



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY MARCH 15, 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 February 16, 2015.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of March 8, 2016.

V. AGENDA:

- A. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 639 acre tract of land from a PD-Planned Development District and an AG-Agricultural District to a PD-Planned Development District with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the Richard Alderson Survey, Abstract No. 7; the F.D. Gary Survey, Abstract No. 360; the I.C. Williamson Survey, Abstract Number 943, and the T. Staten Survey, Abstract Number 806, Collin County, Texas and is generally located on the north and south sides of the future Collin County Outer Loop, east of CR 6 (Legacy Drive), north of future Punk Carter Parkway and west of the Dallas North Tollway. (Cambridge Crossing)
- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 31.894 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designation of MU-2–Regional Mixed Use. The property is situated in Tract 56 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located at the northwest corner of SH 289 (Preston Road) and Frontier Parkway. (Keeran)
- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 71.289 acre tract of land from an SF-R Single Family Residential zoning district to a PD-Planned Development zoning district with base zoning designation of SF-R Single Family Residential. The property is situated in Tract 23 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located east of SH 289 (Preston Road), north of CR 89 and south of Sunset Boulevard. (Hillside Village)
- D. Consider and take action on a replat of Lots 1R, 2R, 3R, and 4R, Block 1 of the TXI Addition, being a replat of TXI Addition, Lots 1, 2, 3, and 4, Block 1, being an 89.562 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, and generally located south of CR 53 and approximately 1,350 feet west of Preston Road (State Highway 289). (Martin Marietta replat)

- E. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City’s Comprehensive Master Plan, Ordinance No. 2013-06; to amend the City’s Master Thoroughfare exhibit. (Thoroughfare Plan amendments)
- F. Consider and act on a Construction Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II)
- G. Consider and act on a Construction Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, comprising of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland)
- H. Consider and act on a Construction Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, comprising of 147 residential lots and Thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II)

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:

Friday, March 11, 2016 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

 Ben Rodriguez
 City Planner
 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.



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: March 15, 2016
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE MARCH 8, 2016 CITY COUNCIL MEETINGS:

Annexations:

1. Approved the LM 115 annexation, a ±80 acre tract of land west of Preston Road and north of Malone.
2. Instituted annexation on the following tracts (i.e set a 90 day time clock for completing the annexation:
 - O'Donnell ±641 acre tract, located east of Preston Road and north of CR 130
 - Wells North ±244 acre tract, located east of Preston Road and north of CR 83
 - CR 83, CR 84 and CR 1224 rights-of-way adjacent to Wells North
3. Conducted two public hearings for the following tracts:
 - Wood annexation, a ±43 acre tract west of CR 86
 - Westgate 115 annexation, a ±115 acre tract west of CR 86
 - Celina 40 annexation, a ±49 acre tract east of CR 86
 - Mahard annexation, a ±10 acre tract north of Frontier and east of the BNSF Railroad
4. Set public hearing dates for the following:
 - The involuntary annexation of DC Ranch (4/12/16 and 4/19/16)
 - CR 128, CR 130, CR 131, CR 132, and CR 133 adjacent to O'Donnell tract (both on 4/12/16)

Public Improvement Districts:

1. Approved a resolution authorizing the distribution of the Preliminary Limited Offering Memorandum (PLOM) for Wells North PID bonds.
2. Approved a resolution to determining Wells North PID costs and setting a public hearing date for March 29, 2016 to levy assessments.

TIRZs:

1. Approved the Old Celina TIRZ (TIRZ Number Five), made up of several tracts of land totaling 1,235 acres

Zoning Cases:

1. Approved the Tractor Supply rezoning request to PD-63, a 4 acre tract of land east of S. Oklahoma Street
2. Approved the Champion Waste rezoning request to PD-64, a 9 acre tract of land west of Preston Road

Plats:

1. Approved Light Farms Grange Neighborhood Final Plat, 18 acres, 49 homes and 7 HOA lots
2. Approved Light Farms Hazel Neighborhood Final Plat, 29 acres, 106 homes and 8 HOA lots
3. Approved Light Farms Maydelle Phase 2 Neighborhood Final Plat, 15 acres, 36 homes and 3 HOA lots
4. Approved Light Farms Parkview Neighborhood Final Plat, 15 acres, 24 homes and 6 HOA lots

Ordinance Revisions:

1. Approved the proposed revisions to the Sign Ordinance



**CITY OF CELINA
PLANNING AND ZONING COMMISSION MEETING
112 N. COLORADO STREET
TUESDAY, FEBRUARY 16, 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 6:35 p.m.

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

Commissioner absent: Mike Terry

Staff present: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner; Mack Reinwand, Land Use Attorney.

II. PLEDGE OF ALLEGIANCE:

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

III. CONSENT AGENDA:

Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting held on January 18, 2016.

Commissioner Haley moved to approve the Minutes as written.

Commissioner Barley seconded the motion.

Motion carried 6-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 February 9, 2016 meeting.

V. AGENDA:

A. 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 and more commonly known as Champion Waste and Recycling.

Planner Ben Rodriguez presented the staff report and stated that during the past month staff had come to agreement with the applicant on most issues. The remaining issue was that of location of outdoor storage and certain definitions.

Chairman Ousley opened the public hearing.

Commissioner Haley asked if Tracts 2 and 3 were to have the underlying zoning classifications of R/O-Retail/Office that no outdoor storage is allowed in these districts.

Mr. Rodriguez answered in the affirmative.

Commissioner Hangartner asked if staff would support additional storage on Tract 1.

Mr. Rodriguez responded that staff would support additional storage on Tract 1 so long as the height of the storage was limited to ten (10) feet.

Misty Ventura, Shupe Ventura Lindelow & Olson, PLLC, 9406 Biscayne Boulevard, Dallas, Texas, attorney for the applicant, stated that although progress with staff had been made, there were certain items that remained in conflict. She stated that the applicant has revised the application to the Texas Commission on

Environmental Quality (TCEQ) to require the recycling facility to recycle a minimum of fifty percent (50%) of the construction materials brought to the site, as requested by staff. Ms. Ventura then stated that the applicant wishes to store “clean” recycled materials, such as gardening mulch, on Tracts 2 and 3 in order for potential customers to view the product. In addition, she contended that the definition of “construction materials” is inconsistent with the state definition and could put the facility in noncompliance with state regulations if approved. She then asked the Commission to take action at this meeting.

Mr. Rodriguez requested that the Commission either adopt the language that staff presented or, if additional compromise is sought, that the Commission table the item so that additional negotiation with the applicant could occur.

Commissioner Haley stated that he felt the Commission did not need to rush in making a decision.

The City’s land use attorney, Mack Reinwand, reminded the Chairman that this is a continued public hearing and prior to making a motion and decision, that the public had the right to be heard.

Chairman Ousley asked if anyone wished to make a statement.

Frank Giannattasio, 4160 Preston Road, Celina, Texas, owner of the facility, stated that the staff’s definition of “construction materials” is too restrictive.

Chairman Ousley pointed out that any new owner of the facility might not be as conscientious in recycling as is Champion Waste.

Mr. Giannattasio responded that any new owner would also have to apply to TCEQ for licensing.

Kevin Yard, 1901 Central Drive, Bedford, Texas, speaking for the applicant, stated that the company is restricted by stringent state regulations.

Randy Tomplait, PO Box 1210, Celina, Texas, who resides near the facility, said that neighbors were concerned with noise and dust produced during the operation.

Bruce Evans, 7032 Creek Bend, Dallas, Texas, who owns undeveloped property near the facility, asked if the facility was within the city limits.

Mr. Rodriguez stated that the property was annexed into the City last year and that the facility is allowed to continue to operate so long as no expansion occurs.

Chairman Ousley closed the public hearing and asked staff to clarify their recommendation.

Mr. Rodriguez stated that staff would be willing to allow the expansion of the outdoor storage on Tract 1, with the restriction that the height of the storage be limited to ten (10) feet and that staff would work with the applicant to revise the definition of “construction materials.”

Chairman Ousley then moved to approve Item A, with the conditions that outdoor storage on Tract 1 may be expanded with the restriction that the height of the storage be limited to ten (10) feet and that the definition of “construction materials” will be revised prior to the item being heard by the City Council.

Commissioner Haley seconded the motion.

Motion carried 6-yes; 0-no.

- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 244.1 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 MU-2–Regional Mixed Use. The property is situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North)

Senior Planner Brooks Wilson presented the staff report.

Chairman Ousley opened the public hearing.

Brian Carlock, Senior Vice President of Hillwood Communities, 3090 Olive Street, Dallas, Texas stated that he was available to answer any questions.

Commissioner Haley asked when Celina Independent School District will be making their decision regarding the school site.

Mr. Carlock said that the CISD would be closing on the property in mid-April, following the completion of the annexation and zoning of Wells North.

Paul Roy, 2608 Old Stables Drive, Celina, Texas spoke against the development, stating that there were existing drainage and erosion problems in Carter Ranch and the location of the Wells North detention pond

adjacent to Carter Ranch lots would exacerbate the problem. In addition, he would prefer to see a larger home product since many fifty (50) foot lots in Carter Ranch remain unsold.
Director of Planning and Development Services Helen-Eve Liebman stated that drainage is not a zoning issue and that the Subdivision Ordinance requires that any run-off on a particular tract be contained on that tract. There being no further questions or comments, Chairman Ousley closed the public hearing.
Commissioner Hangartner moved to approve Item B, as conditioned in the staff report.
Commissioner Haley seconded the motion.
Motion carried 6-yes; 0-no.

- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 4.029 acre tract of land from an C-1, Retail zoning district to a PD-Planned Development zoning district with base zoning designations of C-1–Retail. The property is situated in the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Ash Street, and west of Preston Road. (Tractor Supply)

Planner Ben Rodriguez presented the staff report.

Chairman Ousley opened the public hearing.

Juan J. Vasquez, Vasquez Engineering, LLC, 1919 S. Shiloh Road, Garland, Texas, representing Tractor Supply, asked the Commission to consider increasing the staff's recommended outdoor storage area located at the front of the store. He stated that Tractor Supply stores have a "look" that distinguishes them from other stores and that includes a considerable amount of visible outdoor storage. In many locations, displays are placed adjacent to the right-of-way in addition to under the canopies. Mr. Vasquez added that Tractor Supply had made many of the staff-requested concessions to locate in Celina, including decorative metal fencing with masonry columns and reduced outdoor display.

Mr. Rodriguez responded that Tractor Supply stores are typically located on regional highways and that this location is on a "neighborhood" road that is also a gateway into the historic downtown and therefore requires additional aesthetic scrutiny.

Tyler Isbell, SRS Real Estate Partners, 8343 Douglas Avenue, Dallas, Texas, representing the landowner, stated that the Preston Road Overlay precludes the location of this type of store and therefore the location on Business 289 (S. Oklahoma Street) was the next choice.

Commissioner Hangartner asked for clarification on the location of the canopies. After reviewing the exhibit, Commissioner Hangartner asked if staff would consider an increase.

Mr. Rodriguez stated that staff believes fifty percent (50%) of the area under the canopies is sufficient.

Chairman Ousley then asked about the separation between Tractor Supply and the daycare facility to the south.

Mr. Rodriguez stated that a stub-out will be provided from Tractor Supply to Mudpies & Lullabies parking lot and that there is an approximately twenty (20) foot landscape buffer between the two uses.

There being no further questions or comments, Chairman Ousley closed the public hearing.

Commissioner Haley moved to approve Item C, as conditioned in the staff report with the exception of the amount of outdoor display area allowed under the canopy, which he suggested should be allowed within twenty (20) feet of the building.

Commissioner Cromwell seconded the motion.

Motion carried 5-yes; 1-no (Ousley opposed).

- D. Consider and act on an application for a General Development Plan for Sutton Fields II, a ±510.88 tract of land comprised the original Sutton Fields tract (±494.88 acres situated in the Freeman Wilkerson Survey, Abstract Number 1411, the H. Rue Survey, Abstract Number 1111, the J. Rue Survey, Abstract Number 1109, the T. Cox Survey, Abstract Number 309, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas) and the Mabrey tract (±128 acres situated in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas). The property is generally located on the east side of FM 1385, north of Parvin Road and south of FM 428. (Sutton Fields II)

Senior Planner Brooks Wilson presented the staff report and stated that, upon review of the revised plan, staff had made several suggestions to the applicant for additional revisions and that the applicant and the applicant's engineer had agreed to all the requested revisions. She went on to say that Art Barraza of Pettit

Barraza, representing the applicant, was here to confirm the additional revisions and to answer any questions of the Commission.

Commissioner Hangartner asked about the extended length of Sutton Fields Boulevard.

Ms. Wilson stated that if the speed on Sutton Fields Boulevard caused a problem, that street calming devices or even stop signs could be installed.

Chairman Ousley moved to approve Item D, as conditioned in the staff report and stipulating that the agreed-upon revisions were made.

Commissioner Schmitt seconded the motion.

Motion carried 6-yes; 0-no.

- E. Consider and act on a Final Plat for Light Farms, The Grange Neighborhood Final Plat, approximately 17.78 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey #14, Abstract No. 167, comprising forty-nine (49) residential lots and seven (7) open space lots. The property is generally located north of Frontier Parkway, west of Light Farms Way and east of the Dallas North Tollroad.
Planner Ben Rodriguez presented the staff report.
Chairman Ousley moved to approve Item E, subject to staff's comments being addressed and all improvements being inspected and accepted prior to the case being heard before the City Council.
Commissioner Hangartner seconded the motion.
Motion carried 6-yes; 0-no.
- F. Consider and act on a Final Plat for Light Farms, Hazel Neighborhood Final Plat, approximately 28.89 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising 106 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad.
Planner Ben Rodriguez presented the staff report.
Commissioner Barley moved to approve Item F, subject to staff's comments being addressed and all improvements being inspected and accepted prior to the case being heard before the City Council.
Commissioner Haley seconded the motion.
Motion carried 6-yes; 0-no.
- G. Consider and act on a Final Plat for Light Farms, Maydelle Phase 2 Final Plat, approximately 15.457 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey No. 14, Abstract No. 167, comprising thirty-six (36) residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad.
Planner Ben Rodriguez presented the staff report.
Commissioner Haley moved to approve Item G, subject to staff's comments being addressed and all improvements being inspected and accepted prior to the case being heard before the City Council.
Commissioner Barley seconded the motion.
Motion carried 6-yes; 0-no.
- H. Consider and act on a Final Plat for Light Farms, Parkview Neighborhood Final Plat, approximately 14.78 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising twenty-four (24) residential lots and six (6) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad.
Planner Ben Rodriguez presented the staff report.
Commissioner Hangartner moved to approve Item H, subject to staff's comments being addressed and all improvements being inspected and accepted prior to the case being heard before the City Council.
Chairman Ousley seconded the motion.
Motion carried 6-yes; 0-no.
- I. Conduct a public hearing to consider testimony and act on amendments to the City's Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Section 14.05.123, "Fences in Residential Areas."
Planner Ben Rodriguez requested that the Commission table this item.

*Chairman Ousley moved to table Item I.
Commissioner Barley seconded the motion.
Motion carried 6-yes; 0-no.*

- J. Consider and act on proposed amendments to the City’s Code of Ordinances Chapter 3: Building Regulations, Article 3.07: “Signs.”

Planner Ben Rodriguez presented the staff report.

Commissioner Barley asked if the proposed regulations were more or less restrictive than the current standards.

Mr. Rodriguez responded that it depended on the length of the wall.

Chairman Ousley asked if there could be different regulations for signs spelled out in a Planned Development.

Mr. Rodriguez responded in the affirmative.

Commissioner Barley asked for a definition of changeable electronic video message board signs.

Mr. Rodriguez stated that they are electronic signs on which the lettering may change every eight (8) seconds. He added that no scrolling or flashing is allowed and that an example of these signs can be found at the new Celina Fire Station.

Commissioner Schmitt asked about the regulations regarding brightness.

Mr. Rodriguez stated that, at this time, there were none proposed.

Chairman Ousley moved to approve Item J, as conditioned in the staff report.

Commissioner Hangartner seconded the motion.

Motion carried 6-yes; 0-no.

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 8:28 p.m.

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

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: March 15, 2016
Re: Rezoning Request for Cambridge Crossing

Action Requested:

Conduct a public hearing to consider testimony and make a recommendation on a zoning amendment request from a PD-Planned Development District No. 40 (PD-40), Mixed Use Regional District #1 (MU-2 #1), and an AG-Agricultural District to a PD-Planned Development District No. 40 (PD-40) on a ±639 acre tract of land located in the Richard Alderson Survey, Abstract No. 7; the F.D. Gary Survey, Abstract No. 360; the I.C. Williamson Survey, Abstract Number 943, and the T. Staten Survey, Abstract Number 806, Collin County, Texas. The property is generally located on the north and south sides of the future Collin County Outer Loop, east of CR 6 (Legacy Drive), north of the future Punk Carter Parkway alignment and west of the Dallas North Tollway. The annexation of a portion of this property shall be completed prior to the consideration of this zoning request before the City Council. (Cambridge Crossing)

Background Information:

Current Zoning Classification

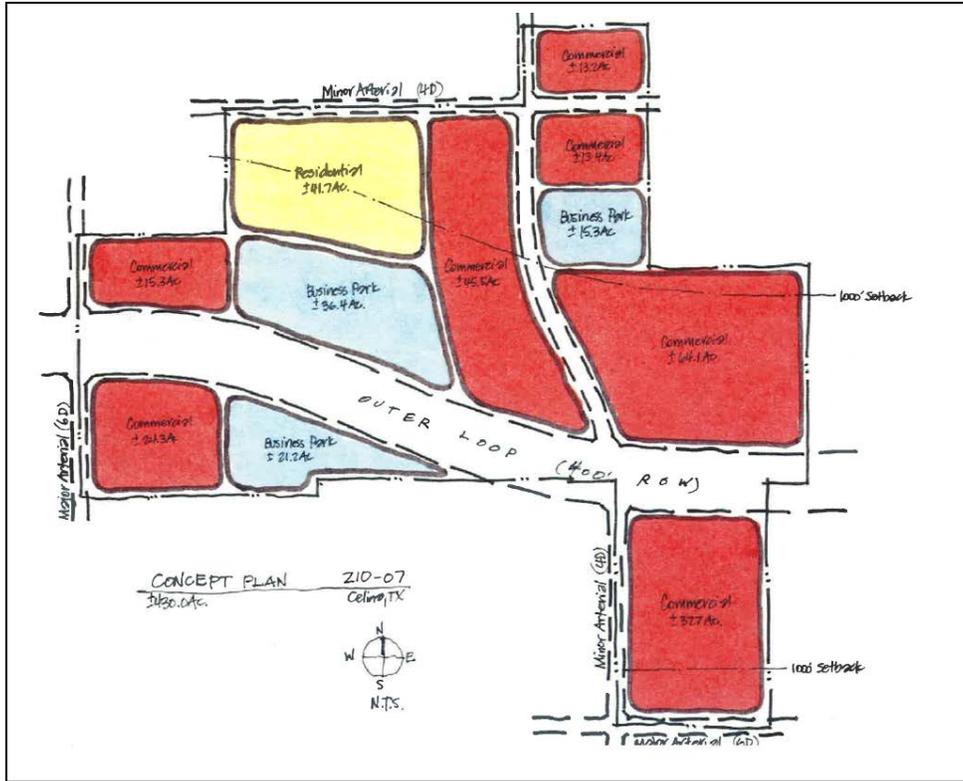
The majority of the Cambridge Crossing property was zoned on June 11, 2013 as Planned Development No. 40 (PD-40), comprised of 442 acres. The base zoning was Regional Mixed Use (MU-2). All but one of the tracts were designated as non-residential (seven "Commercial" tracts and three "Business Park" tracts). Only one 41.7 acre tract was designated as "Residential."

Development regulations included in the original zoning emphasized a high-density mix of land uses with no height restrictions within 1,000 feet of the Outer Loop (see exhibit, next page). Single family detached housing units were prohibited from being placed within 250 feet of the Outer Loop. Development regulations for single family included a minimum forty-five foot lot width, 4,500 square foot minimum lot size, 65% lot coverage and 1,200 square foot minimum house size. Only one single family lot type was offered.

In addition, the current PD allows three-story duplexes and townhomes within the non-residential tracts, up to fifteen percent (15%) of the gross land area. Stand-alone multiple family development is allowed up to twenty percent (20%) of the gross land area.

