



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 20, 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 and 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.

Reconvene Into Open Session

A. Presentation of the 2022 Tree City USA & Growth Award

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 May 16, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Replat for the Tollway 10 Addition, Lots 2, 5, and 6, Block A, being approximately 6 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition (Children's Lighthouse Daycare) – Replat)

C. Consider and act upon a Preliminary Plat for Mosaic Phase 2, being approximately 109 acres; generally located approximately 1,700 feet west of Legacy Drive and approximately 1,800 feet south of Carey Road. (Mosaic Phase 2 – Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend approximately 38 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment) - To Be Tabled
- B. Conduct a public hearing to consider and act upon a request to zone approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - PD Zoning)
- C. Conduct a public hearing to consider and act upon a request to amend approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road, within the City Limits. (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment)
- D. Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract – PD Zoning)
- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Communication Antenna Tower on approximately 2 acres; generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive, within the City Limits. (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit)
- F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 641 acres; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement)

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, MAY 16, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
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	Present	
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	
Kari White	City of Celina	Planning Manager	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

Chair Bain 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.

II. WORKSESSION:

The Planning & 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:

1. Minutes from the April 18, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Conveyance Plat for Mustang Park Addition, Lots 1–3, being approximately 6 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Addition – Conveyance Plat)

- C. Consider and act upon a Preliminary Plat for the Mustang Park Apartments, Lots 1-7, being approximately 51 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Apartments – Preliminary Plat)

- D. Consider and act upon a Preliminary Plat for Green Meadows West, being approximately 385 acres; generally located at the northwest corner of McNabb Drive and Carey Road. (Green Meadows West – Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone various tracts, totaling approximately 70 acres to Community Facilities District (CF), within the Legacy Hills Development; generally located east of Dallas North Tollway, north of future J Fred Smith Parkway, south of Marilee Road, and west of Celina Parkway, within the City Limits. (Legacy Hills Land Donations (CF Tracts) – Rezoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Poché 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:	Bryan Poché, Vice Chair
SECONDER:	Michael Dawson, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

- B. Conduct a public hearing to consider and act upon a request to zone approximately 387 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), or Multi-Family, Urban Living District (MF-3), and Commercial, Retail, & Office District (C) base zoning; generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Planned Development)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Applicant Matt Robinson, 2595 Dallas Parkway, Frisco, Texas, 75034, addressed the Commission and stated that he was available to answer any questions.

Commissioner Boswell questioned when the tract will be annexed.

Ms. White addressed the Commission.

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

The commissioners discussed the item.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

All were in favor, and the item was approved.

Minutes Acceptance: Minutes of May 16, 2023 5:30 PM (Minutes Approval)

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

- C. Conduct a public hearing to consider and act upon a request to amend approximately 10 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 corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment)

Jonathan Pollard, Senior Planner, presented the Staff report.

Chair Bain opened the public hearing.

Applicant Tim Nystrom, 311 South Oak Street, Suite 250, Roanoke, Texas, 76262, delivered a presentation and made himself available to answer any questions.

The commissioners asked about the timing of the project, the branding of the hotel, pedestrian crossings between the development, whether or not a traffic study had been conducted, and the height and room mix of the hotel.

Mr. Nystrom responded to the Commission.

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

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Grumbles seconded the item.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres of land; generally located west of FM 455 and approximately 410 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Avondale Townhomes/MF-0 – Development Agreement)

Mr. Pollard presented the Staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Boswell seconded the item.

All were in favor, and the item was approved.

Minutes Acceptance: Minutes of May 16, 2023 5:30 PM (Minutes Approval)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

- E. Conduct a public hearing to consider and act upon an amendment to the Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and future Marilee Road (CR 107), within the City Limits. (Serenade (Huffines Bray) – DA Amendment)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

Vice Chair Poché asked for clarification regarding the private lodge.

Ms. White addressed the Commission and noted that the language would be changed to reflect that the owner will be maintaining private residences on the property.

Nicky Sheets, 1388 CR 106, Celina, Texas, 75009, addressed the Commission on behalf of the Estates at Bonito Lake neighborhood and asked that the multi-family in the southwestern flex area be limited to a single-family for rent (Multi-Family, Horizontal (MF-0)) product.

Applicant Israel Galicia, 8200 Douglas Avenue, Dallas, Texas, 75225, addressed the Commission, acknowledging that the owner would be willing to limit the multi-family in the southwestern flex area to Multi-Family, Horizontal (MF-0).

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 with a condition that only Multi-Family, Horizontal (MF-0) would be allowed in the southwestern flex area adjacent to the Estates at Bonito Lake neighborhood.

Vice Chair Poché seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

- F. Conduct a public hearing to consider and act upon an amendment to the Development Agreement for LaUna (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and future Carl Darnall Parkway (CR 135), within the Extraterritorial Jurisdiction (ETJ). (LaUna (Huffines Carter) – DA Amendment)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

Mr. Galicia addressed the Commission and stated that he was available to answer any questions.

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.

Vice Chair Poché seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:24 p.m.

Minutes Acceptance: Minutes of May 16, 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: June 20, 2023
Re: Tollway 10 Addition (Children's Lighthouse Daycare) - Replat

Action Requested:

Consider and act upon a Replat for the Tollway 10 Addition, Lots 2, 5, and 6, Block A, being approximately 6 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition (Children's Lighthouse Daycare) – Replat)

Owner:

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

Background Information:

The purpose of this replat is to create three new lots and dedicate easements for a commercial development. The plat is in compliance with Celina's Subdivision regulations.

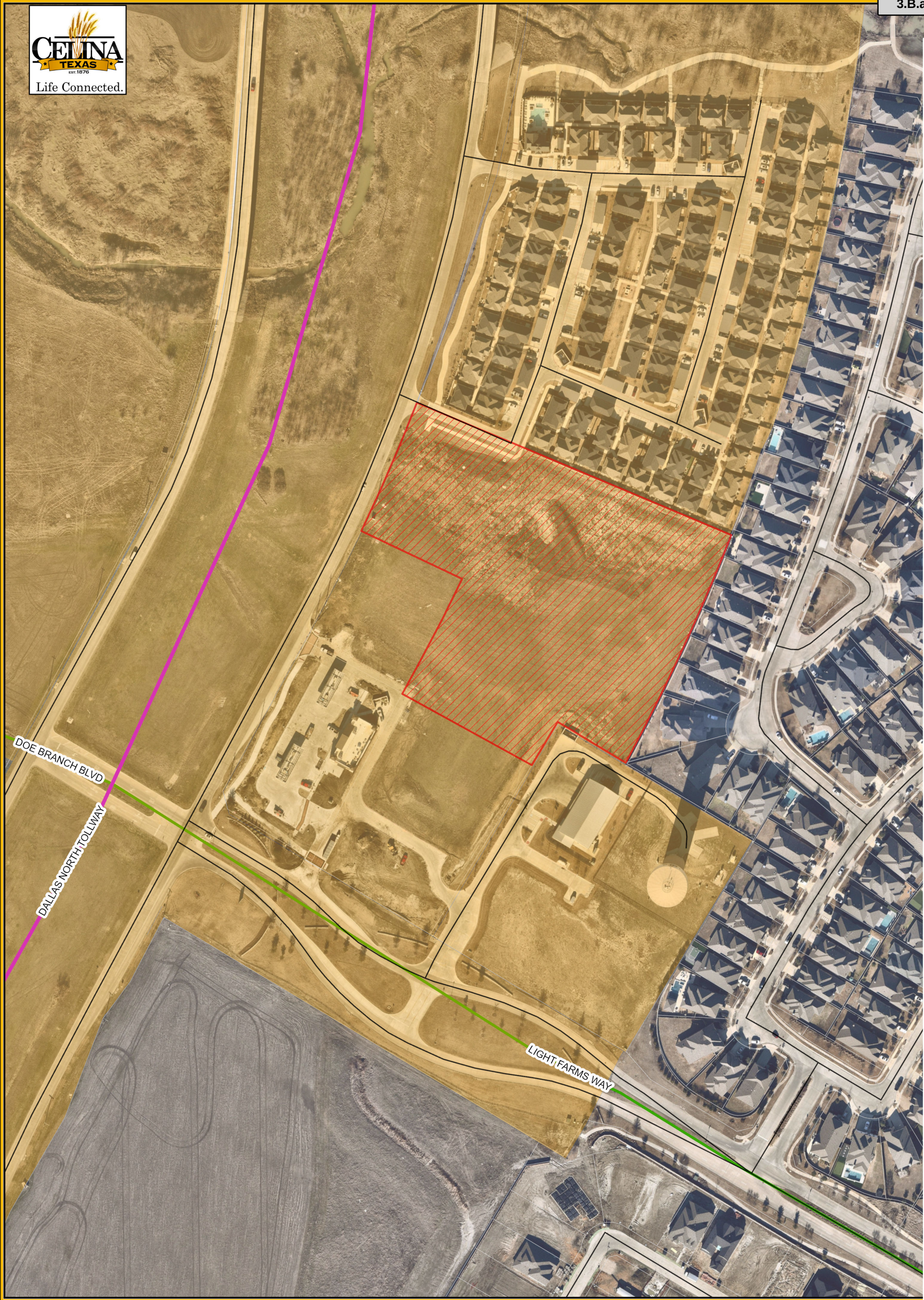
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Replat

Staff Recommendation:

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



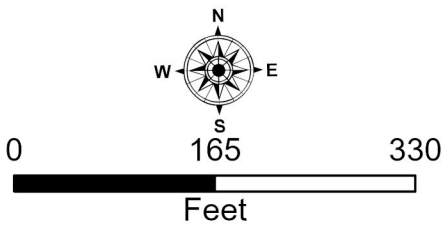
Attachment: Location Map (Tollway 10 Addition (Children's Lighthouse Daycare) – Replat)

