



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY SEPTEMBER 20, 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 Special Called Meeting on August 2, 2016 and the Regular Planning and Zoning Commission Meeting on August 16, 2016.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of August 23, 2016, August 30, 2016, and September 13, 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 115.503 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 zoning district and MU-2, Regional Mixed Use zoning district. The property is situated in the M. Wilhite Survey, Abstract No. 1009 and generally located south of Choate Parkway (CR 88), west of future Coit Road (CR 86), and east of the future Bluewood development. (Celina Hills Rezoning)
- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 10.00 acre tract of land from AG, Agriculture zoning district to a PD, Planned Development zoning district with base zoning designations of I-1, Light Industrial zoning district. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Block 4, Tract 86, and is generally located at the northeast corner of the Burlington Northern Santa Fe Railroad and Frontier Parkway. (Mahard Tract Rezoning)
- C. Consider and act upon an application for a General Development Plan for Glen Crossing, a single family residential development, situated on an approximately 119.0 tract of land within the Collin County School Land Survey #14, Abstract No. 167, and is generally located south of CR 53 (future Glendenning Parkway) and west of CR 1117 and north of CR 55. (Glen Crossing – formerly G Bar 7)
- D. Consider and act on a Construction Plat for Ace Hardware, being an approximately 1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and is generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289). (Ace Hardware)
- E. Consider and act on a Final Plat for Prairie Crossing Right-of-Way (CR 51), being an approximately 2.769 acre tract of land situated in the John Ragsdale Survey, Abstract No 734 and is generally located west of the northwest corner of the Burlington Northern Santa Fe Railroad and Frontier Parkway. (Light Farms Prairie Crossing Right-of-Way)

- F. Consider and take action on a Final Plat for Carter Ranch Phase IIC-2, being an approximately 26.536 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, and containing seventy (70) residential lots and five (5) common area lots. The property is generally located south of Choate Parkway (CR 88), east of Preston Road (SH 289) west of CR 86, and north of Cripple Creek Drive. (Carter Ranch)
- G. Consider and act upon a request for a Subdivision Ordinance Variance from Centurion American Development Group to Section 10.23.122(r)(5) Boundary Streets & Section 10.03.126 (f)(2) Streets, to allow certain portions of roadway adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds escrowed for the future construction. The roadways are located north of Frontier Parkway and on the east and west sides of CR 6 (Legacy Drive). (Creeks of Legacy)
- H. Consider and act upon an application for a General Development Plan for Creeks of Legacy West single family residential development, being an approximately 102.5 tract of land situated in the J. McKinn Survey, Abstract No. 889, the William Phillips Survey, Abstract No. 1029, and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas, and generally located at the northwest corner of Frontier Parkway and CR 6 (Legacy Drive). (Creeks of Legacy West)
- I. Consider and act on a Construction Plat for Creeks of Legacy, Phase 2B, being an approximately 19.823 acre tract of land situated in the F. D. Gary Survey, Abstract No. 361, containing eighty-three (83) residential lots. The property is generally located north of Frontier Parkway, south of Driftwood Creek Trail and east of Doe Branch Boulevard. (Creeks of Legacy Phase 2B Construction Plat)

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, September 16, 2016 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

Helen-Eve Liebman, AICP
City of Celina, Texas

Date of Notice Removal

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



**CITY OF CELINA
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, AUGUST 2, 2016
5:30 P.M.**

MINUTES

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

Chairman Ousley called the meeting to order at 5:30 p.m.

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

Commissioner absent: None

Staff present: Helen-Eve Liebman, Interim City Manager and Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. CONSENT AGENDA:

No items.

IV. AGENDA:

A. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.374 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 zoning district and PRO, Preston Road Overlay . The property is situated in the Herrin Addition, Lot 1R, Block A and the J. Cahill Survey, Abstract No. 171 and is generally located north and east of Business 289, south of Cherry Wood Lane, and west of Preston Road, Celina, Texas. (Ace Hardware)

City Planner Ben Rodriguez presented the staff report.

Chairman Ousley opened the public hearing. No one came forward to speak and the public hearing was closed.

Commissioner Haley asked about the screening for the open storage and was Ace Hardware meeting the same regulations as Tractor Supply.

Mr. Rodriguez responded that the screening proposed by Tractor Supply was denied because it was not intended to be screened, but rather positioned as display items. Ace's open storage will be screened.

Chairman Ousley asked if the outdoor storage would be roofed.

Mr. Rodriguez answered in the affirmative.

Commissioner Hangartner asked about the adequacy of the single fire lane.

Mr. Rodriguez explained that the Fire Department requires that all areas of the exterior of a building be reached with a 150 foot hose length from the fire lane and that the location of the proposed fire lane meets that standard.

Commissioner Hangartner then asked about cross access.

Mr. Rodriguez stated that there would be cross access to the Herrin Insurance Agency to the north, but that the Fire Department requested no cross access to their site, citing safety reasons.

Chairman Ousley asked about the reduced parking ratio and the number of spaces that would have been required and the number of spaces provided.

Randall Siemon, PE, Senior Project Manager for Dunaway Associates, 170 N. Preston Road, Prosper, Texas, representing Ace Hardware, stated that the forty-two (42) spaces provided represented approximately one space for every 303 square feet of the 12,500 square feet of air-conditioned space.

Commissioner Terry asked what happens if Ace Hardware goes out of business and another retailer occupies the building.

Mr. Rodriguez responded that the new business would have to evaluate the parking situation for their needs, consider operating under a non-conforming status, or enter into a shared parking agreement with an adjacent use.

Director of Planning and Development Services and Interim City Manager Helen-Eve Liebman added that the land in question is city-owned and the Planning Department had been tasked to work with the applicant to find solutions that would allow Ace Hardware to develop there.

There being no further questions, Chairman Ousley called for a motion.

Commissioner Haley moved to approve Item A.

Commissioner Barley seconded the motion.

Motion carried 7-yes; 0-no.

Commissioner Darron Schmitt left the meeting at this point due to a prior engagement.

- B. Consider and act upon a Site Plan for Celina Professional Village, approximately 4.00 acres, Lot 1, Block A of the Keller Williams Addition, containing one commercial lot, and generally located on the east side of Preston Road, north of CR 89 and south of E. Sunset Boulevard.

Senior Planner Brooks Wilson presented the staff report.

Commissioner Cromwell asked if the site would connect directly to Brookshire's.

Ms. Wilson responded that there is a vacant lot between Brookshire's and Keller Williams.

There being no further questions, Chairman Ousley called for a motion.

Commissioner Terry moved to approve Item B.

Commissioner Haley seconded the motion.

Motion carried 6-yes; 0-no.

V. **ADJOURNMENT:**

There being no further business, Chairman Ousley adjourned the meeting at 5:55 p.m.

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

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



**CITY OF CELINA
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, AUGUST 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 6:36 p.m.

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

Commissioners absent: None

Staff present: Helen-Eve Liebman, Interim City Manager and Director of Planning and Development Services, Brooks Wilson, Senior Planner, and Ben Rodriguez, City Planner.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. CONSENT AGENDA:

Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting held on July 19, 2016 and the Special Called Planning and Zoning Commission Meeting held on August 2, 2016.

Commissioner Barley moved to approve the Minutes.

Commissioner Terry seconded the motion.

Motion carried 7-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 July 19, 2016 and the August 9, 2016 meetings.

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 43.0 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 zoning district. The property is situated in the M. Wilhite Survey, Abstract No. 1008 and generally located south of Choate Parkway (CR 88), east of CR 83, west of CR 86 (future Coit Road), and north of the Lilyana development. (Ken Wood Tract Rezoning)

Senior Planner Brooks Wilson presented the staff report.

Chairman Ousley opened the public hearing.

Shea Kirkman, Kirkman Engineering, 4821 Merlot Avenue, Grapevine, Texas, representing the owner, spoke on the benefits of the proposed development.

Elaine Ford, Hillwood Communities, 3090 Olive Street, Dallas, Texas, stated that Hillwood objects to the location of the townhome product adjacent to their single family, 70-foot wide product in Bluewood (Wells North) and objects in general as being incompatible with the adjacent single family neighborhoods of Lilyana and Preston Hills.

Vic Stalick, 3642 Quail Hollow, Celina, Texas, stated his objections to the inclusion of high-density housing in the area and stated that it was the wrong time for commercial development due to the already overcrowded roads.

Erik Geiger, 1123 E. Ownsby Parkway, Celina, Texas, stated that he has lived for ten years at the location where CR 83 makes its turn and has seen many proposals for development nearby. His objection is that the transitions shown are too aggressive for the existing low-density residential.

Jeff Knowles, 3956 Peregrine Point, Celina, Texas, stated that he is a realtor and not against growth, but objected to the possible water tower that may be placed on the subject property and asked for clarification on its proposed location.

Mr. Kirkman responded that the proposed location was on the far northwestern corner of the subject property.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, asked the Commission if the noticing by mail could be extended from 200 feet to a mile so that more property owners would be aware of the proposed changes to their community and that the noticed published in the newspaper afford greater time for the residents to gather information.

Patty Stein, 5005 LBJ Freeway, Dallas, Texas, representing Chris Bosh, submitted an opposition letter, but declined to speak.

Ann Dover, 3621 Preston Hills, Celina, Texas, submitted an opposition letter, but declined to speak.

Carole Waina, 3795 Dove Creek, Celina, Texas, submitted an opposition letter, but declined to speak.

David Shipley, 3618 Quail Hollow, Celina, Texas, submitted an opposition letter, but declined to speak.

There being no more comments from the public, Chairman Ousley closed the public hearing.

Commissioner Haley asked when the roads would be improved.

Ms. Wilson responded that the adjacent roadways and those internal to the development would be constructed as development occurs.

There being no further discussion, Chairman Ousley called for a motion.

Commissioner Terry moved to approve Item A, as conditioned by staff.

Commissioner Barley seconded the motion.

Motion carried 4-yes; 3-no (with Haley, Hangartner and Schmitt opposed).

- B.** The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 115.503 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 zoning district and MU-2, Regional Mixed Use zoning district. The property is situated in the M. Wilhite Survey #15, Abstract No. 1009 and generally located south of Choate Parkway (CR 88), west of CR 86, and east of Wells North. (Celina Hills Rezoning)

Senior Planner Brooks Wilson requested that the Public Hearing be opened, testimony taken, and the public hearing be continued to the September 20th Planning and Zoning Commission meeting.

Chairman Ousley opened the public hearing.

Tom Baxter, 1414 Choate Parkway, Celina, Texas, opposed the multi-family component of the development, contending that multi-family development brings added crime and traffic to neighborhoods. Mr. Baxter went on to say that he and his wife moved to Celina for a country atmosphere and never anticipated being located across from a 7-Eleven.

Justin Steiner, 5055 Summerview Lane, Celina, Texas, opposed the multi-family component and the commercial component of the proposed development, stating that multi-family causes a reduction in the home values nearby. He went on to say that road construction generally lags behind development and expressed concern that the roadways would become overcrowded.

Nate Johnson, 3091 CR 87, Celina, Texas, opposed the proposed development and argued that the planned development standards are too vague and allow too much freedom of the placement of land uses within the tracts. He also mentioned the potential loss of value to the homes adjacent to the property.

Ken and Christina Huston, 5159 CR 87, Celina Texas, submitted an opposition letter.

Elaine Ford, Hillwood Communities, 3090 Olive Street, Dallas, Texas, representing Bluewood (Wells North), submitted an opposition letter.

There being no further comments from the public, Chairman Ousley called for a motion to continue the public hearing to the September 20th Planning and Zoning Commission meeting.

Commissioner Terry moved to continue the public hearing for Item B, to the September 20th Planning and Zoning Commission meeting.

Commissioner Barley seconded the motion.

Motion carried 7-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 1.374 acre tract of land from AG, Agriculture zoning district to a PD, Planned Development zoning district with base zoning designations of I-1–Light Industrial zoning district. The property is situated in the Collin County School Land Survey #14, Block 4, Tract 86, Abstract No. 167 and generally located at the northeast corner of the Burlington Northern Santa Fe Railroad and Frontier Parkway (Mahard Tract Rezoning)
*City Planner Ben Rodriguez asked that the item be tabled due to a noticing error.
 No action was taken.*
- D. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a Residential Replat for Lot 1, Block A of the Parkside Phase 1 Addition, Celina, Texas. (Parkside Residential Replat)
*City Planner Ben Rodriguez presented the staff report and explained that the handicapped ramp to the sidewalk is being removed from the private property of Lot 1 and placed into an HOA-owned and maintained lot.
 Commissioner Haley moved to approve Item D, subject to the applicant addressing all of staff's comments prior to being heard by the City Council.
 Commissioner Cromwell seconded the motion.
 Motion carried 7-yes; 0-no.*
- E. Conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: "Development Standards and Use Regulations," Division 4, "Fencing, Wall and Screening Requirements," Section 14.05.123, "Fences in Residential Areas."
*City Planner Ben Rodriguez presented the staff report.
 Chairman Ousley opened the public hearing. No one came forward to speak and Chairman Ousley closed the public hearing.
 Commissioner Haley asked about the height of fences in the front, side and rear of homes.
 Mr. Rodriguez responded by stating that staff is proposing a four foot maximum on front yard fences, eight foot maximum for sides and rear unless constructed of vinyl and in that case, six foot maximum height.
 Commissioner Barley pointed out that the requirement of fences to be 50% "open" is too high for most picket fence designs.
 Commissioner Schmitt asked about the maximum height for chain link fences.
 Commissioner Haley stated that standard chain link fences are between three and four feet in height.
 Commissioner Hangartner asked how the fence setback would be measured from streets with curb and gutter and those that do not have curbs.
 Mr. Rodriguez responded that the fifteen foot setback would be measured either from the curb or from the pavement, but the ordinance would be written to allow the Director of Planning to have some flexibility on a case-by-case basis.
 Commissioner Barley commented that the fifteen foot setback would be difficult in newer tract homes with limited front yard setbacks.
 Commissioner Hangartner agreed and stated that many subdivisions' HOA regulations do not allow front yard fences of any kind.
 Commissioner Terry moved to continue Item E until the September 20th Planning and Zoning Commission meeting so that staff can bring this item back after incorporating the commissioners' comments.
 Commissioner Cromwell seconded the motion.
 Motion carried 6-yes; 0-no (Commissioner Haley left in the middle of the discussion of Item E due to a personal emergency).*
- F. Consider and act upon a Construction Plat for Westgate Section Four, being approximately 2.521 acres situated in the M.E.P. and P. RY. Survey, Abstract No. 644, containing twelve (12) residential lots. The property is generally located at the northwest corner of Utah Drive and W. Sunset Boulevard.
City Planner Ben Rodriguez presented the staff report.

*Commissioner Barley moved to continue Item F, subject to the applicant addressing all of staff's comments prior to being heard by the City Council.
Commissioner Hangartner seconded the motion.
Motion carried 6-yes; 0-no.*

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 7:59 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
From: Helen-Eve Liebman, AICP, Interim City Manager and Director of Planning and Development Services
Meeting Date: September 20, 2016
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE AUGUST 23, AUGUST 30 AND SEPTEMBER 13, 2016 CITY COUNCIL MEETINGS:

Annexations:

- Approved the annexation of the Legacy Equestrian Center tract, ±70 acres north of CR 130 and west of CR 128.
- Approved the annexation of four tracts of land totaling ±12.7 acres located at the north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road).
- Approved the annexation of Wilson Creek Phase 2, comprised of ±82 acres located north of FM 1461 (Frontier Parkway) and east of CR 84.
- Conducted two public hearings for two City-owned tracts of land comprised of ±100 acres adjacent to the Parks at Wilson Creek.
- Approved eight (8) Pre-annexation agreements for Wilson Creek Phase 1.
- Approved a Pre-annexation agreement for the Chris Bosh property.

PIDs/TIRZ:

- Conducted a public hearing for the Ownsby Farms TIRZ

Plat:

- Approved the Construction Plat for Westgate Section Four, ±2.5 acres containing twelve (12) residential lots generally located at the northwest corner of Utah Drive and W. Sunset Boulevard



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, ACIP, Senior Planner
Meeting Date: September 20, 2016
Re: Rezoning Request for Celina Hills 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 115.503 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 zoning district and MU-2, Regional Mixed Use zoning district. The property is situated in the M. Wilhite Survey, Abstract No. 1009 and generally located south of Choate Parkway (CR 88), west of future Coit Road (CR 86), and east of the future Bluewood development. (Celina Hills)

Background Information:

The property is currently zoned AG, Agricultural zoning district following its annexation on April 12, 2016 (Ordinance No. 2016-26). The applicant is proposing a Planned Development with the base zoning designations of SF-R, Single Family Residential zoning district and MU-2, Regional Mixed Use zoning district. The 115 acre area is divided into four tracts – Tracts A, B and C are located north of the future Punk Carter Parkway extension. Tract D is located south of Punk Carter Parkway.

Tract A (±44 acres):

Tract A-1, located south of Choate Parkway, includes multi-family, townhome, commercial, and single family uses. Multi-family development is restricted to Tract A-1 and includes a 15 acre maximum land area with 24 dwelling units per acre, fairly typical of suburban, multiple-family development. Land area not utilized for multi-family in Tract A-1 may be used for townhomes, commercial, and/or single family uses. Townhome development is limited in density to nine units per acre. Multi-family and/or commercial buildings adjacent to or across a right-of-way from single family lots shall be limited to forty-five feet in height or two stories. Buildings located elsewhere within Tract A-1 are proposed to be a maximum of ninety feet in height or four stories. Side and rear yard setbacks (normally fifteen feet and ten feet, respectively) are increased to twenty-five feet when adjacent to single family.

Tract A-2, located at the southwest corner of Choate Parkway and CR 86 (future Coit Road), shall be restricted to commercial, retail and office uses. No single family, townhome or multi-family development will be permitted in Tract A-2. Height limitations and setbacks in Tract A-2 shall be the same as for Tract A-1. Exterior materials shall follow the Zoning Ordinance.

Tract B (±45 acres) and Tract C (±21 acres):

Tracts B, located north of Punk Carter Parkway, and Tract C, located south of Punk Carter Parkway, are proposed as single family detached development with an approximate lot mix of 50% sixty foot lots and 50% fifty foot lots. The proposed development standards, such as setbacks and exterior materials, are typical of single family development in Celina. In addition, Tract B-2, adjacent to CR 86 (future Coit Road), shall also allow townhome and/or “zero lot line” detached residential development. Any residential product with a lot width less than fifty feet shall provide alleys.

Tract D (±5 acres):

This small tract of land, located at the northwest corner of CR 86 (future Coit Road) and Punk Carter Parkway is proposed to be commercial, with retail and office typically seen in neighborhood commercial centers.

Comprehensive Plan:

The adopted Comprehensive Land Use Plan calls for Suburban Moderate-High Residential Mix in this area. This designation encompasses the majority of the land area outside the City’s commercial core and accommodates a range of housing types including single family detached and attached dwellings such as duplexes and townhomes. Supporting office, retail, commercial and entertainment are considered acceptable uses. The non-residential uses are intended to support a much larger area than the immediate neighborhood and will be generally located at intersections. The proposed combination of single family, townhome, commercial, and multiple-family development complies with the Comprehensive Plan.

Thoroughfare Plan:

The Thoroughfare Plan shows one major thoroughfare adjacent to the subject property: CR 86 (future Coit Road) is a six-lane divided highway within 120 feet of right-of-way adjacent to the tract on the east side. CR 88 (Choate Parkway), a modified major thoroughfare (four-to-six lanes divided within 100 feet of right-of-way) is adjacent to the tract on the north side. Punk Carter Parkway, a two lane collector with designated bike lanes separated from the vehicle travel lanes within 80 feet of right-of-way, will be continued from Bluewood eastward to Coit Road.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on September 2, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Three (3) property owners were notified by mail on July 29, 2016. As of the printing of this packet, no comments from citizens of Celina (listed on the most recent tax rolls, as required by State Law) were received.

However, during the public hearing held on August 16, 2016, several property owners located either in the ETJ or within a portion of the City not yet on the tax rolls spoke out against the proposed rezoning request:

- Tom Baxter, 1414 Choate Parkway, Celina, Texas, opposed the multi-family component of the development, contending that multi-family development brings added crime and traffic to neighborhoods.
- Justin Steiner, 5055 Summerview Lane, Celina, Texas, opposed the multi-family component and the commercial component of the proposed development, stating that multi-family causes a reduction in the home values nearby. He went on to say that road construction generally lags behind development and expressed concern that the roadways would

become overcrowded.

- Nate Johnson, 3091 CR 87, Celina, Texas, opposed the proposed development and argued that the planned development standards are too vague and allow too much freedom of the placement of land uses within the tracts. He also mentioned the potential loss of value to the homes adjacent to the property.
- Ken and Christina Huston, 5159 CR 87, Celina Texas, submitted an opposition letter.
- Elaine Ford, Hillwood Communities, 3090 Olive Street, Dallas, Texas, representing Bluewood (Wells North), submitted an opposition letter.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Draft Planned Development Regulations
- Concept Plan

Staff Recommendation:

Staff recommends approval of the rezoning request contingent on staff's remaining comments being addressed prior to the Planning & Zoning Commission meeting.

**CELINA HILLS
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND PURPOSE**

This zoning submittal encompasses approximately 115 total acres of land within the City of Celina more fully described on the legal description attached as Exhibit A (the “Property”) and depicted on Exhibit B. The uses proposed for the Property provide the ability to accommodate and encourage the development of a variety of uses including commercial, retail, residential and mixed uses. This planned development (“PD”) will provide the zoning necessary to develop the site, generally in the manner shown in Exhibit C. The final layout must generally conform to Exhibit C.

It is the intent of this PD to establish a base zoning for each tract together with the uses and development regulations as designated therein, subject to modifications as set forth herein. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein “Zoning Ordinance” means the comprehensive zoning of the City of Celina, Texas, as amended from time to time unless the context provides to the contrary. Uses and development regulations specifically modified, designated or included in this PD shall not be subject to amendment after the date of the adoption of this PD (the “Effective Date”) (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time, unless the context provides to the contrary.

This PD and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in Exhibit A.

Project Location

The proposed PD is located on the southwest corner of the intersection of Choate Parkway (County Road (CR) 88) and Future Coit Road (CR 86), approximately one mile east of the intersection of Choate Parkway and Preston Road. Legal descriptions (Exhibit A), an overall zoning exhibit (Exhibit B) and a concept plan (Exhibit C) have been provided.

The project area is primarily surrounded by agricultural uses with some sparse residential uses mixed in.

This PD will provide for the opportunity to develop the following:

- A mixed used development with a blend of residential and commercial uses with a base zoning of Mixed Use Regional (MU-2) on Tract A.

- A range of single family housing choices through a diversity of lot sizes ranging from fifty to sixty feet in width with a base zoning of Single Family Residential (SF-R) on Tracts A, B and C.
- A commercial development with a base zoning of Retail Office (RO) on Tract D.

Concept Plan

Exhibit C identifies and locates the proposed land uses outlined within the Property. The proposed development should have unified and consistent design elements and provide an integrated development that compliments the City of Celina.

DRAFT

**EXHIBIT D
PLANNED DEVELOPMENT DISTRICT
STANDARDS**

1.0 GENERAL CONDITIONS FOR PD:

- 1.1 Conformance to All Applicable Articles of the Celina Zoning Ordinance: Except as amended herein, this PD shall conform to any and all applicable articles and sections of the Zoning Ordinance as it exists or may be amended.
- 1.2 Concept Plan: The Concept Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 14.02.152, except the director of planning and development may approve minor revisions which do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, increase the density, building height, coverage of site, off-street parking ratio, or area regulations as indicated on the approved concept plan.

- 1.3 Landscape Requirements: Landscaping shall conform to the provisions set forth in the Zoning Ordinance as it exists or may be amended.

In areas where trees are required, grouping or spacing trees shall be allowed. All trees must be three-inch (3") minimum caliper. Tree spacing shall be a minimum of 1 tree per 50' along Choate Parkway, Punk Carter Boulevard and Coit Road. All other landscaping shall comply with the Zoning Ordinance, as it exists or may be amended.

- 1.4 Screening Standards: All development within this PD District shall comply with the following minimum screening standards:
- A fifteen foot (15') landscape buffer for all lots and all use types backing or siding to Choate Parkway, Punk Carter Boulevard and Coit Road.
 - Residential lots adjacent to thoroughfares, collectors or arterials: 6'

solid masonry wall or 3' landscaped berm with a 4' decorative metal fence and trees spaced at one tree per 40' of adjacency to the roadways.

- Residential lots adjacent to open space or park land: 4' decorative metal fence
- Residential lots adjacent to pocket parks (2 acre or less): 4' decorative metal fence and trees spaced at one tree per 40' of adjacency to the roadways.
- Commercial lots adjacent to Residential lots: 6' solid masonry wall within a 15' landscape buffer
- Thin wall type wall shall be allowed and considered masonry in addition to the masonry definition provided in the Zoning Ordinance

1.5 Homeowners Association: homeowners' association (HOA) or associations will be established for the single family detached and townhome development areas in Tracts A-3, B and C as the tracts are developed. For all other development areas, including multi-family and commercial lots, a property owners' association or associations will be established.

1.6 Open Space: A minimum of ten percent (10%) of each lot's area, excluding rights-of-way for collector and larger size streets, shall be devoted to open space for the retail and commercial uses. For all other uses, a minimum of fifteen percent (15%) of each tract's area, excluding rights-of-way for collector and larger size streets, shall be devoted to open space. The open space requirements shall be met for each tract individually as defined on Exhibit C. Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities, detention/retention ponds, amenity centers, landscape buffers (including the 15' buffers adjacent to public rights-of-way), public or private parks, water features and other similar uses and features and all parking or loading areas and driveways associated with such uses.

Detention/Retention areas must be amenitized on three sides with improvements. A sidewalk, bench or pavilion constitutes an improvement. Open space includes any parcel of land or water (no minimum dimension) exclusive of public right-of-way, associated with all non-residential and residential developments that is generally provided to improve the microclimate and/or aesthetics of the site and that is not covered by buildings, structures, parking or loading areas and driveways (except for parking or loading areas and driveways associated with the open space uses or any principal or accessory use of such open space as described above in this section).

Open Space Requirements	
Residential Areas	15% Minimum
Retail/Commercial Areas	10% Minimum

Other than the provisions of open space required by this Section 1.8, no park land dedication or construction of park improvements shall be required. This Section 1.8 shall serve as the exclusive open space requirement for the Property.

- 1.7 Street Parking and Loading Requirements: Off-Street Parking and Loading Requirements shall conform to the Zoning Ordinance, as it exists or may be amended.
- 1.8 Exterior Construction and Design Requirements: The requirements for exterior construction and masonry standards shall conform to the provisions set forth in the Zoning Ordinance as it exists or may be amended. These standards shall apply to all land use types and includes future amenity centers and other auxiliary uses not yet defined.
- 1.9 Zoning Per Tract: Each of the tracts defined in this PD may be individually amended without impacting the other tracts. If the zoning for one of the tracts (or any portion thereof) within this PD is changed in whole or in part, the remaining tracts retain the zoning described in this PD.

2.0 TRACTS A-1, A-2 and D STANDARDS

MIXED USE: COMMERCIAL

- 2.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the Zoning Ordinance as it exists or may be amended. The base zoning for this tract shall be the MU-2, Regional Mixed Use, district as described in the Zoning Ordinance as it exists or may be amended except as otherwise herein modified.
- 2.2 Permitted Uses: The following uses shall be allowed within this Tract without requiring a Conditional Use Permit:
 - a. Agricultural Uses: Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards and aviaries.

