENERAL DEVELOPMENT PLAN**

**WELLS SOUTH TRACT - CITY OF CELINA, TEXAS  
PRELIMINARY DRAINAGE & STORM DRAIN LAYOUT**

DESIGN FLOW (Q <sub>100</sub> ) BY RATIONAL METHOD						
LOCATION, AREA DESIGNATION	TIME OF CONCENTRATION, T <sub>c</sub> (MIN.)	INTENSITY "I <sub>100</sub> " (in/hr)	DRAINAGE AREA "A" (AC)	RUNOFF COEFFICIENT "C"	FREQUENCY (YRS.)	DESIGN FLOW "Q <sub>100</sub> " = C*I*A (CFS)
A1	15	7.52	0.74	0.60	100	3.34
A2	15	7.52	2.90	0.60	100	13.08
B1	15	7.52	1.13	0.60	100	5.10
B2	15	7.52	2.21	0.60	100	9.97
B3	15	7.52	2.06	0.60	100	9.29
B4	15	7.52	1.89	0.60	100	8.53
C1	15	7.52	2.65	0.60	100	11.96
C2	15	7.52	1.64	0.60	100	7.40
C3	15	7.52	2.20	0.60	100	9.93
C4	15	7.52	1.89	0.60	100	8.53
C5	15	7.52	1.06	0.60	100	4.78
C6	15	7.52	1.25	0.60	100	5.64
C7	15	7.52	0.99	0.60	100	4.47
C8	15	7.52	2.13	0.60	100	9.61
C9	15	7.52	2.20	0.60	100	9.93
C10	15	7.52	1.91	0.60	100	8.62
C11	15	7.52	2.06	0.60	100	9.29
C12	15	7.52	1.42	0.60	100	6.41
D1	15	7.52	2.40	0.60	100	10.83
D2	15	7.52	1.72	0.60	100	7.76
D3	15	7.52	2.06	0.60	100	9.29
D4	15	7.52	2.64	0.60	100	11.91
D5	15	7.52	2.24	0.60	100	10.11
E1	15	7.52	2.52	0.60	100	11.37
E2	15	7.52	2.12	0.60	100	9.57
E3	15	7.52	1.66	0.60	100	7.49
E4	15	7.52	2.53	0.60	100	11.42
E5	15	7.52	1.01	0.60	100	4.56
F1	15	7.52	3.09	0.60	100	13.94
F2	15	7.52	2.52	0.60	100	11.37
F3	15	7.52	2.48	0.60	100	11.19
F4	15	7.52	1.62	0.60	100	7.31
F5	15	7.52	1.85	0.60	100	8.35
F6	15	7.52	2.56	0.60	100	11.35
F7	15	7.52	1.63	0.60	100	7.35
F8	15	7.52	2.69	0.60	100	12.14
G1	15	7.52	2.35	0.60	100	10.60
G2	15	7.52	1.47	0.60	100	6.63
G3	15	7.52	2.07	0.60	100	9.34
G4	15	7.52	1.20	0.60	100	5.41
G5	15	7.52	1.91	0.60	100	8.62
H1	15	7.52	3.42	0.60	100	15.43
H2	15	7.52	2.46	0.60	100	11.10
J1	15	7.52	2.16	0.60	100	9.75
J2	15	7.52	1.16	0.60	100	5.23
J3	15	7.52	2.03	0.60	100	9.16
J4	15	7.52	2.86	0.60	100	12.90
J5	15	7.52	1.64	0.60	100	7.40
J6	15	7.52	1.76	0.60	100	7.94
J7	15	7.52	2.48	0.60	100	11.19
J8	15	7.52	1.74	0.60	100	7.85
J9	15	7.52	2.83	0.60	100	12.77

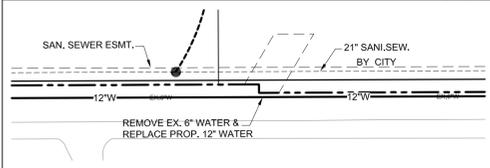
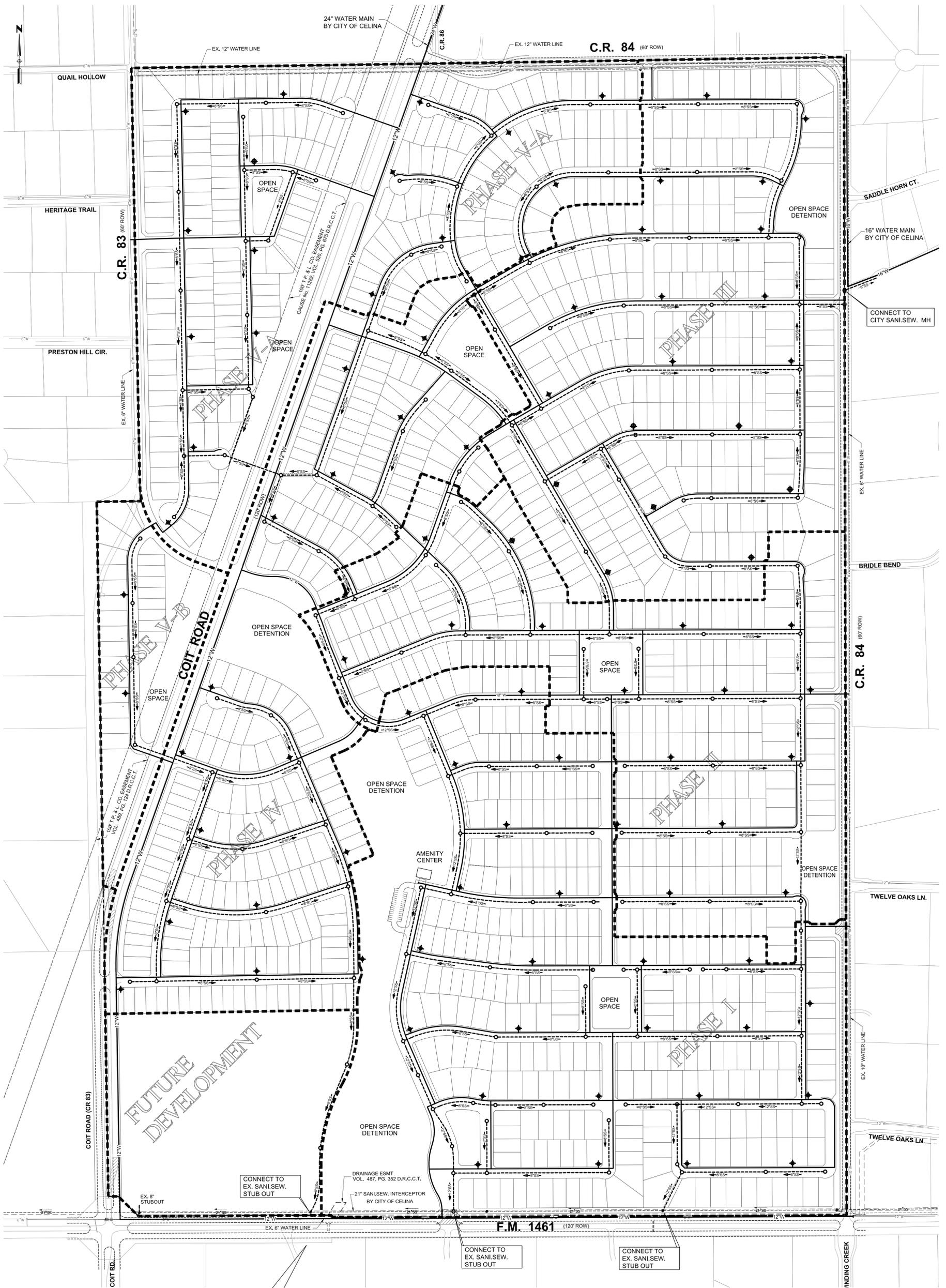


- LEGEND**
- DRAINAGE DIVIDE
  - ← FLOW DIRECTION
  - # DRAINAGE AREA SYMBOL
  - D.P. DISCHARGE POINT NUMBER
  - PHASE LINE

DESIGN FLOW (Q <sub>100</sub> ) BY RATIONAL METHOD						
LOCATION, AREA DESIGNATION	TIME OF CONCENTRATION, T <sub>c</sub> (MIN.)	INTENSITY "I <sub>100</sub> " (in/hr)	DRAINAGE AREA "A" (AC)	RUNOFF COEFFICIENT "C"	FREQUENCY (YRS.)	DESIGN FLOW "Q <sub>100</sub> " = C*I*A (CFS)
J10	15	7.52	2.55	0.60	100	11.51
J11	15	7.52	3.06	0.60	100	13.81
J12	15	7.52	2.66	0.60	100	12.00
J13	15	7.52	2.10	0.60	100	9.47
K1	15	7.52	2.55	0.60	100	11.51
K2	15	7.52	2.83	0.60	100	12.77
K3	15	7.52	0.00	0.60	100	0.00
K4	15	7.52	3.18	0.60	100	14.35
K5	15	7.52	2.35	0.60	100	10.60
K6	15	7.52	2.57	0.60	100	11.60
K7	15	7.52	2.64	0.60	100	11.91
K8	15	7.52	2.08	0.60	100	9.36
K9	15	7.52	2.86	0.60	100	12.90
K10	15	7.52	1.89	0.60	100	8.53
K11	15	7.52	2.44	0.60	100	11.01
K12	15	7.52	2.76	0.60	100	12.45
L1	15	7.52	2.89	0.60	100	13.14
M1	15	7.52	2.07	0.60	100	9.34
M2	15	7.52	2.66	0.60	100	12.00
M3	15	7.52	1.00	0.60	100	4.51
M4	15	7.52	1.70	0.60	100	7.67
M5	15	7.52	2.11	0.60	100	9.52
M6	15	7.52	2.87	0.60	100	12.95
M7	15	7.52	1.55	0.60	100	6.99
M8	15	7.52	2.39	0.60	100	10.29
M9	15	7.52	1.47	0.60	100	6.63
M10	15	7.52	1.84	0.60	100	8.30
M11	15	7.52	2.79	0.60	100	12.59
M12	15	7.52	2.20	0.60	100	9.93
M13	15	7.52	2.30	0.60	100	10.38
M14	15	7.52	3.02	0.60	100	13.63
M15	15	7.52	1.17	0.60	100	5.28
M16	15	7.52	3.09	0.60	100	13.94
M17	15	7.52	1.07	0.60	100	4.83
M18	15	7.52	1.92	0.60	100	8.66
M19	15	7.52	1.33	0.60	100	6.00
M20	15	7.52	0.83	0.60	100	3.74
M21	15	7.52	2.48	0.60	100	11.19
M22	15	7.52	1.78	0.60	100	8.03
M23	15	7.52	2.68	0.60	100	12.09
N1	15	7.52	3.07	0.60	100	13.85
N2	15	7.52	1.39	0.60	100	6.27
N3	15	7.52	1.89	0.60	100	8.53
N4	15	7.52	1.09	0.60	100	4.92
N5	15	7.52	2.61	0.60	100	11.78
N6	15	7.52	2.57	0.60	100	11.60
N7	15	7.52	2.87	0.60	100	12.95
N8	15	7.52	2.09	0.60	100	9.43
N9	15	7.52	1.76	0.60	100	7.94
N10	15	7.52	1.88	0.60	100	8.48
N11	15	7.52	2.38	0.60	100	10.74
P1	15	7.52	2.27	0.60	100	10.24

DESIGN FLOW (Q <sub>100</sub> ) BY RATIONAL METHOD						
LOCATION, AREA DESIGNATION	TIME OF CONCENTRATION, T <sub>c</sub> (MIN.)	INTENSITY "I <sub>100</sub> " (in/hr)	DRAINAGE AREA "A" (AC)	RUNOFF COEFFICIENT "C"	FREQUENCY (YRS.)	DESIGN FLOW "Q <sub>100</sub> " = C*I*A (CFS)
P2	15	7.52	1.62	0.60	100	7.31
P3	15	7.52	1.73	0.60	100	7.81
P4	15	7.52	2.80	0.60	100	12.83
P5	15	7.52	1.68	0.60	100	7.58
P6	15	7.52	2.18	0.60	100	9.84
P7	15	7.52	0.93	0.60	100	4.20
P8	15	7.52	0.90	0.60	100	4.06
P9	15	7.52	1.30	0.60	100	5.87
P10	15	7.52	0.83	0.60	100	3.74
P11	15	7.52	0.83	0.60	100	3.74
P12	15	7.52	0.76	0.60	100	3.43
P13	15	7.52	2.29	0.60	100	10.33
P14	15	7.52	2.01	0.60	100	9.07
Q1	15	7.52	2.50	0.60	100	11.28
Q2	15	7.52	2.46	0.60	100	11.10
Q3	15	7.52	1.18	0.60	100	5.32
Q4	15	7.52	2.63	0.60	100	11.87
Q5	15	7.52	2.74	0.60	100	12.36
Q6	15	7.52	2.61	0.60	100	11.78
Q7	15	7.52	0.79	0.60	100	3.56
Q8	15	7.52	2.60	0.60	100	11.73
R2	15	7.52	2.64	0.60	100	11.91
R3	15	7.52	1.50	0.60	100	6.77
R4	15	7.52	1.00	0.60	100	4.51
R5	15	7.52	1.01	0.60	100	4.56
R6	15	7.52	2.17	0.60	100	9.79
R7	15	7.52	2.62	0.60	100	11.82
R8	15	7.52	1.02	0.60	100	4.60
R9	15	7.52	6.52	0.40	100	19.61
R10	15	7.52	0.75	0.60	100	3.38
R11	15	7.52	3.66	0.40	100	11.01
R12	15	7.52	0.63	0.60	100	2.84
R13	15	7.52	0.63	0.60	100	2.84
R14	15	7.52	2.86	0.60	100	13.93
R15	15	7.52	1.12	0.60	100	5.05
R16	15	7.52	1.82	0.60	100	8.21
R17	15	7.52	2.52	0.60	100	11.37
R18	15	7.52	2.73	0.60	100	12.32
R19	15	7.52	1.85	0.60	100	8.36
R20	15	7.52	2.13	0.60	100	9.61
R21	15	7.52	2.48	0.60	100	11.19
R22	15	7.52	1.27	0.60	100	5.73
R23	15	7.52	2.11	0.60	100	9.52
R24	15	7.52	1.79	0.60	100	8.08
R25	15	7.52	1.09	0.60	100	4.92
R26	15	7.52	2.51	0.60	100	11.32
R27	15	7.52	2.16	0.60	100	9.75
R28	15	7.52	2.40	0.60	100	10.83
R29	15	7.52	2.31	0.60	100	10.42
R30	15	7.52	2.56	0.60	100	11.55
R31	15	7.52	1.49	0.60	100	6.72
R32	15	7.52	0.91	0.60	100	4.11

DESIGN FLOW (Q <sub>100</sub> ) BY RATIONAL METHOD						
LOCATION, AREA DESIGNATION	TIME OF CONCENTRATION, T <sub>c</sub> (MIN.)	INTENSITY "I <sub>100</sub> " (in/hr)	DRAINAGE AREA "A" (AC)	RUNOFF COEFFICIENT "C"	FREQUENCY (YRS.)	DESIGN FLOW "Q <sub>100</sub> " = C*I*A (CFS)
R34	15	7.52	0.92	0.60	100	4.15
R35	15	7.52	2.16	0.60	100	9.75
R36	15	7.52	2.55	0.60	100	11.51
R37	15	7.52	1.85	0.60	100	8.35
R38	15	7.52	1.64	0.60	100	7.40
R39	15	7.52	2.16	0.60	100	9.75
R41	15	7.52	0.53	0.60	100	2.39
R42	15	7.52	0.81	0.40	100	2.44
R43	15	7.52	2.20	0.60	100	9.93
R44	15	7.52	2.69	0.60	100	12.14
R45	15	7.52	2.12	0.60	100	9.57
R46	15	7.52	1.76	0.60	100	7.94
S1	15	7.52	1.25	0.60	100	5.64
S2	15	7.52	1.46	0.60	100	6.59
S3	15	7.52	2.14	0.60	100	9.66
S4	15	7.52	2.30	0.60	100	10.38
T1	15	7.52	0.60	0.60	100	2.71
T2	15	7.52	0.80	0.60	100	3.61
T3	15	7.52	1.00	0.60	100	4.51
OS1	15	7.52	0.00	0.60	100	0.00
OS2	15	7.52	20.79	0.40	100	62.53
OS3	15	7.52	1.68	0.60	100	7.58
OS4	15	7.52	1.61	0.60	100	7.26
OS5	15	7.52	2.57	0.60	100	11.60



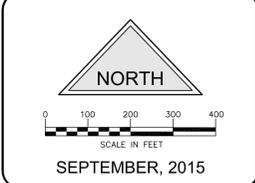
NOTE:  
ALL PROPOSED WATER LINES ARE 8 INCH (8"),  
EXCEPT AS NOTED.