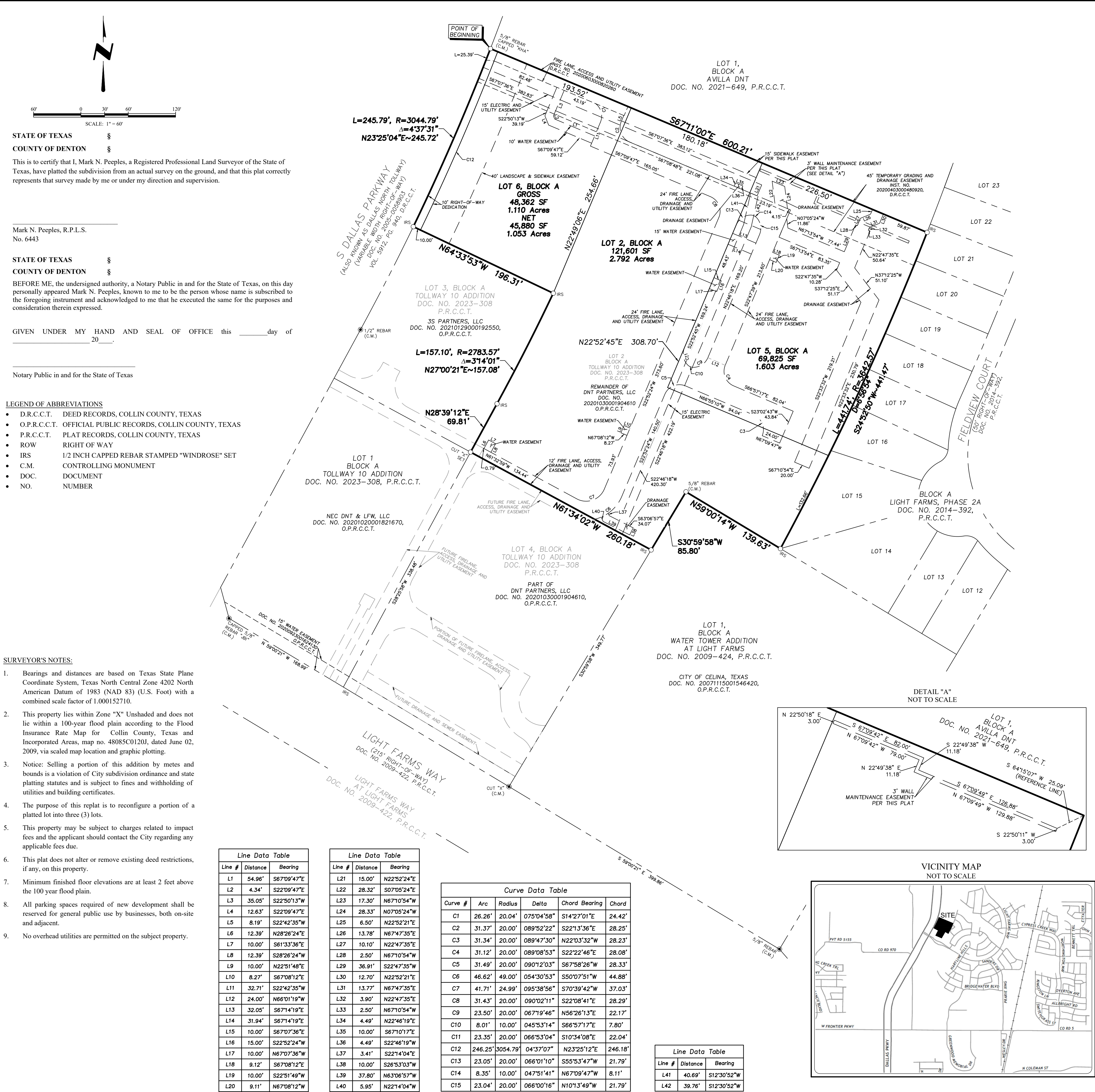
Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Children's Lighthouse Daycare Location Map City of Celina

5/24/2023





STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS DNT 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 a portion 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.) 2023-308, 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 a 5/8 inch rebar capped "KHA" found for the southwest corner of Lot 1, Block A of Avilla DNT, an addition to the City of Celina, as recorded in Instrument Number 2021-649, Plat Records, Collin County, Texas, same being a point on the east right-of-way line of Dallas North Tollway (Also known as Dallas Parkway(Variable Width right-of-way));

THENCE South 67 degrees 11 minutes 00 seconds East, departing the east right-of-way line of said Dallas North Tollway, with the south line of said Lot 1, a distance of 600.21 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 1, same being a point on the west line of Block A of Light Farms, Phase 2A, an addition to the City of Celina, as recorded in Instrument Number 2014-392, Plat Records, Collin County, Texas and being the beginning of a curve to the right with a radius of 3642.57, 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, a distance of 441.47 feet;

THENCE with said curve to the right, with the west line of said Block A, an arc length of 441.74 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and lying on the north line of Lot 1, Block A of Water Tower Addition at Light Farms, an addition to the City of Celina, as recorded in Instrument Number 2009-424, Plat Records, Collin County, Texas;

THENCE North 59 degrees 00 minutes 14 seconds West, with a north line of said second referenced Lot 1, a distance of 139.63 feet to a 5/8 inch rebar found for the northwest corner of said second referenced Lot 1;

THENCE South 30 degrees 59 minutes 58 seconds West, with a west line of said second referenced Lot 1, a distance of 85.80 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE North 61 degrees 34 minutes 02 seconds West, departing the west line of said second referenced Lot 1, over, across and upon said DNT tract, a distance of 260.18 feet to an "X" Cut set for the northeast corner of Lot 1, Block A of Tollway 10 Addition, an addition to the City of Celina as recorded in Document Number 2023-308, Plat Records, Collin County, Texas, same being the southeast corner of a tract of land described to 35 Partners, LLC by deed recorded in Instrument Number 20210129000192550, Official Public Records, Collin County, Texas;

THENCE North 28 degrees 39 minutes 12 seconds East, with the east line of said 35 Partners tract, a distance of 69.81 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and being the beginning of a curve to the left with a radius of 2783.57, a central angle of 03 degrees 14 minutes 01 seconds and a chord bearing and distance of North 27 degrees 00 minutes 21 seconds East, a distance of 157.08 feet;

THENCE with said curve to the left, with the east line of said 35 Partners tract, an arc length of 157.10 feet to a 1/2 inch rebar capped "WINDROSE" set for the northeast corner of said 35 Partners tract;

THENCE North 64 degrees 33 minutes 53 seconds West, with a northeast line of said 35 Partners tract, a distance of 196.31 feet to a 1/2 inch rebar capped "WINDROSE" set for the northwest corner of said 35 Partners tract, same being a point on the east right-of-way line of said Dallas North Tollway and being the beginning of a curve to the left with a radius of 3044.79 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, a distance of 245.72 feet;

THENCE with said curve to the left, with the east right-of-way line of said Dallas North Tollway, an arc length of 245.79 feet to THE POINT OF BEGINNING and containing 239,788 square feet or 5.505 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT Owners **DNT Partners, L.L.C.**, acting herein by and through its duly authorized officer(s), does hereby adopt this replat designating the herein above described property as **Tollway 10 Addition, Block A, Lot 2, 5 and 6**, 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.

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

COUNTY RECORDING INFORMATION

CERTIFICATE OF APPROVAL:

Approved: _____

City Development Official
City of Celina, Texas

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

City Secretary

REPLAT

TOLLWAY 10 ADDITION
LOTS 2, 5 AND 6, BLOCK A

Being a 5.505 acres and dedicating 0.056 of an acre for R.O.W. and Being a Replat of a portion of Lot 2, Block A Tollway 10 Addition - An Addition to The City of Celina, Collin County, Texas

Recorded in Document Number 2023-308, P.R.C.C.T.

Situated in the John Ragsdale Survey,
Abstract Number 734
City of Celina, Collin County, Texas

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

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

Point of Contact:
Stephen Salcido
972-370-5871
stephen.salcido@windroseservices.com
Last Revision Date: 06/16/2023

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/07/2023 CHECKED BY: M.P. JOB NO.: D58217

WINDROSE
LAND SURVEYING | PLATTING



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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: June 20, 2023
 Re: Mosaic Phase 2 - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Mosaic Phase 2, being approximately 109 acres; generally located approximately 1,700 feet west of Legacy Drive and approximately 1,800 feet south of Carey Road. (Mosaic Phase 2 – Preliminary Plat)

Owner/Developer:

Spiars Engineering & Surveying, Inc.
 765 Custer Rd.
 Plano, TX 75075

Background Information:

The Preliminary Plat shows 461 single-family lots and 22 HOA/Open Space lots for a new neighborhood, and is in conformance with Celina's subdivision regulations, the zoning, and the associated Development Agreement.

