

CITY OF CELINA, TEXAS
ORDINANCE 2017-36
WILSON CREEK MEADOWS #82

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 105.94 ACRE TRACT OF LAND LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #82; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the

City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That the zoning classification is hereby established as "PD" Planned Development District, #84 on a certain tract of land described in in Exhibit "A" and depicted in Exhibit "B".

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit "A" attached hereto and incorporated herein, as "PD" Planned Development District #82.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit "C"; the development standards set forth in Exhibit "D" and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property depicted on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

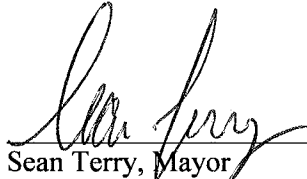
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

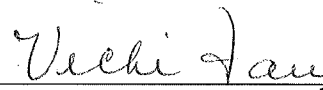
AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 8th day of August, 2017.



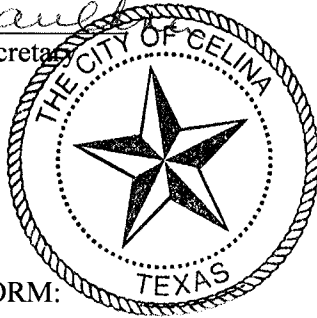
Sean Terry, Mayor
City of Celina, Texas

ATTEST:




Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]



APPROVED AS TO FORM:



City Attorney
City of Celina, Texas

EXHIBIT "A"

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, and being all of a called 105.79 acre tract of land described in a Special Warranty Deed to Celina Titus, LLC, as recorded in Instrument No. 20160401000388930 of the Official Public Records of Collin County, Texas, same being all of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2489, Page 148 of the Deed Records of Collin County, Texas (described as the southeastern 0.172 acre tract from hereon), and being more particularly described as follows:

BEGINNING at a railroad spike found for the northeast corner of said 105.79 acre tract, common to the northwest corner of a called 40.039 acre tract of land described in a deed to City Global Investment, LLC, as recorded in Instrument No. 20151130001493760 of the Official Public Records of Collin County, Texas, same being on the southerly line of a called 317.729 acre tract of land described in a deed to Belknap FP, Ltd., as recorded in Volume 4288, Page 156 of the Land Records of Collin County, Texas, and in County Road 88, a variable width right-of-way, no record found;

THENCE South 00°27'04" East, departing the right-of-way of said County Road 88, along the easterly line of said 105.79 acre tract and the westerly line of said 40.039 acre tract, a distance of 2571.21 feet to the southeast corner of said 105.79 acre tract, common to the southwest corner of said 40.039 acre tract, same being on the northerly line of a called 185.094 acre tract of land described in a deed to Brinkman Ranches of Collin County, L.P., as recorded in Volume 6067, Page 1306 of the Land Records of Collin County, Texas, from which, a 1/2 inch iron rod found for witness bears South 05°02'; West, 0.2 foot;

THENCE South 89°39'55" West, along the southerly line of said 105.79 acre tract and the northerly line of said 185.094 acre tract, a distance of 1507.18 feet to a 3/4 inch iron pipe found for the northwest corner of said 185.094 acre tract, common to the northeast corner of a called 19.047 acre tract of land described in a deed to Donald L. Vest, as recorded in Instrument No. 93-0016270 of the Land Records of Collin County, Texas;

THENCE South 89°54'25" West, continuing along the southerly line of said 105.79 acre tract and along the northerly line of said 19.047 acre tract, a distance of 618.12 feet to a 1/2 inch iron rod found for the southwest corner of said 105.79 acre tract, common to the northwest corner of said 19.047 acre tract, being on the easterly line of a called 153.954 acre tract of land described in a deed to Rene Bates, as recorded in Volume 3861, Page 2239 of the Land Records of Collin County, Texas;