**LEGEND**

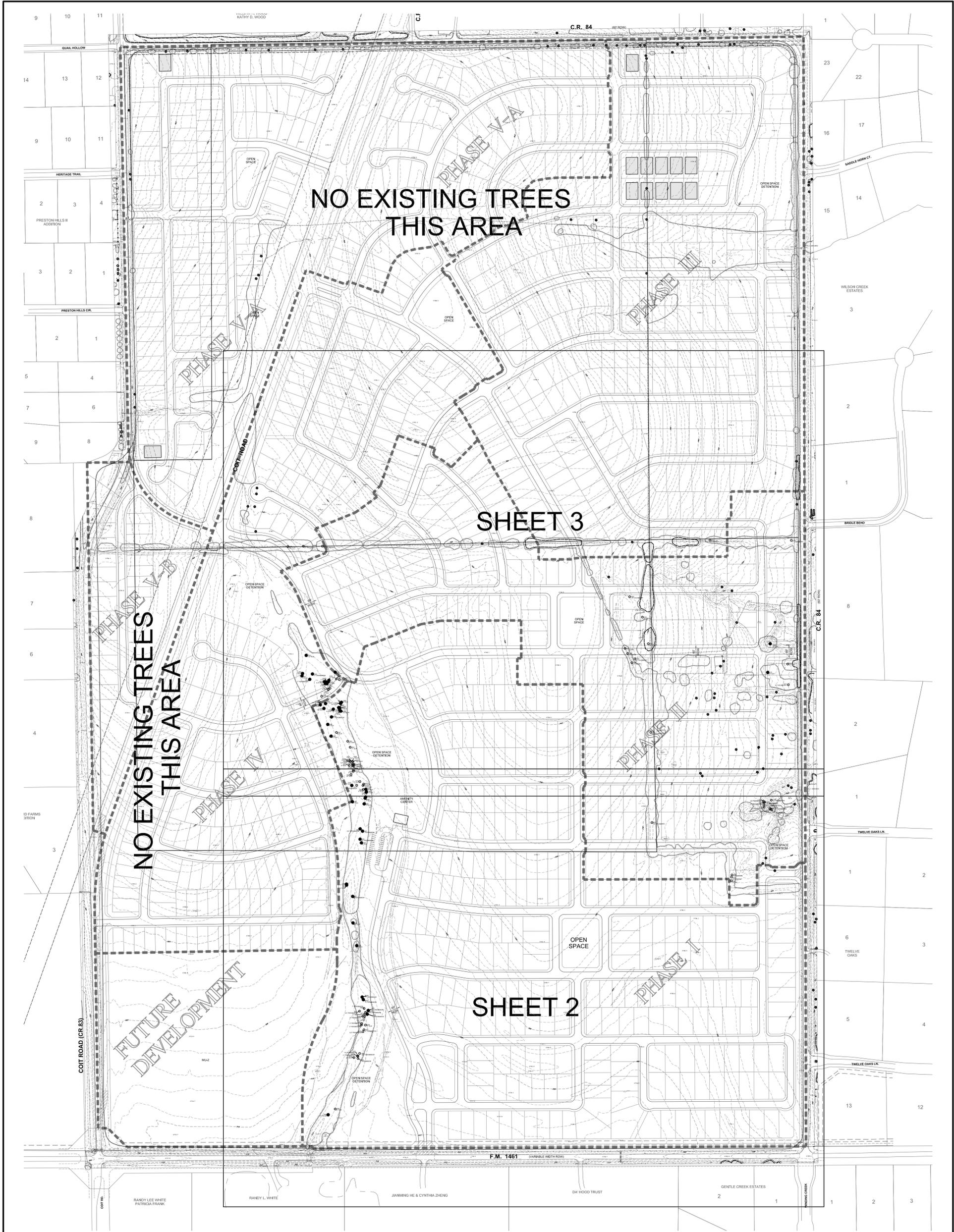
8" W	PROPOSED WATER LINE
+	PROPOSED FIRE HYDRANT
SS	PROPOSED SANITARY SEWER @ CLEAN-OUT
○	PROPOSED SANITARY SEWER MANHOLE
.....	PHASE LINE

**HILLWOOD COMMUNITIES**  
VICTORY PARK  
3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
Phone (214) 777-4396 Fax (972) 201-2959  
PATRICK COWDEN, VICE PRESIDENT

**HUIT-ZOLIARS**  
DALLAS  
1717 MCKINNEY AVENUE, SUITE 1400  
DALLAS, TEXAS 75202-1236  
Phone (214) 871-3311 Fax (214) 871-0757

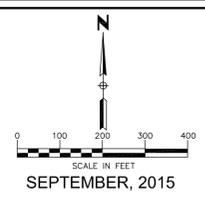


GENERAL DEVELOPMENT PLAN  
**WELLS SOUTH TRACT - CITY OF CELINA, TEXAS**  
**PRELIMINARY WATER & SANITARY SEWER LAYOUT**



**HILLWOOD COMMUNITIES**  
 VICTORY PARK  
 3090 OLIVE STREET, SUITE 300, Dallas, Texas 75219  
 Phone (214) 777-4336 Fax (972) 201-2269  
 PATRICK COWDEN, VICE PRESIDENT

**HUIT-ZOLIARS**  
 Huit-Zoliars, Inc. Dallas  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-1236  
 Phone (214) 871-3311 Fax (214) 871-0757



GENERAL DEVELOPMENT PLAN  
**WELLS SOUTH TRACT - CITY OF CELINA, TEXAS**  
**TREE SURVEY & PRESERVATION PLAN**  
**KEY MAP**



RANDY L. WHITE

JIANMING HE & CYNTHIA ZHENG

DA HOOD TRUST

2 GENTLE CREEK ESTATES

1

WINDING CREEK

F.M. 1461  
(VARIABLE WIDTH ROW)

MATCH LINE - SHEET 1

MATCH LINE - SHEET 2

PHASE 1

OPEN SPACE

OPEN SPACE DETENTION

AMENITY CENTER

OPEN SPACE DETENTION

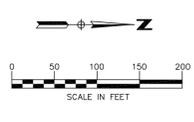
**LEGEND**

-  TREE TO BE PRESERVED
  -  TREE TO BE REMOVED
  -  PHASE LINE
- SUBJECT TO FINAL GRADING & ENGINEERING DESIGN.

**HILLWOOD COMMUNITIES**

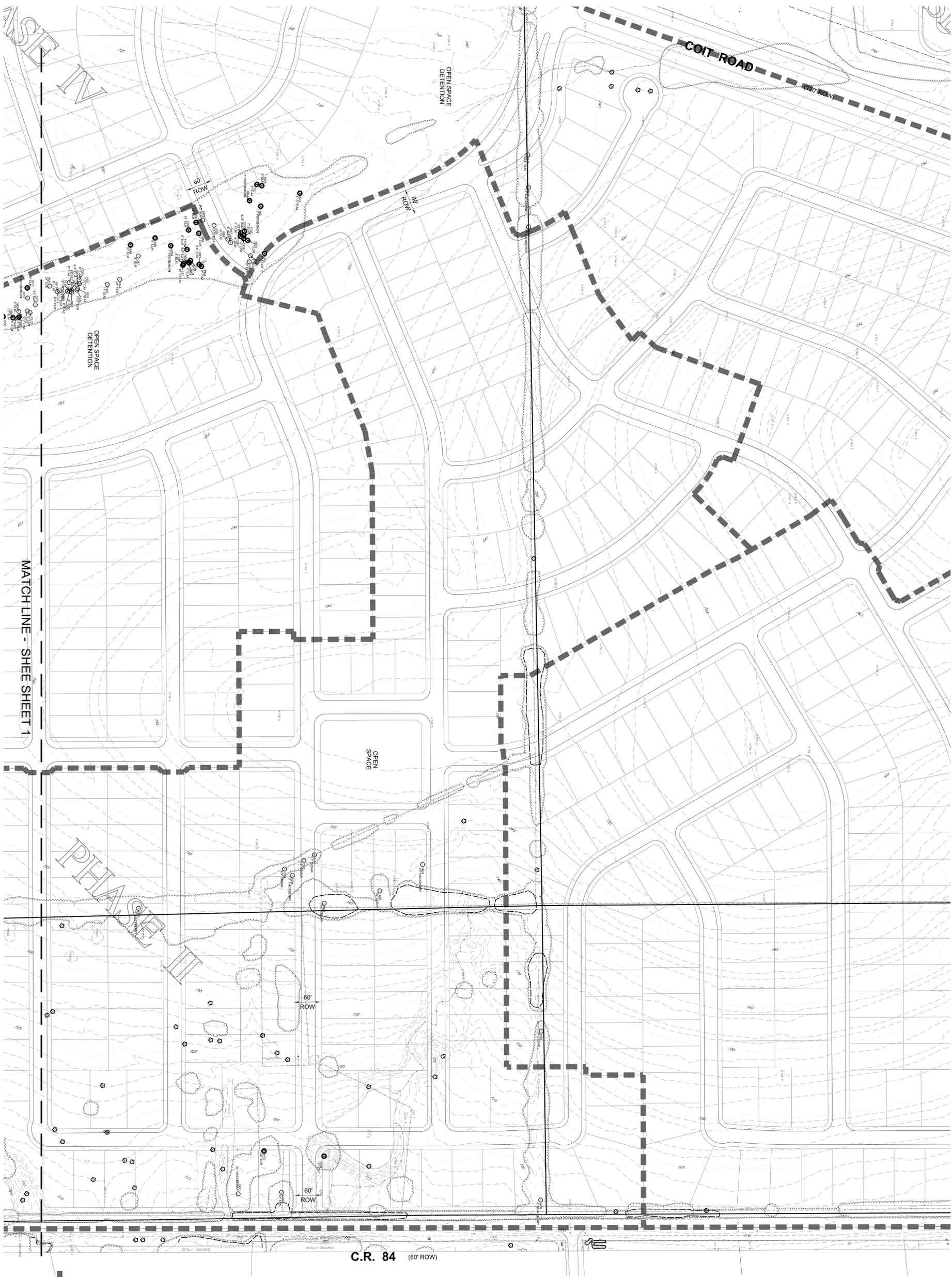
VICTORY PARK  
3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
Phone (214) 777-4396 Fax (972) 201-2959  
PATRICK COWDEN, VICE PRESIDENT

**HUIT-ZOLIARS**  
Dallas  
Huit-Zoliars, Inc.  
1717 McKinney Avenue, Suite 1400  
Dallas, Texas 75202-1236  
Phone (214) 871-3311 Fax (214) 871-0757



SEPTEMBER, 2015

GENERAL DEVELOPMENT PLAN  
**WELLS SOUTH TRACT - CITY OF CELINA, TEXAS**  
**TREE SURVEY & PRESERVATION PLAN**  
**SHEET 2**



MATCH LINE - SHEET 1

PHASE LINE

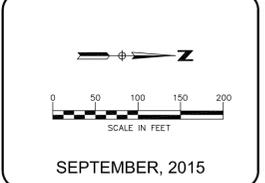
C.R. 84 (60' ROW)

- LEGEND**
-  TREE TO BE PRESERVED
  -  TREE TO BE REMOVED
  -  PHASE LINE
  -  SUBJECT TO FINAL GRADING & ENGINEERING DESIGN

SHEET 3 OF 4

**HILLWOOD COMMUNITIES**  
 VICTORY PARK  
 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
 Phone (214) 777-4336 Fax (972) 201-2559  
 PATRICK COWDEN, VICE PRESIDENT

**HUITT-ZOLIARS**  
 Dallas  
 1717 MCKINNEY AVENUE, SUITE 1400  
 DALLAS, TEXAS 75202-1236  
 Phone (214) 871-3311 Fax (214) 871-0757



GENERAL DEVELOPMENT PLAN

**WELLS SOUTH TRACT - CITY OF CELINA, TEXAS**

**TREE SURVEY & PRESERVATION PLAN**

**SHEET 3**





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Wells South Phase 1 Construction Plat

---

### **Action Requested:**

Consider and act upon a Construction Plat for Wells South Phase 1, approximately 98.51 acres situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1003, and generally located on the north side of FM 1461 (Frontier Parkway and on the west side of CR 84, encompassing 294 residential lots and 18 open space lots.

### **Background Information:**

Staff has reviewed the proposed Construction Plat for Wells South Phase 1, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council.

### **Staff comments:**

1. Add "ownership" to open space notes.
2. Move notes to signature page.
3. Change signature block dates to 2016.
4. Address the remaining Engineering comments.
5. Complete the H&H study.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

### **Legal Review:**

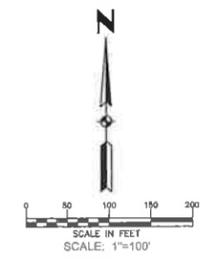
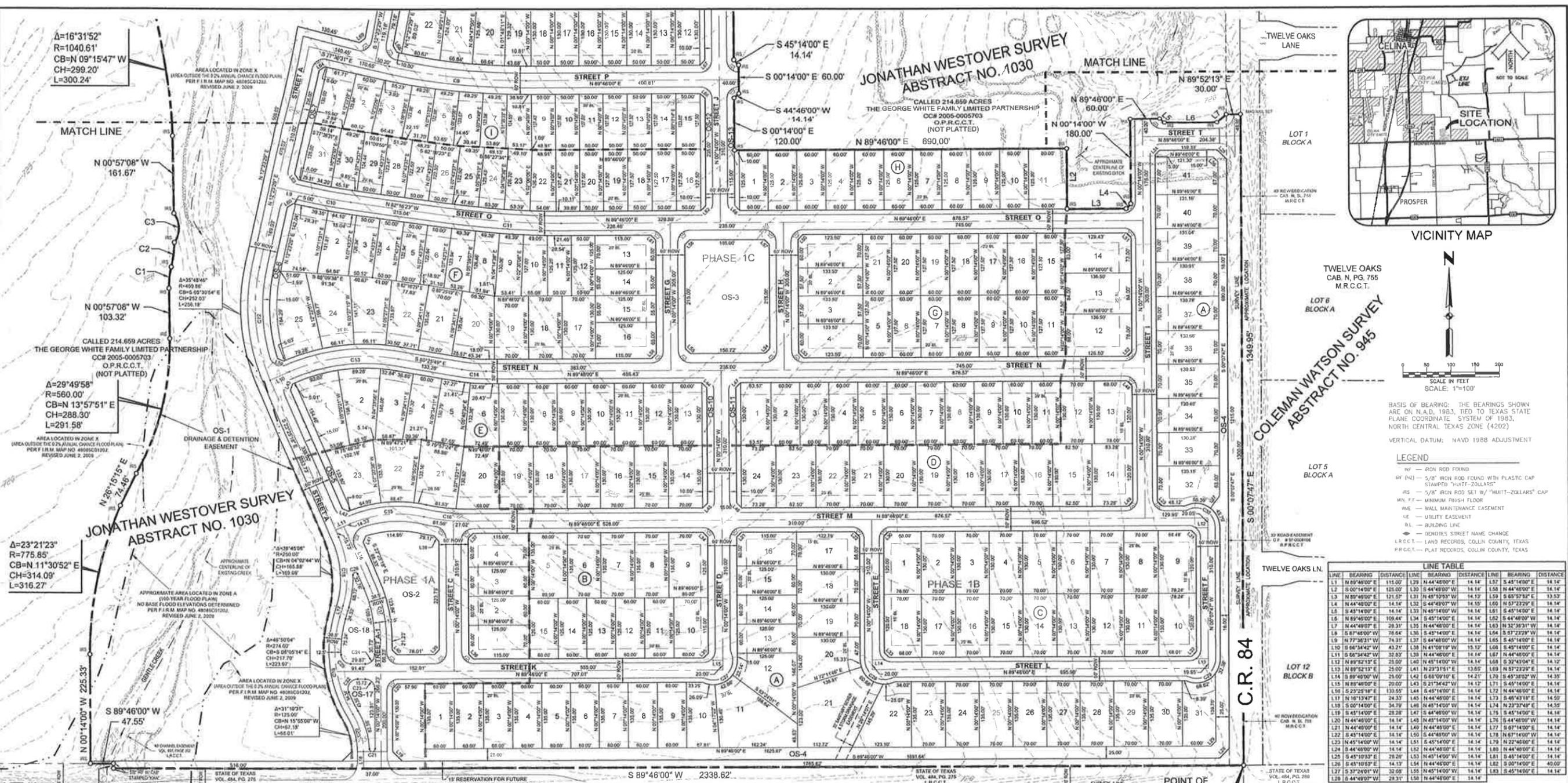
N/A

### **Staff Recommendation:**

Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being heard by the City Council.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).

DWG: J:\Survey\30279102 - Wells South Tract - Const Plat\DWG\CONSTR-PLAT-BD WELLS SOUTH-LOCATION MAP HILLWOOD MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS DATE: Nov 05 2015 9:31 AM XREFS: 30279101 BASE PH-BASE 30279102 CONST-PLAT-BD WELLS SOUTH-LOCATION MAP HILLWOOD MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS USER: rmanahd



**LEGEND**

- IRON ROD FOUND
- 5/8" IRON ROD FOUND WITH PLASTIC CAP
- 5/8" IRON ROD SET W/ "HURT-ZOLLARS" CAP
- MINIMUM FINISH FLOOR
- WALL MAINTENANCE EASEMENT
- UTILITY EASEMENT
- BUILDING LINE
- SIGNIFICANT STREET NAME CHANGE
- L.R.C.C.T. - LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS

**LINE TABLE**

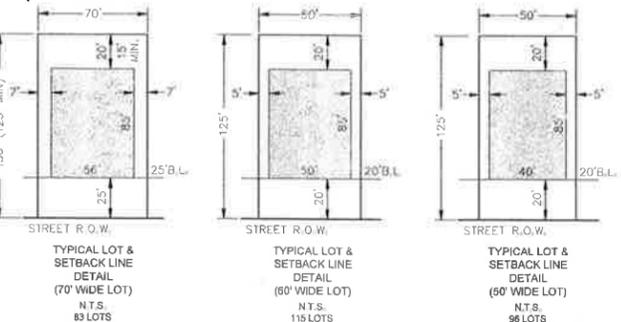
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°46'00" E	115.00	L78	N 44°48'00" E	14.14	L157	S 45°14'00" E	14.14
L2	S 00°14'00" E	120.00	L79	S 44°48'00" E	14.14	L158	N 44°48'00" E	14.14
L3	N 89°46'00" E	120.00	L80	S 44°48'00" E	14.14	L159	S 45°14'00" E	14.14
L4	N 89°46'00" E	120.00	L81	S 44°48'00" E	14.14	L160	N 44°48'00" E	14.14
L5	N 89°46'00" E	120.00	L82	S 44°48'00" E	14.14	L161	S 45°14'00" E	14.14
L6	N 89°46'00" E	120.00	L83	S 44°48'00" E	14.14	L162	S 45°14'00" E	14.14
L7	N 89°46'00" E	120.00	L84	S 44°48'00" E	14.14	L163	N 44°48'00" E	14.14
L8	N 89°46'00" E	120.00	L85	S 44°48'00" E	14.14	L164	S 45°14'00" E	14.14
L9	N 89°46'00" E	120.00	L86	S 44°48'00" E	14.14	L165	S 45°14'00" E	14.14
L10	N 89°46'00" E	120.00	L87	S 44°48'00" E	14.14	L166	S 45°14'00" E	14.14
L11	N 89°46'00" E	120.00	L88	S 44°48'00" E	14.14	L167	N 44°48'00" E	14.14
L12	N 89°46'00" E	120.00	L89	S 44°48'00" E	14.14	L168	S 45°14'00" E	14.14
L13	N 89°46'00" E	120.00	L90	S 44°48'00" E	14.14	L169	N 44°48'00" E	14.14
L14	N 89°46'00" E	120.00	L91	S 44°48'00" E	14.14	L170	S 45°14'00" E	14.14
L15	N 89°46'00" E	120.00	L92	S 44°48'00" E	14.14	L171	S 45°14'00" E	14.14
L16	N 89°46'00" E	120.00	L93	S 44°48'00" E	14.14	L172	N 44°48'00" E	14.14
L17	N 89°46'00" E	120.00	L94	S 44°48'00" E	14.14	L173	S 45°14'00" E	14.14
L18	N 89°46'00" E	120.00	L95	S 44°48'00" E	14.14	L174	S 45°14'00" E	14.14
L19	N 89°46'00" E	120.00	L96	S 44°48'00" E	14.14	L175	N 44°48'00" E	14.14
L20	N 89°46'00" E	120.00	L97	S 44°48'00" E	14.14	L176	S 45°14'00" E	14.14
L21	N 89°46'00" E	120.00	L98	S 44°48'00" E	14.14	L177	S 45°14'00" E	14.14
L22	N 89°46'00" E	120.00	L99	S 44°48'00" E	14.14	L178	N 44°48'00" E	14.14
L23	N 89°46'00" E	120.00	L100	S 44°48'00" E	14.14	L179	S 45°14'00" E	14.14
L24	N 89°46'00" E	120.00	L101	S 44°48'00" E	14.14	L180	N 44°48'00" E	14.14
L25	N 89°46'00" E	120.00	L102	S 44°48'00" E	14.14	L181	S 45°14'00" E	14.14
L26	N 89°46'00" E	120.00	L103	S 44°48'00" E	14.14	L182	S 45°14'00" E	14.14
L27	N 89°46'00" E	120.00	L104	S 44°48'00" E	14.14	L183	N 44°48'00" E	14.14
L28	N 89°46'00" E	120.00	L105	S 44°48'00" E	14.14	L184	S 45°14'00" E	14.14