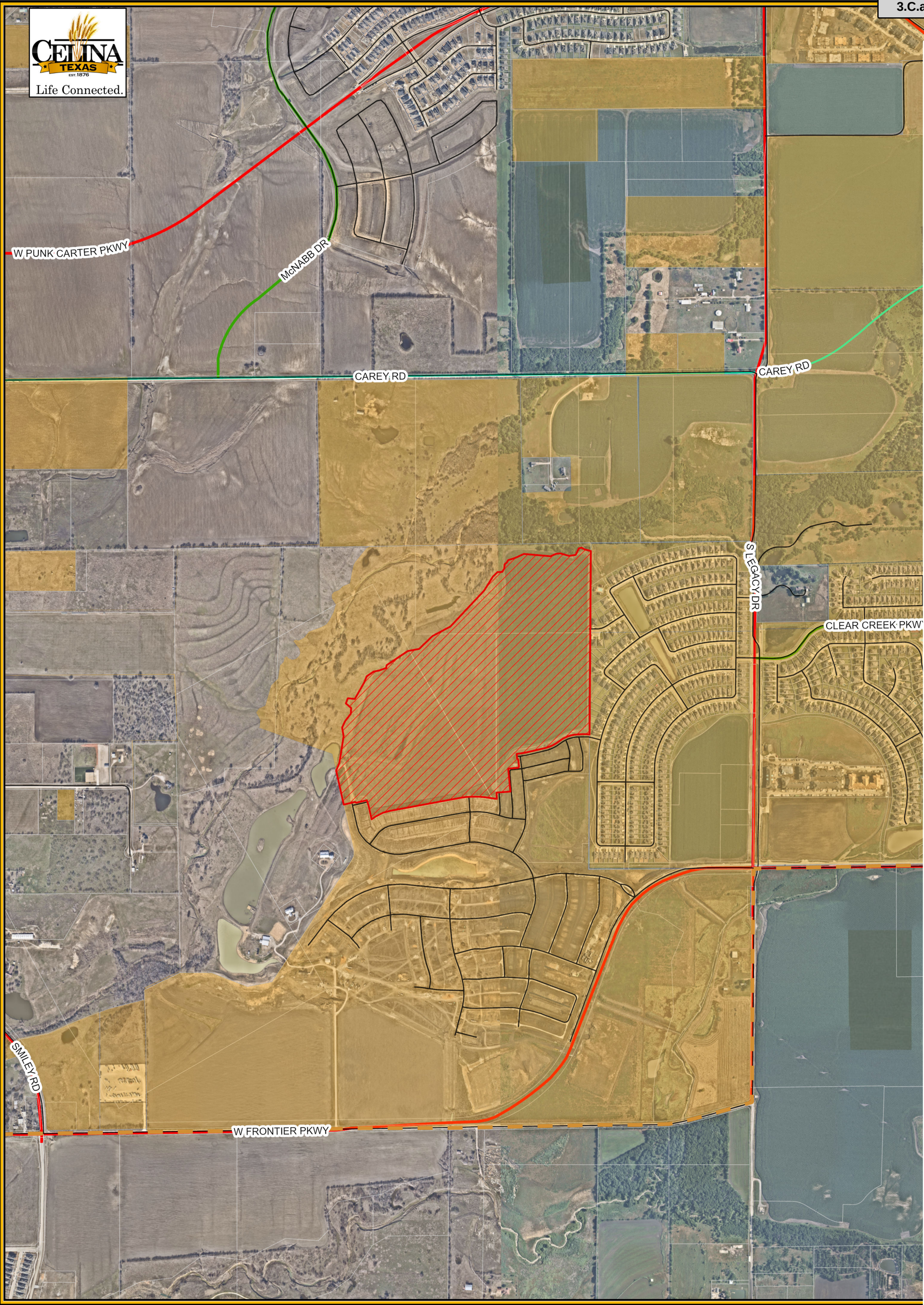
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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



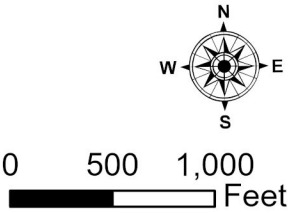
Attachment: Location Map (Mosaic Phase 2 – Preliminary Plat)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

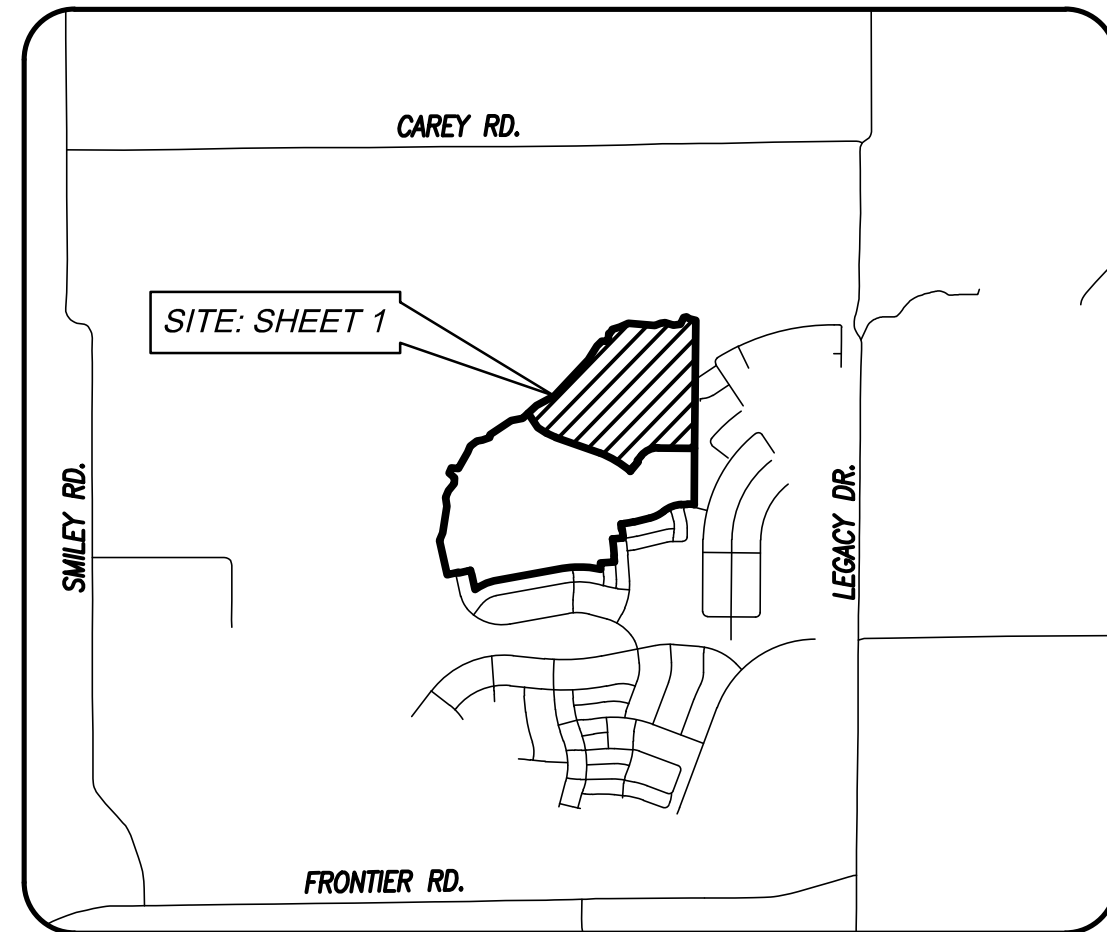
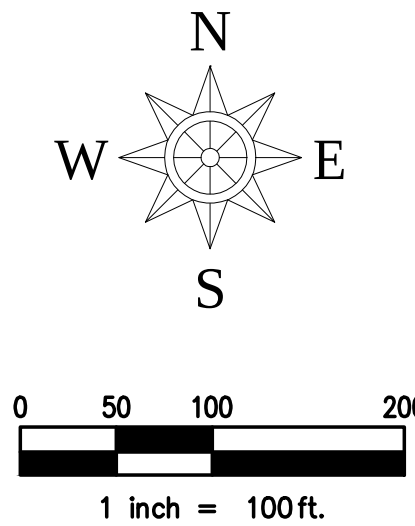
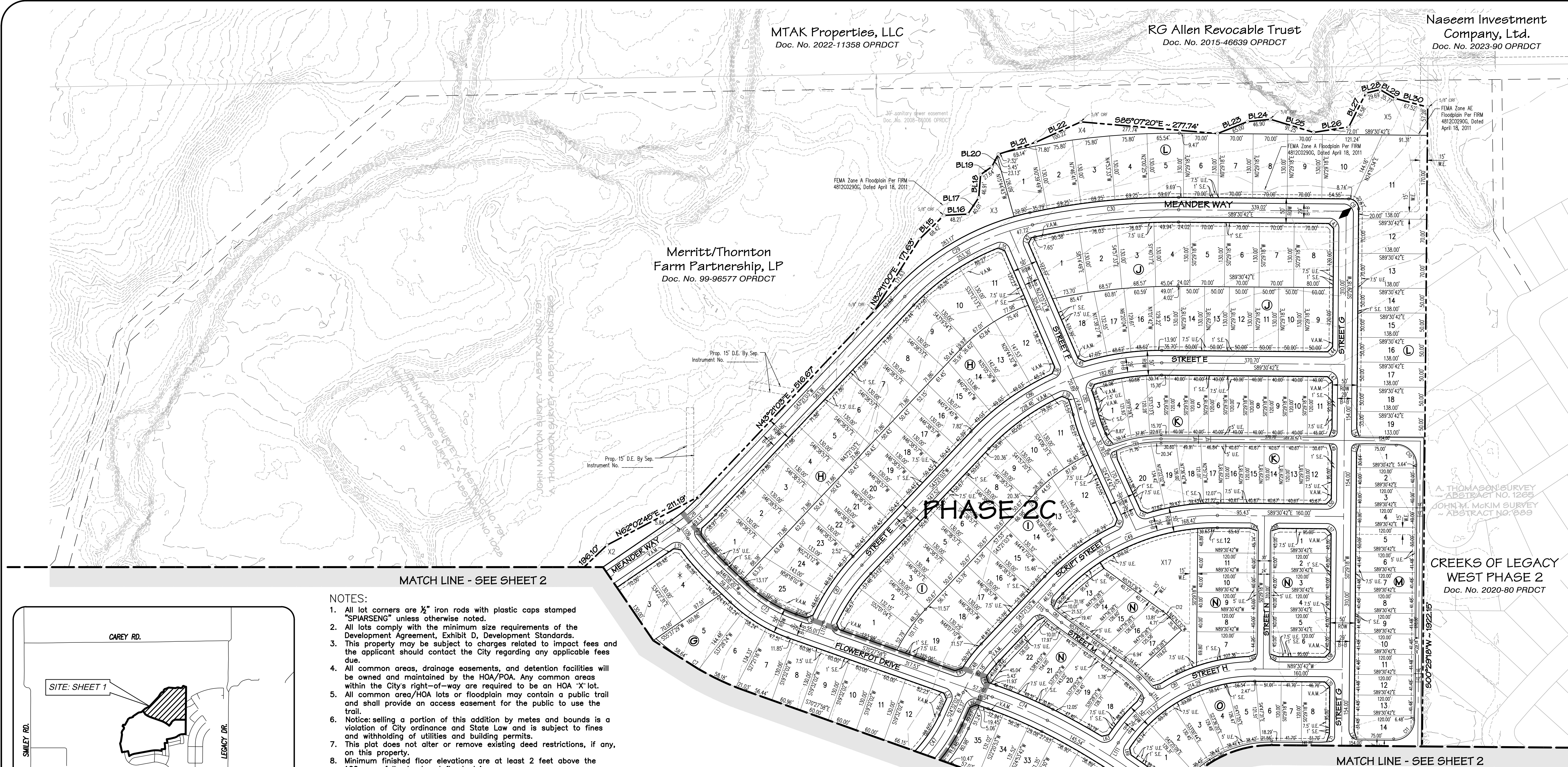
Mosaic Phase 2
Location Map
City of Celina

