



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO STREET  
TUESDAY NOVEMBER 15, 2016  
6:30 P.M.**

**AGENDA**

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

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting held on October 18, 2016.
- B. Consider and act upon a Final Plat for Light Farms, The Eastland Neighborhood, Phase 2 being approximately 24.04 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 37 residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, south & west of Worthington Way, and east of the BNSF Railroad. (Light Farms Eastland Phase 2)
- C. Consider and act upon a Construction Plat for Coit Business Park being approximately 10.00 acres situated in the McKinzie Wilhite Survey, Abstract No. 1008, comprised of one (1) commercial lot. The property is located approximately 1,400 feet north of the intersection of CR 86 (Coit Road) and CR 84 (Coit Business Park)

**IV. DIRECTOR'S REPORT:**

- A. Report on City Council agenda items considered at the November 8, 2016 Regular Meeting.

**V. AGENDA:**

- A. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 434.857 acres (and half of the rights-of-way adjacent to that tract) from PD 38, Planned Development zoning district to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in the Henry Bentley Survey, Abstract No. 124, the George Wiley Survey, Abstract No. 988, the Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the George Wiley Survey, Abstract No. 988, Collin County, Texas and generally located south of FM 455, west and north of FM 428, and east of CR 54. (Old Celina Ltd. Group 1 Rezoning)
- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 573.709 acres (and half of the rights-of-way adjacent to that tract) from PD 8 and PD 15, Planned Development zoning districts to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the Collin County School Land Survey #14, Abstract No. 167 and is generally located south of the Historic Downtown, west of the Burlington

Northern Santa Fe Railroad (BNSF), and east of the Dallas North Tollway and FM 428, and north of the future alignment of the Outer Loop and CR 53. (Old Celina Ltd. Group 2 Rezoning)

- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 13.416 acre tract of land from PD 8, Planned Development zoning district to CF, Community Facilities zoning district. The property is situated in the B.B.B. & C. RR. Survey, Abstract No. 132, Collin County, Texas and is generally located south of W. Cedar Street, west of S. Arizona Drive, east of S. Utah Street, and north of the future alignment of Sunset Boulevard. (Old Celina Ltd. School Site Rezoning)
- D. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 198.295 acres (and half of the rights-of-way adjacent to that tract) from PD 9 and PD 13, Planned Development zoning districts and AG, Agricultural zoning district to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located west of Preston Road, east of the BNSF Railroad, south of CR 55, and north of the future alignment of the Outer Loop and CR 53. (Old Celina Ltd. Group 3 Rezoning)
- E. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 308.458 acres (and half of the rights-of-way adjacent to that tract) from an SF-10, Single Family Residential zoning district, 2F, Two Family zoning district (duplex), C-1, Retail zoning district, and AG, Agricultural zoning district to a PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located east of Preston Road, south of FM 455, north of Sunset Boulevard, and west of CR 90. (Old Celina Ltd. Group 4 Rezoning)
- F. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 49.25 acres 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 McKenzie White Survey, Abstract No. 1009, Collin County, Texas and generally located south of Choate Parkway (CR 88), and east of future Coit Road (CR 86). (AVEX 49 Rezoning)
- G. Consider and act upon a Construction Plat for Light Farms Way and Doe Branch Regional Park being approximately 82.48 acres situated in the John Ragsdalre Survey, Abstract No. 734 Collin County, Texas comprised of two (2) recreational lots and one (1) amenity center lot. The property is situated north of Light Farms Way, South of CR 51 east of Dallas Parkway, and west of the BNSF Railroad. (Light Farms Way & Regional Park)

**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, November 11, 2016 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

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Ben Rodriguez  
Senior Planner  
City of Celina, Texas

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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, NOVEMBER 15, 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:\_\_\_\_ p.m.*

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

*Commissioners absent:*

*Staff present: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Planning Manager; Ben Rodriguez, Senior Planner; Robyn Miga, Planner; Trey Sargent, City Attorney.*

**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 October 18, 2016.*

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

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

*Motion carried 5-yes; 0-no.*

**IV. DIRECTOR'S REPORT:**

*Director of Planning and Development Services Helen-Eve Liebman spoke on the agenda items that came before the City Council on November 8, 2016 meeting.*

**V. AGENDA:**

A. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 434.857 acres from PD 38, Planned Development zoning district to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in the Henry Bentley Survey, Abstract No. 124, the George Wiley Survey, Abstract No. 988, the Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the George Wiley Survey, Abstract No. 988, Collin County, Texas and generally located south of FM 455, west and north of FM 428, and east of CR 54. (Old Celina Ltd. Group 1 Rezoning)

*Planning Manager Brooks Wilson presented the staff report.*

*Chairman Ousley opened the public hearing.*

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

*Chairman Ousley called for a motion.*

*Commissioner \_\_\_\_\_ moved to approve Item A, as conditioned by staff.*

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

*Motion carried 5-yes; 0-no.*

- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 573.709 acres from PD 8 and PD 15, Planned Development zoning districts to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the Collin County School Land Survey #14, Abstract No. 167 and is generally located south of the Historic Downtown, west of the Burlington Northern Santa Fe Railroad (BNSF), and east of the Dallas North Tollway and FM 428, and north of the future alignment of the Outer Loop and CR 53. (Old Celina Ltd. Group 2 Rezoning)

*Planning Manager Brooks Wilson presented the staff report.*

*Chairman Ousley opened the public hearing.*

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

*Chairman Ousley called for a motion.*

*Commissioner \_\_\_\_\_ moved to approve Item B, as conditioned by staff.*

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

*Motion carried 5-yes; 0-no.*

- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 198.295 acres from PD 9 and PD 13, Planned Development zoning districts and AG, Agricultural zoning district to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located west of Preston Road, east of the BNSF Railroad, south of CR 55, and north of the future alignment of the Outer Loop and CR 53. (Old Celina Ltd. Group 3 Rezoning)

*Planning Manager Brooks Wilson presented the staff report.*

*Chairman Ousley opened the public hearing.*

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

*Chairman Ousley called for a motion.*

*Commissioner \_\_\_\_\_ moved to approve Item C, as conditioned by staff.*

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

*Motion carried 5-yes; 0-no.*

- D. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 308.458 acres from an SF-10, Single Family Residential zoning district, 2F, Two Family zoning district (duplex), C-1, Retail zoning district, and AG, Agricultural zoning district to a PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located east of Preston Road, south of FM 455, north of Sunset Boulevard, and west of CR 90. (Old Celina Ltd. Group 4 Rezoning)

*Planning Manager Brooks Wilson presented the staff report.*

*Chairman Ousley opened the public hearing.*

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

*Chairman Ousley called for a motion.*

*Commissioner \_\_\_\_\_ moved to approve Item D, as conditioned by staff.*

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

*Motion carried 5-yes; 0-no.*

- E. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 49.25 acres 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 McKenzie White Survey, Abstract No. 1009, Collin County, Texas and generally located south of Choate Parkway (CR 88), and east of future Coit Road (CR86). (AVEX 49 Rezoning)

*Planner Robyn Miga presented the staff report.*

*Chairman Ousley opened the public hearing.*

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

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

*Commissioner \_\_\_\_\_ moved to approve Item E, as conditioned by staff.*

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

*Motion carried 5-yes; 0-no.*

- F. Consider and act upon a Construction Replat for Preston Plaza, Lot 32R, Block J, Phase 1 of the Heritage Addition, an approximately 1.965 acre tract of land generally located at the southeast corner of Preston Road and Founders Lane, being a replat of Lot 32, Block J, Phase 1 of the Heritage Addition. (Preston Plaza Construction Replat)

*Planning Manager Brooks Wilson presented the staff report.*

*There being no comments from the Commissioners, Chairman Ousley called for a motion.*

*Commissioner \_\_\_\_\_ moved to approve Item F, as conditioned by staff.*

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

Motion carried 5-yes; 0-no.

**VI. ADJOURNMENT:**

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jace Ousley, Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Date



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Rick Chaffin, Interim City Manager  
From: Ben Rodriguez, Senior Planner  
Meeting Date: November 15, 2016  
Re: Light Farms, The Eastland Neighborhood Phase 2 Final Plat

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### **Action Requested:**

Consider and act upon a Final Plat for Light Farms, The Eastland Neighborhood Phase 2 being approximately 24.04 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprising of 37 residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland Phase 2)

### **Background Information:**

Staff has reviewed the proposed Final Plat for Light Farms the Eastland Neighborhood Phase 2 and has deemed it acceptable.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

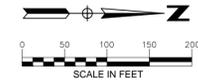
### **Legal Review:**

N/A

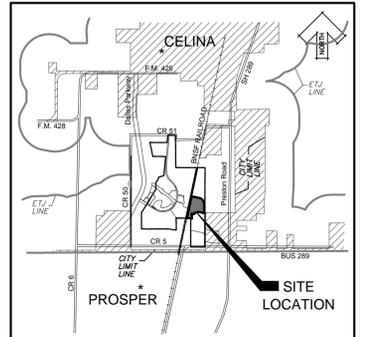
### **Staff Recommendation:**

Staff recommends that the item be approved.

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.



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



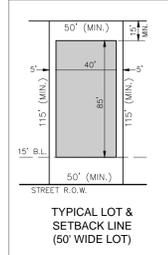
VICINITY MAP

LEGEND

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- B.L. — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 8-X, 5-X, IS THE RESPONSIBILITY OF THE H.O.A.
3. FOR LOTS 50' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
4. THE TEMPORARY DRAINAGE EASEMENT RECORDED IN DOCUMENT No. 20160307000271180 L.R.C.C.T. IS ABANDONED BY THIS PLAT.
5. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE LOMR IS ACCEPTED.



CURVE TABLE				
CURVE	DELTA	RADIUS	CH BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	N 33°23'14" W	21.21'
C2	11°52'57"	330.00'	N 84°19'42" W	66.32'
C3	11°52'57"	370.00'	N 84°19'42" W	76.60'
C4	26°28'58"	20.00'	S 44°05'30" E	9.16'
C5	256°39'27"	50.00'	N 66°16'59" W	78.45'
C6	14°18'37"	775.00'	S 72°22'4" E	193.06'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 78°23'14" W	10.63'
L2	S 58°41'28" W	63.50'
L3	N 11°20'28" E	50.00'
L4	S 78°39'32" E	50.00'
L5	S 11°20'28" W	22.19'
L6	S 33°12'24" E	15.59'
L7	S 11°20'28" W	50.00'
L8	S 11°36'46" W	50.00'
L9	S 78°23'14" E	9.43'

FINAL PLAT  
**LIGHT FARMS**  
**THE EASTLAND NEIGHBORHOOD - PHASE II**  
 CONTAINING  
 37 RESIDENTIAL LOTS, 3 OPEN SPACES  
 TOTALING 24.04 ACRES  
 SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167  
 COLLIN COUNTY, TEXAS

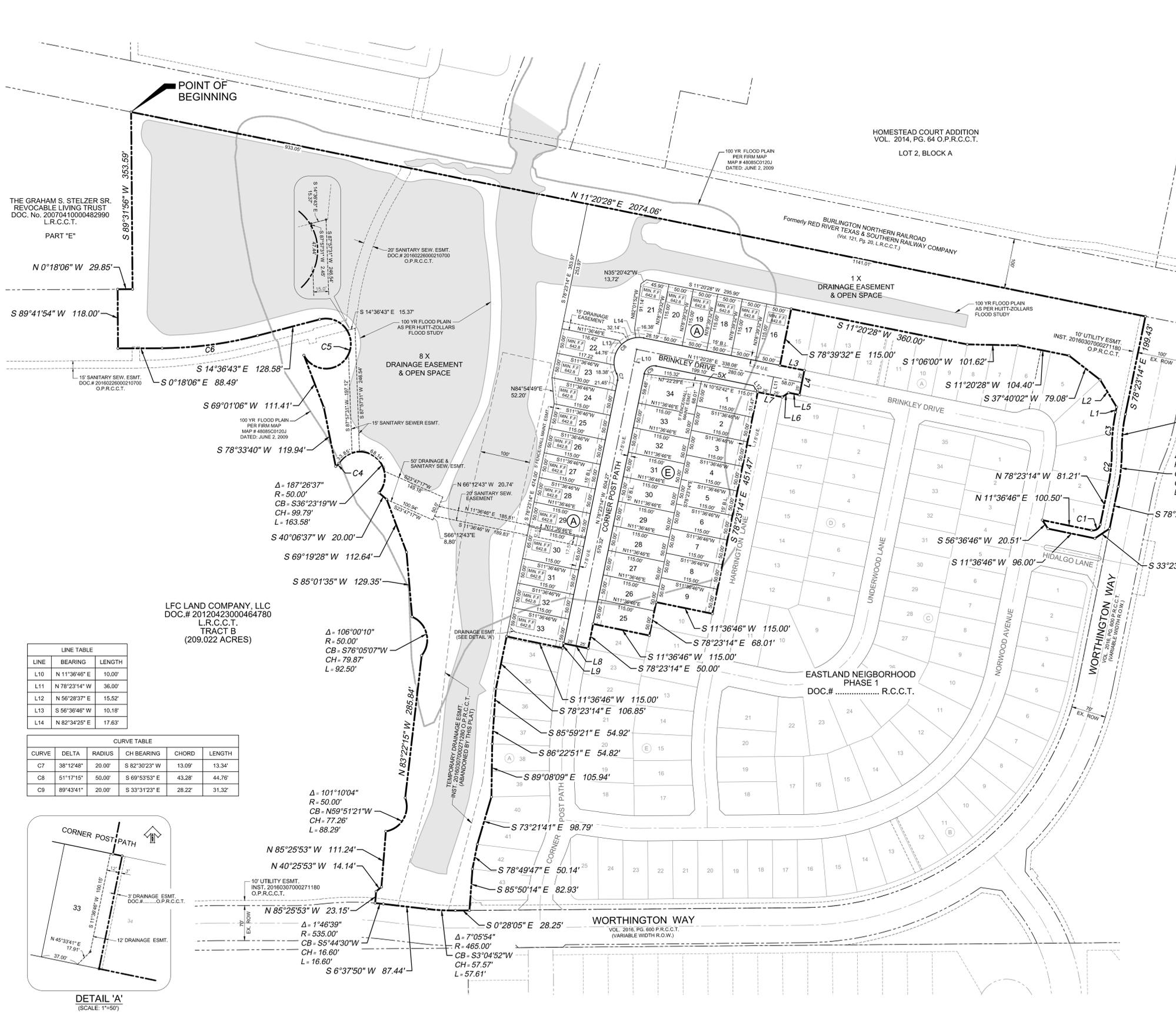
OWNER  
**LFC DEVCO EC, LLC**  
 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225  
 TEL. 214-292-3410 FAX. 214-292-3411

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

OCTOBER, 2016 SHEET 1 OF 2

CITY PROJECT NUMBER: P-201512-01

PROJECT NUMBER: R01-3905-58

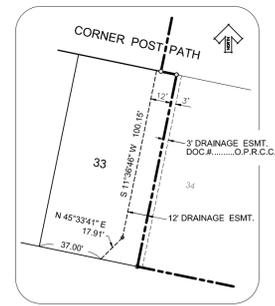


THE GRAHAM S. STELZER SR. REVOCABLE LIVING TRUST  
 DOC. No. 20070410000482990  
 L.R.C.C.T.  
 PART "E"

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

LINE TABLE		
LINE	BEARING	LENGTH
L10	N 11°36'46" E	10.00'
L11	N 78°23'14" W	36.00'
L12	N 56°28'37" E	15.52'
L13	S 56°36'46" W	10.18'
L14	N 82°34'25" E	17.63'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH BEARING	CHORD LENGTH
C7	38°12'46"	20.00'	S 82°30'23" W	13.09'
C8	51°17'15"	50.00'	S 69°53'53" E	43.28'
C9	89°43'41"	20.00'	S 33°12'23" E	28.22'



DETAIL 'A'  
 (SCALE: 1"=50')

DWG: I:\proj\3905\01\390558\_EASTLAND\_NEIGHBORHOOD\_FINAL\_PLAT.dwg USER: mdellon  
 DATE: Nov 07, 2016 9:11am XREFS: EASTLAND\_PH2\_BASE EASTLAND\_PH2\_BORDER  
 COUNTY RECORDING INFORMATION  
 CAD FILE PATH: I:\proj\3905\01\390558\_EASTLAND\_NEIGHBORHOOD\_FINAL\_PLATEASTLAND\_PH2\_FINAL\_PLAT.dwg



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Rick Chaffin, Interim City Manager  
From: Ben Rodriguez, Senior Planner  
Meeting Date: November 15, 2016  
Re: Coit Business Park Construction Plat

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### **Action Requested:**

Consider and act upon a Construction Plat for Coit Business Park being approximately 10.00 acres situated in the McKinzie Wilhite Survey, Abstract No. 1008, comprising of 1 Commercial lot. The property is located approximately 1,400 feet north of the intersection of CR 86 (Coit Road) and CR 84 (Ownsby Parkway) (Coit Business Park)

### **Background Information:**

Staff has reviewed the proposed Final Plat for Coit Business Park and has deemed it acceptable.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

### **Legal Review:**

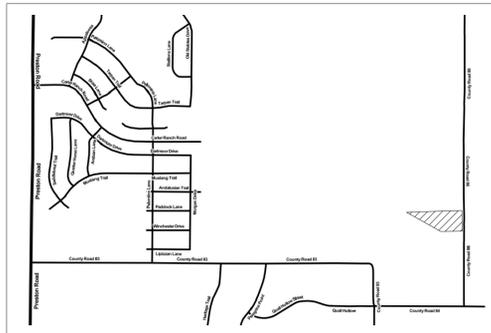
N/A

### **Staff Recommendation:**

Staff recommends that the item be approved.

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

VICINITY MAP  
NOT TO SCALE



GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0120J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create a single lot of record from an unplatted tract of land.
- This property is located in the Extra Territorial Jurisdiction of the City of Celina, Texas.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 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 obstructions, 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(ies) 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, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- This plat is hereby adopted by the Owners and approved by the City of Celina subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of lot as shown on the plat is called "Drainage and Detention Easement" the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or considers erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable condition which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

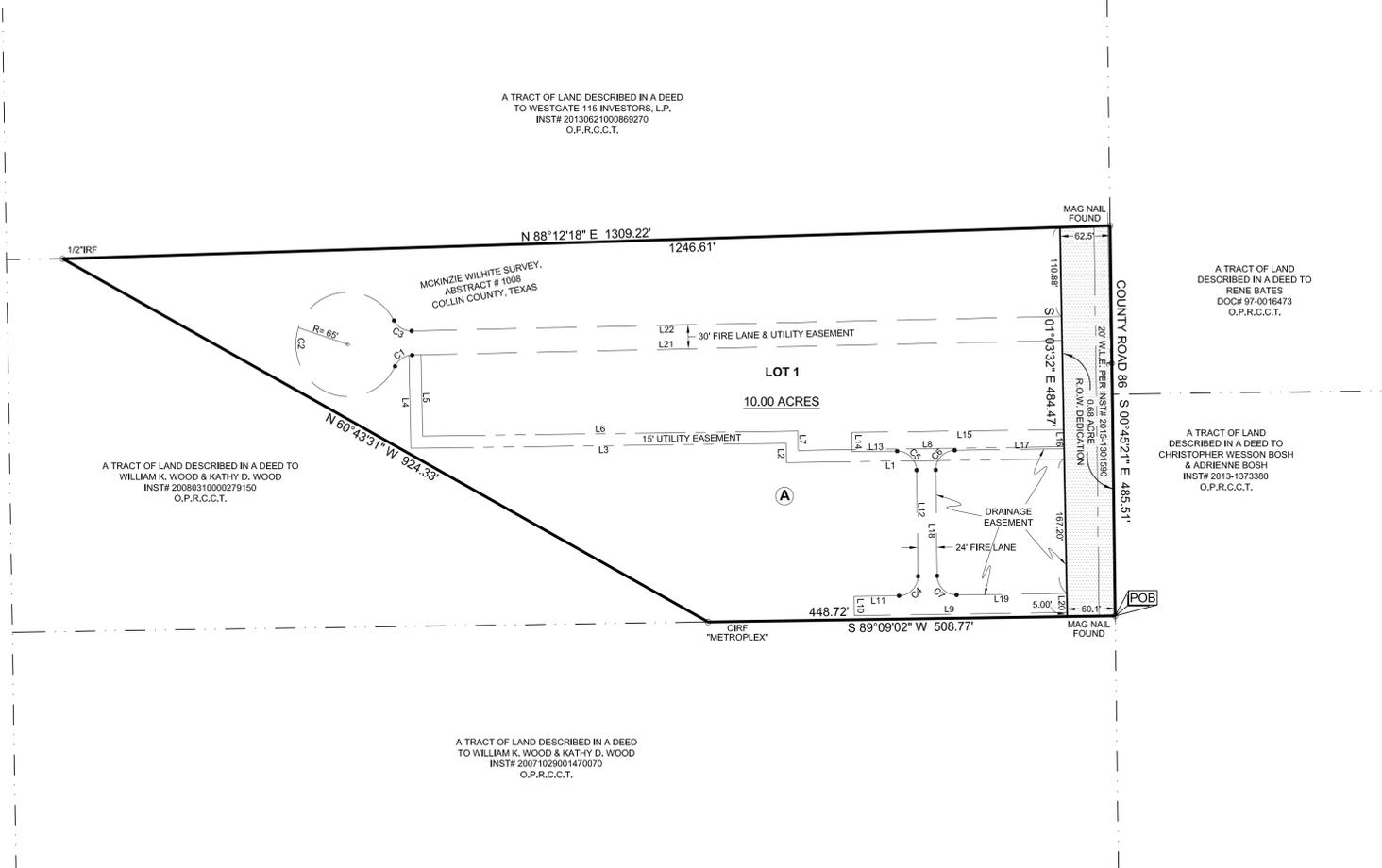
A TRACT OF LAND DESCRIBED IN A DEED TO THE GEORGE WHITE FAMILY LIMITED PARTNERSHIP DOC# 2005-0005697 O.P.R.C.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM K. WOOD & KATHY D. WOOD INST# 20080310000279150 O.P.R.C.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO WESTGATE 115 INVESTORS, L.P. INST# 20130621000869270 O.P.R.C.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO RENE BATES DOC# 97-0016473 O.P.R.C.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO CHRISTOPHER WESSON BOSH & ADRIENNE BOSH INST# 2013-1373380 O.P.R.C.C.T.



A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM K. WOOD & KATHY D. WOOD INST# 20071028001470070 O.P.R.C.C.T.