THENCE North 01°00'33" West, along the westerly line of said 105.79 acre tract and the easterly line of said 153.954 acre tract, a distance of 861.38 feet to a 1/2 inch iron rod found for the northeast corner of said 153.954 acre tract, common to the southeast corner of a called 49.25 acre tract of land described in a deed to Celina Coit 49 Partners, Ltd., as recorded in Instrument No. 20120612000700130 of the Official Public Records of Collin County, Texas;

THENCE North 00°34'17" West, continuing along the westerly line of said 105.79 acre tract and along the easterly line of said 49.25 acre tract, a distance of 748.96 feet to a 3/4 inch iron pipe

found for the southerly northwest corner of said 105.79 acre tract, common to the southwest corner of a called 20.00 acre tract of land described in a deed to Grayson Collin Electric Cooperative, Inc., as recorded in Volume 5191, Page 313 of the Land Records of Collin County, Texas;

THENCE North 89°29'12" East, departing the easterly line of said 49.25 acre tract, along the northerly line of said 105.79 acre tract and the southerly line of said 20.00 acre tract, a distance of 783.89 feet to a point for the southeast corner of said 20.00 acre tract, common to an ell corner of said 105.79 acre tract, same being in the center of Wilson Creek;

THENCE North 21°13'48" West, along the westerly line of said 105.79 acre tract, the easterly line of said 20.00 acre tract, and along said creek, a distance of 38.95 feet to a point for corner;

THENCE North 35°29'12" East, continuing along the westerly line of said 105.79 acre tract and the easterly line of said 20.00 acre tract, along the easterly line of a called 8.626 acre tract of land described in a deed to Prosper Land Company, Ltd., as recorded in Instrument No. 20161116001556640 of the Official Public Records of Collin County, Texas, and continuing along said creek, a distance of 367.50 feet to a point for corner;

THENCE continuing along the westerly line of said 105.79 acre tract and the easterly line of said 8.626 acre tract, along the westerly line of aforesaid southeastern 0.172 acre tract, the easterly line of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2383, Page 570 of the Deed Records of Collin County, Texas (described as the southwestern 0.172 acre tract from hereon), and continuing along said creek, the following courses:

North 06°29'12" East, a distance of 135.40 feet to a point for corner;

North 23°45'48" West, a distance of 206.30 feet to a point for corner;

North 14°59'48" West, a distance of 136.00 feet to a point for corner;

North 12°30'48" West, a distance of 171.14 feet to a point for the northwest corner of said southeastern 0.172 acre tract, being on the southerly line of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2489, Page 144 of the Deed Records of Collin County, Texas (described as the northwestern 0.172 acre tract from hereon), and in aforesaid County Road 88;

THENCE North 89°42'50" East, departing said creek, along the northerly line of said southeastern 0.172 acre tract, the northerly line of said 105.79 acre tract, along the southerly line of said northwestern 0.172 acre tract, the southerly line of a called 0.144 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2489, Page 141 of the Deed Records of Collin County, Texas, the southerly line of a called 3.23 acre tract of land described in a deed to Tropix Pools Real Estate LLC, as recorded in Instrument No. 20150205000129420 of the Official Public Records of Collin County, Texas, the southerly line of a called 6.00 acre tract of land described in a deed to Manus Chaiprasert and wife, Suwana Chaiprasert, as recorded in Instrument No. 20080606000688720 of the Official Public Records of Collin County, Texas, the southerly line of a called 4.517 acre tract of land described in a deed to Wesley D.