6/6/2023



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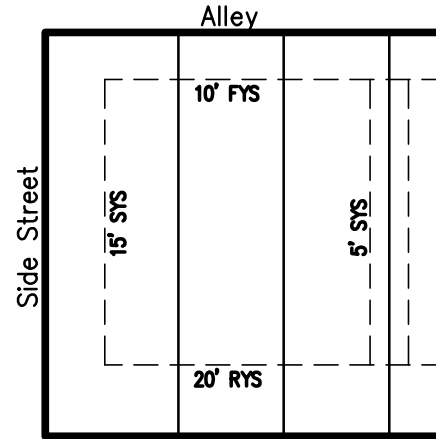
Drawing: C:\2023\085\23-051 Mosaic Phase 2A\CAD\Preliminary\Pre-mosaic.dwg Saved By: Camhnh Save Time: 5/16/2023 4:38:15 PM



- NOTES:
1. All lot corners are 1/2" iron rods with plastic caps stamped "SPIARSENG" unless otherwise noted.
 2. All lots comply with the minimum size requirements of the Development Agreement, Exhibit D, Development Standards.
 3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 4. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA 'X' lot.
 5. 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.
 6. 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.
 7. This plat does not alter or remove existing deed restrictions, if any, on this property.
 8. Minimum finished floor elevations are at least 2 feet above the 100-year fully developed flood plain.
 9. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 135.
 10. The subject property contains areas of Zone A, Zone AE, and Zone X floodplain per FEMA FIRM Panel No. 4812C0290G, dated April 18, 2011, for Denton County, Texas.
 11. The purpose of this plat is to subdivide the subject property for residential development.
 12. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 13. No overhead utilities are permitted on the subject property.
 14. Floodplain reclamation is subject to engineering approval f flood study.
 15. Development standards of this plat shall comply with the approved development agreement dated June 8, 2021.

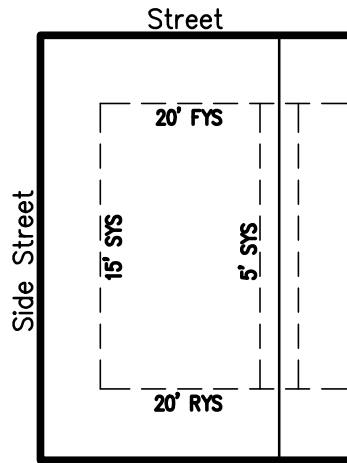
Lot Types	A	B	C	D	E
Min. Lot Widths	40'	50'	60'	70'	25'
Lot Counts	99	141	114	60	47
Total Lot Count					

SYS = Side Yard Setback
FYS = Front Yard Setback
RYS = Rear Yard Setback



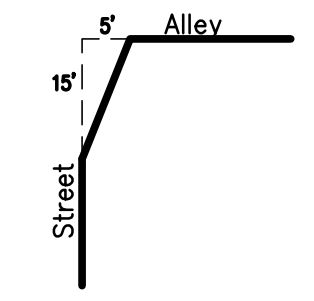
SF-A Lot Detail
Type E
Not To Scale

- Note:
1. Min. front & rear sliding setback = 30'
 2. All Type A, B, C & D lots shall comply with SF-A regulations

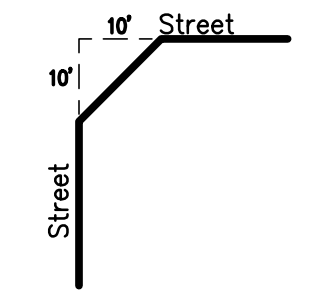


SF-R Lot Detail
Type A, B, C, & D
Not To Scale

- Note:
1. Min. front & rear sliding setback = 40'
 2. All Type A, B, C & D lots shall comply with SF-R regulations

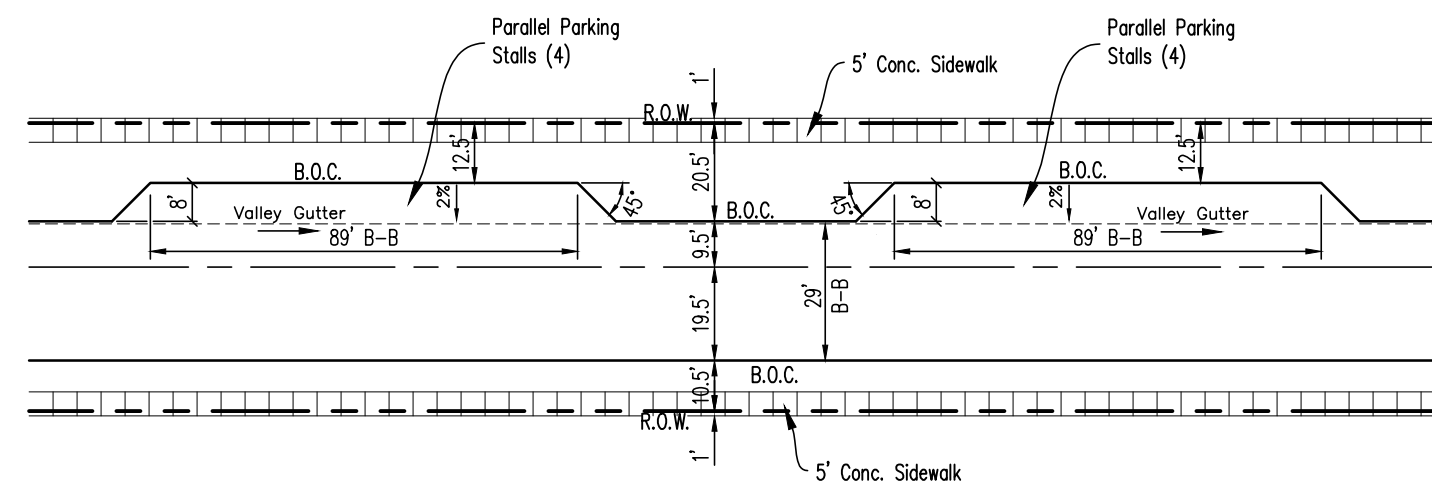


Typical ROW/Alley
Clip
Not To Scale



Typical ROW/Private
Street Clip
Not To Scale

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTE
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
AE	ACCESS EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
◆	STREET NAME CHANGE
⊙	BLOCK DESIGNATION
⊠	10'x10' TRANSFORMER EASEMENT
⊞	CLUSTER MAILBOX LOCATION - Per Revised SLP
▶	LOT FRONT
*	KEY LOT
▨	NO DRIVE ACCESS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

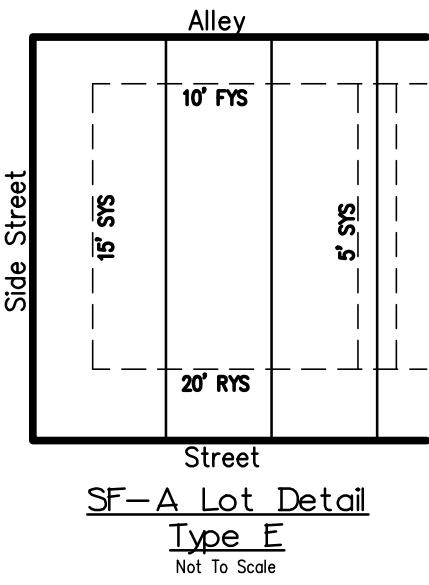
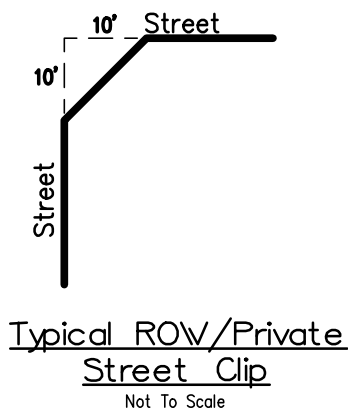
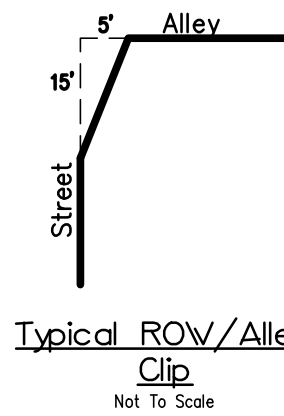