**FRONTIER PARKWAY / F.M. 1461**

**ABAH DYER SURVEY ABSTRACT NO. 258**

**CURVE TABLE**

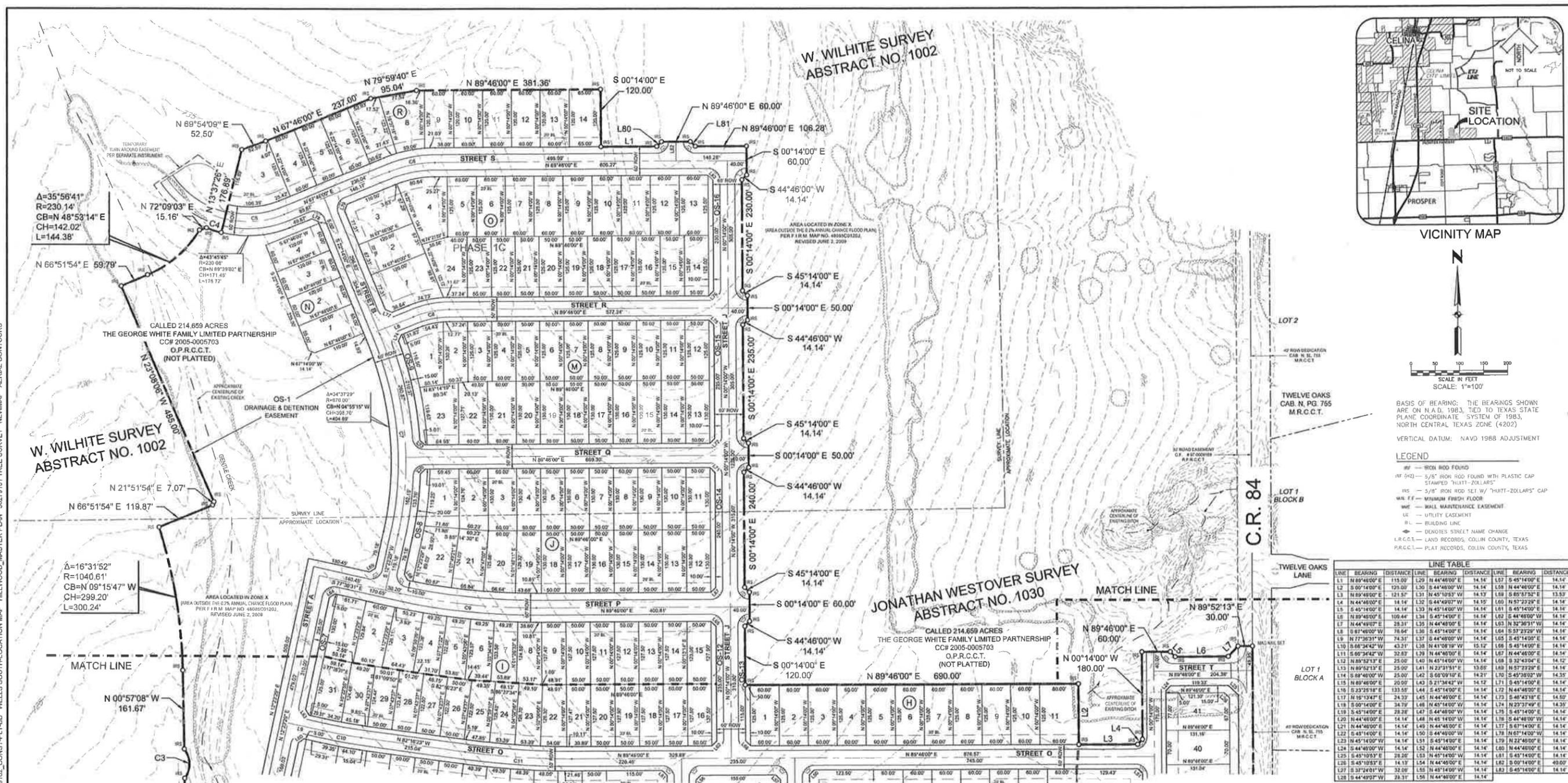
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH	CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	14°27'18"	173.00	N 00°18'31" E	44.00	44.15	C21	178°01'00"	6.00	S 88°48'31" W	12.00	18.80
C2	12°06'45"	225.00	N 06°59'15" E	51.58	51.69	C22	116°50'54"	20.00	N 34°20'33" E	52.94	58.60
C3	12°06'45"	225.00	N 06°59'15" E	51.58	51.69	C23	90°00'00"	20.00	S 45°13'59" E	28.38	31.42
C4	7°50'00"	225.00	S 72°28'04" E	31.75	31.78	C24	90°00'00"	20.00	N 44°48'00" E	28.38	31.42
C5	38°52'28"	200.00	N 85°41'43" E	123.13	123.17	C25	88°18'43"	20.00	S 46°04'38" E	27.88	55.83
C6	22°30'00"	250.00	S 78°38'00" W	95.40	95.90	C26	158°02'30"	8.00	S 77°35'23" W	8.62	13.79
C7	34°27'20"	700.00	N 04°55'19" E	418.81	420.00	C27	118°50'31"	50.00	N 67°41'18" E	84.73	101.00
C8	22°00'00"	200.00	S 78°48'00" W	78.32	78.78	C28	115°00'31"	50.00	S 58°58'15" E	64.73	101.00
C9	12°27'28"	250.00	S 83°55'15" E	283.60	284.24	C29	118°44'18"	50.00	N 87°44'22" E	84.68	101.00
C10	4°28'52"	1000.00	S 78°52'27" E	81.38	81.41	C30	115°50'44"	50.00	N 58°00'00" W	84.78	101.18
C11	7°57'30"	1800.00	S 88°15'11" E	222.11	222.29						
C12	35°48'48"	370.00	S 05°05'54" E	232.59	237.43						
C13	32°58'28"	400.00	S 83°04'23" W	227.15	230.32						
C14	8°48'11"	200.00	S 85°19'54" E	49.58	49.62						
C15	30°52'38"	250.00	S 64°31'00" W	154.00	156.54						
C16	12°41'18"	400.00	S 83°52'21" E	88.40	88.58						
C17	23°11'18"	242.00	N 11°42'38" W	113.35	114.13						
C18	28°39'00"	210.00	N 03°35'45" W	142.45	143.37						
C19	47°44'00"	250.00	S 07°38'14" E	202.31	208.28						
C20	31°18'18"	148.00	N 15°52'08" W	80.32	81.32						



**W.T. HORN SURVEY ABSTRACT NO. 376**

**CONSTRUCTION PLAT WELLS SOUTH PHASE I**  
 CONTAINING  
 294 RESIDENTIAL LOTS, 18 OPEN SPACES  
 TOTALING 98.51 ACRES  
 SITUATED IN THE  
 JONATHAN WESTOVER SURVEY, ABST. No. 1030  
 & W. WILHITE SURVEY, ABST. No. 1003  
 COLLIN COUNTY, TEXAS  
 NOVEMBER, 2015  
 DEVELOPER  
**HILLWOOD COMMUNITIES**  
 VICTORY PARK  
 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
 Phone (214) 777-4396 Fax (972) 201-2859  
 PREPARED BY:  
**HUNT-ZOLLARS**  
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
 Phone (214) 871-3311 Fax (214) 871-0757

DWG: J:\Survey\30279102 - Wells South Tract - Const\Plan\dwg\CONSTR-PLAT.dwg USER: mtraddid DATE: Nov 05, 2015 9:32am XREFS: 30279101 BASE PH1-BASE 30279102 CONST-PLAT-BD WELLS SOUTH-LOCATION MAP HILLWOOD MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS



**VICINITY MAP**

SCALE IN FEET  
SCALE: 1"=100'

BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

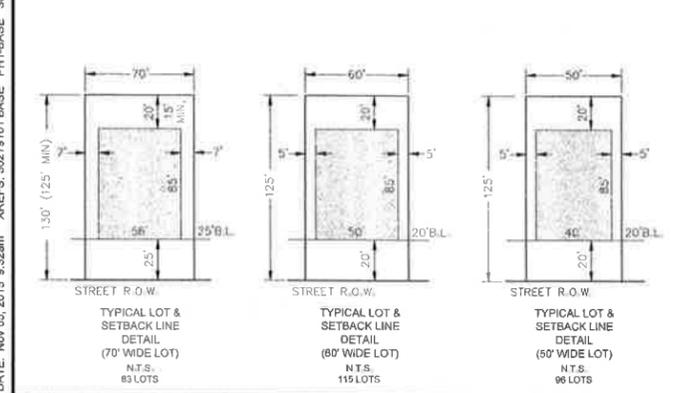
VERTICAL DATUM: NAVD 1988 ADJUSTMENT

**LEGEND**

- IR - IRON ROD FOUND
- IR (H) - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IR (S) - 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- WF - WOODEN FRESH PLOUGH
- ME - WALL MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- BL - BUILDING LINE
- ◆ - DENOTES STREET NAME CHANGE
- L.R.C.C.T. - LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°46'00" E	115.00'	L29	N 44°46'00" W	14.14'
L2	S 00°14'00" E	120.00'	L30	S 44°46'00" W	14.14'
L3	N 89°46'00" E	121.52'	L31	N 45°10'53" W	14.14'
L4	N 44°46'00" E	14.14'	L32	S 44°46'00" W	14.14'
L5	S 45°14'00" E	14.14'	L33	N 45°14'00" W	14.14'
L6	N 89°46'00" E	109.44'	L34	S 45°14'00" E	14.14'
L7	N 44°46'00" E	28.31'	L35	N 44°46'00" E	14.14'
L8	S 87°48'00" W	78.64'	L36	S 45°14'00" E	14.14'
L9	N 77°30'31" W	74.37'	L37	S 44°46'00" W	14.14'
L10	S 88°24'32" W	43.31'	L38	N 45°10'53" W	14.14'
L11	S 60°34'42" W	22.83'	L39	N 44°46'00" E	14.14'
L12	N 89°46'00" E	25.00'	L40	N 45°14'00" W	14.14'
L13	N 89°46'00" E	25.00'	L41	N 23°15'11" E	13.00'
L14	S 89°46'00" W	25.00'	L42	S 45°14'00" E	14.14'
L15	N 89°46'00" E	20.00'	L43	S 21°34'42" W	14.14'
L16	S 23°25'18" E	133.55'	L44	S 45°14'00" E	14.14'
L17	N 15°13'44" E	24.33'	L45	N 44°46'00" E	14.14'
L18	S 00°14'00" E	34.79'	L46	N 45°14'00" W	14.14'
L19	S 45°14'00" E	28.28'	L47	S 44°46'00" W	14.14'
L20	N 44°46'00" E	14.14'	L48	N 45°14'00" W	14.14'
L21	N 44°46'00" E	14.14'	L49	N 44°46'00" E	14.14'
L22	S 45°14'00" E	14.14'	L50	S 44°46'00" W	14.14'
L23	N 45°14'00" W	14.14'	L51	S 45°14'00" E	14.14'
L24	N 44°46'00" E	14.14'	L52	N 44°46'00" E	14.14'
L25	S 45°10'53" E	28.28'	L53	N 40°14'00" W	14.14'
L26	S 45°10'53" E	14.13'	L54	N 44°46'00" E	14.14'
L27	S 37°24'01" W	32.09'	L55	N 45°14'00" W	14.14'
L28	N 44°46'00" E	28.31'	L56	N 44°46'00" E	14.14'



**NOTES:**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE CARE, AND MAINTENANCE OF ALL OPEN SPACES (OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-10, OS-11, OS-12, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18) IS THE RESPONSIBILITY OF THE H.L.O.A.
- THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF WELLS SOUTH PHASE ONE AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

**CURVE TABLE**

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH	CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	14°22'19"	175.00'	N 08°16'31" E	44.03'	44.15'	C21	178°10'00"	6.05'	S 88°46'31" W	12.10'	18.80'
C2	13°09'45"	225.00'	N 86°53'18" E	61.58'	51.69'	C22	150°50'54"	20.00'	N 34°20'33" E	32.84'	38.89'
C3	7°57'05"	50.00'	N 60°55'51" W	60.88'	64.45'	C23	50°00'01"	20.00'	S 45°13'29" E	28.28'	31.42'
C4	7°30'50"	225.00'	S 72°26'04" E	31.75'	31.76'	C24	90°00'00"	20.00'	N 44°46'00" E	28.28'	31.42'
C5	35°51'28"	200.00'	N 85°41'42" E	123.13'	125.17'	C25	86°18'43"	20.00'	S 48°04'20" E	27.56'	30.83'
C6	22°00'00"	250.00'	S 78°48'00" W	95.40'	95.95'	C26	158°02'38"	5.00'	S 77°32'23" W	9.82'	13.79'
C7	34°27'29"	700.00'	N 64°55'19" W	416.61'	423.02'	C27	115°50'31"	50.00'	N 57°41'16" E	84.73'	101.09'
C8	25°00'00"	200.00'	S 78°48'00" W	76.32'	76.79'	C28	115°50'31"	50.00'	S 58°09'16" E	84.73'	101.09'
C9	12°37'28"	1750.00'	S 83°55'15" E	283.86'	284.24'	C29	115°14'11"	50.00'	N 57°42'22" E	84.68'	101.00'
C10	4°39'32"	1000.00'	S 79°52'27" E	81.39'	81.41'	C30	115°56'44"	50.00'	N 59°06'02" W	64.78'	101.18'
C11	7°17'38"	1600.00'	S 88°15'11" E	222.11'	222.29'						
C12	35°48'48"	375.00'	S 65°30'54" E	232.59'	237.49'						
C13	32°52'29"	400.00'	S 83°04'27" W	227.15'	230.29'						
C14	9°48'11"	200.00'	S 85°18'54" E	49.58'	49.62'						
C15	35°32'26"	250.00'	S 84°31'00" W	154.00'	158.54'						
C16	12°41'18"	400.00'	S 83°53'12" E	88.40'	88.58'						
C17	23°11'18"	282.00'	N 11°42'39" W	113.39'	114.17'						
C18	29°28'05"	210.00'	N 63°24'45" W	142.49'	145.33'						
C19	47°44'18"	250.00'	S 97°38'14" E	202.31'	208.28'						
C20	31°16'18"	149.00'	N 15°52'08" W	80.32'	81.32'						

**CONSTRUCTION PLAT  
WELLS SOUTH  
PHASE I**

CONTAINING  
294 RESIDENTIAL LOTS, 18 OPEN SPACES  
TOTALING 98.51 ACRES  
SITUATED IN THE  
JONATHAN WESTOVER SURVEY, ABST. No. 1030  
& W. WILHITE SURVEY, ABST. No. 1003  
COLLIN COUNTY, TEXAS  
NOVEMBER, 2015  
DEVELOPER  
**HILLWOOD COMMUNITIES**  
VICTORY PARK  
3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219  
Phone (214) 774-9386 Fax (214) 201-2959

PREPARED BY:  
**HUITT-ZOLLARS**  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757

CITY PROJECT NUMBER: P-2015XX-01 PROJECT NUMBER: R302792.02



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Rezoning Request for Sutton Fields 128

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### **Action Requested:**

Conduct a public hearing to consider testimony and act upon a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District with an underlying zoning of SF-R–Single Family Residential District and a CF–Community Facility District for a ±127.897 acre tract of land in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas. The property is generally located east of FM 1385, north and west of Crutchfield Road, and south of FM 428. (Sutton Fields 128)

### **Background Information:**

A Development Agreement was adopted by City Council at a Special Called Meeting of the City Council on October 27, 2015. The property was annexed into the City on November 5, 2015 and assigned a “holding zoning district” of AG-Agricultural. The development regulations proposed in this rezoning request are identical to those previously approved by the Planning and Zoning Commission on October 20, 2015 and by the City Council as part of the Development Agreement.

### **Public Notice:**

The public hearing notice was published in *The Celina Record* on Friday, January 1, 2016. No property owners were notified because no residents within the City Limits were located within 200 feet of the subject property. No comments have been received either for or against the zoning request prior to the printing of the Planning and Zoning Commission packet.

### **Supporting Documents:**

N/A

### **Legal Review:**

N/A

### **Board/Committee Recommendation:**

N/A

### **Staff Recommendation:**

Staff recommends approval of the rezoning request as presented.



## **EXHIBIT B**

### **Planned Development Regulations**

For a 128 acre tract of land out of the Thomas H. McIntyre Survey, Abstract No. 903 in the City of Celina ETJ and Denton County, Texas.

#### **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.

5.3 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.

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.

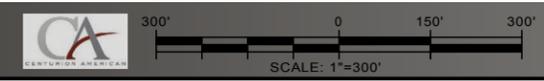
data summary				
Gross Site Area:		128		
	SF	Acres	Gross %	
'SF-R' Single Family	4,181,760	96	75%	
Open Space	566,280	13	10%	
Right-of-Way	174,240	4	3%	
Community Facilities	653,400	15	12%	
Residential Product Type:		Min.		
	Lots	SF	Density	%
Single Family:				
A	60' x 115' Lot	225	6,900	3.9 50% Min.
B	50' x 115' Lot	220	5,750	3.9 50% Max.
Total		445	3.9	



NOTE: The acreages shown above are approximate. Minor Collectors with 60' ROW shall have 44' back-to-back pavement. Lots fronting Minor Collectors with 60' ROW shall have a minimum front yard setback of 25'. The residential developer shall construct 6' solid masonry wall where lots are adjacent to Tract 2. The geometry for ingress/egress points along FM 1385 shall be coordinated with the Director of Engineering at time of the submittal and review of the General Development Plan and platting.