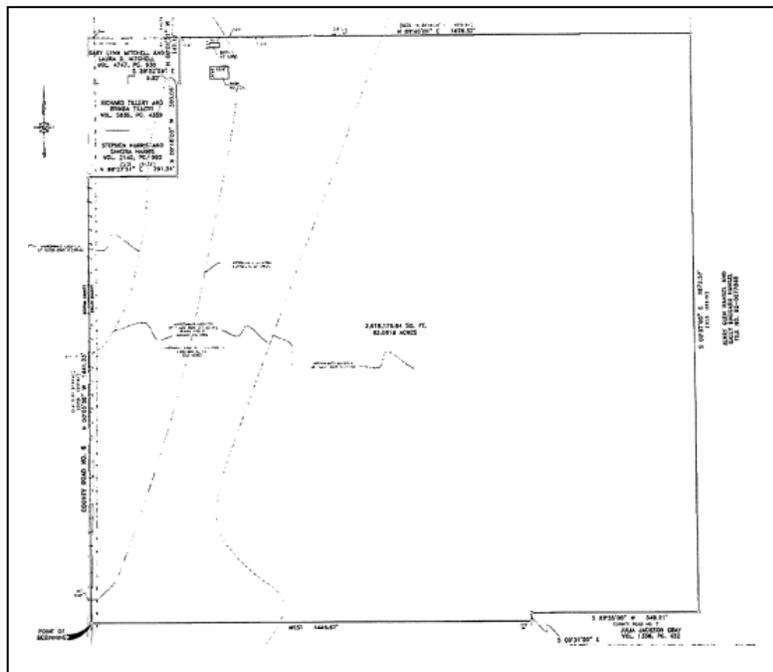
At the time of the original zoning, the right-of-way for the Collin County Outer Loop had not been definitively established. It was shown on the plan with an estimated width of 400 feet. In

addition, the Thoroughfare Plan showed Legacy Drive as a Major Arterial (6-lane divided) on the west side of the property, running north-south, a second Major Arterial was shown on the south side of the property running east-west, two Minor Arterials (4-lane divided) were shown: one running north-south bisecting the property and a second roadway running east-west near the northern edge of the property.

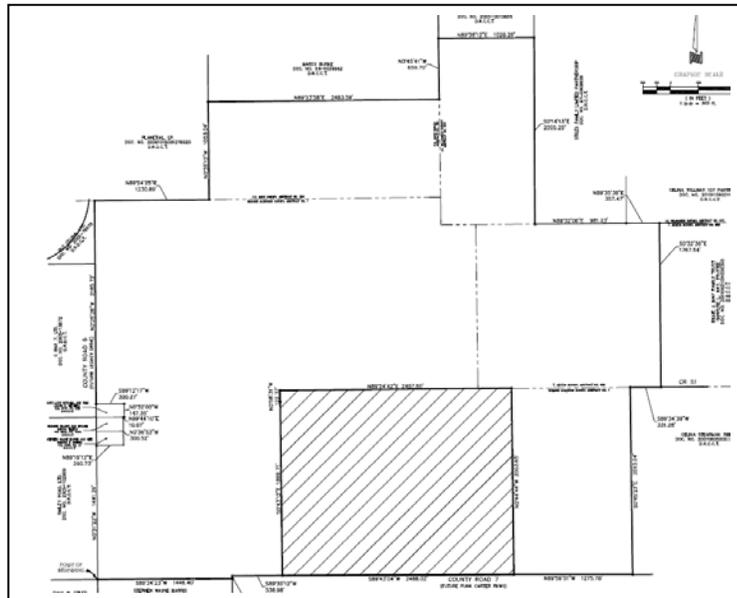


Changes to Cambridge Crossing

Since the approval of the original PD-40, two tracts of land have been added to Cambridge Crossing. Shown below is an 86 acre tract that was annexed into the City on May 9, 2011 and zoned at the same meeting as Regional Mixed Use (MU-2).



An additional 114 acres, annexed into the City on August 31, 2015, have been added to Cambridge Crossing (cross-hatched, below). Both of these properties were purchased by the applicant in 2014, creating the 639 acre tract being considered today.



Proposed Zoning

The applicant is requesting an amendment to the existing Planned Development Zoning District No. 40 (PD-40), approved by City Council on April 12, 2010, the 86 acre Regional Mixed Use District (MU-2) tract approved by City Council on May 9, 2011, and the recently annexed 114 acre tract with the holding zoning district of Agricultural (AG). The total land area for this Planned Development is ±639 acres.

The proposed design incorporates the 500 foot right-of-way that has been determined by Collin County for the Outer Loop. In addition, a 100 foot greenway landscaped buffer is shown adjacent to any single family residential development. In many cases, the location of detention ponds has increased this landscape buffer.

The overall scheme of the project is now more heavily residential, with the majority of land area depicted as single-family detached residential. The three main areas of non-residential are located at the corners of the Outer Loop and Huddleston Drive, the Outer Loop and Legacy Drive, and Legacy Drive and Punk Carter Parkway. The residential development is located in the mid-block segments of the arterial streets and will be accessed via internal collector streets.

The lotting mix consists of fifty-five percent (55%) fifty foot lots and ten percent (10%) seventy foot lots, with the remainder being sixty foot lots. However, due to the configuration of the development, the depth of the smaller lots has been increased so that the square footage of usable area more closely resembles that of a typical sixty foot lot (minimum 6,000 square feet compared to the usual 5,000 square feet). The applicant has agreed to setback requirements that will prohibit “snub-nosed” garages and will adhere to the eighty-five percent (85%) masonry standards of the Zoning Ordinance. Other development regulations and setbacks are typical of suburban development and Celina’s standards.

In addition, in those tracts with the Regional Mixed Use base zoning, the applicant has agreed

to completely prohibit any single family products. Stand-alone multiple family development will be restricted to two locations: the Mixed Use tracts that are (1) north of the Outer Loop and east of Huddleston Drive, and (2) south of Punk Carter Parkway and east of Legacy Drive. This will allow the remaining MU-2 districts to develop either as stand-alone commercial/retail/office (typical of suburban shopping or campus office settings) or mixed use, vertically-integrated products (more typical of an urban setting).

Public Notice:

The public hearing notice was published in *The Celina Record* on Friday, February 26, 2016 for the March 15, 2016 Planning & Zoning Commission meeting. Ten (10) property owners located within 200 feet of the subject property have been notified by mail of the zoning request. 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:

Development Regulations
Concept Plan
Trail and Open Space Plan
Enhanced Paving and Screening Plan

Legal Review:

N/A

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval of the rezoning request, pending minor staff comments being addressed 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.



Planned Development Regulations

For approximately a 639 acre tract of land out of the F.D. Gary Survey, Abstract No. 360, T. Staten Survey, Abstract No. 806, and the Richard Alderson Survey, Abstract No. 7, 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.)*

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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. In addition, there will be a series of trails that connect the open spaces both developed and natural 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, mixed uses that would serve the community as well as multi-family uses that will support the non-residential uses.

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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.

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3.0 General Regulations

3.1 All regulations for Cambridge Crossing 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 with 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."

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A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all park/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–XI; refer to Appendix “A.” The maximum number of residential lots within the “SF-R” district (neighborhoods I-VI) shall be 2000; furthermore, the maximum number of Type 3 lots within the the SF-R neighborhoods shall be 1000 or 55% within SF neighborhoods. Furthermore, there shall be a minimum of 10% Type 1 lots within the “SF-R” neighborhoods.

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 the permitted use within each neighborhood 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.):*

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Neighborhood “I-VI” (+/- 390 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

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Neighborhood “XI-XI” (+/- 16 ac.): The permitted uses shall be “R/O” Retail/Office District Uses, referred to herein, and the associated uses defined in Section 14.03.007 of the City of Celina Zoning Ordinance or as amended herein.

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Permitted (P) or conditional (C) uses:

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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	P
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	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
School (Public/Private)	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

Neighborhood "VII-IX" (+/ 47 ac.): The permitted uses shall be "MU-2" Mixed Use Regional District Uses, referred to herein, and the associated uses defined in Section 14.03.000 of the City of Celina Zoning Ordinance or as amended herein.

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- (a) Additional Permitted Uses and Development Standards:
 - Single-family detached (Type 3 lots)
- (b) Conditional Uses:
 - Tire Dealer with Open Storage
 - Kiosk
 - Nursery (retail sales outdoors)
 - Hotel
 - Auto Repair (major/minor)
 - School (Public/Private)
- (c) Prohibited Uses:
 - Check Cashing Services
 - Recycling Kiosk
- (d) Maximum Land Use Limits:
 - ~~Residential (stand-alone): 70%~~
 - ~~Multi-family (stand-alone): 70%~~
 - Commercial: 35%
 - Other: 15%

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5.0 Area Regulations

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5.1 General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building 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.
- (c) The maximum lot coverage for conditioned space on a single-family lot Type 1-3 shall be sixty (60) percent.
- (d) Proposed school sites within SF-R district shall be zoned as single-family.

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.

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

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

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

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Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-six (26) feet unless a j-swing garage is used and in that case the setback shall be twenty (20) feet.

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

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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, except for key lots which side yard shall match the front yard of the adjacent lot.

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

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Type 2:

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

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

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

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

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Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a j-swing garage is used and in that case the front yard setback shall be twenty (20) feet.

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

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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, except with a key lot, which side yard shall match the front yard of the adjacent lot.

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

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Type 3:

Minimum Lot Area: The minimum lot area shall be six-thousand (6,000) square feet.

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

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

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Minimum Front Yard: The minimum depth of the front yard shall be fifteen (15) feet to living areas and a minimum twenty-one (21) feet to the face of the garage door.

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Minimum Front Setback for Garage Door: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard setback of fifteen (15) feet.

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

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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. The minimum side yard for a corner lot shall be fifteen (15) feet. On key lots, the corner side yard shall match the front yard setback of the adjacent lot.

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

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

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Type 4:

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

Type 5:

For area regulations, refer to the current City of Celina Zoning Ordinance MU-2 standards.

6.0 Parking Regulations

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6.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces per dwelling unit that are located behind the front building line.

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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.

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7.0 Building Regulations

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7.1 Exterior Building Façade 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 herein amended:

- (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-five (85) percent masonry, exclusive of doors and windows.
- (b) The building elevation of each lot adjacent to the proposed lot and located on the same 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 the future East/West Arterial/Thoroughfare Punk Carter Parkway, Legacy Drive, Outer Loop, and the Huddleston Drive 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.

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 and shall be approved by the ACC prior to applying for a construction permit with the city.
- (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.

8.0 Screening Regulations

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

~~(a)1-~~ Chain Link Fence is prohibited.

~~(b)2-~~ The following items shall be screened from the public street:

1. ~~(a)~~ Clothes lines or drying racks
2. ~~(b)~~ Yard maintenance equipment
3. ~~(c)~~ ~~Ga~~ Garbage and refuse containers, except on collection day
4. ~~(d)~~ Wood piles and compost piles
5. ~~(e)~~ Accessory structures, such as dog houses, gazebos, storage sheds and green houses
6. ~~(f)~~ Roof mounted TV antennas or dishes
7. ~~(g)~~ Pool equipment

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8.2 Thoroughfare screening regulations (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 Outer Loop bisecting the tract, Huddleston Drive, and Punk Carter Parkway located generally along the south line of the subject tract. All screening walls shall be constructed in conjunction with the associated residential phase.
 1. A masonry (stone or brick) or thin wall is required for lots backing and siding to the Outer Loop, Huddleston Drive, CR 51 or Punk Carter Parkway.
 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way.
- (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 Huddleston Drive, East/West Arterial/Thoroughfare, CR 51 or the Punk Carter Parkway 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 the future East/West Arterial/Thoroughfare, Huddleston Drive, and Punk Carter Parkway.
6. The Sub-division name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

8.3 Open Space screening regulations:

(a) —The rear yards of all single-family residences which back or side to an open space 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 fences is required. No fencing shall be allowed within the 100-yr. flood plain.

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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."

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9.0 Landscape & Irrigation Regulations

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9.1 The residential builder of each lot shall provide at a minimum the following landscape material:

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.

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Type 4-5: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

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Shrubs:

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

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

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Type 4-5: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

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10.0 **Open Space Regulations**

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

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- (a) All HOA 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 and be owned and maintained by the HOA/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 minimum six (6) foot city trail shall be constructed as generally depicted along on the Trail and Open Space plan.
- (e) A minimum of fifteen (15) percent of the Creek frontage shall remain open and accessible from 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 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 for Concept Plan:

Area A: shall include monument signage, screening wall, and entry monument, a minimum six (6) foot concrete trail, a divided entry, open space areas and associated landscaping and irrigation.

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Area B: shall include a minimum six (6) foot concrete trail, signage, screening wall, monuments, an average of a ten (10) foot landscape buffer along the north side of Punk Carter Parkway and along the south side of Punk Carter Parkway

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where it bi-sects the subject tract. The buffer shall include landscaping and irrigation.

Area C: shall include a private amenity center, swimming pool/s, playground equipment, a six (6) foot concrete trail, and associated landscaping and irrigation.

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Area D: shall include detention/retention water feature with lighted fountain or bubbler, a minimum 6-foot concrete trail, and associated landscaping and irrigation. The final location and size of detention/retention facilities are subject to future engineering design.

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Area E: shall include an 8-foot concrete trail and associated landscaping and irrigation.

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Area F: shall include an 8-foot concrete trail and associated landscaping and irrigation.

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Area G: This area is located outside the designated right-of-way on either side of an internal collector. It shall be an average of eight (8) 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.

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Area H: This area is located outside the right-of-way line of Huddleston Drive. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at 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.

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Area I: A minimum six (6) foot masonry wall and a minimum six (6) foot landscape buffer and associated landscaping and irrigation is required along the south right-of-way line of the future collector.

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Area J: This area is located outside the right-of-way line of the extension of CR 51. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at 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. In addition, where single-family backs to said collector, a minimum six (6) foot masonry wall shall be constructed.

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Area K: The area is located outside of the designated right-of-way and on either side of the East-West Arterial/Thoroughfare. It shall be an average of twenty-five (25) feet wide landscape buffer where adjacent to single-family and a minimum of fifteen (15) where adjacent to non-residential uses. This area shall include 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. Also within the

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landscape buffer shall be a meandering six (6) foot concrete trail. In addition, where single-family backs or sides to said arterial/thoroughfare, a minimum six (6) foot masonry wall shall be constructed.

11.0 Subdivision Regulations

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

Block length – The maximum block length shall be twelve hundred (1200) feet for Type 1-2 lots and twelve hundred twenty (1220) feet for Type 3 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.

(a) 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.

(b) 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 Minor Collector shall be six (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.

(c) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.

(d) Huddleston Drive – The Huddleston Drive 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** dedicating their half of the right-of-way and constructing a maximum of two (2) 12- foot lanes within each half of right-of-way dedicated; if the Developer/District owns both sides of future right-of-way then they will dedicate both halves and construct two (2) 12-foot lanes in each direction within the right-of-way dedicated for each phase. In addition, the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods shall be constructed. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

(e) Legacy Drive – Legacy Drive shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City. **The Developer/District will be responsible for** be responsible for constructing a maximum of two (2) twelve (12) foot lanes in north bound direction and the construction of left turn lanes for eastbound traffic at each of the median openings illustrated on the Concept Plan that are related to the development of neighborhoods IX –XI shall be constructed.

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Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

(f) Punk Carter Parkway – Punk Carter Parkway shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City. **The Developer/District will be responsible for** dedicating their half of the right-of-way and constructing a maximum of two (2) twelve (12) foot lanes –within their half of the right-of-way dedicated. In addition, the Developer/District shall construct left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods shall be constructed. If the Developer/District owns both sides of the future right-of-way then they will dedicate both halves of the right-of-way and construct two (2) 12-foot lanes in each direction with the right-of-way dedicated for each phase. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

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(g) East-West Arterial/Thoroughfare – It is anticipated that right-of-way dedications for a thoroughfare/ major arterial will be required to connect FM 428 and the future Outer Loop east of the North Dallas Tollway through the subject tract. The Concept Plan illustrates a plan that could accommodate a future extension of an Outer Loop (500 -foot right-of-way and one-hundred (100) foot landscape buffer) should the County Commissioners decide to acquire the right-of-way from the Developer/District or an East-West Thoroughfare (120 foot right-of-way with a 40-foot landscape buffer generally depicted on the Master Thoroughfare plan.

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(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.

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(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.

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

(a) Residential Lot Grading:

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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.

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2. Driveway – the driveway slope shall not exceed fourteen (14) percent.

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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.

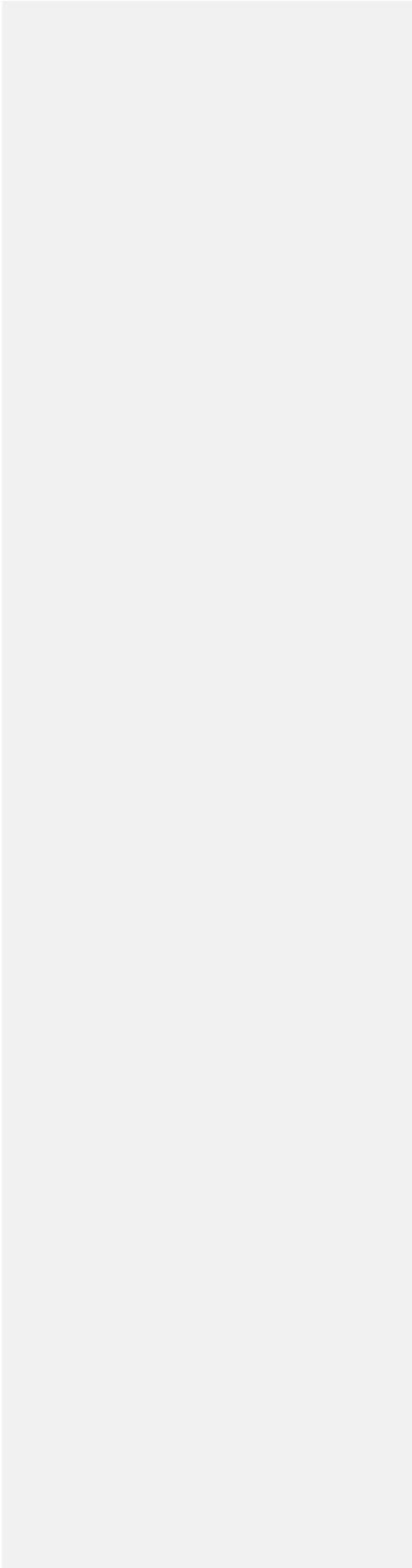
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(b) Paving:

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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

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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 per the City's utility placement details and extended ten (10) feet beyond the right-of-way; each lot shall have its own service.

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(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 per the City's utility placement details; 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 a minimum of three (3) 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.

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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.