TYPICAL PAVING & PARALLEL
PARKING DEATIL @ 60' ROW
NTS

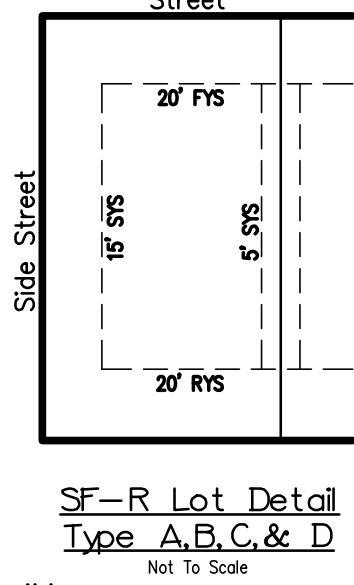
PRELIMINARY PLAT
MOSAIC PHASE 2
461 LOTS & 22 COMMON AREAS
108.439 GROSS ACRES (25.471 ACRES ROW)
OUT OF THE
A. THOMASON SURVEY ~ ABSTRACT NO. 1265
THE JOHN M. McKIM SURVEY ~ ABSTRACT NO. 889
THE JOHN MORTON SURVEY ~ ABSTRACT NO. 791
AND THE
ANTHONY PHILLIPS SURVEY ~ ABSTRACT NO. 1028
IN THE CITY OF CELINA
DENTON COUNTY, TEXAS
OWNER / APPLICANT
Tellus Texas I, LLC
130 N. Preston Road, Suite 130
Plano, TX 75075
Telephone: (469) 532-0681
Contact: David Blom
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.
Scale: 1"=100' May, 2023 SEI Job No. 23-051

- NOTES:
1. All lot corners are $\frac{1}{2}$ " iron rods with plastic caps stamped "SPIARSENG" unless otherwise noted.
 2. All lots comply with the minimum size requirements of the Development Agreement, Exhibit D, Development Standards.
 3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 4. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
 5. 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.
 6. 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.
 7. This plat does not alter or remove existing deed restrictions, if any, on this property.
 8. Minimum finished floor elevations are at least 2 feet above the 100-year fully developed flood plain.
 9. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 135.
 10. The subject property contains areas of Zone A, Zone AE, and Zone X floodplain per FEMA FIRM Panel No. 4812C0290G, dated April 18, 2011, for Denton County, Texas.
 11. The purpose of this plat is to subdivide the subject property for residential development.
 12. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 13. No overhead utilities are permitted on the subject property.
 14. Floodplain reclamation is subject to engineering approval f flood study.
 15. Development standards of this plat shall comply with the approved development agreement dated June 8, 2021.

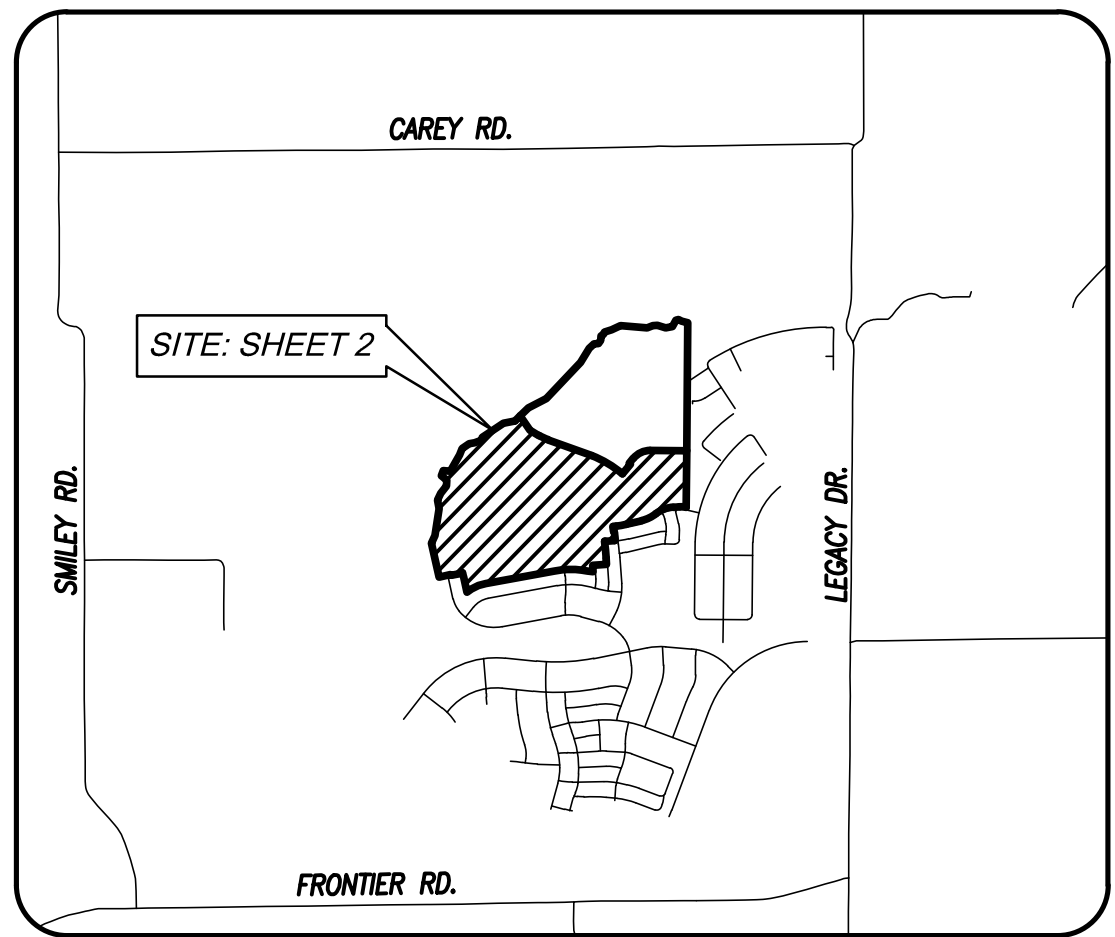
Lot Types	A	B	C	D	E
Min. Lot Widths	40'	50'	60'	70'	25'
Lot Counts	99	141	114	60	47
Total Lot Count					



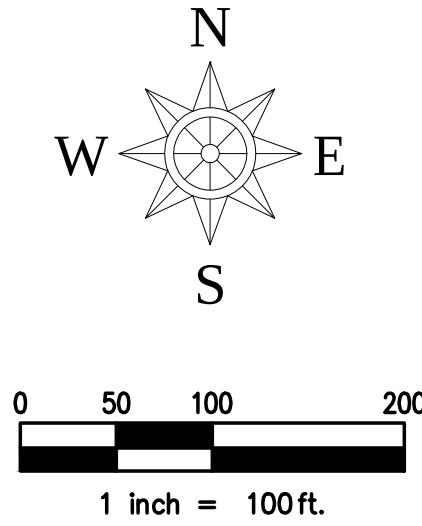
- Note:
1. Min. front & rear sliding setback = 30'
 2. All Type E lots shall comply with SF-A regulations



- Note:
1. Min. front & rear sliding setback = 40'
 2. All Type A, B, C & D lots shall comply with SF-R regulations



LOCATION MAP / KEY MAP
N.T.S.



MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 1



Merritt/Thornton
Farm Partnership, LP
Doc. No. 99-96577 OPRDCT

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTE
IRF	IRON ROD FOUND
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DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
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IN THE CITY OF CELINA
DENTON COUNTY, TEXAS
OWNER / APPLICANT
Tellus Texas I, LLC
130 N. Preston Road, Suite 130
Prosper, TX 75078
Telephone: (469) 532-0698
Contact: Justin Craig
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Prosper, TX 75078
Telephone: 972-522-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.
Scale: 1"=100' May, 2023 SEI Job No. 23-051

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Being a tract of land located in the A. Thomason Survey ~ Abstract No. 1265, the John M. McKim Survey ~ Abstract No. 889, the John Morton Survey ~ Abstract No. 791, and the Anthony Phillips Survey ~ Abstract No. 1028 in the City of Celina, Denton County, Texas, and being part of a tract of land described in deed as Tract 1 to Tellus Texas I, LLC, recorded in document No. 2021-137876, official records, Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a point from which a 1/2 inch iron rod found located N 29°48'25" E, 1326.98 feet for the southwest corner of the Anthony Phillips Survey Abstract No. 1028 and the southeast line of the C. Copenhaver Survey Abstract. No. 253;

THENCE N 12°34'426" W, 363.86 feet to a 5/8" capped iron found along the western boundary of said Tellus Tract 1 and continuing the following courses and distances;

- N 23°25'03" E, 85.37 feet;
- N 09°02'24" E, 282.82 feet;
- N 09°51'08" W, 93.26 feet;
- N 25°30'34" E, 76.43 feet;
- N 79°20'42" E, 81.16 feet;
- N 37°34'49" E, 96.04 feet;
- N 02°53'54" E, 59.63 feet;
- N 48°56'21" W, 73.01 feet;
- N 20°57'08" E, 57.61 feet;
- S 84°17'00" E, 73.49 feet to a 5/8" capped iron rod found;
- N 29°38'33" E, 196.61 feet;
- N 22°08'17" E, 70.55 feet;
- N 55°11'46" E, 88.12 feet;
- N 79°40'16" E, 56.49 feet;
- N 70°14'51" E, 79.99 feet;
- N 10°52'32" E, 30.16 feet to a 5/8" capped iron rod found;
- N 56°12'39" E, 264.70 feet;
- N 79°15'33" E, 121.22 feet;
- N 46°14'13" E, 196.10 feet;
- N 62°02'45" E, 211.19 feet;
- N 43°21'03" E, 516.67 feet to a 5/8" capped iron rod found;
- N 32°11'00" E, 171.63 feet;
- N 45°50'23" E, 68.42 feet to a 5/8" capped iron rod found;
- N 86°58'27" E, 48.21 feet;
- N 33°45'23" E, 40.01 feet;
- N 04°37'08" E, 46.91 feet;
- N 54°49'32" E, 27.64 feet;
- N 27°58'53" E, 28.59 feet;