- b. Amusement Services (indoors)
- c. Armed services recruiting center
- d. Artist studio
- e. Assisted living facility
- f. Auto supply store for new & rebuilt parts with no outside storage or display
- g. Bakery or confectionary (retail)
- h. Bank/credit unions
- i. Child day care (business)
- j. Church/ place of worship
- k. Community Facility Uses and/or Amenity Centers
- l. Community home
- m. Contractor's office/sales (with outside storage)
- n. Convenience store (with or without gas sales)
- o. Day camp for children
- p. Data Center
- q. Drapery, blind or furniture upholstery shop
- r. Dwelling, multiple-family limited to a maximum of 15 acres and 350 units within the entire PD
- s. Dwelling, single family attached (no duplexes)
- t. Dwelling, single family detached
- u. Family home (adult or child care)
- v. Feed and grain store (with outdoor display/storage - shall be screened and may not exceed fifteen percent of the total gross floor area of the entire structure)
- w. Food or grocery store
- x. Franchised Public Utility
- y. Fraternal organization, lodge or union
- z.
- aa. Garden shop (inside storage)
- bb. General retail store
- cc. Group day care home
- dd. Household appliance service and repair
- ee. Kiosk (providing a service and located to the side or rear of the primary building)
- ff. Laundry/dry cleaning (drop off/pick up)
- gg. Landscaped Entry Features
- hh. Living quarters on-site with a business
- ii. Marketing center
- jj. Medical facilities
- kk. Micro brewery
- ll. Motorcycle sales and repair- no outdoor display
- mm. Municipal facility
- nn. Nursery (with outdoor retail sales- shall be screened and may not

- exceed 50% of the total gross floor area of the entire structure)
- oo. Nursing/convalescent home
- pp. Office center
- qq. Offices (professional, medical and general business)
- rr. Office/warehouse
- ss. Parking lot structure, commercial (auto)
- tt. Parks (public and private)
- uu. Personal services shop
- vv. Pet and animal grooming shop with no outdoor runs
- ww. Propane sales (retail) – tank exchange only, no tank filling
- xx. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
- yy. Residential loft
- zz. Restaurant (drive-in service)
- aaa. Restaurant (with drive-through service)
- bbb. Restaurant (with no drive-through service)
- ccc. Retirement home/home for the aged
- ddd. Studio for radio or television (without tower)
- eee. Temporary structures for storage of building materials and equipment used for initial construction, when on the same or adjoining lot, for a period not to exceed the duration of construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
- fff. Theater or playhouse (indoor)

2.3 Uses Permitted with a Conditional Use Permit: The following uses shall be allowed with an approved CUP:

- a. Amusement park
- b. Amusement ride
- c. Amusement services (outdoors)
- d. Auto dealer (new and used)
- e. Auto laundry or carwash
- f. Auto repair (major)
- g. Auto repair (minor)
- h. Bed and breakfast
- i. Caretaker's/guard's residence
- j. Carnival
- k. Club, private (class I & II)
- l. Community home

- m. Concrete or asphalt batching plant (temporary)
- n. Convenience store (with beer and wine sales)
- o. Dry cleaning plant
- p. Fair ground/exhibition area
- q. Farmers market (public)
- r. Funeral Home without crematorium
- s. Home improvement center (lumber yard)
- t. Hotel
- u. Kiosk as an accessory use
- v. Mini-warehouse/self-storage
- w. Nursery (grown for commercial purposes)
- x. Office warehouse
- y. Outdoor retail sales/commercial promotion
- z.
- aa. Rehabilitation care facility
- bb. Rehabilitation care institutions
- cc. Rooming/boarding house
- dd. Seasonal business (holiday relate
- ee. Security quarters (live-in)
- ff. Telemarketing agency
- gg. Temporary amusement rides
- hh. Temporary business (non-holiday related, 6 months or less)
- ii. Tire dealer, with or without open storage

2.4 Prohibited Uses: The following uses shall not be allowed:

- a. Check Cashing Services
- b. Extended stay hotels (residence hotels)
- c. Motels
- d. Permanent concrete or batch plant
- e. Recycling Kiosk
- f. Sexually Oriented Business

2.5 Temporary/Seasonal Sale Uses:

- a. For all **temporary or seasonal** uses and temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the spaces are in excess of the minimum required parking based on the City of Celina parking ratios. Restroom facilities must be provided.

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

2.6 MU-2-Commercial: The following requirements shall pertain to all non-residential uses. Deviations from these requirements may occur if approved pursuant to a zoning amendment utilizing procedures set forth in the Zoning Ordinance, as it exists or may be amended. Stand-alone, non-residential uses may be located only in Tracts A-1. These uses shall not exceed 15 total acres excluding open space.

2.7 Building and Area Requirements:

a. Height Regulations:

i. Main Building(s) including parking garages:

Buildings directly adjacent to or across a right-of-way from single family lots (including those in the Bluewood development and those north of Choate Parkway) are limited to two stories or a maximum height of 45 feet unless one additional foot of setback is added per each additional foot of height above that maximum.

Buildings not adjacent to or across a right-of-way from single family lots are limited to four stories or a maximum height of 90 feet.

Antennae and other architectural projections not used for occupancy may extend above these height limits.

ii. Accessory building(s) other than parking garages: These buildings shall not exceed a maximum of one story or 16 feet in height.

b. Density: The permitted floor to area ratio (FAR) of all integrated and stand-alone non-residential uses within the PD shall be a maximum of 0.65.

c. Building Size: There shall be no limitation for non-residential uses and/or buildings, except for a stand-alone single retail user. The maximum permitted building footprint for a stand-alone single retail user shall be 200,000 square feet.

- d. Front Yard: The minimum depth of the front yard shall be 25 feet.
- e. Exterior Side Yard: The side yard shall have a depth of not less than 15 feet.
- f. Interior Side Yard: No interior side yard is required. All buildings must meet current fire code standards.
- g. Exterior Rear Yard: The rear yard shall have a depth of not less than 10 feet.
- h. Single Family Adjacency: A minimum 25 foot setback is required for any non-single family use that is located adjacent to (and not across a right-of-way from) single family lots.
- i. Interior Rear Yard: No interior rear yard is required. All buildings must meet current fire code separation standards.
- j. Minimum Lot Area: 10,000 square feet.
- k. Minimum Lot Width: The minimum lot width shall be 100 feet.
- l. Minimum Lot Depth: None.
- m. Building Coverage: In no case shall more than 60% of the total lot area be covered by the combined area of the main buildings and accessory buildings. Parking structures and surface parking facilities shall be excluded from the coverage computation.
- n. Building Materials: Exterior building materials must comply with the Celina Code of Ordinances, as it exists or may be amended.

MIXED USE RESIDENTIAL: TOWNHOMES, MULTI-FAMILY & SINGLE FAMILY

- 2.8 Townhome Residential (TH): Townhomes are attached, single family residential townhomes. These units may be located anywhere in Tract A with a maximum density of nine dwelling units per gross acre (du/ga) but may not exceed more than 50% of the total area of Tract A-1 or A-2.

If TH units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building Area Requirements:

- i. Minimum Lot Size: 2,500 square feet.
- ii. Maximum Height: The primary structure shall not exceed 45 feet in height as measured to the peak.
- iii. Minimum Lot Width: 20 feet at the front yard setback line. The minimum lot width is measured at the platted front yard building setback.
- iv. Minimum Front Yard: 15 feet. Integral architectural elements of the main structure may extend up to five feet into the front yard. A garage door must be set back a minimum of 20 feet from the property line. A corner lot shall have two front yards.
- v. Minimum Side Yard: 5 feet.
- vi. Interior Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of 5 feet. No portion of a building may cross a property line.
- vii. Minimum Rear Yard: 15 feet. A garage door must be set back a minimum of 20 feet if alley access is provided.
- viii. Maximum Lot Coverage: 85%
- ix. Minimum Size Dwelling: 1,200 square feet.

In addition, the following criteria shall apply:

- b. Architectural Variation: A townhouse building may not repeat the same unit front façade elevation on the same building more frequently than every fourth (4th) unit. For example, if A, B, and C are different elevations and there are six units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

2.9 Multi-Family Residential (MF): Multi-family developments are only allowed in Tract A-1 and shall not exceed 15 total acres, excluding open space. A maximum density of 24 dwelling units per gross acre (du/ga) of land shall be permitted or a maximum of 360 total units. If MF units are developed within the PD, they shall be developed in accordance with the following criteria:

a. Building Area Requirements:

- i. Maximum Height: Buildings directly adjacent to or across a right-of-way from single family lots (including those in the Bluewood development and those north of Choate Parkway) are limited to two stories or a maximum height of 45 feet unless one additional foot of setback is added per each additional foot of height above that maximum.
Buildings not adjacent to or across a right-of-way from single family lots are limited to four stories or a maximum height of 90 feet.
- ii. Side Yard: 20 feet adjacent to non-residential and 25 feet adjacent to residential.
- iii. Rear Yard: 20 feet adjacent to non-residential and 50 feet adjacent to residential.
- iv. Front Yard: 25 feet.
- v. Lot Coverage: In no case shall more than 60% of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved area including parking areas and parking facilities shall not be included in determining maximum lot coverage.
- vi. Minimum Floor Area: The minimum floor area per dwelling unit shall be 550 square feet for an efficiency unit, 650 square feet for a one-bedroom or studio unit and 780 square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional 150 square feet per each additional bedroom.

vii. Required Parking:

Parking requirements for MF development areas shall be one and one-half spaces per efficiency and studio units; two spaces per one and two bedroom units; and one additional space per each additional bedroom per unit. Parking is allowed bedroom per within building setbacks.

2.10 Single Family Lot Types (SF-1 & SF-2): SF-1 and SF-2 are detached, single family residential units on lots with the building area requirements listed below. They may be located anywhere within Tract A-1, A-2, B-1, B-2, and C.

If these units are developed within the PD, they shall be developed in accordance with the following criteria:

	SF-1 Lots	SF-2 Lots
Minimum Lot Area	5,500 square feet	7,000 square feet
Minimum Lot Width	50 feet typical; 40 feet minimum (at right-of-way) on cul-de-sac lots	60 feet typical; 50 feet minimum (at right-of-way) on cul-de-sac lots
Minimum Lot Depth	110 feet typical; 85 feet minimum on cul-de-sac lots	115 feet typical; 85 feet minimum on cul-de-sac lots
Maximum Impervious Lot Coverage*	60 percent	60 percent
Minimum Floor Area (air-conditioned floor area)	1,600 square feet	1,800 square feet
Minimum Front Yard	20 feet	20 feet
Minimum Front Yard on Key Lots	Key lots shall have two front yards	Key lots shall have two front yards
Minimum Rear Yard	20 feet	20 feet
Minimum Side Yard	5 feet generally; 15 feet on corner side yards	5 feet generally; 15 feet on corner side yards
Minimum Front Porch Setback	15 feet	15 feet
Minimum Primary Roof Pitch**	6:12	6:12
Garage Orientation	Garages may face the street or be J-swing type. All front entry garage doors must be in line with, or set back from, the front façade of the home. J-swing garages may protrude up to 5 feet into the front yard setback to ensure additional variations of homes.	

Accessory Building Setbacks	Minimum front yard - 50 feet Minimum side yard - 3 feet Minimum side yard for a corner side yard - 15 feet Minimum rear yard - 3 feet
Required Off-Street Parking	A minimum of 2 parking spaces within an enclosed garage and 2 unenclosed parking spaces (which may be included within a setback area)
Maximum Height	40 feet or 2.5 stories in height to the highest point of its roof. Accessory structures shall not exceed 25 feet.

* Impervious lot cover limitations apply only to the footprint of an enclosed building, including enclosed garages but excluding patios and porches (covered or uncovered), driveways, sidewalks, and similar improvements that are not part of an enclosed building.

** Primary roof pitch does not include roofs over architectural features or enhancements, such as porches or dormers.

3.0 TRACTS B & C STANDARDS

RESIDENTIAL: SINGLE FAMILY

3.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the Zoning Ordinance as it exists or may be amended. The base zoning shall be the SF-R, Single Family Residential, district as described in the Zoning Ordinance as it exists or may be amended except as otherwise set forth herein.

3.2 Additional Permitted Uses: In addition to the SF-R uses outlined in the Zoning Ordinance as it exists or may be amended, the following uses shall be allowed in Tract B and Tract C without requiring a Conditional Use Permit:

- a. Agricultural Uses: Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- b. Community Facility Uses and/or Amenity Centers
- c. Landscaped Entry Features
- d. Public and private parks
- e. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
- f. Temporary structures for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.

3.3 Single Family Lot Types (SF-1 & SF-2): SF-1 and SF-2 are detached, single family residential units on 5,500 square foot and 7,000 square foot lots. They may be located within Tract B-2 or Tract C.

If these units are developed within the PD, they shall be developed in accordance with the single family residential criteria set forth in the Tract A standards, Section 2.10.

4.0 TRACT D STANDARDS

RETAIL OFFICE

- 4.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the Zoning Ordinance as it exists or may be amended. The base zoning shall be the RO, Retail and Office zoning district described in the Zoning Ordinance as it exists or may be amended except as otherwise set forth herein.
- 4.2 Additional Permitted Uses: In addition to the RO uses defined in the Zoning Ordinance as it exists or may be amended, the following uses shall be allowed within this Tract by right Armed Services Recruiting
- a. Artist Studio
 - b. Auto Laundry or Carwash (CUP required if adjacent to Single Family detached development)
 - c. Auto Supply Store for new & rebuilt parts
 - d. Bakery or Confectionary (retail)
 - e. Bank/Credit Union
 - f. Child Day Care (business)
 - g. Church/Place of Worship (Including child care services)
 - h. Convenience Store with or without Gas Sales
 - i. Data Center
 - j. Farmers Market (public)
 - k. Food or Grocery Store
 - l. Garden Shop no outdoor storage)
 - m. General Retail Store
 - n. Laundry/Dry Cleaning (drop off /pick up)
 - o. Montessori School
 - p. Offices (Professional and general business)
 - q. Parking Lot Structure, Commercial (auto)
 - r. Personal Services Shop
 - s. Pet and Animal Grooming Shop (no outdoor runs)
 - t. Public or Private School
 - u. Restaurant (Drive-in service, with or without drive-through service)

- x. Retirement Home/Home for the Aged
- y. Theatre or Playhouse (indoor)
- z. Veterinarian (indoor kennels only)

4.3 Uses Permitted with a Conditional Use Permit: The following uses shall be allowed with an approved CUP:

- a. Auto Laundry or Carwash (CUP required if adjacent to Single Family detached development)
- b. Auto Repair (Minor)
- c. Club, Private (Class I and II)
- d. Funeral Home without crematorium
- e. Hotel
- f. Kiosk (providing a service, as an accessory use)
- g. Nursery (with outdoor retail sales- shall be screened and may not exceed 50% of the total gross floor area of the entire structure)
- h. Outdoor Display/Sales (shall be screened and may not exceed 50% percent of the total gross floor area of the entire structure)
- i. Tire Dealer (with no outside storage or display)

4.4 Prohibited Uses: The following uses shall not be allowed:

- a. Check Cashing Service
- b. Motel
- c. Recycling Kiosk
- d. Sexually Oriented Business

4.5 Temporary/Seasonal Sale Uses:

- a. For all temporary or seasonal temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the spaces are in excess of the minimum required parking based on the City of Celina parking ratios. Restroom facilities must be provided.
- b. Large shipping containers may be placed in the rear of retail uses if they are entirely screened from view. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure.

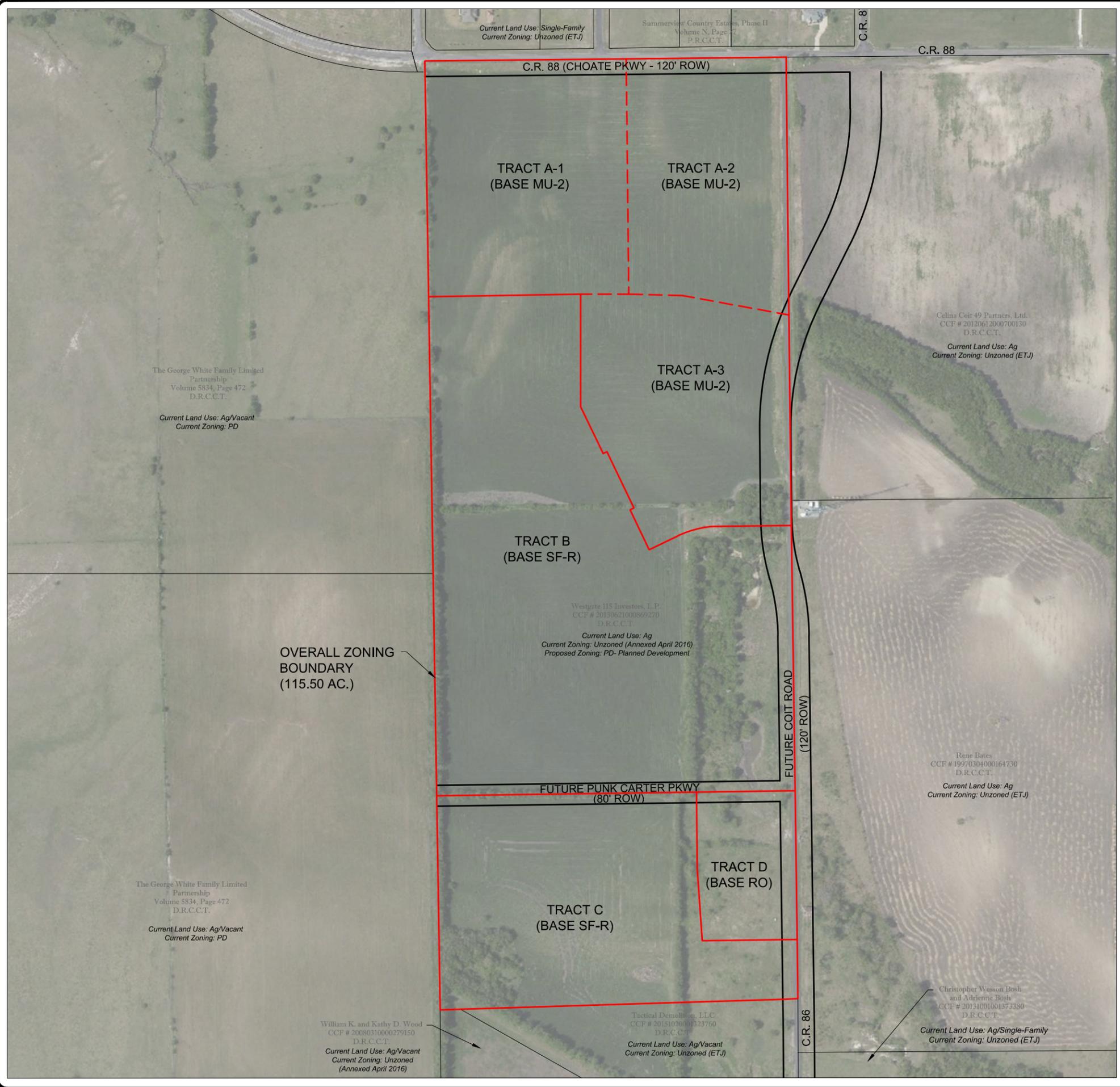
4.6 Retail and Office Use Development Standards:

Area Regulations: Shall conform to the Zoning Ordinance, as it exists or may

be amended, except as noted below.

- i. Maximum Lot Size: None.
- ii. Minimum Lot Size: No lot shall be less than ten thousand (10,000) square feet.
- iii. Minimum Front Yard: Twenty-five (25) feet.
- iv. Minimum Side Yard: Eight (8) feet.
- v. Minimum Rear Yard: Fifteen (15) feet.
- v. Minimum Lot Width: 100 feet.

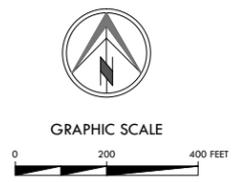
DRAFT



LAND USE AREA SUMMARY: 115.50 TOTAL ACRES

ZONING AREA	GROSS ACREAGE	LAND USE GROSS ACRES	PROPOSED R.O.W. ACREAGE	NET ACRES	LAND USE NET ACRES
Tract A	+/- 44.4	MU-2 +/- 44.4	+/- 3.9	+/- 40.5	MU-2 +/- 40.5
Tract B	+/- 45.4	SF	+/- 2.9	+/- 42.5	SF
Tract C	+/- 20.7	+/- 66.1	+/- 1.2	+/- 19.5	+/- 62.0
Tract D	+/- 5.0	RO +/- 5.0	+/- 1.1	+/- 3.9	RO +/- 3.9

- GENERAL NOTES:**
1. THE PROPOSED ZONING FOR THIS PROPERTY IS PD- PLANNED DEVELOPMENT WITH AN UNDERLYING ZONING OF MU-2 (MIXED USED REGIONAL) FOR TRACT A, SF-R (SINGLE FAMILY RESIDENTIAL) FOR TRACTS B AND C, AND RO (RETAIL AND OFFICE) FOR TRACT D.
 2. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 3. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY PER EXISTING AND APPLICABLE CITY MAPS AND FEMA FLOOD INSURANCE RATE MAPS.
 4. THOROUGHFARE ALIGNMENTS AND RIGHT-OF-WAY WIDTHS SHOWN ARE BASED ON EXISTING THOROUGHFARE PLAN INFORMATION AND ARE SUBJECT TO CHANGE.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER
WESTGATE 115 INVESTORS, L.P.
6519 Westgate Drive
Dallas, Texas 75254
Phone: 214-289-0991



JOB NUMBER: HIL15002
DESIGNED BY:
DRAWN BY:
CHECKED BY:
ISSUE DATE: 05-12-16
REV: 08-10-16

Kirkman Engineering, LLC
Texas Firm No: 15874

CELINA HILLS
115.503 ACRES IN THE
M. WILHITE SURVEY,
ABSTRACTS NO. 1008 & 1009

CITY OF CELINA
COLLIN COUNTY,
TEXAS

ZONING CASE: _____

ZONING EXHIBIT B

SHEET:
2 OF 2



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Helen-Eve Liebman, Interim City Manager**
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Mahard Tract PD Zoning

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 10.00 acre tract of land from AG–Agriculture District to a PD-Planned Development zoning district with base zoning designations of I-1–Light Industrial zoning district. The property is situated in the Collin County School Land Survey #14, Block 4, Tract 86, Abstract No. 167 and generally located at the northeast corner of the Burlington Northern Santa Fe Railroad and Frontier Parkway. (Mahard Tract Rezoning)

Background Information:

This property was recently voluntarily annexed by the applicant with the intent of securing zoning to construct an office/warehouse park. Staff feels that this is an appropriate location given the constraints on this property. The property's access is limited by the adjacent Railroad Right of Way, in addition to a future elevated rail crossing that will be constructed on this site. Due to the limited access to the site staff feels that a retail use on this site would be problematic. Additionally a substantial portion of the site is encumbered by floodplain which further limits the buildable area.

Due to the property's location and surrounding land uses (RV & boat storage, & railroad), the applicant has requested a reduction in masonry standards for the property. The City's code requires that non-residential structures be made of 100% masonry materials. The applicant has requested a masonry requirement of 60%. Staff is comfortable with reduced masonry standards for the project however staff requests that language be added to ensure that all facades facing or visible from Frontier Parkway are 100% masonry, facades which face the railroad right-of-way or face internally to the development could be made of a combination of masonry and non-masonry materials.

One of the reasons that staff feels that this is appropriate for this given location is that this site will be situated under a future elevated bridge which is set to cross the railroad right-of-way. Given that the majority of the site will not be visible from the future elevated thoroughfare staff feels that this request is warranted.

The elevated rail crossing will require a substantial amount of property to be needed from this site to facilitate the construction of a ramped embankment. The County has estimated that it will need an additional 200 feet of right of way from the north side of Frontier Parkway to accommodate the embankment and service road. Staff has requested that the client provide

notation that additional right-of-way may be needed in the future. The applicant has complied with staff's request.

Comprehensive Plan:

The City's Comprehensive Plan designates this area as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single family detached, attached dwellings such as duplexes, and townhomes. Supporting office, retail, commercial and entertainment are considered acceptable uses. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

Staff feels that given its location adjacent to the railroad in addition to its frontage on a future six-lane divided thoroughfare, the proposed zoning request meets the intent of the Suburban Moderate-High Residential designation. The land uses being proposed within the PD regulations will serve not only the local residential community but also the region as a whole.

Public Notice:

Notice of the public hearing was published in the Celina Record on July 29, 2016. There are no property owners within 200 feet of the subject tract that are on the City's current tax roll.

Supporting Documents:

- Proposed Regulations
- Proposed Concept Plan
- Collin County draft rendering of the elevated bridge crossing.

Staff Recommendation:

At the time of packet preparation there were several items that staff and the applicant have not completely addressed such as the proposed parking ratios, land uses, parking and the exterior masonry requirements.

Staff has provided the applicant with comments and the applicant has agreed to address all of staff's comments prior to the City Council meeting on October 11, 2016.

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.

MAHARD 10 ACRES

**PLANNED DEVELOPMENT
STANDARDS**

SEPTEMBER 2016

Prepared By:



4821 Merlot Avenue, Suite 210 :: Grapevine, TX 76051 :: 817-488-4960

TABLE OF CONTENTS

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▪ STATEMENT OF INTENT AND PURPOSE	
EXHIBITS	5-13
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PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately ten acres of land within the City of Celina more fully described on the legal description attached as Exhibit A (the “Property”) and depicted on Exhibit B. The uses proposed for the Property provide the ability to accommodate some light industrial-type uses while the addition of office space will create a mixture of uses beneficial to the businesses within area. This PD will provide flexibility and clarity for the development of this property based on those uses. This planned development (PD) will provide the zoning necessary to develop the site, generally in the manner shown in Exhibit C. The final layout must generally conform to Exhibit C.

It is the intent of this PD to establish a base zoning the tract along with the uses and development regulations as designated therein, subject to modifications as set forth herein. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations specifically modified in this PD shall not be subject to amendment after the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in Exhibit A.

Project Location

The proposed PD is located along the Celina-Prosper Ultimate Boundary line on Frontier Parkway. The site is north of the intersection of Frontier Parkway and Talon Lane and is approximately 0.85 miles west of Preston Road. The property has recently been annexed. A legal description (Exhibit A), Zoning Exhibits (Exhibit B) and Concept Plan (Exhibit C) have been provided.

The project area is primarily surrounded by agricultural uses with the existing BNSF Railway right-of-way (ROW) serving as the western boundary. The Celina Thoroughfare Plan (CTP) shows Frontier Parkway as ultimately being a major arterial with a 120’ ROW.

This PD will provide for the opportunity to develop the following:

- Light industrial development opportunities adjacent to the existing railroad with potential rail spur access
- Additional flexibility for office uses

Concept Plan

Exhibit C identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place at the time of platting unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that compliments the City of Celina.

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land situated in Collin County, Texas, in the Collin County School Land Survey No. 14, Abstract No. 167, and being a resurvey of part of the 81.68 Acres of Land described in a Deed from James K. Burns, et ux to Graham S. Stelzer and wife, Doris Stelzer dated September 15, 1961, recorded in Volume 587, Page 146 of the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an existing Iron Pin found at the Southeast corner of said 81.68 Acre tract in the center of an East-West paved road (formerly State Highway No. 289 (Preston Road), at the projection of an established fence from the North; Thence North 89 deg. 22 min. West 480.93 feet with the South line of said 81.68 Acre tract and with the center of said paved road to an Iron Pin found in said South line and road for the POINT OF BEGINNING;

THENCE North 89 deg. 22 min. West 428.0 feet with said South line and road leaving said paved road where same turns to the South and continuing with a rock road to a Railroad Spike set in the East R.O.W. Line of the Burlington Northern Railroad for a corner;

THENCE North 12 deg. 26 min. East with said East R.O.W. Line, passing a 1" Dia. By 6' long reinforcing steel rod set at 889.02 feet and hereby designated as point "A" and continuing in all 1277.41 feet to a point where said East R.O.W. Line intersects the center of a small branch for a corner;

THENCE Southeasterly upstream with the center meanders of said branch as follows:

South 45 deg. 01 min. 47 sec. East 138.08 feet

South 59 deg. 40 min. 15 sec. East 68.61 feet

South 26 deg. 04 min. 50 sec. East 68.68 feet

South 45 deg. 42 min. 33 sec. East 73.95 feet

South 50 deg. 48 min. 39 sec. East 64.27 feet

South 35 deg. 05 min. 13 sec. East 24.91 feet to a point for corner;

THENCE South 9 deg. 05 min. 13 sec. West passing an Iron Pin at 60 feet, passing a second Iron Pin at 907.67 feet and containing in all 957.67 feet to the place of beginning, containing 10.00 Acres.

EXHIBIT B
ZONING EXHIBIT

Replace this page with Zoning Exhibit B Sheet 1 of 2 (Survey Exhibit) when creating PDF.

Replace this page with Zoning Exhibit B Sheet 2 of 2 (Zoning Exhibit) when creating PDF.

EXHIBIT C
CONCEPT PLAN

Replace this page with our Concept Plan sheet when creating PDF.

EXHIBIT D
PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 GENERAL CONDITIONS FOR PD:

- 1.1 Conformance to All Applicable Articles of the Celina Zoning Ordinance: Except as amended herein, this PD shall conform to any and all applicable articles and sections of the Zoning Ordinance as it presently exists or may be amended.
- 1.2 Landscape Requirements: Landscaping shall conform to the provisions set forth in the Zoning Ordinance, as it exists or may be amended.
- 1.3 Screening Standards: All development within this PD District shall comply with the following minimum screening standards:
- Lots adjacent to the Railroad: No screening required
 - Lots adjacent to Single Family: 6' masonry wall
 - Lots adjacent to Commercial: 6' wood fence or 6' decorative metal fence
 - Lots adjacent to Frontier Parkway: A 15' landscape buffer or 4' landscape berm with the following landscaping:
 - a. 1 Tree per 50' on center (3-inch minimum caliper)
 - b. 5 Shrubs (grouped or linear) per 50'
 - Open Storage shall be in accordance with City standards for screening.
- 1.4 Property Owners Association: A Property Owners' Association will be established as the land is developed. The PD District shall contain one or multiple Property Owners' Associations.
- 1.5 Open Space: A minimum of 10% open space shall be provided. Private open space shall be maintained by the Property Owner Association. Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities, detention/retention ponds, amenity centers, landscape buffers (including the 15' buffers adjacent to public rights-of-way), public or private parks, water features and other similar uses and features and all parking or loading areas and driveways associated with such uses. Detention/Retention areas must be amenitized on three sides with improvements. A sidewalk, bench or pavilion constitutes an improvement. Open space includes any parcel of land or water (no minimum dimension) exclusive of public right-of-way, associated with all non-residential and residential developments that is

generally provided to improve the microclimate and/or aesthetics of the site and that is not covered by buildings, structures, parking or loading areas and driveways (except for parking or loading areas and driveways associated with the open space uses or any principal or accessory use of such open space as described above in this section).