## EXHIBIT C

SUTTON FIELDS NORTH SINGLE-FAMILY DEVELOPMENT  
 CELINA, DENTON COUNTY, TEXAS





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, ACIP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Planned Development Amendment for Mustang Lakes

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### **Action Requested:**

Conduct a public hearing to consider testimony and act upon on a request to amend Planned Development No. 50 (PD-50), a ±681.999 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), west of FM 2478 (Custer Road), east of County Road 84 and south of Brinkmann Ranch Road. (Mustang Lakes)

### **Background Information:**

The ±682 acre tract of land was annexed into the City of Celina on December 9, 2014 and automatically assigned a “holding zoning district” of AG-Agricultural. At the same City Council meeting, the property was rezoned from AG-Agricultural to PD-Planned Development with development regulations that conformed to the Development Agreement adopted at the October 23, 2014 City Council Special Called Meeting.

### **Planned Development Regulations:**

PD-50 (Ordinance 2014-57) provides for seven different lot products and allows for MU-2-Mixed-Use Regional zoning district regulations on approximately 38 acres at the northwest corner of FM 2478 (Custer Road) and the future east-west thoroughfare. The development regulations identify the area requirements, development standards and setbacks for the single family lot products and MU-2 standards for the commercial tract.

### **Requested Amendments to PD-50:**

- (1) Revise the name of the development from “Lakes at Mustang Ranch” to “Mustang Lakes;”
- (2) Add a lot coverage maximum of sixty percent (60%);
- (3) Reduce the overall masonry percentage on single family homes from eighty-five percent (85%) to eighty percent (80%); and
- (4) Revise the placement of masonry columns in decorative metal fences to maintain intersection sight lines.

### **Public Notice:**

A notice of the public hearings was published in *The Celina Record* on January 1, 2016. Nineteen (19) property owners within 200 feet of the subject property were notified by mail on December 30, 2015. As of the date of the printing of this packet, no comments either for or

against the zoning change have been received by the Planning Department.

**Supporting Documents:**

- Proposed Planned Development Regulations
- Legal Description
- Concept Plan
- Enhanced Paving and Screening
- Trail and Open Space Plan

**Legal Review:**

N/A

**Staff Recommendation:**

- (1) Approval of the revision of the name of the development to "Mustang Lakes;"
- (2) Approval of the addition of a lot maximum coverage of sixty percent (60%);
- (3) Denial of the reduction of the overall masonry percentage on single family homes from eighty-five percent (85%) to eighty percent (80%); and
- (4) Approval of the revision regarding the placement of masonry columns in decorative metal fences to maintain intersection sight lines
- (5) Approval of an additional standard to further define the location of garages in relation to the residence as follows: "all garages must be placed at or behind the façade of the residence but no less than twenty (20) feet from the front property line."

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).



- NOTE:**
- 1) The street pattern and open space areas are for illustrative purposes and are subject to future alteration during the design process.
  - 2) Lots adjacent to the floodplain may extend into the floodplain; the limits of the floodplain will be defined with future engineering plans.
  - 3) Residential lots that abut the existing lots in Twelve Oaks Phase Two and Rolling Meadows Estates shall be 1 acre minimum.
  - 4) For additional information on design regulations for each type of use, please refer to the Planned Development standards.
  - 5) The maximum number of residential lots shall be 1950. The maximum number of 50-foot lots within the "SF" area shown shall be 470.
  - 6) The water features shown are for illustrative purposes and are based on the anticipated need for future detention; the final quantity and size of lakes will be based on future engineering.
  - 7) The over-length cul-de-sacs are identified with an "\*".

**PROPOSED LAND USE SUMMARY**

Single-Family (detached)	± 570 Ac.
Mixed Use	± 37 Ac.
Open Space	± 60 Ac.
Right-of-Way	± 15 Ac.
<b>Total Land Area</b>	<b>± 682 Ac.</b>
<b>Gross Residential Density</b>	<b>2.9 du/ac</b>

**NOTE:**  
The acreages shown above are approximate based on the concept plan and are subject to change with future plats.

**LAND USE LEGEND**

<b>MU</b>	Mixed Use
<b>SF</b>	50', 60', 74', 86', 100', and 1 Acre
<b>OS</b>	Open Space
<b>V</b>	Neighborhood Designation
<b>*</b>	Over-length Cul-de-sac

Exhibit "D"  
**CONCEPT PLAN**





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, ACIP, Senior Planner  
Meeting Date: January 19, 2016  
Re: Rezoning Request for Parks at Wilson Creek

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### **Action Requested:**

Conduct a public hearing to consider testimony and act upon a rezoning request for a ±669.95 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and R/O–Retail Office. The property is located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located east of Preston Road, north and south of Sunset Boulevard (future Carl Darnall Parkway), north of the future alignment of the Collin County Outer Loop, and west of FM 2478 (Custer Road). (Parks at Wilson Creek)

### **Background Information:**

The property is currently in the City of Celina's Extraterritorial Jurisdiction (ETJ). The voluntary annexation of the ±669.95 acre tract of land into the City will be completed at the February 9, 2016 City Council meeting. Following the annexation, the City Council will consider this rezoning request.

The Planning and Zoning Commission unanimously approved the development regulations that were incorporated into the pre-annexation Development Agreement on November 18, 2014 and was approved by City Council on January 13, 2015. The original Development Agreement comprised a ±540 acre tract of land. Subsequently, the applicant brought an amendment to the Development Agreement to add acreage to the tract of land and the development standards were brought to the Planning and Zoning Commission for consideration. On August 18, 2015, the Planning and Zoning Commission voted unanimously to approve the revised development regulations and the revised Development Agreement was approved by City Council on September 8, 2015, adding approximately 130 acres of land and making minor revisions to the land use regulations and lotting patterns.

The proposed zoning request includes development regulations that conform to those included in the ETJ Development Agreement, as last amended on September 8, 2015.

### **Public Notice:**

A notice of the public hearings was published in *The Celina Record* on January 1, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. One (1) property

owner was notified by mail on January 4, 2016. As of the printing of this packet staff has received no letters either in support or in opposition to the proposal.

**Supporting Documents:**

- Proposed Planned Development Regulations
- Legal Description
- Zoning Exhibit
- Concept Plan
- Enhanced Paving Exhibit
- Trail and Open Space Exhibit

**Staff Recommendation:**

Staff recommends approval of rezoning request with the following condition:

- That the garage setback requirements are further clarified by adding the phrase “all garages must be placed at or behind the façade of the residence but no less than twenty (20) feet from the front property line.”

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).

# *The Parks* *at Wilson Creek*

## Planned Development Regulations

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

### **1.0 Purpose**

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

### **2.0 Definitions**

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

### **3.0 General Regulations**

- 3.1 All regulations for The Parks at Wilson Creek not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.
- 3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. An application to amend this PD ordinance shall contain the signatures of all owners of the portions of the property within the PD that are the subject of the request for

an amendment. The signature of all property owners within the PD boundaries is not required for amendments that are limited to a portion of the PD. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix "B."

A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all open space areas. Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

- 3.3 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street; any garage door facing the street shall be recessed behind the front façade closest to the street.
- 3.4 The Concept Plan depicts two principal districts a "SF-R" and "R/O" district and Neighborhoods I – VII; refer to Appendix "A." The maximum number of residential lots within the "SF" district (neighborhoods I-VI) shall be 2500. Furthermore, at the time of full build out of The Parks at Wilson Creek, the maximum number of Type 3 lots within neighborhoods I-IV shall be 50%, and the minimum number of Type 1 lots within neighborhoods I-VI shall be 20%.

#### **4.0 Use Regulations**

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

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

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

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

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

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

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

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

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

Armed services recruiting center	P
Artist Studio	P
Auto laundry or carwash	C
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P
Concrete or asphalt batching plant (temporary)	P
Convenience store	C
Farmers market (public)	C
Food and grocery store (with or without beer/wine sales)	P
Funeral home (no crematorium)	C
Garden shop (inside storage)	P
General retail store	P
Kiosk (providing a service)	C
Laundry/dry cleaning (drop off/pick up)	C
Motorcycle sales and repair	C
Nursing/convalescent home	C
Offices (professional and general business)	P
Parking lot structure, commercial (auto)	P
Personal service shop	P
Pet and animal grooming shop (no outside runs)	P
Private Street Subdivision	C
Restaurant (with drive-through service)	C
Restaurant (with no drive through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

## **5.0 Area Regulations**

### 5.1 General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) The maximum lot coverage for conditioned space is sixty (60) percent.
- (c) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

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

#### **Type 1:**

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

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

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

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

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

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

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

#### **Type 2:**

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

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

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

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet or twenty (20) feet with a garage door set-back of twenty-five (25) feet; dwellings with a “J-swing” garage may also have a minimum front yard of twenty (20) feet.

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

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

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

**Type 3:**

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

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

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

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for the garage door which shall be a minimum of twenty-one (2) feet, except for zero lot line lots with “J-swing” garage may have a minimum Front yard of fifteen (15) feet.

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

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

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

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

**Type 4:**

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

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

## **6.0 Parking Regulations**

- 6.1 Residential: The minimum off-street parking requirement for single family residences is two (2) enclosed and two (2) driveway spaces for vehicles per dwelling unit that are located behind the front building line.
- 6.2 Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

## **7.0 Building Regulations**

- 7.1 The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:
- (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations facing a public street shall also be one-hundred (100) percent masonry; side and rear elevations not facing a public street shall not be less than fifty (50) percent masonry for each façade nor shall the combined overall be less than eighty (80) percent masonry, exclusive of doors and windows.
  - (b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
  - (c) All garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way and in all cases shall be behind the front facade.
  - (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
  - (e) **The primary roof pitch for Type 3 shall not be less than 6:12.**
  - (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing any future east-west arterial along the southern boundary of the subdivision (herein referred to as any "East-West Major Arterial" or "Future Outer Loop"),

Coit Rd, **Carl Darnall Parkway** (also referred to herein as the East-West Minor Thoroughfare), and Roseland Parkway (also referred to herein as the North-South Minor Collector) are required.

- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.
- (h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek.

#### 7.2 Exterior Building Façade of Accessory Structures:

- (a) Accessory structures shall be constructed of complementary material to the associated residence and the general architecture of the development.
- (b) Accessory structures shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet.
- (d) No other building façade requirements shall apply to accessory structures.

### **8.0 Screening Regulations**

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

- 1. Chain Link Fence is prohibited.
- 2. The following items shall be screened from the public street:
  - (a) Clothes lines or drying racks
  - (b) Yard maintenance equipment
  - (c) Garbage and refuse containers, except on collection day
  - (d) Wood piles and compost piles
  - (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
  - (f) Roof mounted TV antennas or dishes
  - (g) Pool equipment

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

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to any East-West Major Arterial, Coit Road, Carl Darnall Parkway or Roseland Parkway. All screening walls shall be constructed in conjunction with the associated residential phase.
  - 1. A masonry (stone or brick) or thin wall for lots backing and siding to any East-West Major Arterial, Coit Road, Carl Darnall Parkway or Roseland Parkway.
  - 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for any East-West Major Arterial, Coit Road, Carl Darnall Parkway or Roseland Parkway;
- (b) Screening fences shall be as follows:
  - 1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
  - 2. For open ended cul-de-sac's adjacent to Carl Darnall Parkway and Coit Road, a five (5) foot decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open ended cul-de-sac's to the proposed thoroughfares is required.
  - 3. For open ended cul-de-sac adjacent to a collector, a continuous row of shrubs shall be required. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers within the landscape buffer along the right-of-way line.
  - 4. Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers.
  - 5. No access through the rear or side yards of lots that side or back to any East-West Major Arterial, Coit Road, Carl Darnall Parkway or Roseland Parkway is permitted.

6. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.
- 8.3 The following requirements together with the requirements in Section 10 below shall be the exclusive open space screening regulations for The Parks at Wilson Creek:
- (a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.
- 8.4 Builder's side yard screening regulations:
- (a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E."

## **9.0 Landscape & Irrigation Regulations**

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

### **Turf:**

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

### **Trees:**

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

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

### **Shrubs:**

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

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

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

## **10.0 Open Space Regulations**

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

- (a) All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.
- (b) All open space areas and detention areas shall count toward open space requirements be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- (d) A 10 to 12 foot concrete city trail shall be constructed along the east side of Wilson Creek as defined by the Open Space, Park, and Recreation Master Plan.
- (e) A minimum of twenty-five (25) percent of the Wilson Creek frontage north and south of Carl Darnall Parkway shall remain open and accessible from a street; based on the attached concept plan, approximately nine-hundred (900) feet south of Carl Darnall Parkway and approximately eight-hundred (800) feet north of Sunset shall remain open to a street.
- (f) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.
- (g) On the opposite side of the street from a six (6) foot concrete trail a four (4) foot walk shall be provided. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

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

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

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

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

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

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

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

Area H: This area is located outside of and adjacent to the north right-of-way line of any East-West Major Arterial or Future Outer Loop. It shall be a minimum of one hundred (100) feet in width and shall include shade trees planted at an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. This area may also be used to provide detention or retention. If retention is used, then a lighted water feature or aeration device is required. Where residential lots back or side to any East-West Major Arterial or Future Outer Loop, a minimum ten (10) foot vertical barrier shall be created with a combination of berms, retaining walls, and a minimum six (6) foot masonry wall. This area shall be fully landscaped and irrigated.

Area I: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Carl Darnall Parkway. It shall include a minimum ten (10) foot wide landscape buffer with shade trees

planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

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

## **11.0 Subdivision Regulations**

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

- (a) Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.
- (c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.

- (e) Carl Darnall Parkway: – Carl Darnall Parkway shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (f) Roseland Parkway: Roseland Parkway shall be an undivided roadway within a seventy (75) foot right-of-way that will be acquired by or dedicated to the City.
- (g) Coit Road: It is anticipated that right-of-way acquisitions or dedications along Coit Road (a future 120-foot right-of-way) may be required in the future. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (h) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.
- (i) Tree Surveys: Tree surveys required as a part of the General Development Plan GDP shall be submitted at the time of Construction Plat application.
- (j) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

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

(a) **Residential Lot Grading:**

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.

3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

**(b) Paving:**

1. Residential Streets – the residential streets shall be thirty-one (31) feet wide from back-to-back; roll-over curbs are permitted in all neighborhoods.
2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Sidewalks – the residential sidewalks shall be four (4) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
6. Curb Return Radii – the curb radii for Major Arterial shall be thirty-five (35) feet; the curb radii for Minor Arterial/Collectors shall be twenty-five (25) feet; and the curb radii for residential streets shall be twenty (20) feet.
7. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6.; the run-off co-efficient for commercial shall be 0.9.
8. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
9. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in/hr.

**(c) General Storm Sewer Requirements**

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10),

twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.

2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

**(d) Sanitary Sewer Mains**

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

**(e) Domestic Water**

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.

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

**(f) Miscellaneous**

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

## **12.0 Legal Description**

Being a portion of that certain 160 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre and 320 acre Surveys, Abstracts No. 985 & 983, the Levin Routh 640 acre Survey, Abstract No. 779, and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being all of that certain tract of land to The Parks at Wilson Creek, L.P., by deeds recorded under Instrument Number 20130830001229360 and Instrument Number 20130830001229380, Official Public Records, Collin County, Texas and being more particularly described as follows:

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

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Hubbard tract and said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 28.38 feet to a point for an internal corner of the herein described tract;

THENCE North 20 deg. 03 min. 37 sec. East, through the interior of said Hubbard tract, a distance of 2819.44 feet to a 1/2 inch iron rod set for a northwest corner of herein described tract, same being in the north line of said Hubbard tract, same being in the South line of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 42 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 1681.28 feet to a Bois D' arc fence post found for a northeast corner of the herein described tract, same being the northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

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

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

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

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

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

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

THENCE North 89 deg. 48 min. 33 sec. East, along the common line of said Wilson Creek tract, and said Mullaney tract, and the approximate center of said County Road 92, a distance of 891.03 feet to a MAG Nail found for a northeast corner of the herein described tract, same being a northeast corner of said Wilson Creek tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

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

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

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Wilson Creek tract, and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, same being the southeast corner of said Wilson Creek tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Wilson Creek tract, and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point for the herein described tract, same being an angle point in the south line of said Wilson Creek tract;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Wilson Creek tract and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of the herein described tract, same being the southwest corner of said Wilson Creek tract, same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

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

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

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

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

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

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Wilson Creek tract, and said McKnight tract (V5554,Pg1002), a total distance of 1,483.98 feet to a MAG Nail found in asphalt for a northwest corner of the herein described tract, same being a northwest corner of said Wilson Creek tract, same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Wilson Creek tract, and said McKnight tract (V5554,Pg1002) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod found for an internal corner of the herein described tract, same being an internal corner of said Wilson Creek tract and a northeast corner of said McKnight tract (V5554,Pg1002);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod found for a southwest corner of the herein described tract, same being a southwest corner of said Wilson Creek tract, same being an internal corner of said McKnight tract (V5554,Pg1002);

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

THENCE along the common line of said Wilson Creek tract, and said Bunch tract as follows:

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

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

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod found for an internal angle of the herein described tract, same being an internal angle of said Wilson

Creek tract same being the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554,Pg1002), and continuing along the common line of said Wilson Creek tract, and said McKnight tract (V5554,Pg1002), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail found for the most westerly southwest corner of the herein described tract, same being the southwest corner of said Wilson Creek tract, same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554,Pg1002), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

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

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

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

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

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

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

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Wilson Creek tract, and said Willard Properties tract, a distance of 2,530.20 feet to a 1/2 inch iron rod found for the most northerly northeast corner of the herein described tract, same being the most northerly northeast corner of said Wilson Creek tract, same being the northwest corner of aforesaid City of Celina tract;

THENCE along the common line of said Wilson Creek tract, and City of Celina tract as follows:

South 16 deg. 19 min. 27 sec. West, 215.25 feet to a 1/2 inch iron rod found;

South 22 deg. 07 min. 10 sec. West, 515.30 feet to a 1/2 inch iron rod found;

South 11 deg. 47 min. 13 sec. West, 616.95 feet to a 1/2 inch iron rod found;

South 25 deg. 58 min. 10 sec. West, 502.16 feet to a 1/2 inch iron rod found;

South 10 deg. 04 min. 38 sec. East, 566.59 feet to a 1/2 inch iron rod found;

South 13 deg. 57 min. 18 sec. West, 482.67 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 34 deg. 30 min. 39 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, an arc distance of 1355.24 feet, with a chord bearing and distance of South 60 deg. 14 min. 31 sec. East, 1334.85 feet to a 1/2 inch iron rod found for an angle point for the herein described tract, same being the south corner of said Wilson Creek tract, same being an angle point of said City of Celina Tract;

THENCE North 00 deg. 09 min. 01 sec. East, a distance of 160.54 feet to the POINT OF BEGINNING and containing 669.95 acres of computed land, more or less.