Stlakup, as recorded in Volume 3014, Page 280 of the Land Records of Collin County, Texas, also along the southerly line of a called 5.00 acre tract of land described in a deed to Wesley D. Stalcup, as recorded in Volume 3014, Page 276 of the Land Records of Collin County, Texas, and the southerly line of aforesaid 317.729 acre tract, and along said County Road 88, a distance of 1284.69 feet to the **POINT OF BEGINNING**, and containing 105.942 acres (4,614,831 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

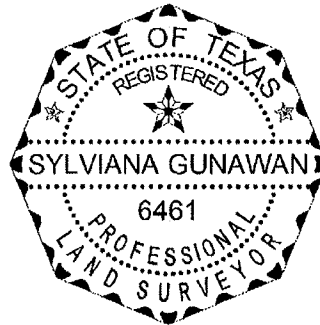


Exhibit C

Wilson Creek Meadows

Planned Development Regulations

For a 105.94 acre tract of land out of the Coleman Watson Survey, Abstract No. 945 and the Jonathan Westover Survey, Abstract No. 1030 in the City of Celina ETJ and Collin County, Texas as described in Exhibit A, Legal Description and as depicted graphically in Exhibit D, Concept Plan.

1.0 Purpose

The purpose of these Development Regulations is to create a well designed, environmentally sensitive community which preserves the Wilson Creek greenway and links the various neighborhoods together by a series of trails and enhanced open space areas that encourage and promote outdoor activity among the residents. The open space areas shown on the Concept Plan shall consist of existing trees and creeks, and proposed trails, ornamental trees and shade trees. This development will promote a sense of community, environmental stewardship and a healthy and robust relationship with ones neighbors.

2.0 Definitions

Except as otherwise defined in this PD, terms used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, in effect on the date the City Council approves this PD (the "Zoning Ordinance").

3.0 General Regulations

- 3.1 The Property shall comply with this PD, the zoning regulations of the Zoning Ordinance applicable to property zoned SF-R, and the City's subdivision ordinance and engineering design criteria in effect on the date the City Council approves this PD (collectively, the "Subdivision Regulations"). In the event of a conflict between any of these documents, this PD shall control.
- 3.2 A property owners association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all open space areas shown on the Concept Plan.
- 3.3 The maximum number of single-family residential lots within the Property shall be 350. No more than 50 percent of the maximum number of lots may be Type C lots and at least 15 percent of the lots shall be Type A lots. The remainder of the lots which are not Type A lots or Type C lots shall be Type B lots. The layout for this planned development is shown on the Concept Plan.
- 3.4 The phasing shown on the Concept Plan is conceptual, and may be modified by the Owner during the development process (both the size of the phase and the order of the phases may be changed).

4.0 Use Regulations

The permitted uses are outlined below:

- 4.1 The following uses are permitted by right except as otherwise noted:
 - a. Single-family detached
 - b. Schools (private or public)
 - c. Civic
 - d. Country clubs
 - e. Golf course and related facilities
 - f. Marketing and sales centers associated with the development of the Property
 - g. Temporary construction offices and storage yards associated with development of the Property
 - h. Public works, including drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities
 - i. Home occupations, as permitted in the zoning ordinance
 - j. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
 - k. Recreation/Amenity centers, pools, cabana buildings and/or locker/changing rooms
 - l. Temporary concrete or asphalt batch plants associated with development of the Property
 - m. Houses of worship
 - n. Gated communities (by conditional use permit only)
 - o. Agricultural, including a commercial tree farm
 - p. All other SF-R single family residential district uses

5.0 Area Regulations

- 5.1 General Area regulations for residential uses are set forth in the table below, which contains the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the Property.

Lot Type	Min. Lot Size (Sq. ft)	Max. Height (Ft.)	Min. Side Yard (Ft.) (6)	Min. Rear Yard (Ft.)	Min. Side Yard/ Corner Lots (Ft.) (6) (7)	Min. Front Yard (Ft.) (3), (5)	Min. Lot Width (Ft.) (1), (2)	Min Lot Depth (Ft.)	Min. Structure Size (Sq. ft.)	Max Lot Coverage (4)
A	8,500	40	7	20	15	25	70	115	1,750	60%
B	7,000	40	5	15	15	20	60	110	1,500	60%
C	5,500	40	5	15	15	20	50	110	1,250	60%