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12.0 Legal Description

Being that certain 639.627 acre tract of land situated in the Richard Alderson Survey, Abstract No. 7, F. D. Gary Survey, Abstract No. 360, I. C. Williamson Survey, Abstract No. 943, and T. Staten Survey, Abstract No. 806, Collin County, Texas, and being all that certain tract of land conveyed to Godwin Investments, LTD., by deeds recorded under Document No. 20130401000422650, and 20070205000163510, Official Public Records, Collin County, Texas, and being all that certain tract of land conveyed to Jerry Glen Hansel and wife, Sally Haggard Hansel, by deed recorded under Document Number 92-0077846, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the Southwest corner of said Godwin Investments (Document No. 20130401000422650) tract, same being in the approximate centerline of Legacy Drive (also known as County Road No. 6)(gravel surfaced public right-of-way), same being the Northwest corner of that certain tract of land conveyed to Stephen Vayne Harris, by deed recorded under Document No. 2003-0050617, said Official Public Records, Collin County, same being the Northeast corner of that certain tract of land conveyed to Paul W. Stiles, by deed recorded under Document No. 2001-60781, Official Public Records, Denton County, Texas, same being the Southeast corner of that certain tract of land conveyed to Smiley Road, LTD., by deed recorded under Document No. 2005-102909, said Official Public Records, Denton County;

THENCE North 00 deg. 31 min. 24 sec. West, along the common line of said Godwin Investments tract and said Smiley Road tract, same being the approximate centerline of

said Legacy Drive, a distance of 1441.31 feet to a 1/2 inch iron rod with cap found for corner, same being the Southwest corner of that certain tract of land conveyed to Stephen W. Harris and wife, Sandra D. Harris, by deed recorded in Volume 3399, Page 27, Deed Records, Collin County, Texas;

THENCE North 89 deg. 18 min. 24 sec. East, along the common line of said Godwin Investments tract and said Harris (Volume 3399, Page 27) tract, a distance of 290.73 feet to a point for internal corner of said Godwin Investments tract, same being the Southeast corner of said Harris (Volume 3399, Page 27) tract, from which a 1/2 inch iron rod with cap found which bears South 00 deg. 29 min. 11 sec. West, 16.68 feet;

THENCE North 00 deg. 37 min. 27 sec. West, continuing along the common line of said Godwin Investments tract and said Harris (Volume 3399, Page 27) tract, passing a 1/2 inch iron rod found for the Northeast corner of said Harris (Volume 3399, Page 27) tract, same being the Southeast corner of that certain tract of land conveyed to Richard Tillery and spouse, Brinda Tillery, by deed recorded in Volume 5835, Page 4359, said Deed Records, Collin County, and continuing along the common line of said Godwin Investments tract and said Tillery tract, a total distance of 300.52 feet to a 1/2" iron rod found for corner, same being the Northeast corner of said Tillery tract, same being in the South line of that certain tract of land conveyed to Gary Lynn Mitchell and wife, Laura D. Mitchell, by deed recorded in Volume 4747, Page 939, said Deed Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Mitchell tract as follows:

North 89 deg. 48 min. 24 sec. East, a distance of 9.87 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Mitchell tract;

North 00 deg. 25 min. 30 sec. West, a distance of 147.38 feet to a 1/2 inch iron rod with cap found for internal corner, same being the Northeast corner of said Mitchell tract;

South 89 deg. 11 min. 44 sec. West, a distance of 300.38 feet to a 3/8 inch iron rod found for corner, same being in the Northwest corner of said Mitchell tract, same being in the approximate centerline of aforesaid Legacy Drive, same being in the East line of that certain tract of land conveyed to G Bar 7, LTD., by deed recorded under Document No. 2005-13872, aforesaid Official Public Records, Denton County;

THENCE North 00 deg. 25 min. 15 sec. West, along the common line of said Godwin Investments tract and said G Bar 7 tract, same being the approximate centerline of said Legacy Drive, passing the Northeast corner of said G Bar 7 (Document No. 2005-13872) tract, same being the Southeast corner of that certain tract of land conveyed to Old Celina, LTD., by deed recorded under Document No. 2005-76678, said Official Public Records, Denton County, and continuing along the common line of said Godwin Investments tract and said Old Celina tract, a total distance of 2185.73 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Godwin Investments tract, same being the Northeast corner of said Old Celina tract, same being in the intersection of said Legacy Drive with the West right-of-way line of F.M. 428, same being the Southwest corner of that certain tract of land conveyed to Planetial, LP., by deed

recorded under Document No. 20091016001276920, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Planetial tract as follows:

North 89 deg. 24 min. 22 sec. East, a distance of 1230.95 feet to a 5/8 inch iron rod with "DCA" cap found for internal corner, same being the Southeast corner of said Planetial tract;

North 00 deg. 35 min. 28 sec. West, a distance of 1053.11 feet to a 5/8 inch iron rod found for a Northwest corner of said Godwin Investments tract, same being the Southwest corner of that certain tract of land conveyed to Hardy Burke, by deed recorded under Document No. 94-0034942, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Burke tract as follows:

North 89 deg. 23 min. 57 sec. East, a distance of 2483.65 feet to a 1/2 inch iron rod with "Spiars Eng." cap found for internal corner, same being the Southeast corner of said Burke tract, same being in the approximate centerline of County Road No. 51 (dirt surfaced public right-of-way);

North 00 deg. 45 min. 26 sec. West, a distance of 659.70 feet to a 1/2 inch iron rod with "Spiars Eng." cap found for the most northerly Northwest corner of said Godwin Investments tract, same being in the approximate centerline of said County Road No. 51, same being the Southwest corner of that certain tract of land conveyed to G. Bar 7, LTD., by deed recorded under Document No. 2005-0015684, said Official Public Records, Collin County;

THENCE North 89 deg. 37 min. 26 sec. East, along the common line of said Godwin Investments tract and said G Bar (Document No. 2005-0015684) tract, a distance of 1028.15 feet to a 1/2 inch iron rod found with "Spiars Eng." cap found for the most northerly Northeast corner of said Godwin Investments tract, same being the Southeast corner of said G Bar (Document No. 2005-0015684) tract, same being in the West line of that certain tract of land conveyed to Stiles Family Limited Partnership, by deed recorded under Document No. 97-0009838, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Stiles Family tract as follows:

South 00 deg. 14 min. 22 sec. East, a distance of 2005.61 feet to a 1/2 inch iron rod found for internal corner, same being the Southwest corner of said Stiles Family tract;

North 89 deg. 31 min. 27 sec. East, a distance of 981.30 feet to a 1/2 inch iron rod found for the Southeast corner of said Stiles Family tract, same being the Southwest corner of that certain tract of land conveyed to Celina Tollway 107 Partners, LTD., by deed recorded under Document No. 20101109001222310, said Official Public Records, Collin County;

THENCE North 89 deg. 37 min. 48 sec. East, along the common line of said Godwin Investments tract and said Celina Tollway tract, a distance of 357.38 feet to a 1/2 inch iron rod found for the most easterly Northeast corner of said Godwin Investments tract, same being the Northwest corner of that certain tract of land conveyed to Charlsie L. May, by deed recorded under Document No. 20110921001005300, said Official Public Records, Collin County;

THENCE South 00 deg. 32 min. 37 sec. East, along the common line of said Godwin Investments tract and said May tract, a distance of 1767.48 feet to a 1/2 inch iron rod with "Collins" cap found for the most easterly Southeast corner of said Godwin Investments tract, same being the Southwest corner of said May tract, same being in the approximate centerline of aforesaid County Road No. 51, same being in the North line of that certain tract of land conveyed to Celina Stearman 39, LP, by deed recorded under Document No. 20070605000757520, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Celina Stearman tract as follows:

South 89 deg. 35 min. 35 sec. West, a distance of 331.22 feet to a 1/2 inch iron rod with "Spiars Eng." cap found for internal corner, same being the Northwest corner of said Celina Stearman tract, same being in the approximate centerline of aforesaid County Road No. 51;

South 00 deg. 44 min. 33 sec. East, a distance of 2013.04 feet to a 1/2 inch iron rod found for the most southerly Southeast corner of said Godwin Investments tract, same being the Southwest corner of said Celina Stearman tract, same being in the approximate centerline of County Road No. 7 (dirt surfaced public right-of-way), same being in the North line of that certain tract of land conveyed to Two-J Partners, LLLP, by deed recorded under Document No. 20080509000562500, said Official Public Records, Collin County;

THENCE South 89 deg. 59 min. 46 sec. West, along the common line of said Godwin Investments tract and said Two-J tract, same being the approximate centerline of said County Road No. 7, a distance of 1275.78 feet to a 1/2 inch iron rod found for corner, same being the Southeast corner of that certain tract of land conveyed to Jerry Glen Hansel and wife, Sally Haggard Hansel, by deed recorded under Document No. 92-0077846, said Official Public Records, Collin County;

THENCE South 89 deg. 43 min. 05 sec. West, along the common line of said Godwin Investments tract and said Hansel tract, a distance of 2487.72 feet to a 1/2 inch iron rod found from which a 1/2 inch iron rod found bears North 88 deg. 45 min. 27 sec. East, a distance of 10.53 feet for corner, same being the Southwest corner of said Hansel tract, same being in the approximate centerline of aforesaid County Road No. 7, same being in the North line of aforesaid Two-J tract;

THENCE along the common line of said Godwin Investments tract and said Two-J tract, same being the approximate centerline of said County Road No. 7 as follows:

South 89 deg. 30 min. 13 sec. West, a distance of 538.92 feet to a 1/2 inch iron rod with "Lonestar" cap found for corner, same being the Northwest corner of said Two-J tract;

|
South 00 deg. 50 min. 27 sec. East, a distance of 26.79 feet to a 1/2 inch iron rod found for corner, same being the Northeast corner of aforesaid Harris (Document No. 2003-0050617) tract;

THENCE South 89 deg. 34 min. 13 sec. West, along the common line of said Godwin Investments tract and said Harris (Document No. 2003-0050617) tract, a distance of 1446.31 feet to the POINT OF BEGINNING and containing 639.627 acres of computed land, more or less.

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Appendix “B”

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

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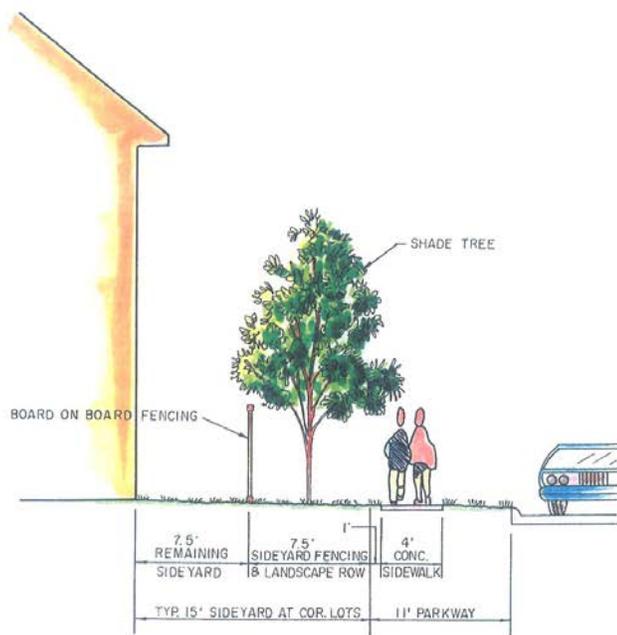
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**LEGAL DESCRIPTION
NEIGHBORHOOD I-X**

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Appendix "E"





- 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 OVERALL MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2000. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 55%. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 10%.

PROPOSED LAND USE SUMMARY

SINGLE FAMILY	±376 AC (59%)
NON-RESIDENTIAL	±78 AC (12%)
OPEN SPACE	±89 AC (14%)
RIGHT-OF-WAY	±97AC (15%)
TOTAL LAND AREA	±639 AC

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

LAND USE LEGEND:

SF-R	SINGLE-FAMILY RESIDENCE
MU-2	MIXED USE
[Yellow Box]	FUTURE ELEMENTARY SCHOOL
[Green Box]	OPEN SPACE
[Red V]	NEIGHBORHOOD DESIGNATION
[Red Dashed Line]	NEIGHBORHOOD BOUNDARY

CONCEPT PLAN

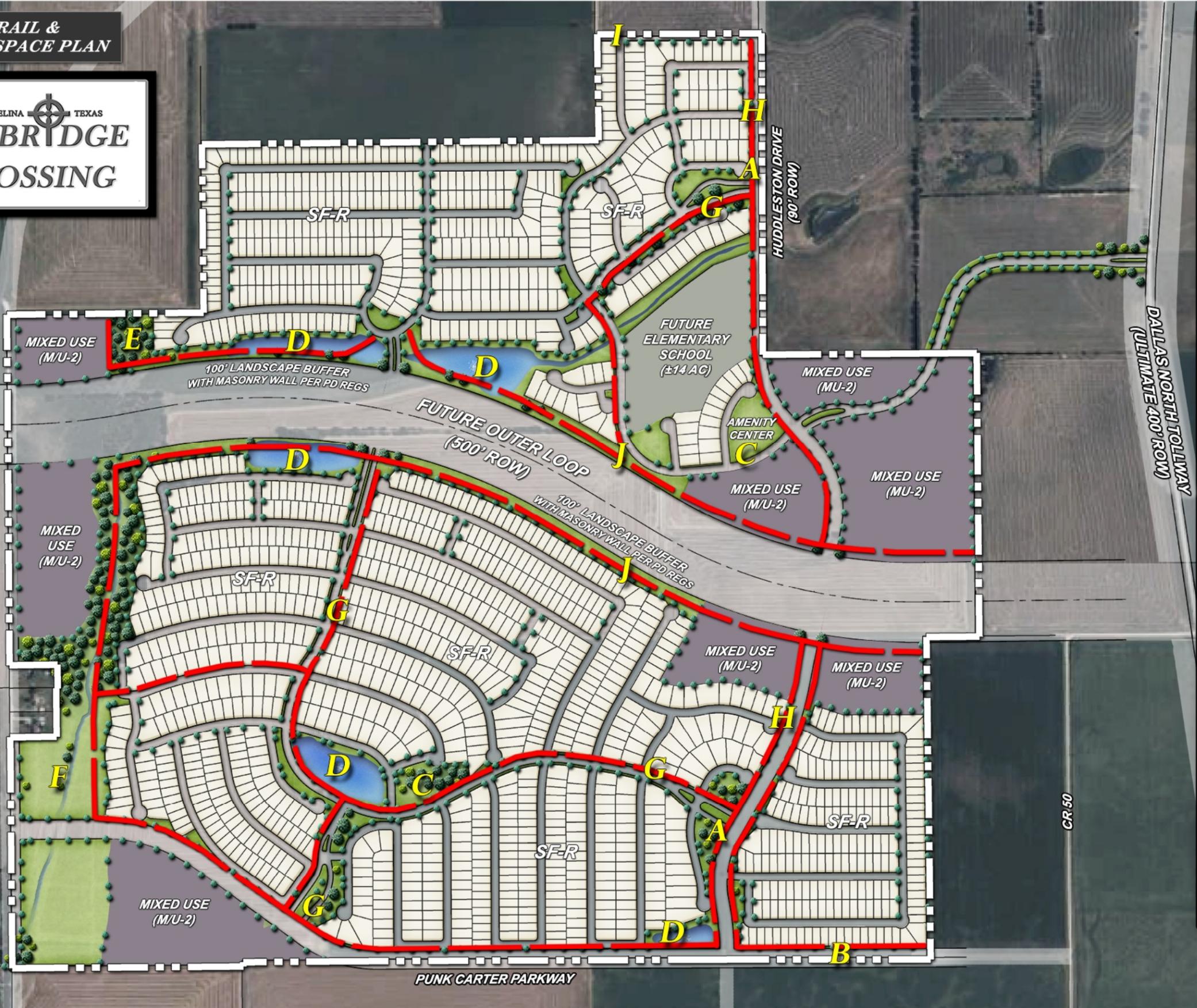
CELINE TEXAS
CAMBRIDGE CROSSING

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

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200, Plano, Texas 75093
 Phone: 972-931-6894 Fax: 972-931-9538

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

**TRAIL &
OPEN SPACE PLAN**



Open Space Area Specifics:

Area A: shall include monument signage, screening wall, and entry monument, a minimum six (6) foot trail, a divided entry, open space areas and associated landscaping and irrigation.

Area B: shall include a minimum six (6) foot trail, signage, screening wall, monuments, an average of a ten (10) foot landscape buffer along the north side of Punk Carter Parkway and along the south side of Punk Carter Parkway where it bi-sects the subject tract. The buffer shall include landscaping and irrigation.

Area C: shall include a private amenity center, swimming pool/s, playground equipment, a six (6) foot trail, and associated landscaping and irrigation.

Area D: shall include detention/retention water feature with lighted fountain or bubbler, a minimum 6-foot trail, and associated landscaping and irrigation. The final location and size of detention/retention facilities are subject to future engineering design.

Area E: shall include an 8-foot trail and associated landscaping and irrigation.

Area F: shall include an 8-foot trail and associated landscaping and irrigation.

Area G: This area is located outside the designated right-of-way on either side of an internal collector. It shall be an average of eight (8) 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 H: This area is located outside the right-of-way line of Huddleston Drive. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at 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.

Area I: A minimum six (6) foot masonry wall and a minimum six (6) foot landscape buffer and associated landscaping and irrigation is required along the south right-of-way line of the future collector.

Area J: The area is located outside of the designated right-of-way and on either side of the Future Outer Loop. It shall be a one-hundred (100) foot wide landscape buffer.

This area shall include 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. Also within the landscape buffer shall be a meandering six (6) foot trail. In addition, where single-family backs or sides to said arterial/thoroughfare, a minimum six (6) foot masonry wall shall be constructed.

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



LEGEND

-  6' MASONRY WALL W/COLUMNS
-  6' WOOD BOARD-ON-BOARD FENCE (WITH MASONRY COLUMNS)
-  SPECIALTY PAVING



ENHANCED PAVING & SCREENING PLAN

CELINA TEXAS
CAMBRIDGE CROSSING

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

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200, Plano, Texas 75093
 Phone: 972-931-6694 Fax: 972-931-9538

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



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: March 15, 2016
Re: Rezoning Request for Keeran Tract

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 31.894 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designation of RO, Retail Office. The property is situated in Tract 56 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located at the northwest corner of SH 289 (Preston Road) and Frontier Parkway (Keeran Tract).

Background Information:

The applicant is requesting a zoning change from the City's holding district of AG, Agricultural to RO, Retail Office.

The Planned Development regulations remove the lot size limitation of five (5) acres from the Retail Office District regulations to facilitate the development of a retail center with a big box anchor and pad sites adjacent to the thoroughfares.

The proposed regulations also provide for a 225,000 square foot limitation on the size of a building on the property, it is anticipated that this location will have a "big box" anchor such as a grocery store, or some other form of large general retail store.

Public Notice:

The public hearing notice was published in The *Celina Record* on Friday, February 26, 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 Planned Development Concept Plan
- Proposed Development Regulations

Legal Review:

The City's Land Use Attorney has assisted staff with this zoning change application process.

Staff Recommendation:

Staff recommends approval as presented on the condition that staffs comments as shown

on the proposed development regulations are incorporated into the PD regulations for the property.

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.

PD- Regulations

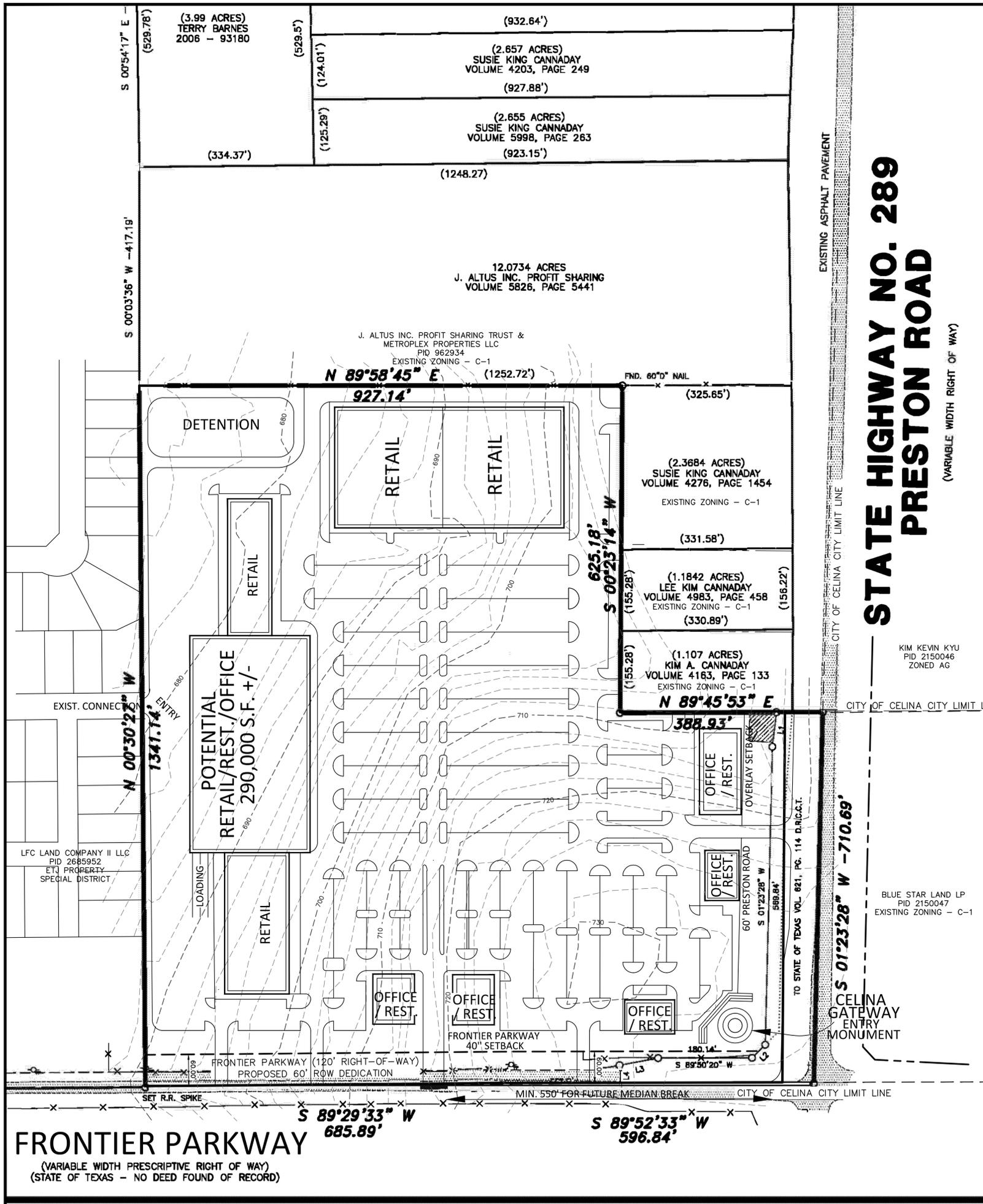
List of requested deviations from RO base zoning district.

