



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 18, 2023
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flags.

II. WORKSESSION

The Planning & Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

III. CONSENT AGENDA

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

1. Minutes from the February 21, 2023, Planning & Zoning Commission meeting.
2. Minutes from the March 21, 2023, Planning & Zoning Commission Meeting

B. Consider and act upon a Conveyance Plat for Tollway 10 Addition, being approximately 8 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition/Light Farms Veterinarian – Conveyance Plat)

C. Consider and act upon a Preliminary Plat for Lily Estates, being approximately 102 acres; generally located north of Parvin Road and approximately 1,800 feet west of Smiley Road. (Lily Estates – Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 114 acres to Community Facilities District (CF), generally located at the southwest corner of Smiley Road and future Carey Road, within the City Limits. (Earthman Park – Rezoning)
- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Community Facilities District (CF), generally located approximately 500 feet west of Oklahoma Drive and approximately 2,100 feet south of Ash Street, within the City Limits. (Sunset Lift Station – Rezoning)
- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center on approximately 2 acres, generally located east of Preston Road and approximately 1,400 feet north of Glendenning Parkway, within the the City Limits. (N4 Montessori Academy of Celina – SUP)
- D. Conduct a public hearing to consider and act upon a request to zone approximately 256 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Collin County Outer Loop District (CCOLO), and Commercial, Retail, & Office District (C) base zoning, generally located south of the Collin County Outer Loop and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Ten Mile Creek – Zoning)

V. ADJOURNMENT

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

“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: _____ at _____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina Council Chambers 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.



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 21, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Vice Chair Poché called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	5:37 p.m.
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Absent	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the January 17, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for The Legacy North (West) Addition, being

approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West) Addition – Preliminary Plat)

Minutes Acceptance: Minutes of Feb 21, 2023 5:30 PM (Minutes Approval)

- C. Consider and act upon a Preliminary Plat for The Legacy North (East) Addition, being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East) Addition – Preliminary Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Brandon Grumbles, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Poché
ABSENT:	Bain

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend approximately 63 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTO) base zoning, in order to modify development standards, generally located at the northwest and northeast corners of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Frontier Crossing) – PD Amendment)

Madhuri Mohan, Planning Director, presented the Staff report.

Vice Chair Poché opened the public hearing.

Ryan Tubbs, 3153 Turkey Creek Trail, Prosper, Texas, 75078, acting on behalf of the Creeks of Legacy Home Owners Association, stated his support for the request, remarking that the applicant has been very proactive in conversations with the HOA.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, questioned the allowance of two gas stations and asked for more information regarding the minor automobile repair use that was presented.

Dusty McAfee, Executive Director of Development Services, responded to the questions by stating that one gas station is allowed by right and the second would be in conjunction with a big box retail user if needed. Mr. McAfee also provided an explanation for the minor automobile repair use.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Commissioner Dawson seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Poché
ABSENT:	Bain

V. ADJOURNMENT:

Vice Chair Poché adjourned the meeting at 5:54 p.m.

Minutes Acceptance: Minutes of Feb 21, 2023 5:30 PM (Minutes Approval)



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 21, 2023
5:30 PM**

MINUTES

On March 21, 2023, at 5:30 pm, the Planning & Zoning regular meeting was canceled due to a lack of public hearing applications.

Minutes Acceptance: Minutes of March 21, 2023, 5:30 PM (Minutes Approval)



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Director
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 18, 2023
 Re: Tollway 10 Addition/Light Farms Veterinarian – Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Tollway 10 Addition, being approximately 8 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition/Light Farms Veterinarian – Conveyance Plat)

Owner/Developer:

Windrose Land Services
 1955 Lakeway Dr., Ste. 220
 Lewisville, TX 75057

Background Information:

The Conveyance Plat is for two lots at the northeast corner of Dallas Parkway and Light Farms Way, and is in conformance with Celina's subdivision regulations.

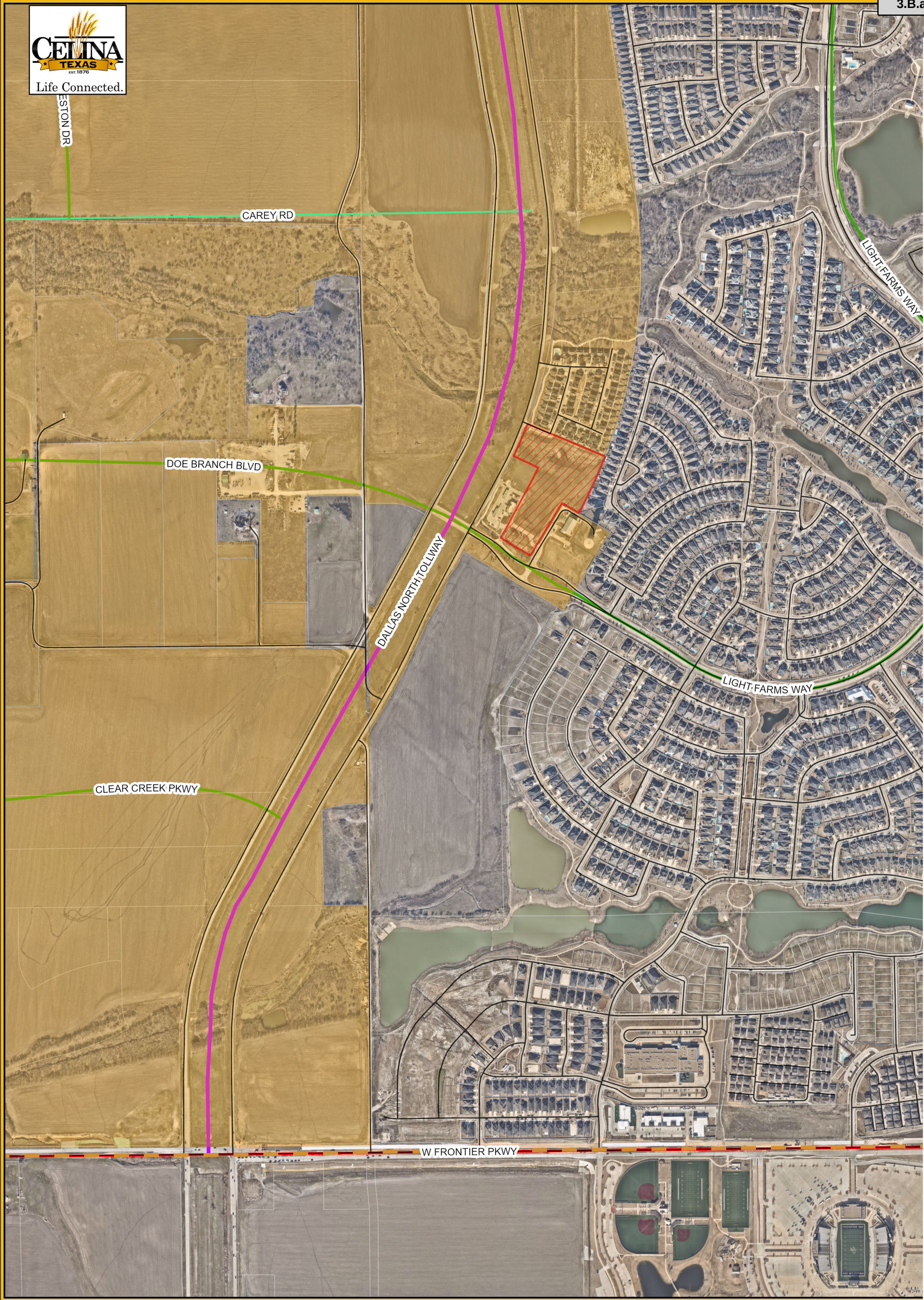
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.

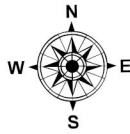


Legend

- Subject Property
- City Limits
- Roads
- Parcels

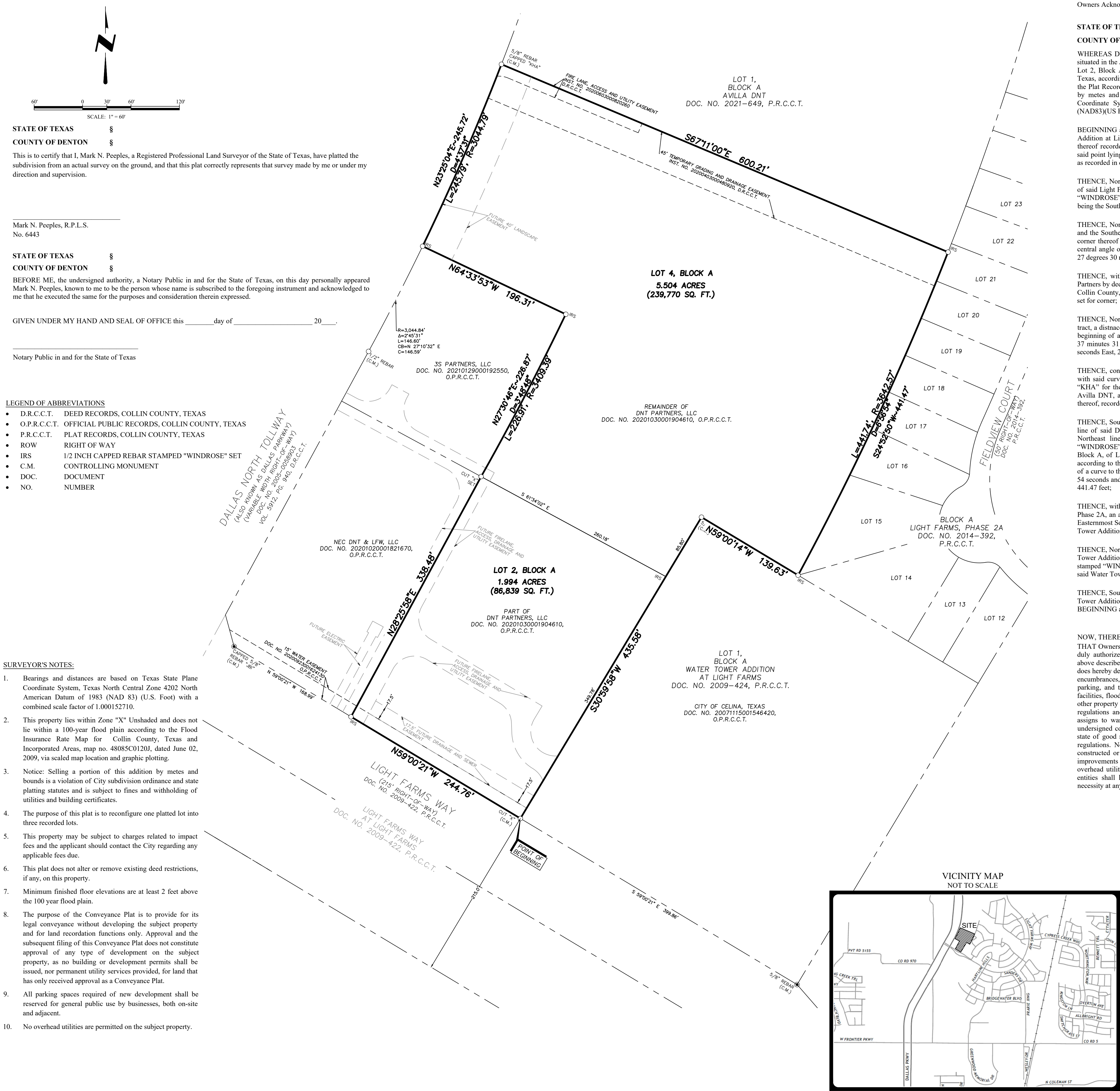
Light Farms Veterinarian Office City of Celina

4/5/2023



0 500 1,000
Feet

Attachment: Location Map (Tollway 10 Addition/Light Farms Veterinarian – Conveyance Plat)



Owners Acknowledgement and Dedication

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS DNT Partners, L.L.C. and 3S Partners, L.L.C. are the owners of a tract of land situated in the John Ragsdale Survey, Abstract Number 734, Collin County, Texas, being all of Lot 2, Block A, of Tollway 10 Addition, an addition to the City of Celina, Collin County, Texas, according to the plat thereof, recorded in Document (Doc.) Number (No.) ????-???, of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.00015271);

BEGINNING at an "X" Cut found for the Southwest corner of Lot 1, Block A. Water Tower Addition at Light Farms, an addition to Collin County, Texas, according to the map or plat thereof recorded in Doc. No. 2009-424, P.R.C.C.T. and the Southermost corner of said Lot 2, said point lying on the Northeast right-of-way line Light Farms Way (a 215 foot right-of-way) as recorded in doc. No. 2009-422, P.R.C.C.T.;

THENCE, North 59 degrees 00 minutes 21 seconds West, with the Northeast right-of-way line of said Light Farms Way, a distance of 244.76 feet to a capped 1/2-inch capped rebar stamped "WINDROSE" set for the Southeast corner of Lot 1, Block A of said Tollway 10 Addition and being the Southermost West corner of said Lot 2;