1. The lot widths shall be measured along the arc of the front building line.
2. Lot width may be reduced by 20 percent for lots fronting cul-de-sacs, eyebrows, and inside curves. The minimum lot width is measured at the platted front yard building set back. Each lot shall have a minimum of 30 feet of frontage along the right-of-way.
3. Where front porches are provided, they shall be permitted to encroach a maximum of five feet into the front setback line.
4. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios (covered or uncovered), pools, driveways, sidewalks and other improvements which are not part of an enclosed building.
5. J-swing garages may encroach into the front building line by five feet.
6. The face of a J-swing garage may be located no closer than 20 feet to the side lot line it faces.
7. For street corner lots with a side touching and adjacent to the front yard of a lot behind it, the side yard on the street side of the lot shall be the same width as the adjacent lot minimum required front yard.

6.0 Building Regulations

- 6.1 Exterior building facades for residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Zoning Ordinance except as follows:
 1. Building materials shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance, except that cementitious fiberboard may be used on the second story provided it is interrupted by an intersecting roof line or another architectural feature. No other building design, layout or architectural standards of the Zoning Ordinance shall apply to detached single-family residences within the Property.
 2. Every detached single-family residence shall have at least two enclosed parking spaces and two spaces on the driveway between the street right-of-way and the front building line.
 3. Front facing garage doors with access from the street shall be allowed provided the garage doors are located at or behind the front building line. Additionally, all front facing garage doors must be in line with or behind the front facade of the house.

4. The primary roof pitch for residential building types shall not be less than 6:12 for Type C homes and shall not be less than 8:12 for Type A and B homes. The minimum pitches do not apply to porches, specialty roofs, awnings, dormers, or other similar architectural features.
5. No building shall exceed a height of more than 40 feet, measured at the mid-point between the top plate and the dominant roof ridge.

7.0 Screening Regulations

7.1 Landscape Buffer:

1. A landscape buffer with a minimum width of 20 feet will be required adjacent to right-of-ways of 90 feet in width or greater as shown on the City Thoroughfare Plan at the time this PD is approved. Trees shall be planted at least every 50 feet within the buffer. The developer may install a more natural looking spacing of the required trees as long as the minimum tree count (based on 50-foot spacing) is maintained.

7.2 Screening Fences:

1. For single-family lots siding or backing to thoroughfares, there shall be a minimum six-foot masonry fence. As an alternative, a minimum six-foot decorative metal fence with shrubbery, trees and masonry columns (at a minimum spacing of 80 feet), a living screen, or any combination thereof may be used for screening.
2. Single-family lots backing or siding to open space shall have a minimum five-foot ornamental metal fencing adjacent to the open space area, which shall be installed during home construction and shall not be a condition of subdivision acceptance by the City.
3. An eight foot tall wood board-on-board fence shall be installed on the north boundary line of each of the northern most lots in Phase 3 at the time a home is built on each of those lots. The fence shall be stained and have a wood cap installed on top.
4. No other screening fence requirements shall apply.

8.0 Open Space Regulations

- 8.1 This section shall satisfy all requirements in 14.03.008 SF-R, single-family residential district for open space dedication, amenities and improvements for the Property.

1. The Wilson Creek Park open space area shall be open to the public. Amenity centers, Common Areas or other amenities shall be privately owned and maintained by the Wilson Creek Meadows Homeowners Association.
2. A minimum of 20 acres (approximately 19 percent of the total planned development acreage), as shown on Exhibit E, Conceptual Open Space and Trail Plan, shall be retained as Open Space. Such open space may be located anywhere on the Property. For the purposes of this Exhibit C, the term "open space" means natural areas, floodplain, areas used for drainage and detention, common areas and parkway and landscape easements. Open space shall be privately owned. Open Space shall not consist of any area platted for residential dwellings or road right-of-way.
3. As shown on Exhibit E, Conceptual Open Space and Trail Plan, approximately 2600 linear feet of six-foot wide concrete trail (the Wilson Creek Trail) shall be built along Wilson Creek in phases as the Property is developed. The trail shall be located on land dedicated to the

Wilson Creek Meadows HOA. At the City's option, within 60 days after the date this PD is approved by the City Council, the City may notify the Owner in writing that the Owner will be required to increase the width of the trail to eight feet, in which case the Owner shall receive a credit against park fees owed for the Property equal to 25 percent of the total cost to construct the trail. The credit shall be fully exhausted prior to the City collecting any park fees in connection with the development of the Property.