CITY APPROVAL OF CONSTRUCTION PLAT

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

APPROVED BY: City Council  
City of Celina, Texas

ATTEST:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Signed: Registered Sanitarian or Designated Representative  
Collin County Development Services

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	24.00'	26.81'	S 56°43'04" W	25.44'	64°00'37"
C2	65.00'	349.43'	N 01°16'36" W	56.97'	308°01'15"
C3	24.00'	26.81'	S 59°16'18" E	25.44'	64°00'38"
C4	24.00'	37.70'	N 44°14'39" E	33.94'	90°00'00"
C5	24.00'	37.70'	N 45°45'21" W	33.94'	90°00'00"
C6	24.00'	37.70'	S 44°14'39" W	33.94'	90°00'00"
C7	24.00'	37.74'	S 45°48'10" E	33.97'	90°05'38"

LINE	BEARING	DISTANCE
L1	S 89°14'39" N	347.25'
L2	N 00°45'21" W	24.00'
L3	S 89°14'39" N	468.69'
L4	N 01°16'36" W	115.65'
L5	S 01°16'36" E	101.11'
L6	N 89°14'39" E	468.82'
L7	S 00°45'21" E	24.00'
L8	N 89°14'39" E	332.17'
L9	S 89°10'43" W	265.76'
L10	N 00°45'21" W	24.00'
L11	N 89°14'39" E	56.00'
L12	N 00°45'21" W	132.00'
L13	S 89°14'39" N	56.00'
L14	N 00°45'21" W	24.00'
L15	N 89°14'39" E	264.56'
L16	S 01°03'32" E	24.00'
L17	S 89°14'39" N	136.68'
L18	S 00°45'21" E	131.92'
L19	N 89°09'01" E	137.59'
L20	S 01°03'32" E	24.00'
L21	S 88°43'24" W	812.29'
L22	N 88°43'24" E	812.40'

**PROPERTY LOCATION STATEMENT**

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

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

ATTEST: \_\_\_\_\_

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

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

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

**APPROVED BY:** City Council  
City of Celina, Texas

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

**ATTEST:** \_\_\_\_\_

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

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Signed: \_\_\_\_\_  
Registered Sanitarian or Designated Representative  
Collin County Development Services

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L21	S 88°43'24" W	812.29'
L22	N 88°43'24" E	812.40'

OWNERS CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, **TAMBROS LAND COMPANY, LLC**, is the sole owner of a tract of land situated in the McKinzie Wilhite Survey, Abstract Number 1008 in the Extra Territorial Jurisdiction of Celina, Collin County, Texas, being a part of a tract of land described in a deed from Collin 64, LP as recorded in Instrument Number 20151020001323760, Official Public Records of Collin County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a mag nail found in the centerline of County Road 86, being the Southeast corner of the herein described tract, and the Northeast corner of a tract of land described in a deed to William & Kathy Wood as recorded in Instrument Number 20071029001470070, Official Public Records of Collin County, Texas;

Thence South 89 degrees 09 minutes 02 seconds West with the Northern boundary line of said Wood tract, a distance of 508.77 feet to a 1/2" capped iron rod stamped "Metroplex" found for the Southwest corner of the herein described tract, said point also being the Southeast corner of a separate tract of land conveyed to William & Kathy Wood as recorded in Instrument Number 20080310000279150, Official Public Records of Collin County, Texas;

Thence North 60 degrees 43 minutes 31 seconds West with the East boundary line of said Wood tract, a distance of 924.33 feet to a 1/2" iron rod found for the Northwest corner of the herein described tract, said point also being the Northeast corner of said Wood tract and lies in the Southern boundary line of a tract of land described in a deed to Westgate 115 Investors, L.P. as recorded in Instrument Number 20130621000869270, Official Public Records of Collin County, Texas;

Thence North 88 degrees 12 minutes 18 seconds East with the Southern boundary line of said Westgate tract, a distance of 1309.22 feet to a mag nail found near the centerline of said County Road for the Northeast corner of the herein described tract, and being the Southeast corner of said Westgate tract;

Thence South 00 degrees 45 minutes 21 seconds East with the centerline of said County Road, a distance of 485.51 feet to the POINT OF BEGINNING and there terminating, enclosing 10.00 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **Tambros Land Company, LLC**, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **CONSTRUCTION PLAT OF COIT BUSINESS PARK**, an addition to 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 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 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 Extra Territorial Jurisdiction of the City of Celina, Texas.

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

OWNER: Tambros Land Company, LLC

Authorized Agent \_\_\_\_\_

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 Ryan Griffin, partner 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: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, **Ernest Wooster**, 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 Extra Territorial Jurisdiction of the City of Celina.

Ernest Wooster \_\_\_\_\_ Date \_\_\_\_\_  
R.P.L.S. # 6509

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ernest Wooster, 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 \_\_\_\_\_, 2016.

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

My commission expires on \_\_\_\_\_

CONSTRUCTION PLAT  
COIT BUSINESS PARK  
LOT 1, BLOCK A

BEING 10.00 ACRES OF LAND SITUATED IN THE MCKINZIE WILHITE SURVEY, ABSTRACT NO. 1008 AN ADDITION TO THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS

LEGEND

SURVEYOR

ENGINEER

OWNER

JOB #: 16-5-78 CP

DATE: 10/20/2016

DRAWN BY: JDC



**EAGLE SURVEYING, LLC**  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009  
TX FIRM # 10194177



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Rick Chaffin, Interim City Manager  
From: Helen-Eve Liebman, AICP, Director of Planning and Development Services  
Meeting Date: November 15, 2016  
Re: Director's Report

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THE FOLLOWING ITEMS WERE CONSIDERED AT THE NOVEMBER 8, 2016 REGULAR CITY COUNCIL MEETING:

### **Annexations:**

- Approved the annexation of the One Hundred Acre Park adjacent to the Parks at Wilson Creek.
- Conducted two public hearings on fourteen (14) properties totaling ±237.536 acres located in the Old Celina LTD.

### **Zoning:**

- Tabled the rezoning of the Wood Tract, a ±43 acre tract of land located north of CR 84, west of CR 86 (future Coit Road) and east of CR 83 from an AG, Agricultural zoning district to PD-74, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use and CF, Community Facilities zoning districts.
- Approved the zoning of five park land tracts from AG, Agricultural zoning district to CF, Community Facilities zoning district. These tracts include Old City Park and two tracts of land adjacent to Old City Park to be used for expansion, and a 100 acre tract of land located north of the future alignment of Sunset Boulevard and east of CR 90.

### **Plats:**

- Approved the Construction Plat for Bluewood Phase 1, a ±103 acre tract of land containing 337 residential lots and thirty-three (33) HOA lots.
- Approved the Construction Plat for the Legacy Drive and Frontier Parkway rights-of-way adjacent to Creeks of Legacy, a ±8 acre tract of land.
- Approved the Final Plat for Light Farms Sage Neighborhood Phase 2, a ±31 acre tract of land containing 153 residential lots and ten (10) HOA lots.
- Approved the Final Plat for Light Farms Cypress Neighborhood Phase 2, a ±37 acre tract of land containing 147 residential lots and thirteen (13) HOA lots.
- Approved the Final Plat for Light Farms Eastland Neighborhood Phase 1, a ±47 acre tract of land containing 156 residential lots and eight (8) HOA lots.



## Memorandum

**To:** The Celina Planning and Zoning Commission  
**CC:** Rick Chaffin, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
**From:** Brooks Wilson, ACIP, Planning Manager  
**Meeting Date:** November 15, 2016  
**Re:** Rezoning Request for Old Celina Ltd. Group 1

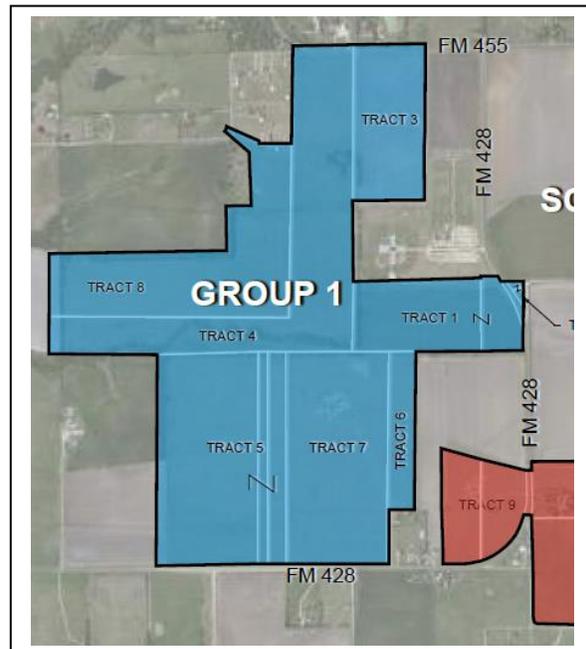
### Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 434.857 acres (and half of the rights-of-way adjacent to that tract) from PD 38, Planned Development zoning district and AG, Agricultural zoning district to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in the Henry Bentley Survey, Abstract No. 124, the George Wiley Survey, Abstract No. 988, the Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the George Wiley Survey, Abstract No. 988, Collin County, Texas and generally located south of FM 455, west and north of FM 428, and east of CR 54. (Old Celina Ltd. Group 1 Rezoning)

### Background Information:

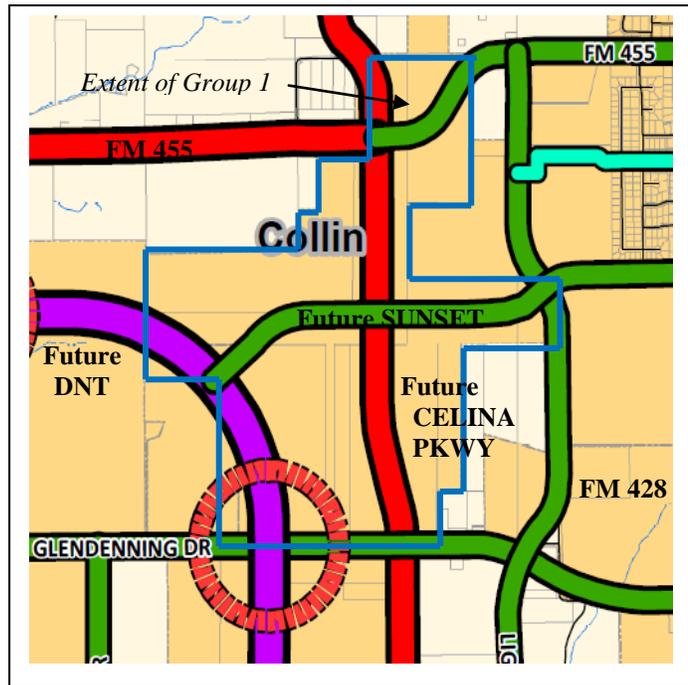
Group 1 is currently zoned as PD 38 and AG, Agricultural zoning districts. Group 1 is generally located south of FM 455, west and north of FM 428, and east of CR 54 and is comprised of Tracts 1 through 8 of the Old Celina Ltd. submittal. The total acreage of the area to be rezoned is approximately 434.857 acres plus half of the rights-of-way adjacent to that tract.

The Comprehensive Plan designates this area as a *Regional Activity Center*. This designation is centered around the future Outer Loop and the Dallas North Tollway and extends north toward downtown. The *Regional Activity Center* designation includes large-scale employment centers, entertainment, and high density residential housing types. Staff encourages the applicant to place high density development adjacent to the future alignment of the Dallas North Tollway and west of the future alignment of Celina Parkway. Less intense uses and single family development should



be placed east of Celina Parkway. (see Thoroughfare Plan map, to the right)

This area of Celina is likely to see rapid commercial growth in the future as the Dallas North Tollway is extended northward toward Grayson County. The planned alignment of the Dallas North Tollway will transect the southwestern part of the tract. The planned alignment of Celina Parkway, a future six-lane major arterial, will bisect the area from FM 455 to FM 428 (future Glendenning Parkway). The extension of Sunset Boulevard, a future four-lane minor arterial, west of FM 428, will connect to the Dallas North Tollway. In addition, small portions of FM 455 and FM 428, both future four-lane minor arterials, are adjacent to or run through the property.



THOROUGHFARE PLAN – GROUP 1

Requested Zoning for all Groups:

The applicant is proposing a planned development with the base zoning designations of MU-2, Regional Mixed-Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property uses are a mix of traditional zoning with form-based zoning and will include the following Character Zones, which are defined below. The development standards for each Group will be identical.

- Neighborhood,
- Transition,
- Commercial/Mixed Use, and
- Industrial/Light Manufacturing.

Descriptions of Character Zones:

The “Neighborhood Zone” generally allows single family residential uses and townhomes, but no multiple-family development. Limited retail/office development, such as senior living facilities, government buildings (e.g. post offices), churches, daycare facilities and other service-oriented commercial uses are also allowed. The single family development in each Neighborhood Zone shall be comprised of a minimum of three (3) housing types. These types have not been defined other than to list the minimum lot width as twenty (20) feet, minimum lot size as 1,000 square feet, and maximum lot coverage of eighty percent (80%). Exterior materials are proposed to be a minimum of sixty percent (60%) masonry, defined as brick, stone, three-step stucco (this process involves three separate applications of cementitious product), rock, marble, granite, glass block or cementitious clapboard (also known as Hardiboard® – however, cementitious panels are not allowed). Accent materials such as wood, metal, and tile may be used up to forty percent (40%) of the facades. EIFS may only be used eight (8) feet above the ground floor and shall be used for exterior trim, molding or other architectural features. The maximum height of any structure within the Neighborhood Zone is three (3) stories or forty-five (45) feet. A masonry fence, minimum six feet and maximum eight feet in height, shall be provided between single family uses and any Transition Zone. In addition, a six (6) foot wide landscape buffer with evergreen shrubs shall be provided parallel to the single family uses.

The “Transition Zone” is intended to have a mix of neighborhood services, small office and other service-oriented uses, such as banks, offices, laundries, travel agencies, florists and government buildings, as well as those uses listed above in the Neighborhood Zone. No multiple-family developments are allowed within the Transition Zone. In addition, no restaurants or large-scaled retail stores (such as a home improvement center or big box store) are allowed in the Transition Zone. The maximum height of any structure within the Transition Zone is five (5) stories or sixty-five (65) feet. Residential development within the Transition Zone will require a minimum of two (2) lot types, as yet undefined in terms of lot size. In addition, non-residential buildings constructed in the Transition Zone must be set back from single family residential development a minimum of thirty (30) horizontal feet. The maximum lot coverage in the Transition Zone is ninety percent (90%).

The “Commercial/Mixed Use Zone” excludes single family residential and townhome uses and is intended to be used for commercial uses and vertical mixed-use developments for urban, semi-urban and suburban developments. This Zone allows virtually all non-residential uses allowed by right in the MU-2, Regional Mixed Use zoning district. Certain land uses, such as mini-warehouse/storage, hospitals, and temporary batch plants would require a Conditional Use Permit (CUP) in addition to the base zoning. Both the Commercial/Mixed Use Zone and the Transition Zone are designed for true vertically mixed-use development, with pedestrian-oriented frontage. Within these zones, the buildings will require a minimum of eighty percent (80%) masonry on all pedestrian-oriented street facades, Celina Parkway and Preston Road. No more than twenty percent (20%) of these facades may use wood, architectural metal, split-faced concrete, tile or pre-cast concrete panels. On facades other than those listed above, the masonry mix shall be seventy/thirty percent (70%/30%) mix. In addition, any multiple family development shall provide the 70%/30% masonry/non-masonry mix on all facades. There is no maximum height of any structure within the Commercial/Mixed Use Zone. Parking structures are allowed in all zones except the Neighborhood Zone and shall be designed so that they resemble the adjacent buildings as much as possible, with shorter dimension along the street edges.

The “Industrial/Light Manufacturing Zone” is primarily employment centers with neighborhood services. This zone would allow land uses that should be located away from single family residential and other residential districts, typically found in the L-1, Light Industrial schedule of uses. Any outdoor storage in this Zone would require a CUP. There is no maximum height of any structure within the Industrial/Light Manufacturing Zone.

#### Approval of Future Plans:

Concept plans for the Planned Development were not provided as part of the rezoning request. Approval of concept plans following zoning is proposed as a two-step process. The first step is review and consideration of the specific Concept Plans by the Planning & Zoning Commission. The Planning and Zoning Commission would be the final decision maker for the Concept Plans (i.e. no City Council review). Any Concept Plan submitted for review shall be a minimum of sixty (60) acres, but may include more than sixty (60) acres. A Concept Plan for a property less than ten (10) acres in size must show conformance to an existing, approved Concept Plan in terms of vehicle access and pedestrian connections. The Concept Plan shall illustrate the general location of land uses, basic street layout and treatment of transition areas to adjacent uses. In addition, parking locations, preliminary drainage and utility plans, building placement, open space, and any other requirements of the City of Celina’s General Development Plan (GDP) review. Any proposed street design that differs from the standards of the Engineering Design Manual shall be considered as part of the Concept Plan approval and not require a separate Subdivision Ordinance Variance request. Although the applicant has stated that the landscape plan including streetscape, yards and medians, screening, etc., shall be included in the Concept

Plan review, staff suggests that the Landscape Plan be submitted with the Construction Plat, which is the typical submittal timing for these plans. Staff further suggests that, since the “Concept Plan” is identical as Celina’s “General Development Plan,” that the applicant either use the GDP identifier or combine it with their Concept Plan as “Concept Plan/GDP.”

Following the approval by the Planning and Zoning Commission, a more detailed Site Plan shall be submitted for administrative (i.e. staff) review and approval. The Site Plan shall include specific layout of buildings, open space, streets, parking, signage standards, and building elevations. Appeals of the Site Plan decision will be decided by the Planning and Zoning Commission. Any denial of proposed modifications may be taken to the City Council for consideration.

Amendments to the Planned Development standards are proposed by the applicant to be decided by the Planning and Zoning Commission. Any denial of the proposed PD amendments may be taken to the City Council for consideration. Issues of notification and publication of the public hearings have not been addressed. This proposal differs from Celina’s policy of considering a Planned Development amendment as a zoning change, which must be heard by the Planning and Zoning Commission for a recommendation and by the City Council for a final decision. Staff suggests that any amendments to the PD standards be handled as a rezoning case, with public hearings at the Planning and Zoning Commission and City Council and proper notifications, per our Zoning Ordinance regulations and state statutes. Amendments may be brought to the City on a Concept Plan/GDP area level rather than having to amend the entire group area, unless that is requested by the applicant.

Proximity to Single Family – Existing or Planned:

Any Commercial/Mixed Use and/or Industrial/Manufacturing zone shall be placed no closer than 200 feet from any existing or planned single family property line. Any Neighborhood Zone combined with a Commercial/ Mixed Use and/or Industrial/Manufacturing zone shall use a Transition Zone as a buffer. Single family developments may not be located within 200 feet of Preston Road or Celina Parkway rights-of-way or within 500 feet of the Dallas North Tollway right-of-way.

Conformance to the Existing Preston Road Overlay Zone:

The applicant is requesting that certain housing types be allowed within the 200 foot zone restricted to non-residential along Preston Road. This prohibition was adopted in order for the City to maximize its frontage along Preston Road with businesses that are likely to be employment generators and provide sales tax to the City. In addition, residential location close to a heavily trafficked roadway is not ideal. Therefore, staff is asking the applicant to consider the following residential restrictions:

- Preston Road – no single family, multi-family or townhomes within 200 feet of the right-of-way.
- Celina Parkway, west side – no single family within 300 feet of the right-of-way.
- Celina Parkway, east side – all residential types allowed.
- Dallas North Tollway – no single family or townhomes within 500 feet of the right-of-way.

Pedestrian Orientation and Parking Standards:

Commercial tracts shall incorporate pedestrian-oriented streets to enhance the pedestrian experience and achieve greater connectivity. Parking shall be placed toward the rear of businesses, sidewalks shall be wide and provide seating and landscaping. Off-street parking standards throughout the PD shall be as follows:

- Non-residential – 1 space per 350 square feet
- Industrial/Commercial – 1 space per 500 square feet, excluding warehouse/storage

areas

- Multiple Family – 1½ spaces per unit
- Other Residential – 2 spaces per unit
- Lodging – ½ space per room.

**Board Review/Citizen Input:**

A notice of the public hearing was published in *The Celina Record* on October 28, 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 overall subject property (1,515 acres). Eighty (80) property owners were notified by mail on October 28, 2016. As of the printing of this packet, no comments either for or against the proposed zoning have been received.

**Supporting Documents:**

- Proposed Planned Development Regulations
- List of Outstanding Staff Comments
- Area Exhibit

**Staff Recommendation:**

Staff recommends approval of the rezoning request, subject to the applicant addressing the comments from the staff.



## Memorandum

**To:** The Celina Planning and Zoning Commission

**CC:** Rick Chaffin, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services

**From:** Brooks Wilson, ACIP, Planning Manager

**Meeting Date:** November 15, 2016

**Re:** Rezoning Request for Old Celina Ltd. Group 2

### Action Requested:

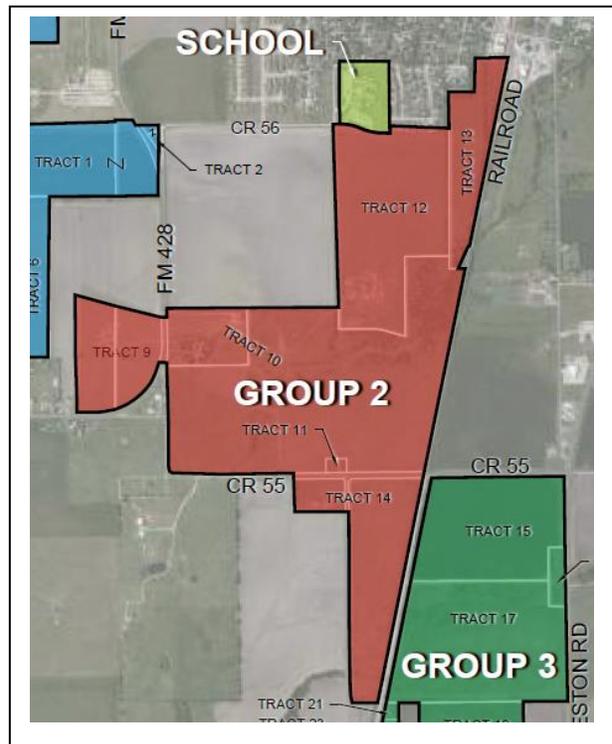
The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 573.709 acres from PD 8 and PD 15, Planned Development zoning districts to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the Collin County School Land Survey #14, Abstract No. 167 and is generally located south of the Historic Downtown, west of the Burlington Northern Santa Fe Railroad (BNSF), and east of the Dallas North Tollway and FM 428, and north of the future alignment of the Outer Loop and CR 53. (Old Celina Ltd. Group 2 Rezoning)

### Background Information:

A portion of the Group 2 property is currently zoned PD 8 and PD 15, Planned Development zoning districts. Group 2 is generally located south of the Historic Downtown, west of the Burlington Northern Santa Fe Railroad (BNSF), east of the Dallas North Tollway and FM 428, and north of the future alignment of the Outer Loop and CR 53. Group 2 is comprised of Tracts 9 through 14 of the Old Celina Ltd. submittal. The total acreage of the area to be rezoned is approximately 573.709 acres plus half the rights-of-way adjacent to the tracts.