## Appendix “B”

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*Note: Neighborhood Exhibit’s will be included with the PD Zoning Ordinance at a later date.*

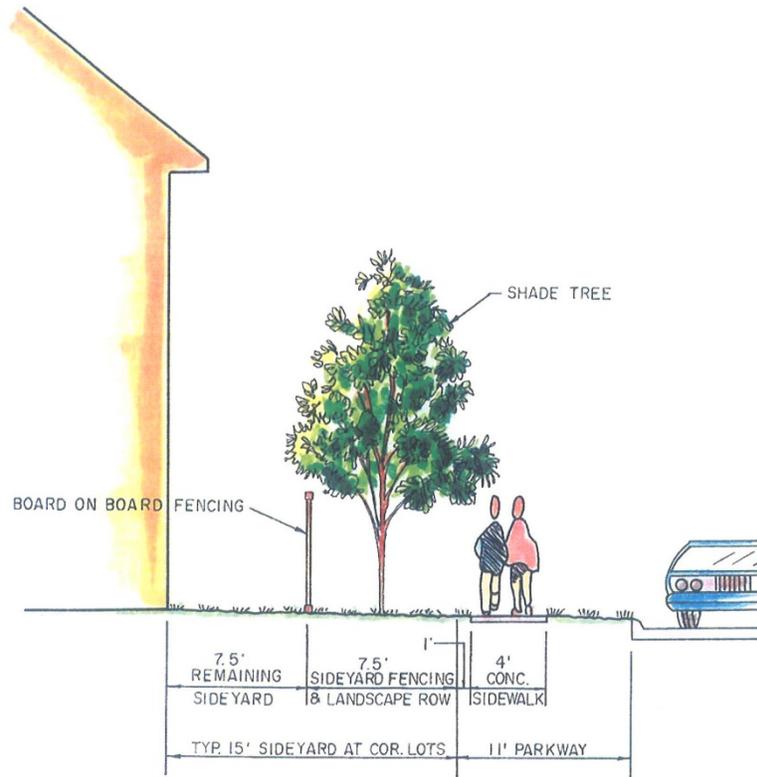
**LEGAL DESCRIPTION  
NEIGHBORHOOD I-VII**

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# Appendix "E"



## **Parks at Wilson Creek**

### **Legal Description**

#### Tract 1 (539.914 Acres)

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

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

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

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

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

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

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

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

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

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

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way

dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Tract 2 (129.746 Acres)

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

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

20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

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

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

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

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

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

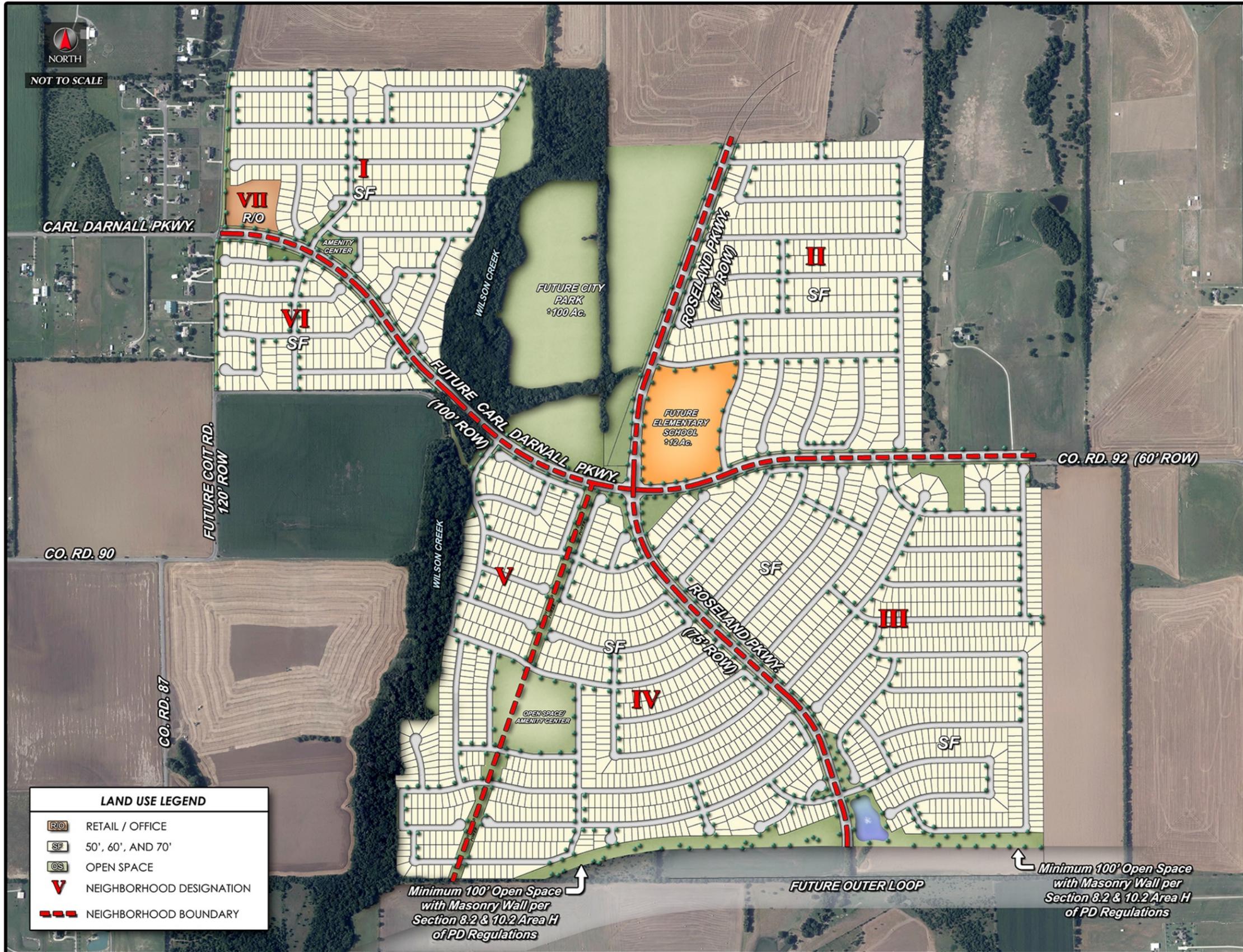
South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

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

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

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

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



- NOTE:**
- 1) THE STREET PATTERN AND OPEN SPACE AREAS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO FUTURE ALTERATION DURING THE DESIGN PROCESS.
  - 2) LOTS ADJACENT TO THE FLOODPLAIN MAY EXTEND INTO THE FLOODPLAIN; THE LIMITS OF THE FLOODPLAIN WILL BE DEFINED WITH FUTURE ENGINEERING PLANS.
  - 3) FOR ADDITIONAL INFORMATION ON DESIGN REGULATIONS FOR EACH TYPE OF USE, PLEASE REFER TO THE PLANNED DEVELOPMENT STANDARDS.
  - 4) THE MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2500. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF" AREA SHOWN SHALL BE 50%. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF" AREA SHOWN SHALL BE 20%.
  - 5) THIS MASTER PLANNED COMMUNITY WILL HAVE DIRECT ACCESS TO MORE THAN 130 ACRES OF PUBLIC AND PRIVATE OPEN SPACE AREAS.

**PROPOSED LAND USE SUMMARY**

SINGLE-FAMILY	± 579 AC. (86%)
RETAIL/OFFICE	± 6 AC. (1%)
OPEN SPACE	± 33 AC. (5%)
RIGHT-OF-WAY	± 50 AC. (8%)
<b>TOTAL LAND AREA</b>	<b>± 668 AC.</b>

**NOTE:**  
THE ACREAGES SHOWN ABOVE ARE APPROXIMATE BASED ON THE CONCEPT PLAN AND ARE SUBJECT TO CHANGE WITH FUTURE PLATS.

**LAND USE LEGEND**

	RETAIL / OFFICE
	50', 60', AND 70'
	OPEN SPACE
	NEIGHBORHOOD DESIGNATION
	NEIGHBORHOOD BOUNDARY

Minimum 100' Open Space with Masonry Wall per Section 8.2 & 10.2 Area H of PD Regulations

Minimum 100' Open Space with Masonry Wall per Section 8.2 & 10.2 Area H of PD Regulations

**CONCEPT PLAN**

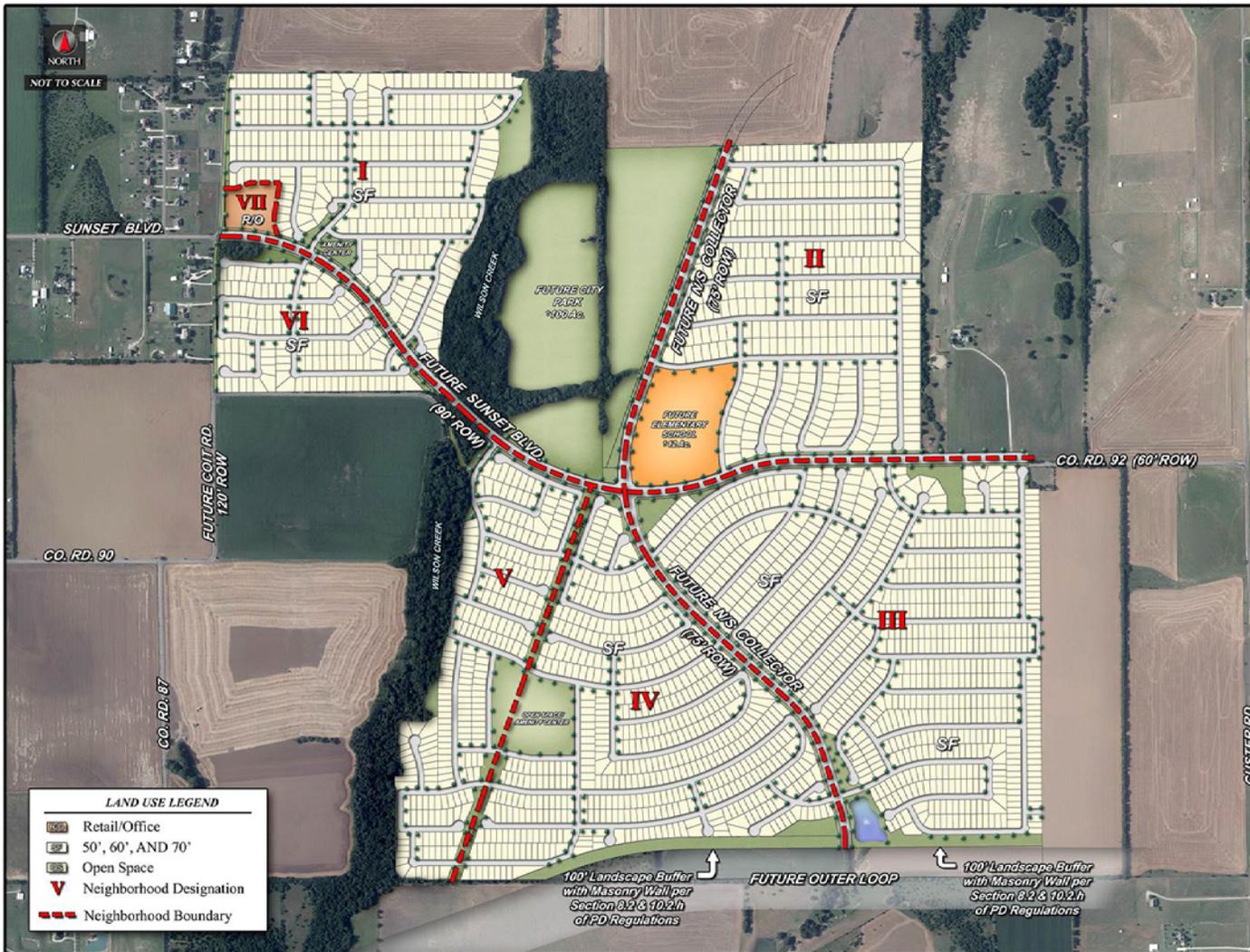
**THE PARKS AT WILSON CREEK**

**Cambridge**  
8750 N. Central Expressway  
Ste. 1735  
Dallas, TX 75231

ENGINEER/PLANNER  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5125 Village Creek Drive, Suite 200, Plano, Texas 75093  
Phone 972-931-0694 Fax 972-931-9538

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

Aerial photography taken June/July 2013



**LAND USE LEGEND**

	Retail/Office
	50', 60', AND 70'
	Open Space
	Neighborhood Designation
	Neighborhood Boundary

- NOTE:**
- 1) The street pattern and open space areas are for illustrative purposes and are subject to future alteration during the design process.
  - 2) Lots adjacent to the floodplain may extend into the floodplain; the limits of the floodplain will be defined with future engineering plans.
  - 3) For additional information on design regulations for each type of use, please refer to the Planned Development standards.
  - 4) The maximum number of residential lots shall be 2500. The maximum number of Type 3 lots within the "SF" area shown shall be 1250 or 50%.
  - 5) This master planned community will have direct access to more than 130 acres of public and private open space areas.

**PROPOSED LAND USE SUMMARY**

Single-Family	±579 Ac. (86%)
Retail/Office	± 6 Ac. (1%)
Open Space	± 33 Ac. (5%)
Right-of-Way	± 50 Ac. (8%)
<b>Total Land Area</b>	<b>±668 Ac.</b>

**NOTE:**  
The acreages shown above are approximate based on the concept plan and are subject to change with future plats.