THENCE, North 28 degrees 25 minutes 58 seconds East, with a Northwest line of said Lot 2 and the Southeast line of said Lot 1, a distance of 338.48 feet to an "X" Cut set for northeast corner thereof and being the beginning of a curve to the left with a radius of 3409.39 feet, a central angle of 03 degrees 48 minutes 48 seconds and a chord bearing and distance of North 27 degrees 30 minutes 46 seconds East, a distance of 226.87 feet;

THENCE, with said curve to the left, with an east line of a tract of land described to 3S Partners by deed recorded in Document Number 20210129000192550, Official Public Records, Collin County, Texas, an arc length of 226.91 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE, North 64 degrees 33 minutes 53 seconds West, with a north line of said 3S partners tract, a distance of 196.31 feet to a 1/2-inch rebar stamped "WINDROSE" set for corner at the beginning of a curve to the left having a radius of 3,044.79 feet, a central angle of 04 degrees 37 minutes 31 seconds and a chord bearing and distance of North 23 degrees 25 minutes 04 seconds East, 245.72 feet;

THENCE, continuing with the Southeast right-of-way line of said Dallas North Tollway and with said curve to the left, an arc length of 245.79 feet to a 5/8-inch capped rebar stamped "KHA" for the North corner of said Lot 2 and the Southwest corner of Lot 1, Block A, of Avilla DNT, an addition to the City of Celina, Collin County, Texas, according to the plat thereof, recorded in Doc. No. 2021-649, P.R.C.C.T.;

THENCE, South 67 degrees 11 minutes 00 seconds East, departing the Southeast right-of way line of said Dallas North Tollway and with the Southwest line of said Avilla DNT and the Northeast line of said Lot 2, a distance of 600.21 feet to a 1/2-inch rebar stamped "WINDROSE" set for the Northeast corner thereof, said point lying on the Northeast line of Block A, of Light Farms, Phase 2A, an addition to the City of Celina, Collin County, Texas, according to the plat thereof, recorded in Doc. No. 2014-392, P.R.C.C.T. and at the beginning of a curve to the right having a radius of 3,642.57 feet, a central angle of 06 degrees 56 minutes 54 seconds and a chord bearing and distance of South 24 degrees 52 minutes 50 seconds West, 441.47 feet;

THENCE, with said curve to the right and the Northeast line of Block A, of said Light Farms, Phase 2A, an arc length of 441.74 feet to a 1/2-inch rebar stamped "WINDROSE" set for the Easternmost Southeast corner of Lot 2, said point also lying on the Northeast line of said Water Tower Addition;

THENCE, North 59 degrees 00 minutes 14 seconds West, with the Northeast line of said Water Tower Addition and a Southeast line of said Lot 2, a distance of 139.63 feet to a 1/2-inch rebar stamped "WINDROSE" set for an interior "ell" corner thereof and the Northernmost corner of said Water Tower Addition;

THENCE, South 30 degrees 59 minutes 58 seconds West, with the Northeast line of said Water Tower Addition and a southeast line of said Lot 2, a distance of 435.58 feet to the POINT OF BEGINNING and containing a total of 7.498 acres or 326,609 square-feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT Owners DNT Partners, L.L.C. and 3S Partners, L.L.C., acting herein by and through its duly authorized officer(s), does hereby adopt this Conveyance Plat designating the herein above described property as **Tollway 10 Addition** an addition to the City of Celina, Texas and does hereby dedicate, to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parking, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission for anyone.

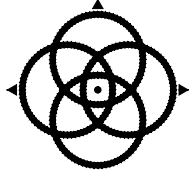
CERTIFICATE OF APPROVAL:

Approved: _____

City Development Official _____ Date _____
City of Celina, Texas

Witness by hand this _____ day of _____, 20____.

City Secretary



WINDROSE
LAND SURVEYING | PLATTING

ENGINEER
Gateway Engineering, Inc.
6017 Reef Point Lane, Suite 105
Fort Worth, Texas 76135

OWNER/DEVELOPER
DNT Partners, LLC
2504 Loftsmoor Lane,
Plano, Texas 75025

OWNER/DEVELOPER
3S Partners, LLC
13355 Deercreek Trail,
Frisco, Texas 75035

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 02/07/2023

DRAWN BY: P.J.M. DATE: 02/07/2023 CHECKED BY: M.P. JOB NO.: D58217

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

Witness, my hand at _____, _____. This ____ day of _____, 20____.

Authorized Representative - DNT Partners, L.L.C.

Printed Name

Title / Date

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

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

Witness, my hand at _____, _____. This ____ day of _____, 20____.

Authorized Representative - 3S Partners, L.L.C.

Printed Name

Title / Date

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

COUNTY RECORDING INFORMATION

CONVEYANCE PLAT
TOLLWAY 10 ADDITION
LOTS 2 AND 4, BLOCK A
 Being a Conveyance Plat of Lot 2, Block A
 Tollway 10 Addition
 An Addition to
 The City of Celina, Collin County, Texas
 Recorded in Document Number ????-???,
 P.R.C.C.T.
 7.498 Acres Situated in the
 John Ragsdale Survey,
 Abstract Number 734
 City of Celina, Collin County, Texas



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 18, 2023
 Re: Lily Estates - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Lily Estates, being approximately 102 acres; generally located north of Parvin Road and approximately 1,800 feet west of Smiley Road. (Lily Estates – Preliminary Plat)

Owner/Developer:

Barraza Consulting Group, LLC
 801 E. Campbell Rd., Ste 650,
 Richardson, TX 75081

Background Information:

The Preliminary Plat shows 316 single-family lots and 10 HOA/Open Space lots for a new residential subdivision, and is in conformance with Celina's subdivision regulations and the associated Development Agreement and zoning.

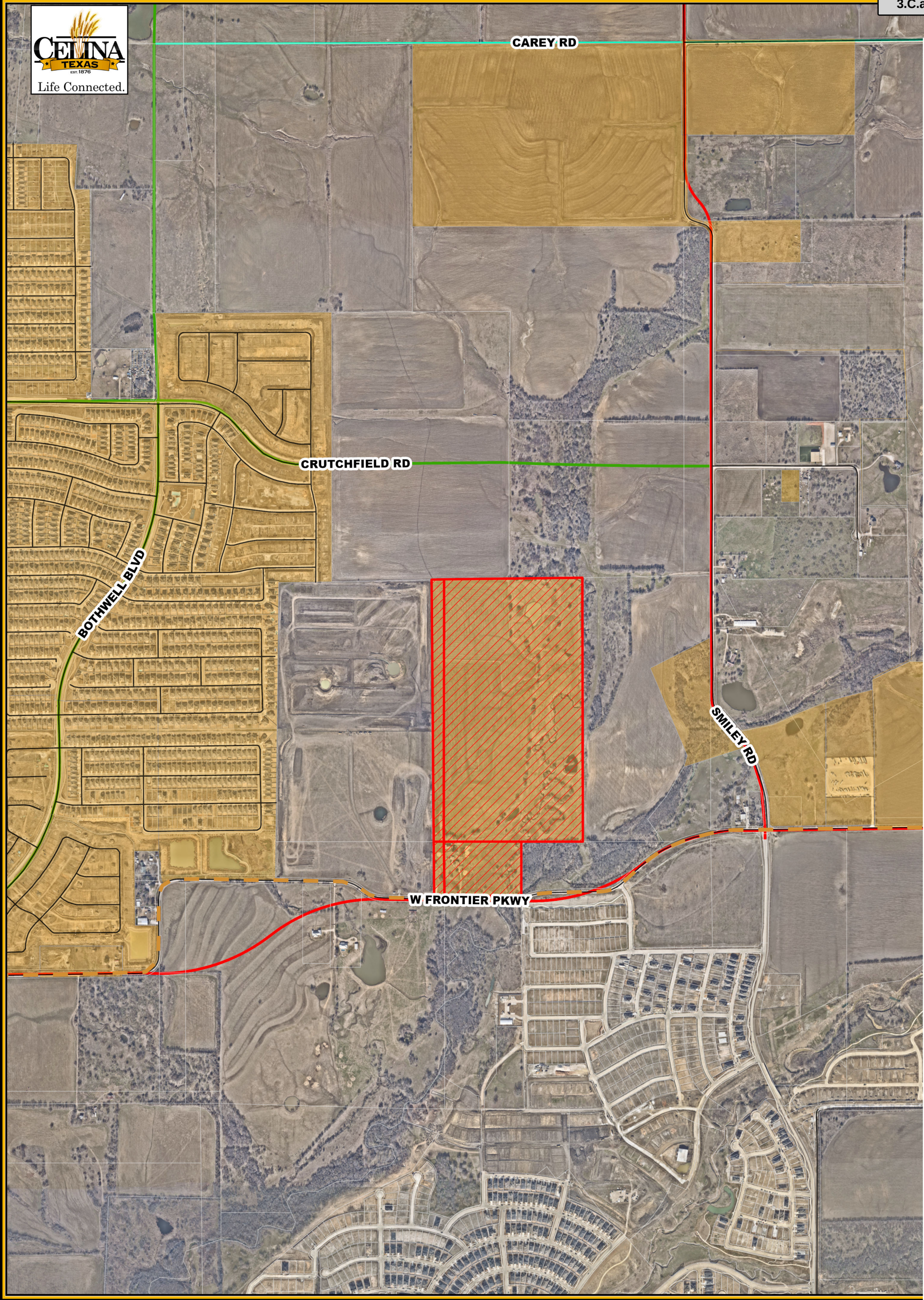
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.



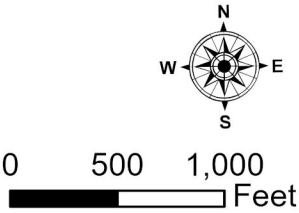
Attachment: Location Map (Lily Estates – Preliminary Plat)