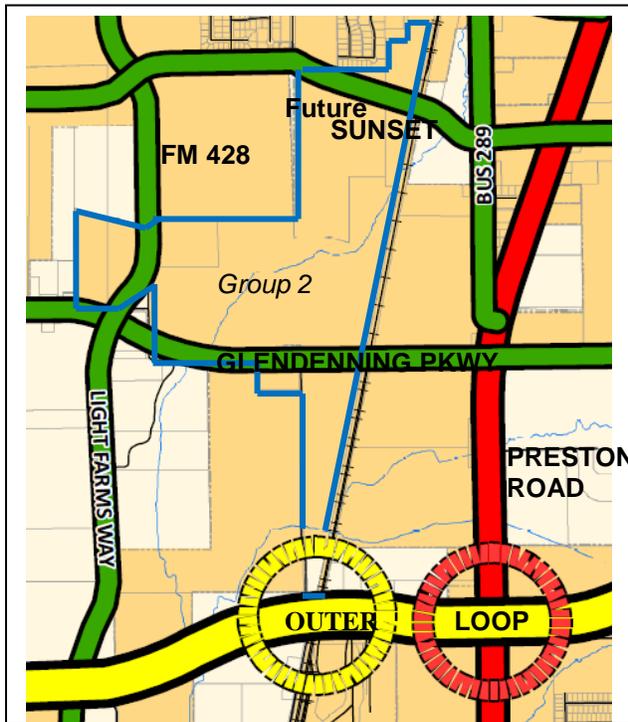
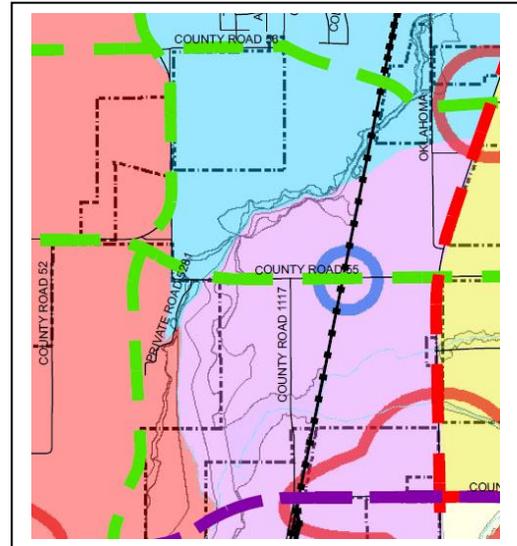
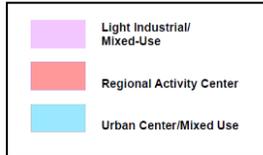
The Comprehensive Plan shows this area with three (3) designations (next page):

- *Regional Activity Center* (pink color on map) applies to large tracts of land and is centered around the future Outer Loop and the Dallas North Tollway and extends northward to west of Celina's downtown area. It includes large-scale employment centers, entertainment, and high density



residential housing types.

- *Urban Center/Mixed Use* (blue color) is located immediately south of the historic downtown and north of the Doe Branch Creek. It is intended to preserve and expand the character of the Old Town Residential area. In addition, this designation is intended to protect and enhance established and stable neighborhoods while encouraging development.
- *Light Industrial Mixed-Use* (lilac color) located adjacent to the BNSF Railroad is designed for higher-intensity land uses that are environmentally friendly and include clean industrial/manufacturing uses and those uses typically not located adjacent to single family residential uses.



This area of Celina is likely to see residential growth in the future with pockets of commercial or industrial nearer to the railroad and residential development closer to FM 428/Light Farms Way. The Thoroughfare Plan generally shows that the future alignment of Glendenning Drive and Sunset Boulevard, both planned as east/west four-lane minor arterials, will transverse this area. The Outer Loop is located to the south of the property. An as yet unnamed north/south four-lane minor arterial will run through the western edge of the property as well, roughly in the FM 428 and Light Farms Way alignment.

THOROUGHFARE PLAN  
GROUP 2

Requested Zoning for all Groups:

The applicant is proposing a planned development with the base zoning designations of MU-2, Regional Mixed-Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property uses are a mix of traditional zoning with form-based zoning and will include the following Character Zones, which are defined below. The development standards for each Group will be identical.

- Neighborhood,
- Transition,
- Commercial/Mixed Use, and
- Industrial/Light Manufacturing.

### Descriptions of Character Zones:

The "Neighborhood Zone" generally allows single family residential uses and townhomes, but no multiple-family development. Limited retail/office development, such as senior living facilities, government buildings (e.g. post offices), churches, daycare facilities and other service-oriented commercial uses are also allowed. The single family development in each Neighborhood Zone shall be comprised of a minimum of three (3) housing types. These types have not been defined other than to list the minimum lot width as twenty (20) feet, minimum lot size as 1,000 square feet, and maximum lot coverage of eighty percent (80%). Exterior materials are proposed to be a minimum of sixty percent (60%) masonry, defined as brick, stone, three-step stucco (this process involves three separate applications of cementitious product), rock, marble, granite, glass block or cementitious clapboard (also known as Hardiboard<sup>®</sup> – however, cementitious panels are not allowed). Accent materials such as wood, metal, and tile may be used up to forty percent (40%) of the facades. EIFS may only be used eight (8) feet above the ground floor and shall be used for exterior trim, molding or other architectural features. The maximum height of any structure within the Neighborhood Zone is three (3) stories or forty-five (45) feet. A masonry fence, minimum six feet and maximum eight feet in height, shall be provided between single family uses and any Transition Zone. In addition, a six (6) foot wide landscape buffer with evergreen shrubs shall be provided parallel to the single family uses.

The "Transition Zone" is intended to have a mix of neighborhood services, small office and other service-oriented uses, such as banks, offices, laundries, travel agencies, florists and government buildings, as well as those uses listed above in the Neighborhood Zone. No multiple-family developments are allowed within the Transition Zone. In addition, no restaurants or large-scaled retail stores (such as a home improvement center or big box store) are allowed in the Transition Zone. The maximum height of any structure within the Transition Zone is five (5) stories or sixty-five (65) feet. Residential development within the Transition Zone will require a minimum of two (2) lot types, as yet undefined in terms of lot size. In addition, non-residential buildings constructed in the Transition Zone must be set back from single family residential development a minimum of thirty (30) horizontal feet. The maximum lot coverage in the Transition Zone is ninety percent (90%).

The "Commercial/Mixed Use Zone" excludes single family residential and townhome uses and is intended to be used for commercial uses and vertical mixed-use developments for urban, semi-urban and suburban developments. This Zone allows virtually all non-residential uses allowed by right in the MU-2, Regional Mixed Use zoning district. Certain land uses, such as mini-warehouse/storage, hospitals, and temporary batch plants would require a Conditional Use Permit (CUP) in addition to the base zoning. Both the Commercial/Mixed Use Zone and the Transition Zone are designed for true vertically mixed-use development, with pedestrian-oriented frontage. Within these zones, the buildings will require a minimum of eighty percent (80%) masonry on all pedestrian-oriented street facades, Celina Parkway and Preston Road. No more than twenty percent (20%) of these facades may use wood, architectural metal, split-faced concrete, tile or pre-cast concrete panels. On facades other than those listed above, the masonry mix shall be seventy/thirty percent (70%/30%) mix. In addition, any multiple family development shall provide the 70%/30% masonry/non-masonry mix on all facades. There is no maximum height of any structure within the Commercial/Mixed Use Zone. Parking structures are allowed in all zones except the Neighborhood Zone and shall be designed so that they resemble the adjacent buildings as much as possible, with shorter dimension along the street edges.

The "Industrial/Light Manufacturing Zone" is primarily employment centers with neighborhood services. This zone would allow land uses that should be located away from single family residential and other residential districts, typically found in the L-1, Light Industrial schedule of

uses. Any outdoor storage in this Zone would require a CUP. There is no maximum height of any structure within the Industrial/Light Manufacturing Zone.

Approval of Future Plans:

Concept plans for the Planned Development were not provided as part of the rezoning request. Approval of concept plans following zoning is proposed as a two-step process. The first step is review and consideration of the specific Concept Plans by the Planning & Zoning Commission. The Planning and Zoning Commission would be the final decision maker for the Concept Plans (i.e. no City Council review). Any Concept Plan submitted for review shall be a minimum of sixty (60) acres, but may include more than sixty (60) acres. A Concept Plan for a property less than ten (10) acres in size must show conformance to an existing, approved Concept Plan in terms of vehicle access and pedestrian connections. The Concept Plan shall illustrate the general location of land uses, basic street layout and treatment of transition areas to adjacent uses. In addition, parking locations, preliminary drainage and utility plans, building placement, open space, and any other requirements of the City of Celina's General Development Plan (GDP) review. Any proposed street design that differs from the standards of the Engineering Design Manual shall be considered as part of the Concept Plan approval and not require a separate Subdivision Ordinance Variance request. Although the applicant has stated that the landscape plan including streetscape, yards and medians, screening, etc., shall be included in the Concept Plan review, staff suggests that the Landscape Plan be submitted with the Construction Plat, which is the typical submittal timing for these plans. Staff further suggests that, since the "Concept Plan" is identical as Celina's "General Development Plan," that the applicant either use the GDP identifier or combine it with their Concept Plan as "Concept Plan/GDP."

Following the approval by the Planning and Zoning Commission, a more detailed Site Plan shall be submitted for administrative (i.e. staff) review and approval. The Site Plan shall include specific layout of buildings, open space, streets, parking, signage standards, and building elevations. Appeals of the Site Plan decision will be decided by the Planning and Zoning Commission. Any denial of proposed modifications may be taken to the City Council for consideration.

Amendments to the Planned Development standards are proposed by the applicant to be decided by the Planning and Zoning Commission. Any denial of the proposed PD amendments may be taken to the City Council for consideration. Issues of notification and publication of the public hearings have not been addressed. This proposal differs from Celina's policy of considering a Planned Development amendment as a zoning change, which must be heard by the Planning and Zoning Commission for a recommendation and by the City Council for a final decision. Staff suggests that any amendments to the PD standards be handled as a rezoning case, with public hearings at the Planning and Zoning Commission and City Council and proper notifications, per our Zoning Ordinance regulations and state statutes. Amendments may be brought to the City on a Concept Plan/GDP area level rather than having to amend the entire group area, unless that is requested by the applicant.

Proximity to Single Family – Existing or Planned:

Any Commercial/Mixed Use and/or Industrial/Manufacturing zone shall be placed no closer than 200 feet from any existing or planned single family property line. Any Neighborhood Zone combined with a Commercial/ Mixed Use and/or Industrial/Manufacturing zone shall use a Transition Zone as a buffer. Single family developments may not be located within 200 feet of Preston Road or Celina Parkway rights-of-way or within 500 feet of the Dallas North Tollway right-of-way.

Conformance to the Existing Preston Road Overlay Zone:

The applicant is requesting that certain housing types be allowed within the 200 foot zone restricted to non-residential along Preston Road. This prohibition was adopted in order for the City to maximize its frontage along Preston Road with businesses that are likely to be employment generators and provide sales tax to the City. In addition, residential location close to a heavily trafficked roadway is not ideal. Therefore, staff is asking the applicant to consider the following residential restrictions:

- Preston Road – no single family, multi-family or townhomes within 200 feet of the right-of-way.
- Celina Parkway, west side – no single family within 300 feet of the right-of-way.
- Celina Parkway, east side – all residential types allowed.
- Dallas North Tollway – no single family or townhomes within 500 feet of the right-of-way.

Pedestrian Orientation and Parking Standards:

Commercial tracts shall incorporate pedestrian-oriented streets to enhance the pedestrian experience and achieve greater connectivity. Parking shall be placed toward the rear of businesses, sidewalks shall be wide and provide seating and landscaping. Off-street parking standards throughout the PD shall be as follows:

- Non-residential – 1 space per 350 square feet
- Industrial/Commercial – 1 space per 500 square feet, excluding warehouse/storage areas
- Multiple Family – 1½ spaces per unit
- Other Residential – 2 spaces per unit
- Lodging – ½ space per room.

**Board Review/Citizen Input:**

A notice of the public hearings was published in *The Celina Record* on October 28, 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 overall subject property (1,515 acres). Eighty (80) property owners were notified by mail on October 28, 2016. As of the printing of this packet, no comments either for or against the proposed zoning have been received.

**Supporting Documents:**

- See those attached to Group 1.

**Staff Recommendation:**

Staff recommends approval of the rezoning request, subject to the applicant addressing the comments from the staff, included in the Group 1 attachments.



## Memorandum

**To:** The Celina Planning and Zoning Commission  
**CC:** Rick Chaffin, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
**From:** Brooks Wilson, ACIP, Planning Manager  
**Meeting Date:** November 15, 2016  
**Re:** Rezoning Request for CISD Existing School Site

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### Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 13.416 acre tract of land from PD 8, Planned Development zoning district to CF, Community Facilities zoning district. The property is situated in the B.B.B. & C. RR. Survey, Abstract No. 132, Collin County, Texas and is generally located south of W. Cedar Street, west of S. Arizona Drive, east of S. Utah Street, and north of the future alignment of Sunset Boulevard. (Old Celina Ltd. School Site Rezoning)

### Background Information:

The Celina Independent School District has requested that this property be rezoned from its current zoning of PD 8, Planned Development zoning district to CF, Community Facilities zoning district. The school site is a portion of Tracts 12 of the Old Celina Ltd. Planned Development. The total acreage of the area to be rezoned is approximately 13.416 acres

### Board Review/Citizen Input:

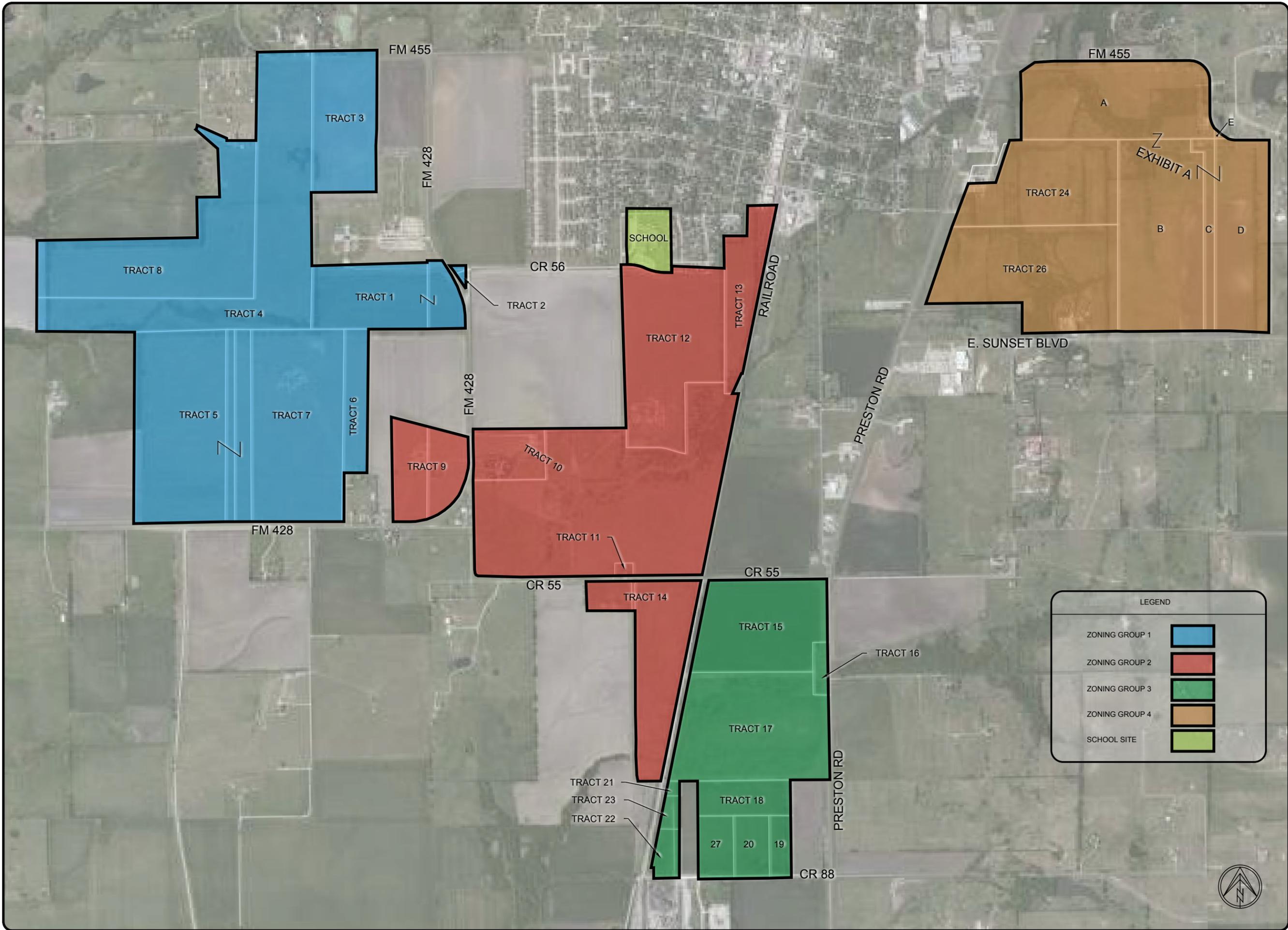
A notice of the public hearings was published in *The Celina Record* on October 28, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Fifty-three (53) property owners were notified by mail on October 28, 2016. As of the printing of this packet, one (1) letter in support of the proposed zoning and no letters opposed have been received.

### Supporting Documents:

- Area Exhibit
- Letter of Support - Merritt

### Staff Recommendation:

Staff recommends approval of the rezoning request.



OLD CELINA LTD.  
 ZONING GROUPS

LEGEND	
ZONING GROUP 1	
ZONING GROUP 2	
ZONING GROUP 3	
ZONING GROUP 4	
SCHOOL SITE	





NOTICE OF PUBLIC HEARING TO  
PROPERTY OWNER WITHIN 200 FEET OF PROPERTY  
SUBJECT TO PROPOSED ZONING CHANGE  
ZONING CASE "OLD CELINA LTD – School Site"

The Celina Planning & Zoning Commission will conduct a public hearing on **November 15, 2016 at 6:30 p.m.** at 112 N. Colorado Street, Celina, Texas to consider the zoning case as described below:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 13.416 acre tract of land (and half of the rights-of-way adjacent to that tract) from PD 8, Planned Development zoning district to CF, Community Facilities zoning district. The property is situated in the B.B.B. & C. RR. Survey, Abstract No. 132, and is generally located south of W. Cedar Street, west of S. Arizona Drive, east of S. Utah Street, and north of the future alignment of Sunset Boulevard. (Old Celina Ltd. School Site Rezoning)

**CURRENT ZONING DISTRICT:** PD-8 – Planned Development  
**REQUESTED ZONING DISTRICT:** CF – Community Facilities

According to the most recently approved City tax roll, you are the owner of property within 200 feet of the property which is the subject of the proposed zoning change case. The meeting shown above is open to the public, and you will have the right to speak for or against the proposed zoning change during the public hearing portion of the meeting. You may also register your opinion by returning this form to the Department of Planning & Development, 142 N. Ohio Street, Celina, Texas, 75009.

The Planning & Zoning Commission forwards its recommendations for any zoning change to the City Council after conducting a public hearing. Cases recommended for approval are automatically scheduled for a public hearing before the City Council. Cases recommended for denial may be appealed by the applicant within thirty (30) days. At that time a hearing will be scheduled before the City Council.

You may contact the Planning Department, 142 N. Ohio St., Celina Texas, 75009 for additional information, or contact Brooks Wilson by phone at 972-382-2682 Ext. 1023 or by e-mail at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov)

✂ Cut here

Zoning Case "OLD CELINA LTD – School Site"

November 15, 2016

**Members of the Planning & Zoning Commission:**

I, Betty Merritt, with property located at 528 S. Alabama, Celina, Texas  
(NAME) (ADDRESS)

Support

Phone: 972-382-2759

Oppose

Email: \_\_\_\_\_

The proposed zoning changes for the following reasons. (Use extra sheets if more room is needed):

Betty Merritt

SIGNATURE

11-9-16

DATE



## Memorandum

**To:** The Celina Planning and Zoning Commission  
**CC:** Rick Chaffin, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
**From:** Brooks Wilson, ACIP, Planning Manager  
**Meeting Date:** November 15, 2016  
**Re:** Rezoning Request for Old Celina Ltd. Group 3

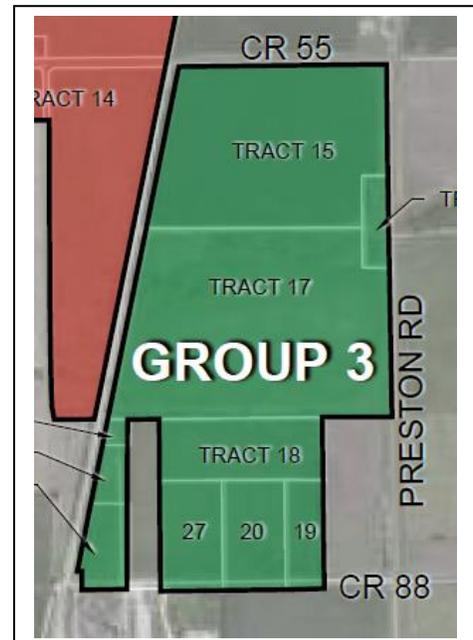
### Action Requested:

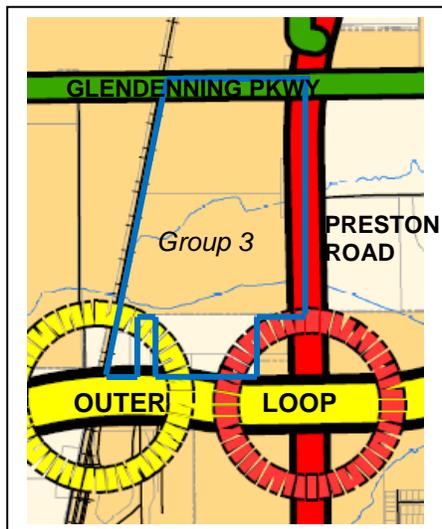
The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 198.297 acres from PD 9 and PD 13, Planned Development zoning districts and AG, Agricultural zoning district to a new PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located west of Preston Road, east of the BNSF Railroad, south of CR 55, and north of the future alignment of the Outer Loop and CR 53. (Old Celina Ltd. Group 3 Rezoning)

### Background Information:

Group 3 is currently zoned as PD 9, PD 13, and AG, Agricultural zoning districts. Group 3 is generally located west of Preston Road, east of the BNSF Railroad, south of CR 55, and north of the future alignment of the Outer Loop and CR 88 (Choate Parkway). It is comprised of Tracts 15 through 23 and 27 of the Old Celina Ltd. submittal. The total acreage of the area to be rezoned is approximately 198.297 acres plus half of the rights-of-way adjacent to that tract.