1. There shall be no maximum lot size
2. Maximum Building Height shall be fifty (50) feet.
3. Building size for structures: A single building footprint area shall not exceed ~~125,000~~ 225,000 square feet in size.
4. Minimum open space requirement will be 15% of the total net lot area after right of way dedications. Open space is defined as all required and voluntary ~~landscape buffers, easements, medians,~~ planters ~~not located in parking areas~~ and 50% of areas set aside for detention requirements. Because of the physical constraints for the location of the required detention, amenities will include sidewalk on two sides with at least one picnic bench. There also will be three inch trees (3") trees planted thirty feet o.c. (on center) (30') around the perimeter of the detention area.

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

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service, must have main use)	C
Auto laundry or carwash	C
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	C
Bank/credit unions	P
Offices (professional and general business)	P
Child day care (business)	P
Parking lot structure, commercial (auto)	P

Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	C
Pet and animal grooming shop (no outdoor enclosures/runs)	P
Convenience store (with beer and wine sales)	C
Recycling kiosk	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	C
Farmers market (public)	C
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Garden Shop (inside storage)	P
Theater or playhouse (indoor)	P
Funeral home (no crematorium)	C
Veterinarian (indoor kennels)	P



FRONTIER PARKWAY
 (VARIABLE WIDTH PRESCRIPTIVE RIGHT OF WAY)
 (STATE OF TEXAS - NO DEED FOUND OF RECORD)

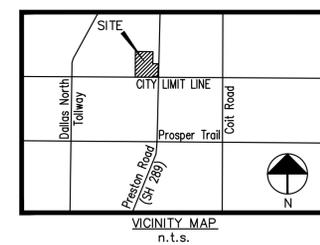
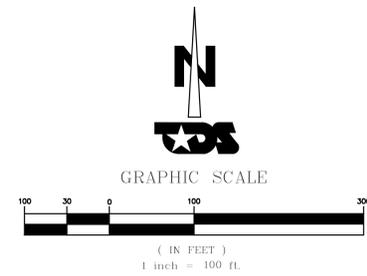
**STATE HIGHWAY NO. 289
 PRESTON ROAD**
 (VARIABLE WIDTH RIGHT OF WAY)

SURVEYOR
 Blue Sky Surveying
 & Mapping, Corporation
 11015 Midway Road
 Dallas, Texas 75229

Property Owner
 Keeran Family Partnership
 P.O. Box
 Frisco, Texas 75013

**CONCEPT PLAN
 EXHIBIT B**
 31.894 ACRES
 CITY of CELINA
 COLLIN COUNTY, TEXAS

TEXAS DEVELOPMENT SERVICES
 906 W. McDERMOTT DRIVE
 SUITE 196-296
 ALLEN, TX 75013
 469-853-6538
 TX FRIM NO. 12790
 TDS PROJECT NO. 13041



ZONING DATA
 34.38 AC. = GROSS ACREAGE
 31.894 AC. = RO ACREAGE
 2.489 AC. = EXISTING AND PROPOSED ROW DEDICATION

NOTES
 1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 2. THE SUBJECT TRACT DOES NOT CONTAIN FEMA 1% ANNUAL CHANCE FLOODPLAIN.
 3. PHASES WILL BE IDENTIFIED AT TIME OF GENERAL DEVELOPMENT PLAN.

ZONING EXHIBIT B
 31.894 ACRES
 COLLIN COUNTY SCHOOL LAND NO.14 SURVEY
 ABSTRACT NO. 167
 CITY of CELINA
 COLLIN COUNTY, TEXAS

**KEERAN FAMILY PARTNERSHIP
 NW CORNER PRESTON ROAD AND
 FRONTIER PARKWAY
 ZONING CASE: XX-XXXX**



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: March 15, 2016
Re: Rezoning Request for Hillside Village

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 71.289 acre tract of land from an SF-R Single Family Residential zoning district to a PD-Planned Development zoning district with base zoning designation of SF-R Single Family Residential. The property is situated in Tract 23 of the Collin County School Land Survey #14, Abstract No. 167 and generally located east of SH 289 (Preston Road), north of CR 89 and south of Sunset Boulevard. (Hillside Village)

Background Information:

At the Planning and Zoning Commission meeting in June 2013 the Commission approved a rezoning request for the property from C-1, Retail District to SF-R, Single-Family Residential District. The request was approved by the City Council at their July 2013 meeting.

The applicant is now requesting a Planned Development using the SF-R, Single-Family Residential District as the base district. The PD is being requested to accommodate a variety of lot sizes to better handle current market demands. The PD regulations require that at least half of the homes be at least 60 feet in width, and no lot may be less than 50 feet in width.

The current base standards require a thirty (30) foot garage setback and ten (10) foot side yards, both of which are atypical of suburban developments.

Staff is proposing changes to the proposed regulations which bring them in line with other Planned Developments that have been approved by the City in the past. For example staff is requesting that all front entry garages be flush with the front façade of the building rather than at the setback line, additionally staff is requesting that any detention areas being counted toward open space be amenitized on at least three (3) sides by sidewalks, benches, picnic tables, etc.

Public Notice:

The public hearing notice was published in *The Celina Record* on Friday, February 26, 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 one letter in support and none in opposition to the proposal.

Supporting Documents:

- Proposed Planned Development Concept Plan
- Proposed Development Regulations

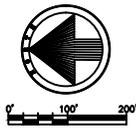
Legal Review:

N/A

Staff Recommendation:

Staff recommends approval as presented on the condition that staffs comments as shown on their proposed development regulations are incorporated into the PD regulations for the property.

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.



ROBERT C. LOFTICE
DOC# 94-0031437
CALLED 2.74 AC.
AG ZONING

THI HONG NGUYEN HOPPE
VOL. 2261 PG. 140
CALLED 5.00 AC.
AG ZONING

BILLY JOHN CARTER, JR.
DOC# 96-0030729
CALLED 6.00 AC
AG ZONING

BILLY JOHN CARTER, JR.
VOL. 6083 PG. 0999
CALLED 5.00 AC.
AG ZONING

DALE A. BRUTON
DOC# 2004-0131939
CALLED 5.00 AC.
AG ZONING

PAUL A. DAVIS
VOL. 5689 PG. 2310
CALLED 5.572 AC
AG ZONING

TRUSTEE OF THE BELINDA COX MATUSEK
SPECIAL TRUST DATED JUNE 20, 2012
DOC# 20120724000891520
CALLED 5.84 AC.
AG ZONING

HARPER SMITH RD
PROPOSED 60' ROW

500°04'05"W ~ 2500.24'

30' ROW BY OTHERS
30' ROW DEDICATION

HARPER SMITH RD
PROPOSED 120' ROW

15' LANDSCAPE AREA

15' LANDSCAPE AREA

60' ROW DEDICATION

60' ROW BY OTHERS

S89°55'47"E ~ 1237.93'

LAND USE DATA
71.33 GROSS ACRES
67.9 NET ACRES
278 LOTS
138 - 50'x125'
140 - 60'x125'
4.0 ACRES OPEN SPACE

VERA LUCILLE JINKS
VOL. 1102 PG. 752
CALLED 77.694 ac.
AG ZONING

N00°20'42"E ~ 2495.06'

AL-RAZA ENTERPRISES, INC.
DOC# 20080312000296050
CALLED 3.5 AC.
AG ZONING

GURLEY, LTD.
DOC# 20060616000829520
CALLED 4.00 AC
AG ZONING

IRA PLUS AOUTHWEST, LLC
DOC# 20081203001383410
CALLED 7.5 AC
AG ZONING

JEOLU-SHYONG HUANG
DOC# 20120703000803140
CALLED 16.987 ac.
AG ZONING

SUMMIT CENTER AT PRESTON, LLC
DOC# 20130707000945990
CALLED 20.000 ac.
AG ZONING



HV-ZONING-EXH.-B2-021816

"No FEMA 100 Year Floodplain exists on the property based on FEMA flood maps."

"The Thoroughfare alignment shown on the exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat."

SURVEYOR
BASELINE CORPORATION
THOMAS C. HOLLAND
1801 GATEWAY BLVD, STE 103
RICHARDSON, TX, 75080
972-535-6325

ZONING EXHIBIT "B-2"
HILLSIDE VILLAGE
Z 15 - XX
COLLIN COUNTY SCHOOL LAND SURVEY #14
ABSTRACT NUMBER 147
CITY OF CELINA
COLLIN COUNTY, TEXAS
EXISTING ZONING = SF-R
PROPOSED ZONING = PD

OWNERS:
CELINA LAND INVESTORS, LTD.
8333 DOUGLAS AVE, STE. 1350
DALLAS TX, 75225
BRETT FRY
214-855-2964

OWNERS / REPRESENTATIVES:
LAND ADVISORS, LTD
4265 KELLWAY CIRCLE
ADDISON, TEXAS 75001
SCOTT NORRIS
972-239-0707

Exhibit "C"

Hillside Village

Celina Land Investors, Ltd.

PLANNED DEVELOPMENT RESIDENTIAL STANDARDS

February 2016

DESCRIPTION:

SUMMARY AND INTENT

This zoning submittal encompasses approximately 71.32 total acres of land within the City of Celina, more fully described in the legal description attached as **Exhibit A** (the "Property") and depicted in **Exhibit B**. The proposed use of the Property follows the intent of the existing SF-R zoning. It is the intent of these proposed Planned Development Residential Standards to offer greater flexibility and clarity for residential development of the Property.

The existing zoning provides for seventy (70) foot minimum lot widths and requires a ten (10) foot side yard setback. That zoning is not consistent with the current market and current residential developments in other communities.

This PD District will provide the zoning necessary to develop the plan shown in **Exhibit B** with a maximum number of lots having fifty (50) foot minimum widths and reduced side yard setbacks to allow a wider building pad for the homes. There are significant topographic changes across the Property, limiting both the road configurations and the building design of the lots. This, in turn, will require a large number of retaining walls to develop the Property with the leveled building pads and stringent slope requirements between homes.

This zoning submittal promotes future development that will improve the balance of land use in the area by increasing the number of single-family units and increasing the potential for retail development with the additional rooftops. The proposed PD District will provide an expanded range of housing choices through varying lot sizes of single-family detached housing that is not under the existing zoning ordinance, and will provide flexibility to meet the current market trend of variable lot sizes within a single development.

PROJECT LOCATION

As shown in **Exhibit B**, the Property is located in central Celina benefiting from the Preston Road corridor. A Legal Description (**Exhibit A**) and a Concept Plan (~~Exhibit B-1 Concept Plan Streets and B-2 Concept Plan Lot Layout~~) for the Property are additional exhibits.

The Property is located on the North side of CR 89, approximately 1,500 feet (1,500') East of Preston Road.

commercially zoned property

and west

S

EXISTING CONDITIONS:

The existing conditions surrounding the Property are primarily agricultural to the East and South. The western edge of the Property is adjacent to the rear side of ~~commercial developments~~ along the East side of Preston Road. The existing retail center housing Brookshires and other retail businesses is adjacent to the North side of the Property. The Property has been annexed and is currently zoned SF-R.

EXISTING THOROUGHFARES/THOROUGHFARE PLAN

The Property is accessed by CR 89 along the South and East side of the Property. The section of CR 89 along the South side of the Property provides for a future minor arterial road as shown on the Celina Master Thoroughfare Plan (MTP) to extended East to future Coit Road. The designated CR 89 is to be extended east will be a 120-foot (120') right-of-way. The section of CR 89 along the eastern side of the Property will be a 60-foot (60') collector road.

as currently adopted or may be amended. For any term not found in Chapter 14 of the Celina Code of Ordinances, Webster's Dictionary (latest edition) shall be used.

covered front porches that are an extension or projection off of the front facade are not considered part of the front facade.

DEFINITIONS:

Any ~~capitalized~~ terms not defined below are per the definition as provided in the City of Celina Code of Ordinances Chapter 14.

Common Area: Any portion of the PD District that does not constitute a residential lot or street right-of-way and is owned and maintained by the Homeowners' Association.

Covered Front Porch: An area of at least fifty square feet covered by the main roof or an architectural extension of the Main House.

Homeowners' Association: An association comprised of lot owners within the PD District governed by By-Laws, Deed Restrictions, and Architectural Guidelines. All lot owners will have mandatory membership, which will require financial obligations in the form of annual membership dues.

PD District Concept Plan: The graphic plan for the PD District that establishes and delineates the location of the respective Lot Types and is attached as **Exhibit B**.

Main House: The primary residence to be constructed on any Lot.

Open Space: Publicly accessible parks, greens, sports fields, water features and tot lots shall constitute Open Space.

back of

Conditional Use Permit: Approval under specific circumstances for a use that is to be granted only for a detailed description of a use for specific regulations as approved by the City of Celina.

Parkway: The area of right-of-way between the curb and the sidewalk in front of residential lots.

PD District: The planned development district comprised of the land and/or lots contained within the legal boundaries identified in **Exhibit A**.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

Greenbelt: Areas of largely undeveloped, wild, or agricultural land. Greenbelt areas should be left in their natural state as much as possible.

BASE ZONING

The base zoning for the proposed PD District shall be "SF-R" (Single-Family Residential) as established in the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also apply:

PERMITTED USES

In addition to the uses permitted by the base zoning, the following uses shall be permitted:

1. Agricultural– Agricultural uses where products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries. ←
2. Community Facility Uses
 - A. ← Public and private parks;
 - B. Open Space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
 - C. Amenity Center;
 - D. Landscaped entry features;
3. Temporary structure for storage of building materials and equipment used for initial residential construction or reconstruction, 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 on a lot designated for storage. ←
4. A Day Care Facility within the Amenity Center for a maximum number of twenty-five (25) children twelve (12) years of age and under. This use will require a Conditional Use Permit.

Including chicken coops? Unless prohibited via PD or CC&R's chickens are allowed in base code. Just a heads up.

Which of these are anticipated to be constructed in open space area?

Explain the intent of this. Is it for an individual home or the development.

Concept plan designates no lot.

The following uses are permitted or conditionally permitted under the base zoning but shall be prohibited within this PD District:

1. Manufactured and/or modular homes
2. Accessory dwellings

CP shows 278 lots

DEVELOPMENT REGULATIONS

1. Density: Maximum of 287 dwelling units (~~4.02 dwelling units per gross acre~~). Within the PD District, there shall not be more than ~~143~~ lots that are less than sixty (60) feet in width. 144
2. Open Space: a minimum of ~~4~~ acres of the PD District will be reserved as usable open space. Four (4) Exhibit "B"
3. The lot types shall generally conform to the layout shown in ~~Exhibits B-1 or B-2.~~

LOT REGULATIONS

1. Lot Size: Minimum six thousand (6,000) square feet. Minimum fifty (50) feet in width (40' minimum on cul-de-sac or elbow lots) and minimum one hundred twenty (120) feet in depth (85' minimum on cul-de-sac or elbow lots)
2. Main House: Shall not exceed forty (40) feet in height as measured to the peak. The minimum square footage (exclusive of garages, breezeways, and porches) shall be one thousand seven hundred (1,700) square feet.

3. Garages: May face the street or be J-Swing
4. Setbacks:
 - a. Primary Structure:
 - i. Front Yard: As permitted in the base zoning
 - ii. Side Yard: Minimum five (5) feet. Side yard adjacent to a street shall be minimum fifteen (15) feet.
 - iii. Rear Yard: Minimum ten (10) feet
 - b. Garage Structure:
 - i. Front Yard: ~~Same as Front Yard Setback for the Primary Structure.~~ J-Swing Garages may extend up to five (5) feet into the front yard.
5. Impervious Cover: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Front facing garages must be flush or set back from front facade of the house.

SCREENING REQUIREMENTS

All development within this PD District shall comply with the following minimum screening requirements:

1. Lots adjacent to thoroughfares: minimum six (6) foot masonry wall;
2. Lots adjacent to minor arterials or collector roads: minimum six (6) foot masonry wall;
3. Lots adjacent to Open Space: minimum six (6) foot masonry wall or minimum four (4) foot wrought iron fence;

LANDSCAPING REQUIREMENTS

Use City base standards as adopted or may be amended. Improved standards may be included in HOA documents.

1. Trees: Each residential lot within the PD District shall have a minimum number of three (3) trees that are no smaller than four (4) caliper inches. A minimum of two (2) trees shall be located in the front yard of all residential lots. The remaining required tree may be placed in the front or rear of the residential lot. Tree species and measurements shall comply with the City of Celina Zoning Ordinance Chapter 14.05.
2. Shrubs: A minimum of twenty (20) shrubs shall be located in the front yard of all residential lots and each shrub shall be a minimum of five (5) gallon in size.

LANDSCAPE BUFFER REQUIREMENTS

All development within this PD District shall comply with the following minimum landscape buffer requirements:

1. Minimum fifteen (15) foot landscape buffer for all lots backing or siding to thoroughfares and collector roads.

MISCELLANEOUS:

AMENITIES

This PD District shall contain the following amenity features:

1. Swimming Pool;
2. Recreational Open Space;
3. Private, Off-Street Hike/Bike trail 8 feet wide constructed of concrete and shall be designed to connect to existing or future public trails;
4. Outdoor Meeting Space

What do you mean by this? Provide detail

Where is this located? I anticipate it being placed in center OS strip. If so, show on plan.

5. Amenity Center

screening walls
must be in Wall
maintenance
easements

HOMEOWNERS' ASSOCIATION

The PD District shall contain one Homeowners' Association. Common Area (including irrigation systems servicing Common Area), landscaping entry features, screening walls, Open Space and any Amenity Center features shall be maintained by the Homeowners' Association.

DETENTION

Owned &

If detention is constructed on any portion of the Property, areas shall meet the criteria of the City of Celina and include necessary amenities to count as Open Space.

Including but not
limited to benches,
tables, and trails.
Additionally,
detention areas
counted toward
open space
requirements must
contain sidewalks
and amenities on at
least 3 sides.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: March 15, 2016
Re: Replat of TXI Addition (Martin Marietta)

Action Requested:

Consider and take action on a replat of Lots 1R, 2R, 3R, and 4R, Block 1 of the TXI Addition, being a replat of TXI Addition, Lots 1, 2, 3, and 4, Block 1, being an 89.562 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, and generally located south of CR 53 and approximately 1,350 feet west of Preston Road (State Highway 289).

Background Information:

The applicant is replatting the Martin Marietta site in order to reserve right-of-way for the Collin County Outer Loop, provide for a new gas line easement, and to establish fire lanes on the site.

Public Notice:

N/A

Supporting Document:

- Plat exhibit

Legal Review:

N/A

Board/Committee Recommendation:

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.

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.

ZONED AG
MITCH GOLDMIZ
VOLUME 4250, PAGE 2347
D.R.C.C.T.

ZONED AG
MITCH GOLDMIZ
VOLUME 4250, PAGE 2347
D.R.C.C.T.

ZONED AG
MITCH GOLDMIZ
VOLUME 4250, PAGE 2347
D.R.C.C.T.

WAYNE STONE HUBBERT
VOLUME 5812, PAGE 3636
D.R.C.C.T.

BWC PROPERTIES LTD
C.C.F.#
D.R.C.C.T.
ZONED AG

ZONED AG
WALTON BRAIDFORD FAMILY PARTNERSHIP
VOLUME 5050, PAGE 785
D.R.C.C.T.

STERLING TRUST COMPANY
C.C.F.
D.R.C.C.T.
ZONED AG

STERLING TRUST COMPANY
C.C.F.
D.R.C.C.T.
ZONED AG

STERLING TRUST COMPANY
C.C.F.
D.R.C.C.T.
ZONED AG

CHOATE PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
48.5' RIGHT-OF-WAY DEDICATION
COUNTY CLERK FILE NO. 2003-0199021, P.R.C.C.T.