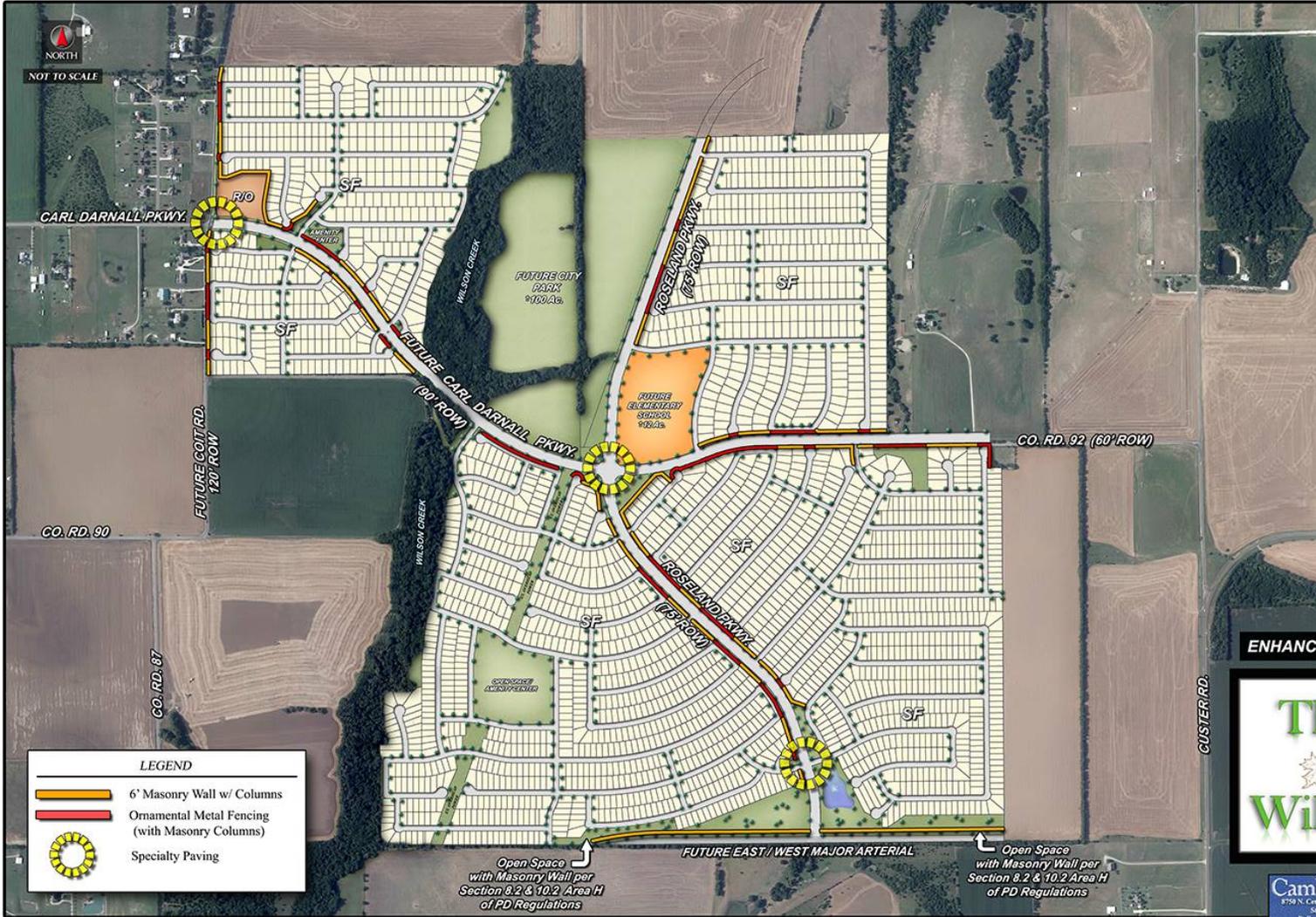
**CONCEPT PLAN**

# The Parks at Wilson Creek

 Cambridge 8756 N. Central Expressway Suite 2150 Dallas, TX 75231	 ENGINEER/PLANNER <b>DOWDEY, ANDERSON &amp; ASSOCIATES, INC.</b> 307 High Creek Circle, Suite 200 P.O. Box 7089 Dallas, TX 75221
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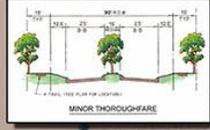
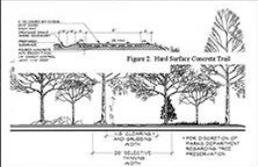
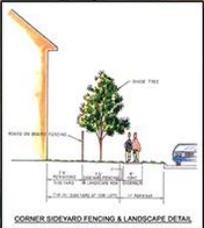
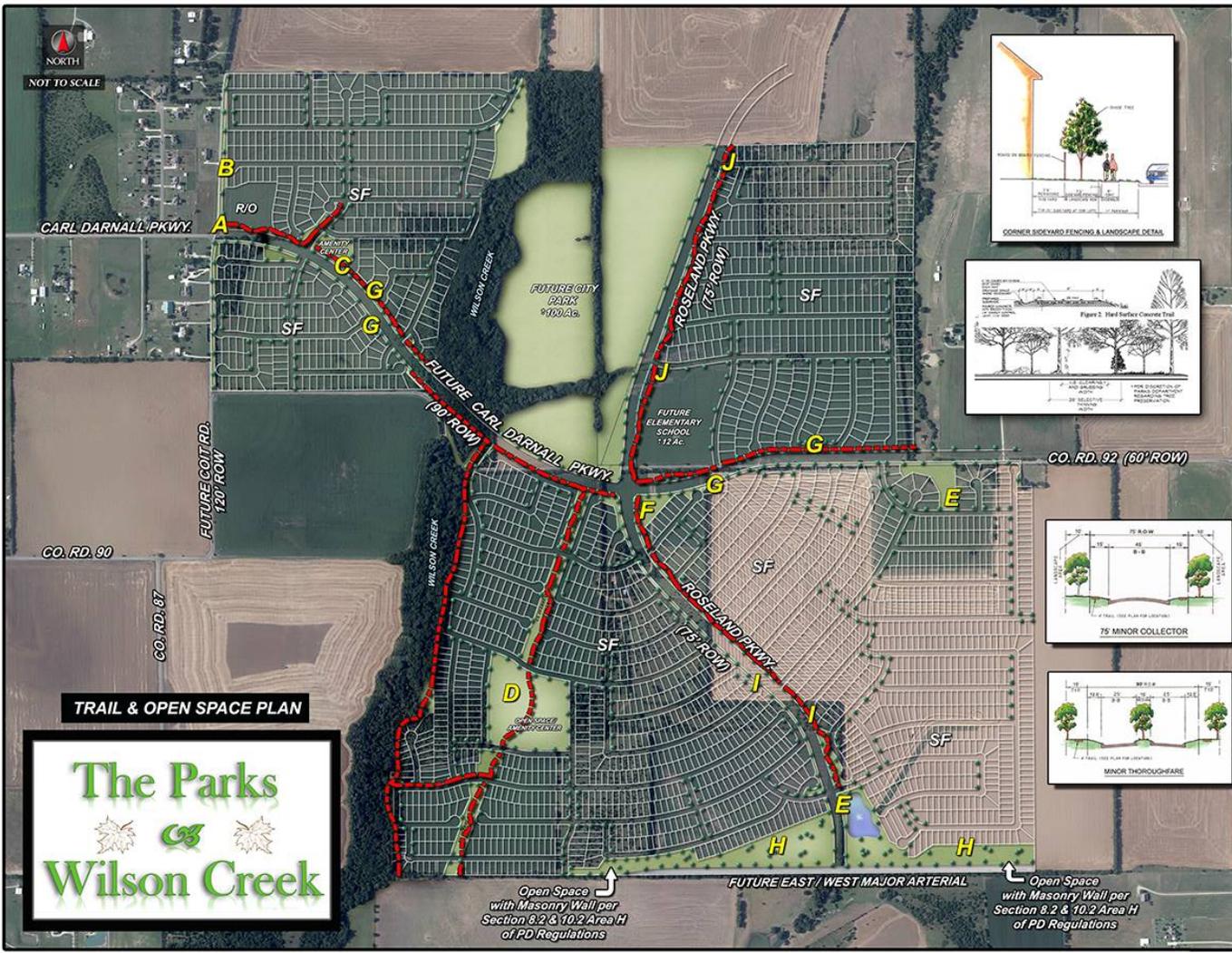
This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

Aerial photography taken June/July 2013



This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

Aerial photography taken June/July 2013



**Open Space Area Specifics:**

**Area A:** shall include monument signage, screening wall, and entry monument, a six (6) foot concrete trail, a ten (10) foot landscape buffer along the east side of Coit Road and associated landscaping and irrigation.

**Area B:** shall include a six (6) foot concrete trail, signage, screening wall monuments, a ten (10) foot landscape buffer along the east side of Coit Road, landscaping and irrigation.

**Area C:** shall include an amenity center, a six (6) foot concrete trail, and associated landscaping and irrigation.

**Area D:** shall include an amenity center, cabana, playground equipment, parking, a six (6) foot concrete trail connecting to the City Park and Wilson Creek Trail with power company concurrence, and associated landscaping and irrigation.

**Area E:** shall include playground equipment, seating area, and associated landscaping and irrigation.

**Area F:** shall include landscaping and irrigation.

**Area G:** This area is located outside the designated right-of-way on either side of Carl Darnall Pkwy. It shall be an average of a fifteen (15) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

**Area H:** If Area H is adjacent to a right-of-way greater than one-hundred-fifty (150) feet, then this area shall be a minimum of one-hundred (100) feet in width. If Area H is adjacent to a right-of-way less than one-hundred-fifty (150) feet, then this area shall be a minimum of fifteen (15) feet in width. This area shall consist of shade trees planted at an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. This area may also be used to provide detention or retention. If retention is used, then a lighted water feature or aeration device is required. Where residential lots back or side to any East-West Major Arterial, a minimum ten (10) foot vertical barrier shall be created with a combination of berms, retaining walls, and a minimum six (6) masonry wall. This area shall be fully landscaped and irrigated.

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

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

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

Aerial photography taken June/July 2013.





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez, Planner  
Meeting Date: January 19, 2015  
Re: Rezoning Request for Champion Waste and Recycling

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### **Action Requested:**

Conduct a public hearing to consider testimony and act upon on a zoning amendment request for a ±8.931 acre tract of land from AG-Agricultural District to a PD-Planned Development District, with I-1-Light Industrial as the base zoning district. The property is Lot 1, Block A of the Tri Dal Addition, Collin County, Texas and is generally located on the west side of State Highway 289 (Preston Road) and approximately 2,600 feet south of Mark Alexander Court. (Champion Waste and Recycling)

### **Background Information:**

This tract of land was annexed into the City on May 12, 2015. Prior to annexation of the property into the City Limits the owner established a recycling facility on-site which focuses in the reclamation of construction materials. After annexation into the City Limits the property was placed into the City's base zoning district, AG-Agriculture District. Since a recycling facility is not an allowed use within the AG-Agricultural Zoning District, the property is classified as a legally nonconforming structure(s) and land use.

A legally nonconforming use is a use that was lawful at the time that it was established but no longer complies with the City's zoning regulations, typically either due to a change in the regulations or, as in this case, a property's annexation into the City Limits. Generally, legally nonconforming uses are allowed to remain as-is provided certain requirements are met, such as the use not being expanded and/or abandoned for a period of seven months, at which time it is required that the property be brought up to the current standards as defined by the zoning ordinance and other applicable regulations. Similar regulations apply to terminations of nonconforming structures.

In August, 2015 the City received notice that the applicant had applied with the Texas Commission on Environmental Quality (TCEQ) to change their classification to a Municipal Solid Waste Facility. Per staff's conversation with the TCEQ, this reclassification will reduce their required reclamation from a minimum 50% of processed weight to a 10% minimum. Staff submitted a letter protesting the reclassification stating that the property was now within the City Limits and that the property was considered to be a legally nonconforming site and land use as neither a recycling facility nor a municipal solid waste facility are an allowed use within the AG-Agriculture District.

Following the City's written protest, the applicant submitted a zoning change request to the City requesting a Planned Development District with the base zoning of I-1-Light

Industrial District and RO-Retail Office District.

As proposed by applicant, the Planned Development regulations for “Tract 1” are written with the intent of bringing the existing facilities into conformance with the City’s zoning regulations, which applicant claims would aid in facilitating the approval of their permit with the TCEQ.

Additional provisions were included to allow for a ±1.76 acre retail site on “Tract 2” located in the front portion of the property adjacent to Preston Road; as well as allocating ±1.14 additional acres of light industrial zoning on “Tract 3.” Tracts 2 & 3 are to comply with the City’s zoning district regulations currently in place. The concept plan which was submitted with the zoning change application does not meet the requirements contained within the City’s Code of Ordinances, such as it is missing a detailed concept plan.

**Conformance with the Comprehensive Plan:**

The City’s Comprehensive Master Plan designates this area as Light Industrial/Mixed-Use in its Future Land Use Plan due to its proximity to the railroad and major thoroughfares. The Comprehensive Master Plan defines Light Industrial/Mixed use “as environmentally-friendly, clean industrial/manufacturing uses for receiving, staging, processing, assembly and fabrication, shipping of raw materials or goods, warehousing, and distribution activities. Generally, all business activities would take place within a totally enclosed building, but may involve outdoor storage of merchandise or materials, with proper screening through zoning review. This designation applies primarily to land located in close proximity to existing utility infrastructure and major transportation routes. Mixed use development that integrates at least two supporting uses on the same site (e.g. retail/office, retail/residential, office/residential) is permitted.”

**Public Notice:**

The public hearing notice was published in The *Celina Record* on Friday, January 1, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. As of the printing of this packet staff has received no letters either in support or in opposition to the proposal.

**Supporting Documents:**

- Proposed Development Regulations
- Proposed Planned Development Concept Plan
- Plan for Development (Recycling Facility)
- Applicant’s letters to City & TCEQ

**Legal Review:**

The City’s Land Use Attorney has assisted staff throughout this zoning change application process.

**Staff Recommendation:**

Staff recommends that the applicant’s request for a PD-Planned Development District with I-1-Light Industrial, and RO-Retail Office as the base zoning designation be denied.

The zoning requested by the applicant for the property does not comply with the City’s Comprehensive Master Plan. Additionally, staff is not of the opinion that the current proposed location is an appropriate location for the expansion of legally non-conforming recycling facility. Staff recommends that the applicant’s request be denied and that tract 1

retains its current AG-Agriculture zoning designation. Additionally staff recommends that tract 2 to be zoned RO-Retail Office and tract 3 zoned as I-1- Light Industrial District without a Planned Development District, as such zoning would be in conformance with the Comprehensive Master Plan. This would allow them to generally retain the use in the Plan for Development, provided by email to the City by the applicant's attorney on September 2, 2014, as a legally nonconforming use but would not allow any expansions or changes inconsistent with the zoning classification. The applicant has stated they are vested with development rights, due to the Plan for Development. However, such Plan for Development does not identify expansion plans and designates the location of structures, the type of structures, the size of structures and identifies planned uses as:

“Planned use of the property includes the following:

- Operation of a recycling facility in compliance with the regulations of the Texas Commission of Environmental Quality
- Material storage
- Vehicle and equipment maintenance
- Office administration”

Such uses and structures that may be legally nonconforming can continue on tract 1 in the AG-Agricultural zoning category currently in place.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at [brodriguez@celina-tx.gov](mailto:brodriguez@celina-tx.gov).

## PD Development Regulations

1. Definitions. All terms used in these PD Development Regulations shall be as defined by the Zoning Ordinance, except as follows:
  - a. Concept Plan means the concept plan attached as **Exhibit B**.
  - b. Property means the property described by metes and bounds on **Exhibit A** and depicted on the Concept Plan, which Property consists of Tract 1, Tract 2, and Tract 3.
  - c. Recycling center means a transfer station and material recovery facility subject to a registration or notice of intent from the Texas Commission on Environmental Quality (TCEQ) that meets the applicable requirements of the TCEQ. A recycling center may include offices, sale of recycled products, a fueling station, a maintenance and repair shop, scales and a scale station, a truck maintenance facility, outdoor storage (including storage pods or trailers), equipment for the processing of materials, and other uses and equipment that are customary and incidental to a recycling center. Outdoor storage for a recycling center is not required to be screened. There is no limitation on the area within Tract 1 or the percentage of Tract 1 that may be used for outdoor storage.
  - d. Tract 1 means the property described by metes and bounds on **Exhibit C**.
  - e. Tract 2 mean the property described by metes and bounds on **Exhibit D**.
  - f. Tract 3 means the property described by metes and bounds on **Exhibit E**.
  - g. Zoning Ordinance means the comprehensive zoning ordinance of the City of Celina, as amended from time to time.
2. Applicable Regulations; Conflicts; Concept Plans and Site Plans
  - a. Development and use of the Property shall comply with these PD Development Regulations and the Zoning Ordinance. In the event of a conflict between these PD Development Regulations and the Zoning Ordinance, these PD Development Regulations control.
  - b. Tract 1 shall be governed by the I-1 light industrial zoning district regulations in the Zoning Ordinance, as amended by these PD Development Regulations.
  - c. Tract 2 shall be governed by the C-1 retail zoning district regulations in the Zoning Ordinance.
  - d. Tract 3 shall be governed by the I-1 light industrial zoning district regulations in the Zoning Ordinance.

- e. The existing driveway that serves Tract 1 may be shared with Tracts 2 and 3 if one or both of those tracts are developed.
3. Permitted Uses. A recycling center is permitted by right on Tract 1. The recycling center building and other recycling center areas covered by a roof shall be limited to 45,000 square feet. This limitation does not include the existing maintenance building and office building shown on the Concept Plan in Tract 1.
4. Area Regulations. The area regulations of the I-1 light industrial zoning district shall apply to Tract 1 except as follows:
- a. Minimum lot area: one acre
  - b. Minimum front yard setback: 50 feet; all yards adjacent to a street shall be considered a front yard
  - c. Minimum side yard: 30 feet, except there shall be no minimum side yard setback for scales, outdoor storage, driveways or parking areas
  - d. Minimum rear yard: 30 feet, except there shall be no rear yard setback for the water well pump house, outdoor storage, driveways, or parking areas
  - e. Minimum open space: none
  - f. Maximum impervious surface: 85 percent of the total lot area
  - g. Maximum floor area ratio: none
  - h. Maximum building height
    - i. Main buildings: maximum 75 feet and no maximum number of stories
    - ii. Accessory buildings: maximum one story and 25 feet
5. Parking.
- a. The existing office building and maintenance building on Tract 1 shall be served by the existing parking spaces shown on the Concept plan, and no additional parking spaces shall be required for these structures. No other minimum parking, loading, or stacking space requirements shall apply to Tract 1.
  - b. Gravel, concrete, and asphalt surfaces for Tract 1 are permitted as shown on the Concept Plan.
6. Landscaping. There are no minimum landscaping requirements for Tract 1.
7. Screening. There are no screening requirements for Tract 1.

8. Tree Preservation. There are no tree preservation or tree mitigation requirements for Tract 1.
9. Building Materials. No exterior building material requirements or other architectural design standards apply to Tract 1.
10. Concept Plan, Site Plan, and Concept plan. Tract 1 shall comply with the Concept Plan, and no other concept plan, development plan, or site plan review or approval is required for Tract 1. Additional asphalt or other paving surfaces may be added, subject to the maximum impervious coverage limitation above, without obtaining approval of an amended Concept Plan. The location and configuration of outdoor storage on Tract 1 is expected to change from time to time, and is not required to be shown on the Concept Plan.
11. Performance Standards. The performance standards in Division 7 of the Zoning Ordinance in effect at the time of the adoption of this PD ordinance shall apply to Tract 1. No additional performance standards or other ordinances regulating the subjects discussed in Division 7 of the Zoning Ordinance shall apply to Tract 1.
12. Water Well. The existing water well and pump house located on Tract 1 shall be permitted.

Description of Tract 1  
6.03 Acres in Collin County, Texas

Being a tract of land, situated in the M.E.P. & R.R. Co. Survey, Abstract No.653, in Collin County, Texas, and being all of Lot 1, Block A, of TRIDAL ADDITION, an addition to Collin County, Texas, as recorded in Volume 2006, Page 66, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being a portion of the right-of-way for State Highway No. 289 (Preston Road), said tract being more particularly described as follows:

BEGINNING at a point being the northwestern corner of Tract 2 at a 1 1/2" iron rod with a plastic cap stamped "WAI" found for the northwesterly corner of Lot 1, Block A, same being the southwesterly corner of the tract of land described by deed to Susie Cannady King, as recorded in Volume 5811, Page 2817, of the Deed Records, Collin County, Texas (DR.C.C.T.) bearing South 89°22'01" East, a distance of 619.16' to the northeastern corner of Tract 1;

THENCE South 00°40'51" West, a distance of 255.13' to a point that is the southeast corner of Tract 2;

THENCE North 89°12'26" West a distance of 179.99' to a point that is the southeast corner of Tract 2;

THENCE South 00°41'40" West, along the westerly line of Tract 3 a distance of 188.51 to a point that is the southeastern corner of Tract 1;

THENCE North 89°20'32" West, along the southerly line of said Lot 1, Block A, same being the northerly line of said Shmaisani tract, a distance of 539.38' to a point for corner, from which a 3/8" iron rod found, bears, South 79°27'41" West, a distance of 0.79', said point for corner being the southwesterly corner of said Lot 1, Block A, said point for corner also being the northwesterly corner of said Shmaisani tract, said point for corner also being in the southeasterly monumented line of the Burlington - Northern Railroad (100' right-of-way);

THENCE North 13°26'00" East, along said southeasterly monumented line of the Burlington - Northern Railroad, same being the westerly line of said Lot 1, Block A, a distance of 454.19' to a 1 1/2" iron rod with a plastic cap stamped "WAI" found for the northwesterly corner of Lot 1, Block A, same being the southwesterly corner of the aforementioned King tract to the point of beginning and containing 6.03 acres of land more or less.

Note: Tract 1 is part of the 8.931-acre property as described in this zoning application.