THENCE turning east for the northern boundary of said Tellus Tract 1 the following courses and distances;

- N 72°13'50" E, 79.12 feet;
- N 65°38'37" E, 100.22 feet to a 5/8" capped iron rod found;
- S 85°07'20" E, 277.74 feet;
- N 68°12'55" E, 65.00 feet;
- N 84°05'21" E, 46.90 feet to a 5/8" capped iron rod found;
- S 73°03'23" E, 91.25 feet;
- N 81°08'08" E, 72.01 feet;
- N 26°52'11" E, 76.58 feet;
- N 76°02'36" E, 29.69 feet;
- S 59°43'25" E, 35.77 feet;
- S 75°08'35" E, 67.52 feet to a 5/8" capped iron rod found;

THENCE S 00°29'18" W, 1922.15 feet; for the eastern boundary of said Tellus Tract 1 and the west line of Creeks of Legacy West Phase 2;

THENCE turning west along the southern boundary of said Tellus Tract 1 and the northern boundary of Mosaic Phase 1C the following courses and distances;

Around a non-tangent curve to the right having a central angle of 14°16'33", a radius of 275.00 feet, a chord of N 86°02'11" W – 68.34 feet, an arc length of 68.52 feet;

S 86°49'33" W, 67.10 feet;

Around a tangent curve to the left having a central angle of 35°10'58", a radius of 325.00 feet, a chord of S 89°14'04" W – 196.45 feet, an arc length of 199.57 feet;

Around a compound curve to the right having a central angle of 24°57'41", a radius of 375.00 feet, a chord of S 64°06'28" W – 162.08 feet, an arc length of 163.37 feet;

S 76°35'18" W, 166.57 feet;

Around a tangent curve to the right having a central angle of 6°11'32", a radius of 975.00 feet, a chord of S 79°41'04" W – 105.32 feet, an arc length of 105.37 feet;

Around a compound curve to the right having a central angle of 2°26'40", a radius of 775.00 feet, a chord of S 84°08'36" W – 33.06 feet, an arc length of 33.07 feet;

THENCE turning south along said Tellus boundary the following courses and distances:

S 04°38'04" E, 49.99 feet;

S 50°49'06" E, 14.32 feet;

S 06°33'18" E, 71.14 feet;

S 11°56'38" W, 15.76 feet;

THENCE turning west along said Tellus boundary the following courses and distances:

Around a non-tangent curve to the right having a central angle of 0°21'33", a radius of 1091.00 feet, a chord of S 84°24'10" W – 6.84 feet, an arc length of 6.84 feet;

S 84°34'57" W, 93.00 feet;

Around a tangent curve to the right having a central angle of 2°15'50", a radius of 241.00 feet, a chord of S 85°42'52" W – 9.52 feet, an arc length of 9.52 feet;

THENCE turning south along said Tellus boundary the following:

Around a non-tangent curve to the right having a central angle of 3°32'51", a radius of 2856.00 feet, a chord of S 05°39'37" E – 176.80 feet, an arc length of 176.83 feet;

S 03°53'11" E, 63.89 feet;

THENCE west along said Tellis boundary S 86°06'49" W, 146.00 feet;

AND south S 03°53'11" W, 66.33 feet;

THENCE west along said Tellis boundary the following courses and distances:

N 81°31'54" W, 57.71 feet;

N 81°31'54" W, 62.50 feet;

N 85°17'01" W, 62.69 feet;

N 89°13'04" W, 68.53 feet;

S 87°17'06" W, 70.00 feet;

S 81°29'35" W, 82.66 feet;

S 79°37'24" W, 725.00 feet;

S 74°52'29" W, 79.61 feet;

S 63°27'39" W, 82.02 feet;

S 55°41'45" W, 56.24 feet;

THENCE north along said Tellus boundary the following:

N 12°34'46" W, 156.45 feet;

N 17°59'33" W, 50.00 feet;

AND west along said Tellus boundary the following:

Around a non-tangent curve to the right having a central angle of 5°24'47", a radius of 275.00 feet, a chord of S 74°42'50" W – 25.97 feet, an arc length of 25.98 feet;

S 77°25'14" W, 89.34 feet;

N 57°34'46" W, 14.14 feet;

And S 77°25'14" W, 120.00 feet; to the POINT OF BEGINNING with the subject tract containing 4,723,582 square feet or 108.439 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Tellus Texas 1, LLC, acting herein by and through its duly authorized officer, does hereby adopt this preliminary plot plot designating the hereinabove described property as Mosaic Phase 2, 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.

By: Tellus Texas I, LLC
Owner: _____
Title: _____
Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and 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

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF _____ §

I, the undersigned, a (Licensed Professional Engineer/ Registered Professional Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. (Engineer or Surveyor's Seal)



Licensed Professional Engineer
or Registered Professional Surveyor

Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein stated.

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

NOTARY PUBLIC

County, Texas

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

Boundary Line Table		
Line #	Bearing	Distance
BL1	N23°25'03"E	85.37'
BL2	N09°51'08"W	93.26'
BL3	N25°30'34"E	76.43'
BL4	N37°34'49"E	96.04'
BL5	N02°53'54"E	59.63'
BL6	N48°56'21"W	73.01'
BL7	N20°57'08"E	57.61'
BL8	S84°17'00"E	73.49'
BL9	N22°08'17"E	70.55'
BL10	N55°11'46"E	88.12'
BL11	N79°40'16"E	56.49'
BL12	N70°14'51"E	79.99'
BL13	N10°52'32"E	30.16'
BL14	N79°15'33"E	121.22'
BL15	N45°50'23"E	68.42'
BL16	N86°58'27"E	48.21'
BL17	N33°45'23"E	40.01'
BL18	N04°37'08"E	46.91'
BL19	N54°49'32"E	27.64'
BL20	N27°58'53"E	28.59'
BL21	N72°13'50"E	79.12'
BL22	N65°38'37"E	100.22'
BL23	N68°12'55"E	65.00'
BL24	N84°05'21"E	46.90'
BL25	S73°03'23"E	91.25'
BL26	N81°08'08"E	72.01'
BL27	N26°52'11"E	76.58'

Boundary Line Table		
Line #	Bearing	Distance
BL28	N76°02'36"E	29.69'
BL29	S59°43'25"E	35.77'
BL30	S75°08'35"E	67.52'
BL31	S86°49'33"W	67.10'
BL32	S76°35'18"W	166.57'
BL33	S04°38'04"E	49.99'
BL34	S50°49'06"E	14.32'
BL35	S06°33'18"E	71.14'
BL36	S11°56'38"W	15.76'
BL37	S84°34'57"W	93.00'
BL38	S03°53'11"E	63.89'
BL39	S86°06'49"W	146.00'
BL40	S03°53'11"E	66.33'
BL41	N81°31'54"W	57.71'
BL42	N81°31'54"W	62.50'
BL43	N85°17'01"W	62.69'
BL44	N89°13'04"W	68.53'
BL45	S87°17'06"W	70.00'
BL46	S81°29'35"W	82.66'
BL47	S74°52'29"W	79.61'
BL48	S63°27'39"W	82.02'
BL49	S55°41'45"W	56.24'
BL50	N12°34'46"W	156.45'
BL51	N17°59'33"W	50.00'
BL52	S77°25'14"W	89.34'
BL53	N57°34'46"W	14.14'
BL54	S77°25'14"W	120.00'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	68.52'	275.00'	14°16'33"	N86°02'11"W	68.34'
BC2	199.57'	325.00'	35°10'58"	S69°14'04"W	196.45'
BC3	163.37'	375.00'	24°57'41"	S64°06'28"W	162.08'
BC4	105.37'	975.00'	6°11'32"	S79°41'04"W	105.32'
BC5	33.07'	775.00'	2°26'40"	S84°08'36"W	33.06'
BC6	6.84'	1091.00'	0°21'33"	S84°24'10"W	6.84'
BC7	9.52'	241.00'	2°15'50"	S85°42'52"W	9.52'
BC8	176.83'	2856.00'	3°32'51"	S05°39'37"E	176.80'
BC9	25.98'	275.00'	5°24'47"	S74°42'50"W	25.97'

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Scale: 1"=100' May, 2023 SEI Job No. 23-051

Drawing: C:\2023\0853\23-051_Mosaic_Phase_2A\DWG\Preliminary\A-cre-area.dwg, Saved By: C:\Users\jcm\OneDrive\Documents\jcm.dwg, Save Time: 5/16/2023 1:56:40 PM, Plotted by: c:\users\jcm\OneDrive\Documents\jcm.dwg, Plot Date: 5/16/2023 2:06 PM

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	10,332	0.237
2	A	9,100	0.209
3	A	9,100	0.209
4	A	9,466	0.217
5	A	10,578	0.243
6	A	9,333	0.214
7	A	9,318	0.214
8	A	9,318	0.214
9	A	9,318	0.214
10	A	9,318	0.214
11	A	9,318	0.214
12	A	9,318	0.214
13	A	9,318	0.214
14	A	9,318	0.214
15	A	11,781	0.270
16	A	9,569	0.220
17	A	8,248	0.189
19	A	8,248	0.189
20	A	8,248	0.189
21	A	8,248	0.189
22	A	8,248	0.189
23	A	8,248	0.189
24	A	8,248	0.189
25	A	8,463	0.194
26	A	8,788	0.202
27	A	8,431	0.194
28	A	7,987	0.183
29	A	7,987	0.183
30	A	10,020	0.230