BURLINGTON NORTHERN RAILROAD
100' WIDTH RIGHT-OF-WAY
COLLIN COUNTY ROAD NO. 1117

BLOCK 1
LOT 1R
429254 S.F.
9.854 AC.
ZONED PD #5

BLOCK 1
LOT 4R
334509 S.F.
7.679 AC.
ZONED PD #5

BLOCK 1
LOT 3R
494453 S.F.
11.351 AC.
ZONED PD #5

BLOCK 1
LOT 2R
2643111 S.F.
60.677 AC.
ZONED PD #5

BENNIE G. COX
VOLUME 4122, PAGE 1186
D.R.C.C.T.
ZONED AG



LEGEND

- CIRF IRON ROD WITH YELLOW PLASTIC CAP STAMP FOUND
- CIRS IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BGE" SET
- IRF IRON ROD FOUND
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- R.P.R.C.C.T. REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
- C.C.F.# COUNTY CLERK FILE NUMBER
- VOL. VOLUME
- PG. PAGE
- ROW RIGHT-OF-WAY

NOTE:

1. 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.
2. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown 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.
3. The undersigned does hereby covenant and agree that the access easement may be utilized by site personnel for ingress and egress for pedestrian and vehicular access, and for the 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.

FLOOD NOTE:

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAP #48085C0120J, FOR COLLIN COUNTY, TEXAS.

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (X); DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND FEMA ZONE (A); DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED).

Curve Table				
Curve #	Delta	Radius	Length	Chord Direction
C1	304°53'36"	47.89'	254.86'	S0°34'16"E
C2	60°30'27"	20.00'	21.12'	S60°19'00"E
C3	60°30'27"	20.00'	21.12'	S59°10'33"W
C4	90°00'00"	20.00'	31.42'	S44°25'47"W
C5	87°44'00"	19.99'	30.61'	N44°25'38"W
C6	54°00'51"	20.00'	18.85'	N20°18'33"E
C7	61°55'39"	20.00'	21.62'	N78°16'48"E
C8	303°51'18"	48.00'	254.56'	S42°41'01"E
C9	61°55'39"	20.00'	21.62'	S16°21'09"W
C10	125°59'09"	20.00'	43.98'	N69°41'27"W
C11	60°55'28"	20.00'	21.27'	N17°57'45"E
C12	303°50'45"	48.00'	254.55'	N76°30'07"E
C13	61°19'05"	20.00'	21.40'	S44°33'24"E
C14	101°03'16"	20.00'	35.27'	S38°54'21"W
C15	61°55'40"	20.00'	21.62'	N59°36'25"W
C16	303°51'23"	48.00'	254.56'	N0°34'16"W
C17	61°55'19"	20.00'	21.61'	N58°27'42"E
C18	83°52'21"	20.00'	29.28'	S48°38'03"E
C19	96°07'39"	20.00'	33.55'	S41°21'57"W
C20	61°45'18"	20.06'	21.62'	N59°34'01"W
C21	303°51'23"	48.00'	254.56'	N0°34'16"W

Curve Table				
Curve #	Delta	Radius	Length	Chord Direction
C22	61°55'19"	20.00'	21.61'	N58°27'42"E
C23	83°52'21"	20.00'	29.28'	S48°38'03"E
C24	88°53'16"	20.00'	31.03'	S44°59'08"W
C25	61°49'04"	20.04'	21.62'	N59°34'53"W
C26	303°51'23"	48.00'	254.56'	N0°34'16"W
C27	61°55'19"	20.00'	21.61'	N58°27'42"E
C28	91°06'44"	20.00'	31.80'	S45°00'52"E
C29	90°00'00"	50.00'	78.54'	S44°25'47"W
C30	29°56'33"	69.26'	36.19'	N73°27'27"W
C31	26°32'16"	104.63'	48.46'	S75°51'06"E
C32	61°53'49"	20.01'	21.62'	N59°35'59"W
C33	303°51'23"	48.00'	254.56'	N0°34'16"W
C34	61°55'19"	20.00'	21.61'	N58°27'42"E
C35	24°27'05"	171.22'	73.07'	S79°44'39"E
C36	31°05'26"	99.26'	53.86'	N74°01'53"W
C37	89°02'37"	50.00'	77.71'	S45°03'18"E
C38	31°38'08"	70.00'	38.65'	N16°21'04"W
C39	31°38'08"	46.00'	25.40'	N16°21'04"W
C40	31°35'54"	35.00'	19.30'	S16°22'11"E
C41	31°35'54"	59.00'	32.54'	S16°22'11"E

**FINAL PLAT OF
LOTS 1R, 2R, 3R, & 4R, BLOCK 1
OF
TXI ADDITION
BEING A REPLAT OF LOTS 1-4, BLOCK 1,
OF TXI ADDITION AN ADDITION TO THE CITY OF CELINA, TEXAS,
AS RECORDED IN COUNTY CLERK FILE NUMBER 97-147768, OF
THE PLAT RECORDS, OF COLLIN COUNTY, TEXAS
BEING A TOTAL OF 89,562 ACRES IN THE
COLLIN COUNTY SCHOOL LAND SURVEY-ABSTRACT NO. 187
TOWN OF CELINA, COLLIN COUNTY, TEXAS
4 LOTS**

OWNER/DEVELOPER:

TXI Operations LP
1503 LBJ Freeway, Suite 400
Dallas, Texas 75234
Tel: 972-647-6700

SURVEYOR/ENGINEER:

BGE Brown & Gay Engineers, Inc.
2595 Dallas Pkwy., Suite 204
Frisco, Texas 75034
Tel: 972-464-4800 • www.browngay.com
TBPLS Registration No. 10193953

BROWN & GAY ENGINEERS, INC.
C:\NTD_Survey\Survey\2015\2015-02\10pm.mxd
Date: 10/20/15 2:01pm

MATCH LINE SEE SHEET 1 OF 3

STATE OF TEXAS
COUNTY OF COLLIN

SURVEYOR'S CERTIFICATION

That, I David F. McCullah, 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.

**PRELIMINARY
RELEASED 1-21-16 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.**

David F. McCullah, DATE
Texas Registered Professional Land Surveyor No. 4023

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 David F. McCullah, 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 MY HAND AND SEAL OF OFFICE this the _____ day of _____ 20_____.

Notary Public, State of Texas

WHEREAS, TXI OPERATIONS LP is the owner of a tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being 89.562 acre tract of land conveyed to TXI Operations, LP, by deed recorded in County Clerk File Number 99-0147758, and also being Lot 1-4, Block 1 of TXI Addition an addition to the City of Celina as recorded in County Clerk File Number 2003-0199021, Plat Records, Collin County, Texas; and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found with yellow cap for the northwest corner of said TXI Operations LP, tract said point being in the south right-of-way line of Choate Parkway (a variable width right-of-way) at the intersection of the east right-of-way line of Burlington Northern Railroad (100 foot right-of-way);

THENCE 89°21'26" East along the south right-of-way line of said Choate Parkway a distance of 1194.04 feet to a point 1/2 inch iron rod found with yellow cap, said point being in the northeast corner of said TXI Operations LP, tract, said point also being in the west line of a tract of land conveyed to Bennie G. Cox by deed recorded in Volume 4122, Page 1186, Deed Records, Collin County, Texas;

THENCE South 00°38'20" East along the east line of said TXI Operations LP, tract and the west line of said Bennie G. Cox tract a distance of 2534.5 feet to a point for corner, said point being the southeast corner of said TXI Operations LP, tract, and being in the west line of said Bennie G. Cox tract, said point also being in the northerly line of a dedicated 45 foot right-of-way, as recorded in County Clerk File Number 2003-0199021, Deed Records, Collin County, Texas;

THENCE South 89°18'50" West along the northerly line of said 45 foot right-of-way a distance of 248.36 feet to a point for corner, said point being at the beginning of a tangent curve to the left whose chord bears South 77°35'26" West, 221.47 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 23°26'47", a radius of 545.00 feet, an arc length of 223.02 feet to a point for corner, said point being in the south line of said TXI Operations LP, tract, said point also being in the northerly line of a tract of land conveyed to Ownsby 1880 Farms, LTD, by deed recorded in Volume 4332, Page 1047, Deed Records, Collin County, Texas;

THENCE South 89°28'23" West along the southerly line of said TXI Operations LP, tract and the northerly line of said Ownsby 1880 Farms, LTD tract a distance of 851.48 feet to a 3/8 inch iron rod found for an ell corner of said TXI Operations LP tract, said point being the northwest corner of said Ownsby 1880 Farms, LTD tract;

THENCE South 00°08'13" East along the ell of said TXI Operations LP, tract, and the west line of said Ownsby 1880 Farms, LTD tract a distance of 256.30 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of a tract of land conveyed to Ownsby 1800 Farms, LTD as recorded in Volume 4332, Page 1047, Deed Records, Collin County, Texas;

THENCE South 88°53'12" West along the most southerly line of said TXI Operations, LP, tract and the northerly line of said Ownsby 1880 Farms, LTD, tract a distance of 477.31 feet to a 10" metal fence post for corner, said point being in the easterly line of said Burlington Northern Railroad right-of-way line;

THENCE North 11°20'20" East along the east line of said Burlington Northern Railroad right-of-way a distance of 2901.40 feet to the point of BEGINNING containing 89.148 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TXI OPERATIONS LP acting herein by an through his/her(its) duly authorized officer(s) act herein by resolutions of its board of managing trustees, does hereby adopt this plat designating the herein above described property as a FINAL PLAT OF LOT 1R, 2R, 3R & 4R, BLOCK 1 OF TXI ADDITION, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposed. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposed indicated on this plat. No buildings, fences, trees, shrubs or other improvements for 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 used and accommodation of all public utilities desiring to use or using the same being subordinate to the public and City of Celina use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of building, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency or their respective system 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 form 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 _____, 20_____

By: TXI OPERATIONS LP, TXI OPERATING TRUST, its General Partner

LARRY J. ROBERTS, VICE PRESIDENT

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

**FINAL PLAT OF
LOTS 1R, 2R, 3R, & 4R, BLOCK 1
OF
TXI ADDITION
BEING A REPLAT OF LOTS 1-4, BLOCK 1
OF TXI ADDITION AN ADDITION TO THE CITY OF CELINA, TEXAS,
AS RECORDED IN COUNTY CLERK FILE NUMBER 97-147758, OF
THE PLAT RECORDS, OF COLLIN COUNTY, TEXAS
BEING A TOTAL OF 89.562 ACRES IN THE
COLLIN COUNTY SCHOOL LAND SURVEY-ABSTRACT NO. 167
TOWN OF CELINA, COLLIN COUNTY, TEXAS
4 LOTS**

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ 20_____.

Notary Public, State of Texas

OWNER/DEVELOPER:

TXI Operations LP
1503 LBJ Freeway, Suite 400
Dallas, Texas 75234
Tel: 972-647-6700

SURVEYOR/ENGINEER:



Brown & Gay Engineers, Inc.
2595 Dallas Pkwy., Suite 204
Frisco, Texas 75034
Tel: 972-464-4800 • www.browngay.com
TBPLS Registration No. 10193953

Copyright 2015

THIS PLAT FILED IN INSTRUMENT NO. _____

SHEET 3 OF 3

BROWN & GAY ENGINEERS, INC.
C:\NTP_Survey\Survey\2016\2016-01-17\FINAL.dwg Mar 10 2:05:22 PM 2016



Memorandum

To: **The Celina Planning & Zoning Commission**
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: March 15, 2016
Re: Thoroughfare Plan Amendments

Action Requested:

Conduct a public hearing to consider testimony and take action regarding amendments to the City's Comprehensive Master Plan, Ordinance No. 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan exhibits.

Background Information:

As staff works through the transportation needs of the City of Celina, it has become necessary to add a new street designation to afford flexibility in right-of-way widths and numbers of lanes.

Currently, major and minor thoroughfares are defined as:

Current Thoroughfare Designations and Standards		
	<i>right-of-way width</i>	<i>number of lanes</i>
Major Arterial Thoroughfare	120 feet	6 lanes divided
Minor Arterial Thoroughfare	90-100 feet	4 lanes divided

In order to allow greater flexibility of design, a third designation is proposed:

Proposed Thoroughfare Designations and Standards		
	<i>right-of-way width</i>	<i>number of lanes</i>
Major Arterial Thoroughfare	120 feet	6 lanes, wide median
Modified Major Arterial Thoroughfare	100 feet	6 lanes, narrow median
Minor Arterial Thoroughfare	90 feet	4 lanes, wide median

The modified arterial thoroughfare would be engineered with a section that allows a narrow median (turning in one direction only) and would generally be constructed with four (4) lanes. If traffic warranted additional through lanes in the future, the geometry would be in place to allow additional lanes to be constructed without undue redesign.

Minor arterial thoroughfares would be designated as ninety (90) feet in width, with four (4) lanes and a wide median with turning in both directions accommodated.

Major arterial thoroughfares with six (6) lanes divided within 120 feet of right-of-way would be unchanged,

In addition to the changes in roadway designations proposed, certain segments of the existing Thoroughfare Plan are proposed for realignment or new designations. The City last amended

the Thoroughfare Plan on April 14, 2015. Subsequent to the ordinance adoption, applicants have proposed alternate alignments to accommodate the layout and design of their development schemes and staff has made certain adjustments to roadway designations and alignments to better serve the future needs of the city.

1. Huddleston Drive alignment. Staff is proposing that the alignment of a ninety (90) foot Minor Arterial (future Huddleston Drive), located within Cambridge Crossing and the Gray 267 tract, from Legacy Drive to Doe Branch Boulevard, be realigned to connect with FM 428 approximately 1,600 feet west of the future intersection with the Dallas North Tollway, and extend southward to the new alignment of Carey Road, approximately 2,800 feet west of the Dallas North Tollway (DNT) frontage roads. This would afford an alternate north/south roadway that parallels the DNT. See Exhibit A.
2. Carey Road extension. As part of the proposed change in the alignment of Huddleston Drive, staff is proposing to extend the future alignment of Carey Road east from Legacy Drive to the Dallas North Tollway as a major collector. This would provide an additional east-west connection and eliminate the need to construct a bridge over Doe Branch at this location. See Exhibit A.
3. Choate Parkway (CR 88) redesignation. Staff is also proposing to downgrade future Choate Parkway (CR 88) from a Major Arterial within 120 feet of right-of-way to a Modified Major Arterial within 100 feet of right-of-way to conform to the Collin County roadway designation. This roadway runs approximately parallel to the future Outer Loop and extends from one connection with the Outer Loop approximately 2.43 miles east connecting to a county road within the city limits of McKinney (CR 124). The current designation as a Major Arterial within 120 feet of right-of-way is planned to provide six lanes divided by a median for turn lanes. The proposed designation is a Modified Arterial, as proposed above. This right-of-way can accommodate six (6) lanes divided by reduced width medians and reduced parkway widths. However, it is more likely to be built as a four (4) lane divided highway. Bringing the City's Thoroughfare Plan into conformity with the Collin County Thoroughfare Plan is of critical importance in seeking county assistance in thoroughfare funding. See Exhibit B.
4. Owensby Parkway (CR 83) redesignation. Similar to the Choate Parkway reduction in designation, staff is also proposing to downgrade a section of Owensby Parkway from a Major Arterial within 120 feet of right-of-way to a Modified Major Arterial within 100 feet of right-of-way adjacent to the existing Preston Hills subdivision. CR 83 currently runs east-west from Preston Road to a 90 degree turn and then extends southward to Frontier Parkway. The Thoroughfare Plan shows this roadway as a Minor Arterial west of Preston Road (but not crossing the BNSF railroad) and a Major Arterial east of Preston Road, extending eastward past Coit and Custer Roads and connecting to a county road within the city limits of McKinney. The existing right-of-way in this area is sixty (60) feet. No additional right-of-way is anticipated to be taken from the properties on the south side of CR 83. The entire additional right-of-way needed to construct the ultimate roadway will be dedicated by the Wells North property on the north side of CR 83 during the platting process. The proposed designation of a Modified Major Arterial is a 100 foot right-of-way that can accommodate six (6) lanes divided by reducing the width of the medians and landscaped parkways. Lane widths are also reduced in this area from twelve (12) feet to eleven (11) feet. The remainder of the roadway east of Preston Road will continue to be designated on the Thoroughfare Plan as a Major Arterial. See Exhibit B.

5. Celina Parkway/DNT/Outer Loop Intersection. As shown on the Thoroughfare Plan, Celina Parkway parallels the Dallas North Tollway and connects to the DNT between the Outer Loop connection and the Punk Carter Parkway connection. These intersections are located approximately 1,000 feet apart and it is unlikely that another major intersection could be safely located between them. Celina Parkway is designed to move traffic to the north and east from this crowded location, while the DNT is designed to move traffic to the north and west from this location. The DNT veers to the west and then northward, while Celina Parkway stays relatively true north until the Celina city limits. See Exhibit C.
6. Lair Road alignment and redesignation. Staff is also proposing a shift in the alignment of future Lair Road northward to accommodate the lotting pattern of Light Farms Sage II Neighborhood. Lair Road is planned as a Minor Arterial within 100 feet of right-of-way, from Preston Road westward into Light Farms residential streets. Staff is proposing to downgrade this roadway to a Major Collector with sixty (60) foot of right-of-way. A day care center is considering the tract to the south of the proposed alignment and would welcome the chance for a median opening on Preston Road to accommodate parents dropping and picking up children. The proposed General Development Plan, in staff review, shows a thirty (30) foot roadway easement in place, which will become dedicated right-of-way once platted. See Exhibit D.

Public Notice:

The public notice was published in *The Celina Record* on February 26, 2016.