The Comprehensive Plan designates this Group 3 as *Light Industrial Mixed-Use* and is designed for higher-intensity land uses that are environmentally friendly and include clean industrial/manufacturing uses and those uses typically not located adjacent to single family residential uses. Because of its proximity to Preston Road, staff suggests that this group be reserved for high-density vertically-mixed-use development, with residential set back from Preston Road a minimum of 200 feet (as per the Preston Road Overlay district).





This area of Celina is likely to see commercial growth in the future with industrial nearer to the railroad. The future alignment of Glendenning Drive and the Outer Loop will define the northern and southern boundaries, respectively. The BNSF Railroad defines the western edge of Group 3 and Preston Road defines the eastern border.

### THOROUGHFARE PLAN GROUP 3

#### Requested Zoning for all Groups:

The applicant is proposing a planned development with the base zoning designations of MU-2, Regional Mixed-Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property uses are a mix of traditional zoning with form-based zoning and will include the following Character Zones, which are defined below. The development standards for each Group will be identical.

- Neighborhood,
- Transition,
- Commercial/Mixed Use, and
- Industrial/Light Manufacturing.

#### Descriptions of Character Zones:

The “Neighborhood Zone” generally allows single family residential uses and townhomes, but no multiple-family development. Limited retail/office development, such as senior living facilities, government buildings (e.g. post offices), churches, daycare facilities and other service-oriented commercial uses are also allowed. The single family development in each Neighborhood Zone shall be comprised of a minimum of three (3) housing types. These types have not been defined other than to list the minimum lot width as twenty (20) feet, minimum lot size as 1,000 square feet, and maximum lot coverage of eighty percent (80%). Exterior materials are proposed to be a minimum of sixty percent (60%) masonry, defined as brick, stone, three-step stucco (this process involves three separate applications of cementitious product), rock, marble, granite, glass block or cementitious clapboard (also known as Hardiboard® – however, cementitious panels are not allowed). Accent materials such as wood, metal, and tile may be used up to forty percent (40%) of the facades. EIFS may only be used eight (8) feet above the ground floor and shall be used for exterior trim, molding or other architectural features. The maximum height of any structure within the Neighborhood Zone is three (3) stories or forty-five (45) feet. A masonry fence, minimum six feet and maximum eight feet in height, shall be provided between single family uses and any Transition Zone. In addition, a six (6) foot wide landscape buffer with evergreen shrubs shall be provided parallel to the single family uses.

The “Transition Zone” is intended to have a mix of neighborhood services, small office and other service-oriented uses, such as banks, offices, laundries, travel agencies, florists and government buildings, as well as those uses listed above in the Neighborhood Zone. No multiple-family developments are allowed within the Transition Zone. In addition, no restaurants or large-scaled retail stores (such as a home improvement center or big box store) are allowed

in the Transition Zone. The maximum height of any structure within the Transition Zone is five (5) stories or sixty-five (65) feet. Residential development within the Transition Zone will require a minimum of two (2) lot types, as yet undefined in terms of lot size. In addition, non-residential buildings constructed in the Transition Zone must be set back from single family residential development a minimum of thirty (30) horizontal feet. The maximum lot coverage in the Transition Zone is ninety percent (90%).

The "Commercial/Mixed Use Zone" excludes single family residential and townhome uses and is intended to be used for commercial uses and vertical mixed-use developments for urban, semi-urban and suburban developments. This Zone allows virtually all non-residential uses allowed by right in the MU-2, Regional Mixed Use zoning district. Certain land uses, such as mini-warehouse/storage, hospitals, and temporary batch plants would require a Conditional Use Permit (CUP) in addition to the base zoning. Both the Commercial/Mixed Use Zone and the Transition Zone are designed for true vertically mixed-use development, with pedestrian-oriented frontage. Within these zones, the buildings will require a minimum of eighty percent (80%) masonry on all pedestrian-oriented street facades, Celina Parkway and Preston Road. No more than twenty percent (20%) of these facades may use wood, architectural metal, split-faced concrete, tile or pre-cast concrete panels. On facades other than those listed above, the masonry mix shall be seventy/thirty percent (70%/30%) mix. In addition, any multiple family development shall provide the 70%/30% masonry/non-masonry mix on all facades. There is no maximum height of any structure within the Commercial/Mixed Use Zone. Parking structures are allowed in all zones except the Neighborhood Zone and shall be designed so that they resemble the adjacent buildings as much as possible, with shorter dimension along the street edges.

The "Industrial/Light Manufacturing Zone" is primarily employment centers with neighborhood services. This zone would allow land uses that should be located away from single family residential and other residential districts, typically found in the L-1, Light Industrial schedule of uses. Any outdoor storage in this Zone would require a CUP. There is no maximum height of any structure within the Industrial/Light Manufacturing Zone.

#### Approval of Future Plans:

Concept plans for the Planned Development were not provided as part of the rezoning request. Approval of concept plans following zoning is proposed as a two-step process. The first step is review and consideration of the specific Concept Plans by the Planning & Zoning Commission. The Planning and Zoning Commission would be the final decision maker for the Concept Plans (i.e. no City Council review). Any Concept Plan submitted for review shall be a minimum of sixty (60) acres, but may include more than sixty (60) acres. A Concept Plan for a property less than ten (10) acres in size must show conformance to an existing, approved Concept Plan in terms of vehicle access and pedestrian connections. The Concept Plan shall illustrate the general location of land uses, basic street layout and treatment of transition areas to adjacent uses. In addition, parking locations, preliminary drainage and utility plans, building placement, open space, and any other requirements of the City of Celina's General Development Plan (GDP) review. Any proposed street design that differs from the standards of the Engineering Design Manual shall be considered as part of the Concept Plan approval and not require a separate Subdivision Ordinance Variance request. Although the applicant has stated that the landscape plan including streetscape, yards and medians, screening, etc., shall be included in the Concept Plan review, staff suggests that the Landscape Plan be submitted with the Construction Plat, which is the typical submittal timing for these plans. Staff further suggests that, since the "Concept Plan" is identical as Celina's "General Development Plan," that the applicant either use the GDP identifier or combine it with their Concept Plan as "Concept Plan/GDP."

Following the approval by the Planning and Zoning Commission, a more detailed Site Plan shall be submitted for administrative (i.e. staff) review and approval. The Site Plan shall include specific layout of buildings, open space, streets, parking, signage standards, and building elevations. Appeals of the Site Plan decision will be decided by the Planning and Zoning Commission. Any denial of proposed modifications may be taken to the City Council for consideration.

Amendments to the Planned Development standards are proposed by the applicant to be decided by the Planning and Zoning Commission. Any denial of the proposed PD amendments may be taken to the City Council for consideration. Issues of notification and publication of the public hearings have not been addressed. This proposal differs from Celina's policy of considering a Planned Development amendment as a zoning change, which must be heard by the Planning and Zoning Commission for a recommendation and by the City Council for a final decision. Staff suggests that any amendments to the PD standards be handled as a rezoning case, with public hearings at the Planning and Zoning Commission and City Council and proper notifications, per our Zoning Ordinance regulations and state statutes. Amendments may be brought to the City on a Concept Plan/GDP area level rather than having to amend the entire group area, unless that is requested by the applicant.

Proximity to Single Family – Existing or Planned:

Any Commercial/Mixed Use and/or Industrial/Manufacturing zone shall be placed no closer than 200 feet from any existing or planned single family property line. Any Neighborhood Zone combined with a Commercial/ Mixed Use and/or Industrial/Manufacturing zone shall use a Transition Zone as a buffer. Single family developments may not be located within 200 feet of Preston Road or Celina Parkway rights-of-way or within 500 feet of the Dallas North Tollway right-of-way.

Conformance to the Existing Preston Road Overlay Zone:

The applicant is requesting that certain housing types be allowed within the 200 foot zone restricted to non-residential along Preston Road. This prohibition was adopted in order for the City to maximize its frontage along Preston Road with businesses that are likely to be employment generators and provide sales tax to the City. In addition, residential location close to a heavily trafficked roadway is not ideal. Therefore, staff is asking the applicant to consider the following residential restrictions:

- Preston Road – no single family, multi-family or townhomes within 200 feet of the right-of-way.
- Celina Parkway, west side – no single family within 300 feet of the right-of-way.
- Celina Parkway, east side – all residential types allowed.
- Dallas North Tollway – no single family or townhomes within 500 feet of the right-of-way.

Pedestrian Orientation and Parking Standards:

Commercial tracts shall incorporate pedestrian-oriented streets to enhance the pedestrian experience and achieve greater connectivity. Parking shall be placed toward the rear of businesses, sidewalks shall be wide and provide seating and landscaping. Off-street parking standards throughout the PD shall be as follows:

- Non-residential – 1 space per 350 square feet
- Industrial/Commercial – 1 space per 500 square feet, excluding warehouse/storage areas
- Multiple Family – 1½ spaces per unit
- Other Residential – 2 spaces per unit
- Lodging – ½ space per room.

**Board Review/Citizen Input:**

A notice of the public hearings was published in *The Celina Record* on October 28, 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 overall subject property (1,515 acres). Eighty (80) property owners were notified by mail on October 28, 2016. As of the printing of this packet, no comments either for or against the proposed zoning have been received.

**Supporting Documents:**

- See those attached to Group 1.

**Staff Recommendation:**

Staff recommends approval of the rezoning request, subject to the applicant addressing the comments from the staff, included in the Group 1 attachments.



## Memorandum

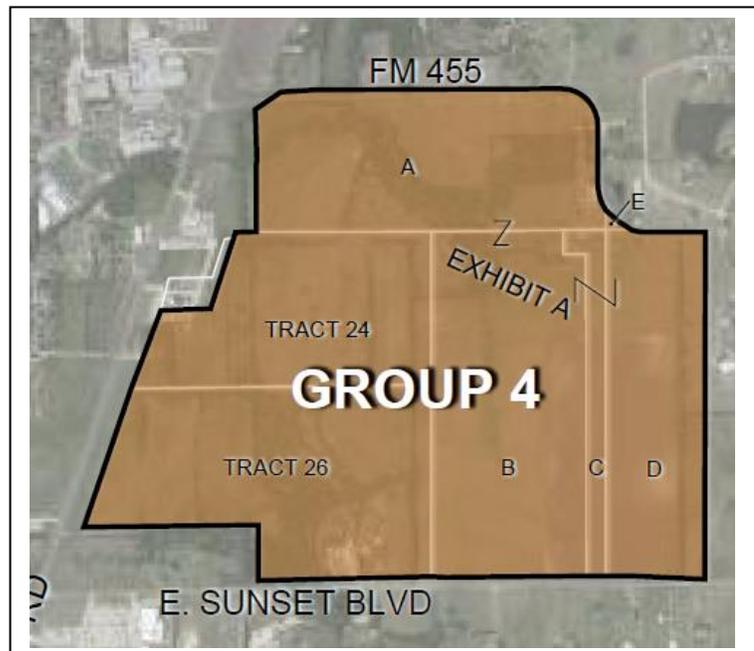
**To:** The Celina Planning and Zoning Commission  
**CC:** Rick Chaffin, Interim City Manager  
Helen-Eve Liebman, AICP, Director of Planning & Development Services  
**From:** Brooks Wilson, ACIP, Planning Manager  
**Meeting Date:** November 15, 2016  
**Re:** Rezoning Request for Old Celina Ltd. Group 4

### Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 308.051 acres from an SF-10, Single Family Residential zoning district, 2F, Two Family zoning district (duplex), C-1, Retail zoning district, and AG, Agricultural zoning district to a PD, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property is situated the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located east of Preston Road, south of FM 455, north of Sunset Boulevard, and west of CR 90. (Old Celina Ltd. Group 4 Rezoning)

### Background Information:

Group 4 is comprised of Tracts 24, 26 and Tract A. The property is zoned as several zoning districts, including SF-10, Single Family Residential zoning district, 2F, Two Family zoning district (duplex), C-1, Retail zoning district, and AG, Agricultural zoning district. Other tracts of land, currently in Celina's Extraterritorial Jurisdiction (ETJ), are in the process of being annexed into the City with an anticipated ordinance adoption date of December 13, 2016. At that point, the total acreage of the area to be rezoned will be approximately 308.051 acres, plus half the rights-of-way adjacent to the tract. Group 4 is generally located east of Preston Road, south of FM 455, north of Sunset Boulevard, and west of CR 90.



The Comprehensive Plan designates this area as *Suburban Moderate-High Residential*. 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. 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.



THOROUGHFARE PLAN – GROUP 4

This area of Celina is likely to see residential growth in the future with commercial growth nearer to (but set back 200 feet from) Preston Road. The future alignment of Ousley Boulevard, shown on the Thoroughfare Plan as a six-lane major arterial, will provide an east/west connection to Celina's downtown and continue east to the city limits. Sunset Boulevard, planned as east/west four-lane minor arterial, will define the southern boundary of this area with Preston Road forming the western boundary..

Requested Zoning for all Groups:

The applicant is proposing a planned development with the base zoning designations of MU-2, Regional Mixed-Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. The property uses are a mix of traditional zoning with form-based zoning and will include the following Character Zones, which are defined below. The development standards for each Group will be identical.

- Neighborhood,
- Transition,
- Commercial/Mixed Use, and
- Industrial/Light Manufacturing.

Descriptions of Character Zones:

The "Neighborhood Zone" generally allows single family residential uses and townhomes, but no multiple-family development. Limited retail/office development, such as senior living facilities, government buildings (e.g. post offices), churches, daycare facilities and other service-oriented commercial uses are also allowed. The single family development in each Neighborhood Zone shall be comprised of a minimum of three (3) housing types. These types have not been defined other than to list the minimum lot width as twenty (20) feet, minimum lot size as 1,000 square feet, and maximum lot coverage of eighty percent (80%). Exterior materials are proposed to be a minimum of sixty percent (60%) masonry, defined as brick, stone, three-step stucco (this process involves three separate applications of cementitious product), rock, marble, granite, glass block or cementitious clapboard (also known as Hardiboard® – however, cementitious panels are not allowed). Accent materials such as wood, metal, and tile may be used up to forty percent (40%) of the facades. EIFS may only be used eight (8) feet above the ground floor and shall be used for exterior trim, molding or other architectural features. The maximum height of any structure within the Neighborhood Zone is three (3) stories or forty-five

(45) feet. A masonry fence, minimum six feet and maximum eight feet in height, shall be provided between single family uses and any Transition Zone. In addition, a six (6) foot wide landscape buffer with evergreen shrubs shall be provided parallel to the single family uses.

The "Transition Zone" is intended to have a mix of neighborhood services, small office and other service-oriented uses, such as banks, offices, laundries, travel agencies, florists and government buildings, as well as those uses listed above in the Neighborhood Zone. No multiple-family developments are allowed within the Transition Zone. In addition, no restaurants or large-scaled retail stores (such as a home improvement center or big box store) are allowed in the Transition Zone. The maximum height of any structure within the Transition Zone is five (5) stories or sixty-five (65) feet. Residential development within the Transition Zone will require a minimum of two (2) lot types, as yet undefined in terms of lot size. In addition, non-residential buildings constructed in the Transition Zone must be set back from single family residential development a minimum of thirty (30) horizontal feet. The maximum lot coverage in the Transition Zone is ninety percent (90%).

The "Commercial/Mixed Use Zone" excludes single family residential and townhome uses and is intended to be used for commercial uses and vertical mixed-use developments for urban, semi-urban and suburban developments. This Zone allows virtually all non-residential uses allowed by right in the MU-2, Regional Mixed Use zoning district. Certain land uses, such as mini-warehouse/storage, hospitals, and temporary batch plants would require a Conditional Use Permit (CUP) in addition to the base zoning. Both the Commercial/Mixed Use Zone and the Transition Zone are designed for true vertically mixed-use development, with pedestrian-oriented frontage. Within these zones, the buildings will require a minimum of eighty percent (80%) masonry on all pedestrian-oriented street facades, Celina Parkway and Preston Road. No more than twenty percent (20%) of these facades may use wood, architectural metal, split-faced concrete, tile or pre-cast concrete panels. On facades other than those listed above, the masonry mix shall be seventy/thirty percent (70%/30%) mix. In addition, any multiple family development shall provide the 70%/30% masonry/non-masonry mix on all facades. There is no maximum height of any structure within the Commercial/Mixed Use Zone. Parking structures are allowed in all zones except the Neighborhood Zone and shall be designed so that they resemble the adjacent buildings as much as possible, with shorter dimension along the street edges.

The "Industrial/Light Manufacturing Zone" is primarily employment centers with neighborhood services. This zone would allow land uses that should be located away from single family residential and other residential districts, typically found in the L-1, Light Industrial schedule of uses. Any outdoor storage in this Zone would require a CUP. There is no maximum height of any structure within the Industrial/Light Manufacturing Zone.

#### Approval of Future Plans:

Concept plans for the Planned Development were not provided as part of the rezoning request. Approval of concept plans following zoning is proposed as a two-step process. The first step is review and consideration of the specific Concept Plans by the Planning & Zoning Commission. The Planning and Zoning Commission would be the final decision maker for the Concept Plans (i.e. no City Council review). Any Concept Plan submitted for review shall be a minimum of sixty (60) acres, but may include more than sixty (60) acres. A Concept Plan for a property less than ten (10) acres in size must show conformance to an existing, approved Concept Plan in terms of vehicle access and pedestrian connections. The Concept Plan shall illustrate the general location of land uses, basic street layout and treatment of transition areas to adjacent uses. In addition, parking locations, preliminary drainage and utility plans, building placement, open space, and any other requirements of the City of Celina's General Development Plan (GDP)

review. Any proposed street design that differs from the standards of the Engineering Design Manual shall be considered as part of the Concept Plan approval and not require a separate Subdivision Ordinance Variance request. Although the applicant has stated that the landscape plan including streetscape, yards and medians, screening, etc., shall be included in the Concept Plan review, staff suggests that the Landscape Plan be submitted with the Construction Plat, which is the typical submittal timing for these plans. Staff further suggests that, since the "Concept Plan" is identical as Celina's "General Development Plan," that the applicant either use the GDP identifier or combine it with their Concept Plan as "Concept Plan/GDP."

Following the approval by the Planning and Zoning Commission, a more detailed Site Plan shall be submitted for administrative (i.e. staff) review and approval. The Site Plan shall include specific layout of buildings, open space, streets, parking, signage standards, and building elevations. Appeals of the Site Plan decision will be decided by the Planning and Zoning Commission. Any denial of proposed modifications may be taken to the City Council for consideration.

Amendments to the Planned Development standards are proposed by the applicant to be decided by the Planning and Zoning Commission. Any denial of the proposed PD amendments may be taken to the City Council for consideration. Issues of notification and publication of the public hearings have not been addressed. This proposal differs from Celina's policy of considering a Planned Development amendment as a zoning change, which must be heard by the Planning and Zoning Commission for a recommendation and by the City Council for a final decision. Staff suggests that any amendments to the PD standards be handled as a rezoning case, with public hearings at the Planning and Zoning Commission and City Council and proper notifications, per our Zoning Ordinance regulations and state statutes. Amendments may be brought to the City on a Concept Plan/GDP area level rather than having to amend the entire group area, unless that is requested by the applicant.

Proximity to Single Family – Existing or Planned:

Any Commercial/Mixed Use and/or Industrial/Manufacturing zone shall be placed no closer than 200 feet from any existing or planned single family property line. Any Neighborhood Zone combined with a Commercial/ Mixed Use and/or Industrial/Manufacturing zone shall use a Transition Zone as a buffer. Single family developments may not be located within 200 feet of Preston Road or Celina Parkway rights-of-way or within 500 feet of the Dallas North Tollway right-of-way.

Conformance to the Existing Preston Road Overlay Zone:

The applicant is requesting that certain housing types be allowed within the 200 foot zone restricted to non-residential along Preston Road. This prohibition was adopted in order for the City to maximize its frontage along Preston Road with businesses that are likely to be employment generators and provide sales tax to the City. In addition, residential location close to a heavily trafficked roadway is not ideal. Therefore, staff is asking the applicant to consider the following residential restrictions:

- Preston Road – no single family, multi-family or townhomes within 200 feet of the right-of-way.
- Celina Parkway, west side – no single family within 300 feet of the right-of-way.
- Celina Parkway, east side – all residential types allowed.
- Dallas North Tollway – no single family or townhomes within 500 feet of the right-of-way.

Pedestrian Orientation and Parking Standards:

Commercial tracts shall incorporate pedestrian-oriented streets to enhance the pedestrian experience and achieve greater connectivity. Parking shall be placed toward the rear of

businesses, sidewalks shall be wide and provide seating and landscaping. Off-street parking standards throughout the PD shall be as follows:

- Non-residential – 1 space per 350 square feet
- Industrial/Commercial – 1 space per 500 square feet, excluding warehouse/storage areas
- Multiple Family – 1½ spaces per unit
- Other Residential – 2 spaces per unit
- Lodging – ½ space per room.