4. Park benches will be placed every 600 feet along the trail; however, the benches may be grouped provided the total number of benches shall equal the number based on 600 foot spacing.
5. When a street is adjacent to an open space, a five-foot sidewalk shall be built on the opposite side of the street from the Wilson Creek Trail. The five-foot wide sidewalk referenced above will be built at the time the adjacent home is built by the homebuilder provided it is located in the front-yard or side-yard of a residential lot.
6. The exact location of the trail shown on Exhibit E, Conceptual Open Space and Trail Plan is conceptual and subject to change at the time the final street and lot layout is determined (construction plat). Further, the trail may be built in phases based on the limits of each construction plat.
7. To the extent allowed by state law, an amenity pond will be placed at the north end of the trail (just south of Choate Parkway) provided any governmental agency permits are attainable. The lake shall be equipped with a water fountain or aerator device.
8. All open space areas shall have slope not greater than 4:1, unless they are naturally existing or structurally supported.
9. All open space areas shall be owned and maintained by the HOA.
10. No other amenity requirements listed in Sec. 14.03.008(c)(5) of the SF-R Zoning Ordinance shall be required.
11. This Section 8 shall serve as the exclusive Open Space requirement for this planned development.

9.0 Subdivision Regulations

9.1 Development shall meet the standards as required in the Subdivision Regulations except as follows:

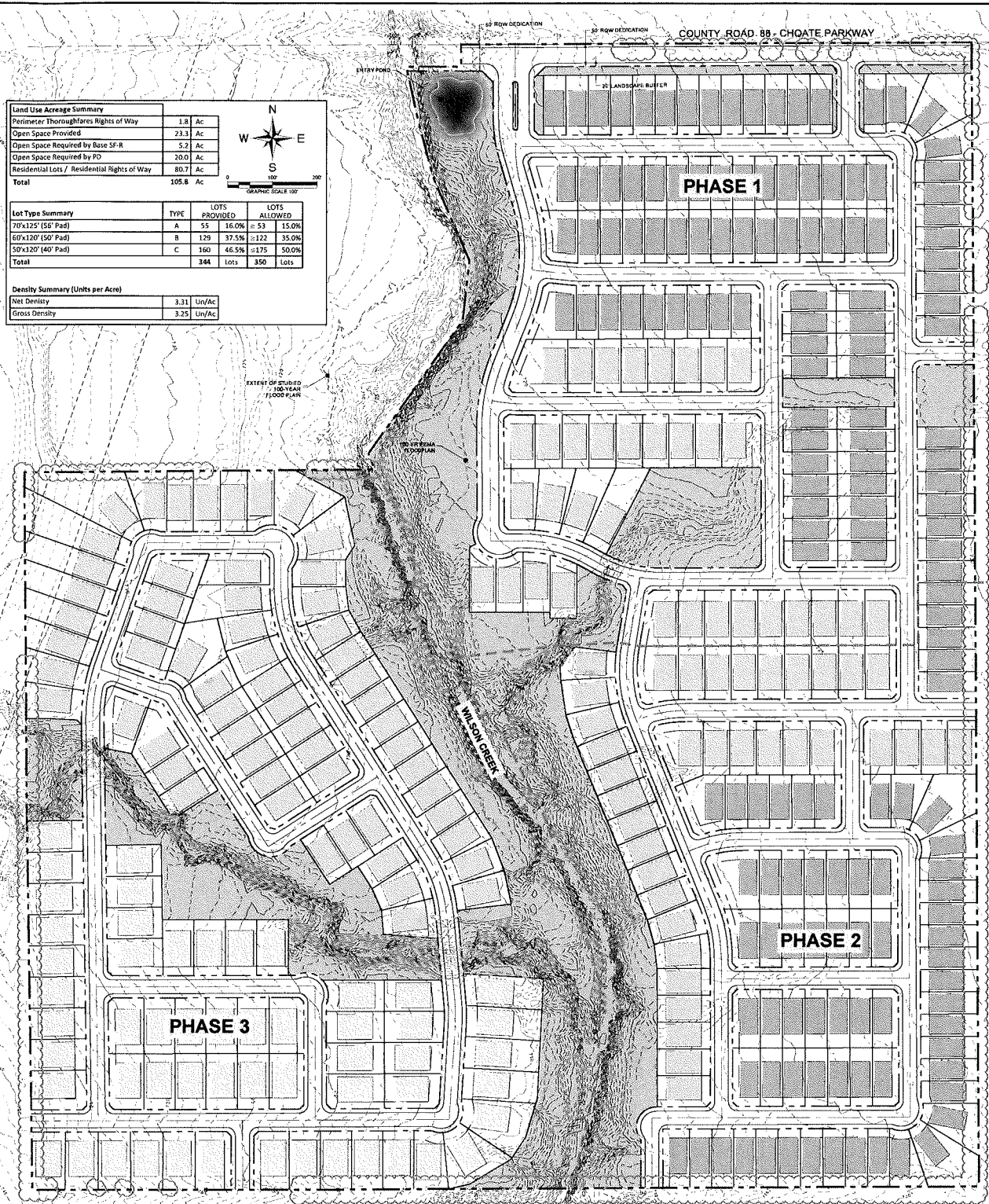
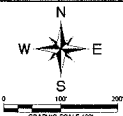
1. Block length – The maximum internal block length shall be 1,200 feet (measured from intersections such as elbows, tees and cross intersections) and shall contain no more than 20 lots on each side of the street. The maximum block length along open space, perimeter property lines or thoroughfares shall be 1500 feet and shall contain no more than 30 lots on one side of the street. Other exceptions to these block length requirements may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