Supporting Documents:

- Exhibit A - Existing and Proposed Thoroughfare Plan alignment for Huddleston Drive and Carey Road
- Exhibit B - Existing and Proposed Thoroughfare Plan designation for Choate Parkway and Ownsby Parkway
- Exhibit C - Existing and Proposed Thoroughfare Plan alignment for Celina Parkway/ DNT/ Outer Loop Intersection
- Exhibit D - Existing and Proposed Thoroughfare Plan alignment and redesignation for Lair Drive

Legal Review:

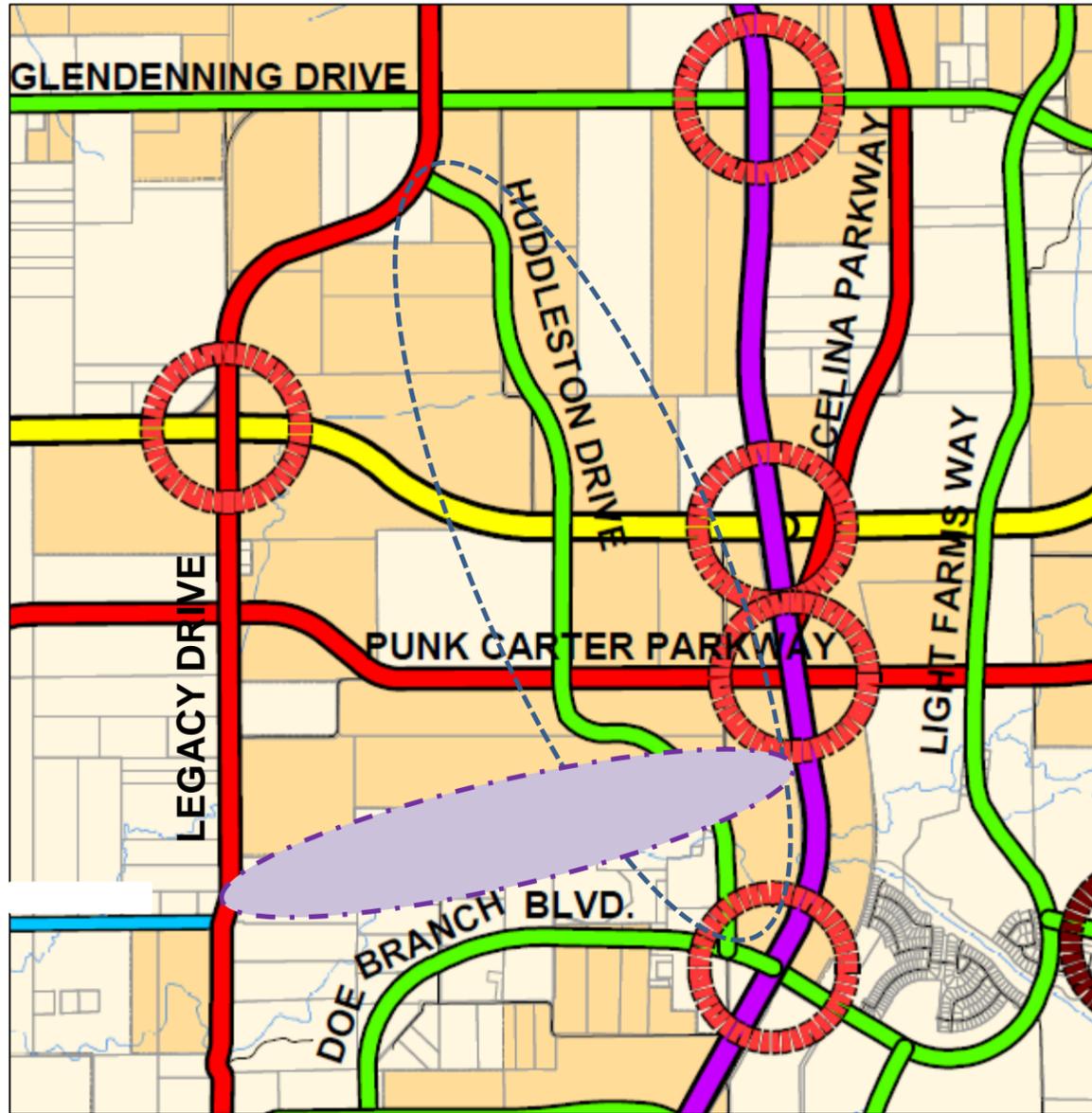
N/A

Staff Recommendation:

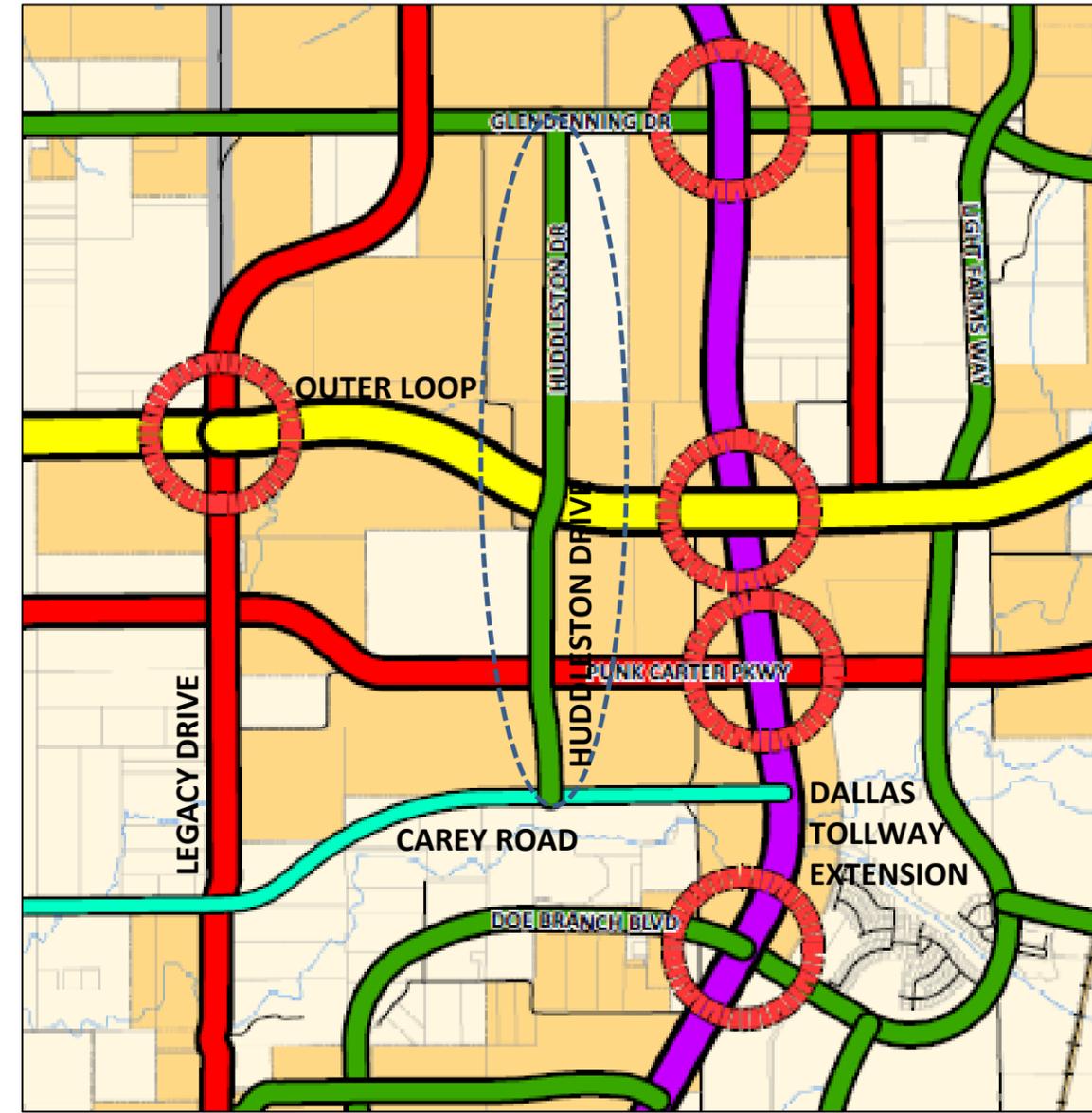
Staff recommends approval of the proposed amendments.

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.

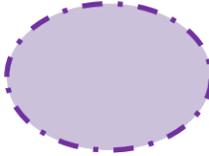
Exhibit A
Huddleston Drive Realignment
Carey Road Extension



EXISTING THOROUGHFARE PLAN

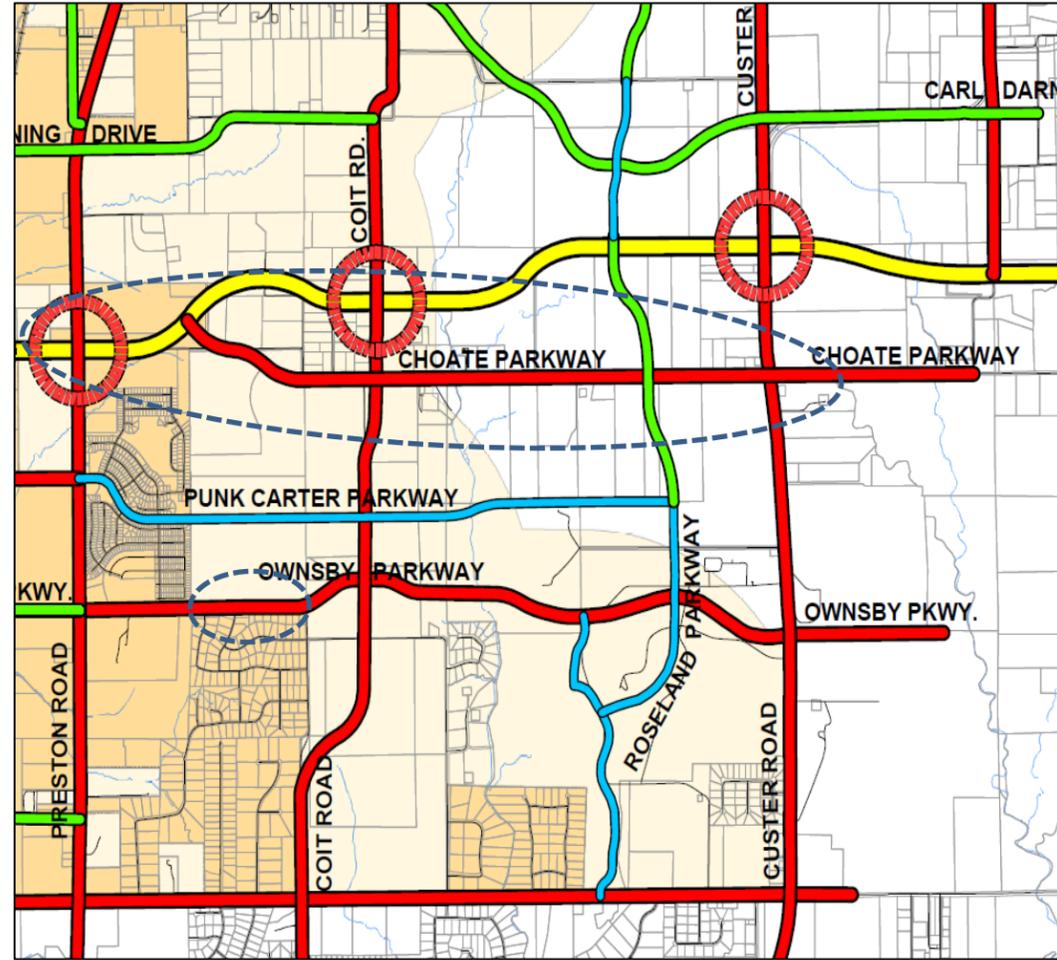


PROPOSED THOROUGHFARE PLAN

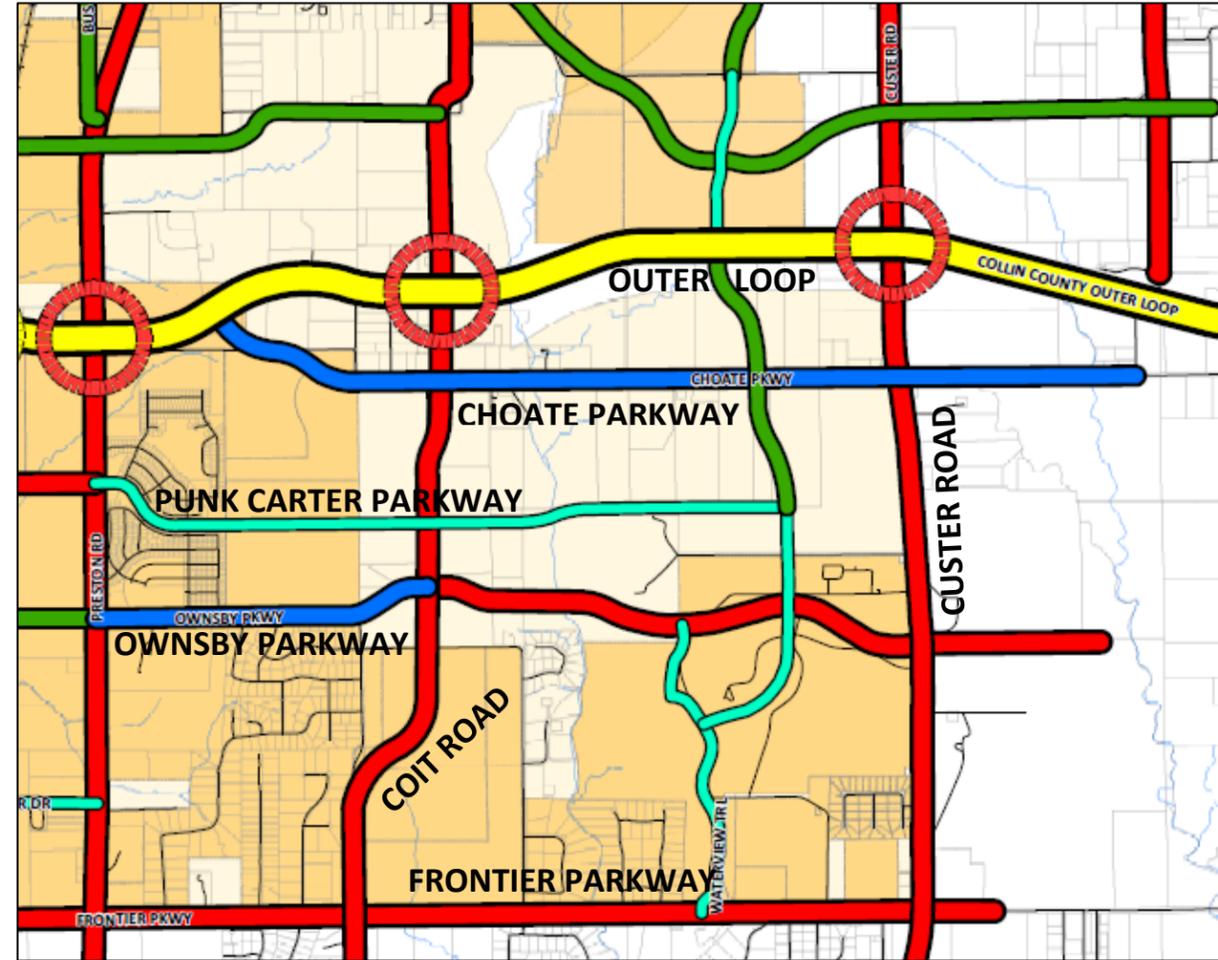
-  Roadway area under consideration:
Huddleston Drive alignment
-  New roadway area proposed:
Carey Road extension
From Legacy Drive to DNT

-  Outer Loop 500' ROW
-  Freeway/Tollway 400' ROW
-  6LD 120' ROW*
-  4/6LD 100' ROW*
-  4LD 90' - 100' ROW**
-  2LC 60' - 80' ROW***

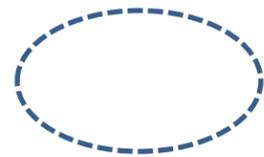
Exhibit B
Choate Parkway Redesignation
Owensby Parkway Redesignation
From a Major Arterial (6-Lane Divided in 120' ROW) to Modified Major Arterial (6-Lane Divided in 100' ROW)



EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Roadway area under consideration:
 Major Arterial (120' ROW) to a
 Modified Major Arterial (100' ROW)

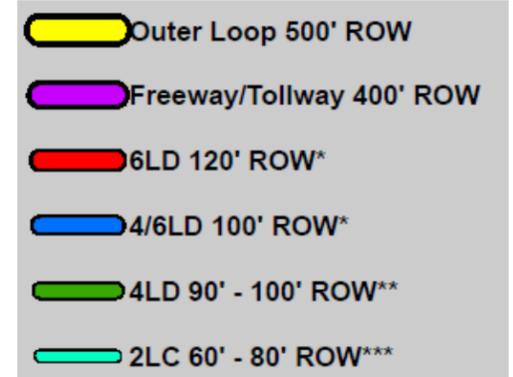
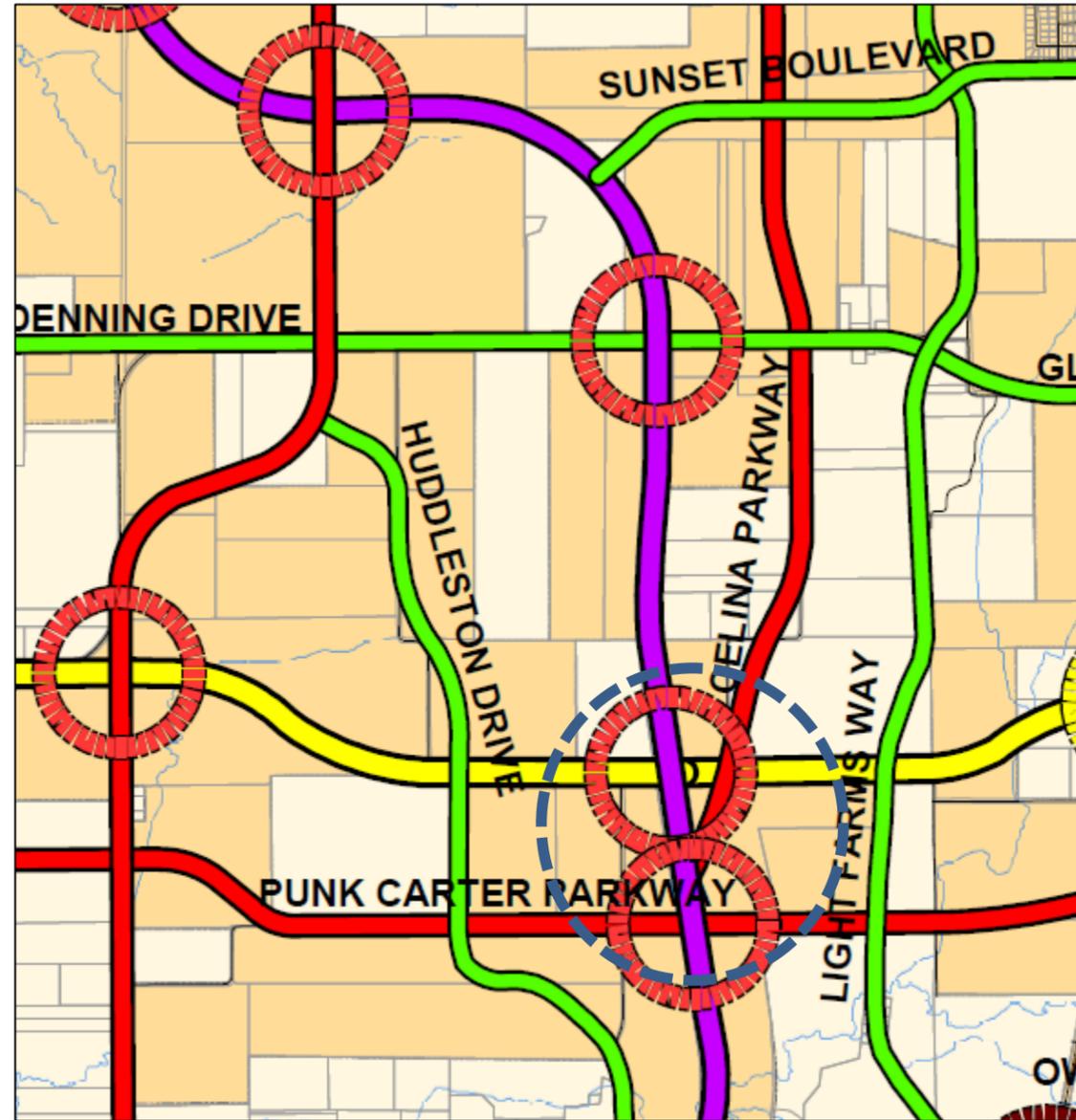
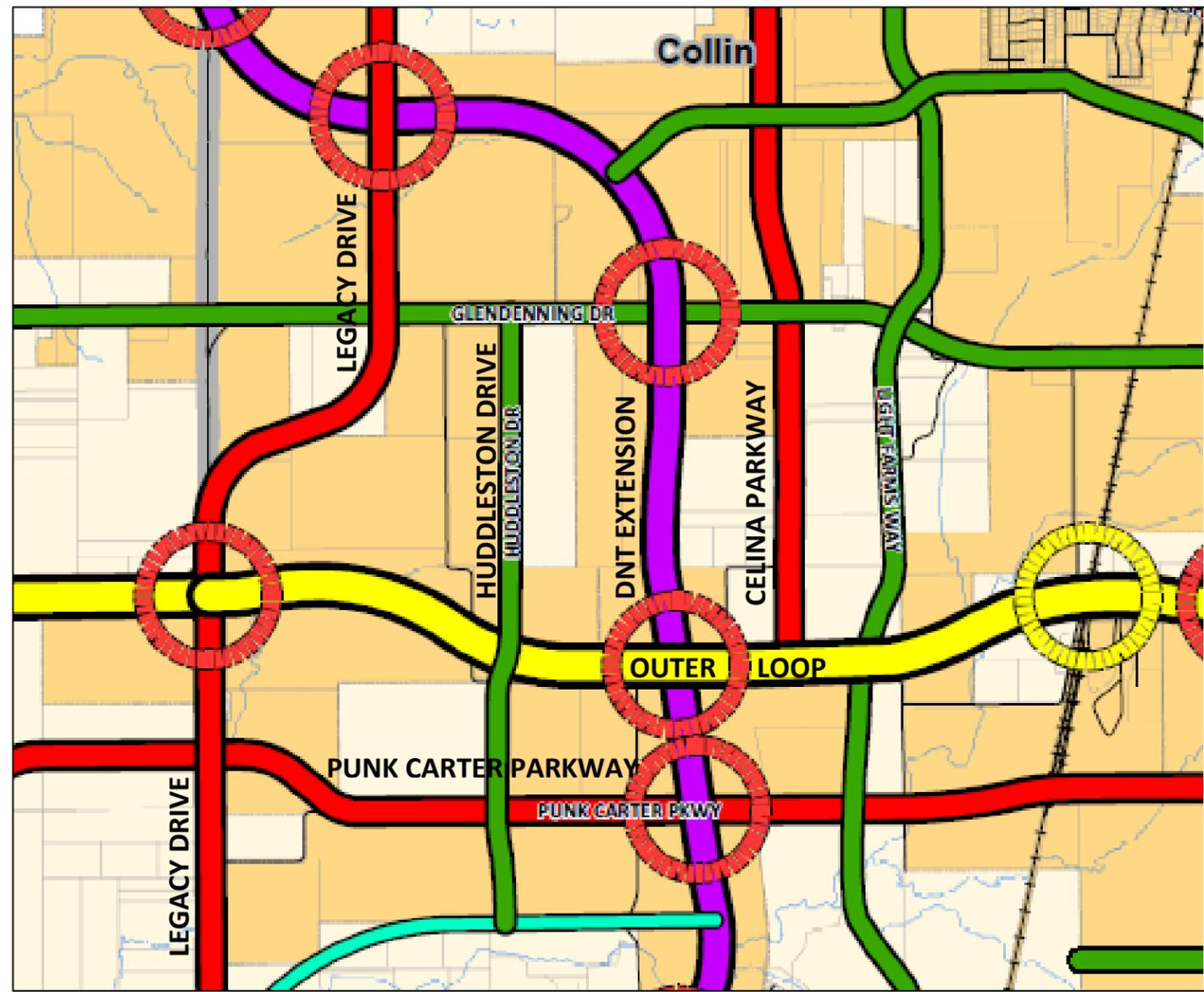