**Board Review/Citizen Input:**

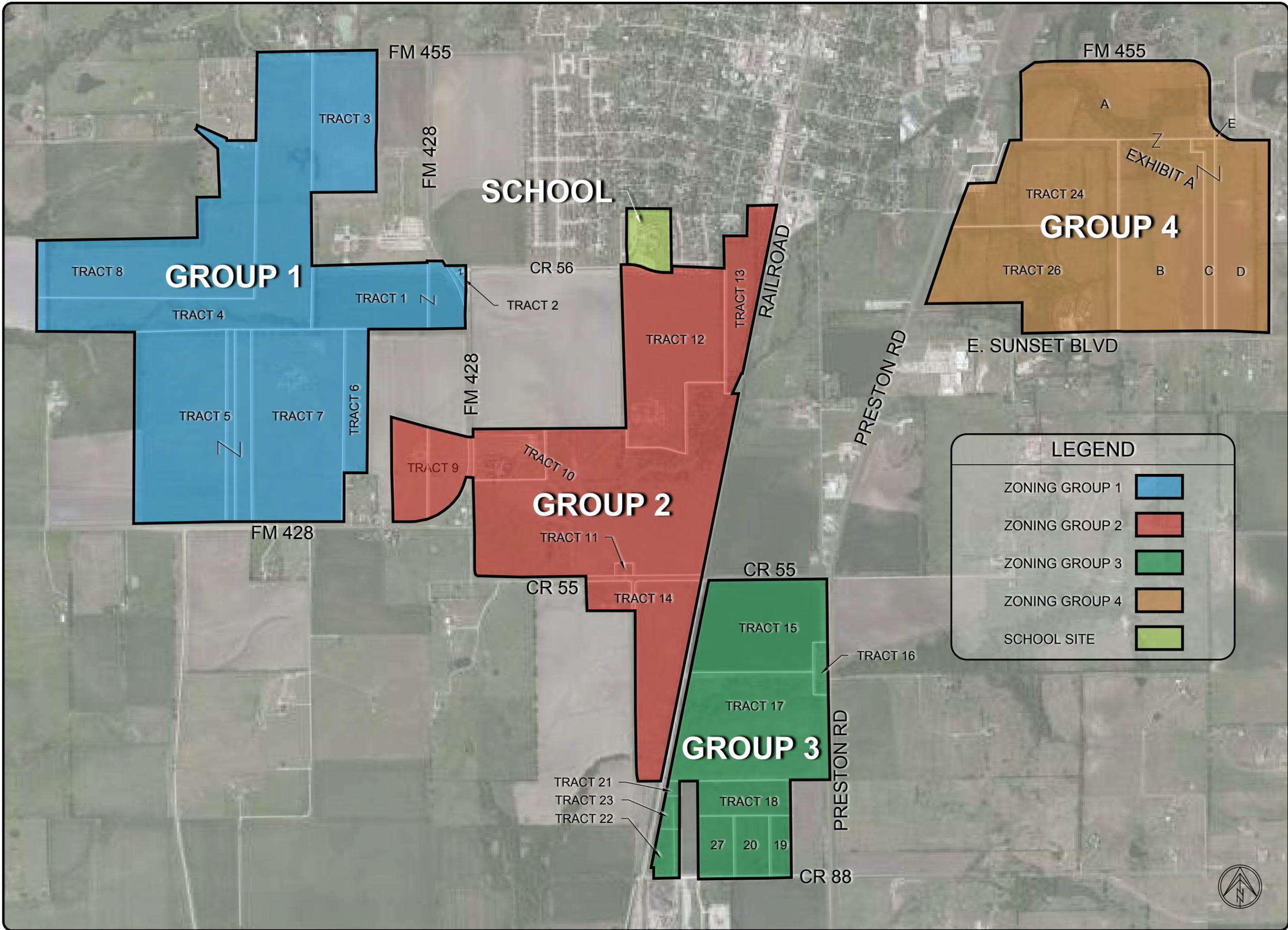
A notice of the public hearings was published in *The Celina Record* on October 28, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the overall subject property (1,515 acres). Eighty (80) property owners were notified by mail on October 28, 2016. As of the printing of this packet, no comments either for or against the proposed zoning have been received.

**Supporting Documents:**

- See those attached to Group 1.

**Staff Recommendation:**

Staff recommends approval of the rezoning request, subject to the applicant addressing the comments from the staff, included in the Group 1 attachments.



LEGEND	
ZONING GROUP 1	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>
ZONING GROUP 2	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>
ZONING GROUP 3	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>
ZONING GROUP 4	<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span>
SCHOOL SITE	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>



1. **Purpose and Intent.** The purpose of the Planned Development District NO. \_\_\_\_\_ is to create a vibrant pedestrian friendly development that promotes the ability to grow with the increased market demand of Celina. The PD is intended to:
  - a. Allow a mixture of complementary land uses that include housing, retail, offices, commercial services, and employment uses to create economic vitality;
  - b. Emphasize vehicular and pedestrian connectivity to adjacent opportunities and land uses that balances neighborhood integrity with transportation benefits of connectivity, market demand for development and regional access;
  - c. Establish development standards to create development of quality;
  - d. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians;
  - e. Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace while establishing human-scaled residential and non-residential buildings; and
  - f. Include a range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
2. **Relationship to the City's Comprehensive Plan.** The submission of this PD correlates directly with many goals recommended by the Celina Comprehensive Plan. This PD assists in fulfilling Land Use and Transportation Goals as referenced below.
  - a. LU Goal 1: The City of Celina will promote orderly development and redevelopment to achieve a pattern of balanced, interrelated, compatible and varied uses of land.
  - b. LU Goal 2: Guide growth into a sound, sustainable pattern of land use that maintains growth capacity, provides for a fiscally responsible approach to infrastructure expansion, and demonstrates sound stewardship of the environment.
  - c. LU Goal 4: Promote the creation of suburban character development that is attractive, safe, practical, and accessible to necessary facilities and services.
  - d. LU Goal 5: Promote and support the development of well-designed centers for jobs, shopping, culture, entertainment and housing.
  - e. LU Goal 6: Create a large-scale commercial center along the proposed Dallas North Tollway to draw visitors and to serve as a destination point for the city and the region. Allow for a wide mix of retail, personal services, dining, entertainment and complementary residential opportunities.
  - f. LU Goal 7: Promote development that integrates at least two primary, mutually supporting uses on the same site.
  - g. T Goal 1: Plan and develop an efficient and effective roadway network that will serve the future needs of Celina.
  - h. T Goal 2: Identify, provide for and promote alternatives to single-occupant automobiles as viable means of travel within and through Celina.
3. **Entitlement Process and Administration.**
  - a. **Plan Review Process.** Entitlement of land for construction includes two steps plus plat approval. The first step is the concept plan review and Planning and Zoning Commission (PZ) approval. The second step is site plan review and administrative approval.
  - b. **Concept Plan.** The concept plan is intended to illustrate the general development pattern and character of the Planned Development. A concept plan approved by PZ shall be required before a site plan can be approved administratively. The concept plan may be submitted for approval before or at the time of site plan, with the site plan administrative approval running concurrent to PZ approval of the concept plan.
    - i. The applicant shall submit a concept plan and supporting information with the following requirements:
      1. Concept plan shall cover an area of at least 60 acres or the size of the area delineated within this Planned Development, whichever is smaller.
      2. For any property less than 10 acres, the concept plan shall align with the context around the concept plan area. This can be established by:

- a. Showing the existing (or proposed if none exist) concept plans adjacent to the site and showing how the current concept plan aligns vehicle and pedestrian connections;
  - b. Extending potential pedestrian and vehicular connections to adjacent property; and/or
  - c. Showing how this concept plan is compatible with adjacent property.
3. A concept plan is not intended to be a detailed proposal; rather, it shall illustrate the general location of land uses, basic street layout and treatment of transition areas to adjacent uses. The concept plan shall illustrate the proposed general design direction of the site with dimensional guidelines that provide adequate information about the design intent, intensity and phasing of the proposed plan.
4. The concept plan shall:
  - a. Demonstrate compliance with the Planned Development's purpose and development standards, as well as the City's Comprehensive Plan.
  - b. Prescribe requirements for a complete concept plan submittal including:
    - i. Delineation of Character Zones for the development including one or more areas designated as (1) Commercial/Mixed Use, (2) Transition, (3) Neighborhood, and/or (4) Industrial/Light Manufacturing per the Development Standards Table in Section 6 below;
    - ii. The layout of proposed mandatory blocks and streets and conceptual bikeways, trails and pedestrian paths;
    - iii. The location and acreage of open space meeting at least the minimum required (see Development Standards Table in Section 6 below) as well as whether each will be privately owned, a common area for residents only or dedicated to public use (those designations may be deferred to site plan);
    - iv. The location within each Character Zone of uses delineated generally as non-residential (retail, office, industrial), mixed use (both residential and non-residential), residential, and open space ;
    - v. The approximate placement of buildings and anticipated scale if known at the time of Concept Plan; and
    - vi. General parking locations (surface and structured).
    - vii. Preliminary drainage and utility plan
    - viii. Any additional materials needed to fulfill the requirements of a General Development Plan as described in Sec. 10.03.082 (g) of the City of Celina Code of Ordinances.
    - ix. Fulfilling these requirements shall satisfy the requirements under the City of Celina Subdivision Ordinance for General Development Plans, Sec. 10.03.083.
  - c. Include a narrative that provides:
    - i. A statement of the purpose and intent of the proposed concept plan in terms of the anticipated nature of the development in each respective Character Zone at buildout, likely phasing, strategies to integrate natural features;
    - ii. A description of the mix of land uses and the anticipated design elements that will ensure compatibility both within the development site, and with adjacent land uses and development patterns.
  - d. Statistical information including:
    - i. Gross acreage of the site, and net acreage of the site (less streets and open space);
    - ii. Amount of land devoted to open space (meeting the minimum required as established in the Development Standards Table below in Section 6), both in acres and as a percentage of the gross acreage of the site;

- iii. The approximate amount of land devoted to different character zones, both in acres and as a percentage of the gross acreage of the site;
        - iv. A general plan for pedestrian, bicycle and vehicular circulation describing the general design capacity of the system as well as access points to community wide networks;
        - v. A traffic impact analysis (when submitting concept plan concurrently with site plan, the traffic impact analysis shall analyze the overall concept plan area. Where traffic impacts are less than 50 cars per hour per drive a traffic summary letter shall only be required); and
        - vi. The maximum allowable building coverage and maximum height by each component area.
      - e. Street design standards (if different from City standard streets), including general streetscaping and pedestrian and cycling realm concepts such as general sidewalk dimensions associated with respective street types and trail concepts; and
      - f. A landscape concept plan that includes: general layout for proposed landscaping including aspects of the public realm such as trees, streetscape treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, lighting and any other information required by the City, all or a portion of which may be deferred to site plan.
    5. The applicant may request that the PZ waive any of the foregoing requirements of the concept plan that are not applicable to the review of a specific development and defer them to the site plan approval stage.
  - c. **Site Plan.** A site plan administratively approved by the City Manager or his/her designee shall be required before a plat can be submitted for all development. Applications for site plans shall be submitted only after PZ has approved a concept plan for that area incorporated by the site plan.
    - i. The City Manager or his/her designee shall make a decision on a site plan only after receiving a recommendation of City Staff.
    - ii. In addition to information required by City standards for site plans, an application for site plan approval shall include:
      1. Any specific standards for signage that provide a design palette addressing the location, lighting, colors and materials for all development oriented signage in the site plan (tenant specific signage may be deferred to certificate of occupancy). Any signage not permitted by City of Celina Code of Ordinances shall be permitted to file for meritorious exception, Sec. 3.07.010 and apply through the requirements stated in that section; and
      2. Specific parking layout, parking count, and parking lot landscaping.
    - iii. Provide building elevations including materials, configurations of all building elements such as roofs, walls, doors, windows, openings and other architectural features, and specify the materials and configurations permitted) for walls, roofs, openings and other elements.
      1. The minimum and maximum building setbacks by Character Zone;
      2. Building design standards for the proposed development specifying the range of materials and building configurations using diagrams or imagery as necessary; and
      3. Development standards (from Section 6 below) not already provided in the concept plan, by Character Zone, on the site plan and/or in the form of a table where needed.
  - d. **Minor Modifications.** The City Manager or his/her designee may approve modifications to the concept plan, site plan or any standards in the Planned Development after a consultation with City Staff based on unique site conditions, creative design approaches, changed market conditions and the overall development context at the time of the application. Those minor modifications shall be allowed as long as they do not:
    - i. Conflict materially and substantially with already approved adjacent site plans or constructed development under this Planned Development;
    - ii. Change the area of a Character Zone by more than 30% in land area of the original Character Zone;
    - iii. Shift thoroughfares and/or collectors by more than 200 feet;
    - iv. Substantially change the circulation of the major street/trail network; and/or

- v. Substantially reduce the amount open space or fail to replace in another location, and in no case fall below the 5% minimum required.
  - e. **Major Modifications.** Any modification beyond the permitted minor modifications shall be approved by PZ after recommendation from the City Manager or his/her designee. A denial of that approval may be appealed to the City Council by the Applicant.
  - f. **Amendments to Approved Plans or PD Standards.** The concept plan shall establish an overall vision for the proposed development within the framework of flexible design standards as established by the applicant in conjunction with the PZ. Any amendments to the entire concept plan that are beyond minor modifications shall be considered a major change to an approved concept plan and shall be approved by the PZ after recommendation from the City Manager or his/her designee if consistent with the intent of the Planned Development. A denial of that approval may be appealed to the City Council by the Applicant.
  - g. **Appeals to Administrative Decision.** All other appeals of administrative decisions by the City Manager or his/her designee on the Site Plan or Minor Modifications shall be heard by the City Council with recommendation from the Planning and Zoning Commission.
4. **Establishing District Standards.**
- a. General.
    - i. Application of the Character Zones within the concept plan shall adhere to the following requirements:
      - 1. Any single character zone can be used entirely within a concept plan.
      - 2. If a Neighborhood Zone is used in conjunction with Industrial/Manufacturing or Commercial Mixed-Use zones, the Transition Zone shall be used to buffer the Neighborhood Zone.
      - 3. Generally, if the PD is adjacent to existing or planned Single-Family land uses, Industrial/Manufacturing or Commercial Mixed-Use zones shall be placed no closer than 200 feet from the single-family use property line, with Transition and/or Neighborhood zones being used within that area.
      - 4. Specific to PD Group 1: The minimum multifamily density shall be set at 1600 suburban multifamily and unlimited urban multifamily within the PD Group 1 area.
      - 5. Specific to PD Group 2: **No uses other than detached single family shall be allowed within 200 feet of the northern boundary where it abuts existing single family uses.**
      - 6. Specific to PD Group 3: The minimum area of land allocated towards multifamily uses shall be 25 acres.
      - 7. In the case that the Industrial/Manufacturing or Commercial Mixed-Use zones are within a Corridor Overlay Area (Dallas North Tollway, Celina Parkway or Preston Road) the zones shall be separated by a public street or alley, with transition standards for the development applicable to the height and mass of the development, see Section 7 d. *Single-Family Transition Standards*.
    - ii. Pedestrian Oriented Streets are used within the concept plan to achieve a higher level of pedestrian activity and connectivity. The amount of the required Pedestrian Oriented Streets in any one concept plan is determined by the character zone, within the Development Standards Table in Section 6 below.
    - iii. Pedestrian Oriented Streets include design considerations as follows:
      - 1. Limiting use of curb cuts along the Pedestrian Oriented Street;
      - 2. Planting street trees between the curb and the sidewalk, or within tree wells in the sidewalk area;
      - 3. Include the use of traffic calming designs (narrowing of pavement section, striping, elevated crosswalks, etc.);
      - 4. Adhering to the setback range according to the Development Standards; and
      - 5. Utilizing shading devices along the non-residential or mixed-use building frontage, such as porches, awnings, pergolas and other similar shade devices.
    - iv. Open space along a street shall count towards Pedestrian Oriented Street requirement.

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- b. Commercial Mixed-Use. Intended to be used for commercial uses and mixed-use developments for urban, semi-urban or suburban developments. Generally, this character zone should be used within a Corridor Overlay Area and within areas intended for placemaking or neighborhood centers.
- c. Transition. Intended to have a mix of neighborhood services, small office and variety of housing types to appropriately transition neighborhood residential to commercial and industrial/manufacturing zones.
- d. Neighborhood. Primarily residential with variety types and sizes of lots.
- e. Industrial/Light Manufacturing. Primarily employment with neighborhood services.
- f. Corridor Overlay Areas along Dallas North Tollway, Celina Parkway and Preston Road. The following standards shall apply within 200 feet of Preston Road and Celina Parkway, in addition to 500 feet of Dallas North Tollway.
  - i. Single Family with lots greater than 30 feet in width shall not be permitted within the Corridor Overlay Areas.
  - ii. Single Family 30 feet or less in width:
    - 1. Shall be permitted within the Preston Road and Celina Parkway Corridor Overlay Areas.
    - 2. Shall be permitted between 200 feet and 500 feet of the Dallas North Tollway Corridor Overlay Area.
  - iii. Single Family Townhouse (Attached) residential shall be permitted within all Corridor Overlay Areas.
  - iv. Multifamily uses shall be allowed within all overlay areas consistent with the standards in this PD as long as the multifamily use is within a building three (3) stories or higher in height.
  - v. Transition from existing single family within a Corridor Overlay Area shall be provided through the use of a street or alley, while following the Section 7 d. *Existing Single-Family Transition Standards*.

**5. Schedule of Uses**

- a. The following Uses Shall be Permitted by Right (unless otherwise indicated as conditional) by Character Zone as established by the Concept Plan:

Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
Uses				
<b>RESIDENTIAL</b>				
Accessory building/structure (residential)			P	
Accessory building/structure (non-residential)	P	P	P	P
Accessory dwelling*		P	P	
Caretaker's/guard's residence	C	C	C	C
Community home		P	P	
Duplex/two-family		P	P	
Dwelling unit aboveground floor business	P	P	P	
Family home adult care		C	C	
Family home child care		C	C	
Four-family (quadraplex)	P	P	P	
Home occupation	P	P	P	
Living quarters on-site with a business	C	C		C
Multifamily	P	P		

\* Accessory dwelling for this PD is intended to be permitted as an additional dwelling unit above or to the side of a detached garage, or may also be attached or detached individually to the primary residence on the site. There is no lot size minimum for inclusion of an accessory dwelling within this PD.

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Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
<b>Uses</b>				
Private street subdivision		C	C	
Rooming/boarding house	C			
Single-family detached		P	P	
Single-family industrialized home				
Single-family townhouse (attached)		P	P	
Single-family zero lot line/patio homes		P	P	
Three-family (triplex)		P	P	
<b>OFFICE</b>				
Armed services recruiting center	P	P		P
Bank/credit unions	P	P		P
Credit agency	P	P		P
Insurance agency offices	P	P		P
Offices (brokerage services)	P	P		P
Offices (health services)	P			P
Offices (legal services)	P	P		P
Offices (medical office)	P			P
Offices (professional and general business)	P	P		P
Real estate offices	P	P		P
Savings and Loan	P			P
Security monitoring company (no outside storage)	P			P
Telemarketing agency	P			P
<b>PERSONAL &amp; BUSINESS SERVICES</b>				
Ambulance service (private)	C			P
Appliance repair	C			P
Artist studio	P	P		P
Automatic teller machines (ATM's)	P	P		P
Automobile driving school	C			P
Barber shop (non-college)	P	P		P
Beauty shop (non-college)	P	P		P
Bed & breakfast inn	P	C	C	P
Communication equipment (no outdoor sales or storage)	P	P		P
Computer sales	P	P		P
Dance/drama/music schools (performing arts)	P	P		P
Extended stay hotels/motels (residence hotels)	P			P
Exterminator service (no outdoor sales or storage)	C			P
Financial services (advice/invest)	P	P		P
Funeral home	P			P
Hotel	P			P
Kiosk (providing a service)	P	P		P

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Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
<b>Uses</b>				
Laundry/dry cleaning (drop off/pick up)	P	P		P
Locksmith	P	P		P
Martial arts school	P	P		P
Media production studio	P	P		P
Mini-warehouse/self storage	C			P
Photocopying/duplicating	P	P		P
Photography studio	P	P		P
Plant nursery (grown for commercial purposes)	P			P
Security quarters as associated with a business (live-in)	C	C		C
Sexually oriented business				
Seasonal business	C			C
Shoe repair	P	P		P
Studio for radio or television (without tower)	P			P
Tailor shop	P	P		P
Telephone/cable exchange	P			P
Temporary business	C	C		C
Tool rental (indoor storage)	P			P
Tool rental (outdoor storage)	C			P
Travel agency	P	P		P
<b>RETAIL</b>				
All terrain vehicle dealer/sales or service	P			P
Antique sale	P	P		P
Any retail use with a drive through	P			P
Art dealer/gallery	P	P		P
Auto supply store for new & rebuilt parts (no auto repair)	P			P
Bakery (retail)	P	P		P
Bike sales and/or repair	P	P		P
Book store	P	P		P
Building material sales/lumber	C			P
Cabinet shop (manufacturing)				P
Cafeteria	P			P
Check cashing service	C			C
Clothing & accessories (new)	P			P
Confectionery store (retail)	P			P
Consignment shop	P			P
Convenience store (with beer and wine sales)	P			C
Convenience store (with gas sales)	P			P
Convenience store (without gas sales)	P			P
Department store	P			P

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Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
Uses				
Drapery shop/blind shop	P			P
Florist	P	P		P
Food or grocery store (with beer and wine sales)	C			C
Food or grocery store	P			P
Furniture sales (indoor)	P			P
Garden shop (inside storage)	P			P
Gift/toy shop	P			P
Gravestone/tombstone sales				P
Handicraft/artisans shop	P	P		P
Hardware store	P			P
Home improvement center	P			P
Jewelry store	P	P		P
Lawnmower sales and/or repair	P			P
Major appliance sales (indoor)	P			P
Market (public)	C	C	C	C
Motorcycle dealer (new and/or repair)	P			P
Needlework shop	P	P		P
Personal services	P	P		P
Personal watercraft sales (new and/or repair)	P			P
Pet care facility (indoor)	P	P		P
Pet shop/supplies	P	P		P
Pharmacy	P	P		P
Plant nursery (retail sales outdoors)	P			P
Recycling kiosk	P			P
Restaurant (drive-in service)	P			P
Restaurant (with drive-through service)	P			P
Restaurant (with drive-through service and alcoholic beverage service)	P			P
Restaurant (with no drive-through service)	P	P		P
Restaurant with alcoholic beverage service	C			C
Security systems installation company	P			P
Silk screen printing/tee shirt shop	C			P
Sporting goods	P			P
Stamps, coin, & other collectables	P			P
Temporary outdoor retail sales/commercial promotion	C	C		C
Upholstery shop (non-auto)	P			P
Used merchandise; furniture, antique shop store	C			P
Vacuum cleaner sales and repair	P			P
Veterinarian (indoor kennels)	P			P