Description of Tract 2  
1.76 Acres in Collin County, Texas

Being a tract of land, situated in the M.E.P. & R.R. Co. Survey, Abstract No.653, in Collin County, Texas, and being part of Lot 1,Block A, of TRIDAL ADDITION, an addition to Collin County, Texas, as recorded in Volume 2006, Page 66, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being a portion of the right-of-way for State Highway No. 289 (Preston Road), said tract being more particularly described as follows:

BEGINNING at a point for corner in State Highway No. 289, said point for corner bears, South  $00^{\circ}58'50''$  West, a distance of 169.51' from a 1 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northeasterly corner of said Lot 1,Block A, said capped iron rod found being in the southerly line of that tract of land described by deed to Susie Cannady King, as recorded in Volume 5811, Page 2817, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South  $00^{\circ}50'11''$  West, along said State Highway No. 289, a distance of 86.64' to the Southeast corner of Tract 2;

THENCE North  $89^{\circ}20'32''$  West, from a 1 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found, for the southeasterly corner of said Lot 1,Block A, and continuing along the common line between said Lot 1,Block A, and said Hallford remainder tract, in all, a total distance of 305.84' to the southwest corner of Tract 2;

THENCE North  $00^{\circ}53'50''$  East, along the westerly line of Tract 2 a distance of 255.13' to a point that is the northeast corner of Tract 2;

THENCE South  $89^{\circ}22'01''$  East, along the common line between said King tract and Lot 1,Block A, a distance of 306.03' to the POINT OF BEGINNING and containing 1.76 acres of land, more or less.

Note: Tract 1 is part of the 8.931-acre property as described in this zoning application.

Description of Tract 3  
1.14 Acres in Collin County, Texas

Being a tract of land, situated in the M.E.P. & R.R. Co. Survey, Abstract No.653, in Collin County, Texas, and being all of Lot 1, Block A, of TRIDAL ADDITION, an addition to Collin County, Texas, as recorded in Volume 2006, Page 66, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being a portion of the right-of-way for State Highway No. 289 (Preston Road), said tract being more particularly described as follows:

BEGINNING at a point a 1 1/2" iron rod with a plastic cap stamped "WAI" found for the most southerly southeast corner of said Lot 1, Block A, same being the southwesterly corner of the remainder of said Hallford tract, said corner also being in the northerly line of that tract of land, described by deed to Issam Al Shmaisani, as recorded under Document No. 20120530000624860, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) bearing North 89°20'32" West, along the southerly line of said Lot 1, Block A, same being the northerly line of said Shmaisani tract, a distance of 199.44' to a point that is the southeast corner of Tract 1;

THENCE North 00°41'40" East, along the easterly line of Tract 1 a distance of 188.51' to a point for corner;

THENCE North 89°12'26" East a distance of 179.99 to a point that is the southwest corner of Tract 2,

THENCE South 89°12'25" East, along the southerly line of Tract 2 a distance of 305.74' to a point that is the northeast corner of tract 3;

THENCE South 00°53'50" West, along the easterly line of Tract 3, a distance of 37.20' to a point for corner;

THENCE North 89°20'32" West, along the southerly line of Tract 3 a distance of 285.00' along the common line between said Lot 1, Block A, and said Hallford remainder tract, to a 1 1/2" iron rod with a plastic cap stamped "WAI" found for an "ell" corner of said Lot 1, Block A, same being the northwesterly corner of the remainder of said Hallford tract;

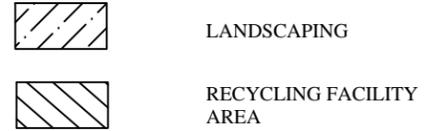
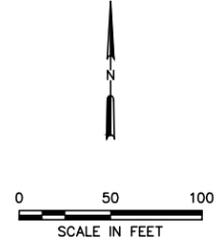
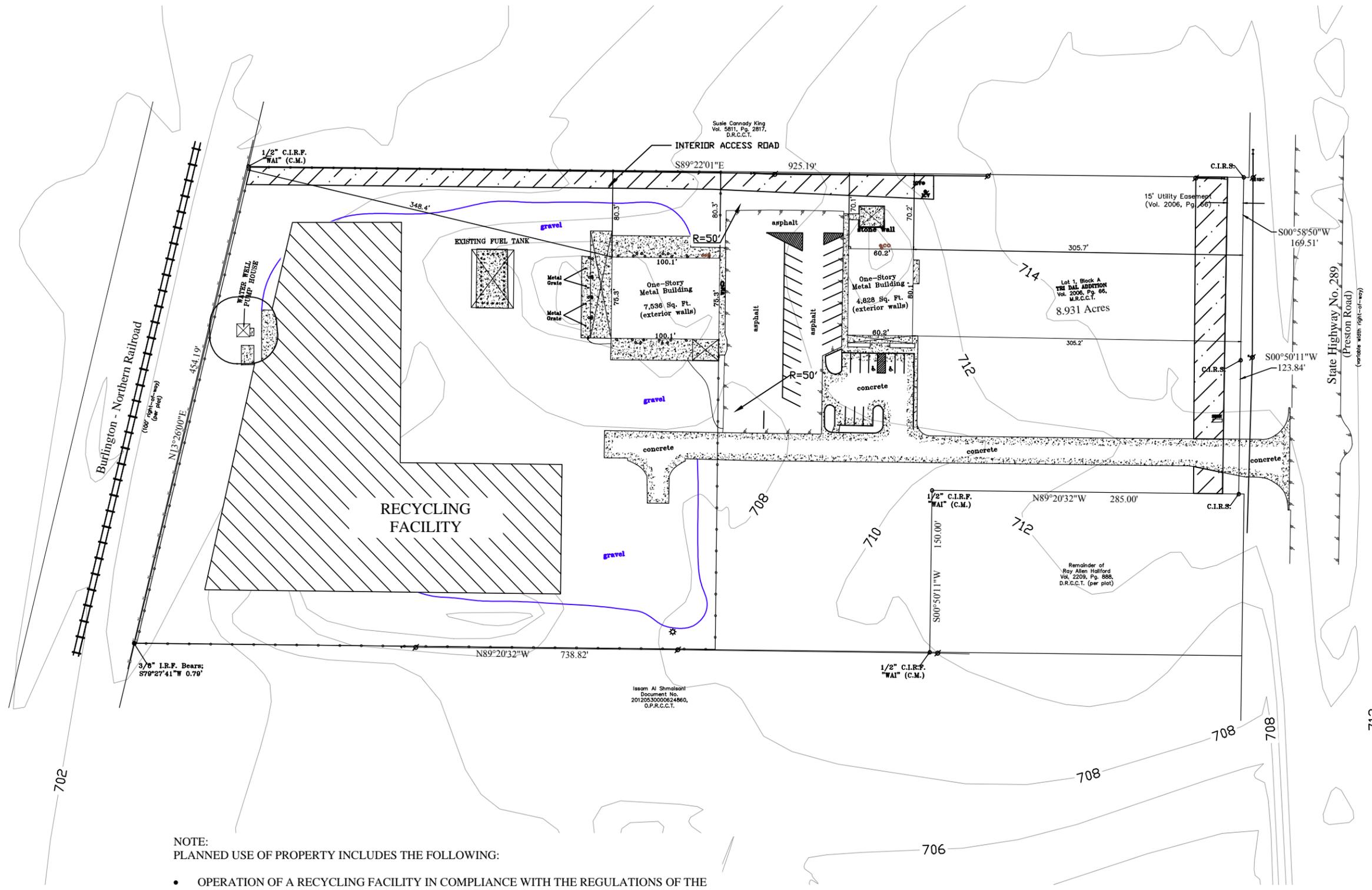
THENCE South 00°50'11" West, along the westerly line of the remainder of said Hallford tract, same being the most southerly east line of said Lot 1, Block A, a distance of 150.00' to a 1 1/2" iron rod which is the POINT OF BEGINNING and containing 1.14 acres more or less.

Note: Tract 1 is part of the 8.931-acre property as described in this zoning application.

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8/12/2014 3:39 PM C:\Champion\16214087\DWG\FACILITIES.MP



NOTE:  
 PLANNED USE OF PROPERTY INCLUDES THE FOLLOWING:

- OPERATION OF A RECYCLING FACILITY IN COMPLIANCE WITH THE REGULATIONS OF THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
- MATERIAL STORAGE
- VEHICLE AND EQUIPMENT MAINTENANCE
- OFFICE ADMINISTRATION

MAXIMUM HEIGHT OF STRUCTURES: 40 FEET  
 SETBACKS FROM PROPERTY LINES OF NEW STRUCTURES: 25 FEET

TOPOGRAPHY BASED ON TOPOGRAPHIC MAP FROM NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.

DATE OF AERIAL PHOTOGRAPHY: 2013

FOR INFORMATION PURPOSES ONLY

<b>SCS ENGINEERS</b> STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS 1901 CENTRAL DRIVE, SUITE 550, BEDFORD, TX 76021 PH (817) 571-2288 FAX NO. (817) 571-2188	CLIENT <b>TOWN AND COUNTRY RECYCLING,</b> A DIVISION OF CHAMPION WASTE SERVICES, LTD. 8204 ELMBROOK ST. DALLAS, TX 75247 PHONE: (214) 637-6500	DRAWING TITLE <b>PLAN FOR DEVELOPMENT</b> <b>CITY OF CELINA ETJ, TEXAS</b>
		PROJECT TITLE <b>RECYCLING FACILITY</b>

DATE:  
 08/2014



January 13, 2016

Misty Ventura  
9406 Biscayne Blvd.  
Dallas, Texas 75218  
214.328.1101  
misty.ventura@svlandlaw.com

**VIA E-MAIL AND CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO. 7011 0470 0002 0338 6895**

Mayor Sean Terry  
Members of the City Council  
Members of the Planning and Zoning Commission  
City of Celina  
c/o Vicki Faulkner, City Secretary  
City Hall  
142 N. Ohio Street  
Celina, Texas 75009

Re: Zoning Application for 4160 N. Preston Road (Champion Waste Services)

Dear Mayor and Members of the City Council and Planning and Zoning Commission,

The approximately 8.9-acre property located at 4160 N. Preston Road, Celina, Texas and more particularly described as Lot 1, Block A of the Tri Dal Addition (the "Property") is owned by CFG Realty, LLC and developed with a recycling center and related office and maintenance buildings operated by Champion Waste Services ("Champion"). The Property is abutted by Preston Road on the east, undeveloped land on the north and south, and a railroad to the immediate west, all of which are in an area planned for light industrial and mixed uses on the City's Future Land Use Plan. The nearest residences are located approximately one-half mile from the Property.

Champion recycles construction materials, primarily concrete and wood, at this facility. No putrescible waste (i.e., garbage) will be allowed at this facility, and all of Champion's recycling activities are subject to strict regulation by the Texas Commission on Environmental Quality. Champion's facility is the only facility of its kind in the area, offering an alternative to filling local landfills with construction debris that could otherwise be recycled for beneficial use. Champion's recycling center is a "green" business and an asset to Celina and other surrounding communities that are rapidly developing and creating a demand for this type of recycling.

The reason Champion is seeking zoning for a use that already exists stems from the fact that Champion began to develop the Property when the Property was still in the county. On August 13, 2014, Champion representatives attended a pre-development conference at City Hall and provided staff with a plan for development for the recycling center. On September 2, 2014, a copy of the plan for development was again provided to the City by email. On November 3, 2014, Champion applied for a building permit to construct the building in which it conducts many of its recycling operations. On November 13, 2014, the City issued the building permit.

Champion immediately began construction after obtaining the building permit. On May 12, 2015, the City annexed the Property along with other surrounding tracts of land. The chronology clearly demonstrates that Champion has vested rights (1) to continue to use the Property in the manner it was used upon annexation and to begin to use the land in the manner that was planned prior to annexation pursuant to Section 43.002 of the Texas Local Government Code; and (2) to develop and use the Property in accordance with the rules and regulations in effect at the time the original application for a permit and the plan for development were filed with the City (i.e., the pre-annexation rules and regulations) pursuant to Chapter 245 of the Texas Local Government Code.

Notwithstanding the vested rights that protect the existing recycling center and Champion's right use the Property in the manner planned, Champion voluntarily submitted a zoning application in an attempt to work with the City to obtain appropriate light industrial planned development (PD) zoning that recognizes the unique existing and planned recycling uses of the Property consistent with Champion's vested rights. Specifically, on October 16, 2015, Champion applied to zone the Property as PD with a base zoning district of I-1 Light Industrial for the entire Property. This application was consistent with the City's Future Land Use Plan which reflects light industrial as an appropriate use for the Property, including "clean industrial uses" like Champion's recycling center.

The PD request was originally scheduled for a November Planning and Zoning Commission (P&Z) hearing. In early November, on its own initiative, Champion invited the City to tour the Property, and City staff members, including the City Manager, the Director of Planning & Development Services, and the City Engineer, participated in the tour. Champion made itself available to answer questions during the tour, and received nothing but positive feedback.

On November 13, 2015, the City provided the first written comments on the PD application, and informed Champion that the PD would not be considered by P&Z until the December 2015 hearing. The comments requested that Champion divide the Property into three zoning tracts – one with light industrial base zoning for the existing development, one with retail base zoning for the undeveloped portion of the Property fronting on Preston Road, and one with office base zoning for the remaining undeveloped portion of the Property. The City's comments also included requested changes to the wording and organization of the PD. Champion spent significant time and resources to revise the application in accordance with staff's comments, including preparing metes and bounds for each PD tract. One week later, on November 20, 2015, Champion submitted the revised PD ordinance, metes and bounds descriptions, and PD concept plan addressing City staff's comments, and began to prepare for a December P&Z hearing.

On December 3, 2015, City staff notified me that staff would not recommend approval of PD zoning for the Property, and would instead recommend I-1 light industrial zoning for the "existing tract" and retail and office zoning for the undeveloped tracts. Since that time, City staff has noticed Champion's zoning request for consideration at the January 19, 2016, P&Z meeting. The P&Z meeting notice mailed to the property owner and surrounding property owners references both Champion's PD zoning request and a conflicting City staff recommendation.

Given Champion's vested rights, its history of working with the City to address comments on the PD zoning, and its willingness to provide all of the information and access to the facility the staff needs to make an informed recommendation, Champion remains hopeful that City staff's recommendation to P&Z and City Council is consistent with the Property's vested rights. Because the recycling center was permitted and developed while in the county, it will not comply with the city's I-1 light industrial regulations. PD zoning is the only type of zoning consistent with the actual and planned uses of the Property. On at least one occasion, City staff has characterized this recycling center as a nonconforming use and structure that cannot be enlarged or modified in any way, which does not take into account the preemptive effect of State law. Champion has clear rights under Section 43.002 of the Texas Local Government Code regardless of any local restrictions on nonconforming uses and structures.

For all of these reasons, Champion opposes the staff's recommended "straight zoning" for the Property and respectfully requests approval of PD zoning consistent with the PD zoning submittal Champion filed with the City staff on November 20, 2015, which provides for a mix of light industrial, retail, and office base zoning districts consistent with Champion's vested rights, the City staff's position as of November 13<sup>th</sup>, and the City's Future Land Use Plan.

Champion is available and willing to meet if you have questions regarding the recycling center or the PD zoning request. If it is helpful, Champion is also willing to organize a tour of the facility for P&Z members and City Council members. Please contact me with any questions regarding these matters or if you would like to arrange a tour of the facility.

Sincerely,



Misty Ventura

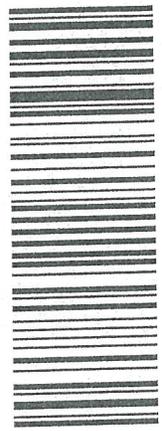
cc: Frank Giannattasio, CFG Realty, LLC  
Mike Foreman, City Manager, City of Celina  
Helen-Eve Liebman, Director of Planning & Development Services, City of Celina  
Ben Rodriguez, Planner, City of Celina  
Lance Vanzant, City Attorney, City of Celina



Mayor Sean Terry  
 Members of the City Council  
 Members of the Planning and Zoning Commission  
 City of Celina  
 c/o Vicki Faulkner, City Secretary  
 City Hall  
 142 N. Ohio Street  
 Celina, Texas 75009

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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Total Postage & Fees	\$	

Sent To: Mayor Sean Terry, Members of the City Council and Members of the Planning and Zoning Commission, City of Celina

Street, Apt. No., or PO Box No.: c/o Vicki Faulkner, City Secretary, City Hall

City, State, ZIP+4: 142 N. Ohio Street, Celina, Texas 75009

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor Sean Terry, Members of the City Council and Members of the Planning and Zoning Commission, City of Celina  
 c/o Vicki Faulkner, City Secretary, City Hall  
 142 N. Ohio Street  
 Celina, Texas 75009

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7011 0470 0002 0338 6895

January 13, 2016

Misty Ventura  
9406 Biscayne Blvd.  
Dallas, Texas 75218  
214.328.1101  
misty.ventura@svlandlaw.com

Mr. Michael Scott Sofijczuk (MC-124)  
MSW Permits Section, Waste Permits Division  
Texas Commission on Environmental Quality  
12100 Park 35 Circle, Building F  
Austin, TX 78753

Re: Town and Country Environmental Transfer Station/Material Recovery Facility  
Collin County; MSW – Proposed Registration Application No. 40284  
New Type V Registration Application

Dear Mr. Sofijczuk:

Town and Country Environmental Services, LLC (Town and Country) seeks approval of Registration #40284 for the 8.9-acre property located at 4160 N. Preston Road in Celina, Texas (the "Property"). As part of the public comment process, Ben Rodriguez, a planner for the City of Celina (the "City") provided comments to the TCEQ on August 6, 2015. Town and Country has addressed all of the comments raised in the City's letter. Specifically, Town and Country has (1) corrected the library address in the notice; (2) placed a copy of the application in the library for public viewing; (3) updated the application to reflect that the Property is located in the city limits; and (4) revised the application to remove the reference to the city-issued building permit serving as an indication of the Property's compatibility with local land use.

Mr. Rodriguez's final comment stated that, following annexation, "the site and subsequent current land use are now considered to be a legally non-conforming site and land use" that cannot be enlarged or expanded without rezoning the Property. Although the City's zoning ordinance includes regulations for nonconforming uses, including limitations on the enlargement and expansion of nonconforming uses, state law supersedes local zoning regulations. Two statutes are of particular relevance – Section 43.002 and Chapter 245 of the Texas Local Government Code, copies of which are enclosed with this letter.