Legend

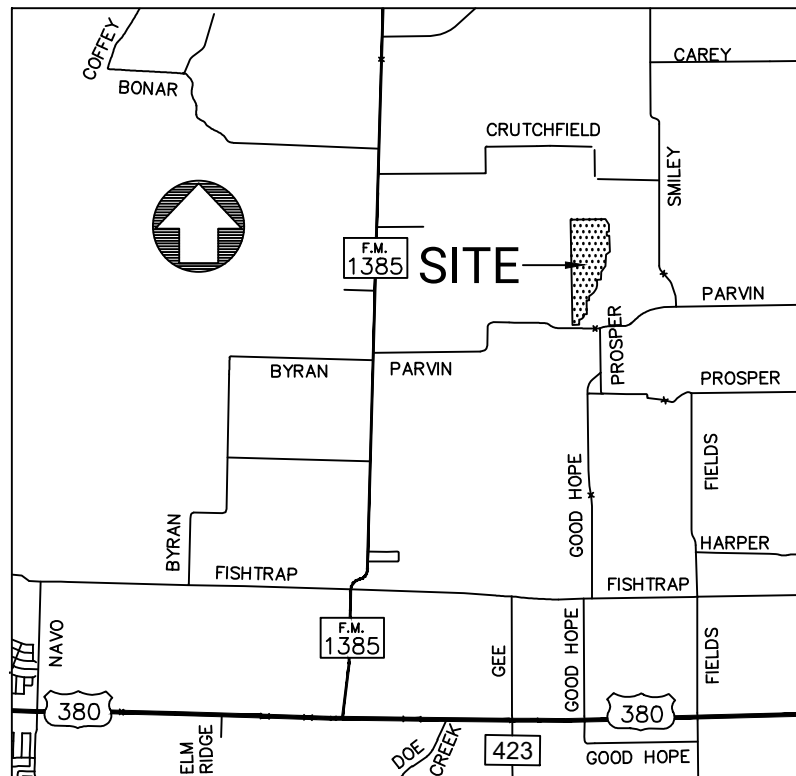
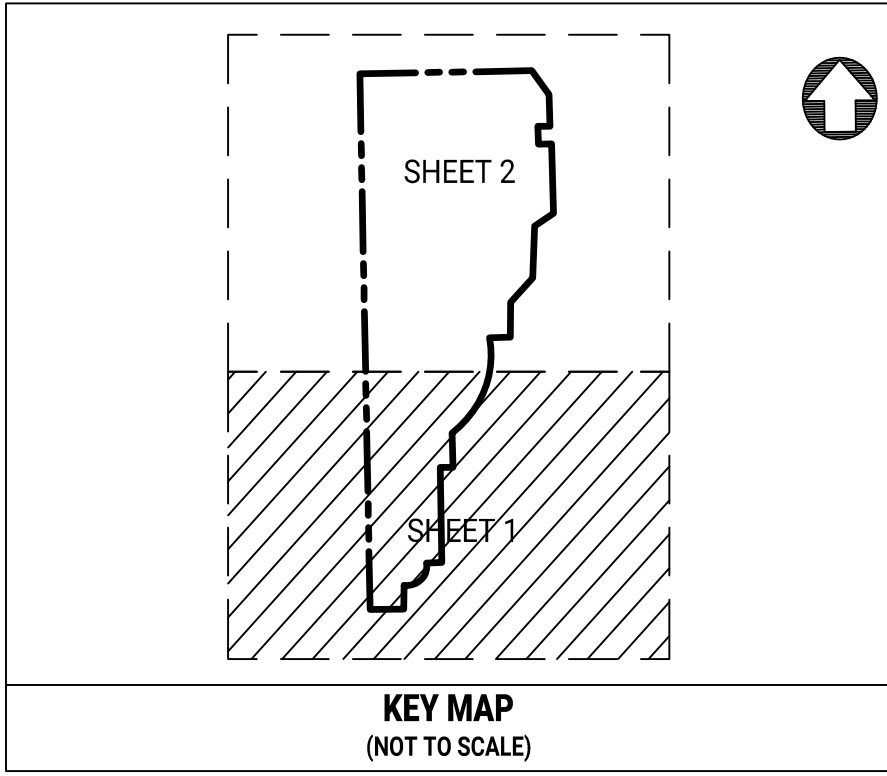
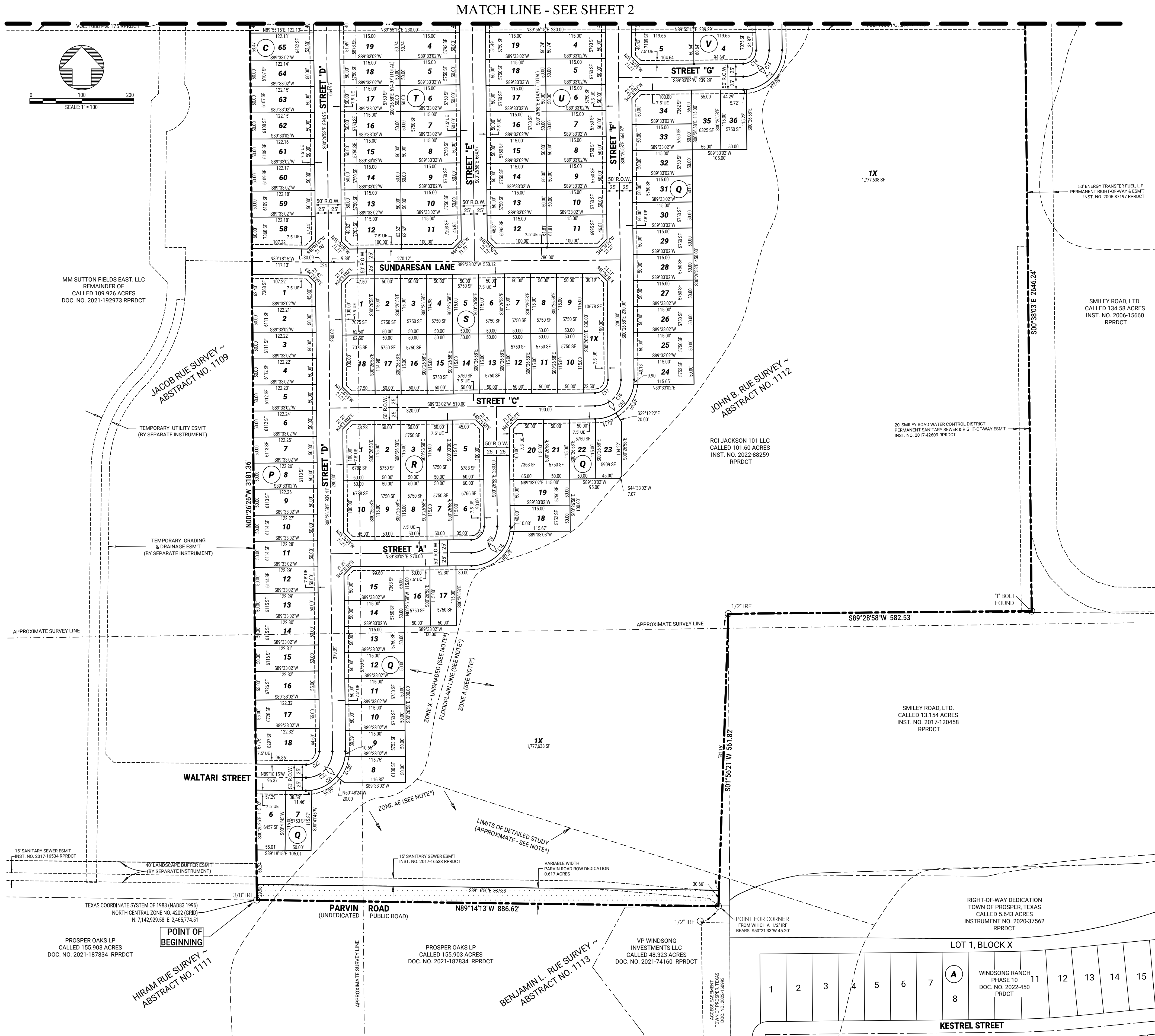
- Subject Property
- City Limits
- Roads
- Parcels

Lily Estates
City of Celina

3/28/2023



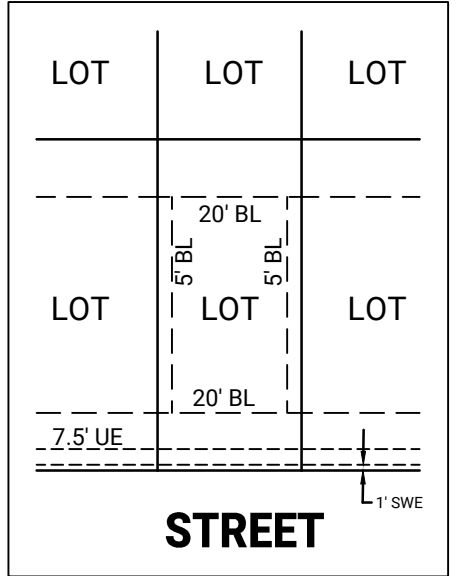
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LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
★	DENOTES DRIVEWAY LOCATION RESTRICTION
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
Ⓢ	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	157°06'06"	60.00	N44°33'50"E	117.61'	164.52
C2	090°00'00"	50.00	N44°33'02"E	70.71'	78.54
C3	090°00'00"	25.00	N44°33'02"E	35.36	39.27
C4	123°33'27"	60.00	S28°40'15"E	105.74'	129.39
C5	090°00'00"	50.00	S45°26'58"E	70.71'	78.54
C6	090°00'00"	25.00	S45°26'58"E	35.36	39.27
C7	124°00'24"	60.00	S28°53'43"E	105.96'	129.86
C8	090°00'00"	50.00	S45°26'58"E	70.71'	78.54
C9	090°00'00"	25.00	S45°26'58"E	35.36	39.27
C10	123°33'27"	60.00	N27°46'20"E	105.74'	129.39
C11	090°00'00"	50.00	N44°33'02"E	70.71'	78.54
C12	090°00'00"	75.00	S44°33'02"W	106.07'	117.81
C13	090°00'00"	50.00	S44°33'02"W	70.71'	78.54
C14	090°00'00"	25.00	S44°33'02"W	35.36	39.27
C15	050°40'50"	75.00	S32°27'13"W	64.20'	66.34
C16	090°00'00"	50.00	S44°33'02"W	70.71'	78.54
C17	090°00'00"	25.00	S44°33'02"W	35.36	39.27
C18	082°20'16"	75.00	S48°22'55"W	98.74'	107.78
C19	090°00'00"	50.00	S44°33'02"W	70.71'	78.54
C20	090°00'00"	25.00	S44°33'02"W	35.36	39.27
C21	051°30'09"	75.00	S64°56'40"W	65.17'	67.42
C22	091°08'42"	50.00	S45°07'24"W	71.41'	78.54
C23	091°08'42"	25.00	S45°07'24"W	35.71'	39.77
C24	001°08'42"	2000.00	N89°52'36"W	39.97'	39.97'

- NOTES:**
- All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way are require to be an HOA "X" lot.
 - All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
 - Notice – 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.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 - The subject property is located within Zone "X" (unshaded), Zone "AE" and Zone "A" on the Flood Insurance Rate Map, Map No. 48121C0290G, revision date April 18, 2011. Zone "X" (unshaded) is defined thereon as "areas determined to be outside the 0.2% annual chance floodplain." Zone "AE" is defined as "base flood elevations determined" and Zone "A" is defined as "no base flood elevation determined". Flood lines shown hereon are graphically shown according to this map.
 - The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.
 - All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
 - 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.
 - Water and sewer to be maintained by Mustang Special Utility District.
 - Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.
 - No overhead utilities are permitted on the subject property.



**PRELIMINARY PLAT
LILY ESTATES**
101.644 ACRES
14.505 ACRES RIGHT-OF-WAY
316 RESIDENTIAL LOTS
10 HOA/OPEN SPACE LOTS
SITUATED IN THE
JACOB RUE SURVEY ~ ABSTRACT NO. 1109
HIRAM RUE SURVEY ~ ABSTRACT NO. 1111
JOHN RUE SURVEY ~ ABSTRACT NO. 1112
BENJAMIN RUE SURVEY ~ ABSTRACT NO. 1113
CITY OF CELINA
DENTON COUNTY, TEXAS

OWNER:
RCI JACKSON 101 LLC
6950 TPC DRIVE, SUITE 120
MCKINNEY, TEXAS 75070
MARK D. SMITH
PHONE: 214-229-8225
EMAIL: mark@smithexploration.com