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Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
<b>Uses</b>				
Woodworking shop (ornamental)	P	P		P
<b>TRANSPORTATION &amp; AUTO SERVICES</b>				
Auto body repair				P
Auto dealer (primarily new)	C			C
Auto financing & leasing (indoor)	P	P		P
Auto glass repair/tinting	C			P
Auto interior shop/upholstery	C			P
Auto laundry or carwash (attended)	C			P
Auto laundry or carwash (unattended)	C			P
Auto muffler shop	P			P
Auto paint shop	P			P
Auto repair (major)	C			P
Auto repair (minor)	C			P
Auto repair as an associated use to retail sales	P			P
Auto tire repair/sales (indoor)	P			P
Auto wrecker service				P
Automobile accessory installation (minor)	C			P
Full service carwash (detail shop)	C			P
Limousine/taxi service	C			P
Parking lot structure, commercial (auto)	P	P		P
Quick lube/oil change/minor inspection	P			P
Rental car/sales	P			P
Tire dealer, with or without open storage	P			P
<b>AMUSEMENT &amp; RECREATION SERVICES</b>				
Amusement devices/arcade (4 or more devices)	P			P
Amusement park	C			C
Amusement ride	C			C
Amusement services (indoors)	P			P
Amusement services (outdoors)	P			P
Billiard/pool facility (three or more tables)	P			P
Bingo facility	P			P
Bowling center	P			P
Broadcast station (with tower)				C
Carnival	C			C
Country club (private)	P	P	C	P
Dance hall/dancing facility	P			P
Day camp for children	P	P		P
Dinner theatre	P	P		P
Exhibition hall	P	P		P

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Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
<b>Uses</b>				
Fair ground/exhibition area	C	C	C	C
Golf course (miniature)	P			P
Golf course (public/private)	P	C	C	P
Health club (physical fitness)	P	P		P
Indoor sports facility	P	P		P
Motion picture studio, commercial film	P	P		P
Motion picture theater (indoors)	P			P
Museum	P	P	P	P
Park and/or playground	P	P	P	P
Rodeo grounds				C
Skating rink	P			P
Temporary amusement rides	C	C	C	C
Tennis court (lighted)	P	P	P	P
Theater (non-motion picture)	P	P		P
Travel trailers/R.V.'s (short term stays)				P
Video rental/sales	P	P		P
<b>INSTITUTIONAL &amp; GOVERNMENTAL</b>				
Antenna (commercial)	Sec. 14.04.003			
Antenna (noncommercial)	P	P	P	P
Assisted living facility	P	P	C	C
Broadcast towers (commercial)	Sec. 14.04.003			
Cellular/wireless communications tower	Sec. 14.04.003			
Child day care (business)	P	P	C	C
Church/place of worship	P	P	P	P
Civic club	P	P		P
Clinic or office (medical)	P	P		P
Community center (municipal)	P	P	P	P
Electrical generating plant				C
Electrical substation				C
Emergency care clinic	P	C		P
Fire station	P	P	P	P
Franchised private utility	P	P	P	P
Fraternal organization	P	C		P
Governmental building (municipal, state or federal)	P	P	P	P
Group day care home	P	C	C	P
Heliport				C
Helistop	C			C
Hospice	P			P
Hospital (acute care/chronic care)	C	C	C	P

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Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
<b>Uses</b>				
Landfill				C
Library (public)	P	P	P	P
Mailing service (private)	P	P		P
Non-profit activities by church	P	P	P	P
Nursing/convalescent home	P	P		P
Orphanage				
Philanthropic organization	P	P		P
Post office (governmental)	P	P	P	P
Radio/Television Tower (Commercial)	C			C
Rectory/parsonage	P	P	P	P
Rehabilitation care institutions	P	C		P
Retirement home/home for the aged	P	P	P	P
School, business/commercial trade	P	P		P
School, driving/defensive driving	P	P		P
School, K through 12 (private)	P	P	P	P
School, K through 12 (public)	P	P	P	P
Senior center	P	P	P	P
Telephone and exchange, switching or relay station	P	P		P
Wastewater treatment plant (public)	C	C	C	C
Water treatment plant (public)	P	P	P	P
<b>COMMERCIAL &amp; WHOLESALE TRADE</b>				
Book binding	P	P		P
Dry cleaning plant	C			P
Feed & grain store	C			C
Food processing	C			P
Furniture manufacture	C	C		P
Heating & air-conditioning sales/services	P			P
Manufactured home sales				C
Pawn shop	P			P
Propane sales (retail)	P			P
Recycling center				
Taxidermist				P
Transfer station (refuse/pickup)				P
Veterinarian (outdoor kennels or pens)				P
Warehouse/office warehouse	C			P
Welding shop	P	P		P
Winery	C	C		C
<b>LIGHT MANUFACTURING</b>				
Commercial irrigation well	P	P	P	P

Character Zones	Commercial/ Mixed-Use	Transition	Neighborhood	Industrial/ Light Manufacturing
<b>Uses</b>				
Concrete or asphalt batching plant (temporary)	C	C	C	C
Concrete or asphalt batching plant (permanent)				C
Contractor's office/sales (no outside storage)	C	C	C	C
Contractor's temporary on-site construction office	C	C	C	C
Electronic assembly	C			P
Engine motor manufacturing/re-manufacturing				P
Heavy manufacturing				C
Laboratory equipment manufacturing	C			P
Light manufacturing				P
Machine shop	C			P
Maintenance & repair service for buildings	C			P
Micro brewery/sales and consumption (on-site mfg.)	P	P		P
Mining/drilling				P
Open storage/outside storage	C	C		C
Plumbing shop				P
Research lab (non-hazardous)	C	C		P
Recycling center				
Sand/gravel sales (storage)				C
Sign manufacturing	P			P
Stone/clay/glass manufacturing				C

b. Conditional Uses. Conditional uses shall be permitted in accordance with article 14.03, division 2.

6. **Character Zones and Development Standards.**

PD Development Standards Table				
Character Zone	Commercial Mixed use	Transition	Neighborhood	Industrial/Light Manufacturing
<b>1. Building and Site Standards</b>				
a. Principal Building Height*	No maximum	5 stories or 65 feet	3 stories or 45 feet	No maximum
* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Heights shall be measured to the top of parapet or to the eaves of a pitched roof.				
b. Setbacks (max. and min.)**	Note about measuring setbacks: In cases where the ROW is established at or behind the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or streetscape zone or utility easement closest to the building face along that street.			
Front – Pedestrian Oriented Streets	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'
Front – Corridors (Dallas North Tollway, Celina Parkway or Preston Road)	Min. setback = 20'; Max. setback = flexible	Min. setback = 20'; Max. setback = flexible	Min. setback = 20'; Max. setback = flexible	Min. setback = 20'; Max. setback = flexible
Front – General Streets	Min. setback = 5'; Max. setback = flexible	Min. setback = 5'; Max. setback = flexible	Min. setback = 5'; Max. setback = flexible	Min. setback = 5'; Max. setback = flexible
Side	Flexible	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible	Flexible

**PD Development Standards Table**

<b>Character Zone Development Standard</b>	<b>Commercial Mixed use</b>	<b>Transition</b>	<b>Neighborhood</b>	<b>Industrial/Light Manufacturing</b>
<p><b>**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in this PD. All buildings shall be required to meet Fire Code and International Building Code as adopted by City of Celina.</b></p> <p><b>**Specific standards for curvilinear streets may be proposed.</b></p> <p><b>^ Maximum setbacks along pedestrian oriented streets that are along improved public space (park, plaza or other civic feature) between the street/sidewalk and building face may exceed the standards established in this table by the total width of the open space.</b></p>				
<b>c. Minimum Building Frontage<sup>6</sup></b>				
Pedestrian Oriented Frontage	60%	50%	30%	Flexible
All other Frontages	None required	None required	None required	None required
<p><sup>6</sup>Corner building facades at street intersections shall be built within the setback range for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Pedestrian Oriented Street designation (even if the cross street has a General Frontage designation).</p>				
<b>d. Accessory buildings</b>				
	Permitted	Permitted	Permitted	Permitted
<p>Standards for accessory buildings, structures and dwellings shall be provided by the applicant. The standards shall result in these accessory uses being smaller in size and scale to the principal building. Accessory building should be a necessary component to the primary use.</p>				
<b>e. Principal building orientation</b>				
	Buildings shall be oriented to a Pedestrian Oriented frontage or toward another focal point such as open space or environmental feature. If neither is available, buildings shall orient towards other street.			
<b>f. Building façade &amp; architectural design standards</b>				
	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Concept Plan. They shall be based on the criteria established in this PD.			
<b>2. Block and Lot Standards</b>				
<b>a. Block Type</b>				
	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid			
<b>b. Block Perimeter (edge of a block may be created by public or private street, green space, or easement)*</b>				
	Max. block perimeter = 3,500' (Block perimeter maximum can be exceeded with either public or private roads that create interconnected access within parking areas and/or safe pedestrian connections accessing through the larger block)	Max. block perimeter = 3,000'	Max. block perimeter = 3,000'	Max. block perimeter = Flexible
<p>* A private street or private drive is a street built to subdivision standards but is not dedicated as right-of-way and maintained by private developer, organization or association.</p>				
<b>c. Pedestrian Oriented Development Frontage (Frontages along open spaces shall be considered Pedestrian Oriented development frontage)<sup>#</sup></b>				
	Minimum of 20% of all new block frontages to be designated as Pedestrian Oriented Development Frontage	Minimum of 10% of all new block frontages to be designated as Pedestrian Oriented Development Frontage	Not Applicable	Not Applicable
<b>d. Lot Area</b>				
	No minimum or maximum	1000 sq. ft. minimum	1000 sq. ft. minimum	No minimum or maximum
<b>e. Lot Width</b>				
	No minimum or maximum	20' width minimum	20' width minimum	No minimum or maximum
<b>f. Minimum Lot Size/Type Mix. Required</b>				
	None	At least 3 lot sizes/types with at least 15% minimum for each type if 3 types used At least 10% minimum for each type if 4 types are used, or At least 5% minimum for each type if 5 types or more are used.		None
<b>g. Maximum Lot Coverage</b>				
	95%	90%	80%	95%
<p><sup>#</sup> Blocks w/ more than 40% frontage along a Corridor frontage road (i.e. Dallas North Tollway frontage lanes) need not meet minimum pedestrian oriented block designation standards so long as they provide the following (i) continuous pedestrian path/trails on the major non-highway block faces at least 8 feet in width and shaded by trees; (ii) improved pedestrian crossings at all intersections from adjoining blocks even if private service drives; and (iii) utilize at least 10% of the open space requirement for improved pedestrian gathering spaces connected through a continuous walkable environment to any adjoining development within the PD.</p>				
<b>3. Street Design Standards</b>				
<p>These standards shall apply to all new streets, public and private, located in the Planned Development including street established by the City's Master Thoroughfare Plan where feasible. Streets shall provide a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs shall be limited to locations (1) where the lot pattern is not capable of efficient design otherwise or (2) with natural features such as topography or stream corridors that prevent a street connection. The pedestrian zones, travel lane widths, turning radii, intersection design, bicycle facilities and other street elements shall be based on the <i>ITE Manual for Designing Walkable Urban Thoroughfares</i> and/or <i>NACTO's Urban Street Guide and Bicycle Guide</i>. Those standards may be adjusted based on the specific Concept Plan and Site Plan with the approval of the City Engineer. Bicycle facility widths may be modified based on the City's adopted Master Thoroughfare Plan standards.</p>				

**PD Development Standards Table**

<b>Character Zone Development Standard</b>	<b>Commercial Mixed use</b>	<b>Transition</b>	<b>Neighborhood</b>	<b>Industrial/Light Manufacturing</b>
a. On-street Parking (along all internal streets except alleys)				
• Parallel	Permitted	Permitted	Permitted	Permitted
• Angled (head-in or reverse angled).	Permitted	Permitted	Permitted	Permitted
• Head in perpendicular	Not permitted (unless special condition)	Not permitted	Not permitted	Permitted
b. Parking lane width max.				
• Parallel	8 feet	8 feet	8 feet	8 feet
• Angled	18-20 feet	18-20 feet	18-20 feet	18-20 feet
• Head in	9-10 feet			9-10 feet
c. Alleys*	Permitted	Permitted	Permitted	Permitted
<b>4. Streetscape Standards</b>				
a. Sidewalks/Trails/Walkways	6 feet (minimum)	5 feet (minimum)	4 feet (minimum)	4 feet (minimum)
b. Street trees	Required	Required	Required unless using a tree in front yard	Permitted
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the Concept Plan or may be deferred to Site Plan.				
<b>5. Open Space Standards</b>				
a. Open Space*	Required Squares, greens and plazas	Required Squares, greens, playgrounds, parks and plazas	Required Playgrounds, parks and greens	Not Applicable
*Overall open space allocations in the PD shall be a minimum of 10% of the gross area of the entire site included in the Concept Plan and shall be distributed appropriately between the character zones. Up to 50% of stormwater detention or retention, or preserved and enhanced floodplain (when incorporating passive or active recreation (i.e trails, ball fields, etc.) shall be counted towards the open space requirement within the Concept Plan.				
<b>6. Parking &amp; Screening Standards</b>				
a. Off-street parking minimum*	Non-residential: 1 per 300 sq. ft. (gross interior space) Industrial/Commercial: 1 per 500 sq. ft. (gross interior space, excluding warehouse/storage areas) Multi-Family: 1.5 spaces per unit Single-Family residential with lots 40 feet or less in width: 2 spaces per unit** Single-Family residential with lots greater than 40 feet in width: 2 garage spaces plus two additional on-site parking spaces Lodging: .5 spaces per room			
* City manager or designee may modify parking standards based on a shared parking plan or alternative comprehensive parking plan submitted by Applicant.				
** Lots 40 feet in width or less shall have garage access from the side (for corner lots) or from an alley or common/shared driveway at the rear of the lot.				
b. Off-street loading	Encouraged to be placed along an alley or parking area and not be placed along Pedestrian Oriented Streets. Screening required if along a street.			
c. Screening	Required for non-residential uses			
1. Trash/recycling receptacles	Flexible for residential uses (along alleys if alleys are provided)			
2. Other utility equipment	See section 7 neighborhood and building design standards			
3. Loading spaces	Screening required for non-residential uses.			
4. Surface parking areas	Required/Flexible (City standard or applicant may propose alternative screening standards at the time of Concept Plan.)			
<b>7. Landscape and Streetscape</b>				
a. Landscaping#	Required only for non-residential uses			
1. Landscape/Fencing buffer between surface parking and sidewalks/trails and streets (except alleys)	Landscaping shall be permitted to use fountains, outdoor speakers, and special lighting in gathering spaces, plazas and other public spaces.			
2. Parking lot minimum interior landscaping	Parking islands shall be landscaped and shall include at least one tree in each island that is 5 feet wide or greater or grouping of shrubs and seasonal flowers for areas less than 5 feet wide. Landscaped edges along parking lots shall be landscaped to include trees and shrubs.			
#The applicant shall provide a landscape concept plan with the Concept Plan application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Concept Plan phase may be schematic meeting the design intent of the proposed development. All or portions of the Landscape Plan may be deferred until Site Plan as elected by Applicant.				

\* Alleys shall be required for all residential development with lots 50 feet or less in width.

<b>PD Development Standards Table</b>				
<b>Character Zone</b>	<b>Commercial Mixed use</b>	<b>Transition</b>	<b>Neighborhood</b>	<b>Industrial/Light Manufacturing</b>
<b>Development Standard</b>				
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required 1. Street lighting: a. Pedestrian oriented lighting shall be no taller than 16 feet high and shall be spaced an average of 50 feet on center, coordinated with street trees. 2. Building/Unit Entrances: Shall have a minimum of one sconce or lighting device placed adjacent to the doorway. 3. Parking Areas: Shall be lit according to City Standards. 4. Trails and Sidewalks: In the absence of vehicular oriented lighting, pedestrian oriented lighting shall be used for appropriate lighting of the pedestrian facilities.			

**7. Neighborhood and Building Design Standards**

**a. General Layout Standards.**

- i. The concept plan shall contain a network of connected streets and walkways that provide a variety of routes and disperse traffic. Streets shall be designed to create a pleasant walking environment with on-street parking and shading treatments where feasible.
- ii. The lots and a variety of buildings shall form a cohesive neighborhood pattern that allows streets to function as civic spaces.
- iii. Driveway sizes and locations shall minimize the impact of the automobile on the public realm.

**b. Building Façade.**

- i. The minimum ground floor height as measured from the finished sidewalk to the second floor for all vertical mixed-use, commercial and live-work buildings shall be 12 feet. The minimum finished floor height for all upper floors of vertical mixed-use, commercial and live-work buildings shall be 10 feet. The minimum floor to floor height for all other buildings shall be 10 feet.
- ii. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto an open space.
- iii. The minimum required area of windows and doors on the ground floor for non-residential and vertical mixed-use along pedestrian oriented streets and open space is 60% of the ground floor façade area. Uses requiring special security requirements (banks, jewelry stores or other similar uses) are exempt from this requirement.
- iv. The required area of windows and doors on the ground floor for all other uses and streets is 30% of the ground floor area.
- v. The required area of windows and doors on the upper floors for all uses is 20% of the upper façade area.
- vi. Unless a special security condition, darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along pedestrian oriented streets.
- vii. Architectural Design and Materials shall ensure that the development and its buildings are of enduring and exemplary quality and design.

**c. Building Materials**

**i. Commercial, Mixed-Use and Non-Residential Buildings**

- 1. At least 80% of each building’s façade (excluding doors and windows) along all Pedestrian Oriented Streets, Celina Parkway and Preston Road shall be finished in one of the following materials:
  - a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, curtain glass, or glass block)
- 2. No more than 20% of each façade along all Pedestrian Oriented Streets, Celina Parkway and Preston Road shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels.
- 3. A minimum of 70% of all other building facades (excluding doors and windows) shall be finished in one of the following materials:

- a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, non-reflective curtain glass, or glass block)
4. No more than 30% of all other building facades shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels.
5. EIFS may only be used 8 feet above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
6. Cementitious-fiber clapboard (not sheet) may only be used on the upper floors only of any commercial frontage on any street or alley façade and shall be limited to no more than 20% along Pedestrian Oriented Streets.
7. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, 20-year warrantee composite shingle or materials of comparative durability and lifecycle.

**ii. Multi-Family Buildings**

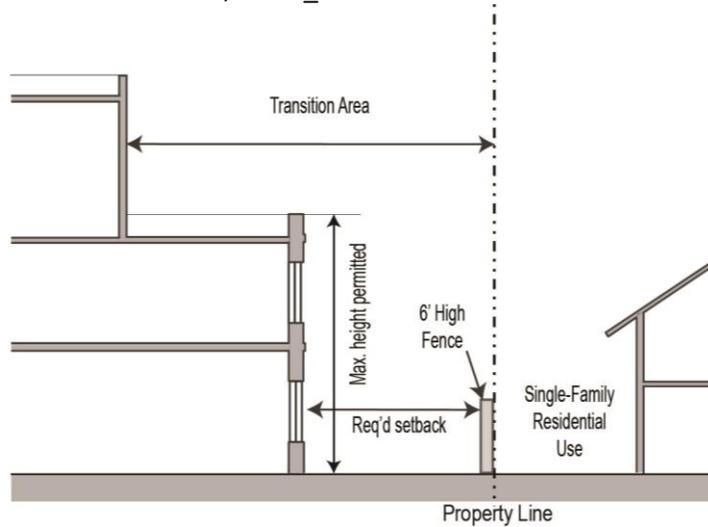
1. A minimum of 70% of all building facades (excluding doors and windows) shall be finished in one of the following materials:
  - a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, curtain glass, or glass block)
2. No more than 30% of all building facades shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels.
3. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, 20-year warrantee composite shingle or materials of comparative durability and lifecycle.

**iii. Single-Family Buildings**

1. The street facing façade(s) shall be 100% masonry (excluding windows and doors). A minimum of 75% of all building facades (excluding doors and windows) shall be finished in one of the following materials:
  - a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, or glass block)
  - b. Above the eave line, wood or cementitious fiber clapboard (not sheet) may be used to frame façade elements that rise above the roofline (i.e. chimneys, dormers, etc.)
2. No more than 25% of all building facades shall use accent materials such as cementitious-fiber clapboard (not sheet), wood, architect metal panel, or split-face concrete block.
3. When building in a traditional single-family architectural style reminiscent of historic Celina homes (i.e. craftsman style), an alternative material palette may be requested with approval by City Staff at Site Plan approval.
4. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, 20-year warrantee composite shingle or materials of comparative durability and lifecycle.
5. Roof pitches on single family shall be one of the following:
  - a. Flat or semi-pitched (less than 2% slope) and completely framed by a parapet at least 2 feet in height.
  - b. Other pitched roof types with a minimum 6:12 slope.
  - c. Attached porch roof pitches shall be a minimum of 3:12.
  - d. Other pitches desired and established as a traditional architectural style may be submitted for consideration by City Staff at Site Plan approval.

**d. Existing Single-Family Transition Standards**

- i. The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family detached uses. This requirement shall NOT apply if an alley or other similar right-of-way separates the subject lot and the existing single-family detached uses.



1. Transition Area shall be 30 feet minimum.
  2. Building Height at and/or within the Transition area shall be 35 feet maximum.
  3. Required side or rear setback shall be 10 feet minimum.
- ii. A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to any existing single-family detached residential uses and shall be optional for all other adjacencies. The required fence shall be constructed of masonry or block matching or compatible to the primary building masonry material or a common community masonry material. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the subject single-family residential use property line.
  - iii. It is the responsibility of the development to construct and maintain the fence and landscape when constructed as part of the development adjacent to existing single-family detached residential uses.
- e. Design of Parking Structures**
- i. To the extent possible, the amount of street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the street edge(s).
  - ii. Where above ground structured parking is located at the perimeter of a building with street frontage, it shall be screened in such a way that cars on all parking levels are appropriately screened from view. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. Parking garage ramps shall not be visible from any street.



*Illustrative Examples of Parking Garage Screening*

- iii. Garage parking in a multi-story building shall be behind storefronts or residential units facing any street frontage in order to substantially inhibit and shield views of the garage from adjacent streets.
- iv. Ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all streets.



*Images showing required façade treatment of parking garages along streets*

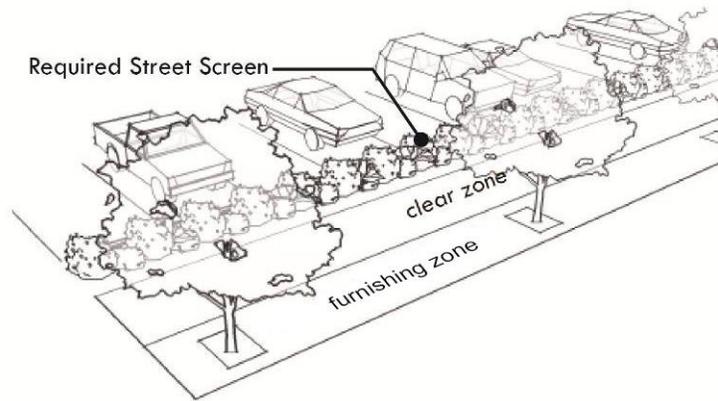
- v. When parking structures are located at street intersections, corner emphasizing elements (such as towers, pedestrian entrances, signage, glazing, etc.) shall be incorporated.
- vi. Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting automobiles.