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	9,440	0.217
2	B	8,379	0.192
3	B	8,379	0.192
4	B	9,039	0.208
5	B	9,013	0.207
6	B	8,625	0.198
7	B	8,625	0.198
8	B	8,625	0.198
10	B	8,625	0.198
11	B	8,625	0.198
12	B	10,228	0.235
13	B	9,587	0.220
14	B	8,120	0.186
15	B	6,766	0.155
16	B	6,766	0.155
17	B	6,766	0.155
18	B	6,959	0.160
19	B	7,207	0.165
20	B	7,465	0.171
21	B	7,263	0.167
22	B	6,856	0.157
23	B	6,760	0.155
24	B	6,663	0.153
25	B	7,819	0.180

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	7,750	0.178
2	C	6,500	0.149
3	C	6,500	0.149
4	C	6,500	0.149
5	C	6,840	0.157
6	C	7,203	0.165
7	C	7,021	0.161
8	C	6,748	0.155
9	C	6,748	0.155
10	C	6,748	0.155
11	C	9,108	0.209
12	C	8,091	0.186
13	C	7,382	0.169
14	C	7,647	0.176
15	C	7,804	0.179
16	C	7,832	0.180
17	C	7,466	0.171
18	C	6,966	0.160
19	C	6,966	0.160
20	C	8,216	0.189

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	5,913	0.136
2	D	4,800	0.110
3	D	4,800	0.110
5	D	5,116	0.117
6	D	5,311	0.122
7	D	5,311	0.122
8	D	5,301	0.122
9	D	5,060	0.116
10	D	5,202	0.119
11	D	6,209	0.143
12	D	5,538	0.127
13	D	5,572	0.128
14	D	5,483	0.126
15	D	5,126	0.118
16	D	4,880	0.112
17	D	5,025	0.115
18	D	6,248	0.143

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	10,698	0.246
2	E	9,100	0.209
3	E	9,100	0.209
4	E	11,072	0.254
5	E	9,773	0.224
6	E	9,296	0.213
7	E	8,930	0.205
8	E	8,713	0.200
9	E	8,441	0.194
10	E	8,438	0.194
11	E	8,435	0.194
12	E	8,433	0.194
13	E	8,413	0.193
14	E	8,184	0.188
15	E	8,155	0.187
16	E	9,543	0.219
17	E	8,980	0.206
18	E	7,872	0.181
19	E	8,065	0.185
20	E	9,367	0.215
21	E	8,264	0.190
22	E	7,800	0.179
23	E	7,800	0.179
24	E	7,910	0.182
25	E	8,061	0.185
26	E	8,010	0.184
27	E	8,012	0.184
28	E	8,014	0.184
29	E	8,017	0.184
30	E	8,019	0.184
31	E	8,021	0.184
32	E	8,024	0.184
33	E	8,160	0.187
34	E	9,399	0.216

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	11,780	0.270
2	F	9,826	0.226
3	F	12,382	0.284
4	F	10,546	0.242
5	F	8,444	0.194
6	F	8,165	0.187
7	F	8,165	0.187
8	F	8,165	0.187
9	F	8,009	0.184
10	F	7,800	0.179
11	F	7,800	0.179
12	F	7,800	0.179
13	F	7,800	0.179
14	F	9,050	0.208
15	F	9,483	0.218
16	F	8,233	0.189
17	F	8,233	0.189
18	F	8,233	0.189
19	F	8,240	0.189
20	F	8,480	0.195
21	F	8,485	0.195
22	F	8,489	0.195
23	F	8,493	0.195
24	F	8,679	0.199
25	F	8,830	0.203
26	F	10,130	0.233

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	10,657	0.245
2	G	9,100	0.209
3	G	9,100	0.209
4	G	11,157	0.256
5	G	12,276	0.282
6	G	9,816	0.225
7	G	8,971	0.206
8	G	7,925	0.182
9	G	7,800	0.179
10	G	7,800	0.179
11	G	7,800	0.179
12	G	10,782	0.248
13	G	11,197	0.257
14	G	7,875	0.181
15	G	7,875	0.181
16	G	7,875	0.181
17	G	7,875	0.181
18	G	8,148	0.187
19	G	8,367	0.192
20	G	8,656	0.199
21	G	11,587	0.266

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	H	11,209	0.257
2	H	9,342	0.214
3	H	9,342	0.214
4	H	9,342	0.214
5	H	9,342	0.214
6	H	9,342	0.214
7	H	9,342	0.214
8	H	9,342	0.214
9	H	9,643	0.221
10	H	10,352	0.238
11	H	11,406	0.262
12	H	9,849	0.226
13	H	8,122	0.186
14	H	7,659	0.176
15	H	7,255	0.167
16	H	6,653	0.153
17	H	6,556	0.151
18	H	6,556	0.151
19	H	6,556	0.151
20	H	6,556	0.151
21	H	6,556	0.151
22	H	6,556	0.151
23	H	7,288	0.167
24	H	7,674	0.176
25	H	10,184	0.234

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	I	9,819	0.225
2	I	7,130	0.164
3	I	6,587	0.151
4	I	6,587	0.151
5	I	6,587	0.151
6	I	6,587	0.151
7	I	6,587	0.151
8	I	6,587	0.151
9	I	7,013	0.161
10	I	7,300	0.168
11	I	9,228	0.212
12	I	11,536	0.265
13	I	8,487	0.195
14	I	7,880	0.181
15	I	7,205	0.165
16	I	6,992	0.161
17	I	6,992	0.161
18	I	7,160	0.164
19	I	11,418	0.262

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	J	11,765	0.270
2	J	9,399	0.216
3	J	9,399	0.216
4	J	9,296	0.213
5	J	9,100	0.209
6	J	9,100	0.209
7	J	9,100	0.209
8	J	10,350	0.238
9	J	7,750	0.178
10	J	6,500	0.149
11	J	6,500	0.149
12	J	6,500	0.149
13	J	6,500	0.149
14	J	6,500	0.149
15	J	6,657	0.153
16	J	7,055	0.162
17	J	7,156	0.164
18	J	9,611	0.221

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	K	6,890	0.158
2	K	5,350	0.123
3	K	5,110	0.117
4	K	4,800	0.110
5	K	4,800	0.110
6	K	4,800	0.110
7	K	4,800	0.110
8	K	4,800	0.110
9	K	4,800	0.110
10	K	4,800	0.110
11	K	5,912	0.136
12	K	6,593	0.151
13	K	4,881	0.112
14	K	4,881	0.112
15	K	4,881	0.112
16	K	4,881	0.112
17	K	5,207	0.120
18	K	5,485	0.126
19	K	5,835	0.134
20	K	8,437	0.194

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	L	9,676	0.222
2	L	9,428	0.216
3	L	9,428	0.216
4	L	9,428	0.216
5	L	9,384	0.215
6	L	9,100	0.209
7	L	9,100	0.209
8	L	9,100	0.209
9	L	9,100	0.209
10	L	12,036	0.276
11	L	21,201	0.487
12	L	9,660	0.222
13	L	9,660	0.222
14	L	6,900	0.158
15	L	6,900	0.158
16	L	6,900	0.158
17	L	6,900	0.158
18	L	6,900	0.158
19	L	6,863	0.158

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	M	5,095	0.117
2	M	4,800	0.110
3	M	4,800	0.110
4	M	4,800	0.110
5	M	6,000	0.138
6	M	4,978	0.114
7	M	4,978	0.114
8	M	4,978	0.114
9	M	4,978	0.114
10	M	4,978	0.114
11	M	4,978	0.114
12	M	4,978	0.114
13	M	4,978	0.114
14	M	5,197	0.119

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	N	5,912	0.136
2	N	4,800	0.110
3	N	4,800	0.110
4	N	4,800	0.110
5	N	4,800	0.110
6	N	5,912	0.136
7	N	6,674	0.153
8	N	4,800	0.110
9	N	4,800	0.110
10	N	4,800	0.110
11	N	4,800	0.110
12	N	6,027	0.138
13	N	5,293	0.122

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Plotted by: camlin, Plot Date: 5/16/2023, 2:06 PM

Lot Line Table		
Line #	Bearing	Distance
L1	N57°34'46"W	14.14'
L2	S86°41'05"W	13.45'
L3	S09°40'57"E	15.05'
L4	S30°33'28"W	14.59'
L5	S57°31'52"E	14.15'
L6	S78°47'51"W	13.25'
L7	N20°40'53"W	15.18'
L8	N34°37'24"E	14.14'
L9	S55°22'36"E	14.14'
L10	S68°06'58"W	13.25'
L11	S25°51'34"E	14.24'
L12	N34°37'24"E	14.14'
L13	S55°22'36"E	14.14'
L14	N64°07'02"E	14.04'
L15	N52°06'35"W	15.88'
L16	S88°58'45"E	15.75'
L17	N27°57'58"W	14.75'
L18	S41°55'08"W	14.14'
L19	S81°56'30"E	15.81'
L20	S61°11'18"W	15.81'
L21	S48°04'53"E	14.14'

Lot Line Table		
Line #	Bearing	Distance
L65	S61°44'56"W	15.84'
L66	S24°52'33"W	15.78'
L67	S71°04'37"E	15.81'
L68	N72°03'12"E	15.81'
L69	S11°39'29"E	14.28'
L70	S44°30'42"E	14.14'
L71	S18°55'23"W	15.81'
L72	S17°56'48"E	15.81'
L74	S86°20'47"E	15.00'
L75	S31°41'34"E	15.89'
L76	N69°47'53"W	15.85'
L77	N18°55'23"E	15.81'
L78	S05°34'14"W	13.38'
L79	S56°16'04"E	16.61'
L80	S17°56'42"E	15.01'
L81	S53°13'23"E	15.33'
L82	S74°32'18"W	15.58'
L83	N22°55'57"W	13.50'
L84	N67°45'37"W	13.65'
L85	S34°36'33"W	12.93'
L86	N67°02'02"E	14.75'