2. Cul-de-Sac Length and Diameter – The maximum cul-de-sac length is 600 feet. The right-of-way “bulb” radius shall be fifty feet and the paving radius shall be 40.5 feet to back of curb.
3. Street Offset – The minimum street offset at street intersections measured centerline of road to centerline of road shall be 125 feet.
4. Temporary Dead End Streets - temporary dead end streets, which are less than or equal to 150 feet in length, are not required to have a temporary turnaround at the end of the street, even if the dead end street has lots facing it.
5. Tree Survey/Tree Credits - Due to the density of existing trees in natural areas being preserved by this planned development, trees located in these natural areas which are being used for preservation credit shall be inventoried for inclusion in Preservation Credits but need not have their exact location shown on the tree survey. Trees in the natural areas which are being used for Preservation Credits shall be tagged to insure no duplication occurs, and the species and size shall be included in the credit table. No other trees in the natural areas are required to be catalogued or location shown on a tree survey. The tree survey and any necessary tree mitigation plan shall be prepared and processed through the city at the time the construction plat is submitted.
6. Plat and GDP Extensions - If requested in writing by the owner or developer of any portion of the Property prior to the expiration date, any approved GDP, construction plat and/or construction plans shall be automatically extended one time for one year. City staff shall provide written confirmation of the one year extension upon receipt of said request from the owner or developer.