*Images showing appropriate design of Parking Structures*

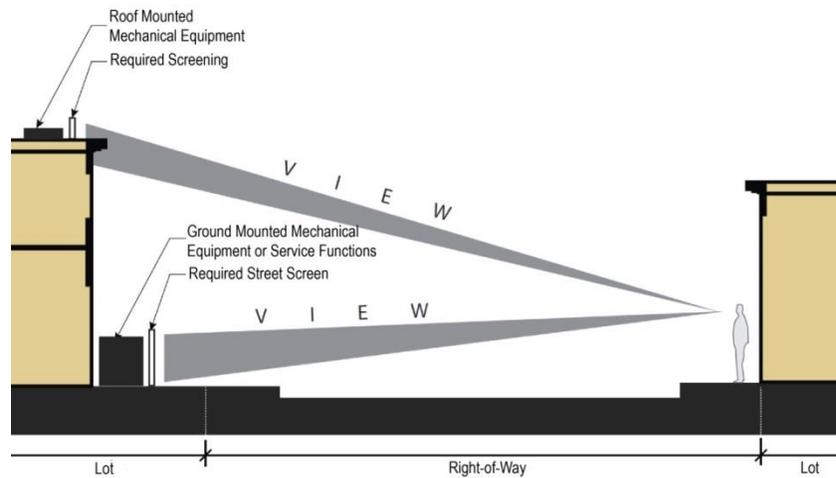
**f. Screening of Parking and Equipment**

- i. Street screen required. Any frontage along pedestrian oriented streets or open space with surface parking within the setback range shall be defined by a 3-foot high street screen. Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street. Required street screens shall be of one of the following:
  - 1. The same building material as the principal structure on the lot; or
  - 2. A vegetative screen composed of shrubs planted to be opaque at maturity; or
  - 3. A combination of the two.
- ii. The required street screen shall be located at the minimum setback line along the corresponding frontage.
- iii. Street screens cannot block any required sight triangles along a cross street or driveway.
- iv. Street screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.



*Illustration showing required street screen along all pedestrian oriented street and open space frontages without a building within the setback range*

- v. Screening of roof mounted equipment. All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street. The screening material used shall be the same as the primary exterior building material used.



*Illustration showing required screening of roof and ground mounted equipment*

Old Celina PD  
Zoning  
Staff Comments – November 10, 2016

Planning Comments:

1. Designate the types of residential lots in each of the Groups (in Celina we generally differentiate by lot width).
2. Revise the masonry standards to be more in keeping with Celina's standards (City standards were provided to the applicant).
3. If the applicant wishes to use wood or other exterior materials within a small, designated village, consider using some of the regulations used in the Old Town Residential (OTR) district.
4. No tilt wall or CMU on SF residences.
5. Propose maximum densities for stand-alone MF. Total number of units is not enough specificity.
6. Preston Road – within 200' no SF detached, no TH and no MF
7. Celina Parkway within 300' (view this roadway similarly to Parkwood in Plano) – West of Celina Parkway, MF and TH allowed; no SF detached. East of Celina Parkway, SF detached, MF and TH allowed. West of Celina Parkway should be more heavily commercial.
8. Dallas North Tollway – within 500' no SF detached, stand-alone MF or TH; MF in vertically integrated only.
9. Please note: once PD is adopted, the old PDs and straight zoning on the tracts is null and void.
10. Please remove references to Dallas North Tollway Overlay and Celina Parkway Overlay districts – these have not been adopted as yet.
11. Identify the process by which CUPs are granted – for example, would the notification be within 200' of the tract under consideration or for the entire Group boundary?
12. Expand on the process by which Planned Development amendments are granted – for example, would the notification would be within 200' of the tract under consideration or for the entire Group boundary?
13. Include a maintenance agreement that requires the HOA or the POA to be responsible for any street trees planted within the City's right-of-way.
14. For each Group, reference only the streets/arterials/zoning overlay zones that apply to that Group. For example, Group 1 should not reference the Preston Road Overlay.
15. Remove "2-family (duplex)" from all groups.
16. How is a 4-family (quadriplex) different from a SF attached?
17. Expand funeral home to be "with" and "without" crematorium. Funeral home without is Permitted; with crematorium: CUP in Industrial only.
18. Remove "motel" from all groups – not allowed in Celina.
19. All hotels need a CUP in Celina.
20. Kiosk is only allowed as an accessory use with another main structure/business. Include a definition of kiosk or refer to the Zoning Ordinance definition. Also, kiosks should be located a minimum of 100' from any right-of-way.
21. Seasonal and temporary businesses should be restricted to time limits listed in the Zoning Ordinance and allowed as "Permitted" in all zones (otherwise, by the time the case made it through the CUP process, the season would be over).
22. Limit outdoor display (lawn and garden, car sales, motorcycle sales, boat sales, etc.) to the Industrial zone.
23. Check cashing and payday loan stores – not permitted.

24. Remove the “with beer and wine sales” and “with beer and wine sales” from grocery stores and convenience stores – Celina does not differentiate. Please note: only those areas that were annexed prior to the last alcohol election are considered “wet.” Those areas annexed since November 2, 2010 are not eligible for TABC consideration unless another alcohol election is approved.
25. Remove reference to alcohol sales from restaurants. See comment above.
26. Auto muffler and auto repair should be CUP in Commercial zone.
27. Amusement services (outdoor) should be CUP in Commercial zone.
28. Remove dry cleaning plant, food processing and furniture manufacturing from the Commercial zone.
29. Differentiate propane tanks refill and propane tanks exchange – refill should be CUP and exchange Permitted.
30. Used merchandise – should be Permitted in Commercial as well as Industrial.
31. Silk screen - should be Permitted in Commercial as well as Industrial.
32. Auto muffler, auto paint shop, amusement services (outdoor), microbrewery - should be CUP in Commercial. Leave as is in Industrial.
33. Restaurants (all types) - should be Permitted in Commercial and Industrial.



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Helen-Eve Liebman, AICP, Interim City Manager  
From: Robyn Miga, Planner  
Meeting Date: November 11, 2016  
Re: Rezoning Request for Avex 49 tract

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### **Action Requested:**

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 49.25 acres 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 McKenzie White Survey, Abstract No. 1009, and generally located south of Choate Parkway (CR 88), and east of future Coit Road (CR 86). (AVEX 49 Rezoning)

### **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 49 acre area is divided into three tracts – Tract A is located south of Choate Parkway, and to the west of future Coit Road, and Tracts B & C are located to the south of Choate Parkway, east of future Coit Road.

### **Tract A (±3.1 acres):**

Located south of Choate Parkway, Tract A will be restricted to commercial, office and retail use and no single family, townhomes, or multi-family development will be permitted. Buildings are proposed to be a maximum of 45 feet in height or two stories. Side and rear yard setbacks (normally fifteen (15) feet and ten (10) feet, respectively) are increased to twenty-five (25) feet when adjacent to single family. Exterior materials shall follow the Zoning Ordinance.

### **Tract B (±27 acres)**

Located south of Choate Parkway, east of future Coit Road, proposed for commercial, office, multiple-family, and retail. Land area utilized for 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 (45) feet in height or two stories. Buildings located elsewhere within the tracts are proposed to be a maximum of 65 feet in height, or four stories. Side and rear yard setbacks (normally fifteen feet and ten (10) feet, respectively) are increased to twenty-five feet when adjacent to single-family.

**Tract C (±5.5 acres):**

Located south of Choate Parkway, east of future Coit Road and directly south of Tract B, Tract C is proposed as a single family detached development. Single family will have 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.

**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. 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.

**Board Review/Citizen Input:**

A notice of the public hearings was published in *The Celina Record* on October 28, 2016. Per state law, notice of the public hearing is to be 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. None of the properties within 200 feet of the subject property are in the city limits, per the most recent Collin County tax rolls.

**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 City Council meeting.

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# **CELINA 49 ACRES**



# **PLANNED DEVELOPMENT STANDARDS**

## **NOVEMBER 2016**

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Prepared By:



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

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## **PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE**

This zoning submittal encompasses approximately 49 acres of land within the City of Celina more fully described on the legal descriptions attached as Exhibit A (the “Property”) and depicted on Exhibit B (the “Zoning Exhibit”). The uses proposed for the Property provide the ability to accommodate and encourage the development of a variety of uses including multi-family residential, single-family residential and commercial uses. This planned development (PD) will provide the zoning necessary to develop the site in the general manner shown in Exhibit C. The final layout must generally conform to Exhibit C.

It is the intent of this PD 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 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, 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 southeast corner of the intersection of County Road (CR) 88 and CR 86, approximately one mile east of the intersection of CR 88 and Preston Road. Legal descriptions (Exhibit A), Zoning Exhibits (Exhibit B) and a Concept Plan (Exhibit C) have been provided.

The project area is primarily surrounded by agricultural uses with an electrical substation to the east.

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

- A mixed use development with a possible blend of residential and commercial uses with a base zoning of Mixed Use Regional (MU-2) on Tract A. These proposed uses are intended to be compatible with the comprehensive plan, uses being proposed on the

adjacent property to the west and the electrical substation to the east.

- A mixed use development with a blend of residential and commercial uses on Tract B.

### **Concept Plan**

Exhibit C (the “Concept Plan”) 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**

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**TRACT A**

**TRACT B**

**TRACT C**

**EXHIBIT B**  
**ZONING EXHIBIT**

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**EXHIBIT C**  
**CONCEPT PLAN**

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Replace this page with Concept Plan Sheet when creating PDF.

**EXHIBIT D**  
**PLANNED DEVELOPMENT DISTRICT STANDARDS**

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**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** 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 current Zoning Ordinance, as it exists or may be amended.

In areas where trees are required, grouping or spacing trees will be allowed. All trees must be three-inch (3") minimum caliper diameter at breast height (dbh). Tree spacing shall be a minimum of one (1) tree per fifty (50) linear feet along Choate Parkway 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 (15) foot landscape buffer for all lots and all use types backing or siding to Choate Parkway and Coit Road.
- Residential lots adjacent to Choate Parkway and Coit Road: a solid

masonry wall, six (6) feet in height, or a three (3) foot tall landscaped berm with a four (4) foot decorative metal fence and trees spaced at one tree per forty (40) feet of adjacency to the roadways.

- Residential lots adjacent to open space or park land: four (4) foot tall decorative metal fence
- Residential lots adjacent to pocket parks (two (2) acre or less): four (4) foot tall decorative metal fence and trees spaced at one tree per forty (40) feet of adjacency to the roadways.
- Commercial lots adjacent to Residential lots: a solid masonry wall, six (6) feet in height, within a fifteen (15) foot landscape buffer, which shall be the responsibility of the commercial builder.
- 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: A Homeowners’ Association (HOA) or associations will be established for any single family detached and townhome development areas 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 development 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, buffers, public or private parks, water features and other similar uses and features.

Detention/Retention areas must be amenitized on three (3) 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 development 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.

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

Tree Requirement in Detention/Retention Areas:

Detention/Retention HOA lots shall provide five (5) trees for every acre or portion of an acre of detention/retention space. The trees that are provided shall be irrigated.

Other than the provisions of open space required by this Section 1.6, no park land dedication or construction of park improvements shall be required. Park fees will still be required. This Section 1.6 shall serve as the exclusive open space requirement for the Property.

- 1.7 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.
- 1.8 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 TRACT DEVELOPMENT STANDARDS**

- 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 Tracts A and B shall be the MU-2, Mixed Use Regional, District as described in the Zoning Ordinance as it exists or may be amended, except as otherwise herein modified. The base zoning for Tract C shall be the SF-R, Single Family Residential zoning district as described in the Zoning Ordinance as it exists or may be amended except as otherwise set forth herein.

MIXED USE: COMMERCIAL

- 2.2 Permitted Uses: The following uses shall be allowed within Tracts A or B 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. Amenity Center
  - c. Amusement Services (indoors)
  - d. Armed services recruiting center

- e. Artist studio
- f. Assisted living facility
- g. Auto supply store for new & rebuilt parts with no outside storage or display
- h. Bakery or confectionary (retail)
- i. Bank/credit unions
- j. Child day care (business)
- k. Church/ place of worship
- l. Community Facility Uses (Sec. 14.03.03)
- m. Community home
- n. Concrete or asphalt batching plant (temporary)
- o. Contractor's office/sales (with outside storage)
- p. Convenience store (with or without gas sales)
- q. Day camp for children
- r. Data Center
- s. Drapery, blind or furniture upholstery shop
- t. Dwelling, multiple-family (limited to max of 15 acres and 360 units within the entire PD)
- u. Dwelling, single family attached (no duplexes)
- v. Dwelling, single family detached
- w. Family home (adult or child care)
- x. 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)
- y. Food or grocery store
- z. Franchised Public Utility
- aa. Fraternal organization, lodge or union
- 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 and allowed only in conjunction with the primary use.
- 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
- 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 above commercial/retail
- zz. Restaurant (drive-in service)
- aaa. Restaurant (with drive-through service)
- bbb. Restaurant (with no drive-through service)
- ccc. Retirement housing for the elderly
- 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 within Tracts A or B with an approved Conditional Use Permit:

- a. Amusement park
- b. Amusement ride
- c. Amusement services (outdoors)
- d. Auto dealer (primarily new)
- 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. Dry cleaning plant
- n. Fair ground/exhibition area
- o. Farmers market (public)

- p. Funeral Home without crematory
- q. Home improvement center (lumber yard)
- r. Hotel
- s. Kiosk as an accessory use
- t. Micro-brewery/sales and consumption (on-site manufacturing)
- u. Mini-warehouse/self-storage
- v. Nursery (grown for commercial purposes)
- w. Office warehouse
- x. Outdoor retail sales/commercial promotion
- y. Rehabilitation care facility
- z. Rehabilitation care institution
- aa. Rooming/boarding house
- bb. cc. Security quarters (live-in)
- dd. Telemarketing agency
- ee. Temporary amusement rides
- ff. Temporary business (non-holiday related, 6 months or less)
- gg. Tire dealer without open storage/display

**2.4** Prohibited Uses: The following uses shall not be allowed anywhere within this PD:

- a. Check Cashing Services
- b. Motels
- c. Permanent concrete or asphalt batch plant
- d. Recycling Kiosk
- e. Sexually Oriented Business

**2.5** Temporary/Seasonal Sale Uses:

- i. For all temporary or seasonal uses, 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.
- ii. 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 finished 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** Commercial Location: 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 anywhere on Tract A and Tract B.

**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 north of Choate Parkway) are limited to two (2) stories or a maximum height of forty-five (45) feet unless one (1) 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 (4) stories or a maximum height of sixty-five (65) 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 (1) story or sixteen (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 standalone single retail user. The maximum permitted building footprint for a standalone single retail user shall be 200,000 square feet, provided that all sections of the PD are fulfilled.

- d. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.
- e. Exterior Side Yard: The side yard shall have a depth of not less than fifteen (15) feet.
- f. Interior Side Yard: No interior side yard is required. All buildings must meet current fire code separation standards.
- g. Exterior Rear Yard: The rear yard shall have a depth of not less than ten (10) feet.
- h. Single Family Adjacency: A minimum twenty-five (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 sixty percent (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 shall conform to those listed for commercial buildings in the Zoning Ordinance, as it exists or may be amended.

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

- 2.8** Townhome Residential (TH): TH are attached, single family residential townhomes. These units may be located anywhere in Tract B with a maximum density of nine (9) dwelling units per gross acre (du/ga), which may not exceed 17 acres in Tract B.

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

a. Building Area Requirements:

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

- b. Architectural Variation: A townhouse building may not repeat the same unit front façade elevation on the same building more frequently than every fourth 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): MF are multi-family units. These units may be located anywhere in Tract B but shall not exceed fifteen (15) total acres (excluding open space) within that tract. A maximum density of twenty-four (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:

Maximum Height:

Buildings directly adjacent to or across a right-of-way from single family lots (including those north of Choate Parkway) are limited to two (2) stories or a maximum height of forty-five (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 (4) stories or a maximum height of sixty-five (65) feet.

- i. Side Yard:

Twenty (20) feet adjacent to non-residential and fifty (50) feet adjacent to residential.

- ii. Rear Yard:

Twenty (20) feet adjacent to

- non-residential and fifty (50) feet adjacent to residential.
- iii. Front Yard: Twenty-five (25) feet.
  - iv. Lot Coverage: In no case shall more than sixty percent (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.
  - v. 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.
  - vi. Required Parking: Parking requirements for MF development areas shall be one and one-half (1.5) spaces per efficiency and studio units; two (2) spaces per one and two bedroom units; and one (1) additional space per each additional bedroom per unit. Parking is allowed 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 C.

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

	<b>SF-1 Lots</b>	<b>SF-2 Lots</b>
<b>Minimum Lot Area</b>	5,500 square feet	7,000 square feet
<b>Minimum Lot Width</b>	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
<b>Minimum Lot Depth</b>	110 feet typical; 85 feet minimum on cul-de-sac lots	115 feet typical; 85 feet minimum on cul-de-sac lots
<b>Maximum Impervious Lot Coverage*</b>	60 percent	60 percent
<b>Minimum Floor Area (air conditioned floor area)</b>	1,600 square feet	1,800 square feet
<b>Minimum Front Yard</b>	20 feet	20 feet
<b>Minimum Front Yard on Key Lots</b>	Key lots shall have two front yards	Key lots shall have two front yards
<b>Minimum Rear Yard</b>	20 feet	20 feet
<b>Minimum Side Yard</b>	5 feet generally; 15 feet on corner side yards	5 feet generally; 15 feet on corner side yards
<b>Minimum Front Porch Setback</b>	15 feet	15 feet
<b>Minimum Primary Roof Pitch**</b>	6:12	6:12
<b>Garage Orientation</b>	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.	
<b>Accessory Building Setbacks</b>	Minimum front yard - 50 feet Minimum side yard generally- 3 feet Minimum side yard for a corner side yard- 15 feet Minimum rear yard- 3 feet	

<b>Required Off-Street Parking</b>	A minimum of 2 parking spaces within an enclosed garage and 2 unenclosed parking spaces (which may be included within a setback area)
<b>Maximum Height</b>	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 area not part of an enclosed building.

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







COM  
±2.9 Ac.

COM  
±1.5 Ac.

A

COM  
±1.6 Ac.

Commercial  
±1.7 Ac.

Commercial/Office  
±10.5 Ac.

B

MULTI-FAMILY  
±11.9 Ac.

NATURAL OPEN SPACE /  
DETENTION  
±7.3 Ac.

SF  
C  
±5.5 Ac.

Acreage

a conceptual development plan for  
**CELINA COIT 49**  
**PARTNERS, LTD.**  
 ± 49.2 ACRES OF LAND

OPTION  
**K**

**BGE** KERRY R. GILBERT & ASSOCIATES

— Land Planning Consultants —  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340

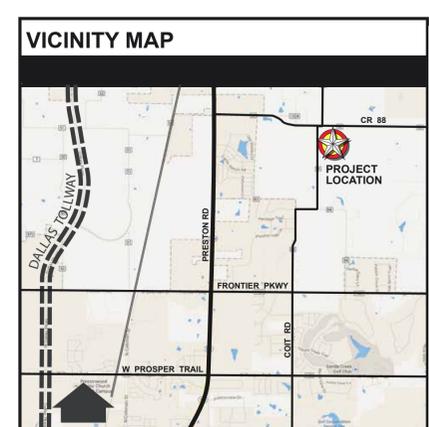
7000 North Mopac, Suite 330  
 Austin, TX 78731  
 Tel: 512-583-4511

2595 Dallas Parkway, Suite 204  
 Frisco, TX 75034  
 Tel: 972-464-5631

SCALE  
 0 50 100 200

SEPTEMBER 12, 2016  
 KGA #10524

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## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Rick Chaffin, Interim City Manager  
From: Ben Rodriguez, Senior Planner  
Meeting Date: November 15, 2016  
Re: Light Farms, Light Farms Way and Doe Branch Regional Park Construction Plat

---

### **Action Requested:**

Consider and act upon a Construction Plat for Light Farms Way and Doe Branch Regional Park being approximately 82.48 acres situated in the John Ragsdalre Survey, Abstract No. 734 Collin County, Texas comprised of two (2) recreational lots and one (1) amenity center lot. The property is situated north of Light Farms Way, South of CR 51 east of Dallas Parkway, and west of the BNSF Railroad. (Light Farms Way & Regional Park)

### **Background Information:**

Staff has reviewed the proposed Final Plat for the Light Farms Way and Doe Branch regional park Construction Plat and has deemed it acceptable upon the applicant addressing staff's remaining comments prior to being placed on a City Council Agenda.

- Add note absolving the City of maintenance responsibilities for drainage systems located on privately owned or HOA owned property.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

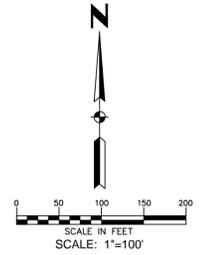
### **Legal Review:**

N/A

### **Staff Recommendation:**

Staff recommends that the item be approved upon the applicant addressing staff's remaining comments prior to being placed on a City Council Agenda.

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



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

**LEGEND**

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
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- ◆ — DENOTES STREET NAME CHANGE
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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ALBERT MOKHTAR, TRUSTEE  
VOL. 2722, PG. 333  
L.R.C.C.T.  
47.192 ACRES

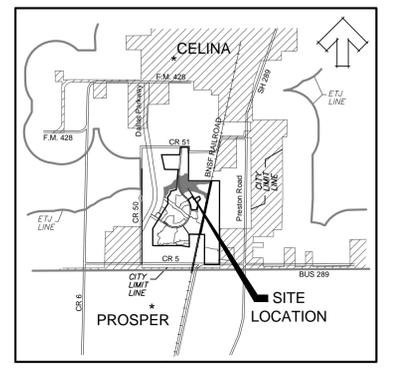
SEWER EASEMENT AGREEMENT  
TO CITY OF CELINA, TEXAS  
(50' TEMPORARY CONSTRUCTION ESM'T.)  
DOC. #201601020000000  
O.P.R.C.C.T.