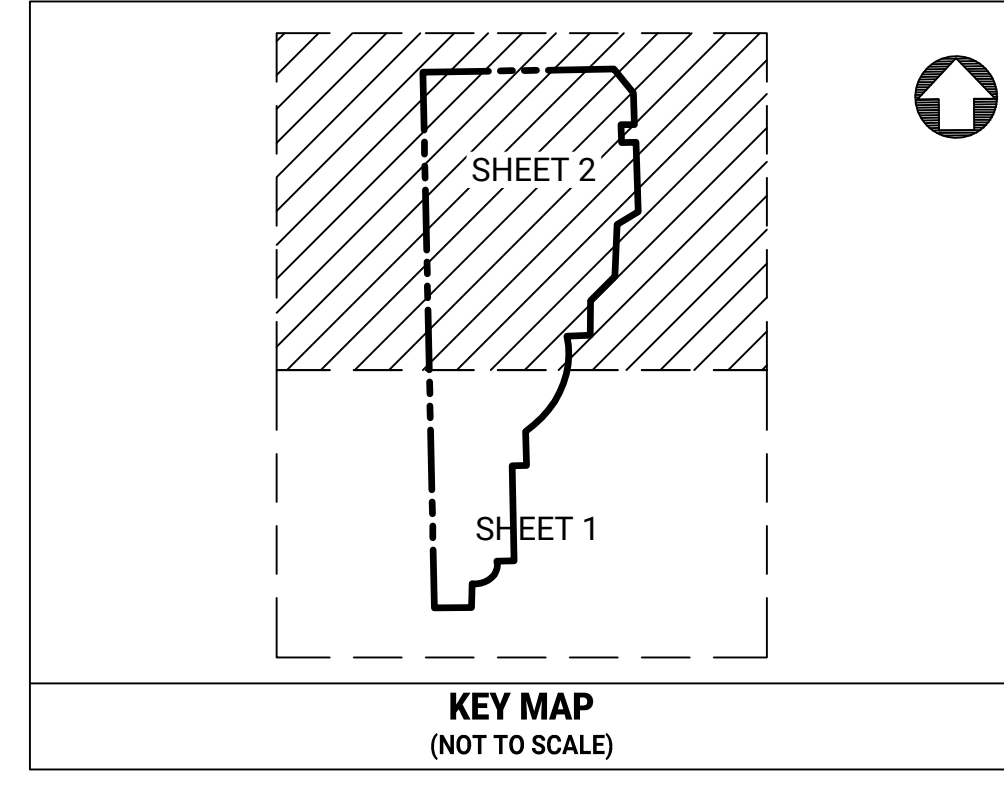
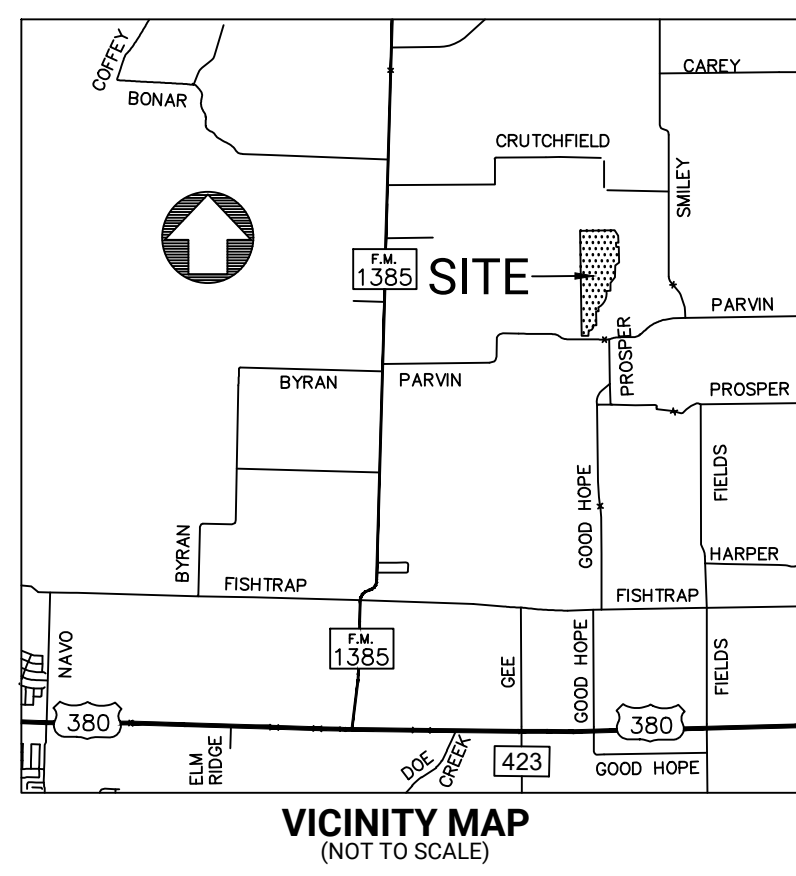
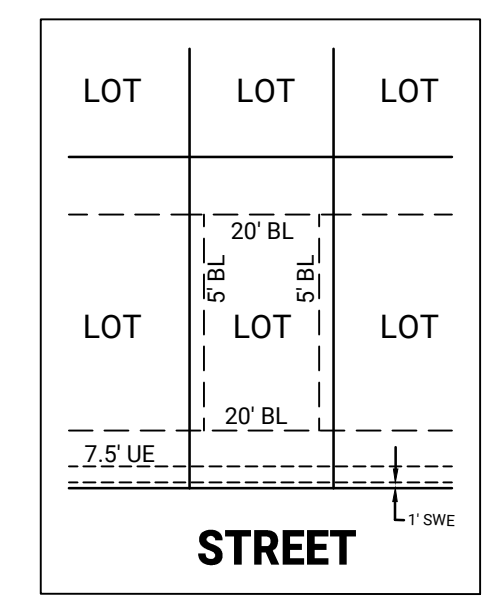
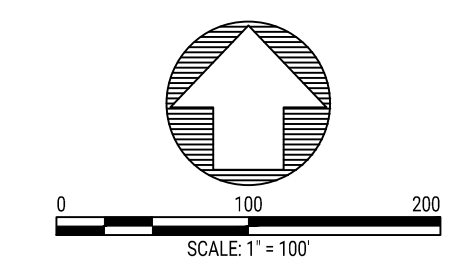
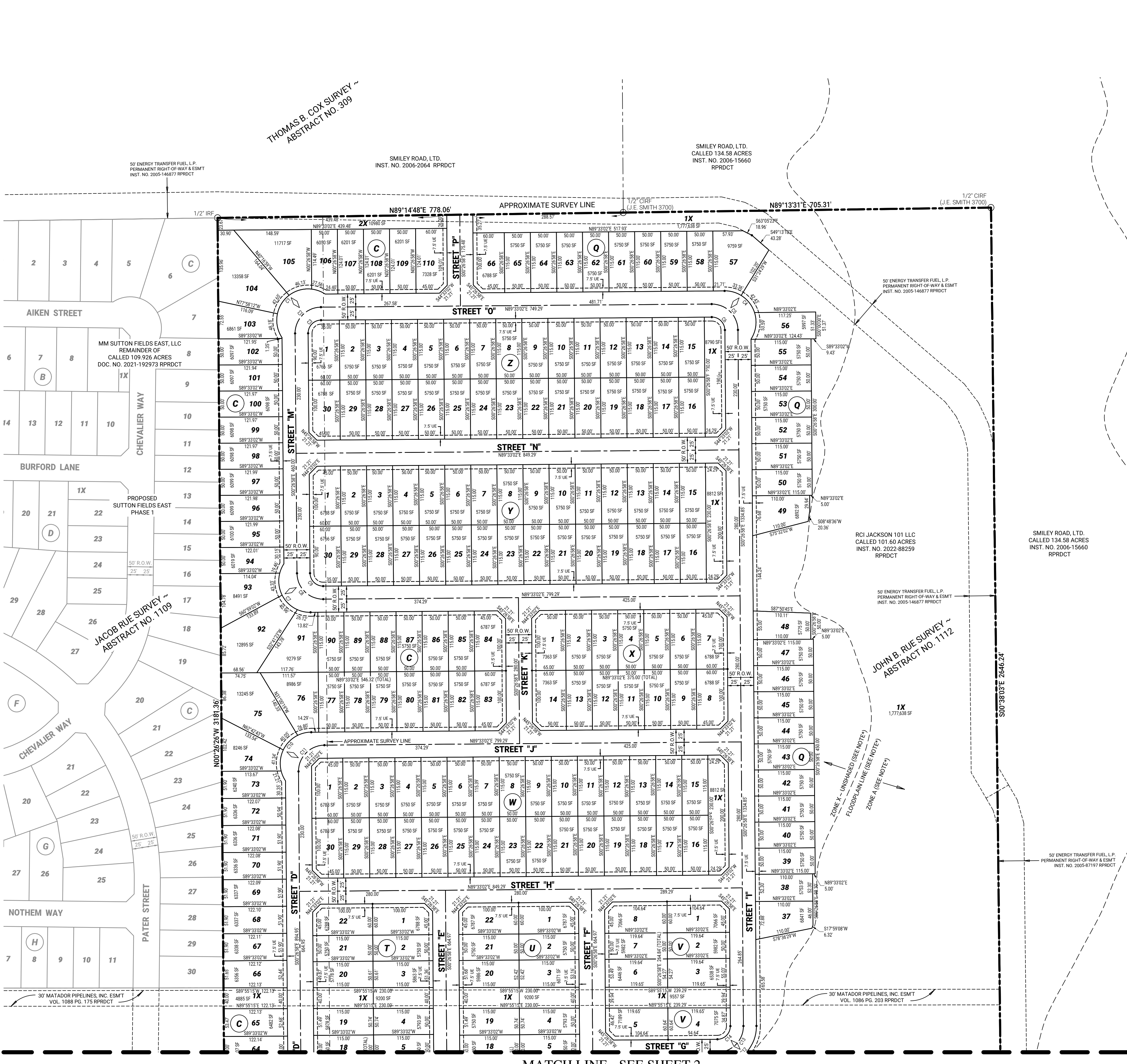
RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@barraza-group.com

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE: (214)-484-7055
PROJECT NO. 202209-00
DATE: February 2023

PLAT FILE NO. _____

Sheet Scale: 1 Inch = 100 Feet

S:\2022\202209-00 - Lily Estates Survey\Survey\Plot\202209-00 PF.dwg 2/17/2023 11:13 AM



CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	157°06'06"	60.00	N44°33'50"E	117.61
C2	090°00'00"	50.00	N44°33'02"E	70.71
C3	090°00'00"	25.00	N44°33'02"E	35.36
C4	123°33'27"	60.00	S28°40'15"E	105.74
C5	090°00'00"	50.00	S45°26'58"E	70.71
C6	090°00'00"	25.00	S45°26'58"E	35.36
C7	124°00'24"	60.00	S28°53'43"E	105.96
C8	090°00'00"	50.00	S45°26'58"E	70.71
C9	090°00'00"	25.00	S45°26'58"E	35.36
C10	123°33'27"	60.00	N27°46'20"E	105.74
C11	090°00'00"	50.00	N44°33'02"E	70.71
C12	090°00'00"	75.00	S44°33'02"W	106.07
C13	090°00'00"	50.00	S44°33'02"W	70.71
C14	090°00'00"	25.00	S44°33'02"W	35.36
C15	050°40'50"	75.00	S32°27'13"W	64.20
C16	090°00'00"	50.00	S44°33'02"W	70.71
C17	090°00'00"	25.00	S44°33'02"W	35.36
C18	082°20'16"	75.00	S48°22'55"W	98.74
C19	090°00'00"	50.00	S44°33'02"W	70.71
C20	090°00'00"	25.00	S44°33'02"W	35.36
C21	051°30'09"	75.00	S64°56'40"W	65.17
C22	091°08'42"	50.00	S45°07'24"W	71.41
C23	091°08'42"	25.00	S45°07'24"W	35.71
C24	001°08'42"	2000.00	N89°52'36"W	39.97

- NOTES:**
- All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way are required to be an HOA "X" lot.
 - All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
 - Notice – 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.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 - The subject property is located within Zone "X" (unshaded), Zone "AE" and Zone "A" on the Flood Insurance Rate Map, Map No. 48121C0290G, revision date April 18, 2011. Zone "X" (unshaded) is defined thereon as "areas determined to be outside the 0.2% annual chance floodplain." Zone "AE" is defined as "base flood elevations determined" and Zone "A" is defined as "no base flood elevation determined". Flood lines shown hereon are graphically shown according to this map.
 - The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999494939267.
 - All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
 - 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.
 - Water and sewer to be maintained by Mustang Special Utility District.
 - Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.
 - No overhead utilities are permitted on the subject property.

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
★	DENOTES DRIVEWAY LOCATION RESTRICTION
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
⊙	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

**PRELIMINARY PLAT
LILY ESTATES**
101.644 ACRES
14.505 ACRES RIGHT-OF-WAY
316 RESIDENTIAL LOTS
10 HOA/OPEN SPACE LOTS
SITUATED IN THE
JACOB RUE SURVEY ~ ABSTRACT NO. 1109
HIRAM RUE SURVEY ~ ABSTRACT NO. 1111
JOHN RUE SURVEY ~ ABSTRACT NO. 1112
BENJAMIN RUE SURVEY ~ ABSTRACT NO. 1113
CITY OF CELINA
DENTON COUNTY, TEXAS
PLAT FILE NO. _____

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE: (214)-484-7055
PROJECT NO. 202209-00
DATE: February 2023

OWNER:
RCI JACKSON 101 LLC
6950 TPC DRIVE, SUITE 120
MCKINNEY, TEXAS 75070
MARK D. SMITH
PHONE: 214-229-8225
EMAIL: mark@smithexploration.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@barraza-group.com

Sheet Scale: 1 inch = 100 Feet

OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS RCI JACKSON 101 LLC, is the owner of that certain tract of land situated in the Jacob Rue Survey, Abstract No. 1109, the Hiram Rue Survey, Abstract No. 1111, the John Rue Survey, Abstract No. 1112 and the Benjamin Rue Survey, Abstract No. 1113 in Denton County, Texas, and being part of that certain called 101.60 acre tract of land described in deed to RCI Jackson 101 LLC, recorded in Instrument No. 2022-88259, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 3/8-inch rod found in the approximate center of Parvin Road (undedicated public road) at the southwest corner of said RCI Jackson 101 LLC, tract, same being the southeast corner of that certain called 109.926 acre tract of land described in deed to MM Sutton Fields East, LLC recorded in Document No. 2021-192973, RPRDCT;

THENCE North 00°26'26" West, with the west line of said RCI Jackson 101 LLC tract and the east line of said MM Sutton Fields East, LLC tract, a distance of 3,181.36 feet to a 1/2-inch iron rod found for corner at the northwest corner of said RCI tract, same being on the south line of that certain tract of land described in deed to Smiley Road, Ltd., recorded in Instrument No. 2006-2064, RPRDCT;

THENCE North 89°14'48" East, with the north line of said RCI tract and the south line of said Smiley Road, Ltd. tract, a distance of 778.06 feet to a 1/2-inch iron rod with cap stamped "J.E. Smith 3700" found for corner at the southeast corner of said Smiley Road, Ltd. tract, same being the southwest corner of that certain tract of land described in deed to Smiley Road, Ltd., recorded in Instrument No. 2006-15660, RPRDCT;

THENCE North 89°13'31" East, with the north line of said RCI tract and the south line of said Smiley Road, Ltd. tract, a distance of 705.31 feet to a 1/2-inch iron rod with cap stamped "J.E. Smith 3700" found for corner at the northeast corner of said RCI tract;

THENCE South 00°38'03" East, with the east line of said RCI tract, and the west line of said Smiley Road, Ltd. tract recorded in Instrument No. 2006-15660, RPRDCT a distance of 2,646.24 feet to an "I bolt" found for corner at the most easterly southeast corner of said RCI tract, said bolt being located in the north line of that certain tract of land described in deed to Smiley Road, Ltd., recorded in Instrument No. 2017-120458, RPRDCT;

THENCE South 89°28'59" West, with a south line of said RCI tract and the north line of said Smiley Road, Ltd. tract recorded in Instrument No. 2017-120458, RPRDCT a distance of 582.53 feet to a 1/2-inch iron rod found for corner at an interior "ell" corner of said RCI tract;

THENCE South 01°56'21" West, with an east line of said RCI tract a distance of 561.82 feet to a point for corner in the approximate center of Parvin Road at the most southerly southeast corner of said RCI tract, from which a 1/2-inch iron rod found for reference bears South 50°21'33" West, a distance of 45.20 feet;

THENCE North 89°14'13" West, with the approximate center of Parvin Road, and the south line of said RCI tract a distance of 886.62 feet to the POINT OF BEGINNING, containing an area of 101.644 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RCI JACKSON 101 LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this Final Plat designating the herein above described property as **LILY ESTATES**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other city codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with city codes and regulations. 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 installed, if approved by the City of Celina. at no point shall any overhead utilities be installed on the subject property. the City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

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

Witness, my hand this the ____ day of _____, 20____.