- 1.6 Street Parking and Loading Requirements: Off-Street Parking and Loading Requirements shall conform to the provisions of the Zoning Ordinance, as they exist or as amended from time to time. At a minimum, the cumulative parking requirement shall be 1 Space/450 square feet of building area for the entire site. In the event that the property needs more parking than what is shown on the Concept Plan, it shall comply with the City’s parking standards at that time, including landscaping and parking islands as found in Chapter 14.05 Division 3 of the Celina Code of Ordinances as it currently exists or may be amended.

Parking Requirements	
Use Type	Requirement
Office/Medical Office	1 Space/300sf
Dance, Gymnastics, Martial Arts, Indoor Batting Cages	1 Space/300sf
Retail	1 Space/200sf

- 1.7 Land Use Mix Limits: There is no land use mix within Light Industrial.

2.0 PD STANDARDS

LIGHT INDUSTRIAL

- 2.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the current Zoning Ordinance. The base zoning for this tract shall be the I-1, Light Industrial District as described in the current Zoning Ordinance except as otherwise herein modified.
- 2.2 Additional Permitted Uses: In addition to the I-1 uses defined in the current Zoning Ordinance, the following uses shall be allowed within this PD.
- a. Agricultural Uses: Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards and aviaries.
 - b. Armed services recruiting center
 - c. Artist studio

- d. Auto laundry or carwash
- e. Auto supply store for new and rebuilt parts
- f. Bakery or confectionery (retail)
- g. Bank/credit unions
- h. Child day care (business)
- i. Church/place of worship
- j. Community facility uses
- k. Concrete or asphalt batching plant (temporary only and not within 200 feet of residential uses)
- l. Convenience store (with or without gas sales)
- m. Dance studio
- n. Food or grocery store
- o. Funeral home (no crematorium)
- p. Garden shop (indoor/outdoor storage, outdoor storage shall be screened per City code and may not exceed 50% of the total gross floor area)
- q. General retail store
- r. Gymnastics Facility
- s. Karate, martial arts studio
- t. Laundry/dry cleaning (drop off/pick up)
- u. Motorcycle sales and repair (without outdoor display)
- v. Nursing/convalescent home
- w. Offices (professional and general business)
- x. Parking lot structure, commercial (auto)
- y. Personal services shop
- z. Pet and animal grooming shop
- aa. Public and private parks
- bb. Recreational and open space including but not limited to playgrounds, parkway, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
- cc. Retirement home/home for the aged
- dd. Temporary structure for storage of building materials and equipment used for initial construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sale/leasing activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage during periods of construction only. Must be removed within 90 days of project completion.
- ee. Theater or playhouse (indoor)
- ff. Veterinarian (indoor kennels)
- gg. Warehouse/office warehouse
- hh. Winery

2.3 Design Guidelines:

- a. Height Regulations: All development within this PD District shall comply with the height regulations as defined by the I-1, Light Industrial District.

- b. Area Regulations: All development within this PD District shall comply with the area regulations as defined by the I-1, Light Industrial District except as described below:
 - i. Minimum Front Yard: 50 feet.
All yards adjacent to a street shall be considered a front yard.

 - ii. Minimum Side Yard: 8 feet; or
15 feet when adjacent to a residential lot.

 - iii. Minimum Rear Yard: 15 feet.

- c. Exterior Construction and Design Requirements: The requirements for exterior construction materials shall conform to the provisions set forth in this PD, the City of Celina’s Zoning Ordinance as it exists or may be amended.

For all non-residential buildings immediately adjacent to Frontier Parkway or visible from Frontier Parkway, the minimum masonry requirement shall be 100%. For all non-residential buildings facing or siding to the railroad or internal to the site, a minimum of 3 feet of masonry wainscoting will be required with metal, masonry, hardiboard, stucco or a combination of those materials allowed for the balance of the structure excluding the roof.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

MAHARD EGG FARM, INC.
410 E. First Street
Prosper, Texas 75078



JOB NUMBER:	MEG16001
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
ISSUE DATE:	05-19-16
REV:	08-16-16

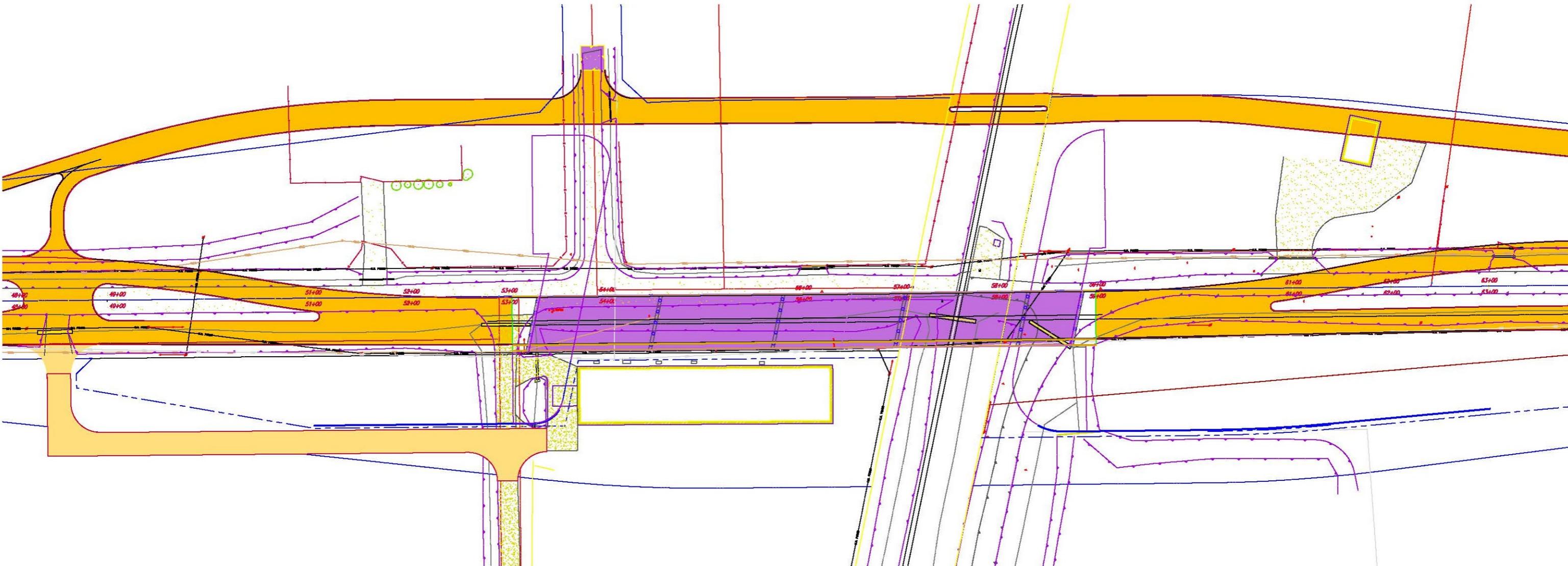
Kirkman Engineering, LLC
Texas Firm No: 15874

MAHARD 10
10.0 ACRES IN THE
COLLIN COUNTY SCHOOL
LANE #14 SURVEY,
ABSTRACT NO. 0167
CITY OF CELINA
COLLIN COUNTY,
TEXAS

ZONING CASE: _____

**CONCEPT
PLAN**

SHEET:
V2.2





Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Creeks of Legacy West General Development Plan

Action Requested:

Consider and act upon an application for a General Development Plan for Creeks of Legacy West single family residential development, a ± 102.5 tract of land situated in the J. McKinn Survey, Abstract No. 889, the William Phillips Survey, Abstract No. 1029, and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas, and generally located at the northwest corner of Frontier Parkway and CR 6 (Legacy Drive). (Creeks of Legacy West)

Background Information:

The property was rezoned as part of Creeks of Legacy (PD-46) at the July 8, 2014 City Council meeting.

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

A subdivision ordinance variance will need to be approved by the City Council prior to this GDP being approved. The variance request is to facilitate the escrow of funds for adjacent thoroughfares.

Legal Obligations and Review:

N/A

Public Notifications:

N/A

Supporting Documents:

GDP Exhibits

Staff Recommendation:

Staff recommends approval of the GDP subject to approval of the Subdivision Ordinance Variance request by the City Council on October 13, 2016.

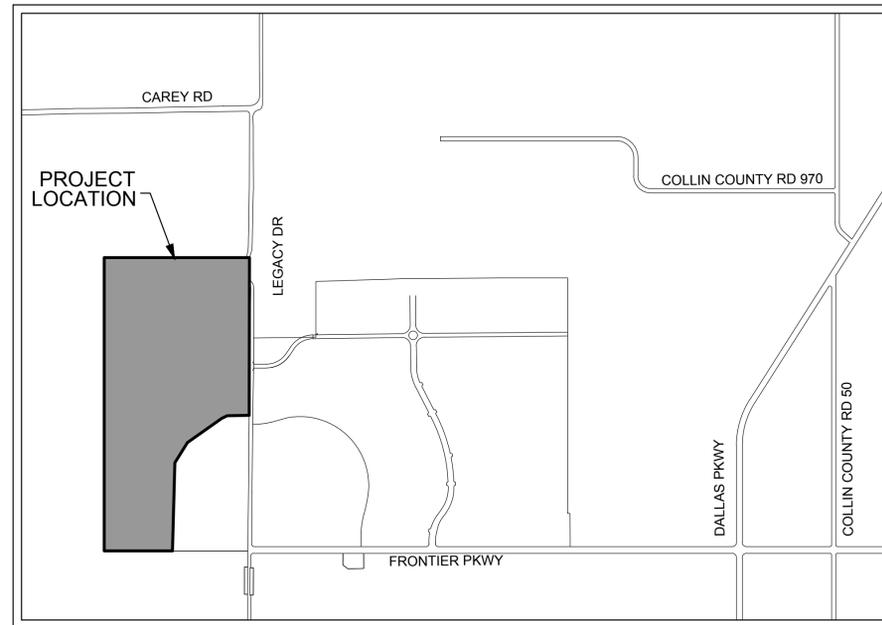
THE CITY OF CELINA, TEXAS GENERAL DEVELOPMENT PLAN FOR CREEKS OF LEGACY WEST

THIRD SUBMITTAL

CREEKS OF LEGACY, WEST GENERAL DEVELOPMENT PLAN

Existing Creeks of Legacy Lots				
Phase	Lot Type 1 (50') (Max 60.0%)	Lot Type 2 (60') (Min 30.0%)	Lot Type 3 (70') (Min 12.0%)	Total
Phase 1A	124	8	80	212
Phase 1B	0	84	31	115
Phase 1C	0	52	39	91
Model Home Park	2	3	4	9
Total	126	147	154	427
Percentage	29.5%	34.4%	36.1%	100.0%

Proposed Creeks of Legacy Lots				
Phase	Lot Type 1 (50') (Max 60.0%)	Lot Type 2 (60') (Min 30.0%)	Lot Type 3 (70') (Min 12.0%)	Total
Existing Phases	126	147	154	427
West Phase 1	114	71	0	185
Phase 2A	16	49	0	65
Phase 2B	0	83	0	83
Phase 2C	0	33	33	66
West Phase 2	146	68	0	214
Total	402	451	187	1040
Percentage	38.7%	43.4%	18.0%	100.0%



LOCATION MAP

SCALE : N.T.S.



Table of Contents

- 1 COVER SHEET
- 2 GENERAL DEVELOPMENT PLAN
- 3 STREET NAME LAYOUT
- 4 STREET NAME LAYOUT
- 5 OVERALL PAVEMENT LAYOUT
- 6 EXISTING DRAINAGE BASINS
- 7 PROPOSED DRAINAGE BASINS
- 8 STORM LAYOUT
- 9 OVERALL UTILITY LAYOUT
- 10 UTILITY LAYOUT
- 11 UTILITY LAYOUT
- 12 TREE SURVEY
- 13 TREE MITIGATION PLAN

OWNER/DEVELOPER:
CADG FRONTIER 192, LLC

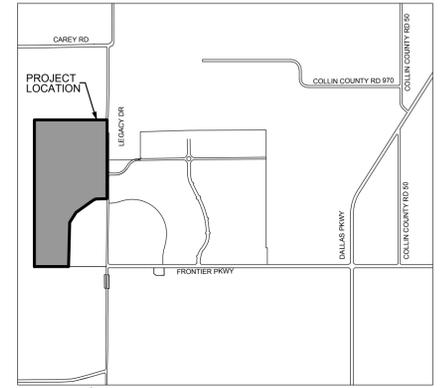
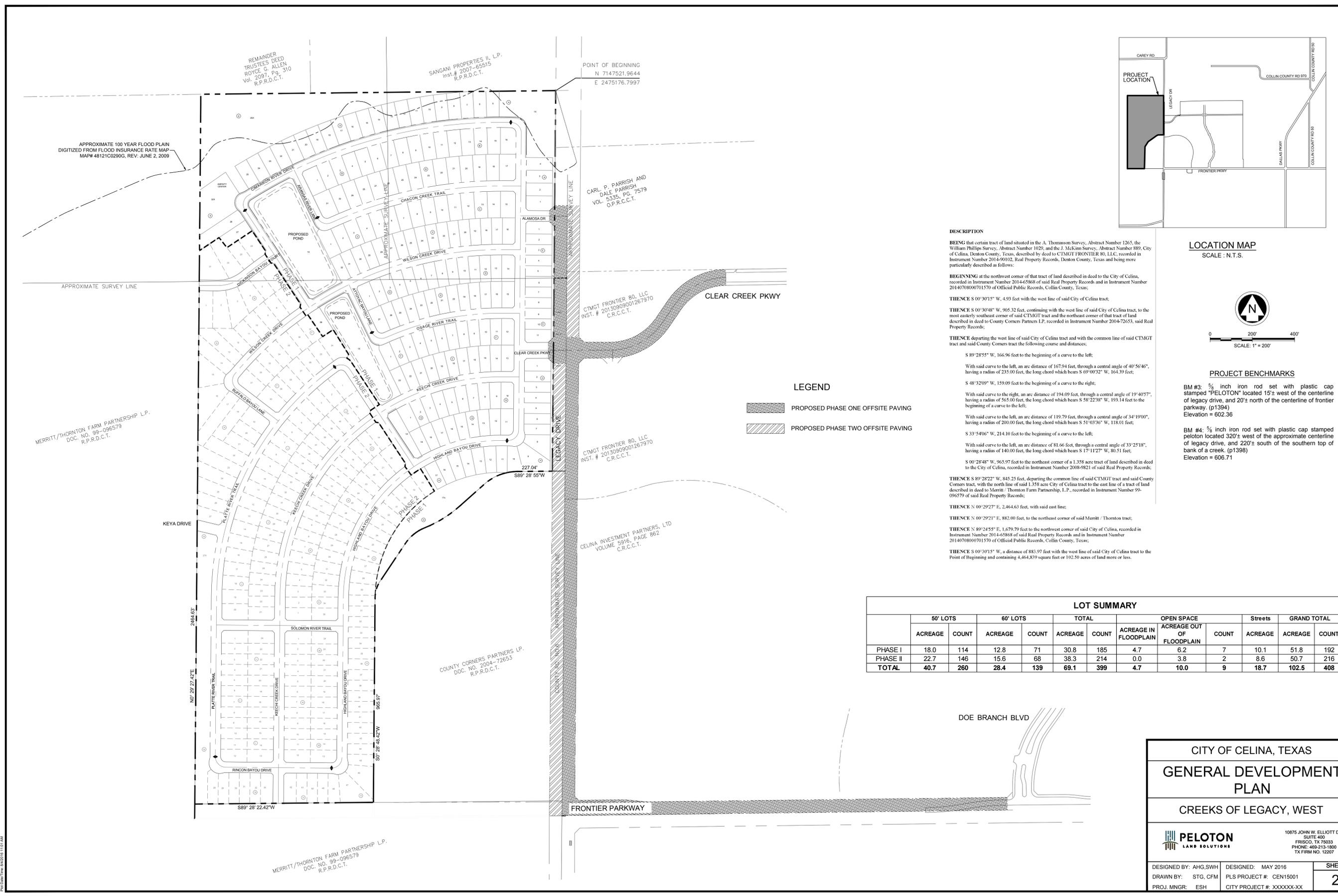
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE: 469-892-7200
FAX: 469-892-7201

AUGUST 2016

ENGINEER:
PELTON
LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800

PLS PROJECT #: CEN15001
CITY PROJECT #: XXXXXX-XX

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LOCATION MAP
SCALE: N.T.S.



PROJECT BENCHMARKS

BM #3: 5/8 inch iron rod set with plastic cap stamped "PELTON" located 15'± west of the centerline of legacy drive, and 20'± north of the centerline of frontier parkway. (p1394)
Elevation = 602.36

BM #4: 5/8 inch iron rod set with plastic cap stamped peloton located 320'± west of the approximate centerline of legacy drive, and 220'± south of the southern top of bank of a creek. (p1398)
Elevation = 606.71

DESCRIPTION

BEING that certain tract of land situated in the A. Thomason Survey, Abstract Number 1265, the Williams Phillips Survey, Abstract Number 1029, and the J. McKim Survey, Abstract Number 889, City of Celina, Denton County, Texas, described by deed to CTMGT FRONTIER 80, LLC, recorded in Instrument Number 2014-09102, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of that tract of land described in deed to the City of Celina, recorded in Instrument Number 2014-05868 of said Real Property Records and in Instrument Number 2014-07880(0701570) of Official Public Records, Collin County, Texas;

THENCE S 00°30'15" W, 4.93 feet with the west line of said City of Celina tract;

THENCE S 00°30'48" W, 905.32 feet, continuing with the west line of said City of Celina tract, to the most easterly southeast corner of said CTMGT tract and the northeast corner of that tract of land described in deed to County Corners Partners L.P., recorded in Instrument Number 2004-72653, said Real Property Records;

THENCE departing the west line of said City of Celina tract and with the common line of said CTMGT tract and said County Corners tract the following course and distances:

S 89°28'55" W, 166.96 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 167.94 feet, through a central angle of 40°56'40", having a radius of 235.00 feet, the long chord which bears S 69°00'32" W, 164.39 feet;

S 48°32'09" W, 159.09 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 194.09 feet, through a central angle of 19°40'57", having a radius of 565.00 feet, the long chord which bears S 58°22'38" W, 193.14 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 119.79 feet, through a central angle of 34°19'00", having a radius of 200.00 feet, the long chord which bears S 51°03'36" W, 118.01 feet;

S 33°54'06" W, 214.10 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 81.66 feet, through a central angle of 33°25'18", having a radius of 140.00 feet, the long chord which bears S 17°11'27" W, 80.51 feet;

S 00°28'48" W, 965.97 feet to the northeast corner of a 1.358 acre tract of land described in deed to the City of Celina, recorded in Instrument Number 2008-9821 of said Real Property Records;

THENCE S 89°28'22" W, 845.25 feet, departing the common line of said CTMGT tract and said County Corners tract, with the north line of said 1.358 acre City of Celina tract to the east line of a tract of land described in deed to Merritt / Thornton Farm Partnership, L.P., recorded in Instrument Number 99-096579 of said Real Property Records;

THENCE N 00°29'27" E, 2,464.63 feet, with said east line;

THENCE N 00°29'21" E, 882.00 feet, to the northeast corner of said Merritt / Thornton tract;

THENCE N 89°24'55" E, 1,679.79 feet to the northwest corner of said City of Celina, recorded in Instrument Number 2014-05868 of said Real Property Records and in Instrument Number 2014-07880(0701570) of Official Public Records, Collin County, Texas;

THENCE S 00°30'15" W, a distance of 883.97 feet with the west line of said City of Celina tract to the Point of Beginning and containing 4,464.839 square feet or 102.50 acres of land more or less.

LEGEND

- PROPOSED PHASE ONE OFFSITE PAVING
- PROPOSED PHASE TWO OFFSITE PAVING

LOT SUMMARY

	50' LOTS		60' LOTS		TOTAL		OPEN SPACE			Streets		GRAND TOTAL	
	ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE IN FLOODPLAIN	ACREAGE OUT OF FLOODPLAIN	COUNT	ACREAGE	ACREAGE	COUNT	
PHASE I	18.0	114	12.8	71	30.8	185	4.7	6.2	7	10.1	51.8	192	
PHASE II	22.7	146	15.6	68	38.3	214	0.0	3.8	2	8.6	50.7	216	
TOTAL	40.7	260	28.4	139	69.1	399	4.7	10.0	9	18.7	102.5	408	

CITY OF CELINA, TEXAS

GENERAL DEVELOPMENT PLAN

CREEKS OF LEGACY, WEST

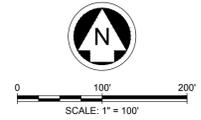
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: AHG,SWH	DESIGNED: MAY 2016	SHEET 2
DRAWN BY: STG,CFM	PLS PROJECT#: CEN15001	
PROJ.MNGR: ESH	CITY PROJECT#: XXXXXX-XX	

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APPROXIMATE 100 YEAR FLOOD PLAIN
 DIGITIZED FROM FLOOD INSURANCE RATE MAP
 MAP# 48121C0290G, REV. JUNE 2, 2009



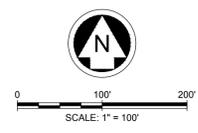
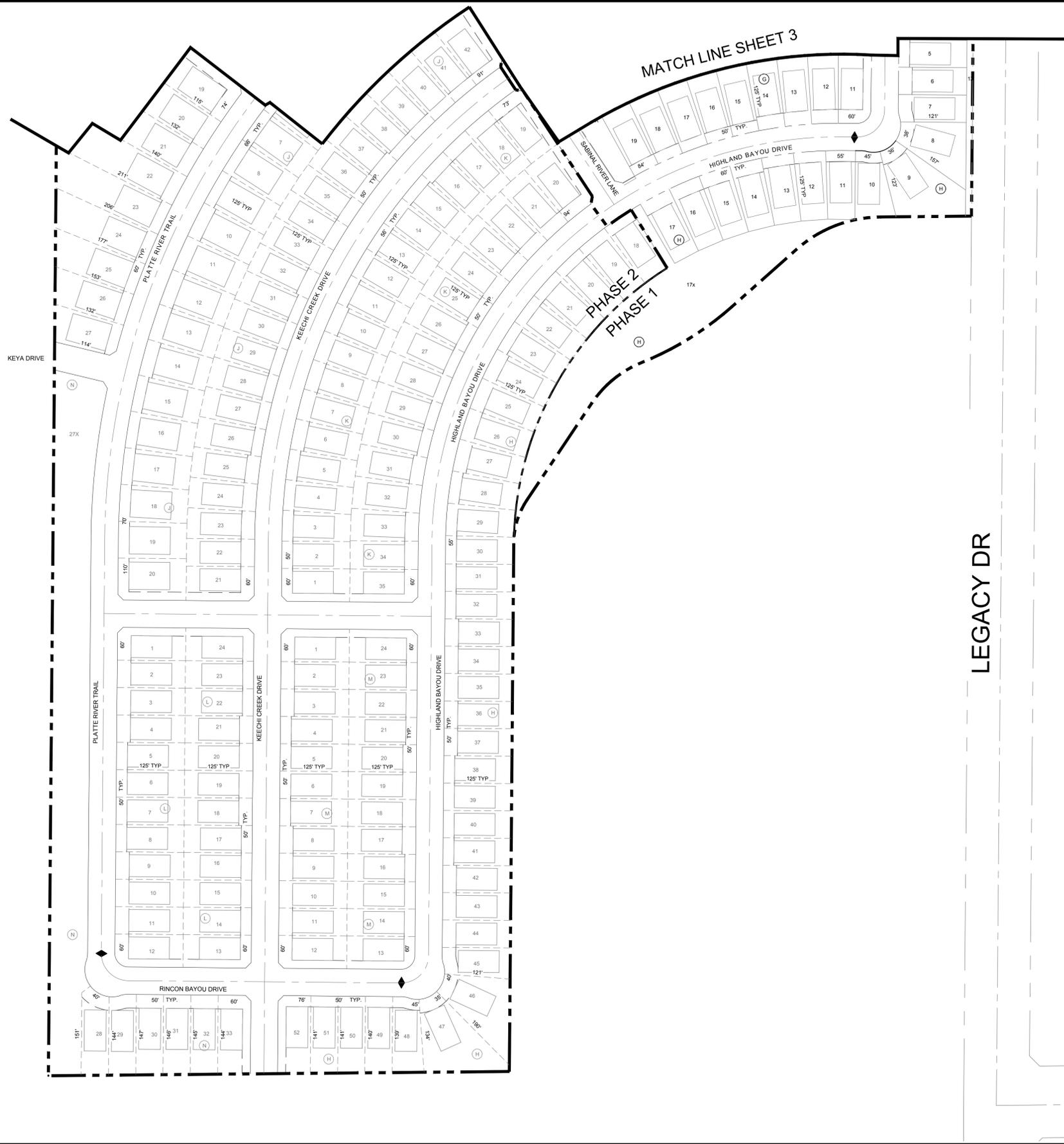
- NOTES:
1. SIDE YARDS HAVE 15' SETBACKS UNLESS OTHERWISE DESIGNATED.
 2. ALL PADS ARE 80' DEEP.
 3. ROW IS 50' WIDE UNLESS OTHERWISE DESIGNATED.
 4. LOTS ARE 125' DEEP UNLESS OTHERWISE DESIGNATED.



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CITY OF CELINA, TEXAS		
STREET NAME LAYOUT		
CREEKS OF LEGACY, WEST		
 PELTON LAND SOLUTIONS		10875 JOHN W. ELLIOTT DR. SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO. 12207
DESIGNED BY: AHG,SWH	DESIGNED: AUGUST 2016	SHEET
DRAWN BY: STG,CFM	PLS PROJECT #: CEN15001	3
PROJ. MNGR: ESH	CITY PROJECT #: XXXXXX-XX	



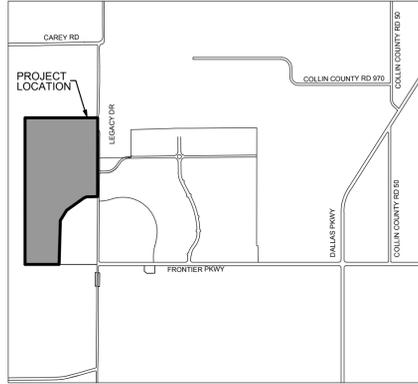
- NOTES:
1. SIDE YARDS HAVE 15' SETBACKS UNLESS OTHERWISE DESIGNATED.
 2. ALL PADS ARE 80' DEEP.
 3. ROW IS 50' WIDE UNLESS OTHERWISE DESIGNATED.
 4. LOTS ARE 125' DEEP UNLESS OTHERWISE DESIGNATED.