**CURVE TABLE**

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	8°55'13.63"	1455.65'	S 45°26'52" E	226.40'	226.63'
C2	48°16'17.75"	1200.00'	S 25°16'18" E	1000.46'	1031.97'
C3	5°32'03.66"	2000.00'	S 02°07'55" W	193.11'	193.19'
C4	77°51'57.64"	350.00'	N 55°43'47" E	414.76'	448.48'
C5	11°45'13.54"	300.00'	N 67°32'00" W	61.43'	61.54'
C6	15°25'49.12"	500.00'	N 54°17'55" W	134.25'	134.65'
C7	38°02'45.03"	80.00'	N 65°36'23" E	52.15'	53.12'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 45°26'52" E	125.34'
L2	S 04°53'56" W	58.21'
L3	S 85°20'14" E	200.99'
L4	S 45°39'02" W	20.84'



VICINITY MAP  
N.T.S.

- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
  - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1X, 2X, & 7X, IS THE RESPONSIBILITY OF THE H.O.A.
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CONSTRUCTION PLAT  
**LIGHT FARMS**  
**LIGHT FARMS WAY EXTENSION**  
**& DOE BRANCH REGIONAL PARK**  
CONTAINING  
2 RECREATIONAL LOTS, 1 AMENITY CENTER LOT  
TOTALING 82.48 ACRES  
SITUATED IN THE  
JOHN RAGSDALE SURVEY, ABST. No. 734  
COLLIN COUNTY, TEXAS

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

PREPARED BY:  
**HUITT-ZOLLARS**  
Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 671-3311 Fax (214) 871-0757

NOVEMBER 2016 SHEET 1 OF 4

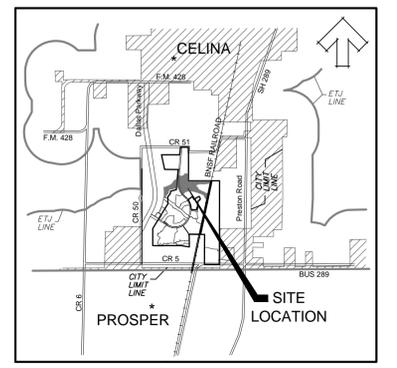
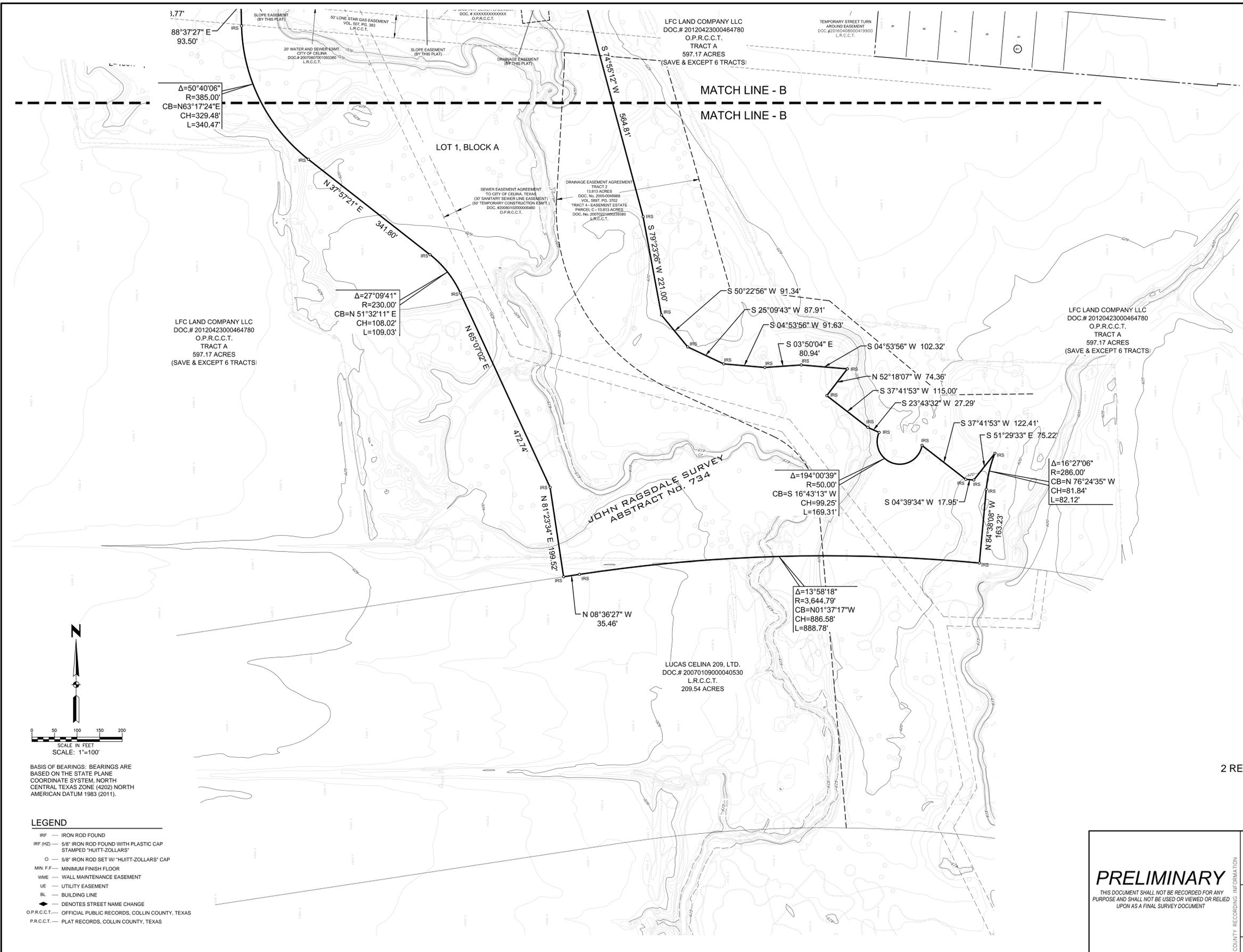
**PRELIMINARY**

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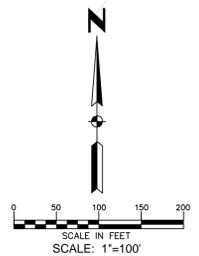
COUNTY RECORDING INFORMATION

DWG: J:\Survey\3905\63 - Regional Park\dwg\LIGHT FARMS WAY EXTENSION.dwg USER: mmadrid DATE: Nov 07, 2016 3:04pm XREFS: LIGHT FARMS WAY EXTENSION-BD, ALLMAP, 14071MAP

DWG: J:\Survey\3905163 - Regional Park\Light Farms Way Extension.dwg USER: mmadrid  
 DATE: Nov 07, 2016 3:04pm XREFS: LIGHT FARMS WAY EXTENSION-BD ALLMAP 14071MAP



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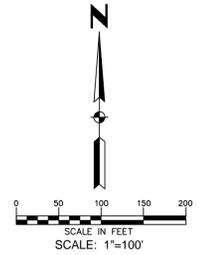


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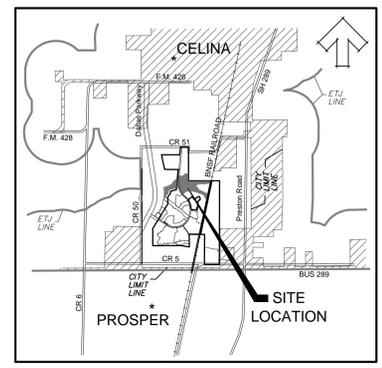
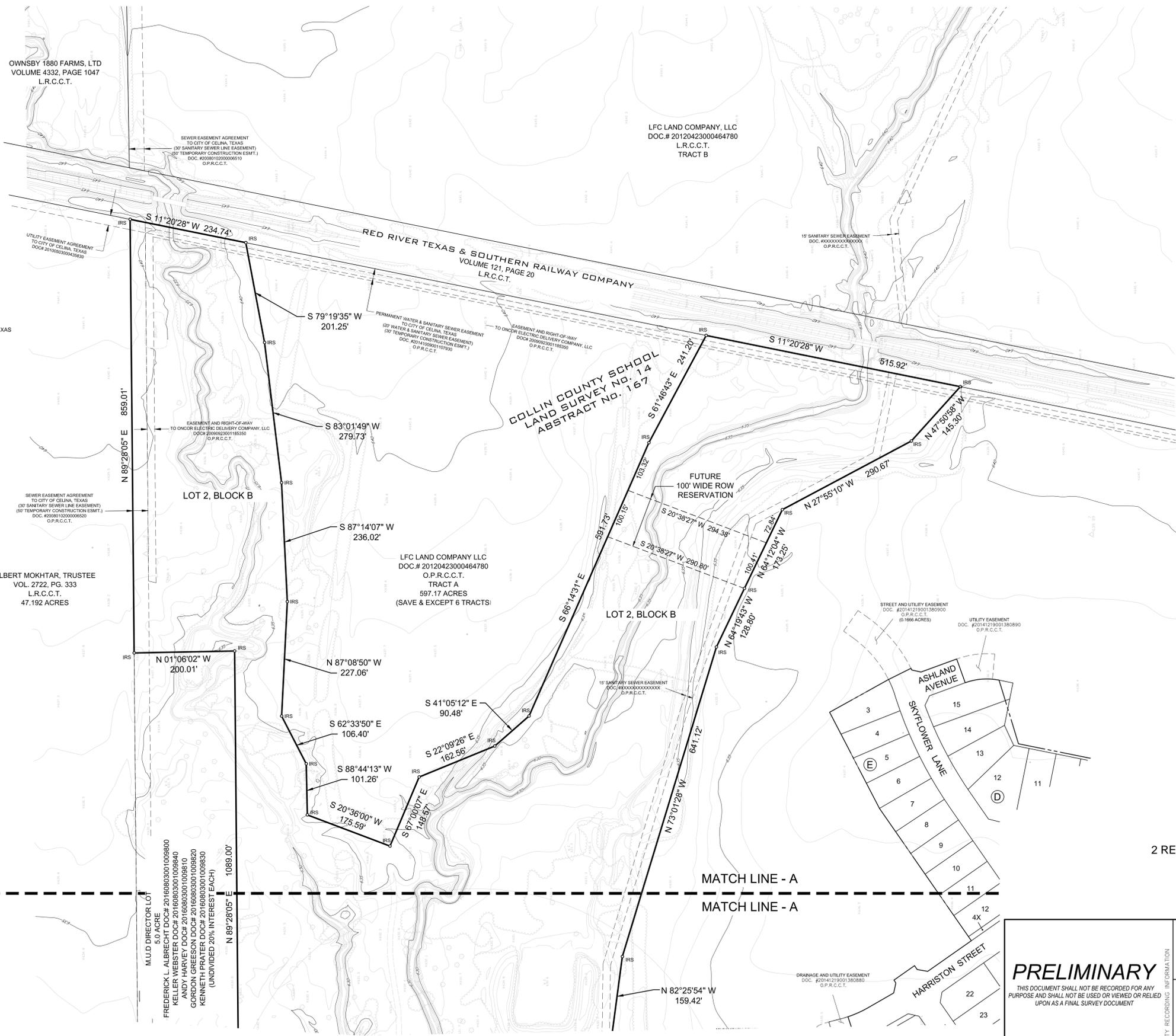
<p><b>PRELIMINARY</b></p> <p><small>THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT</small></p>	<p>COUNTY RECORDING INFORMATION</p>
	<p>OWNER  <b>LFC LAND COMPANY, LLC.</b>                  8401 North Central Expressway, Suite 350, Dallas, TX 75225                  Phone 214-292-3410 Fax 214-292-3411</p>
<p>PREPARED BY:  <b>HUITT-ZOLLARS</b>                  Dallas                  Hunt-Zollars, Inc.                  1717 McKinney Avenue, Suite 1400, Dallas, TX 75202                  Phone (214) 671-3311 Fax (214) 671-0757</p>	
<p>NOVEMBER 2016</p>	<p>SHEET 2 OF 4</p>



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VICINITY MAP  
N.T.S.

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NOVEMBER 2016 SHEET 3 OF 4

**PRELIMINARY**

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

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

**WHEREAS**, LFC LAND COMPANY, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of "Tract A" as described in instrument to LFC Land Company, LLC as recorded under Document No. 20120423000464780 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northeast corner of Light Farms Way (a 100' right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Frisco, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas (P.R.C.C.T.), said point being on the westerly line of Light Farms Phase Four, The Graham Neighborhood, as recorded in Document Nos. 2015-75 and 2015-76 (P.R.C.C.T.), said point being at the easternmost corner of a tract of land described in instrument to LFC DEVCO GM, LLC, as recorded in Document No. 20150729000944920 of the Official Public Records of Collin County, Texas, and being the beginning of a curve to the left having a central angle of 11 degrees 57 minutes 14 seconds, a radius of 1660.00 feet, subtended by a 345.71 foot chord which bears North 35 degrees 00 minutes 38 seconds West,

**THENCE**, along said curve to the left, same being the westerly line of said Light Farms Phase Four, same being the northeasterly line of said LFC DEVCO GM tract, an arc distance of 346.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the **POINT OF BEGINNING**;

**THENCE**, South 49 degrees 00 minutes 44 seconds West, along the northeasterly line of said LFC DEVCO GM tract, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 11 degrees 00 minutes 32 seconds, a radius of 1950.00 feet, subtended by a 299.28 foot chord which bears North 46 degrees 29 minutes 32 seconds West;

**THENCE**, along said curve to the left an arc distance of 299.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a reverse curve to the right having a central angle of 40 degrees 20 minutes 01 seconds, a radius of 1250.00 feet, subtended by a 861.89 foot chord which bears North 31 degrees 49 minutes 48 seconds West;

**THENCE**, along said curve to the right, at 167.86 feet departing the northernmost corner of said LFC DEVCO GM tract, over and across said LFC Land Company tract, a total arc distance of 879.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, continuing over and across said LFC Land Company tract the following courses:

South 74 degrees 55 minutes 12 seconds West, a distance of 564.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 79 degrees 23 minutes 28 seconds West, a distance of 221.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 50 degrees 22 minutes 56 seconds West, a distance of 91.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 25 degrees 09 minutes 43 seconds West, a distance of 87.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 04 degrees 53 minutes 56 seconds West, a distance of 91.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 03 degrees 50 minutes 04 seconds East, a distance of 80.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 04 degrees 53 minutes 56 seconds West, a distance of 102.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 52 degrees 18 minutes 07 seconds West, a distance of 74.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 37 degrees 41 minutes 53 seconds West, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 23 degrees 43 minutes 32 seconds West, a distance of 27.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 194 degrees 00 minutes 39 seconds, a radius of 50.00 feet, subtended by a 99.25 foot chord which bears South 16 degrees 43 minutes 13 seconds West;

Along said curve to the left an arc distance of 169.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 37 degrees 41 minutes 53 seconds West, a distance of 122.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 04 degrees 39 minutes 34 seconds West, a distance of 17.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 51 degrees 29 minutes 33 seconds East, a distance of 75.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 27 minutes 06 seconds, a radius of 286.00 feet, subtended by a 81.84 foot chord which bears North 76 degrees 24 minutes 35 seconds West;

Along said curve to the left an arc distance of 82.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 84 degrees 38 minutes 08 seconds West, a distance of 163.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", said point being on the easterly line of a called 209.54 acre tract of land described in instrument to Lucas Celina 209, LTD as recorded under Document No. 20070109000040530 of the Land Records of Collin County, Texas, and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 58 minutes 18 seconds, a radius of 3644.79 feet, subtended by a 886.58 foot chord which bears North 01 degrees 37 minutes 17 seconds West;

**THENCE**, along said curve to the left, and along the easterly line of said Lucas Celina 209 tract, an arc distance of 888.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 08 degrees 36 minutes 27 seconds West, continuing along the easterly line of said Lucas Celina 209 tract, a distance of 35.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, over and across said LFC Land Company tract the following courses:

North 81 degrees 23 minutes 34 seconds East, a distance of 199.52 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 65 degrees 07 minutes 02 seconds East, a distance of 472.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the left having a central angle of 27 degrees 09 minutes 41 seconds, a radius of 230.00 feet, subtended by a 108.02 foot chord which bears North 51 degrees 32 minutes 11 seconds East;

Along said curve to the left an arc distance of 109.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 37 degrees 57 minutes 21 seconds East, a distance of 341.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 50 degrees 40 minutes 06 seconds, a radius of 385.00 feet, subtended by a 329.48 foot chord which bears North 63 degrees 17 minutes 24 seconds East;

Along said curve to the right an arc distance of 340.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 88 degrees 37 minutes 27 seconds East, a distance of 93.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 00 degrees 38 minutes 07 seconds West, a distance of 108.77 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 05 degrees 32 minutes 04 seconds, a radius of 2050.00 feet, subtended by a 197.94 foot chord which bears North 02 degrees 07 minutes 55 seconds East;

Along said curve to the right-left an arc distance of 198.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 04 degrees 53 minutes 56 seconds East, a distance of 58.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 85 degrees 06 minutes 04 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 04 degrees 53 minutes 56 seconds West, a distance of 26.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 40 degrees 13 minutes 09 seconds East, a distance of 21.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 85 degrees 20 minutes 14 seconds East, a distance of 135.90 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars"; and being the beginning of a curve to the left having a central angle of 77 degrees 51 minutes 58 seconds, a radius of 305.00 feet, subtended by a 363.33 foot chord which bears North 55 degrees 43 minutes 47 seconds East;

Along said curve to the right-left an arc distance of 414.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 73 degrees 12 minutes 12 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 88 degrees 53 minutes 58 seconds East, a distance of 285.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", said point being in the westerly line of a called 47.192 acre tract of land described in instrument to Albert Mokhtar as recorded in Volume 2722, Page 333, L.R.C.C.T.;

**THENCE**, South 01 degrees 06 minutes 02 seconds East, a distance of 840.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the southwest corner of a 5.0 acre M.U.D. Director Lot as described in instruments to: Frederick L. Albrecht, as recorded in Document No. 20160803001009800, Keller Webster, as recorded in Document No. 201608030019840, Andy Harvey, as recorded in Document No. 20160803001009810, Gordon Greeson, as recorded in Document No. 20160803001009820, and Kenneth Prater, as recorded in Document No. 20160803001009830, of the Official Public Records of Collin County, Texas, all;

**THENCE**, North 89 degrees 28 minutes 05 seconds East, along the south line of said M.U.D. Director Lot, a distance of 1089.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 01 degrees 06 minutes 02 seconds West, along the east line of said M.U.D. Director Lot, a distance of 200.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 28 minutes 05 seconds East, along the south line of said Mokhtar tract, a distance of 859.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the southeast corner of said 47.192 acre tract, and being on the west right-of-way of the Red River Texas & Southern Railway Company, Tract No. 54, as recorded in volume 121, Page 20, of the Land Records of Collin County, Texas;

**THENCE**, South 11 degrees 20 minutes 28 seconds West, along the west right-of-way line of said Railway Company tract, a distance of 234.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, departing the west right-of-way line of said Railway Company tract, over and across said LFC Land Company tract, the following courses:

South 79 degrees 19 minutes 35 seconds West, a distance of 201.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 83 degrees 01 minutes 49 seconds West, a distance of 279.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 87 degrees 14 minutes 07 seconds West, a distance of 236.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 87 degrees 08 minutes 50 seconds West, a distance of 227.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 62 degrees 33 minutes 50 seconds West, a distance of 106.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 88 degrees 44 minutes 13 seconds West, a distance of 101.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 20 degrees 36 minutes 00 seconds West, a distance of 175.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 67 degrees 00 minutes 07 seconds East, a distance of 148.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 22 degrees 09 minutes 26 seconds East, a distance of 162.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 41 degrees 05 minutes 12 seconds East, a distance of 90.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 66 degrees 14 minutes 31 seconds East, a distance of 591.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 61 degrees 46 minutes 43 seconds East, a distance of 241.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", said point being on the west right-of-way line of said Railway Company tract;

**THENCE**, South 11 degrees 20 minutes 28 seconds West, along the west right-of-way line of said Railway Company tract, a distance of 515.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", said point being at the most easterly northeast corner of said Light Farms Phase Four;

**THENCE**, along the northerly line of said Light Farms Phase Four, the following courses:

North 47 degrees 50 minutes 58 seconds West, a distance of 145.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 27 degrees 55 minutes 10 seconds West, a distance of 290.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 64 degrees 12 minutes 04 seconds West, a distance of 173.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 64 degrees 19 minutes 43 seconds West, a distance of 128.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 73 degrees 01 minutes 28 seconds West, a distance of 641.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 82 degrees 25 minutes 54 seconds West, a distance of 159.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 89 degrees 16 minutes 09 seconds West, a distance of 154.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 36 degrees 20 minutes 08 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 29 degrees 57 minutes 03 seconds, a radius of 30.00 feet, subtended by a 15.50 foot chord which bears North 68 degrees 38 minutes 23 seconds West;

Along said curve to the left an arc distance of 15.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a compound curve to the left having a central angle of 34 degrees 02 minutes 34 seconds, a radius of 775.00 feet, subtended by a 453.73 foot chord which bears South 79 degrees 21 minutes 48 seconds West;

Along said curve to the left an arc distance of 460.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a compound curve to the left having a central angle of 81 degrees 37 minutes 45 seconds, a radius of 30.00 feet, subtended by a 39.22 foot chord which bears South 21 degrees 31 minutes 39 seconds West;

Along said curve to the left an arc distance of 42.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 61 degrees 57 minutes 27 seconds West, a distance of 121.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 44 degrees 37 minutes 18 seconds West, a distance of 75.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 31 minutes 47 seconds, a radius of 1150.00 feet, subtended by a 90.89 foot chord which bears South 47 degrees 38 minutes 36 seconds East, said point being at the most westerly northwest corner of said Light Farms Phase Four;

**THENCE**, along the westerly line of said Light Farms Phase Four, the following courses:

Along said curve to the left an arc distance of 90.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 49 degrees 54 minutes 29 seconds East, a distance of 126.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 08 degrees 55 minutes 14 seconds, a radius of 1505.65 feet, subtended by a 234.18 foot chord which bears South 45 degrees 26 minutes 52 seconds East;

Along said curve to the right an arc distance of 234.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars"; to the **POINT OF BEGINNING** and **CONTAINING** 82.481 Acres or 3,592,863 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS, LIGHT FARMS WAY EXTENSION & DOE BRANCH REGIONAL PARK, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way and public improvements contained therein. 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. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. 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 \_\_\_\_\_, 2017.

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

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

Authorized Signature of LFC LAND COMPANY, LLC., Owner

Tony Ruggeri, President

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

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

CERTIFICATE OF APPROVAL:  
WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

By: Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

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

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS  
COUNTY OF DALLAS

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

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

COUNTY RECORDING INFORMATION

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

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

PREPARED BY:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 671-3311 Fax (214) 871-0757

NOVEMBER 2016

SHEET 4 OF 4

CITY PROJECT NUMBER: P-2016XX-XX PROJECT NUMBER: 01-3905-63