RCI Jackson 101 LLC,
A Texas Limited Liability Company

BY: _____

BY: _____

State of Texas §
County of _____ §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____ on behalf of said company.

Given under my and seal of office, this __ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Celina subdivision regulations.

DATED THIS THE ____ DAY OF _____, 20____.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

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 JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLAT APPROVAL

Approved

City Development Official
City of Celina, Texas

Date

Witness by hand this ____ day of _____, 20____.

City Secretary
City of Celina, Texas

OWNER:
RCI JACKSON 101 LLC
6950 TPC DRIVE, SUITE 120
MCKINNEY, TEXAS 75070
MARK D. SMITH
PHONE: 214-229-8225
EMAIL: mark@smithexploration.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE: (214)-484-7055
PROJECT NO. 2022009-00
DATE: February 2023

PRELIMINARY PLAT
LILY ESTATES

101.644 ACRES
14.505 ACRES RIGHT-OF-WAY
316 RESIDENTIAL LOTS
10 HOA/OPEN SPACE LOTS
SITUATED IN THE
JACOB RUE SURVEY ~ ABSTRACT NO. 1109
HIRAM RUE SURVEY ~ ABSTRACT NO. 1111
JOHN RUE SURVEY ~ ABSTRACT NO. 1112
BENJAMIN RUE SURVEY ~ ABSTRACT NO. 1113
CITY OF CELINA
DENTON COUNTY, TEXAS

PLAT FILE NO. ____

Sheet Scale: 1 Inch = 100 Feet



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: April 18, 2023
Re: Earthman Park - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 114 acres to Community Facilities District (CF), generally located at the southwest corner of Smiley Road and future Carey Road, within the City Limits. (Earthman Park – Rezoning)

Owner:

City of Celina
142 N. Ohio Street
Celina, TX 75009

Background Information:

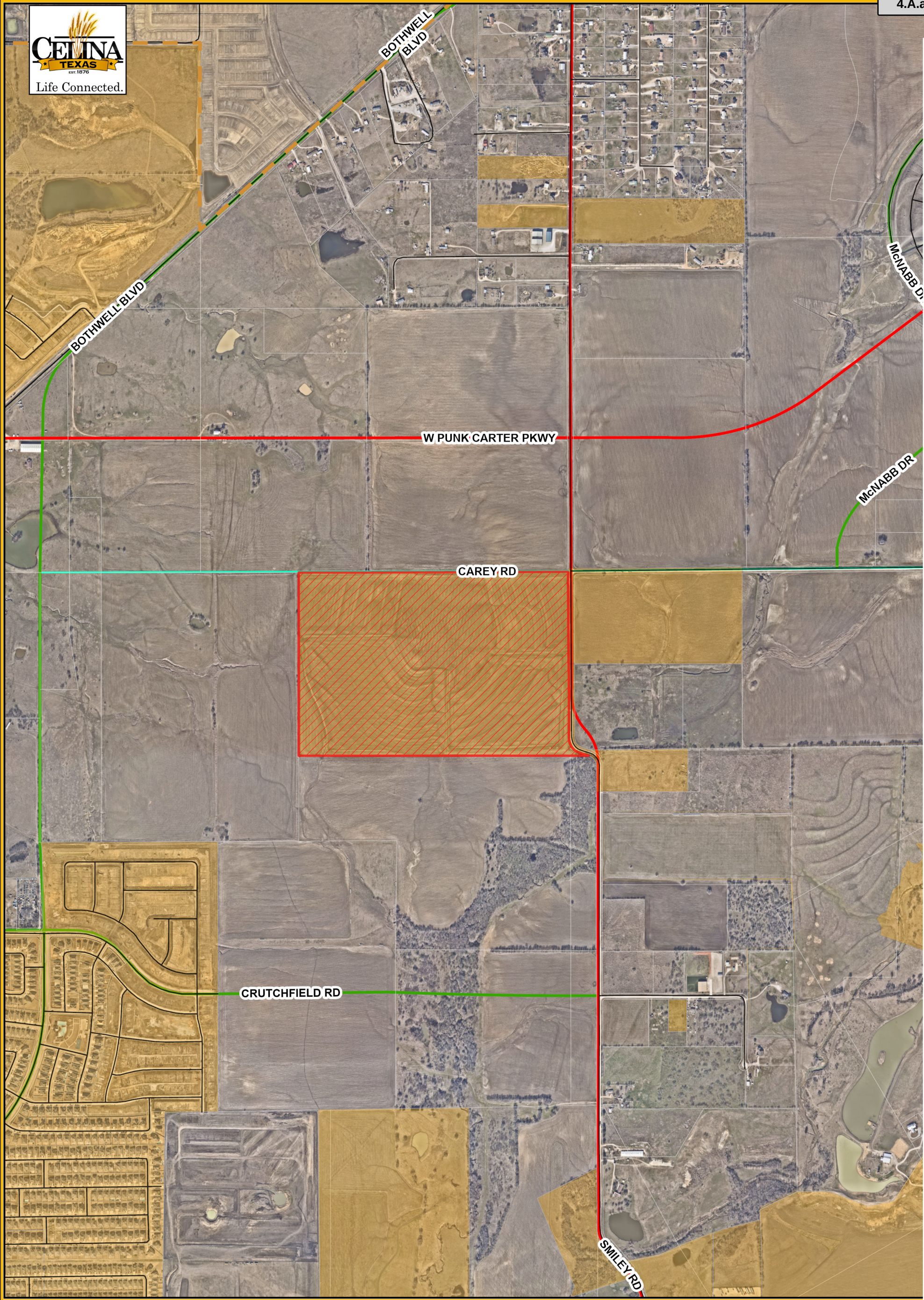
This item is for the city-initiated rezoning of approximately 114 acres from Agricultural District (AG) to Community Facilities District (CF), which is an appropriate zoning district for municipal facilities such as public parks. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



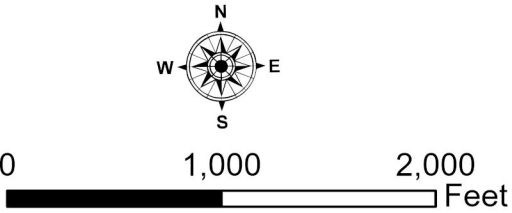
Attachment: Location Map (Earthman Park – Rezoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Earthman Park
City of Celina

3/28/2023

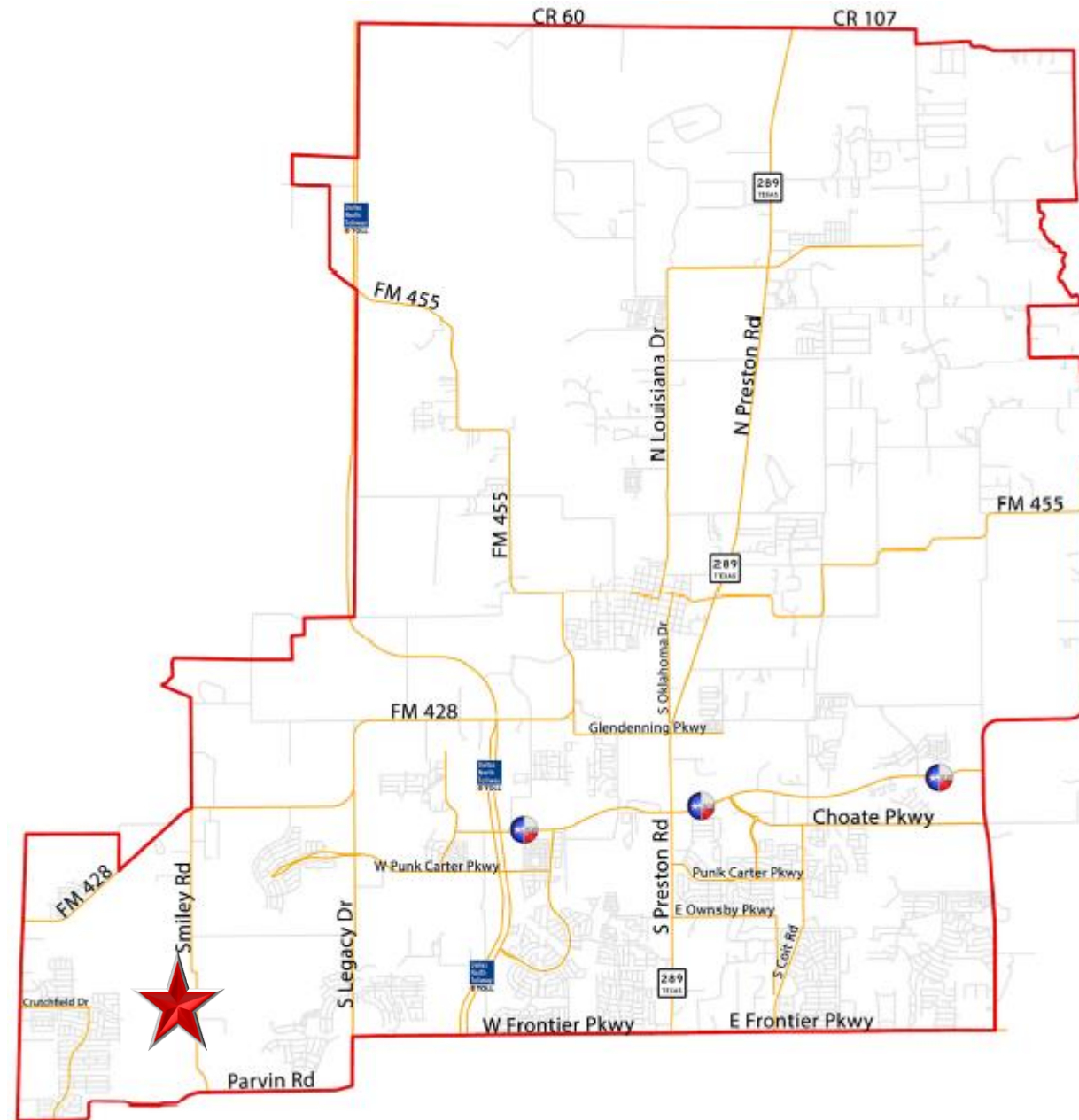


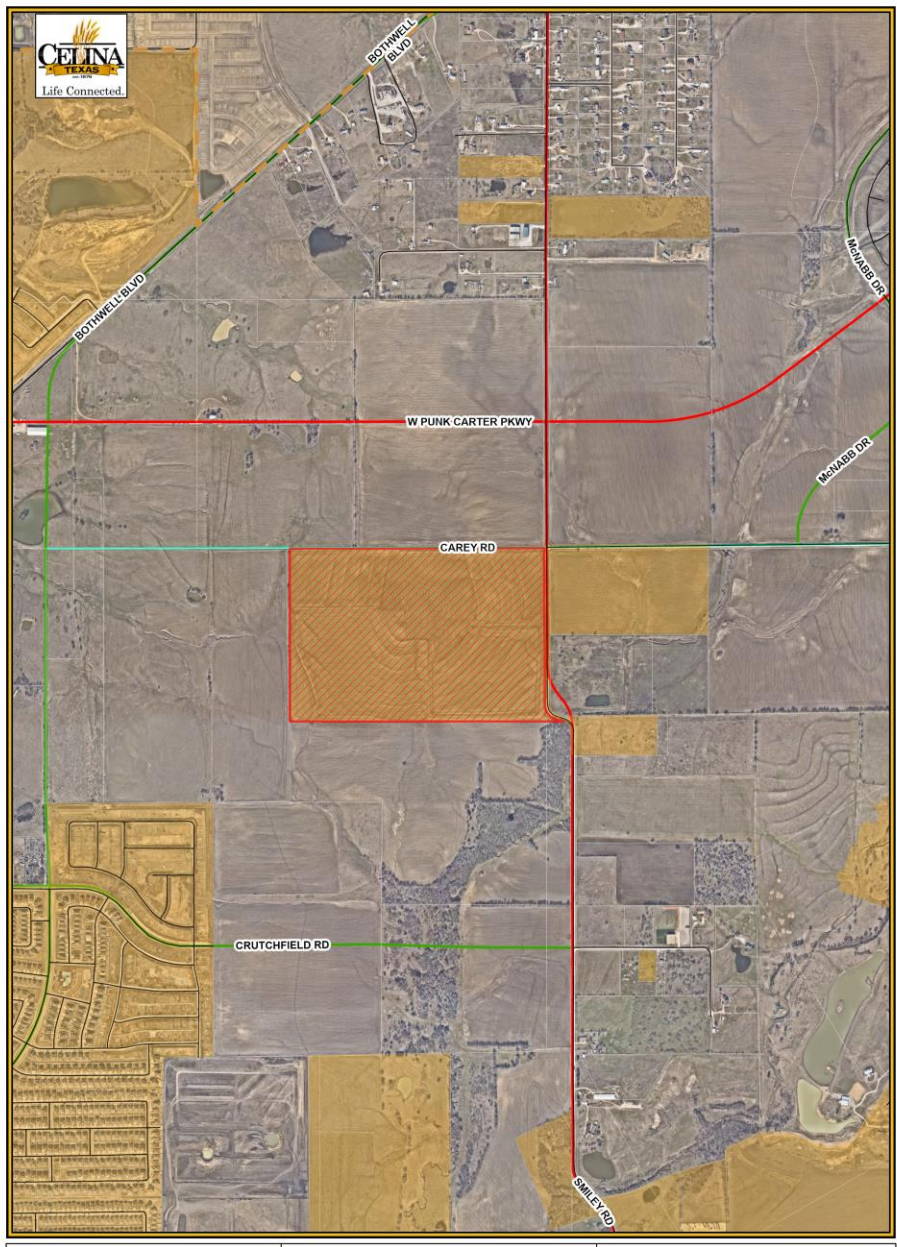
EARTHMAN PARK

Rezoning

Planning & Zoning Commission
April 18, 2023







LOCATION MAP

The subject property is generally located at the southwest corner of Smiley Road and future Carey Road