CITY OF CELINA, TEXAS		
STREET NAME LAYOUT		
CREEKS OF LEGACY, WEST		
		10875 JOHN W. ELLIOTT DR. SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO. 12207
DESIGNED BY: AHG.SWH	DESIGNED: AUGUST 2016	SHEET
DRAWN BY: STG.CFM	PLS PROJECT #: CEN15001	4
PROJ.MNGR: ESH	CITY PROJECT #: XXXXXX-XX	

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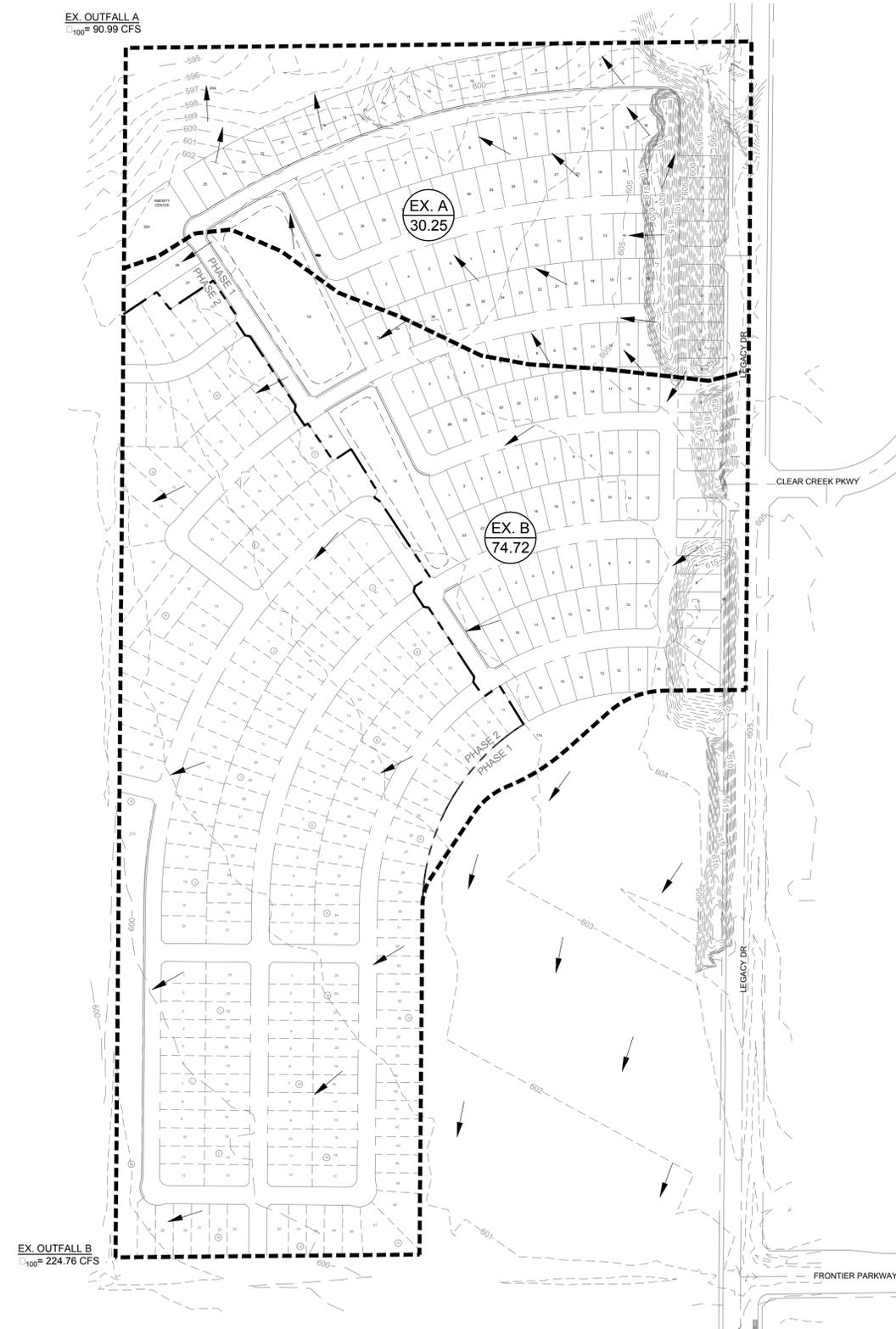
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THIRD SUBMITTAL

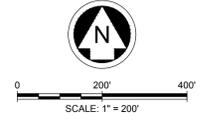


LOCATION MAP
SCALE: N.T.S.

EX. OUTFALL A
100' = 90.99 CFS



EX. OUTFALL B
100' = 224.76 CFS



LEGEND

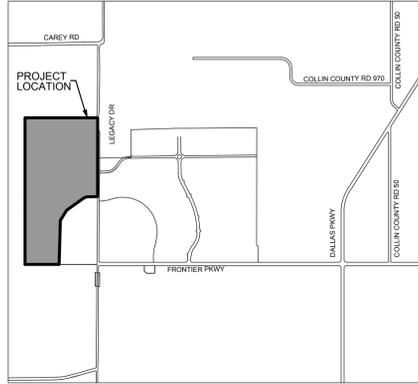
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- FLOW DIRECTION →
- DRAINAGE AREA NUMBER XX
- DRAINAGE AREA (ACRES) X.XX

EXISTING DRAINAGE AREA CALCULATIONS								
Area No.	Acres	Runoff Coeff.	CA	T _c (min.)	I ₅ (in./hr.)	Q ₅ (c.f.s.)	I100 (in./hr.)	Q ₁₀₀ (c.f.s.)
A	30.25	0.40	12.10	15.0	4.91	59.41	7.52	90.99
B	74.72	0.40	29.89	15.0	4.91	146.75	7.52	224.76

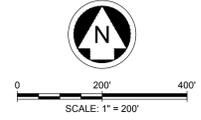
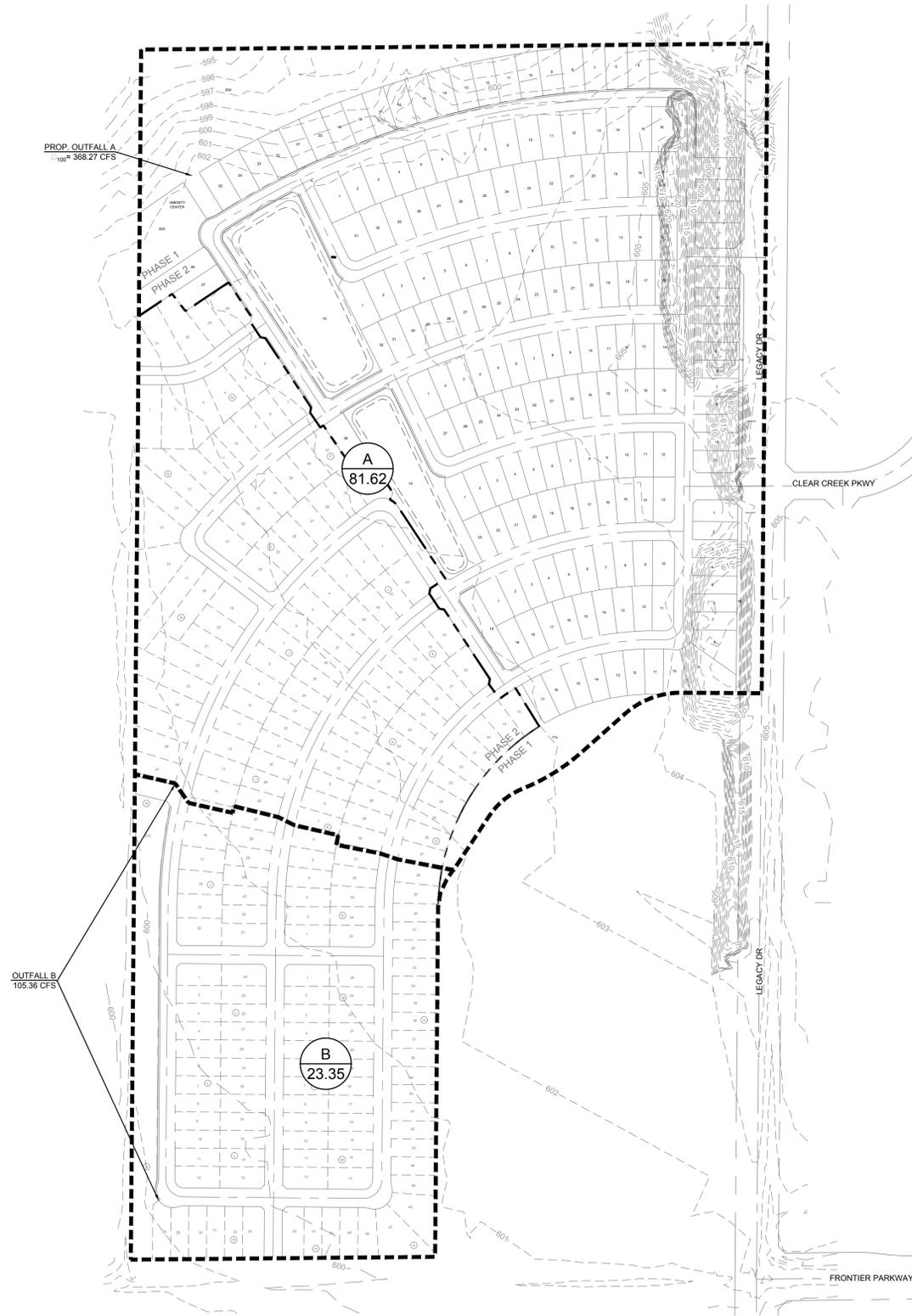
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CITY OF CELINA, TEXAS		
EXISTING DRAINAGE BASINS		
CREEKS OF LEGACY, WEST		
	10875 JOHN W. ELLIOTT DR. SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO. 12207	
DESIGNED BY: AHG,SWH DRAWN BY: STG,CFM PROJ. MNGR: ESH	DESIGNED: AUGUST 2016 PLS PROJECT #: CEN15001 CITY PROJECT #: XXXXXX-XX	SHEET 6

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LOCATION MAP
SCALE: N.T.S.



LEGEND

- PROPOSED DRAINAGE DIVIDE
- FLOW DIRECTION
- DRAINAGE AREA NUMBER XX
- DRAINAGE AREA (ACRES) X.XX

PROPOSED DRAINAGE AREA CALCULATIONS

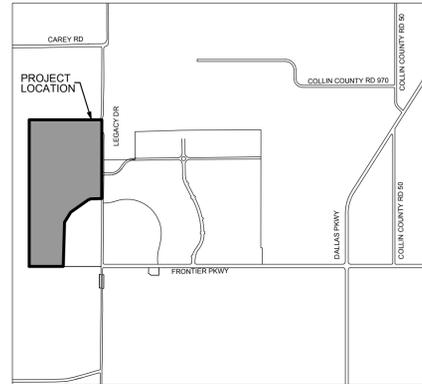
Area No.	Acres	Runoff Coeff.	CA	T _c (min.)	i5 (in./hr.)	Q5 (c.f.s.)	I100 (in./hr.)	Q100 (c.f.s.)
A	81.62	0.60	48.97	15.0	4.91	240.69	7.52	368.27
B	23.35	0.60	14.01	15.0	4.91	68.86	7.52	105.36

CITY OF CELINA, TEXAS
PROPOSED DRAINAGE BASINS
 CREEKS OF LEGACY, WEST

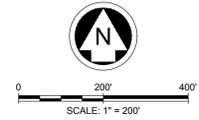
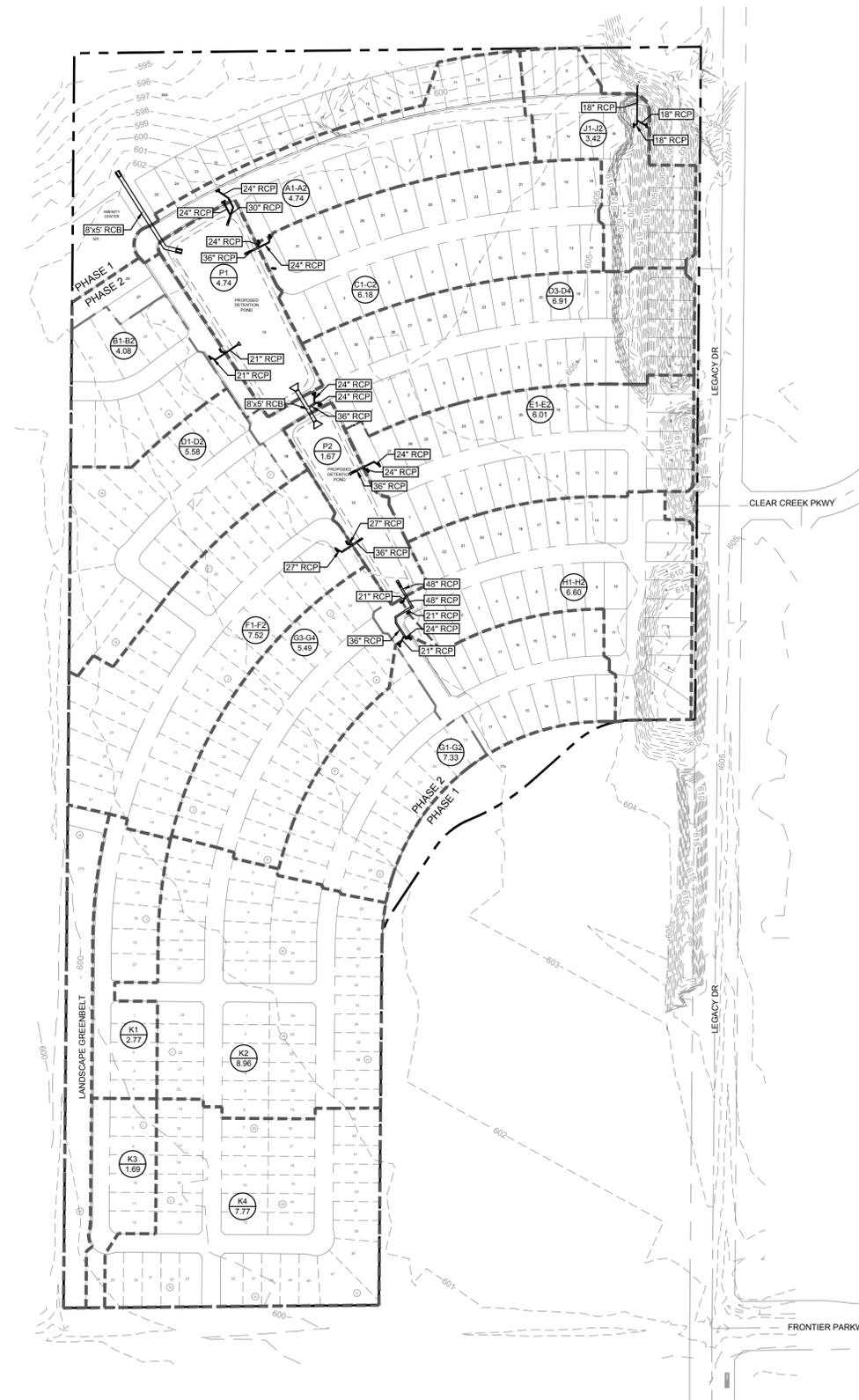


10875 JOHN W. ELLIOTT DR.
 SUITE 400
 FRISCO, TX 75033
 PHONE: 469-213-1800
 TX FIRM NO. 12207

DESIGNED BY: AHG,SWH	DESIGNED: AUGUST 2016	SHEET
DRAWN BY: STG,CFM	PLS PROJECT #: CEN15001	7
PROJ.MNGR: ESH	CITY PROJECT #: XXXXXX-XX	

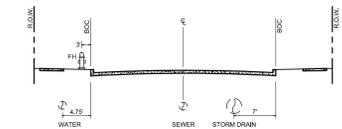


LOCATION MAP
SCALE: N.T.S.



LEGEND

- PROPOSED STORM CURB INLET
- PROPOSED HEADWALL
- PROPOSED DRAINAGE DIVIDE
- FLOW DIRECTION
- DRAINAGE AREA NUMBER
- DRAINAGE AREA (ACRES)



TYPICAL UTILITY LAYOUT
DETAIL
SCALE: NTS

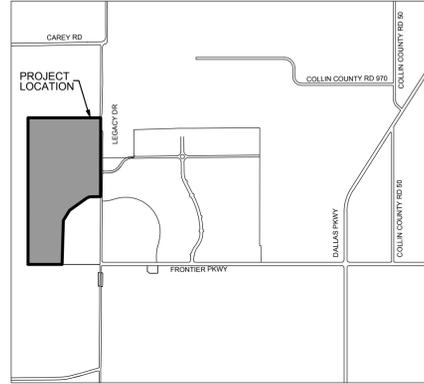
STORM DRAIN CRITERIA:

- RATIONAL METHOD OF DESIGN (C I A)
- DESIGN FREQUENCY: 100 YEAR STORM
- TIME OF CONCENTRATION (T_c): 15 MIN (RES)
- RUNOFF COEFFICIENT (c): 0.65 (RES)

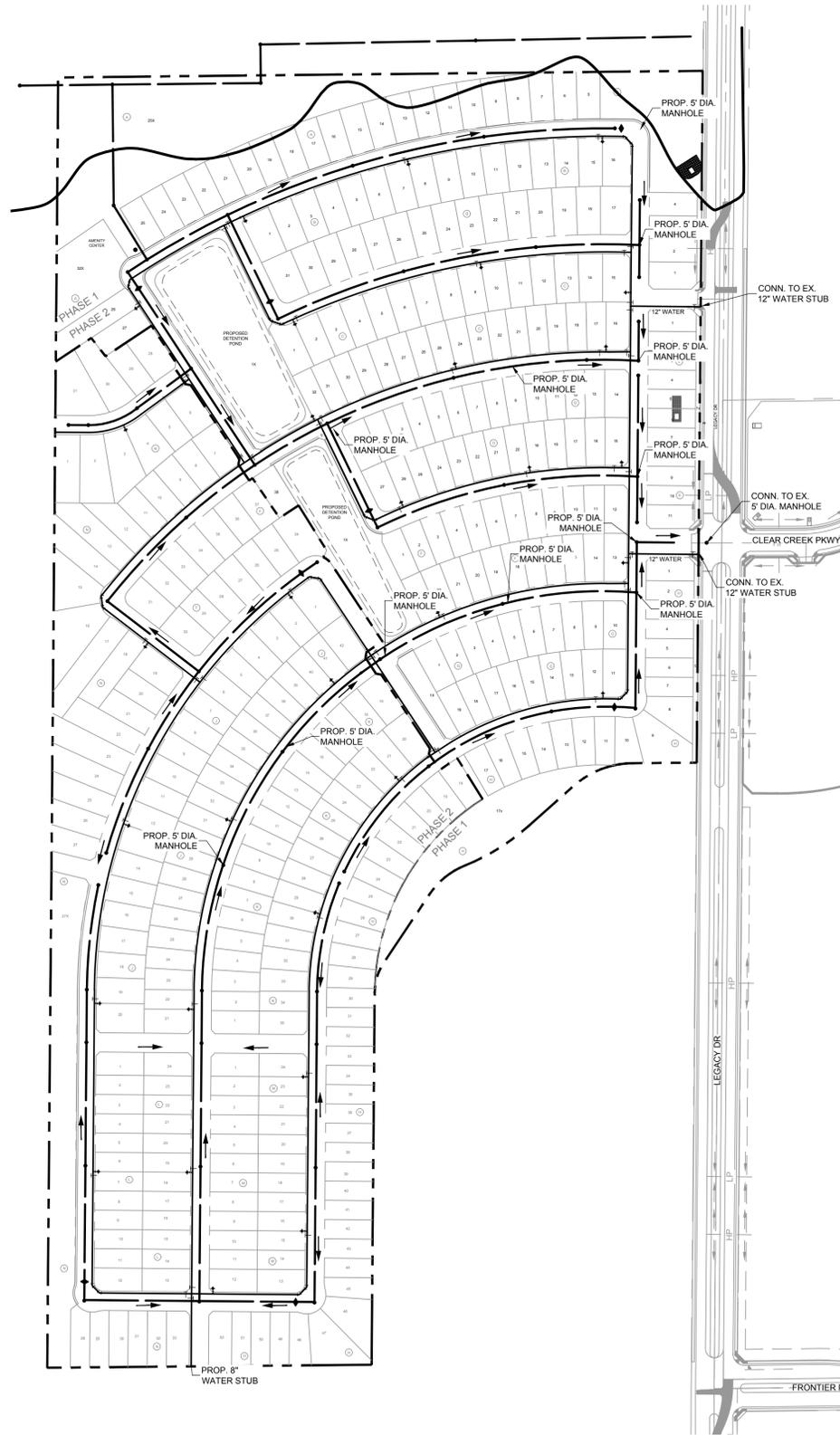
NOTES:

1. ALL INLETS ARE 10' UNLESS OTHERWISE NOTED
2. SIZE AND LOCATION OF STORM DRAIN PIPES ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN
3. ALL RCP PIPES ARE 21" UNLESS OTHERWISE NOTED
4. THE MINIMUM LATERAL SIZE AT SAG CURVES ARE 21"
5. ALL BENDS AND WYE CONNECTIONS SHALL BE PREFABRICATED AND BE 60°.
6. ALL HEADWALLS SHALL BE TXDOT TYPE SW-0 AND SIZED BY ITS CORRESPONDING PIPE.

CITY OF CELINA, TEXAS	
STORM LAYOUT	
CREEKS OF LEGACY, WEST	
10875 JOHN W. ELLIOTT DR. SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO. 15207	
DESIGNED BY: AHG.SWH	DESIGNED: AUGUST 2016
DRAWN BY: STG.CFM	PLS PROJECT #: CEN15001
PROJ. MNGR: ESH	CITY PROJECT #: XXXXXX-XX
SHEET	
8	



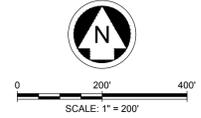
LOCATION MAP
SCALE: N.T.S.



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:
TEXAS 811 1-800-344-8377
ATMOS GAS 972-881-4161
TXU ELECTRIC DELIVERY 1-800-711-9112
CITY OF CELINA 972-382-2682
ENERGY TRANSFER FUEL, LP (TOMMY RIGSBY) 817-559-3829

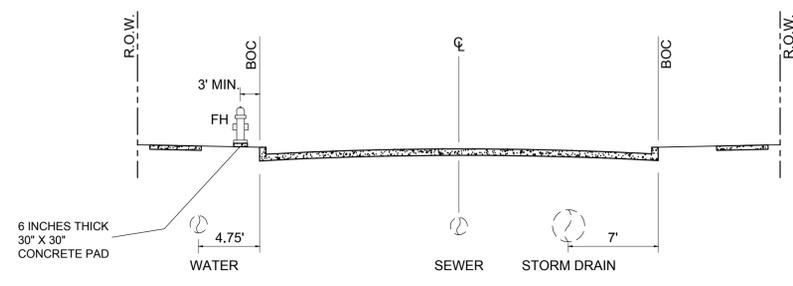
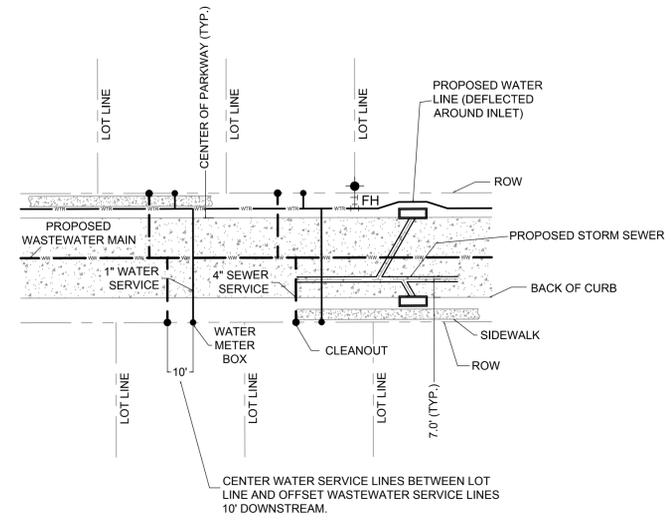
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



LEGEND

- PROPOSED GATE VALVE T
- PROPOSED FIRE HYDRANT †
- PROPOSED SANITARY SEWER MANHOLE ●
- PROPOSED WATER LINE ———
- PROPOSED SANITARY SEWER LINE ———

- NOTES:
- ALL WATER LINES ARE 8" AND WILL BE C900 DR14 PVC UNLESS OTHERWISE NOTED. ALL MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER LINES WILL BE 8" PVC SDR 35 UNLESS OTHERWISE NOTED.
 - ALL 12" WATER LINES WILL BE C900 DR18 PVC.



TYPICAL UTILITY LAYOUT
DETAIL
SCALE: NTS

PRELIMINARY
- FOR REVIEW ONLY -
These documents are for Design Review Only and are not Intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Erik S. Hinklin 100268 08/04/2016
Type or Print Name PE # Date

NO.	DATE	REVISION	APPROVAL

CITY OF CELINA, TEXAS

OVERALL UTILITY LAYOUT

CREEKS OF LEGACY, WEST

PELOTON
LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

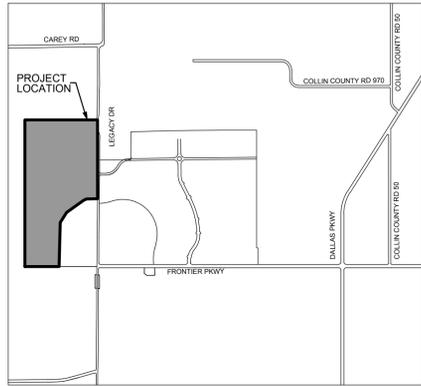
DESIGNED BY: AHG.SWH
DRAWN BY: STG.CFM
PROJ.MNGR: ESH

DESIGNED: AUGUST 2016
PLS PROJECT #: CEN15001
CITY PROJECT #: XXXXXX-XX

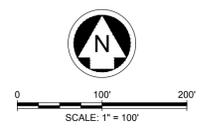
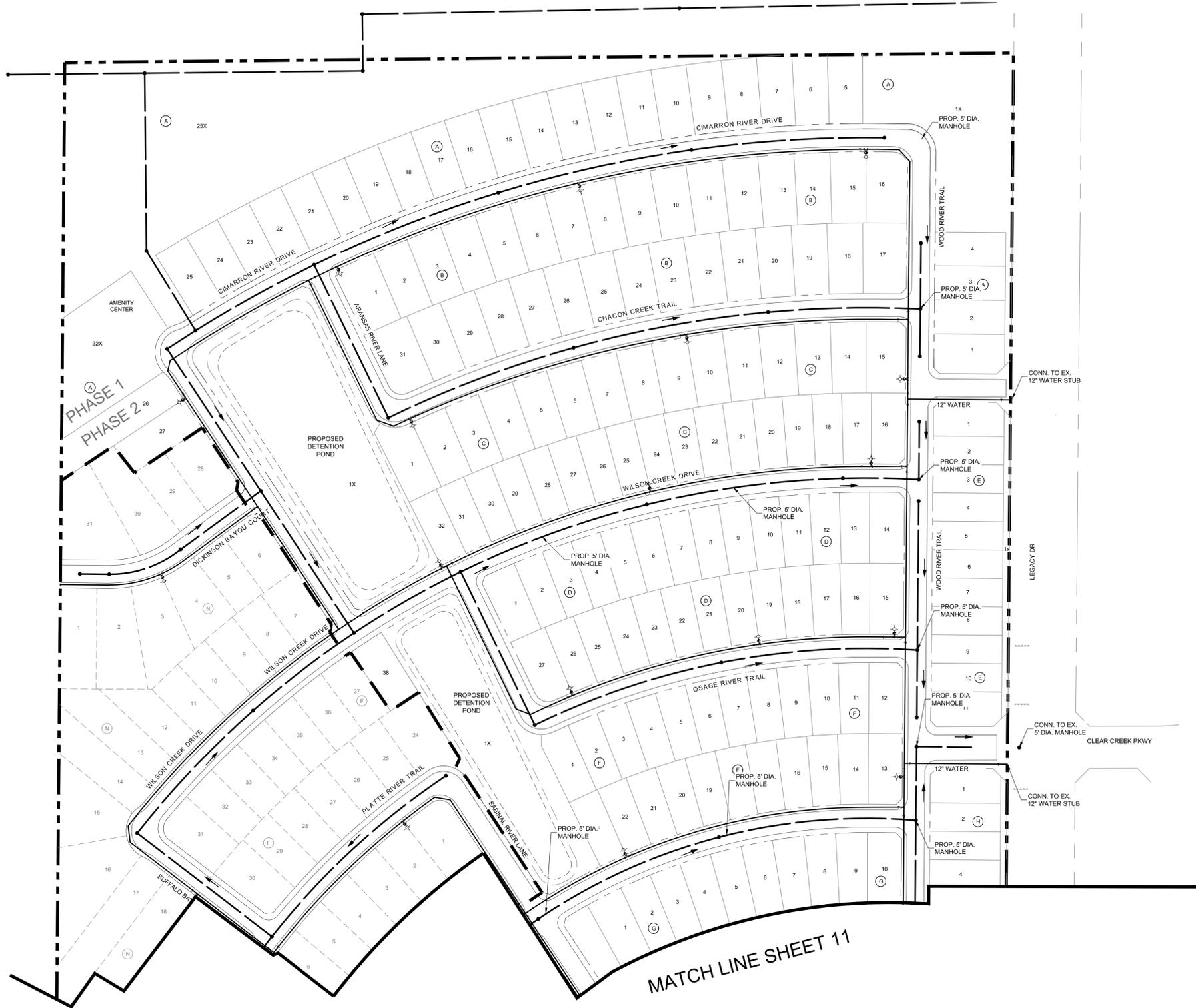
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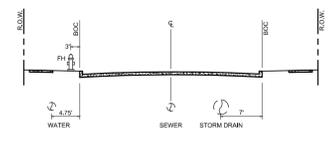
LOCATION MAP
SCALE: N.T.S.