Land Use Acreage Summary	
Perimeter Thoroughfares Rights of Way	1.8 Ac
Open Space Provided	23.3 Ac
Open Space Required by Base SF-R	5.2 Ac
Open Space Required by PD	20.0 Ac
Residential Lots / Residential Rights of Way	80.7 Ac
Total	105.8 Ac

Lot Type Summary		LOTS PROVIDED		LOTS ALLOWED	
70'x125' (55' Pad)	A	55	16.0%	53	15.0%
60'x120' (50' Pad)	B	129	37.5%	122	35.0%
50'x120' (40' Pad)	C	160	46.5%	175	50.0%
Total		344		350	

Density Summary (Units per Acre)	
Net Density	3.31 Un/Ac
Gross Density	3.25 Un/Ac

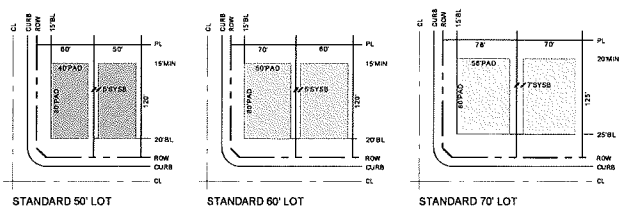


NOTES

1. KEY LOTS SHALL HAVE A SIDYARD SETBACK ADJACENT TO THE STREET WHICH IS THE SAME WIDTH AS THE FRONT YARD OF THE LOT IT BACKS UP TO.
2. THE NORTH BOUNDARY LINE OF THE NORTHERN MOST LOTS IN PHASE 3 SHALL HAVE AN 8 FOOT TALL WOOD BOARD-ON-BOARD FENCE INSTALLED AT THE TIME EACH HOME IS BUILT ON THE LOT. THE FENCE SHALL BE STAINED AND HAVE A WOOD CAP INSTALLED ON TOP.

LEGEND

- PHASE LINE
- FLOOD PLAIN
- FENCE ROW TREE LINE



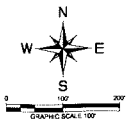
CONCEPT PLAN - EXHIBIT D
FOR
WILSON CREEK MEADOWS
BEING 106.84 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
AND THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 845
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER
Celina, Texas L.L.C.
106 Gates Dr., Suite 310
Irving, TX 75038
Tel: (972) 212-8238
Contact: Terry W. Mahood

DEVELOPER
Cortina Development
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Contact: Terry W. Mahood

ENGINEER/ARCHITECT
Kimley-Horn
12760 Geneva Ct., Suite 1000
Dallas, TX 75244
Tel: (972) 776-1300
Contact: Justin S. Chize, P.E.

DESIGNED: [] DRAWN: [] CHECKED: [] DATE: []
BY: [] DATE: [] BY: [] DATE: []



LEGEND

	TRIBUTARY CENTERLINE
	WILSON CREEK CENTERLINE
	6' TRAIL
	COMMON AREA - WILSON CREEK MEADOWS
	COMMON AREA - WILSON CREEK MEADOWS

NOTE:
 1. TRAIL ALIGNMENT WILL BE ADJUSTED AT TIME OF FINAL DESIGN
 2. CA - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE WILSON CREEK MEADOWS HOA.



CONCEPTUAL OPEN SPACE AND TRAIL PLAN - EXHIBIT E FOR WILSON CREEK MEADOWS

BEING 106.94 ACRES
 OUT OF THE
 JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
 AND THE
 COLEMAN WATSON SURVEY, ABSTRACT NO. 946
 IN THE
 CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER Celina Trail L.L.C. 116 Chelton Dr., Suite 310 Irving, TX 75062 Tel: (972) 274-8238 Contact: Terry W. Mosher	DESIGNER Concept Development 281 Chelton Dr., Suite 310 Irving, TX 75062 Tel: (972) 274-8238 Contact: Terry W. Mosher	CONSTRUCTION Kimley-Horn 2750 Geneva Ct., Suite 1000 Dallas, TX 75225 Tel: (214) 775-1500 Contact: Justin B. Oliver, P.E.
DATE 05/20/2017	SCALE AS SHOWN	DATE MAY 2017