Attachment: Staff Presentation (Earthman Park – Rezoning)

BACKGROUND

- The subject property is approximately 114 acres and is the location of the City's future public park
- The property was annexed into City Limits in 2017 and was zoned Agriculture District (AG)
- The City purchased the property in January 2023
- The request is to rezone the property to Community Facilities District (CF), which is the appropriate zoning district for municipal facilities, including public parks

POLICY CONSIDERATIONS

- CF is an appropriate zoning designation for the subject property

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May
- Staff recommends approval as presented



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: April 18, 2023
Re: Sunset Lift Station - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Community Facilities District (CF), generally located approximately 500 feet west of Oklahoma Drive and approximately 2,100 feet south of Ash Street, within the City Limits. (Sunset Lift Station – Rezoning)

Owner:

City of Celina
142 N. Ohio Street
Celina, TX 75009

Background Information:

This item is for the city-initiated rezoning of approximately 4 acres from Agricultural District (AG) to Community Facilities District (CF), which is an appropriate zoning district for municipal facilities such as lift stations. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



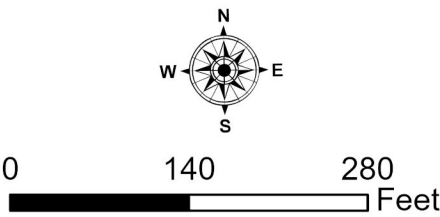
Attachment: Location Map (Sunset Lift Station – Rezoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Sunset Lift Station
City of Celina

3/28/2023

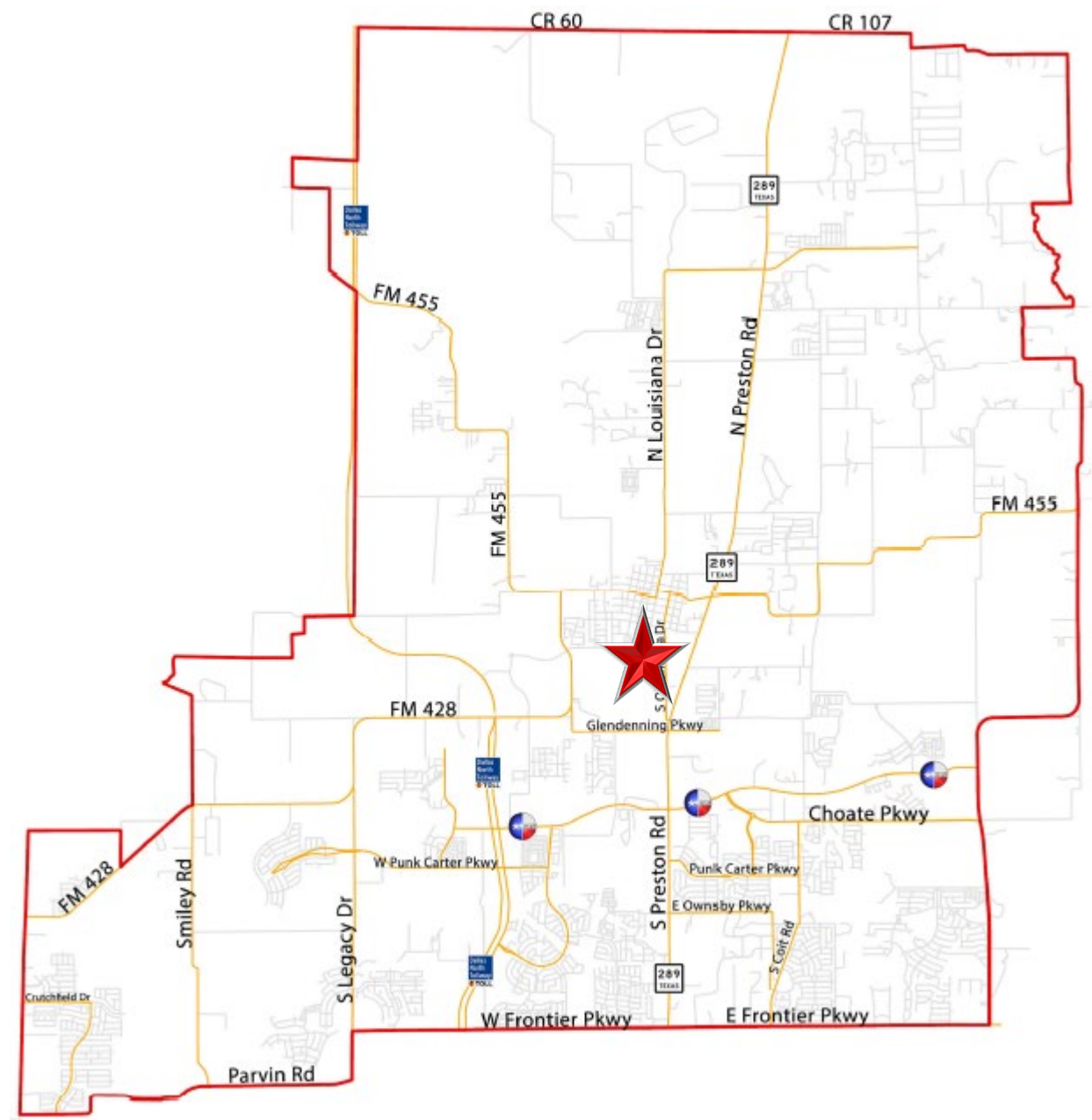


SUNSET LIFT STATION

Rezoning

Planning & Zoning Commission
April 18, 2023







LOCATION MAP

The subject property is generally approximately 500 feet west of Oklahoma Drive and approximately 2,100 feet south of Ash Street, by The District of Celina Apartments

BACKGROUND

- The subject property is approximately 4 acres and is the location of the City's future lift station
- The property was annexed into City Limits in 2020 and was zoned Agriculture District (AG)
- The request is to rezone the property to Community Facilities District (CF), which is the appropriate zoning district for municipal facilities, including lift stations

POLICY CONSIDERATIONS

- CF is an appropriate zoning designation for the subject property

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May
- Staff recommends approval as presented



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Kari White, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 18, 2023
 Re: N4 Montessori Academy of Celina - SUP

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center on approximately 2 acres, generally located east of Preston Road and approximately 1,400 feet north of Glendenning Parkway, within the the City Limits. (N4 Montessori Academy of Celina – SUP)

Applicant:

Triangle Engineering
 1782 W. McDermott Dr.
 Allen, TX 75013

Background:

The applicant's request is for a Child Care Center, generally east of Preston Road and approximately 1,400 feet north of Glendenning Parkway. A Specific Use Permit is required for this use within the Preston Road Overlay. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

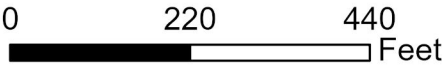
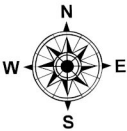


Legend

- Subject Property
- City Limits
- Roads
- Parcels

Preston Daycare
City of Celina

3/28/2023

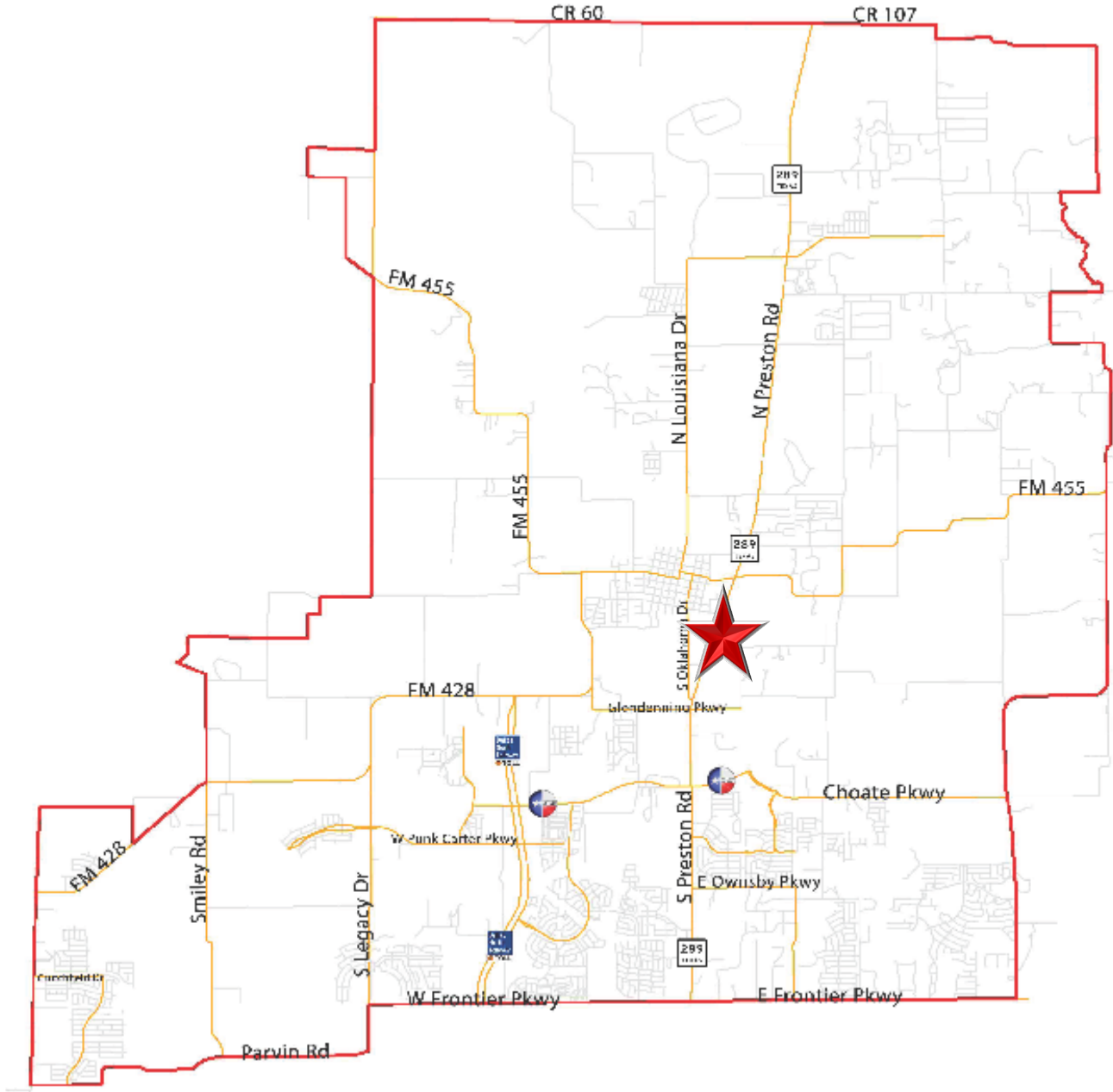


N4 MONTESSORI

Specific Use Permit

Planning & Zoning Commission
April 18, 2023







LOCATION MAP

The subject property is generally located east of Preston Road and approximately 1,030 feet north of Oklahoma Drive

Attachment: Staff Presentation (N4 Montessori Academy of Celina – SUP)

BACKGROUND

- The subject property is approximately 2 acres
- The property was zoned Commercial, Office, & Retail District (C) in 2019
- The applicant desires to open a Montessori academy