LEGEND

PROPOSED GATE VALVE	T
PROPOSED FIRE HYDRANT	⊕
PROPOSED SANITARY SEWER MANHOLE	●
PROPOSED WATER LINE	—
PROPOSED SANITARY SEWER LINE	—

- NOTES:
1. ALL WATER LINES ARE 8" AND WILL BE C900 DR14 PVC UNLESS OTHERWISE NOTED.
 2. ALL MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER LINES WILL BE 8" PVC SDR 35 UNLESS OTHERWISE NOTED.
 4. ALL 12" WATER LINES WILL BE C900 DR18 PVC.



TYPICAL UTILITY LAYOUT
DETAIL
SCALE: NTS

MATCH LINE SHEET 11

CITY OF CELINA, TEXAS

UTILITY LAYOUT

CREEKS OF LEGACY, WEST

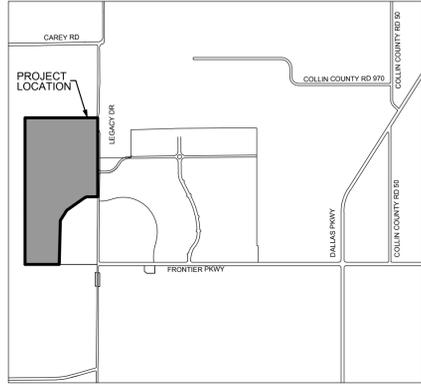


10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

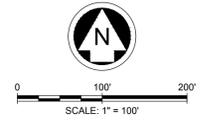
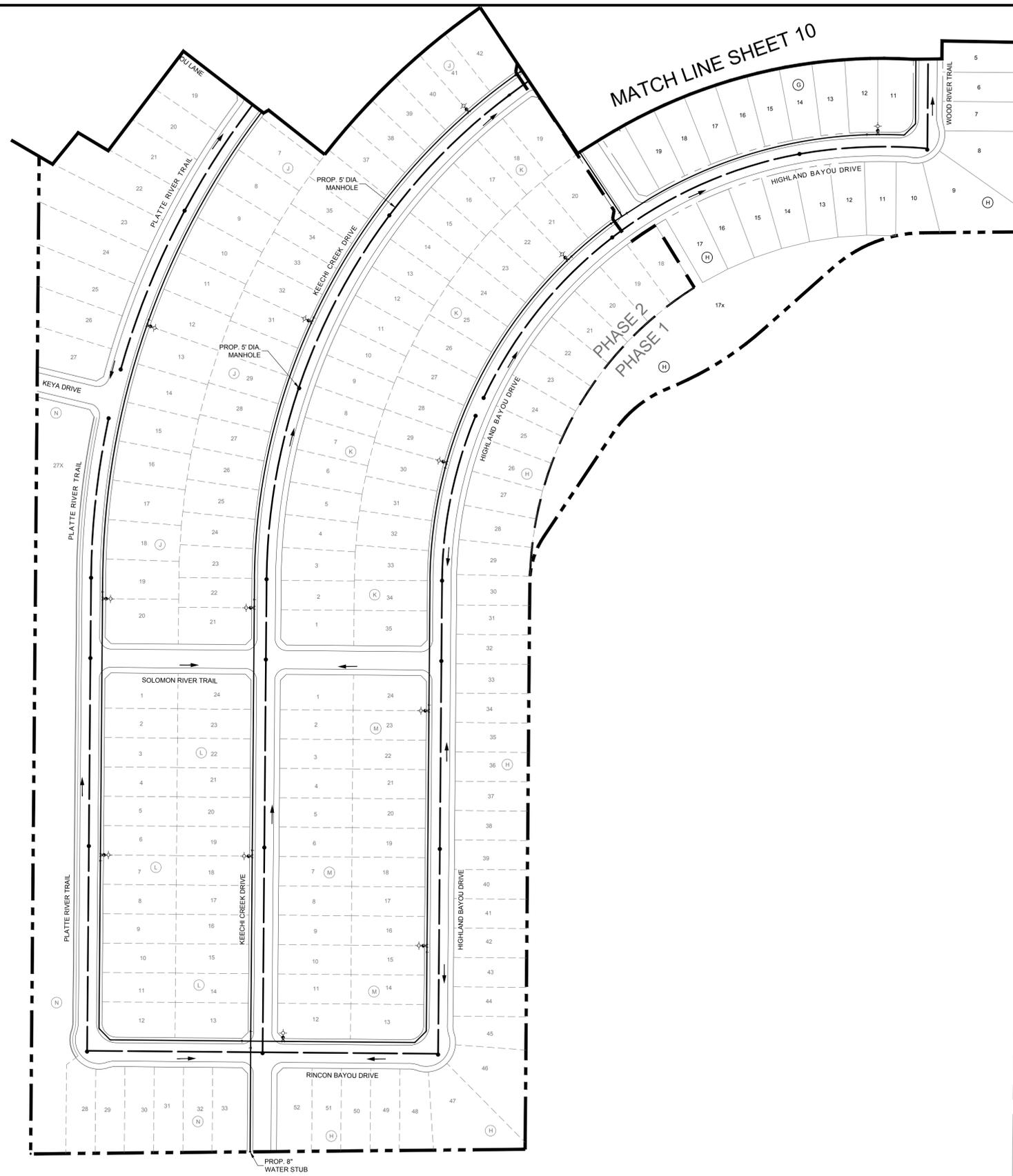
DESIGNED BY: AHG,SWH	DESIGNED: AUGUST 2016	SHEET 10
DRAWN BY: STG,CFM	PLS PROJECT #: CEN15001	
PROJ.MNGR: ESH	CITY PROJECT #: XXXXXX-XX	

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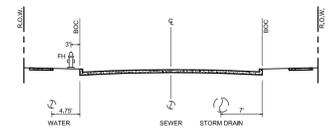
LOCATION MAP
SCALE: N.T.S.



LEGEND

PROPOSED GATE VALVE	T
PROPOSED FIRE HYDRANT	†
PROPOSED SANITARY SEWER MANHOLE	•
PROPOSED WATER LINE	—
PROPOSED SANITARY SEWER LINE	—

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TYPICAL UTILITY LAYOUT
DETAIL
SCALE: NTS

CITY OF CELINA, TEXAS

UTILITY LAYOUT

CREEKS OF LEGACY, WEST



10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

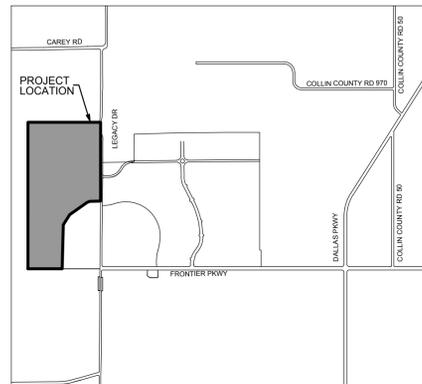
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PROJ.MNGR: ESH	CITY PROJECT #: XXXXXX-XX	

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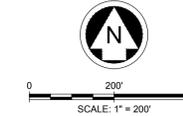
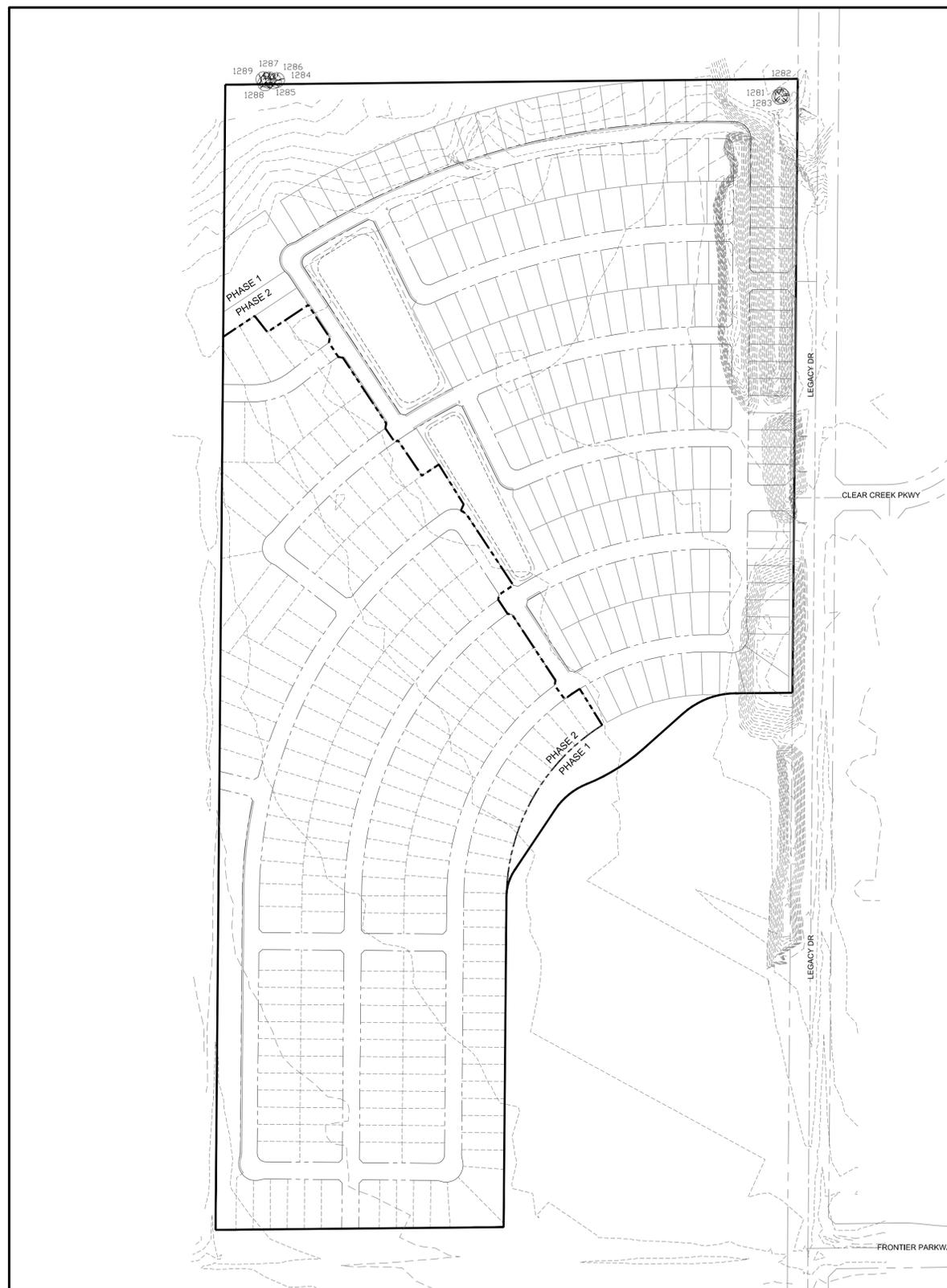
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FRONTIER PARKWAY

LEGACY DR



LOCATION MAP
SCALE: N.T.S.



NOTE: ALL EXISTING TREES LOCATED IN PHASE 1

Tree Tag Number	Species	Scientific Name	DBH	Multiple Trunks	Condition	Action	Mitigation (inches)
1281	Green Ash	<i>Fraxinus pennsylvanica</i>	15	Yes	Good	Remove	8
1282	Green Ash	<i>Fraxinus pennsylvanica</i>	15	No	Good	Remove	8
1283	Green Ash	<i>Fraxinus pennsylvanica</i>	10	No	Good	Remove	5
1284	Green Ash	<i>Fraxinus pennsylvanica</i>	9	No	Good	Remove	5
1285	Green Ash	<i>Fraxinus pennsylvanica</i>	10	No	Good	Remove	5
1286	Green Ash	<i>Fraxinus pennsylvanica</i>	14	No	Good	Remove	7
1287	Green Ash	<i>Fraxinus pennsylvanica</i>	10	No	Good	Remove	5
1288	Green Ash	<i>Fraxinus pennsylvanica</i>	7	No	Good	Remove	4
1289	Cedar Elm	<i>Ulmus crassifolia</i>	8	No	Good	Remove	4
Total			98		Total		49

*I, Christopher A. Hamilton being an arborist attest that the identification and size of trees identified on this survey are correct and that all protect and feature trees have been shown.
 Signature: *Chris Hamilton* Date: March 15, 2016
 ISA Certified Arborist (TX-3918A)

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CITY OF CELINA, TEXAS	
TREE SURVEY	
CREEKS OF LEGACY, WEST	
	10875 JOHN W. ELLIOTT DR. SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO. 12207
DESIGNED BY: AHG.SWH DRAWN BY: STG, CFM PROJ. MNGR: ESH	DESIGNED: AUGUST 2016 PLS PROJECT #: CEN15001 CITY PROJECT #: XXXXXX-XX
SHEET	
12	

LANDSCAPE PROVIDED

TREE MITIGATION:

- A. 49 CALIPER INCHES REQUIRED TO BE MITIGATED ON SITE
- B. (17) 3" CAL. CANOPY TREES WILL BE PLANTED WITHIN THE OPEN SPACE 27X BLOCK N IN ADDITION TO REQUIRED OPEN SPACE TREES.
- BI. 17 X 3" CAL. CANOPY TREE = 51 CALIPER INCHES
EXTRA CALIPER INCHES FROM ADDITIONAL TREES = 2 CALIPER INCHES

LEGEND

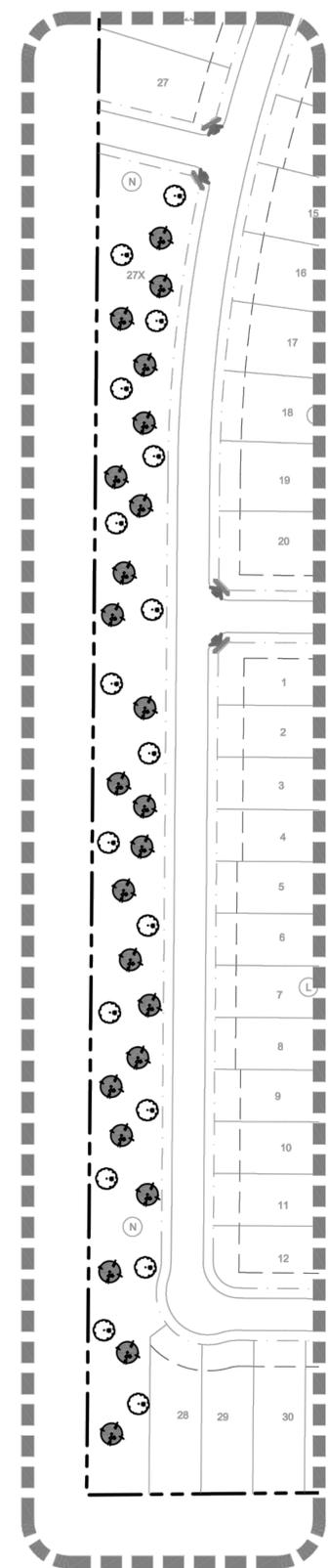
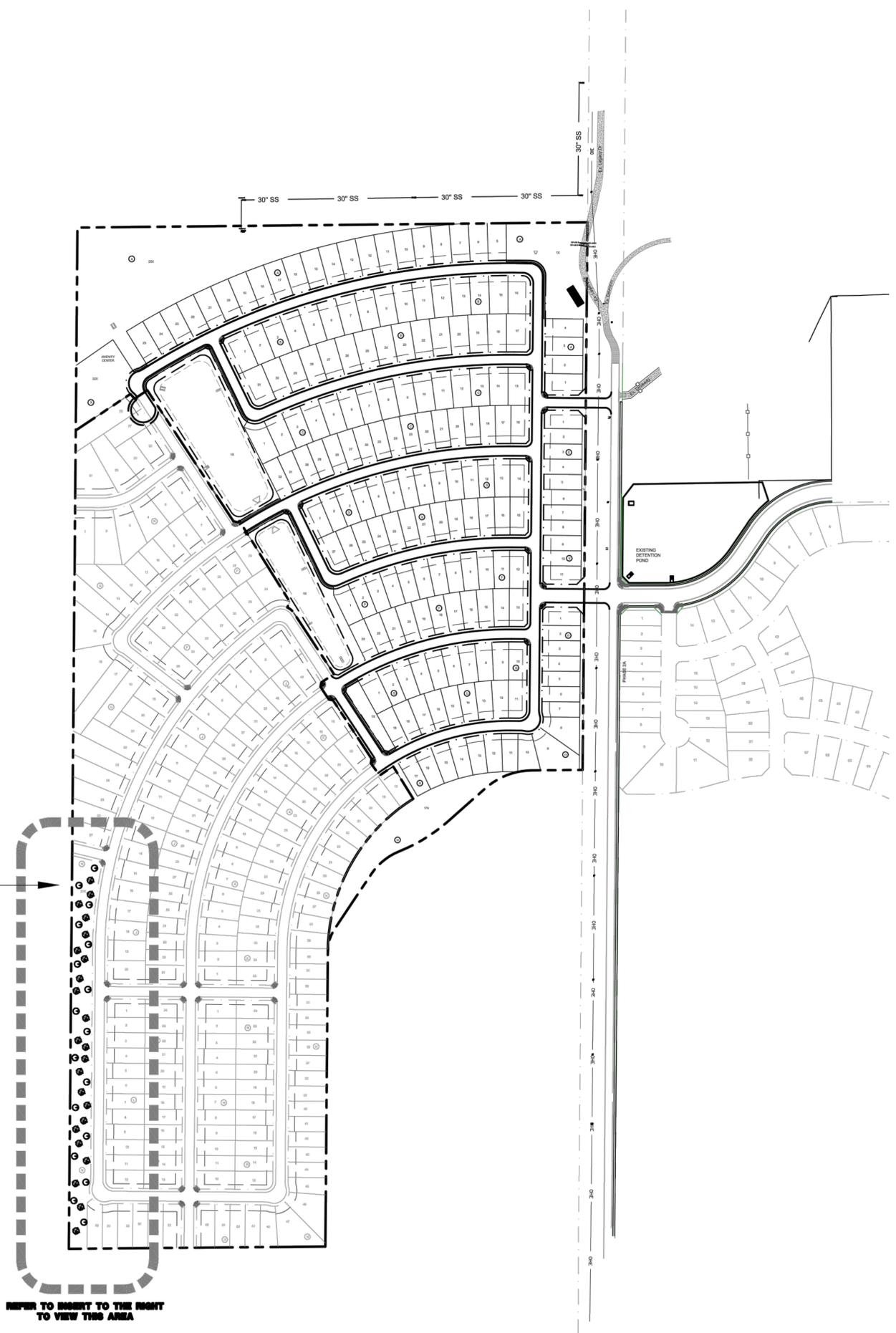
-  REQUIRED OPEN SPACE TREE
-  TREE TO GO TO MITIGATION REQUIREMENTS

NOTE: ALL EXISTING TREES LOCATED IN PHASE 1

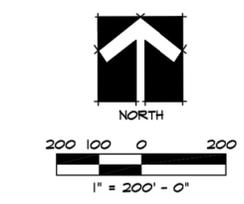
Tree Tag Number	Species	Scientific Name	DBH	Multiple Trunks	Condition	Action	Mitigation (inches)
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1286	Green Ash	<i>Fraxinus pennsylvanica</i>	14	No	Good	Remove	7
1287	Green Ash	<i>Fraxinus pennsylvanica</i>	10	No	Good	Remove	5
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Total			98		Total		49

*) Christopher A. Hamilton being an arborist attest that the identification and size of trees identified on this survey are correct and that all protect and feature trees have been shown.

Signature: *Chris Hamilton* Date: March 15, 2016
ISA Certified Arborist (TX-3918A)



OPEN SPACE 27X BLOCK N TREE PLANTINGS
1" = 80' - 0"



LOCATION OF THE MITIGATION TREES: REFER TO ENLARGED INSERT

REFER TO INSERT TO THE RIGHT TO VIEW THIS AREA

CITY OF CELINA, TEXAS		
TREE MITIGATION PLAN		
CREEKS OF LEGACY, WEST		
	10875 JOHN W. ELLIOTT DR. SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO: 12207	
DESIGNED BY: AHG SWH	DESIGNED: APRIL 2016	SHEET
DRAWN BY: STG	PLS PROJECT #: CEN15001	13
PROJ. MNGR: ESH	CITY PROJECT #: XXXXXX-XX	

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
336 W. Main Street
Lewisville, Texas 75057
469-635-1900
TRAFFIC #BR643



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Ace Hardware Construction Plat

Action Requested:

Consider and act on a Construction Plat for Ace Hardware, being a ±1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and is generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289), Celina, Texas. (Ace Hardware)

Background Information:

The plat is to facilitate the construction of an Ace Hardware facility adjacent to Preston Road. The property is currently under contract by Ace Hardware. Staff has reviewed the proposed construction plat and recommends its approval subject to staff's comments being addressed prior to being heard by the City Council.

Public Notice:

N/A

Supporting Document:

- Plat Exhibit

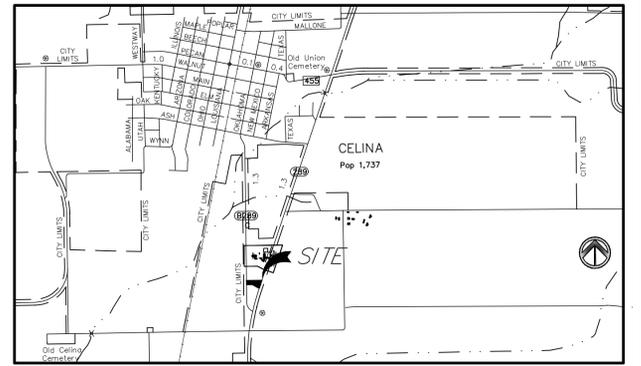
Legal Review:

N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the comments being addressed prior to the case 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. 1022 or by email at brodriguez@celina-tx.gov.



VICINITY MAP

NOT TO SCALE

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 _____

ARCHITECT:
F-J-L-C ARCHITECTS
4055 INTERNATIONAL PLAZA
#100
FORT WORT, TEXAS 76109
CONTACT: BRIAN MATHIS

OWNER:
CITY OF CELINA
142 N. OHIO
CELINA, TEXAS 75009

APPLICANT:
DK MEYER PROPERTY LLC
7005 PETERS PATH
COLLEEVILLE, TEXAS 76034
PHONE: 817-8851-3502
CONTACT: DANIEL MEYER

ENGINEER:
DUNAWAY ASSOCIATES L.P.
170 N. PRESTON RD, STE. 10
PROSPER, TEXAS 75078
PHONE: 866-481-6747
FAX: 817-335-7437
CONTACT: RANDALL E. SIEMON, P.E.

- CONSTRUCTION PLAT NOTES:**
- TOTAL SITE ACREAGE IS 1.374.
 - NO EXISTING BUILDINGS ON SITE.
 - SITE PLAN APPROVED BY P&Z AND COUNCIL, AUGUST 2016.
 - NO RAILROAD RIGHT-OF-WAY ON SITE.
 - NOT ADJACENT TO 100-YR FLOOD PLAIN.
 - NO NATURAL FEATURES ARE PRESENT ON SITE.
 - NO EXISTING TREES ARE ON SITE.
 - WORK IN CITY AND TxDOT RIGHT-OF-WAY INCLUDES DRIVEWAYS, APPROACHES, RIGHT TURN LANE AND SANITARY SEWER CONNECTION.
 - NO PROPOSED STREETS WITHIN THE BOUNDARY OF THIS PLAT.
 - NO PROPOSED UNDERGROUND PUBLIC UTILITIES WITHIN THE BOUNDARY OF THIS PLAT.

KNOW ALL MEN BY THESE PRESENTS: THAT I, _____ 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. _____
(seal)

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 ___ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

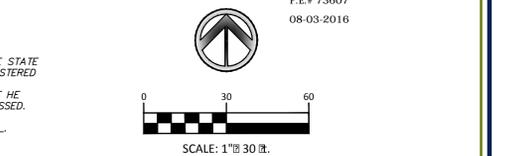
MY COMMISSION EXPIRES ON: _____

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS.

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST: _____

CITY SECRETARY _____ DATE _____

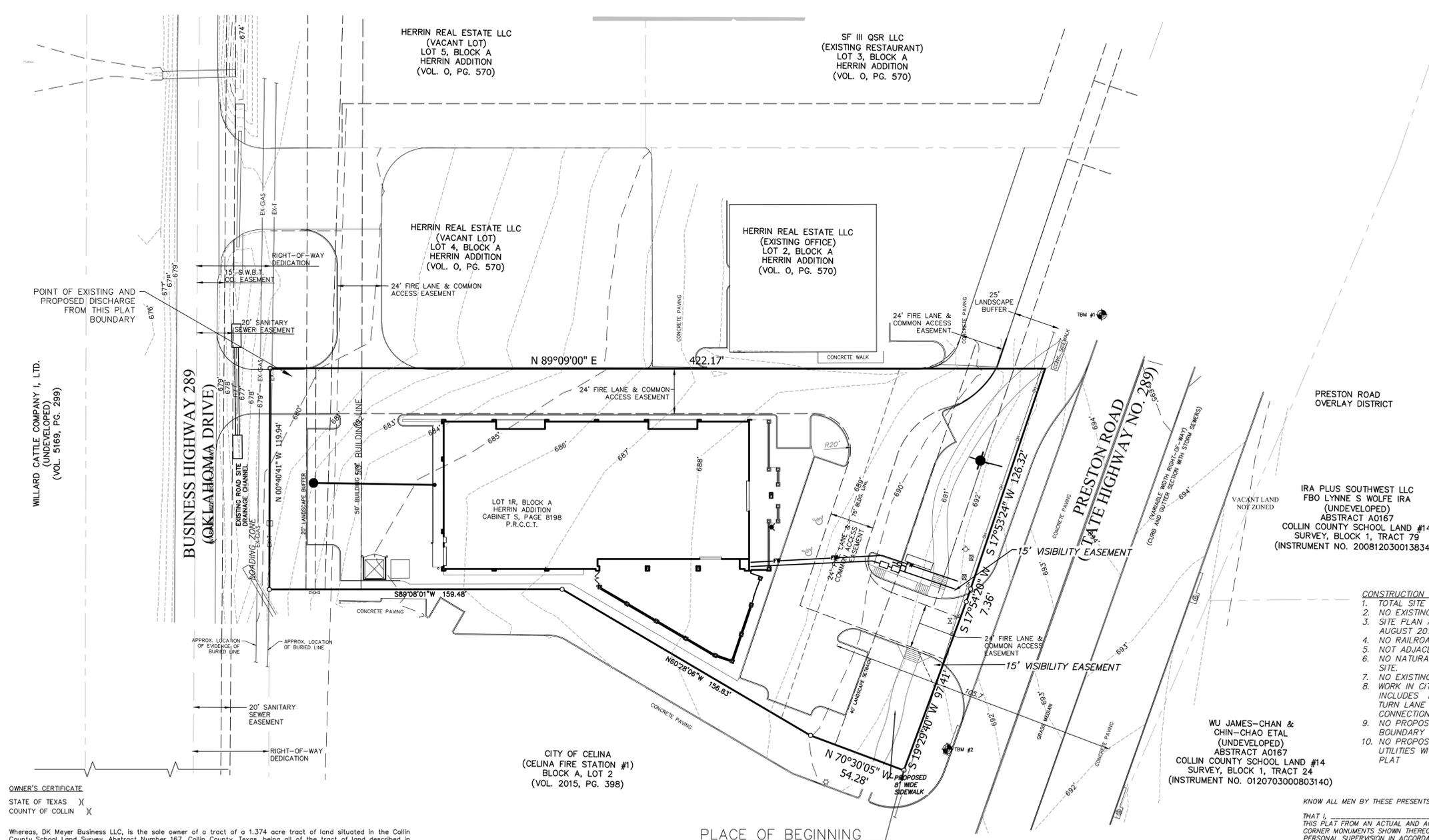


CONSTRUCTION PLAT OF LOT 2, BLOCK A HERRIN ADDITION

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1114



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1114



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

Whereas, DK Meyer Business LLC, is the sole owner of a tract of a 1.374 acre tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas, being all of the tract of land described in the deed to DK Meyer Business LLC recorded in Document Number _____ Official Public Records of Collin County, Texas, also being Lot 1R, Block A, Herrin Addition, an addition to the City of Celina according to the plat recorded in Volume 2015, Page 202, Plat Records of Collin County, Texas, said 1.374 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found in the northwesterly line of Preston Road (a variable width right-of-way) for the southeast common corner of said Lot 1R and Lot 2, Block A, Celina Fire Station #1, an addition to the City of Celina according to the plat recorded in Volume 2015, Page 398, Plat Records of Collin County, Texas;

THENCE North 70 degrees 28 minutes 15 seconds West, with the common line of said Lot 1R and Lot 2, Block A, a distance of 54.28 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for corner;

THENCE North 60 degrees 28 minutes 06 seconds West, a distance of 156.83 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for corner;

THENCE South 89 degrees 08 minutes 01 second West, a distance of 159.48 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for the west common corner of said Lot 1R and Lot 2, Block A, and being in the east right-of-way line of Business Highway 289 (a 100 foot wide right-of-way);

THENCE North 00 degrees 38 minutes 51 seconds West, departing said common line of Lot 1R and Lot 2, Block A, with the east right-of-way line of said Business Highway 289, a distance of 119.94 feet the west common corner of said Lot 1R and Lot 4, Block A, Herrin Addition, an addition to the City of Celina according to the plat recorded in Volume 0, Page 570, Plat Records of Collin County, Texas, from which a 1/2 inch iron rod with a cap stamped "Isbell Eng" found bears North 70 degrees 44 minutes 55 seconds West, a distance of 0.30 feet;

THENCE North 89 degrees 10 minutes 50 seconds East, departing said east right-of-way, with the north line of said Lot 1R, a distance of 422.16 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for the east common corner of said Lot 1R and Lot 2, Block A, of said HERRIN ADDITION, as recorded in said Volume 0, Page 570, and being in northwesterly right-of-way line of said Preston Road;

THENCE South 17 degrees 55 minutes 14 seconds West, departing said north line of Lot 1R, with said northwesterly right-of-way line, a distance of 128.32 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 17 degrees 56 minutes 10 seconds West, a distance of 7.36 feet to a brass disc in concrete stamped "TXDOT" found for corner;

THENCE South 19 degrees 31 minutes 30 seconds West, a distance of 97.41 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 1.374 acres (59,835 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand this the ___ day of _____, 2016.