Exhibit C

Celina Parkway Intersection with DNT and Outer Loop
 Celina Parkway is proposed to "T" into the Outer Loop



EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN

 Roadway area under consideration:
 Celina Parkway/Outer Loop/
 Dallas North Tollway intersection

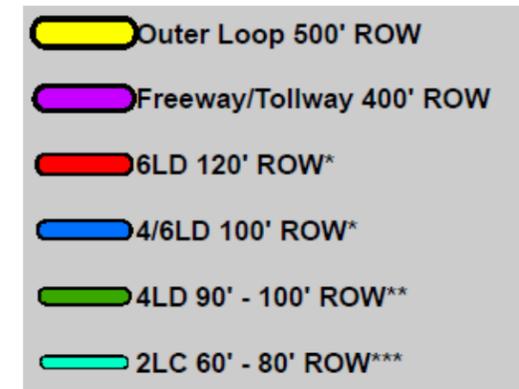
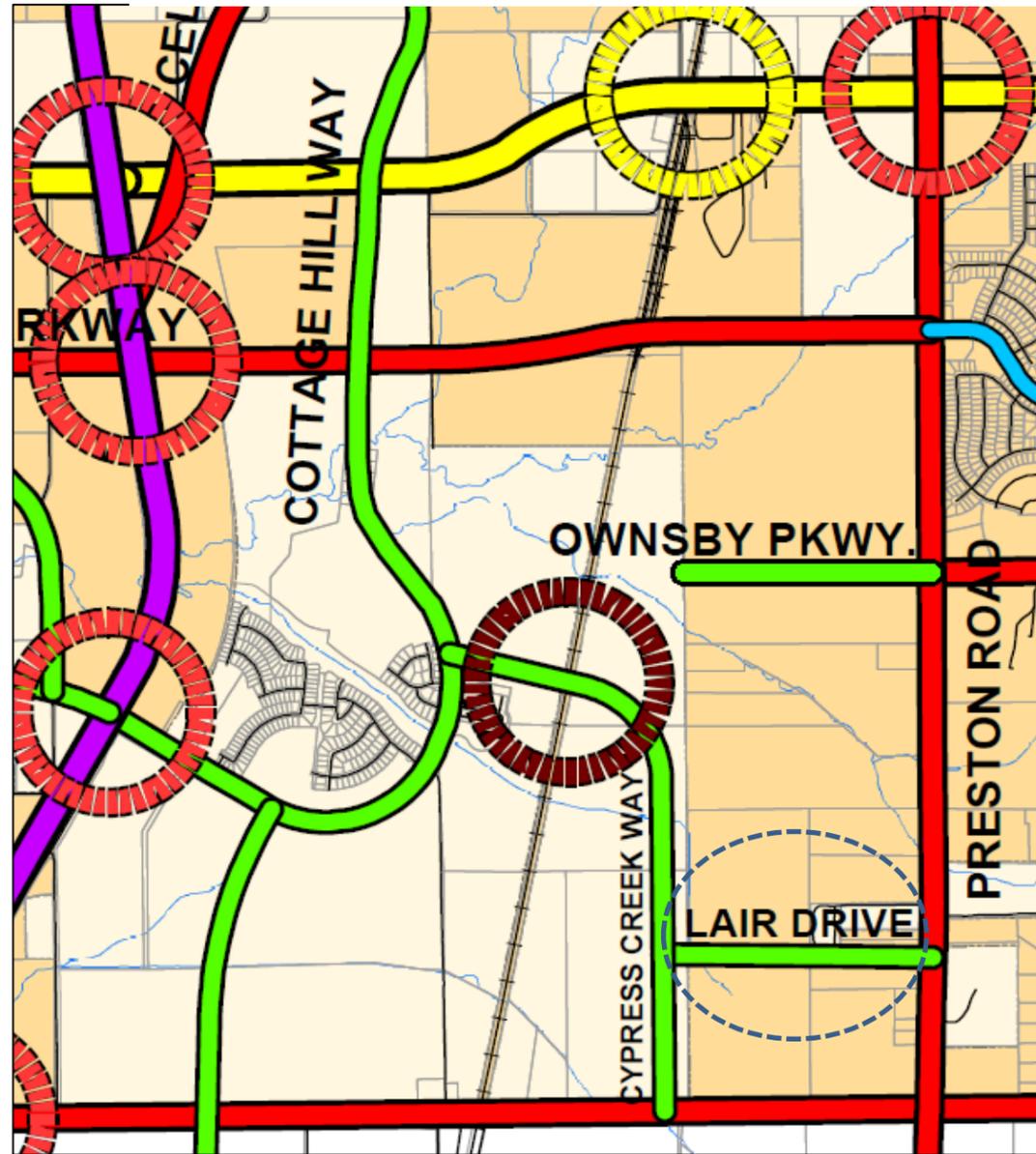
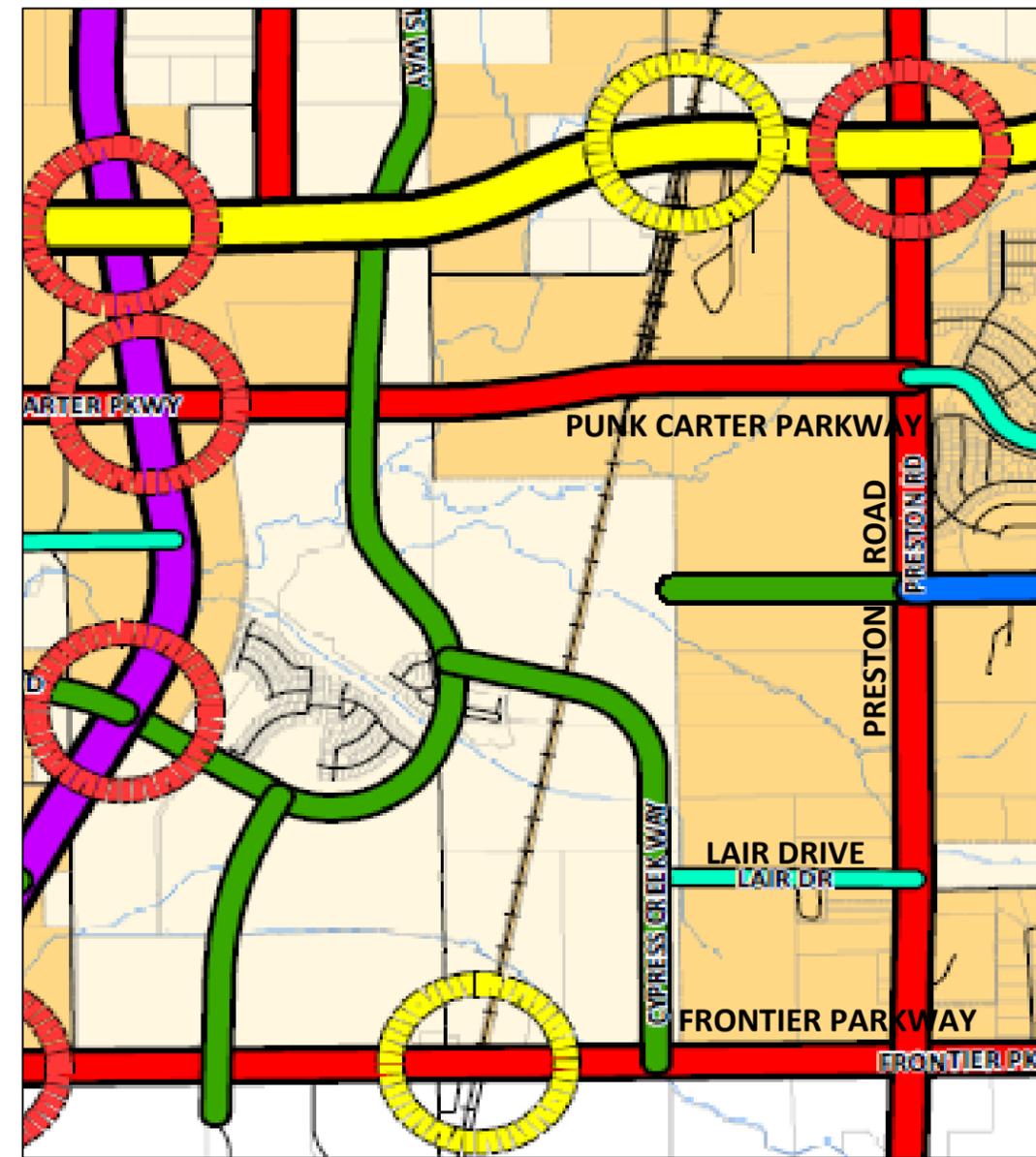


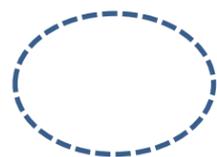
Exhibit D
Lair Drive Redesignation
From 4-Lane Divided to 2-Lane Collector

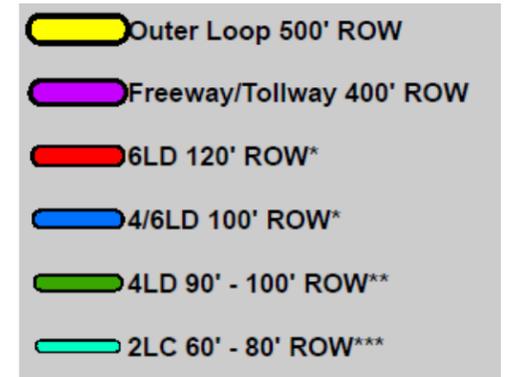


EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN

 Roadway area under consideration:
Lair Drive





Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: March 15, 2016
Re: Light Farms, The Sage Neighborhood Phase II Construction Plat

Action Requested:

Consider and act on a Construction Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms The Sage Neighborhood Phase 2 and has deemed it acceptable subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

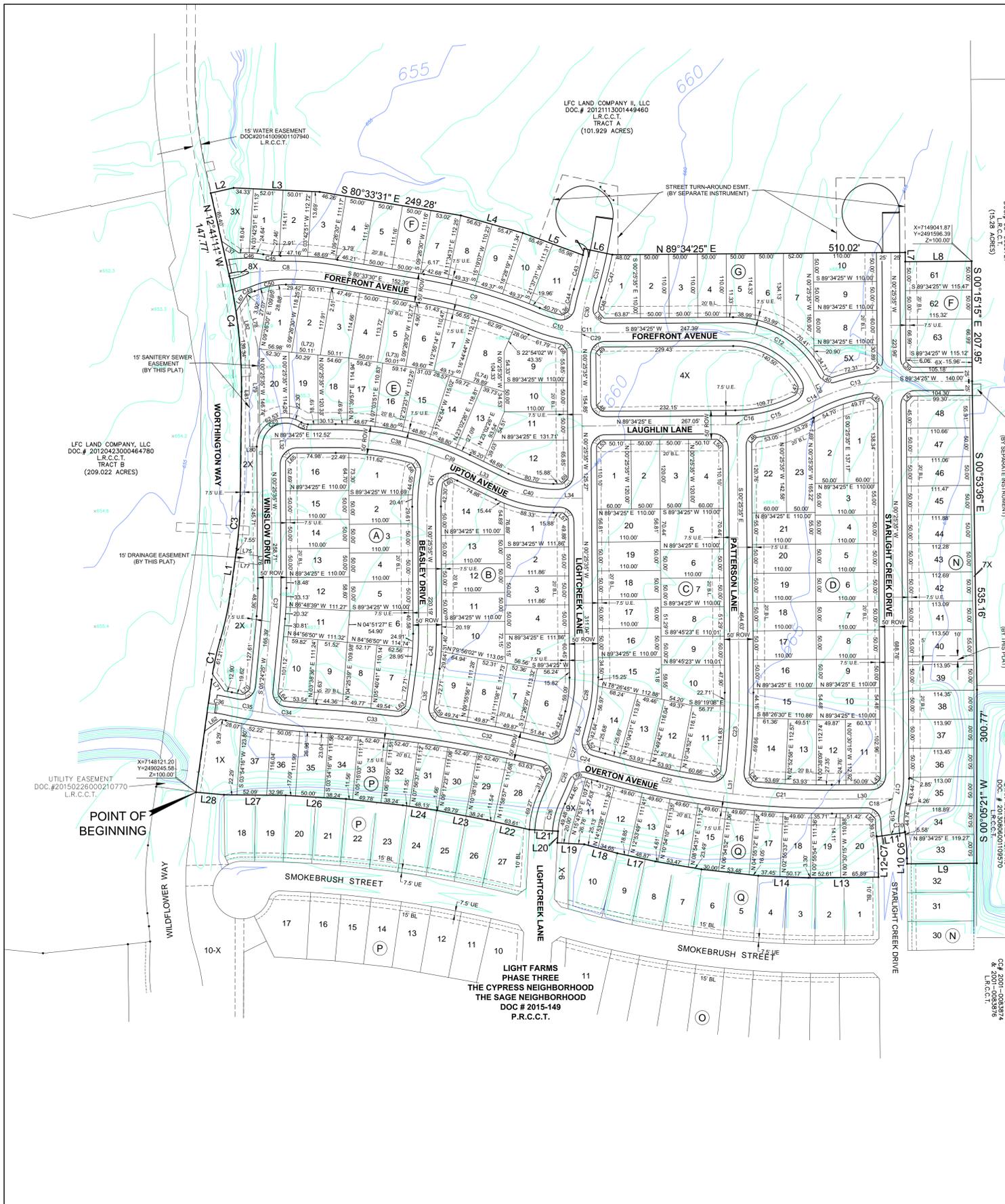
Legal Review:

N/A

Staff Recommendation:

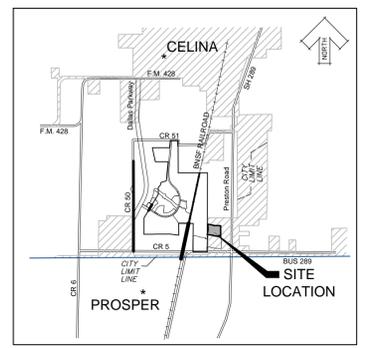
Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

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.

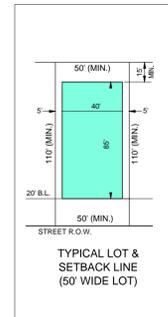


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	465.00	70.52	70.52	N 12°19'04" E	8°41'52"
C2	535.00	81.21	81.14	N 12°19'04" E	8°41'52"
C3	646.50	82.24	82.18	S 04°19'30" W	7°17'17"
C4	865.00	201.81	201.35	N 06°00'10" E	13°22'02"
C5	800.00	11.22	11.22	N 12°12'50" E	0°48'13"
C6	325.00	44.94	44.91	N 04°27'56" W	7°55'23"
C7	275.00	38.33	38.00	S 04°27'56" E	7°55'23"
C8	500.00	185.43	184.37	S 89°49'02" E	2°14'54"
C9	872.00	204.83	204.36	N 73°49'45" E	13°27'32"
C10	250.00	84.93	84.52	N 76°49'53" W	19°27'50"
C11	250.00	16.86	16.85	N 88°29'42" W	3°51'47"
C12	150.00	170.69	161.63	N 57°49'39" E	65°11'53"
C13	300.00	129.86	128.85	N 77°10'21" E	24°48'07"
C14	300.00	25.92	25.92	N 62°17'45" E	4°57'04"
C15	250.00	126.88	125.52	S 74°21'34" E	29°04'41"
C16	250.00	2.95	2.95	S 89°14'09" E	0°40'31"
C17	150.00	34.48	34.40	N 06°09'28" E	13°10'08"
C18	150.00	2.76	2.76	N 13°16'11" E	1°03'17"
C19	150.00	58.80	58.42	N 02°34'04" E	22°27'30"
C20	300.00	1.23	1.23	S 08°32'39" E	0°14'03"
C21	1400.12	173.26	173.15	N 86°57'32" W	7°05'25"
C22	1400.12	233.61	233.34	S 78°38'02" E	9°33'35"
C23	1200.00	146.88	146.78	S 03°04'48" E	7°00'46"
C24	2255.00	60.61	60.61	S 74°37'26" E	1°32'24"
C25	500.00	73.57	73.50	N 21°37'47" E	8°25'49"
C26	150.00	59.37	58.98	S 14°30'22" W	22°40'40"
C27	500.00	24.38	24.38	N 16°01'04" E	2°47'37"
C28	250.00	65.66	65.47	S 07°05'50" E	15°02'51"
C29	250.00	5.33	5.33	S 00°36'38" E	1°13'15"
C30	250.00	68.82	68.60	S 09°06'23" E	15°46'17"
C31	825.00	74.59	74.56	S 14°24'07" E	5°10'49"
C32	2255.00	267.76	267.60	N 78°47'44" W	6°48'12"
C33	2255.00	176.72	176.68	S 84°26'32" E	4°29'25"
C34	1000.00	94.80	94.77	N 08°58'17" E	5°25'55"
C35	1000.00	58.66	58.65	N 79°34'31" E	3°21'39"
C36	500.00	36.10	36.09	S 79°57'46" E	4°08'10"
C37	500.00	50.91	50.88	S 02°29'25" E	5°50'00"
C38	500.00	175.76	174.86	N 80°21'22" E	20°08'26"
C39	500.00	54.83	54.80	N 67°08'41" E	6°16'57"
C40	200.00	92.23	91.42	S 77°12'54" E	26°25'23"
C41	275.00	80.35	80.85	N 08°58'34" E	18°48'19"
C42	400.00	57.45	57.40	S 03°41'17" E	8°13'45"
C43	800.00	61.11	61.09	S 14°48'14" E	4°22'36"
C44	275.00	38.27	38.24	S 13°00'21" E	7°58'22"
C45	140.50	30.37	30.31	N 85°14'25" W	12°23'09"
C46	159.50	42.68	42.56	N 86°42'49" W	15°19'57"
C47	850.00	76.85	76.82	S 14°24'07" E	5°10'49"
C48	225.00	24.18	24.17	S 13°54'48" E	6°09'26"
C49	159.50	13.34	13.34	N 69°07'27" E	4°47'34"
C50	140.50	55.95	55.58	S 78°08'12" E	22°49'04"
C51	20.00	11.88	11.71	S 73°24'09" E	34°02'52"
C52	50.00	108.25	88.31	N 61°35'51" E	124°02'52"