Section 43.002 provides that municipalities shall not, after annexing land, prohibit a person from (1) continuing to use the land in the manner it was being used at the time of annexation; or (2) beginning to use the land in the manner that was planned for the land before the 90<sup>th</sup> day before annexation if one or more permits or other approvals required by a governmental entity were required by law for the planned use, and a completed application for the initial authorization of such permit or other approval was filed with the governmental entity before annexation proceedings were instituted. Town and Country began to develop the Property with the existing land use prior to annexation of the Property into Celina. As a result, the Property was not subject to land use regulations at the time development was commenced. On August 13, 2014, Town and Country representatives attended a pre-development conference at City Hall and provided City staff with a plan for development for the Property that showed the transfer

station/material recovery facility, which the City refers to as a recycling center. On September 2, 2014, a copy of the plan for development was again provided to the City by email. On November 3, 2014, Town and Country applied for a building permit to construct the building in which it conducts its recycling operations. On November 13, 2014, the City issued the building permit, and Town and Country immediately began construction of the recycling center. On May 12, 2015, the City annexed the Property along with other surrounding tracts of land. This chronology clearly demonstrates that Town and Country has Section 43.002 vested rights to continue to use the Property in the manner it was used upon annexation and to begin to use the land in the manner that was planned prior to annexation. A copy of Section 43.002 is enclosed with this letter.

An additional vested rights statute, Chapter 245 of the Texas Local Government Code, freezes the local regulations that are in effect at the time the original application for a permit or a plan for development is filed with the City. The City's rules and regulations in effect at the time of Town and Country's original application for a permit are the rules and regulations in effect on November 3, 2014, when the Property was located outside of the city limits and not subject to zoning regulations. Mr. Rodriguez's letter notes that the City had no land use regulatory authority over the Property prior to annexing it. By freezing the rules in effect prior to annexation, Chapter 245 exempts Town and Country's project from certain zoning regulations, including zoning regulations that affect property classification. A copy of Chapter 245 is enclosed with this letter.

The City has formally acknowledged the preemptive effects of these two statutes. Section 14.02.038 of the City's zoning ordinance states that "nothing contained in [the City's nonconforming use zoning regulations] is intended to alter any rights that may have accrued to proceed under prior regulations, pursuant to Tex. Loc. Gov't Code section 43.002, or sections 245.001 to 245.006."

Section 43.002 and Chapter 245 authorize Town and Country to proceed with the use and development of the Property in the manner planned, notwithstanding the City's local zoning regulations that place limits on nonconforming uses. The proposed registration application is part of that plan and part of the project that commenced when Town and Country filed a building permit application with the City on November 3, 2014 to authorize the construction of a recycling center. Any arguments by the City that rezoning is required to pursue this registration ignore the preemptive effect of state law.

The City's written comments have been addressed, and Town and Country's use of the Property is permitted by law. For these reasons, Town and Country respectfully requests that the TCEQ approve Registration Application No. 40284.

Sincerely,



Misty Ventura

cc: Frank Giannattasio, CFG Realty, LLC  
Kevin Yard, SCS Engineers  
Mike Foreman, City Manager, City of Celina  
Helen-Eve Liebman, Director of Planning & Development Services, City of Celina  
Ben Rodriguez, Planner, City of Celina  
Lance Vanzant, City Attorney, City of Celina

Section  
~~43.903. Effect of Annexation on Railroad Switching Limits or Rates.~~  
 43.904. Repealed.  
 43.905. Effect of Annexation on Operation of School District.  
 43.906. Voting Rights After Annexation.  
 43.907. Effect of Annexation on Colonias.

SUBCHAPTER A. GENERAL PROVISIONS

§ 43.001. Definition

In this chapter, "extraterritorial jurisdiction" means extraterritorial jurisdiction as determined under Chapter 42.

~~Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987.~~

§ 43.002. Continuation of Land Use

(a) A municipality may not, after annexing an area, prohibit a person from:

(1) continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or

(2) beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:

(A) one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and

(B) a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted.

(b) For purposes of this section, a completed application is filed if the application includes all documents and other information designated as required by the governmental entity in a written notice to the applicant.

(c) This section does not prohibit a municipality from imposing:

(1) a regulation relating to the location of sexually oriented businesses, as that term is defined by Section 243.002;

(2) a municipal ordinance, regulation, or other requirement affecting colonias, as that term is defined by Section 2306.581, Government Code;

(3) a regulation relating to preventing imminent destruction of property or injury to persons;

(4) a regulation relating to public nuisances;

(5) a regulation relating to flood control;

(6) a regulation relating to the storage and use of hazardous substances; or

(7) a regulation relating to the sale and use of fireworks.

(8) Expired.

(d) A regulation relating to the discharge of firearms or other weapons is subject to the restrictions in Section 229.002.

Added by Acts 1999, 76th Leg., ch. 1167, § 2, eff. Sept. 1, 1999. Amended by Acts 2005, 79th Leg., ch. 18, § 3, eff. May 3, 2005.

SUBCHAPTER B. GENERAL AUTHORITY TO ANNEX

§ 43.021. Authority of Home-Rule Municipality to Annex Area and Take Other Actions Regarding Boundaries

A home-rule municipality may take the following actions according to rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter:

(1) fix the boundaries of the municipality;

(2) extend the boundaries of the municipality and annex area adjacent to the municipality; and

(3) exchange area with other municipalities.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987.

§ 43.022. Voter Approval of Annexation by Home-Rule Municipality Required Under Certain Circumstances

(a) If, under its charter, the governing body of a home-rule municipality initiates or orders an election to submit to the qualified voters of the municipality the question of annexing an adjacent area, the governing body shall at the same time order an election to be held at a convenient location in the municipality to submit the question to the qualified voters of that area.

(b) The election order must:

(1) provide for separate elections for the voters of the municipality and for the voters of the area;

(2) be issued in the manner provided for other municipal elections;

(3) describe the area by metes and bounds; and

(4) provide for voting for or against the proposition: "The annexation of additional area, the assumption by the municipality of all bonded indebted-

~~§ 244.023. Restriction~~

Unless municipal consent is granted under Section 244.025, a person may not construct or operate a shelter for homeless individuals within 1,000 feet of another shelter for homeless individuals or a primary or secondary school.

Added by Acts 1999, 76th Leg., ch. 1253, § 3, eff. Sept. 1, 1999.

§ 244.024. Notice

(a) A person who intends to construct or operate a shelter for homeless individuals subject to Section 244.023 shall:

(1) post notice of the proposed location of the shelter at that location; and

(2) provide notice of the proposed location of the shelter to the governing body of the municipality within the boundaries of which the shelter is proposed to be located.

(b) The person shall post and provide the notice required by Subsection (a) before the 61st day before the date the person begins construction or operation of the shelter for homeless individuals, whichever date is earlier.

Added by Acts 1999, 76th Leg., ch. 1253, § 3, eff. Sept. 1, 1999.

§ 244.025. Municipal Consent

(a) Municipal consent to the construction or operation of a shelter for homeless individuals subject to Section 244.023 is considered granted unless, before the 61st day after the date notice is received by the governing body of the municipality under Section 244.024(a)(2), the governing body determines by resolution after a public hearing that the construction or operation of a shelter at the proposed location is not in the best interest of the municipality.

(b) The governing body of the municipality may rescind a resolution adopted under Subsection (a).

Added by Acts 1999, 76th Leg., ch. 1253, § 3, eff. Sept. 1, 1999.

§ 244.026. Distance Measurement

For purposes of this subchapter, distance is measured along the shortest straight line between the nearest property line of the shelter for homeless individuals and the nearest property line of another

~~shelter for homeless individuals or a primary or secondary school, as appropriate.~~

Added by Acts 1999, 76th Leg., ch. 1253, § 3, eff. Sept. 1, 1999.

CHAPTER 245. ISSUANCE OF LOCAL PERMITS

Section

- 245.001. Definitions.
- 245.002. Uniformity of Requirements.
- 245.003. Applicability of Chapter.
- 245.004. Exemptions.
- 245.005. Dormant Projects.
- 245.006. Enforcement of Chapter.
- 245.007. Construction and Renovation Work on County-owned Buildings and Facilities in Certain Counties.

§ 245.001. Definitions

In this chapter:

(1) "Permit" means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.

(2) "Political subdivision" means a political subdivision of the state, including a county, a school district, or a municipality.

(3) "Project" means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

(4) "Regulatory agency" means the governing body of, or a bureau, department, division, board, commission, or other agency of, a political subdivision acting in its capacity of processing, approving, or issuing a permit.

Added by Acts 1999, 76th Leg., ch. 73, § 2, eff. May 11, 1999. Amended by Acts 2005, 79th Leg., ch. 6, § 1, eff. April 27, 2005.

§ 245.002. Uniformity of Requirements

(a) Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulations, ordinances, rules, expiration dates, or other

er properly adopted requirements in effect at the time:

(1) the original application for the permit is filed for review for any purpose, including review for administrative completeness; or

(2) a plan for development of real property or plat application is filed with a regulatory agency.

(a-1) Rights to which a permit applicant is entitled under this chapter accrue on the filing of an original application or plan for development or plat application that gives the regulatory agency fair notice of the project and the nature of the permit sought. An application or plan is considered filed on the date the applicant delivers the application or plan to the regulatory agency or deposits the application or plan with the United States Postal Service by certified mail addressed to the regulatory agency. A certified mail receipt obtained by the applicant at the time of deposit is prima facie evidence of the date the application or plan was deposited with the United States Postal Service.

(b) If a series of permits is required for a project, the orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time the original application for the first permit in that series is filed shall be the sole basis for consideration of all subsequent permits required for the completion of the project. All permits required for the project are considered to be a single series of permits. Preliminary plans and related subdivision plats, site plans, and all other development permits for land covered by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project.

(c) After an application for a project is filed, a regulatory agency may not shorten the duration of any permit required for the project.

(d) Notwithstanding any provision of this chapter to the contrary, a permit holder may take advantage of recorded subdivision plat notes, recorded restrictive covenants required by a regulatory agency, or a change to the laws, rules, regulations, or ordinances of a regulatory agency that enhance or protect the project, including changes that lengthen the effective life of the permit after the date the application for the permit was made, without forfeiting any rights under this chapter.

(e) A regulatory agency may provide that a permit application expires on or after the 45th day after the date the application is filed if:

(1) the applicant fails to provide documents or other information necessary to comply with the agency's technical requirements relating to the form and content of the permit application;

(2) the agency provides to the applicant not later than the 10th business day after the date the application is filed written notice of the failure that specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and

(3) the applicant fails to provide the specified documents or other information within the time provided in the notice.

(f) This chapter does not prohibit a regulatory agency from requiring compliance with technical requirements relating to the form and content of an application in effect at the time the application was filed even though the application is filed after the date an applicant accrues rights under Subsection (a-1).

(g) Notwithstanding Section 245.003, the change in law made to Subsection (a) and the addition of Subsections (a-1), (e), and (f) by S.B. No. 848, Acts of the 79th Legislature, Regular Session, 2005, apply only to a project commenced on or after the effective date of that Act.

Added by Acts 1999, 76th Leg., ch. 73, § 2, eff. May 11, 1999. Amended by Acts 2005, 79th Leg., ch. 6, § 2, eff. April 27, 2005.

#### § 245.003. Applicability of Chapter

This chapter applies only to a project in progress on or commenced after September 1, 1997. For purposes of this chapter a project was in progress on September 1, 1997, if:

(1) before September 1, 1997:

(A) a regulatory agency approved or issued one or more permits for the project; or

(B) an application for a permit for the project was filed with a regulatory agency; and

(2) on or after September 1, 1997, a regulatory agency enacts, enforces, or otherwise imposes:

(A) an order, regulation, ordinance, or rule that in effect retroactively changes the duration of a permit for the project;

(B) a deadline for obtaining a permit required to continue or complete the project that was not enforced or did not apply to the project before September 1, 1997; or

(C) any requirement for the project that was not applicable to or enforced on the project before September 1, 1997.

Added by Acts 1999, 76th Leg., ch. 73, § 2, eff. May 11, 1999.

§ 245.004. Exemptions

This chapter does not apply to:

(1) a permit that is at least two years old, is issued for the construction of a building or structure intended for human occupancy or habitation, and is issued under laws, ordinances, procedures, rules, or regulations adopting only:

(A) uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; or

(B) local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons;

(2) municipal zoning regulations that do not affect landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by a restrictive covenant required by a municipality;

(3) regulations that specifically control only the use of land in a municipality that does not have zoning and that do not affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage, or building size;

(4) regulations for sexually oriented businesses;

(5) municipal or county ordinances, rules, regulations, or other requirements affecting colonias;

(6) fees imposed in conjunction with development permits;

(7) regulations for annexation that do not affect landscaping or tree preservation or open space or park dedication;

(8) regulations for utility connections;

(9) regulations to prevent imminent destruction of property or injury to persons from flooding that are effective only within a flood plain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy;

(10) construction standards for public works located on public lands or easements; or

(11) regulations to prevent the imminent destruction of property or injury to persons if the regulations do not:

(A) affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage, building size, residential or commercial density, or the timing of a project; or

(B) change development permitted by a restrictive covenant required by a municipality.

Added by Acts 1999, 76th Leg., ch. 73, § 2, eff. May 11, 1999. Amended by Acts 2003, 78th Leg., ch. 646, § 1, eff. Sept. 1, 2003; Acts 2005, 79th Leg., ch. 31, § 1, eff. Sept. 1, 2005.

§ 245.005. Dormant Projects

(a) After the first anniversary of the effective date of this chapter, a regulatory agency may enact an ordinance, rule, or regulation that places an expiration date on a permit if as of the first anniversary of the effective date of this chapter: (i) the permit does not have an expiration date; and (ii) no progress has been made towards completion of the project. Any ordinance, rule, or regulation enacted pursuant to this subsection shall place an expiration date of no earlier than the fifth anniversary of the effective date of this chapter.

(b) A regulatory agency may enact an ordinance, rule, or regulation that places an expiration date of not less than two years on an individual permit if no progress has been made towards completion of the project. Notwithstanding any other provision of this chapter, any ordinance, rule, or regulation enacted pursuant to this section shall place an expiration date on a project of no earlier than the fifth anniversary of the date the first permit application was filed for the project if no progress has been made towards completion of the project. Nothing in this subsection shall be deemed to affect the timing of a permit issued solely under the authority of Chapter 366, Health and Safety Code, by the Texas Commission on Environmental Quality or its authorized agent.

(c) Progress towards completion of the project shall include any one of the following:

(1) an application for a final plat or plan is submitted to a regulatory agency;

(2) a good-faith attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project;

(3) costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent

appraised market value of the real property on which the project is located;

(4) fiscal security, is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or

(5) utility connection fees or impact fees for the project have been paid to a regulatory agency.

Added by Acts 1999, 76th Leg., ch. 73, § 2, eff. May 11, 1999. Amended by Acts 2005, 79th Leg., ch. 31, § 1, eff. Sept. 1, 2005.

**§ 245.006. Enforcement of Chapter**

(a) This chapter may be enforced only through mandamus or declaratory or injunctive relief.

(b) A political subdivision's immunity from suit is waived in regard to an action under this chapter.

Added by Acts 1999, 76th Leg., ch. 73, § 2, eff. May 11, 1999. Amended by Acts 2005, 79th Leg., ch. 31, § 1, eff. Sept. 1, 2005.

**§ 245.007. Construction and Renovation Work on County-owned Buildings and Facilities in Certain Counties**

(a) This section applies only to a building or facility that is owned by a county with a population of 3.3 million or more and is located within the boundaries of another political subdivision.

(b) A political subdivision may not require a county to notify the political subdivision or obtain a building permit for any new construction or any renovation of a building or facility owned by the county if the construction or renovation work is supervised and inspected by an engineer or architect licensed in this state.

(c) This section does not exempt a county from complying with the building standards of the political subdivision during the construction or renovation of the building or facility.

Added by Acts 2005, 79th Leg., ch. 532, § 1, eff. June 17, 2005.

**CHAPTER 246. CONSTRUCTION OF CERTAIN TELECOMMUNICATIONS FACILITIES**

Section  
 246.001. Definitions.  
 246.002. Applicability.  
 246.003. Request Process.  
 246.004. Commission Jurisdiction.

**§ 246.001. Definitions**

In this chapter:

(1) "Commission" means the Public Utility Commission of Texas.

(2) "Critical facility" means a central office that contains:

(A) a switching unit for a telecommunications system that provides service to the general public; and

(B) equipment and operating arrangements necessary for terminating and interconnecting:

(i) customer lines and trunks; or

(ii) trunks.

(3) "Impervious lot coverage regulation" means an ordinance, regulation, rule, or other enactment by a county, municipality, or other authority that limits the development of real property based on the amount of impervious lot coverage to be constructed. The term does not include a flood control regulation.

(4) "Regulating authority" means a county, municipality, or other political subdivision of this state that has adopted an impervious lot coverage regulation or a sedimentation, retention, or erosion regulation by ordinance, order, resolution, rule, or other enactment.

(5) "Sedimentation, retention, or erosion regulation" means an ordinance, regulation, rule, or other enactment by a county, municipality, or other authority that limits or regulates the development of real property based on the development's effect on water quality resulting from sedimentation, retention, or erosion. The term does not include a:

(A) flood control regulation; or

(B) requirement for silt fences, vegetative cover, or other similar requirement.

(6) "Telecommunications utility" has the meaning assigned by Section 51.002, Utilities Code.

Added by Acts 2001, 77th Leg., ch. 210, § 1, eff. Sept. 1, 2001.

**§ 246.002. Applicability**

This chapter applies only to a critical facility that:

(1) existed on April 1, 2001; and

(2) is being expanded to provide space and facilities for competing telecommunications utilities because of requirements in:

(A) the Communications Act of 1934 (47 U.S.C. Section 151 et seq.), as amended; or

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



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## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 24, 2015

Mr. Paul Kuhar  
Vice President  
Town and Country Environmental Services, LLC  
4160 North Preston Road  
Celina, Texas 75009

Re: Town and Country Environmental Transfer Station / Material Recovery Facility — Collin County  
Municipal Solid Waste (MSW) — Proposed Registration Application No. 40284  
New Type V Transfer Station  
Registration Application — Response to First Technical Notice of Deficiency (NOD)  
Tracking Nos 19420940, 19499179, 19524986 and 19867260  
RN105240196/CN604731760

Dear Mr. Kuhar:

We acknowledge receipt of electronic copies of replacement pages addressing identified deficiencies in the above referenced application. Please submit the original and 3 hard copies of the replacement pages.

Also, please submit correspondence of approval from the City of Celina regarding non-conforming land use and zoning at the site location.

We will finalize review of the application once the above items are received.

If you have any questions, please call Mr. Michael Scott Sofijczuk at (512) 239-3162. When addressing written correspondence, please use mail code MC-124.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Sofijczuk".

Michael Scott Sofijczuk  
Municipal Solid Waste Permits Section  
Waste Permits Division

MS/cgm

cc: Mr. Kevin Yard, P.E., BCEE, Vice President, SCS Engineers, Bedford