By: _____
Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS)
COUNTY OF COLLIN)

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

Given under my hand and seal of office, this ___ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires on: _____

- STANDARD 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 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.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
 - THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

PLACE OF BEGINNING



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Prairie Crossing Right-of-Way Final Plat

Action Requested:

Consider and act on a Final Plat for Prairie Crossing Right-of-Way (formerly CR 51), being a ± 2.769 acre tract of land situated in the John Ragsdale Survey, Abstract No 734. The tract is generally located west of the northwest corner of the Burlington Northern Santa Fe Railroad and Frontier Parkway. (Light Farms Prairie Crossing Right-of-Way)

Background Information:

Prairie Crossing, formerly known as CR 51, is Light Farm's connection to Frontier Parkway west of the railroad tracks. The roadway has been constructed and Light Farms/Collin County MUD #1 will maintain ownership and maintenance responsibilities unless it is annexed into the City in the future.

Comprehensive Plan:

N/A

Public Notice:

N/A

Supporting Documents:

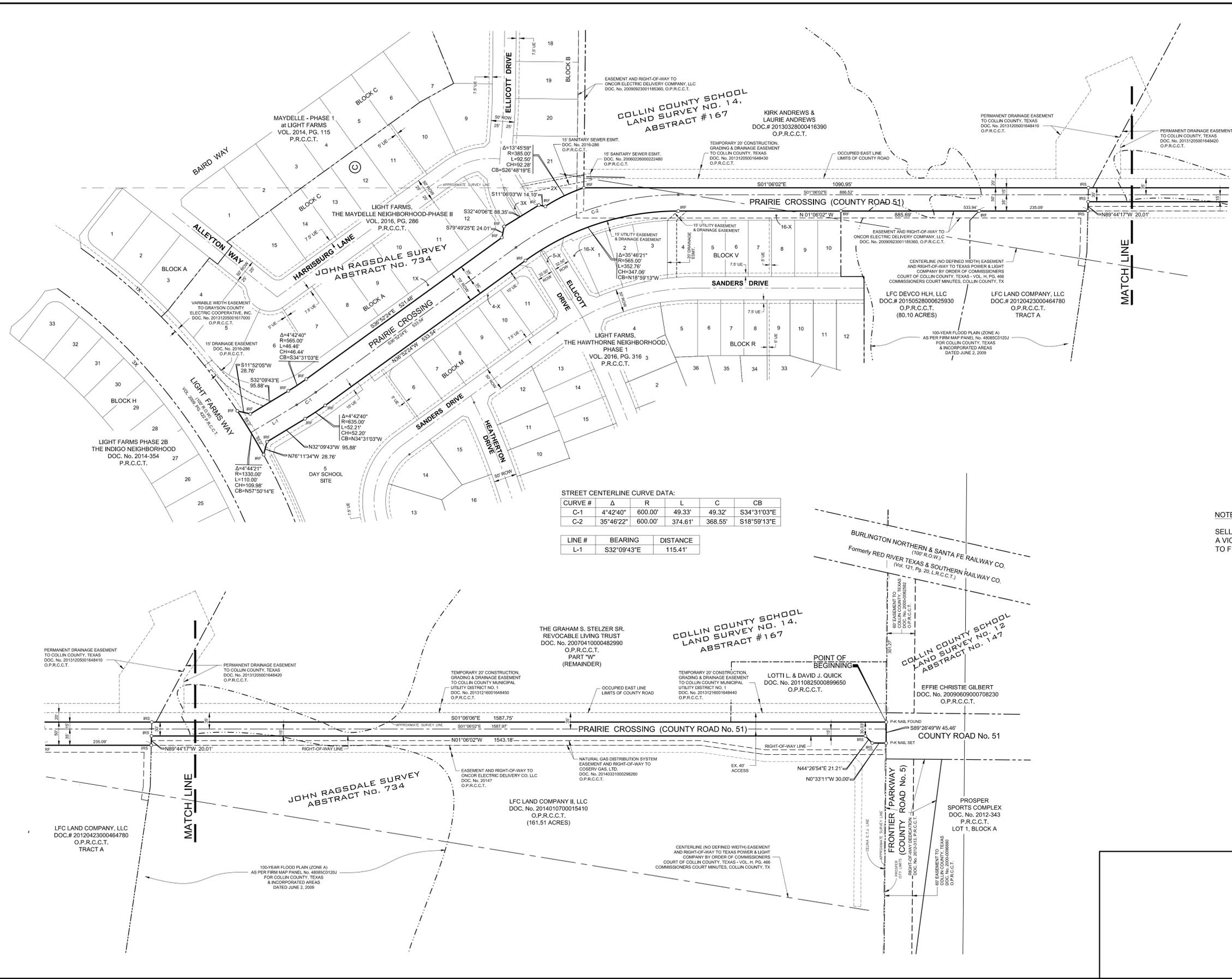
- Proposed Plat

Staff Recommendation:

Staff recommends approval as presented.

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.

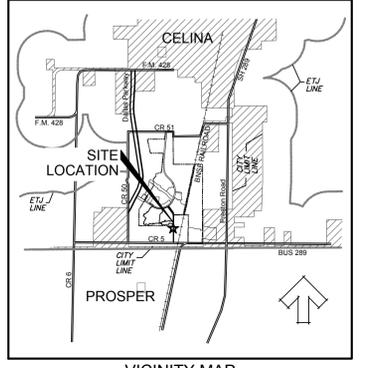
DWG: J:\Survey\390530-CR 51\PLAT\DWG\PRairie_Crossing_FinalPlat.dwg USER: yahoo
 DATE: Sep 15, 2016 12:09pm XREFS:



STREET CENTERLINE CURVE DATA:

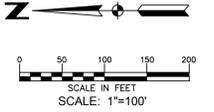
CURVE #	Δ	R	L	C	CB
C-1	4°42'40"	600.00'	49.33'	49.32'	S34°31'03"E
C-2	35°46'22"	600.00'	374.61'	368.55'	S18°59'13"E

LINE #	BEARING	DISTANCE
L-1	S32°09'43"E	115.41'



VICINITY MAP

- LEGEND**
- IRF ○ 5/8" IRON ROD FOUND W/ "HUITT-ZOLLARS" CAP (UNLESS OTHERWISE NOTED)
 - IRS ○ 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 - UE — UTILITY EASEMENT
 - O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (4202) NORTH AMERICAN DATUM 1983 (2011).

NOTES:

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

FINAL PLAT
PRAIRIE CROSSING
 (COUNTY ROAD 51)
 AT
LIGHT FARMS
 3.876 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABST. No. 734
 COLLIN COUNTY, TEXAS

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

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

COUNTY RECORDING INFORMATION
 AUGUST 2016 SHEET 1 OF 2

PROJECT NUMBER: 01-3905-30

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, being a portion of the 597.17 acres of land described as Tract A in instrument to LFC LAND COMPANY, LLC as recorded under Document No. 20120423000464780 of the Land Records of Collin County, Texas and being a portion of the 161.51 acre tract of land described in instrument to LFC LAND COMPANY II, LLC as recorded under Document No. 20140107000015410 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail found at the southeast corner of the 161.51 acre tract, said point being at the approximate intersection of County Road No. 5 and County Road No. 51;

THENCE along the approximate centerline of County Road No. 5, South 89 degrees 26 minutes 49 seconds West a distance of 45.46 feet to a P-K nail set in roadway;

THENCE departing the approximate centerline of County Road No. 5, North 0 degrees 33 minutes 11 seconds West a distance of 30.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 44 degrees 26 minutes 54 seconds East a distance of 21.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 01 degree 06 minutes 02 seconds West a distance of 1,543.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the north line of said 161.51 acre tract and approximate centerline of a drainage ditch;

THENCE North 89 degrees 44 minutes 17 seconds West along the north line of the 161.51 acre tract, a distance of 20.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE departing the north line of said 161.51 acre tract, North 01 degree 06 minutes 02 seconds West, passing a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the southeast corner of a 80.10 acres tract of land described to LFC DEVCO HLH,LLC as recorded under Document No. 2150528000625930 at a distance of 235.09 feet, and passing a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the southeast corner of LIGHT FARMS, THE HAWTHORNE NEIGHBORHOOD, PHASE 1, as recorded in Volume 2016, Page 316 of the Plat Records of Collin County, Texas (P.R.C.C.T.), in all a total distance of 885.69 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 35 degrees 46 minutes 21 seconds, a radius of 565.00 feet, being subtended by a chord which bears North 18 degrees 59 minutes 13 seconds West, a distance of 347.06 feet;

THENCE along the easterly boundary line of said LIGHT FARMS, THE HAWTHORNE NEIGHBORHOOD, PHASE 1, the following courses:

Along said curve an arc length of 352.76 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 36 degrees 52 minutes 24 seconds West, a distance of 533.54 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 04 degrees 42 minutes 40 seconds, a radius of 635.00 feet, being subtended by a chord which bears North 34 degrees 31 minutes 03 seconds West, a distance of 52.20 feet;

Along said curve an arc length of 52.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 32 degrees 09 minutes 43 seconds West, a distance of 95.88 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 76 degrees 11 minutes 34 seconds West, a distance of 28.76 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southeasterly right-of-way line of Light Farms Way (a 100 foot wide right-of-way at this point), as recorded in Volume 2009, Page 422 (P.R.C.C.T.), and being the beginning of a non-tangent curve to the left having a delta angle of 04 degrees 44 minutes 21 seconds, a radius of 1,330.00 feet, being subtended by a chord which bears North 57 degrees 50 minutes 14 seconds East, a distance of 109.98 feet;

THENCE along said curve an arc length of 110.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the northwest corner of LIGHT FARMS, THE MAYDELLE NEIGHBORHOOD-PHASE II, as recorded in Volume 2016, Page 284 (P.R.C.C.T.);

THENCE departing the southeasterly right-of-way line of Light Farms Way, and along the westerly boundary line of said LIGHT FARMS, THE MAYDELLE NEIGHBORHOOD-PHASE II, the following courses:

South 11 degrees 52 minutes 05 seconds West a distance of 28.76 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 32 degrees 09 minutes 43 seconds East, a distance of 95.88 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 04 degrees 42 minutes 40 seconds, a radius of 565.00 feet, being subtended by a chord which bears South 34 degrees 31 minutes 03 seconds East, a distance of 46.44 feet;

Along said curve an arc length of 46.46 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

South 36 degrees 52 minutes 24 seconds East a distance of 521.48 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 79 degrees 49 minutes 25 seconds East a distance of 24.01 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 32 degrees 40 minutes 06 seconds East a distance of 88.35 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 11 degrees 06 minutes 03 seconds West a distance of 14.10 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a delta angle of 13 degrees 45 minutes 59 seconds, a radius of 385.00 feet, being subtended by a chord which bears South 26 degrees 48 minutes 19 seconds East, a distance of 92.28 feet;

Along said curve an arc length of 92.50 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the southwest corner of said LIGHT FARMS, THE MAYDELLE NEIGHBORHOOD-PHASE II, and being an inner ell corner of said LFC Land Company, LLC tract;

THENCE South 01 degree 06 minutes 02 seconds East along an east line of said LFC Land Company tract, a distance of 1,090.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the southeast corner of said tract, said point also being the northeast corner of the aforementioned 161.51 acre tract;

THENCE South 01 degree 06 minutes 06 seconds East along the east line of said LFC Land Company II tract, and the approximate centerline of County Road No. 51 a distance of 1,587.75 feet to the POINT OF BEGINNING and CONTAINING 3.876 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC, and LFC LAND COMPANY II, LLC acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as PRAIRIE CROSSING (COUNTY ROAD 51) at LIGHT FARMS, addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements, The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2016.

By:

Authorized Signature of LFC LAND COMPANY, LLC.

Printed Name and Title

STATE OF TEXAS
COUNTY OF

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

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

WITNESS, my hand, this the ____ day of _____, 2016.

By:

Authorized Signature of LFC LAND COMPANY II, LLC

Printed Name and Title

STATE OF TEXAS
COUNTY OF

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

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

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

Signature of Mayor _____ Date of approval _____

ATTEST:

City Secretary _____ Date _____

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____

NOTES:

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

FINAL PLAT
PRAIRIE CROSSING
(COUNTY ROAD 51)

AT
LIGHT FARMS
3.876 ACRES

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

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

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

COUNTY RECORDING INFORMATION

AUGUST 2016

SHEET 2 OF 2



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Carter Ranch, Phase IIC-2 Final Plat

Action Requested:

Consider and take action on a Final Plat for Carter Ranch Phase IIC-2, being ±26.536 acres situated in the Shelby Glass Survey, Abstract No. 346, and containing seventy (70) residential lots and five (5) common area lots. The property is generally located south of Choate Parkway (CR 88), east of Preston Road (SH 289), west of CR 86, and north of Cripple Creek Drive. (Carter Ranch) (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Carter Ranch Phase IIC-2, and has deemed it acceptable.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

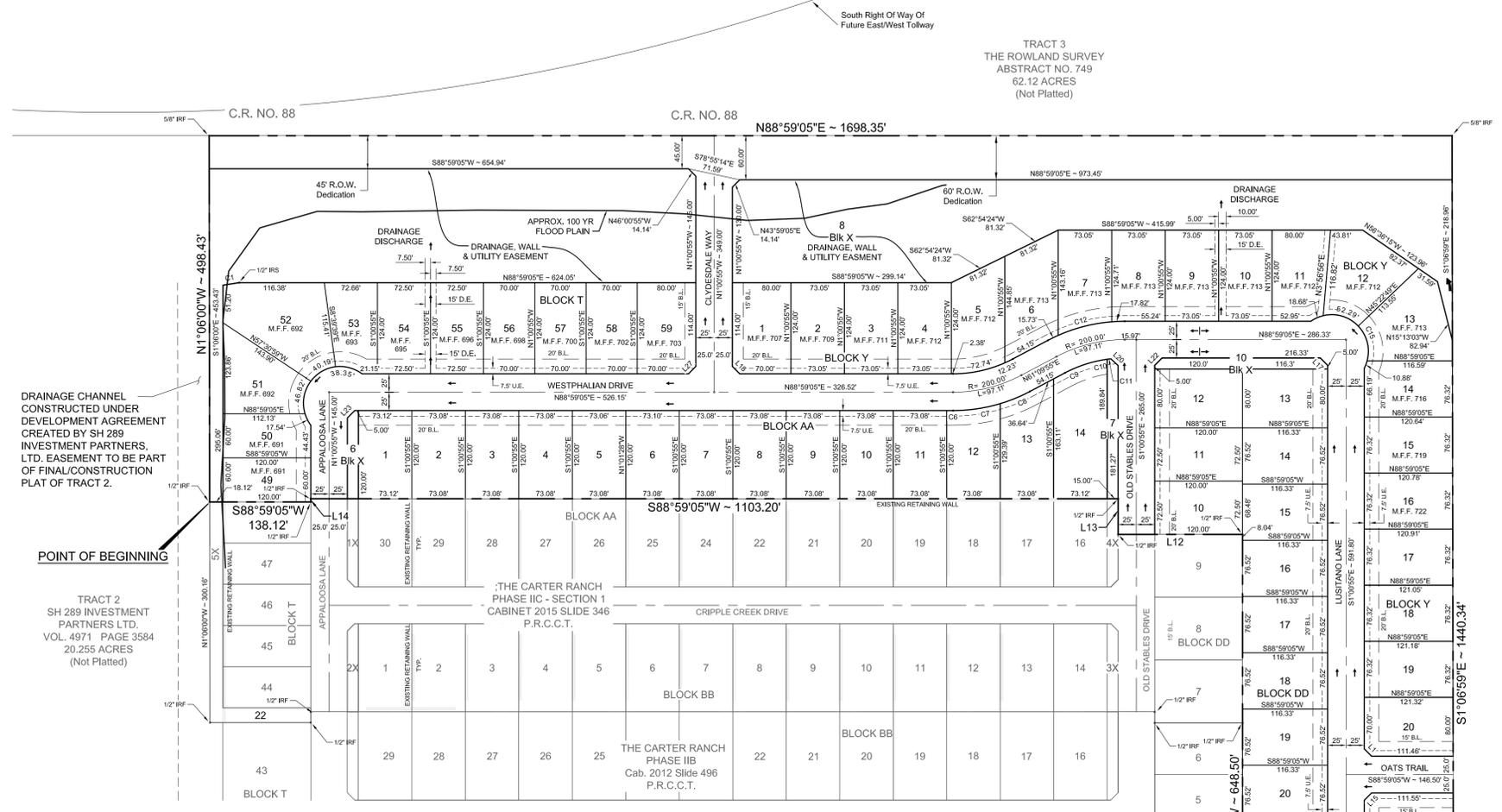
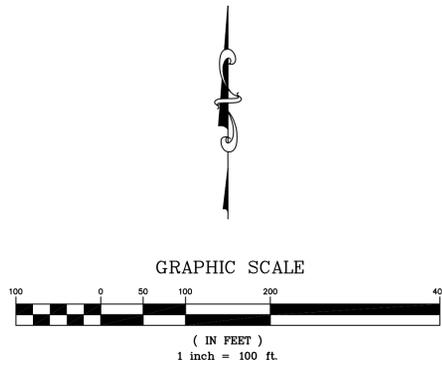
Legal Review:

N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the staff comments being addressed prior to the case 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. 1022 or by email at brodriguez@celina-tx.gov.



Block T		Block Y		Block AA		Block DD	
Lot	Area	Lot	Area	Lot	Area	Lot	Area
49	7200 s.f.	1	9870 s.f.	1	8774 s.f.	10	8700 s.f.
50	7130 s.f.	2	9058 s.f.	2	8770 s.f.	11	8700 s.f.
51	9759 s.f.	3	9058 s.f.	3	8770 s.f.	12	9600 s.f.
52	14497 s.f.	4	9058 s.f.	4	8770 s.f.	13	9306 s.f.
53	7719 s.f.	5	8768 s.f.	5	8770 s.f.	14	8901 s.f.
54	8990 s.f.	6	10515 s.f.	6	8771 s.f.	15	8901 s.f.
55	8990 s.f.	7	9623 s.f.	7	8770 s.f.	16	8901 s.f.
56	8680 s.f.	8	9062 s.f.	8	8770 s.f.	17	8901 s.f.
57	8680 s.f.	9	9058 s.f.	9	8770 s.f.	18	8901 s.f.
58	8680 s.f.	10	9058 s.f.	10	8770 s.f.	19	8901 s.f.
59	9870 s.f.	11	9180 s.f.	11	8770 s.f.	20	8901 s.f.
		12	11037 s.f.	12	8969 s.f.	21	8901 s.f.
		13	11037 s.f.	13	10578 s.f.	22	8901 s.f.
		14	9180 s.f.	14	13102 s.f.	23	9366 s.f.
		15	9213 s.f.	15	13102 s.f.	24	9366 s.f.
		16	9223 s.f.	16	13102 s.f.	25	9454 s.f.
		17	9233 s.f.	17	13102 s.f.	26	11341 s.f.
		18	9243 s.f.	18	13102 s.f.		
		19	9254 s.f.	19	13102 s.f.		
		20	9661 s.f.	20	13102 s.f.		

Block X	
Lot	Area
6	1750 s.f.
7	2810 s.f.
8	99737 s.f.
10	3445 s.f.
11	5300 s.f.

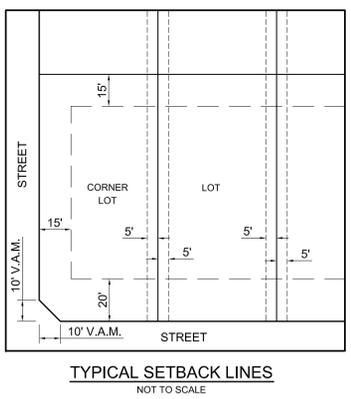
LEGEND	
SYMBOL	DESCRIPTION
S.F.	Lot Area (Square Feet)
U.E.	Utility Easement (By This Plat)
W.E.	Waterline Easement (By This Plat)
S.E.	Sanitary Sewer Easement (By This Plat)
B.L.	Minimum Building Setback Line
D.E.	Drainage Easement
→	Drainage Arrow
---	Existing Retaining Wall
M.F.F.	Minimum Finished Floor Elevation
IRS	Iron Rod Set
5/8" IRF	Iron Rod Found with Cap Stamped "Huilt-Zollars"
1/2" IRF	Iron Rod Found with Cap Stamped "USA INC"
SET "x"	"x" Cut in Concrete Pavement
FND "x"	"x" Found in Concrete Pavement
D.R.C.C.T.	Deed Records, Collin County, Texas
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
V.A.M.	Visibility, Access and Maintenance Easement

AREA TABLE	
Street Right-of-Way	272,930 S.F. / 6.27 Acres
Lots	676,698 S.F. / 15.54 Acres
HOA Lots	206,277 S.F. / 4.74 Acres
Gross Area	1,155,904 S.F. / 26.536 Acres

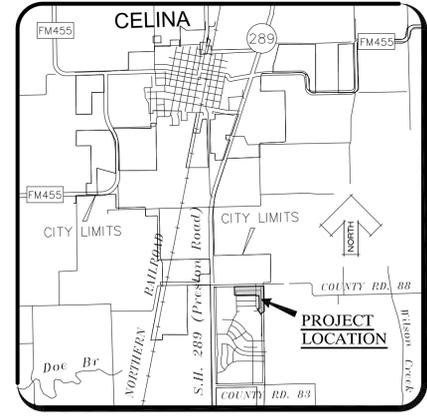
- PLAT NOTES**
- All open space / common area lots are to be dedicated to the HOA and the HOA will be responsible for the maintenance and upkeep of said lots.
 - Sidewalks must be installed by the Developer along all open space and common area lots.
 - The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalk).
 - A fence may be constructed along lot lines within a surface drainage easement provided the fence does not obstruct surface drainage.
 - All lot corners and boundary corners will be set upon completion of construction with 1/2 inch x 18 inch iron rods with red plastic caps stamped "USA INC." The centerline of the street right-of-way will be monumented with a scribed "x" in concrete at the p.c.'s, p.l.'s and intersection points.
 - All water, sanitary sewer and drainage easements to be dedicated to the City of Celina and maintained by the HOA.
 - A FINAL LOMR has been submitted and is under final review "Case No. 14-06-4171P" to remove all lots as shown from the 100 year delineated flood plain. Said LOMR is based upon approved CLOMR Case No. 05-06-1004R. All contours as shown are existing.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	22.36	3000.00	0°25'37"	N80°17'55"E	22.36
C2	31.76	100.00	18°11'42"	N27°01'08"W	31.62
C3	31.76	100.00	18°11'42"	N27°01'08"W	31.62
C4	96.46	378.81	14°35'24"	N28°49'17"W	96.20
C6	65.24	225.00	16°36'50"	N80°40'40"E	65.01
C7	65.24	225.00	16°36'50"	N80°40'40"E	65.01
C8	44.00	225.00	11°12'20"	S66°46'05"W	43.93
C9	60.86	175.00	19°55'36"	S71°07'43"W	60.56
C10	60.86	175.00	19°55'36"	S71°07'43"W	60.56
C11	5.07	175.00	1°39'37"	N81°55'19"E	5.07
C12	75.70	225.00	19°16'33"	S74°48'30"W	75.34
C15	51.09	50.00	58°32'26"	N15°20'40"W	48.89

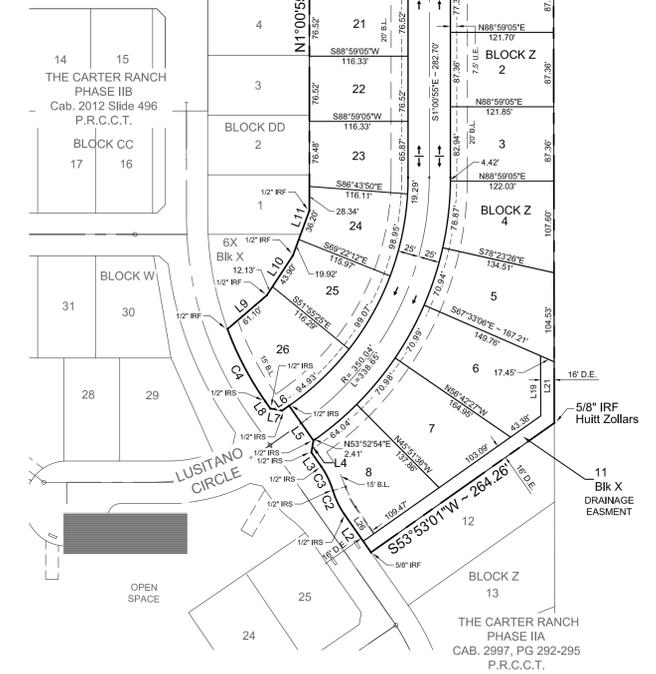
Line Table		
Line #	Length	Direction
L1	14.14'	N46°00'55"W
L2	54.01'	N36°06'59"W
L3	20.00'	N36°06'59"W
L4	14.14'	N8°53'00"E
L5	50.00'	N36°06'59"W
L6	10.00'	S53°53'01"W
L7	14.14'	N81°06'59"W
L8	9.94'	N36°06'59"W
L9	61.10'	N48°27'45"E
L10	56.03'	N32°20'22"E
L11	56.12'	N19°14'11"E
L12	170.00'	S88°59'05"W
L13	48.50'	N1°00'55"W
L14	4.43'	S1°00'55"E
L15	14.14'	S43°59'05"W
L17	14.14'	N46°00'55"W
L18	14.14'	S46°00'55"E
L19	52.20'	N1°06'58"W
L20	13.56'	N48°18'47"W
L22	14.14'	S43°59'05"W
L23	14.14'	N43°59'05"E
L26	38.01'	S36°06'59"E
L27	14.14'	N43°59'05"E



NOTE:
Sideryard must be outside drainage easment on those specific lots.



VICINITY MAP
(Not To Scale)



FINAL PLAT

**THE CARTER RANCH
PHASE IIC - SECTION 2**
70 RESIDENTIAL LOTS
6 OPEN SPACE/Common Area Lots
26.536 ACRES
SITUATED IN THE
SHELBY GLASS SURVEY ABSTRACT No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTERED ENGINEERING FIRM F-1845
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

Developer/Owner:
CTMGTR2C FL-2 LLC.
1800 Valley View Lane Suite #300
Farmers Branch, TX 75234
Phone (469)892-7200 Fax (469)892-7201

JULY 2015
SHEET 1 OF 2
CITY CASE NO. _____
Recording Information: Cabinet _____ Page _____

I:\SERVER-FILE\Projects\20090116.03\dwg\Section 2\Plat\20090116_03_FINAL PLAT Set 2.dwg, 9/15/2016 6:28:00 PM, Angel Perez

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S DEDICATION

WHEREAS, CTMGT CR2C FL-2 LLC is the owner of a 26.536 acre tract of land out of the Shelby Glass Survey, Abstract No.346, in the City of Celina, Collin County, Texas and being part of Tract 2 and all of Tract 3 as described in a deed to 19 FM, Ltd., as recorded in Document No. 20070606000766060 of the Official Public Records follows:

BEGINNING at a 1/4 inch iron rod with cap stamped "USA INC." found for corner and being the Northwest corner of Lot 5 Block X of The Carter Ranch Phase II C Section One, as recorded in Cabinet 2014 Slide 346 of the Plat Records of Collin County, Texas and being on the East line of Tract 2 in a deed to SH 289 Investment Partners LTD as recorded in Volume 4971 Page 3584 of the Deed Records of Collin County, Texas.