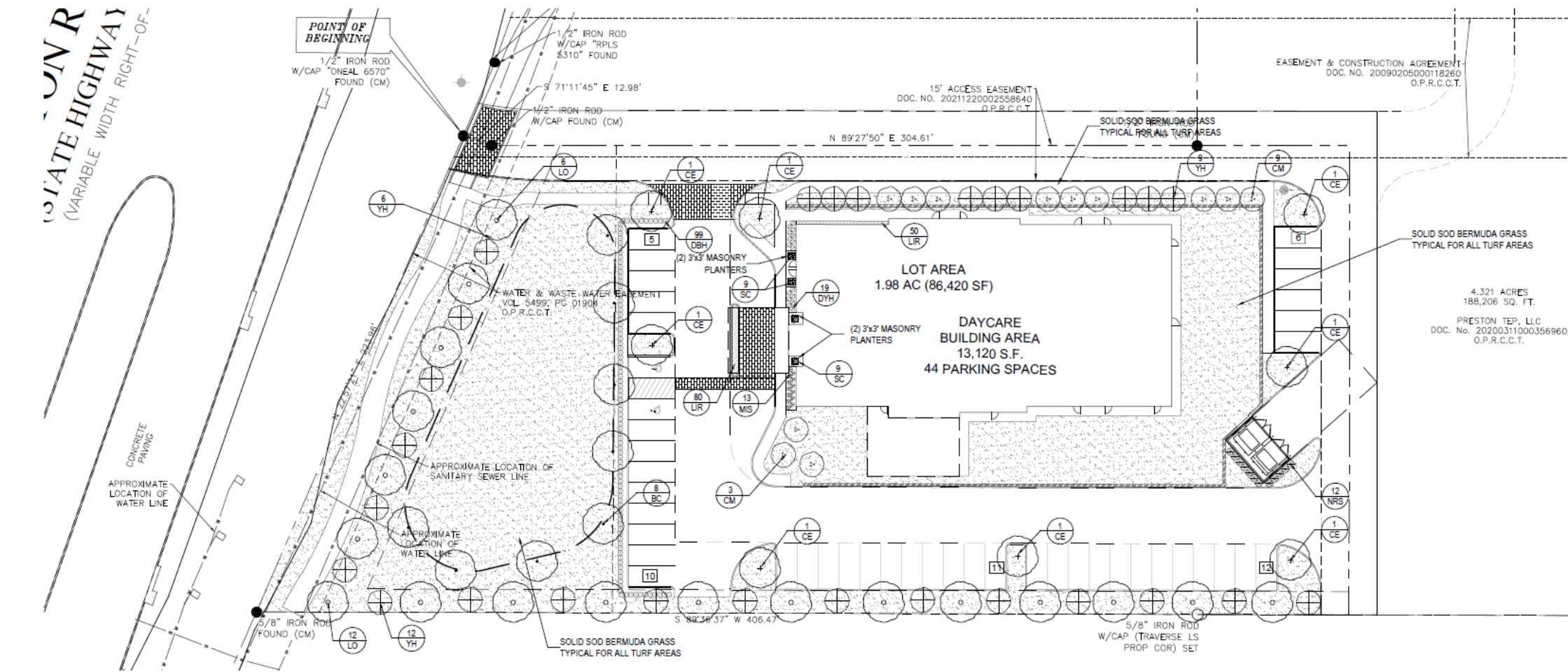
ZONING OVERVIEW

- The Zoning Ordinance requires a Montessori academy, categorized under “Child Care Center, Primary Use,” to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Preston Road Overlay (PRO).

SUP OVERVIEW

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

CONCEPT PLAN



CONCEPT ELEVATIONS



POLICY CONSIDERATIONS

- The SUP process was intended to prevent poorly located child care centers or an over-abundance of child care centers along the Preston corridor
- There is a need for child care facilities in the area
- The parent tract will have cross access to the north and south as properties develop, allowing for proper traffic flow
- The subject property is a retail pad site, so a child care center is not necessarily the highest and best use
- The use is not inappropriate for the Preston Road corridor

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May
- Staff recommends approval as presented



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Bella Lopez, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 18, 2023
 Re: Ten Mile Creek - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 256 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Collin County Outer Loop District (CCOLO), and Commercial, Retail, & Office District (C) base zoning, generally located south of the Collin County Outer Loop and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Ten Mile Creek – Zoning)

Applicant:

KFM Engineering & Design
 3501 Olympus Blvd., Ste. 100
 Dallas, TX 72019

Background Information:

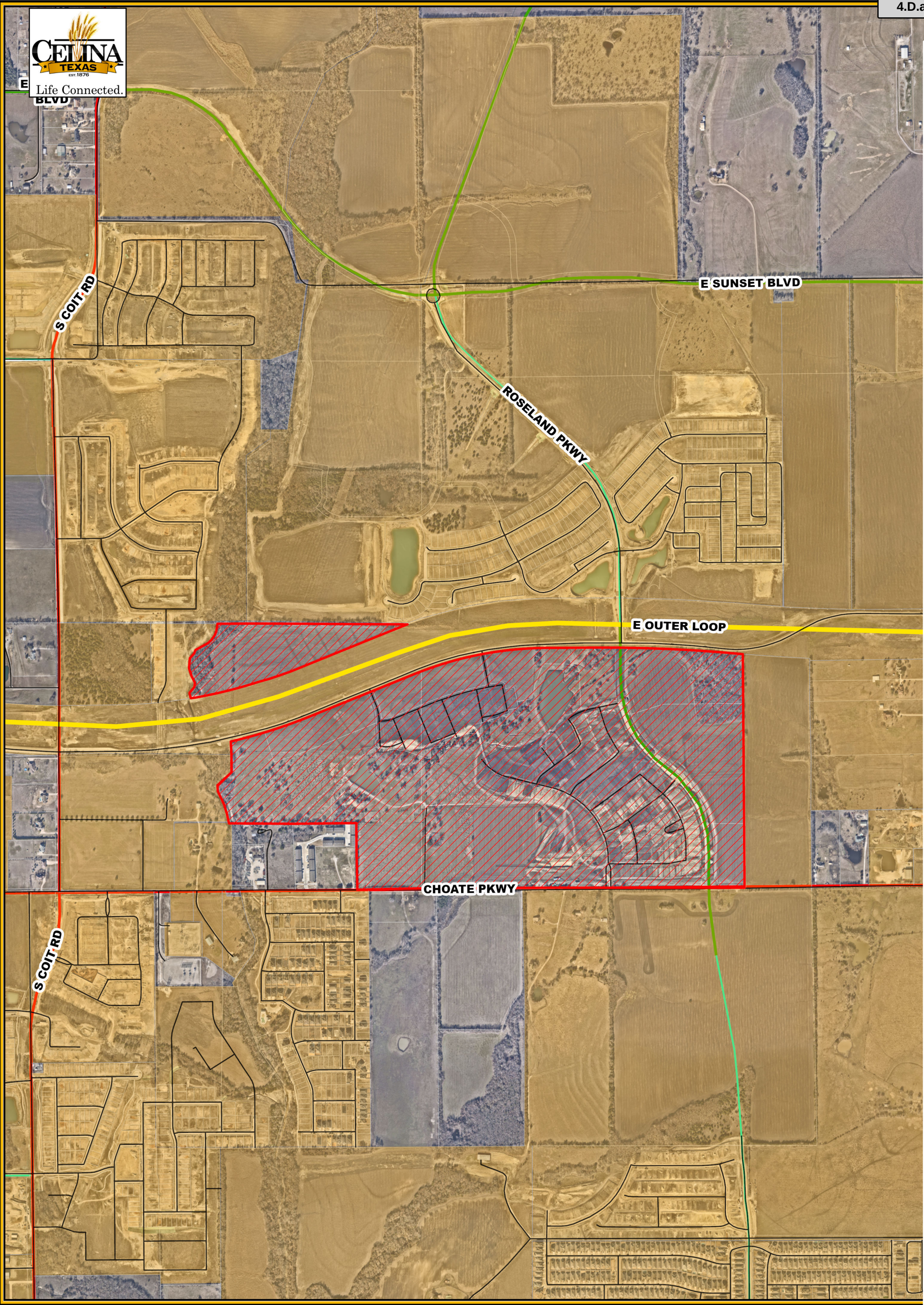
This item is for the zoning of approximately 256 acres to a Planned Development (PD) for a master-planned development which was approved by the City Council through a Development Agreement in September 2021. The Planned Development will include Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Collin County Outer Loop District (CCOLO), and Commercial, Retail, & Office District (C) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



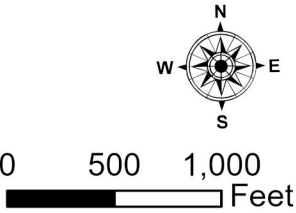
Attachment: Location Map (Ten Mile Creek – Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Ten Mile Creek
City of Celina