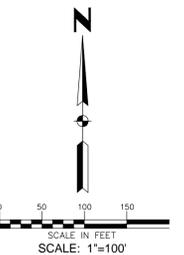
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 07°58'08" E	79.80	L75	N 82°01'52" W	37.96
L2	N 77°18'49" E	40.87	L76	N 00°25'35" W	15.16
L3	S 87°22'41" E	150.04	L77	N 82°01'52" W	40.17
L4	S 74°10'22" W	112.10	L78	S 12°41'11" E	90.11
L5	S 69°52'20" E	111.47	L79	N 00°25'35" W	15.68
L6	S 78°11'17" E	50.00	L80	N 89°34'25" E	12.11
L7	S 00°38'18" E	16.01	L81	N 00°25'35" W	172.01
L8	N 89°34'25" E	115.57	L82	S 12°41'11" E	74.02
L9	S 89°29'45" W	121.20			
L10	N 00°30'15" W	9.58			
L11	S 81°34'22" W	50.00			
L12	S 00°30'15" E	32.30			
L13	S 89°29'45" W	121.80			
L14	N 87°42'17" W	87.62			
L15	N 83°33'52" W	99.53			
L16	N 80°20'39" W	81.57			
L17	N 77°57'11" W	67.72			
L18	N 74°55'03" W	69.78			
L19	N 86°49'58" W	46.78			
L20	N 03°10'02" E	20.09			
L21	N 86°49'58" W	50.00			
L22	N 77°12'02" W	75.14			
L23	N 79°14'51" W	89.69			
L24	N 81°14'48" W	59.68			
L25	N 83°40'32" W	99.58			
L26	N 86°33'58" W	105.33			
L27	N 89°27'23" W	107.35			
L28	N 84°51'18" W	49.01			
L29	N 25°13'43" W	32.56			
L30	N 89°29'45" E	105.76			
L31	N 85°35'11" E	29.18			
L32	N 00°25'35" W	13.00			
L33	S 64°00'12" E	74.88			
L34	S 89°34'25" W	50.78			
L35	N 07°48'10" E	107.58			
L36	N 57°09'14" E	14.51			
L37	S 55°46'50" E	36.51			
L38	S 38°54'40" E	15.74			
L39	N 45°25'35" W	14.00			
L40	S 67°39'08" E	14.13			
L41	N 41°09'29" E	13.14			
L42	N 44°34'25" E	15.42			
L43	N 44°32'06" E	13.99			
L44	N 39°32'29" W	14.16			
L45	N 49°45'47" W	15.18			
L46	N 40°16'22" E	12.91			
L47	N 17°16'13" E	14.93			
L48	N 45°25'35" W	14.00			
L49	N 44°34'25" E	14.00			
L50	N 45°25'35" W	14.00			
L51	N 52°09'47" E	14.28			
L52	N 30°00'07" W	14.23			
L53	N 44°34'25" E	14.00			
L54	N 44°37'16" E	53.13			
L55	N 45°37'09" W	14.09			
L56	N 63°33'24" E	13.22			
L57	N 45°25'35" W	14.00			
L58	N 59°14'39" E	14.23			
L59	S 36°49'13" E	14.23			
L60	N 61°30'40" E	16.41			
L61	S 26°52'35" E	15.26			
L62	N 53°43'23" E	34.89			
L63	N 52°25'33" E	14.23			
L64	N 39°03'51" W	13.83			
L65	S 44°34'25" W	17.73			
L66	N 31°59'47" W	13.45			
L67	N 33°19'09" E	36.75			
L68	N 39°43'26" W	12.55			
L69	N 44°34'25" E	14.00			
L70	N 53°21'34" E	14.81			
L71	S 38°14'25" W	35.71			
L72	N 84°16'36" W	157.19			
L73	N 81°38'39" W	149.62			
L74	S 73°15'00" E	128.02			



VICINITY MAP



TYPICAL LOT & SETBACK LINE (50' WIDE LOT)



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)

LEGEND

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUIT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUIT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — 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

NOTES:

1. 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.
2. THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 3X, 4X, 5X, 6X, 7X, 8X & 9X IS THE RESPONSIBILITY OF THE H.O.A.
3. FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

CONSTRUCTION PLAT
LIGHT FARMS
PHASE 2
THE SAGE NEIGHBORHOOD
 CONTAINING
153 RESIDENTIAL LOTS, 9 OPEN SPACE LOTS
TOTALING 31.40 ACRES
 SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS
 AUGUST, 2015

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

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



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: March 15, 2016
Re: Light Farms, The Eastland Neighborhood Construction Plat

Action Requested:

Consider and act on a Construction Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, comprising of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland)

Background Information:

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

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

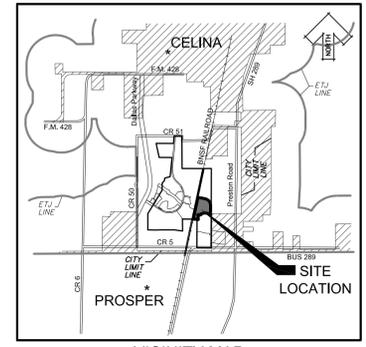
Legal Review:

N/A

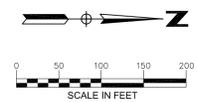
Staff Recommendation:

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

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.



VICINITY MAP



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)

LINE	BEARING	DISTANCE
L1	S 00°29'06" E	28.25
L2	S 08°37'00" E	87.44
L3	N 85°25'53" W	23.15
L4	N 49°25'53" W	14.14
L5	N 85°25'53" W	111.24
L6	S 85°01'35" W	129.35
L7	S 89°19'28" W	112.64
L8	S 40°06'37" W	20.00
L9	S 78°33'40" W	119.94
L10	S 89°01'08" W	111.41
L11	S 14°39'43" E	128.58
L12	S 00°18'00" E	58.42
L13	S 89°41'54" W	118.00
L14	N 00°18'06" W	28.85
L15	S 84°54'49" W	52.20
L16	S 80°59'21" E	54.92
L17	S 86°22'52" E	54.82
L18	N 89°08'09" W	105.94
L19	S 73°21'11" E	58.79
L20	S 78°49'47" E	50.14
L21	S 85°50'14" E	82.93
L22	N 82°34'25" E	17.63
L23	N 38°20'42" W	13.72
L24	N 11°20'28" E	104.40
L25	S 33°23'14" E	36.36
L26	N 56°36'46" W	10.18
L27	N 56°36'47" E	35.36
L28	N 33°23'14" W	21.21
L29	N 45°16'34" E	27.91
L30	N 78°33'40" W	10.00
L31	S 11°20'28" W	23.17
L32	S 33°23'14" E	14.89
L33	S 44°51'24" E	28.53
L34	N 11°36'46" E	10.00
L35	S 78°23'14" E	24.95
L36	S 56°36'46" W	10.18
L37	N 56°29'17" E	15.52
L38	S 89°31'55" W	26.12
L39	S 45°43'56" E	15.48
L40	N 49°46'11" E	14.89
L41	N 44°18'23" E	14.91
L42	S 33°39'11" E	15.48
L43	N 06°26'13" W	47.99
L44	S 17°45'03" E	19.97
L45	N 33°31'23" W	14.88
L46	S 56°29'37" W	15.52
L47	S 33°23'14" E	15.52
L48	N 24°19'50" W	22.12

LEGEND

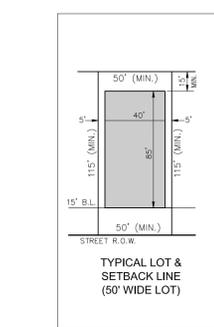
- IRF — IRON ROD FOUND
- IRF (H) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITZ-ZOLLARS"
- IRS — 5/8" IRON ROD SET WITH "HUITZ-ZOLLARS" CAP
- MIN.F.F. — MINIMUM FINISH FLOOR
- W.M.E. — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
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- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	72.59	350.00	11°32'57"	S 84°19'42" E	72.46
C2	72.59	350.00	11°32'57"	S 84°19'42" E	72.46
C3	768.37	565.00	77°55'09"	S 39°25'39" E	710.51
C4	57.61	465.00	7°05'54"	S 03°04'52" W	57.57
C5	16.50	555.00	1°48'39"	S 05°44'30" W	16.50
C6	88.29	50.00	101°10'04"	N 59°51'21" W	77.26
C7	92.50	50.00	106°00'10"	S 76°05'07" W	79.87
C8	163.58	50.00	187°26'37"	S 36°23'19" W	99.79
C9	9.24	20.00	26°29'56"	S 44°05'30" E	9.16
C10	223.88	50.00	256°38'27"	N 66°16'59" W	78.45
C11	193.57	775.00	14°18'37"	S 07°27'24" W	193.96
C12	59.83	225.00	15°14'12"	N 86°00'20" W	59.86
C13	96.60	50.00	110°41'39"	S 31°04'45" W	82.26
C14	18.67	30.00	35°39'33"	S 06°29'19" W	18.37
C15	23.56	15.00	90°00'00"	S 33°23'14" W	21.21
C16	23.56	15.00	90°00'00"	N 56°36'46" W	21.21
C17	56.86	200.00	16°17'25"	N 86°31'56" W	56.87
C18	549.42	404.00	77°55'09"	S 39°25'39" W	506.05
C19	23.56	15.00	90°00'00"	S 44°51'24" E	21.21
C20	58.41	400.00	8°21'59"	S 03°42'55" E	58.36
C21	109.63	250.00	25°07'28"	S 77°54'28" E	108.75
C22	121.97	250.00	27°57'14"	N 79°19'21" W	120.77
C23	260.27	1000.00	14°54'55"	N 85°50'20" E	259.54
C24	13.34	20.00	38°12'48"	S 82°30'23" W	13.09
C25	111.65	50.00	127°56'30"	S 52°37'46" E	89.86
C26	31.32	20.00	89°43'41"	S 33°31'23" E	28.22
C27	216.30	700.00	17°42'17"	N 87°14'22" E	215.44
C28	49.08	500.00	5°37'25"	S 86°43'13" W	49.06
C29	30.91	20.50	86°24'15"	S 54°32'35" E	28.07
C30	11.81	15.00	03°52'03"	S 80°19'15" E	11.81
C31	235.62	150.00	90°00'00"	S 33°23'14" W	212.13

POINT OF BEGINNING

THE GRAHAM S. STELZER SR. REVOCABLE LIVING TRUST DOC. No. 20070410000482990 L.R.C.C.T. PART "E"

LFC LAND COMPANY, LLC DOC.# 20120423000464780 L.R.C.C.T. TRACT B (209.022 ACRES)



- 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 1-X, 2-X, 3X, 4X, 5X, 6X, 7X & 8X IS THE RESPONSIBILITY OF THE H.O.A.
 - FOR LOTS 50' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

PROPOSED 100 YEAR FLOOD ELEVATIONS ARE PER HUITZ-ZOLLARS, INC. DRAINAGE REPORT FOR TRIBUTARY "C" DATED 3-30-2016

CONSTRUCTION PLAT
LIGHT FARMS
THE EASTLAND NEIGHBORHOOD
 CONTAINING
 156 RESIDENTIAL LOTS, 7 OPEN SPACES
 TOTALING 47.35 ACRES
 SITUATED IN THE
 COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
 FEBRUARY, 2016

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

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

DWG: I:\p01\39050101\390558-EASTLAND08-DESIGN\CADD\C3D\SHEET\01\390558-EX-UT1 CONST PLAT.dwg USER: chemandez
 DATE: Feb 11, 2016 5:05pm XREFS: 01390558-EX-TOPO 01390558-BD-A 01390558-PARCEL AREA
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Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: March 15, 2016
Re: Light Farms, The Cypress Neighborhood Phase II Construction Plat

Action Requested:

Consider and act on a Construction Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, comprising of 147 residential lots and Thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms The Cypress Neighborhood Phase 2 and has deemed it acceptable subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

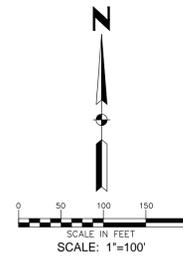
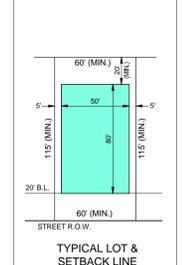
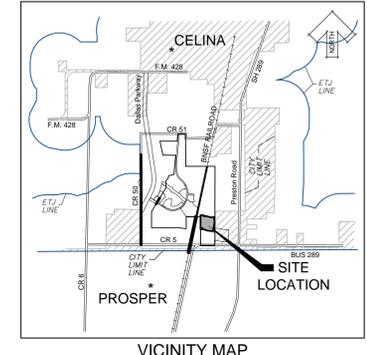
Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

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.



LINE	BEARING	DISTANCE
L1	N 86°54'19" E	122.48
L2	S 08°45'33" E	18.11
L3	N 02°08'52" W	59.30
L4	N 88°13'13" E	118.35
L5	N 87°32'07" E	50.00
L6	N 77°56'54" E	106.88
L7	S 12°03'06" E	2.02
L8	N 77°56'54" E	132.76
L9	S 05°01'02" E	59.67
L10	S 12°41'11" E	47.55
L11	S 32°03'13" E	35.52
L12	S 12°49'25" E	74.49
L13	S 55°08'16" E	34.18
L14	S 08°15'20" E	48.00
L15	S 12°04'54" E	73.52
L16	S 07°58'08" W	79.80
L17	S 06°56'35" E	22.70
L18	S 83°03'25" W	38.93
L19	S 83°57'29" W	148.72
L20	N 79°02'38" W	54.61
L21	N 74°44'08" W	50.00
L22	S 14°41'29" W	5.98
L23	N 75°01'15" W	41.59
L24	S 89°41'54" W	59.47
L25	N 00°18'06" W	11.99
L26	N 67°20'38" W	50.00
L27	S 00°18'06" W	11.99
L28	S 89°41'54" W	125.00
L29	S 46°16'33" W	6.62
L30	S 43°43'27" E	51.05
L31	S 01°52'53" E	25.00
L32	N 89°41'54" E	28.35
L33	S 77°18'49" W	32.66
L34	N 02°22'19" E	27.98
L35	N 02°22'19" E	82.77
L36	N 00°18'06" W	95.90
L37	S 71°31'11" E	26.80
L38	S 13°22'19" W	25.90
L39	N 56°06'03" W	17.65
L40	N 71°31'11" W	119.06
L41	N 76°58'44" W	21.21
L42	S 14°41'29" W	9.75
L43	N 45°14'40" W	14.16
L44	S 52°23'24" W	18.92
L45	S 37°14'37" E	15.37
L46	N 38°55'41" E	18.89
L47	S 54°04'24" E	14.73
L48	N 44°45'34" E	14.13
L49	N 45°18'06" W	14.14
L50	N 58°28'40" W	14.25
L51	N 31°19'16" W	13.85
L52	S 37°07'41" E	15.43
L53	S 29°23'02" E	50.53
L54	N 56°06'03" W	55.46
L55	N 52°52'19" E	19.08
L56	S 38°27'54" E	15.73
L57	S 41°26'05" E	15.13
L58	S 57°03'45" W	14.63
L59	N 00°18'06" W	49.09
L60	S 51°32'06" W	18.54
L61	S 76°37'41" E	69.77
L62	N 32°03'17" W	14.25
L63	S 00°35'04" E	5.58
L64	N 50°06'14" E	19.04
L65	S 71°31'11" E	26.80
L66	N 56°22'28" E	14.36
L67	N 48°00'05" W	17.33
L68	N 41°43'43" E	13.81
L69	S 33°56'33" E	14.45
L70	S 52°32'30" W	35.74
L71	N 48°02'55" W	14.52
L72	N 38°49'53" E	14.24
L73	S 44°41'54" W	14.14
L74	S 31°50'42" E	14.18
L75	N 58°07'50" E	14.12
L76	S 66°08'32" E	60.02
L77	S 56°12'39" W	13.53
L78	N 37°36'52" W	35.00
L79	N 33°29'45" W	14.41
L80	S 56°35'50" W	13.63
L81	N 80°17'20" E	20.56
L82	S 31°52'26" E	14.17
L83	N 13°01'16" E	50.03
L84	S 14°41'29" W	15.73
L85	N 04°47'37" W	17.62

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	825.00'	14.73'	14.73'	S 03°36'22" E	1°01'22"
C2	1275.00'	15.25'	15.25'	N 02°07'20" W	0°41'06"
C3	576.50'	73.33'	73.28'	S 04°19'30" W	7°17'17"
C4	465.00'	70.59'	70.52'	S 12°19'04" W	8°41'52"
C5	535.00'	81.21'	81.14'	S 12°19'04" W	8°41'52"
C6	453.50'	118.03'	117.70'	S 00°30'47" W	14°54'43"
C7	290.00'	26.65'	26.64'	S 04°18'38" E	5°15'54"
C8	225.00'	90.16'	89.55'	N 11°10'39" E	22°57'29"
C9	275.00'	110.19'	109.46'	N 11°10'39" W	22°57'29"
C10	800.00'	53.28'	53.27'	N 02°12'34" W	3°48'57"
C11	175.00'	140.42'	136.68'	N 23°17'19" W	45°58'27"
C12	250.00'	91.93'	91.41'	N 33°11'28" E	21°04'04"
C13	175.00'	77.10'	76.48'	N 58°53'52" W	25°14'38"
C14	1282.00'	147.36'	147.28'	S 74°48'46" E	6°35'10"
C15	1282.00'	308.24'	307.49'	N 84°59'37" W	13°46'33"
C16	800.00'	190.92'	190.47'	N 83°27'54" E	13°40'25"
C17	600.00'	179.13'	178.46'	N 85°10'51" E	17°06'19"
C18	600.00'	93.76'	93.66'	S 81°47'24" E	8°57'11"
C19	1300.00'	109.74'	109.71'	N 00°02'47" W	4°50'12"
C20	1000.00'	46.66'	46.66'	S 01°02'06" E	2°40'25"
C21	150.00'	146.08'	140.38'	S 28°12'04" E	55°47'57"
C22	300.00'	80.73'	80.49'	S 83°48'37" E	15°25'08"
C23	800.00'	76.22'	76.20'	N 74°15'77" W	5°27'33"
C24	54.50'	67.74'	63.47'	S 35°54'38" E	71°13'05"
C25	250.00'	73.44'	73.18'	S 79°56'08" E	16°49'55"
C26	250.00'	60.90'	60.74'	S 68°23'31" W	13°52'22"
C27	800.00'	142.48'	142.14'	S 06°13'06" E	13°36'20"
C28	400.00'	29.51'	29.50'	S 01°54'28" E	4°13'36"
C29	250.00'	25.73'	25.72'	S 11°44'35" W	5°53'49"
C30	200.00'	89.27'	88.53'	S 77°30'52" E	25°34'28"
C31	600.00'	71.13'	71.09'	N 68°07'24" W	6°47'33"
C32	1000.00'	120.49'	120.42'	S 74°58'18" E	6°54'14"
C33	1000.00'	310.71'	309.47'	N 87°19'29" W	17°48'09"
C34	1000.00'	17.39'	17.39'	N 82°57'23" E	0°50'48"
C35	550.00'	148.89'	148.44'	N 89°41'11" E	15°30'40"
C36	13.00'	20.42'	18.38'	S 32°56'54" W	90°00'00"
C37	140.50'	58.08'	57.67'	N 73°43'07" E	23°41'09"
C38	159.50'	34.47'	34.40'	N 68°03'58" E	12°22'51"
C39	30.00'	17.91'	17.65'	N 73°12'16" E	34°12'26"
C40	50.00'	98.87'	83.53'	N 33°39'35" W	113°17'46"
C41	40.00'	49.72'	46.58'	N 35°54'38" W	71°13'05"
C42	29.50'	36.67'	34.35'	N 35°54'38" W	71°13'05"
C43	275.00'	57.89'	57.78'	N 05°26'46" E	12°03'39"
C44	400.00'	131.20'	130.61'	S 03°37'29" E	18°47'33"
C45	250.00'	85.38'	84.96'	N 03°14'16" E	19°34'00"
C46	575.00'	114.35'	114.16'	N 89°58'16" E	11°23'40"
C47	140.50'	34.19'	34.11'	S 87°57'43" E	13°56'59"
C48	159.50'	39.42'	39.32'	S 87°51'14" E	14°09'35"
C49	10.00'	15.29'	13.84'	N 49°33'56" E	87°35'19"
C50	10.00'	13.48'	12.48'	S 51°37'57" E	77°13'22"
C51	50.00'	221.13'	80.18'	N 34°49'04" E	253°23'54"
C52	20.00'	25.62'	23.90'	N 59°10'56" W	73°23'54"
C53	445.00'	32.83'	32.82'	S 10°54'28" E	4°13'36"
C54	205.00'	21.10'	21.09'	N 11°44'35" E	5°53'49"
C55	30.00'	18.85'	18.54'	S 03°12'38" E	36°00'00"
C56	30.00'	18.85'	18.54'	S 03°12'38" E	36°00'00"
C57	775.00'	51.61'	51.61'	N 02°12'34" W	3°48'57"



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)

- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUIT-ZOLLARS"
 - IRS — 5/8" IRON ROD SET W/ "HUIT-ZOLLARS" CAP
 - MIN. F.F. — MINIMUM FINISH FLOOR
 - WME — 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

- 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 4-X, 5-X, 6-X, 7-X, 8-X, 9-X, 10-X, 11-X, 12-X, 13-X & 14-X IS THE RESPONSIBILITY OF THE H.O.A.
 - FOR LOTS 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

CONSTRUCTION PLAT
LIGHT FARMS
 THE CYPRESS NEIGHBORHOOD - PHASE 2
 CONTAINING
 147 RESIDENTIAL LOTS, 12 OPEN SPACES
 TOTALING 37.00 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABST. No. 734
 COLLIN COUNTY, TEXAS
 FEBRUARY 2016

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

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