THENCE North 01 degree 06 minutes 00 seconds West continuing along the East line of said SH 289 Investment Partners LTD tract a distance of 498.43 feet to a 5/8 inch iron rod found for corner, said point being in the approximate centerline of County Road No. 88, said rod also being the Northeast corner of a tract of land in a deed to SH 289 Investment Partners, Ltd., as recorded in Volume 4971, Page 3584 of the Deed Records of Collin County, Texas.

THENCE North 88 degrees 59 minutes 05 seconds East along the North line of said One Carter Ranch L.P. Tract and the approximate centerline of County Road No. 88 a distance of 1,698.35 feet to a 5/8 inch iron rod found for corner.

THENCE South 01 degree 06 minutes 59 seconds East departing the approximate centerline of said County Road No. 88 and along the West line of Tract 13 Collin County Community College District Courtyard Center 75.0 acre tract a distance of 1,440.34 to a 5/8 inch iron rod with cap stamped "Hult Zollars" found for corner said rod being the most Northeasterly corner of lot 12 Block "Z" of The Carter Ranch Phase IIA as recorded in Cabinet 2997 Page 292 of the Plat Records, Collin County, Texas.

THENCE South 53 degrees 53 minutes 01 seconds West departing the East line of said One Carter Ranch tract and West of said Tract 13 and along the most Northerly line of said lot 12 Block "Z", a distance of 264.26 to a 5/8 inch iron rod found for corner, said point being on the most Easterly Right of Way line of "Old Stables Drive" of said Carter Ranch Phase IIA

THENCE along the most Easterly Right of Way line of said "Old Stables Drive" the following calls:

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 54.01 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner and the beginning of a curve to the right having a central angle of 18 degrees 11 minutes 42 seconds, a radius of 100.00 feet, a chord which bears North 27 degrees 01 minutes 08 seconds West and a chord distance of 31.62 feet.

THENCE along said curve an arc distance of 31.76 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner and the point of reverse curve to the left having a central angle of 18 degrees 11 minutes 42 seconds, a radius of 100.00 feet, a chord which bears North 27 degrees 01 minutes 08 seconds West and a chord distance of 31.62 feet.

THENCE along said curve an arc distance of 31.76 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 20.00 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 08 degrees 53 minutes 00 seconds East a distance of 14.14 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner

THENCE South 53 degrees 53 minutes 01 seconds West a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 81 degrees 06 minutes 59 seconds West a distance of 14.14 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 9.94 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner and the beginning of a curve to the right having a central angle of 14 degrees 35 minutes 23 seconds, a radius of 378.81 feet, a chord which bears North 28 degrees 49 minutes 17 seconds West and a chord distance of 96.20 feet.

THENCE along said curve an arc distance of 96.46 feet to a 1/2 inch iron rod with cap stamped "USA INC" found for corner.

THENCE departing the most Easterly Right of Way line of "Old Stables Drive" and along the most Easterly line of said The Carter Ranch Phase IIB the following calls:

THENCE North 48 degrees 27 minutes 45 seconds East a distance of 61.10 feet to a 1/2 inch iron rod with cap stamped "USA INC" found for corner.

THENCE North 32 degrees 20 minutes 22 seconds East a distance of 56.03 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner

THENCE North 19 degrees 14 minutes 11 seconds East a distance of 56.12 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner

THENCE North 01 degree 00 minutes 55 seconds West passing a 1/2 inch iron rod with cap stamped "USA INC." found for the Northeast corner of lot 6 Block DD and the Northeast corner of The Carter Ranch Phase IIB at a distance of 392.00 feet and continuing for a total distance of 648.50 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner, said rod being the Northeast corner of lot 9 Block DD and the most Easterly Northeast corner of The Carter Ranch Phase 2C Section 2.

THENCE along the North line of said The Carter Ranch Phase 2B Section1 the following calls:

THENCE South 88 degrees 59 minutes 05 seconds West along the North line of said lot 9 Block DD and passing the Northwest corner of lot 9 Block DD at a distance of 120.00 feet and continuing for a total distance of 170.00 a 1/2 inch iron rod with cap stamped "USA INC." found for corner, said rod being on the West right of way of Old Stables Drive.

THENCE North 01 degrees 00 minutes 55 seconds West along the West right of way of Old Stables Drive and the East line of Lot 4X Block AA, a distance of 48.50 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner.

THENCE South 88 degrees 59 minutes 05 seconds West a distance of 1103.20 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner in the West Right of Way line of Appaloosa Lane.

THENCE South 01 degree 00 minutes 55 seconds East along the West Right of Way line of Appaloosa Lane a distance of 4.43 feet to a 1/2 inch iron rod with cap stamped "USA INC" found for corner, said rod being the Northeast corner of lot 48 Block "T" of said Carter Ranch Phase 2C, Section 1.

THENCE South 88 degrees 59 minutes 05 seconds West along the North line of said lot 48 Block T, a distance of 138.12 feet to the POINT OF BEGINNING and containing 26.536 acres or 1,155, 904 square feet of land acres more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CTMGT CR2C FL-2 LLC, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as The Carter Ranch Phase IIC - Section 2 an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2015.

CTMGT CR 2C FL-2, LLC,
a Texas limited liability company

By: 19 FM, Ltd.,
a Texas limited partnership
Its Sole Member

By: Centamtar Terras, LLC,
a Texas limited liability company,
Its General Partner

By: CTMGT, LLC,
a Texas limited liability company,
Its Sole Manager and Member

By: _____
Name: Mehrdad Moayedi,
Its: Sole Manager and Member

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____ 2015,
by Mehrdad Moayedi, the Sole Manager and Member of CTMGT, LLC, as the Sole
Manager and Member of Centamtar Terras, LLC, as the General Partner of 19 FM,
Ltd., a Texas limited partnership, the Sole Member of CTMGT CR 2C FL-2, LLC, a
limited liability company on behalf of said limited liability company.

Notary Public, State of Texas

STANDARD 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 fine 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 Lanes, 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 any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises
- 4. The areas or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitations any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easements, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privilege set forth herein.

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Gary Romatz, 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, Texas.

Gary Romatz, Registered Professional Land Surveyor
USA Professional Services Group, Inc.

Texas Registration No.

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary Romatz, Registered Professional 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 _____ day _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:

Construction Plat

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas

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

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

FINAL PLAT

THE CARTER RANCH
PHASE IIC - SECTION 2
70 RESIDENTIAL LOTS
6 OPEN SPACE/COMMON AREA LOTS
26.536 ACRES
SITUATED IN THE
SHELBY GLASS SURVEY ABSTRACT No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTERED ENGINEERING FIRM F-1845
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

Developer/Owner:
CTMGT CR2C FL-2 LLC.
1800 Valley View Lane Suite #300
Farmers Branch, Tx 75234
Phone (469)892-7200 Fax (469)892-7201

JULY 15 2009016.03
SHEET 2 OF 2

CITY CASE NO. _____

Recording Information: Cabinet _____ Page _____

\\SERVER-FILE\Projects\Subarea\2009016.03\dwg\Section 2\Phase\2009016_03_FINAL PLAT Set 2.dwg, 01/15/2016 5:55:56 PM, Angel Pinex



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Subdivision Ordinance Variance Request for Road Construction Timing

Action Requested:

Consider and act upon a request for a Subdivision Ordinance Variance from Centurion American Development Group to Section 10.23.122(r)(5) Boundary Streets & Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds escrowed for the future construction. The roadways are located north of Frontier Parkway and on the east and west sides of CR 6 (Legacy Drive). (Creeks of Legacy)

Background Information:

The Subdivision Ordinance includes specific regulations for granting a variance:

Section 10.03.008 Variances and appeals

- (a) These rules and regulations are the standard requirements of the City. Suspension of any of these rules and regulations may be granted by the city council upon a good and sufficient showing by the owner that there are special circumstances or conditions affecting the property in question, or that enforcement of the provisions of this article will deprive the applicant of a substantial property right and that such suspension, if granted, will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity. Each and every application for variance shall be decided solely and entirely on its own merits and the disposition of any prior or pending application for variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) The owner of any tract of land aggrieved by the decision made under these regulations by any administrator or official of the City shall first apply to the Planning and Zoning Commission for relief from such administrative decision. Any aggrieved party having any interest in the matter may appeal the ruling by the Planning and Zoning Commission regarding the decision to the City Council.

Variance Requested:

The applicant has submitted a request to allow the construction of certain portions of roadway associated with the development of Creeks of Legacy and Creeks of Legacy West to be postponed to a future phase of development or to escrow funds for future construction.

Legal Review:
N/A

Supporting Documents:

- Letter Requesting Subdivision Ordinance Variance
- Exhibit Illustrating the Roadway Portions to be Postponed

Staff Recommendation:

Staff recommends approval of the variance request.



To: City of Celina
From: Peloton Land Solutions, Inc.
Re: Creeks of Legacy West
Date: September 15, 2016

To Whom It May Concern,

We are requesting a variance from sec. 10.03.122(r)(5) and 10.03.126(f)(2) so that Council may approve the General Development Plan for the Creeks of Legacy, West project. The timing of release of escrow funds will be determined prior to the Council meeting considering the subdivision ordinance variance.

Let me know if you need any further information.

A handwritten signature in blue ink, appearing to read "Erik S. Hinklin".

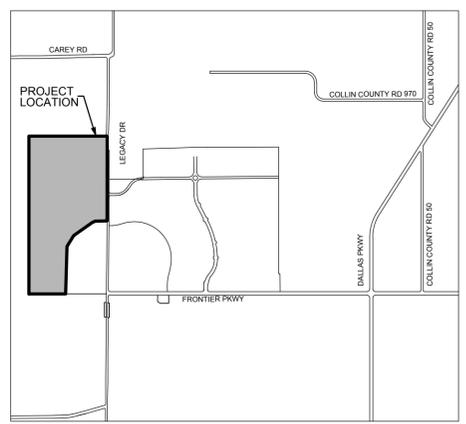
Erik S. Hinklin, P.E.
Peloton Land Solutions, Inc.
Project Manager

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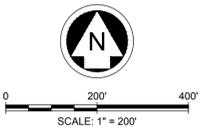


LEGEND

- PROPOSED PHASE ONE OFFSITE PAVING
- PAVING EXCLUSIONS (VARIANCES)



LOCATION MAP
SCALE: N.T.S.



DESCRIPTION

BEING that certain tract of land situated in the A. Thomsson Survey, Abstract Number 1265, the William Phillips Survey, Abstract Number 1029, and the J. McKim Survey, Abstract Number 589, City of Celina, Denton County, Texas, described by deed to CTMGT FRONTIER 80, L.L.C., recorded in Instrument Number 2014-00102, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of that tract of land described in deed to the City of Celina, recorded in Instrument Number 2014-65868 of said Real Property Records and in Instrument Number 2014-070800701570 of Official Public Records, Collin County, Texas;

THENCE S 00°30'15" W, 4.93 feet with the west line of said City of Celina tract;

THENCE S 00°30'48" W, 905.32 feet, continuing with the west line of said City of Celina tract, to the most easterly southeast corner of said CTMGT tract and the northeast corner of that tract of land described in deed to County Corners Partners L.P., recorded in Instrument Number 2004-72653, said Real Property Records;

THENCE departing the west line of said City of Celina tract and with the common line of said CTMGT tract and said County Corners tract the following course and distances:

S 89°28'55" W, 166.96 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 167.94 feet, through a central angle of 40°50'46", having a radius of 235.00 feet, the long chord which bears S 69°00'32" W, 164.39 feet;

S 48°32'09" W, 159.09 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 194.09 feet, through a central angle of 19°40'57", having a radius of 565.00 feet, the long chord which bears S 58°22'38" W, 193.14 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 119.79 feet, through a central angle of 34°19'00", having a radius of 200.00 feet, the long chord which bears S 51°03'36" W, 118.01 feet;

S 33°54'06" W, 214.10 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 81.66 feet, through a central angle of 33°25'18", having a radius of 140.00 feet, the long chord which bears S 17°12'27" W, 80.51 feet;

S 00°28'48" W, 965.97 feet to the northeast corner of a 1.358 acre tract of land described in deed to the City of Celina, recorded in Instrument Number 2008-9821 of said Real Property Records;

THENCE S 89°28'22" W, 845.25 feet, departing the common line of said CTMGT tract and said County Corners tract, with the north line of said 1.358 acre City of Celina tract to the east line of a tract of land described in deed to Merritt / Thornton Farm Partnership, L.P., recorded in Instrument Number 99-096579 of said Real Property Records;

THENCE N 00°29'27" E, 2,464.63 feet, with said east line;

THENCE N 00°29'21" E, 882.00 feet, to the northeast corner of said Merritt / Thornton tract;

THENCE N 89°24'55" E, 1,679.79 feet to the northwest corner of said City of Celina, recorded in Instrument Number 2014-65868 of said Real Property Records and in Instrument Number 2014-070800701570 of Official Public Records, Collin County, Texas;

THENCE S 00°30'15" W, a distance of 883.97 feet with the west line of said City of Celina tract to the Point of Beginning and containing 4,464,839 square feet or 102.50 acres of land more or less.

PROJECT BENCHMARKS

BM #3: 5/8 inch iron rod set with plastic cap stamped "PELTON" located 15'± west of the centerline of legacy drive, and 20'± north of the centerline of frontier parkway. (p1394)
Elevation = 602.36

BM #4: 5/8 inch iron rod set with plastic cap stamped peloton located 320'± west of the approximate centerline of legacy drive, and 220'± south of the southern top of bank of a creek. (p1398)
Elevation = 606.71

LOT SUMMARY

	50' LOTS		60' LOTS		TOTAL		OPEN SPACE			Streets		GRAND TOTAL	
	ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE IN FLOODPLAIN	ACREAGE OUT OF FLOODPLAIN	COUNT	ACREAGE	ACREAGE	COUNT	
PHASE I	18.0	114	12.8	71	30.8	185	4.7	6.2	7	10.1	51.8	192	
PHASE II	22.7	146	15.6	68	38.3	214	0.0	3.8	2	8.6	50.7	216	
TOTAL	40.7	260	28.4	139	69.1	399	4.7	10.0	9	18.7	102.5	408	

CITY OF CELINA, TEXAS

GENERAL DEVELOPMENT PLAN

CREEKS OF LEGACY, WEST

PELTON
LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: AHG,SWH	DESIGNED: AUGUST 2016	SHEET
DRAWN BY: STG, CFM	PLS PROJECT #: CEN15001	2
PROJ. MNGR: ESH	CITY PROJECT #: XXXXXX-XX	

J:\JUGEN1501_Shanghai\ENGIN\EN1501_GDP_BND



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Glen Crossing General Development Plan

Action Requested:

Consider and act upon an application for a General Development Plan for Glen Crossing, a single family residential development, situated on a ±119 tract of land within the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, the property is generally located south of CR 53 (future Glendenning Parkway), west of CR 1117 and north of CR 55. (Glen Crossing)

Background Information:

The property was zoned as G Bar 7 (PD-23) in January, 2015.

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

Legal Obligations and Review:

N/A

Public Notifications:

N/A

Supporting Documents:

GDP Exhibits

Staff Recommendation:

Staff recommends approval of the GDP.

GENERAL DEVELOPMENT PLAN

To Serve

GLEN CROSSING

THE CITY OF CELINA,
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
WYNNE/JACKSON, INC.
600 NORTH PEARL ST., STE. #650
DALLAS, TEXAS 75201
PHONE: (214)880-8600
CONTACT: CHRISTOPHER JACKSON

ENGINEER:
KIRKMAN ENGINEERING, LLC
4821 MERLOT AVENUE, STE. 210
GRAPEVINE, TEXAS 76051
PHONE: (817) 488-4960
CONTACT: SHEA KIRKMAN, P.E.
shea.kirkman@trustke.com



SITE MAP

N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GDP PLAN
3.0	DRAINAGE PLAN
4.0	STORM PLAN
5.0	WATER PLAN
6.0	SEWER PLAN
7.0	TREE SURVEY
7.1	TREE DETAIL SHEET I
7.2	TREE DETAIL SHEET II
7.3	TREE TABLE SHEET I
7.4	TREE TABLE SHEET II



W Y N N E  J A C K S O N

PROJECT NO. WYN14001_GBAR7

AUGUST 2016



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

WYNNE JACKSON

600 North Pearl Street, Suite 650
Dallas, TX 75201
Phone: 214-880-8600



JOB NUMBER: WYN14001_GBar7

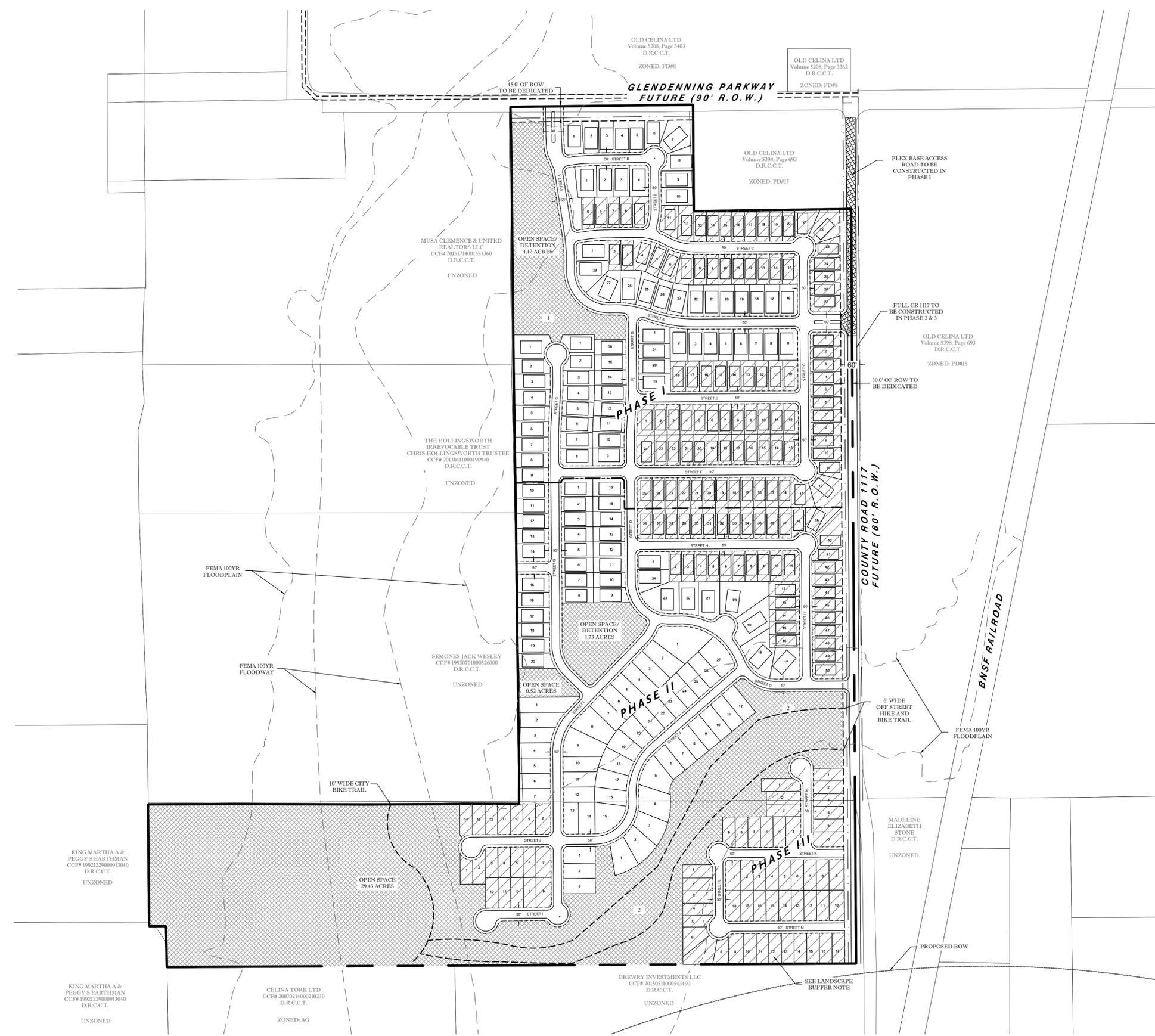
DESIGNED BY: CEN

DRAWN BY: CEN

CHECKED BY: PCF

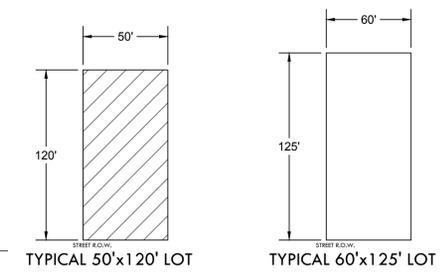
ISSUE DATE: 06-13-16

REV:



LEGEND

- OPEN SPACE
- PROPOSED PHASE LINE
- FUTURE CITY OF CELINA R.O.W.
- 15' LANDSCAPE BUFFER
- PROPERTY LINE



SUMMARY OF LAND USE

RESIDENTIAL	83.3 ACRES
OPEN SPACE	35.7 ACRES
GDP AREA	119.0 ACRES
ZONED: PD #23	

LOT SUMMARY TABLE

	50'x120' LOT	60'x125' LOT	TOTAL
PHASE I	94	65	159
PHASE II	59	85	144
PHASE III	50	0	50
TOTAL	203	150	353

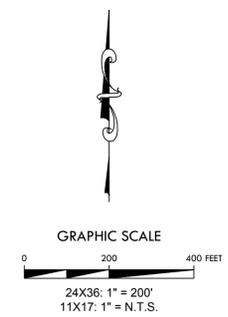
- AMENITIES LOCATIONS**
- (1) SWIMMING POOL
 - (2) DOG PARK
 - (2) PASSIVE RECREATION FIELD
 - (1) OUTDOOR MEETING SPACE
 - (2) OFF STREET HIKE AND BIKE TRAIL
- ZONED: PD #23

LANDSCAPE BUFFER NOTE:

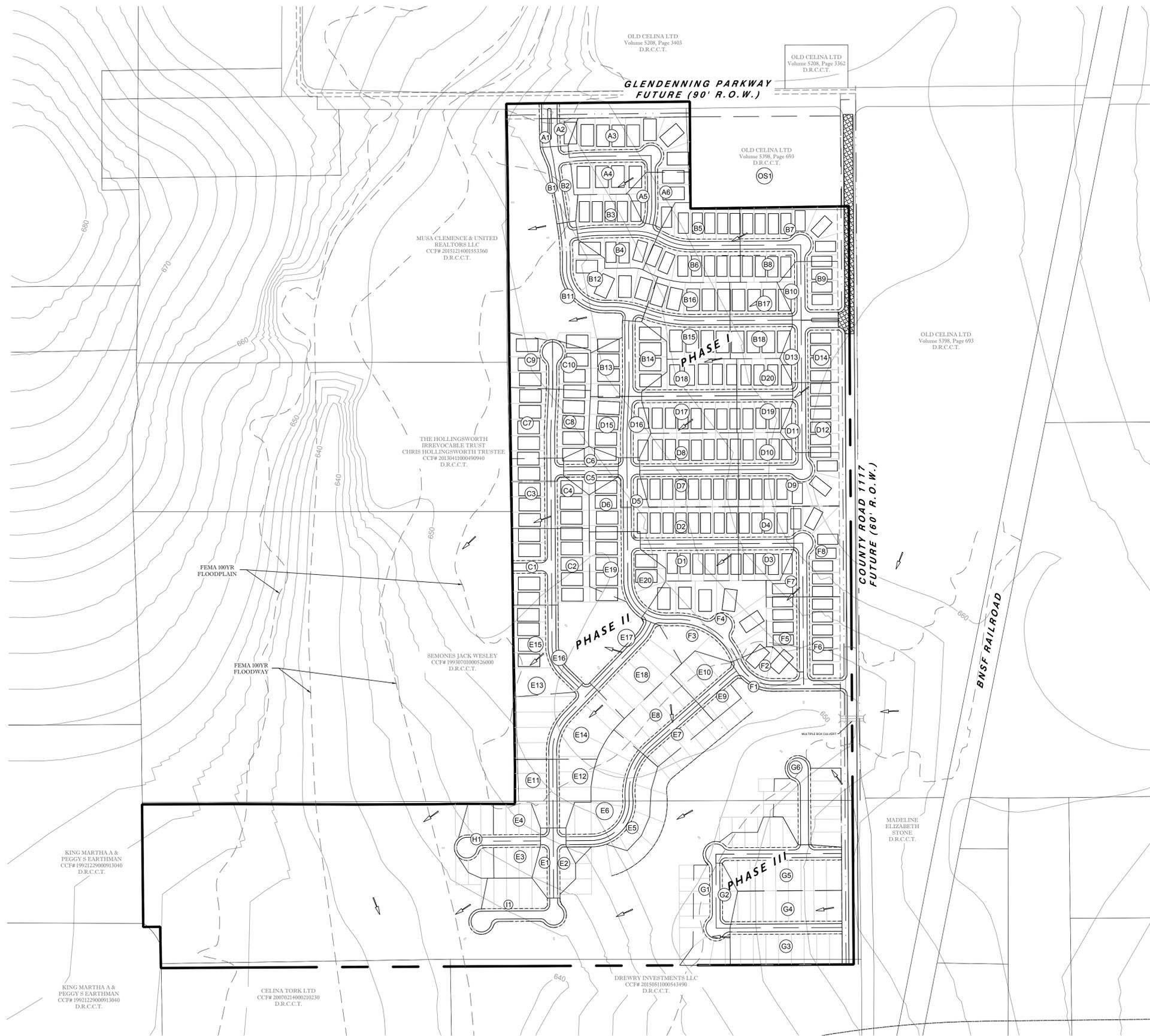
The landscape buffer will be required if the Collin County Outer Loop setback encroaches the lots. If the Collin County Outer Loop is revised whereby the setback does not encroach Glen Crossing lots, the landscape buffer shall be removed. Reference section 10.05 of the development agreement.

HIKE AND BIKE TRAIL NOTE:

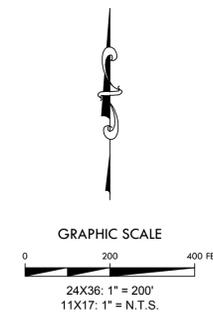
HIKE AND BIKE TRAIL SUBJECT TO CHANGE IN DESIGN PHASE.



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 PLOTTED BY: Caden
 PLOTTED WITH: DWG TO PDF.pc3



LEGEND	
DRAINAGE BASIN	---
DRAINAGE BASIN NAME	(A1)
PROPOSED PHASE LINE	---
EXISTING FLOW ARROW	→
EXISTING CONTOUR	100
FUTURE CITY ARTERIAL R.O.W.	---
15' LANDSCAPE BARRIER	---
PROPERTY LINE	---



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Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

WYNNE JACKSON

600 North Pearl Street, Suite 650
Dallas, TX 75201
Phone: 214-880-8600



JOB NUMBER: WYN14001_GBar7

DESIGNED BY: CEN

DRAWN BY: CEN

CHECKED BY: PCF

ISSUE DATE: 06-13-16

REV:

Kirkman Engineering
Texas Firm No: 15874

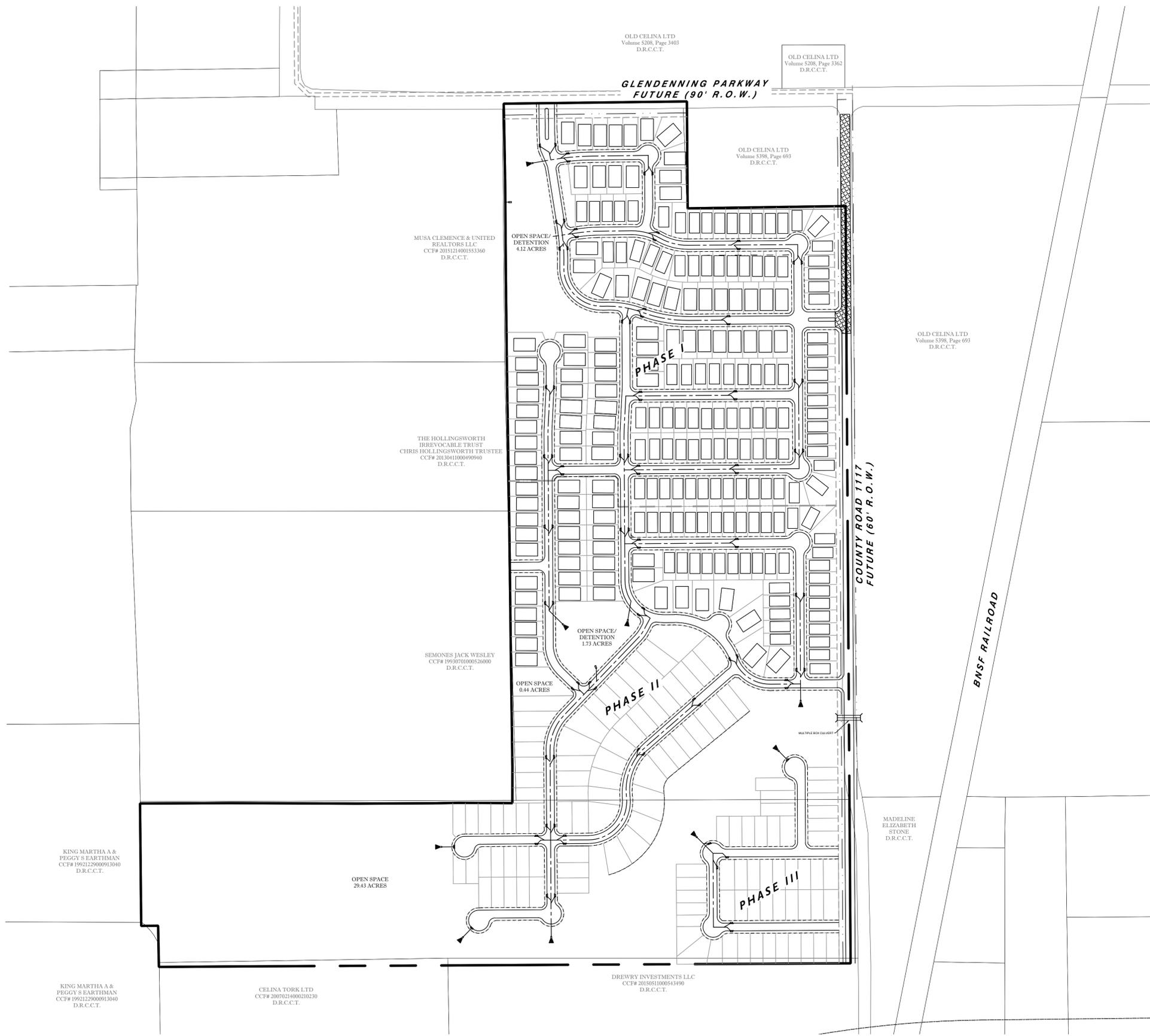
GLEN
CROSSING

CELINA
TEXAS

DRAINAGE
PLAN

SHEET:
3.0

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 PLOTTER: PLT6300
 PLOTTED WITH: DWG TO PDF.pc3



LEGEND

- PROPOSED STORM DRAIN SYSTEM
- PROPOSED PHASE LINE
- FUTURE CITY ARTERIAL R.O.W.
- 15' LANDSCAPE BARRIER
- PROPERTY LINE

GRAPHIC SCALE

24X36: 1" = 200'
 11X17: 1" = N.T.S.