3/28/2023

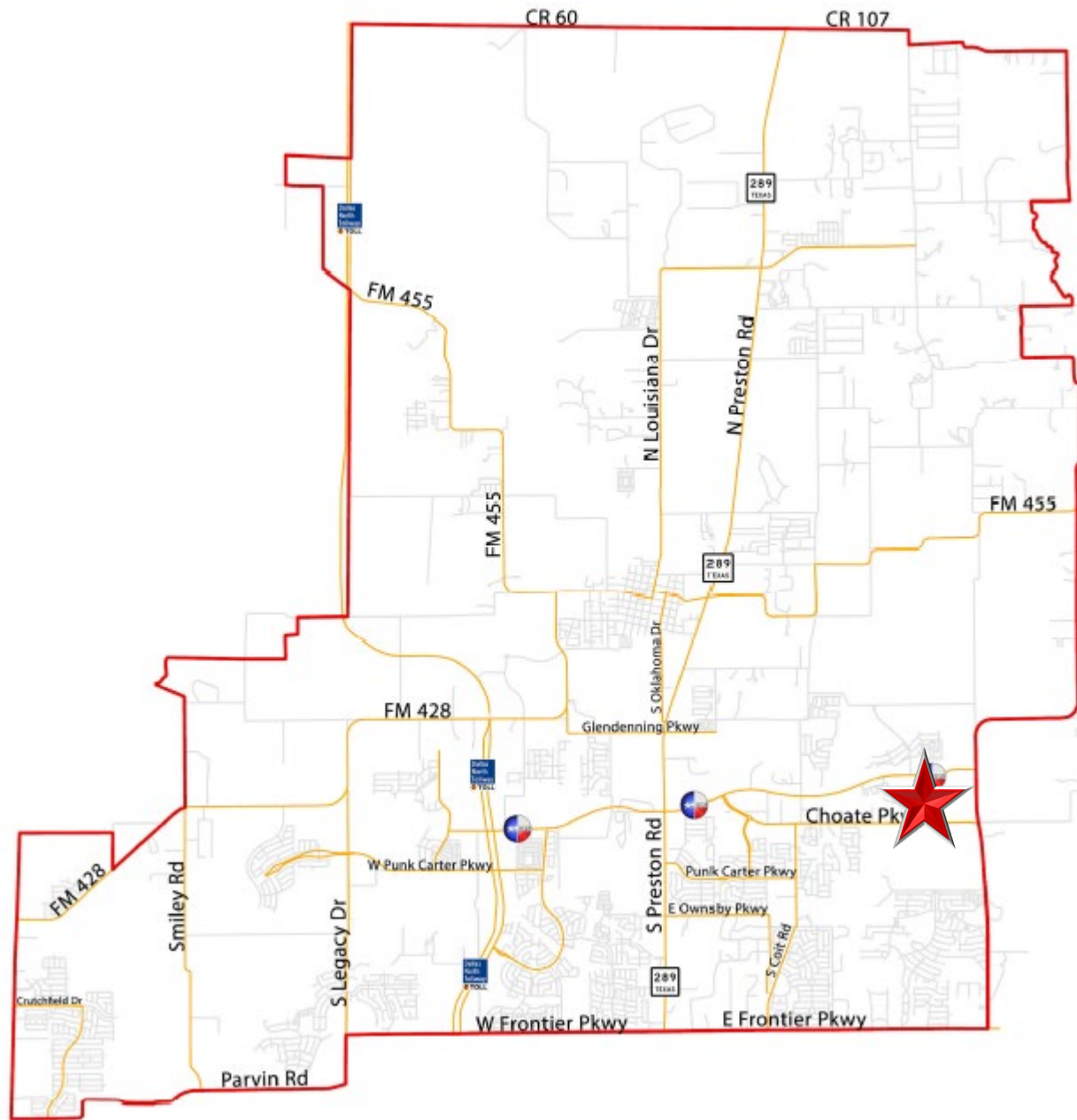


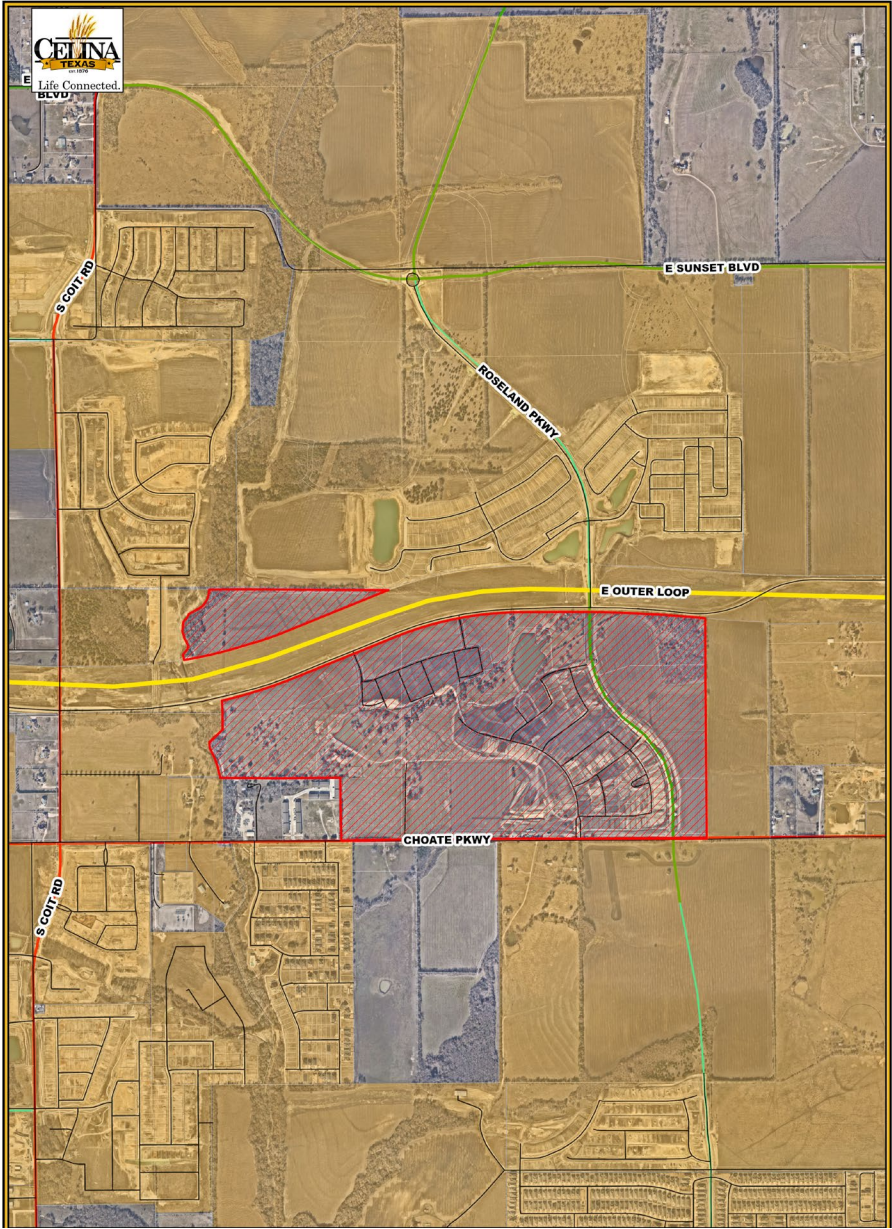
TEN MILE CREEK (BELKNAP TRACT)

Planned Development

Planning & Zoning Commission
April 18, 2023





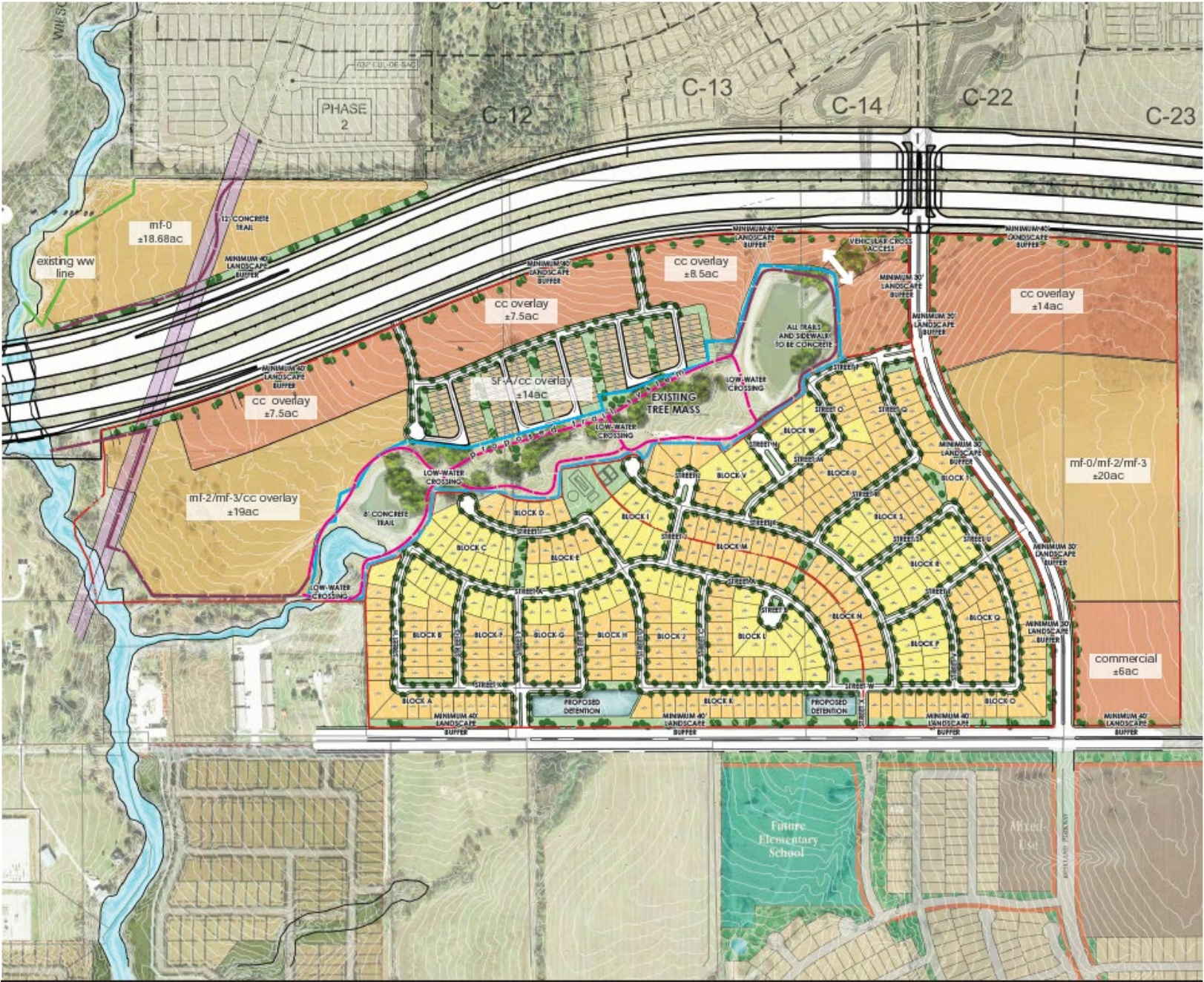


LOCATION MAP

The subject property is generally located south of the future Collin County Outer Loop, and approximately 2,100 feet west of FM 2478 (future Custer Road)

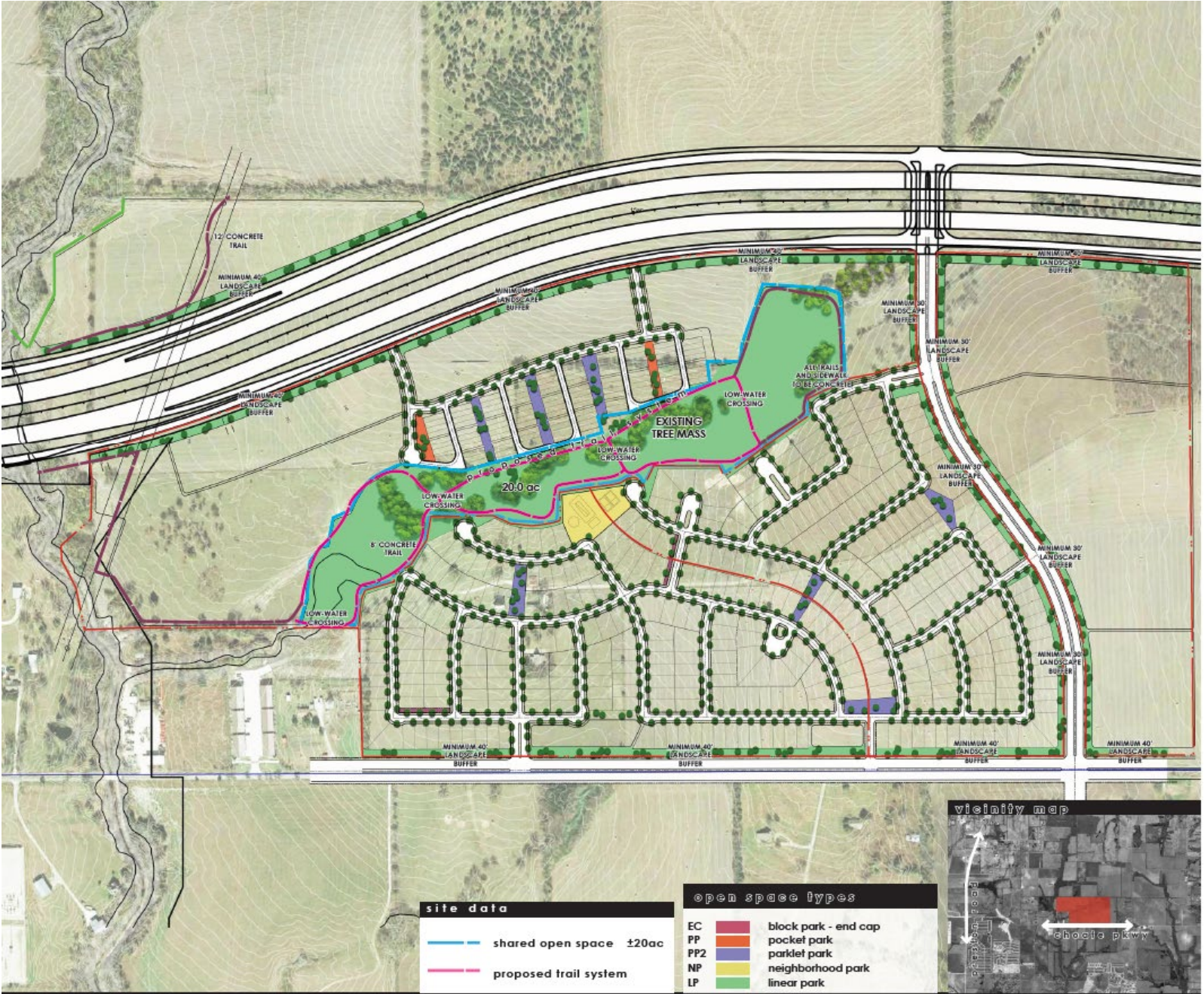
BACKGROUND

- A Development Agreement, outlining the zoning and annexation, was approved by the City Council in September 2021
- The subject property is approximately 256 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property will be annexed and zoned in conformance with the governing DA



PROJECT OVERVIEW

- The Development Agreement contemplated a new neighborhood, with a mix of uses (attached & detached single-family lots, commercial, retail, office, and multi-family)
- Lot Types:
 - 55' (approximately 70%)
 - 60' (approximately 30%)
 - Townhomes (approximately 100 units)
- Compliance with Neighborhood Vision Book
- Inclusion of pocket parks and a minimum of 20% open space
- Concrete trails throughout the linear park system and within open spaces
- Amenity center to have an open-air pavilion, a swimming pool, bathrooms, dog park, and playground



POLICY CONSIDERATIONS

- The property has been entitled through the governing Development Agreement
- City standards apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan
- Preserves significant frontage along Collin County Outer Loop for higher value development

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May
- Staff recommends approval as presented

DEVELOPMENT STANDARDS

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single- Family Residential Detached District. The base zoning for the non-residential portions of the Planned Development shall be Collin County Outer Loop Overlay, Commercial, Retail and Office District. The proposed multifamily tracts will be comprised of a mix of MF-0, MF- 2, and MF-3 product types.

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention.

Architecture:

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities:

In addition to the base zoning regulations, the amenity package will include:

- 12' concrete trail along the overhead lines and along Wilson Creek. 8' wide concrete trail along the creek south of the CCOL.
- The trail shall maintain multiple trail connections to the adjacent residential developments, generally as shown on the Concept Plan.
- Located south of Collin County Outer Loop and west of Roseland Pkwy there will be one large Amenity Center to have an open-air pavilion, a swimming pool, bathrooms, dog park, and playground.

Open Space:

The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan, which contains the following elements:

- The Linear greenbelt park system combined with the in-tract open spaces as depicted on the ConceptPlan will meet 100% of the open space requirements for all residential and multifamily development west of Roseland and south of Collin County Outer Loop.
- The large, centralized amenity park overlooking greenbelt park system will serve as amenity for all single family detached and attached development.

Lot Regulations for SF-R

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Single Family detached density can be allowed to maximum overall density of 4.0 units per acre.
- 55' and 60' lot sizes shall be front loaded.
- The lot mix shall generally be provided per the Concept Plan:
 - 55s – approximately 70% (250)
 - 60s – approximately 30% (106)
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-wayline shall be 35'.

Lot Regulations for SF-A

Development under this zoning districts will adhere to the standards in the Zoning Ordinance, except as revised in the Amenities and Open Space categories herein and to modify the minimum lot width of Single-Family attached to 22'.

Regulations for MF-0 (Horizontal Multi-Family):

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Maximum overall density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed.
- Wooden privacy residential fences are allowed within landscape setbacks, except landscape setbacks along public rights-of-way. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
- Parking shall be a minimum of 1.5 per unit.
- All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board.

Regulations for MF-2/MF-3:

Development under these zoning districts will adhere to the standards in the Zoning Ordinance, except as revised in the Amenities and Open Space categories herein.

Regulations for Collin County Outer Loop Overlay, Commercial, Retail and Office:

Development under these zoning districts will adhere to the standards in the Zoning Ordinance