KE
kirkman
 ENGINEERING

4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

DEVELOPER/OWNER

WYNNE JACKSON

600 North Pearl Street, Suite 650
 Dallas, TX 75201
 Phone: 214-880-8600

CELINA
 TEXAS

JOB NUMBER:	WYN14001_GBar7
DESIGNED BY:	CEN
DRAWN BY:	CEN
CHECKED BY:	PCF
ISSUE DATE:	06-13-16
REV:	

Kirkman Engineering
 Texas Firm No: 15874

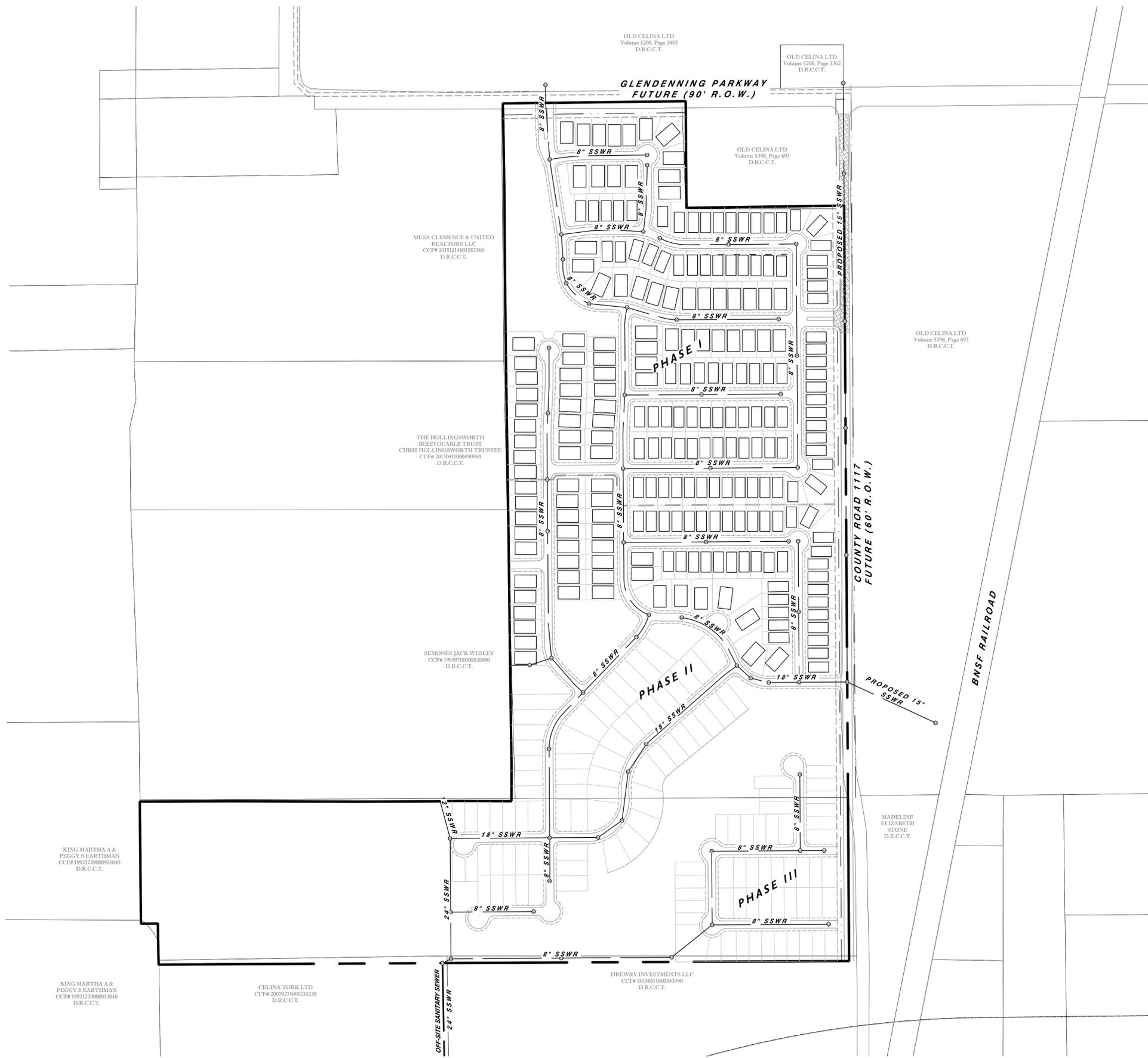
GLEN CROSSING

CELINA TEXAS

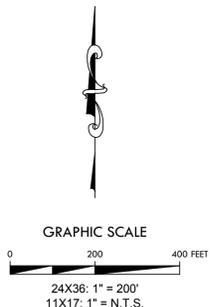
STORM PLAN

SHEET:
4.0

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 PLOTTED BY: BROWN
 PLOTTED WITH: DWG TO PDF.pc3



LEGEND	
PROPOSED SANITARY SEWER	---
PROPOSED SANITARY MANHOLE	⊙
PROPOSED PHASE LINE	---
FUTURE CITY ARTERIAL R.O.W.	---
15' LANDSCAPE BARRIER	---
PROPERTY LINE	---



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DEVELOPER/OWNER

WYNNE JACKSON

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 Dallas, TX 75201
 Phone: 214-880-8600



JOB NUMBER: WYN14001_GBar7

DESIGNED BY: CEN

DRAWN BY: CEN

CHECKED BY: PCF

ISSUE DATE: 06-13-16

REV:

Kirkman Engineering
 Texas Firm No: 15874

GLEN CROSSING

CELINA TEXAS

SEWER PLAN

SHEET:
6.0



LEGEND

- EXISTING TREE CANOPY
- FUTURE CITY ARTERIAL R.O.W.
- PROPERTY LINE
- TREES TO REMOVE

GRAPHIC SCALE

0 200 400 FEET

24X36: 1" = 200'
11X17: 1" = N.T.S.

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Phone: 214-880-8600

JOB NUMBER:	WYN14001_GBar7
DESIGNED BY:	CEN
DRAWN BY:	CEN
CHECKED BY:	PCF
ISSUE DATE:	06-13-16
REV:	

Kirkman Engineering
Texas Firm No: 15874

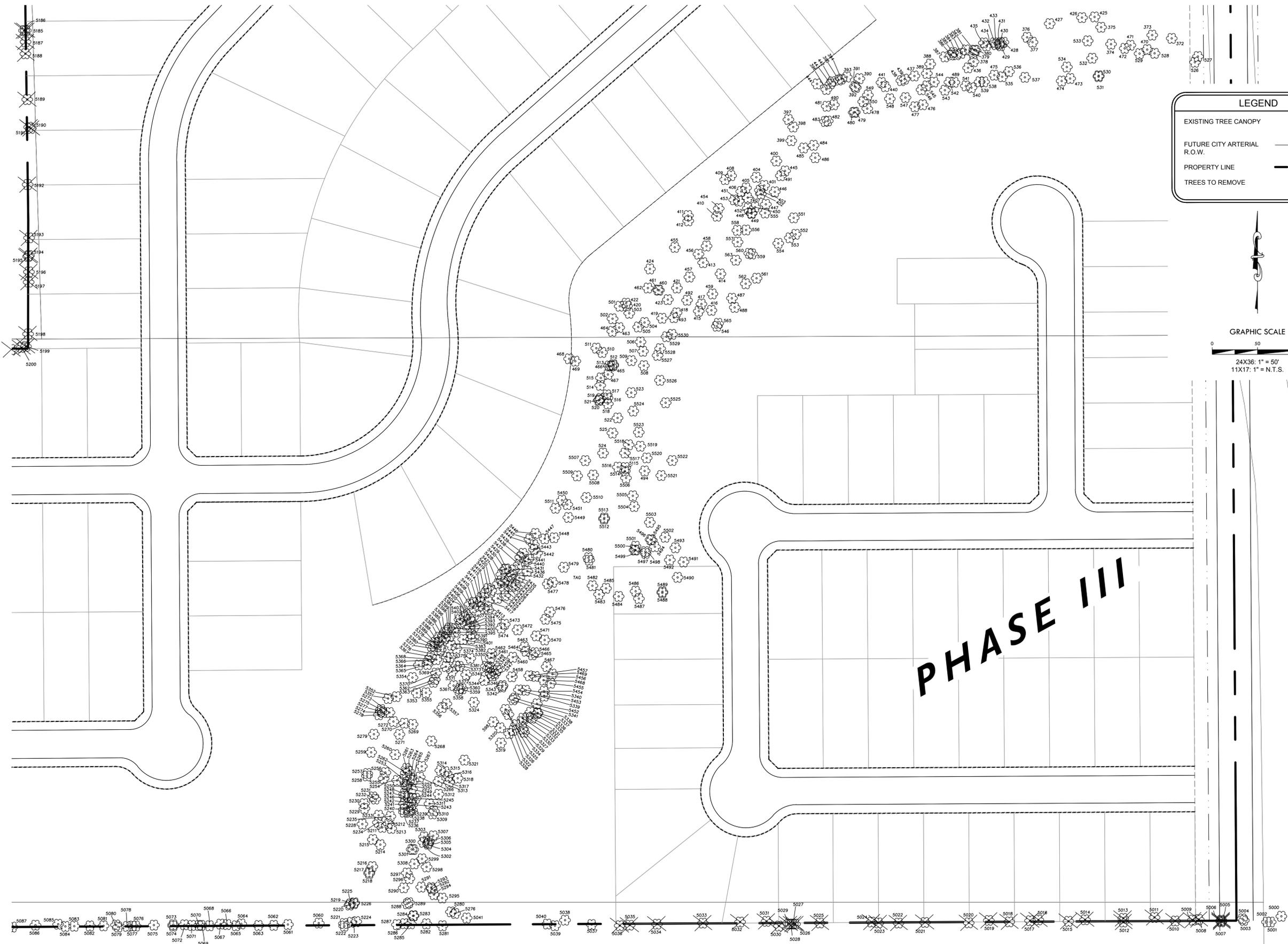
GLEN CROSSING

CELINA TEXAS

TREE SURVEY

SHEET:
7.0

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 PLOTTED BY: BRONX
 PLOTTED WITH: DWG TO PDF.pc3



LEGEND

- EXISTING TREE CANOPY
- FUTURE CITY ARTERIAL R.O.W.
- PROPERTY LINE
- TREES TO REMOVE

GRAPHIC SCALE

0 50 100 FEET

24X36: 1" = 50'
11X17: 1" = N.T.S.



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DEVELOPER/OWNER



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Dallas, TX 75201
Phone: 214-880-8600



JOB NUMBER: WYN14001_GBar7

DESIGNED BY: CEN

DRAWN BY: CEN

CHECKED BY: PCF

ISSUE DATE: 06-13-16

REV:

Kirkman Engineering
Texas Firm No: 15874

**GLEN
CROSSING**

**CELINA
TEXAS**

**TREE
DETAIL SHEET I**

SHEET:
7.1

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LEGEND

EXISTING TREE CANOPY

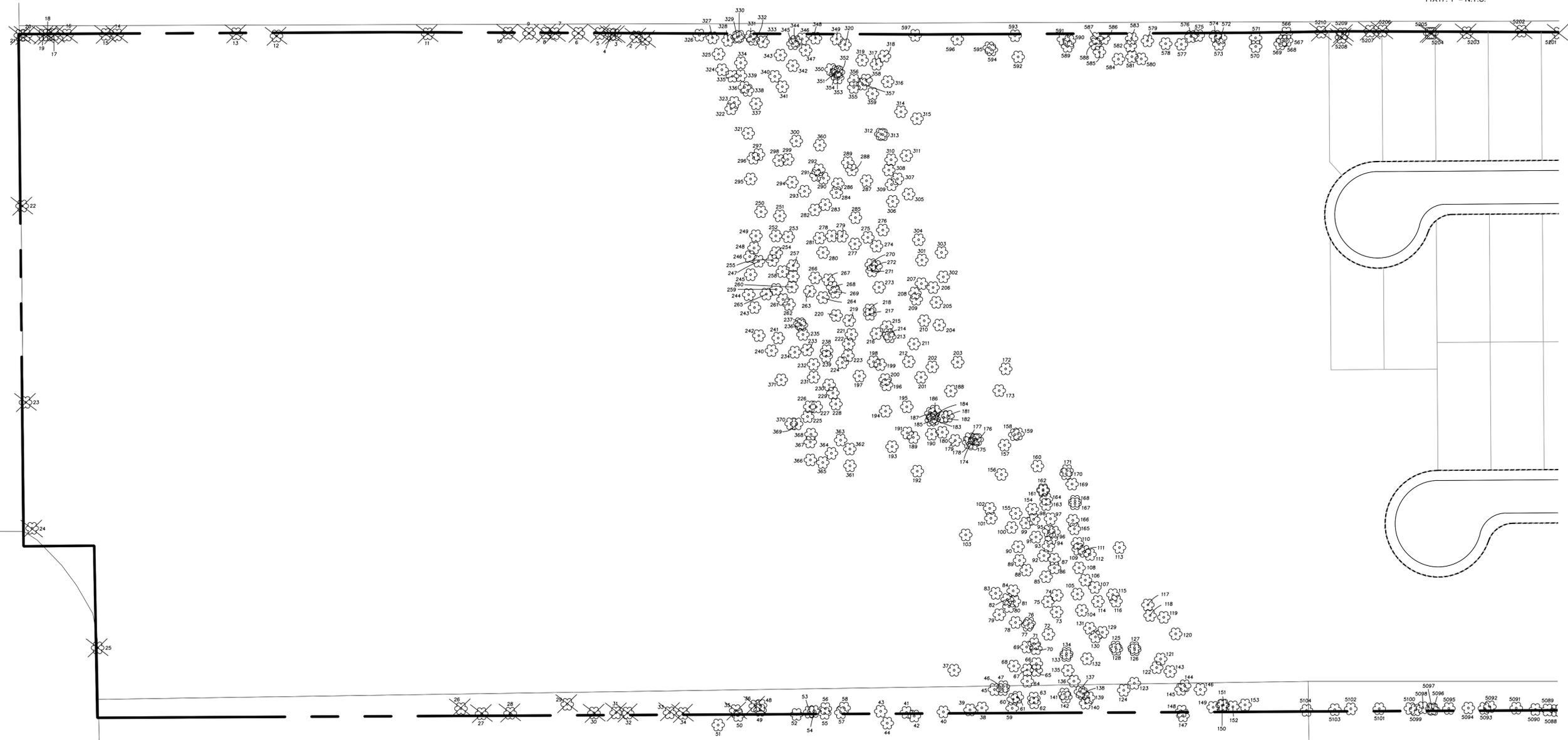
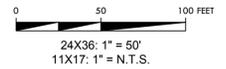
FUTURE CITY ARTERIAL R.O.W.

PROPERTY LINE

TREES TO REMOVE



GRAPHIC SCALE



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5362	Cedar Elm	Ulmus Crassifolia	8	Protected	Save	Save	-8
5363	Goldenraintree	Koeleruteria Paniculata	(2) 7	Protected	Save	Save	-6
5364	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
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5482	Lacebark Elm	Ulmus Parvifolia	9	Protected	Save	Save	-9
5483	Cedar Elm	Ulmus Crassifolia	13	Protected	Save	Save	-13
5484	Chinkapin Oak	Quercus Muehlenbergii	20	Protected	Building Pad	Remove	10
5485	Lacebark Elm	Ulmus Parvifolia	9	Protected	Save	Save	-9
5486	Lacebark Elm	Ulmus Parvifolia	9	Protected	Building Pad	Remove	4.5
5487	Cedar Elm	Ulmus Crassifolia	11	Protected	Building Pad	Remove	5.5
5488	Cedar Elm	Ulmus Crassifolia	13	Protected	Building Pad	Remove	6.5
5489	Lacebark Elm	Ulmus Parvifolia	7	Protected	Building Pad	Remove	3.5
5490	Lacebark Elm	Ulmus Parvifolia	9	Protected	Building Pad	Remove	4.5
5491	Chinkapin Oak	Quercus Muehlenbergii	20	Protected	Remove	Remove	10
5492	Lacebark Elm	Ulmus Parvifolia	7	Protected	Remove	Remove	3.5
5493	Cedar Elm	Ulmus Crassifolia	18	Protected	Remove	Remove	9
5494	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5495	Cedar Elm	Ulmus Crassifolia	11	Protected	Save	Save	-11
5496	Cedar Elm	Ulmus Crassifolia	8	Protected	Save	Save	-8
5497	Cedar Elm	Ulmus Crassifolia	8	Protected	Save	Save	-8
5498	Lacebark Elm	Ulmus Parvifolia	9	Protected	Save	Save	-9
5499	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5500	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5501	Lacebark Elm	Ulmus Parvifolia	9	Protected	Save	Save	-9
5502	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5503	Chinkapin Oak	Quercus Muehlenbergii	12	Protected	Save	Save	-12
5504	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5505	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5506	Chinkapin Oak	Quercus Muehlenbergii	10	Protected	Save	Save	-10
5507	Cedar Elm	Ulmus Crassifolia	14	Protected	Save	Save	-14
5508	Chinkapin Oak	Quercus Muehlenbergii	24	Protected	Save	Save	-24
5509	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5510	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5511	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5512	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5513	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5514	Cedar Elm	Ulmus Crassifolia	8	Protected	Save	Save	-8
5515	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5516	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5517	Chinkapin Oak	Quercus Muehlenbergii	19	Protected	Save	Save	-19
5518	Lacebark Elm	Ulmus Parvifolia	6	Protected	Save	Save	-6
5519	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5520	Cedar Elm	Ulmus Crassifolia	17	Protected	Save	Save	-17
5521	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5522	Lacebark Elm	Ulmus Parvifolia	7	Protected	Save	Save	-7
5523	Cedar Elm	Ulmus Crassifolia	11	Protected	Save	Save	-11
5524	Cedar Elm	Ulmus Crassifolia	11	Protected	Save	Save	-11
5525	Cedar Elm	Ulmus Crassifolia	14	Protected	Save	Save	-14
5526	Cedar Elm	Ulmus Crassifolia	10	Protected	Save	Save	-10
5527	Cedar Elm	Ulmus Crassifolia	11	Protected	Save	Save	-11
5528	Cedar Elm	Ulmus Crassifolia	12	Protected	Save	Save	-12
5529	Cedar Elm	Ulmus Crassifolia	8	Protected	Save	Save	-8
5530	Cedar Elm	Ulmus Crassifolia	11	Protected	Save	Save	-11
		Total	9129			Total	-8675.5



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

WYNNE JACKSON

600 North Pearl Street, Suite 650
Dallas, TX 75201
Phone: 214-880-8600



JOB NUMBER: WYN14001_GBar7

DESIGNED BY: CEN

DRAWN BY: CEN

CHECKED BY: PCF

ISSUE DATE: 06-13-16

REV:

Kirkman Engineering
Texas Firm No: 15874

GLEN
CROSSING

CELINA
TEXAS

TREE
TABLE SHEET IV

SHEET:

7.6



Memorandum

To: The Celina Planning and Zoning Commission
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: September 20, 2016
Re: Creeks of Legacy, Phase 2B Construction Plat

Action Requested:

Consider and act on a Final Plat for Creeks of Legacy, Phase 2B, a ±19.823 acre tract of land situated in the F.D. Gary Survey, Abstract No. 361, containing eighty-three (83) residential lots. The property is generally located north of Frontier Parkway (CR 6), south of Driftwood Creek Trail and east of Doe Branch Boulevard. (Creeks of Legacy Phase 2B)

Background Information:

The Creeks of Legacy Phase 2B plat creates eighty-three (83) residential lots and one open space/common areas lots to be owned by the HOA. Staff has reviewed the proposed Construction Plat for Creeks of Legacy, Phase 2B and recommends approval subject to the applicant addressing staff's remaining comments prior to being heard before the City Council.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

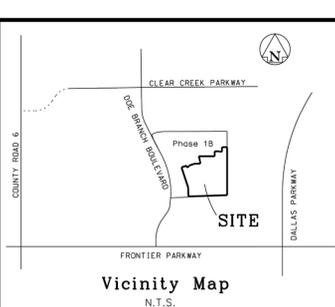
N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the comments being addressed prior to the case 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. 1022 or by email at brodriguez@celina-tx.gov.

1:00:58 PM 5/27/2016 Default



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 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.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
- THE CARE AND MAINTENANCE OF ALL DRAINAGE EASEMENTS OPEN SPACE/COMMON AREA LOTS AND IMPROVEMENTS WITHIN ARE THE RESPONSIBILITY OF THE HOA.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED

Owners

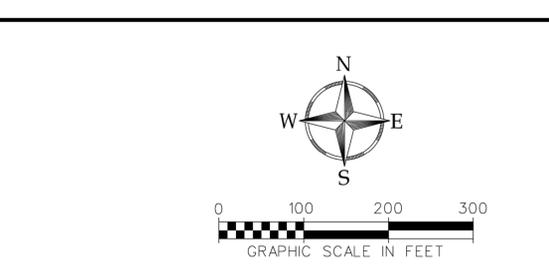
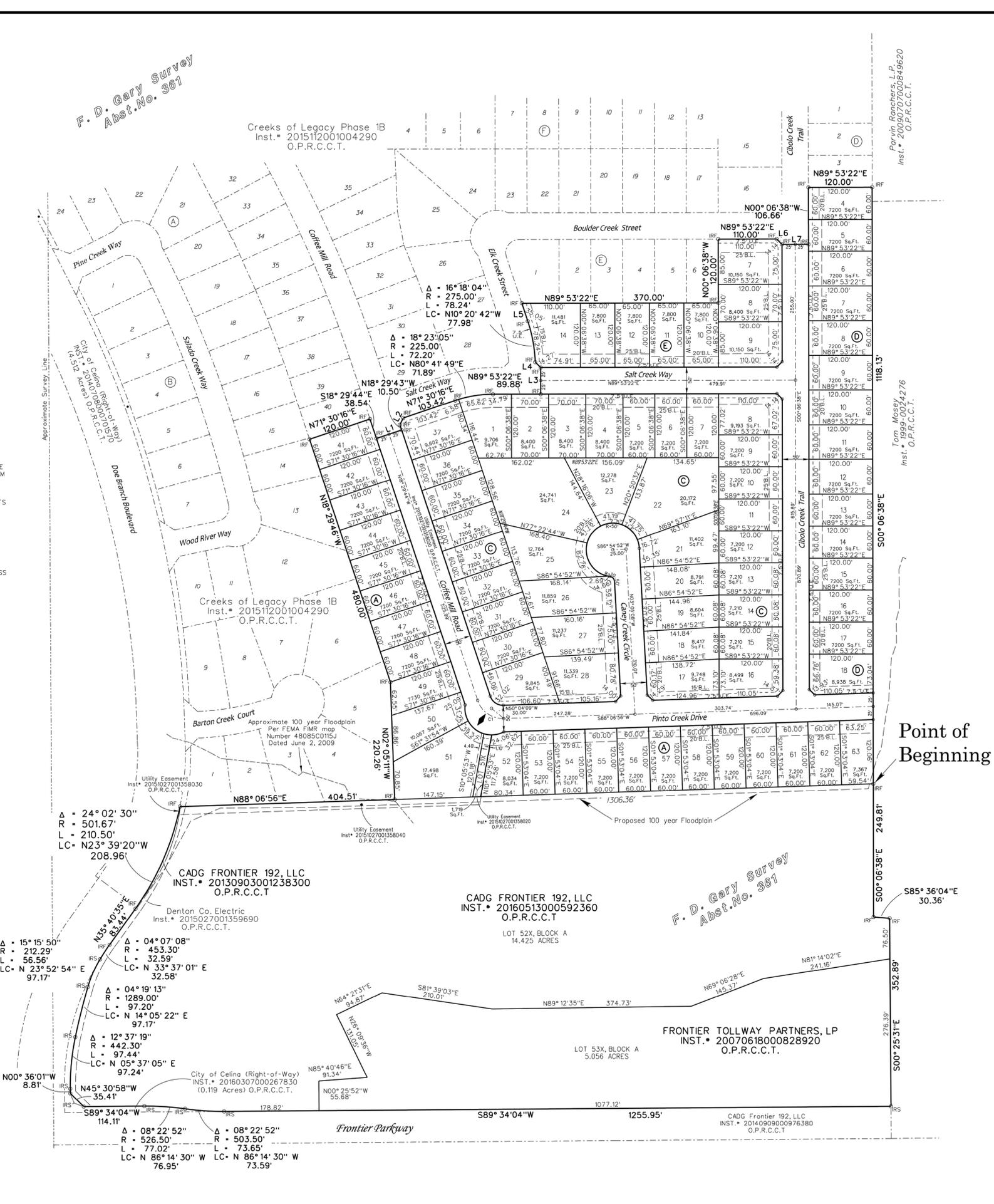
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1707 MARKET PLACE BLVD, SUITE 250
IRVING, TEXAS 75063
469-587-5500

CADG FRONTIER 192, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

FRONTIER TOLLWAY PARTNERS, LP
17480 DALLAS PARKWAY
SUITE 200
DALLAS, TEXAS 75248

Developer

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1707 MARKET PLACE BLVD, SUITE 250
IRVING, TEXAS 75063
469-587-5500



LEGEND

- IRF = Iron Rod Found
- IRS = Iron Rod Set
- BL = Building Line
- U.E. = Utility Easement
- W.M.E. = Wall Maintenance Easement
- Sq.Ft. = Square Feet
- ↓ = Street Name Change

BOUNDARY LINE TABLE

NO.	BEARING	DISTANCE
L1	N 71°30'16" E	50.00'
L2	N 26°30'15" E	14.14'
L3	N 00°06'38" W	50.00'
L4	N 45°37'38" W	14.27'
L5	N 18°29'44" W	35.05'
L6	S 45°06'38" E	14.14'
L7	N 89°53'22" E	50.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	90°00'10"	50.00'	78.54'	N 72°08'38" W	70.71'

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: _____

LOT SUMMARY

Residential Lots	=	83
Open Space Lots	=	3
Total Lots	=	86

A Construction Plat of
Lots 41-51, 51X, 52X, 53X and 52-63 Block A, Lots 1-37 and Block C, Lots 4-18, Block D and Lots 7-14 Block E
Creeks of Legacy Phase 2B
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

Cose No. _____

Revisions:

Job #:	LNR13001
Drawn By:	W.Blaides
Checked By:	T.Bridges
Date:	12.21.2015

A Construction Plat of
Lots 41-51, 51X, 52X, 53X and 52-63 Block A, Lots 1-37 and Block C, Lots 4-18, Block D and Lots 7-14 Block E
Creeks of Legacy Phase 2B
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

PELOTON
LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET
1
OF 2 SHEETS