Lot Line Table		
Line #	Bearing	Distance
L22	N01°19'11"E	13.67'
L23	S78°31'31"E	14.26'
L24	S25°27'58"E	14.14'
L25	S62°02'02"W	13.51'
L26	N13°30'56"E	13.51'
L27	S75°49'02"E	14.59'
L28	S25°27'58"E	14.14'
L29	S64°32'02"W	14.14'
L30	N11°29'15"E	14.35'
L31	S80°15'34"E	14.36'
L33	S67°02'02"W	14.75'
L34	N06°56'54"E	14.60'
L35	S67°06'16"E	14.42'
L36	S21°26'01"W	14.22'
L37	S67°14'44"W	14.80'
L38	N22°39'20"W	13.43'
L39	S67°42'46"E	13.83'
L40	S20°24'53"W	14.18'
L41	S70°30'42"W	15.54'
L42	N26°31'54"E	12.91'
L43	S44°30'42"E	14.14'

Lot Line Table		
Line #	Bearing	Distance
L87	N25°27'58"W	14.14'
L88	N55°57'46"W	14.62'
L89	S26°49'13"W	13.49'
L90	N64°32'02"E	14.14'
L91	S64°32'02"W	14.14'
L92	S35°26'59"W	12.94'
L93	S27°57'58"E	14.75'
L94	S62°02'02"W	13.51'
L95	S37°20'37"E	15.33'
L96	N12°28'39"E	15.61'
L97	N32°00'36"W	16.04'
L98	S02°06'34"W	15.33'
L99	N25°10'17"W	16.08'
L100	S11°42'26"W	15.54'
L101	S24°31'00"E	16.02'
L102	N50°16'44"E	13.33'
L103	N50°49'06"W	14.31'
L104	N11°56'38"E	15.76'

Lot Line Table		
Line #	Bearing	Distance
L44	S45°29'18"W	14.14'
L45	N65°17'19"W	14.86'
L46	N25°59'54"E	13.56'
L47	S44°30'42"E	14.14'
L48	S18°55'23"W	15.81'
L49	S17°56'48"E	15.81'
L50	N45°29'18"E	14.14'
L51	S65°57'37"E	14.97'
L52	S05°44'53"E	15.61'
L53	N42°36'43"W	16.00'
L54	N17°56'48"W	15.81'
L55	S18°55'23"W	15.81'
L56	N17°56'48"W	15.81'
L57	S44°30'42"E	14.14'
L58	S45°29'18"W	14.14'
L59	S71°04'37"E	15.81'
L60	N71°12'36"E	15.89'
L61	N74°07'52"E	16.28'
L62	S30°40'37"W	15.93'
L63	N77°05'02"E	14.31'
L64	S18°23'06"E	12.29'

Centerline Line Table		
Line #	Bearing	Distance
L105	N19°32'02"E	17.71'
L106	N19°32'02"E	17.71'
L107	N86°55'20"E	33.89'
L108	S78°52'34"W	63.59'
L109	N35°32'03"W	23.96'
L110	S24°32'02"W	29.06'
L111	S32°39'44"W	31.39'
L112	S39°03'14"W	38.71'
L113	N89°30'42"W	45.00'
L114	N37°58'04"W	19.04'
L115	N46°38'57"W	25.50'
L116	S65°35'18"W	17.36'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	66.84'	500.00'	7°39'34"	S04°52'28"E	66.79'
C2	66.01'	345.00'	10°57'47"	S53°41'48"W	65.91'
C3	45.74'	800.00'	3°16'32"	S48°46'22"E	45.73'
C4	12.77'	1495.00'	0°29'22"	S62°42'58"E	12.77'
C5	17.45'	200.00'	5°00'00"	S17°02'02"W	17.45'
C6	30.66'	150.00'	11°42'46"	N55°09'33"E	30.61'
C7	58.64'	566.00'	5°56'09"	S56°53'11"E	58.61'
C8	48.32'	350.00'	7°54'34"	S39°23'47"W	48.28'
C9	22.67'	20.00'	64°57'30"	N31°59'28"W	21.48'
C10	62.83'	40.00'	90°00'00"	N44°30'42"W	56.57'
C11	62.83'	40.00'	90°00'00"	N45°29'18"E	56.57'
C12	13.81'	95.00'	8°19'48"	N49°43'43"W	13.80'
C13	62.83'	40.00'	90°00'00"	N44°30'42"W	56.57'
C14	26.52'	890.00'	1°42'27"	N42°49'35"W	26.52'
C15	31.48'	580.00'	3°06'17"	N43°42'30"W	31.48'
C16	50.07'	40.00'	71°43'32"	N38°56'25"W	46.87'
C17	71.44'	40.00'	102°19'32"	S48°05'06"W	62.31'
C18	48.12'	40.00'	68°55'36"	S47°04'06"E	45.27'
C19	61.06'	40.00'	87°27'35"	N50°02'02"W	55.30'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C20	56.85'	305.00'	10°40'44"	S07°14'24"E	56.76'
C21	529.04'	1805.00'	16°47'35"	S06°29'45"W	527.14'
C22	59.86'	500.00'	6°51'35"	S18°19'20"W	59.83'
C23	55.70'	1000.00'	3°11'28"	N20°09'24"E	55.69'
C24	133.59'	1800.00'	4°15'09"	S20°41'14"W	133.56'
C25	116.88'	300.00'	22°19'20"	S33°58'28"W	116.14'
C26	105.72'	500.00'	12°06'53"	S54°16'20"W	105.52'
C27	31.99'	500.00'	3°39'55"	N59°10'58"E	31.98'
C28	69.13'	350.00'	11°19'02"	N49°00'34"E	69.02'
C29	253.30'	500.00'	29°01'35"	S57°51'51"W	250.60'
C30	297.90'	1350.00'	12°38'35"	S84°10'00"W	297.29'
C31	114.79'	500.00'	13°09'16"	S06°00'08"E	114.54'
C32	515.64'	1490.00'	19°49'41"	S10°29'21"W	513.07'
C33	85.14'	300.00'	16°15'37"	S28°32'00"W	84.85'
C34	140.87'	500.00'	16°08'31"	S02°18'20"E	140.40'
C35	318.33'	1180.00'	15°27'24"	S13°29'38"W	317.37'
C36	191.51'	500.00'	21°56'42"	S00°35'45"W	190.34'
C37	120.95'	870.00'	7°57'56"	S15°33'04"W	120.85'
C38	132.52'	346.00'	21°56'42"	S00°35'45"W	131.71'
C39	99.54'	716.00'	7°57'56"	S15°33'04"W	99.46'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C80	201.98'	225.00'	51°26'04"	S64°46'16"W	195.27'
C81	214.29'	325.00'	37°46'41"	S71°35'57"W	210.43'
C82	83.39'	300.00'	15°55'32"	N45°55'50"W	83.12'
C83	37.93'	300.00'	7°14'40"	S50°16'16"E	37.91'
C84	57.42'	300.00'	10°58'02"	S18°55'41"E	57.34'
C85	51.37'	300.00'	9°48'41"	N18°21'00"W	51.31'
C86	228.46'	500.00'	26°10'47"	S56°26'27"W	226.48'
C87	139.58'	425.00'	18°49'01"	S33°56'33"W	138.95'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C40	53.93'	300.00'	10°17'58"	S02°04'20"W	53.86'
C41	53.93'	300.00'	10°17'58"	N02°04'20"E	53.86'
C42	79.50'	300.00'	15°11'02"	N10°40'11"W	79.27'
C43	188.81'	350.00'	30°54'29"	S00°55'13"E	186.53'
C44	65.45'	750.00'	5°00'00"	S17°02'02"W	65.43'
C45	26.18'	300.00'	5°00'00"	S22°02'02"W	26.17'
C46	106.88'	300.00'	20°24'43"	S34°44'23"W	106.31'
C47	104.67'	300.00'	19°59'25"	S34°57'02"W	104.14'
C48	87.18'	300.00'	16°39'02"	S35°01'32"W	86.88'
C49	201.79'	450.00'	25°41'34"	S56°11'50"W	200.10'
C50	26.64'	300.00'	5°05'17"	N69°27'48"E	26.63'
C51	131.88'	875.00'	8°38'08"	S71°14'14"W	131.75'
C52	63.70'	500.00'	7°17'56"	S83°16'22"W	63.65'
C53	82.13'	300.00'	15°41'05"	S53°25'05"E	81.87'
C54	55.56'	300.00'	10°36'43"	N55°57'17"W	55.48'
C55	306.02'	1650.00'	10°37'36"	S56°54'25"E	305.59'
C56	65.50'	1000.00'	3°45'11"	N68°35'23"W	65.49'
C57	215.72'	800.00'	15°27'00"	S86°54'34"E	215.07'
C58	157.80'	750.00'	12°03'17"	S01°24'23"E	157.50'
C59	168.08'	2735.00'	3°31'16"	N05°38'49"W	168.05'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C60	60.14'	150.00'	22°58'21"	S82°16'39"E	59.74'
C61	105.88'	200.00'	30°19'58"	N85°57'27"W	104.65'
C62	291.98'	700.00'	23°53'56"	S45°56'02"E	289.87'
C63	294.28'	1340.00'	12°34'57"	S64°10'29"E	293.68'
C64	263.94'	684.00'	22°06'32"	N59°24'42"W	262.30'
C65	88.56'	425.00'	11°56'19"	N42°23'17"W	88.40'
C66	130.33'	250.00'	29°52'14"	N21°29'25"W	128.86'
C67	152.92'	560.00'	15°38'45"	N28°36'10"W	152.45'
C68	152.78'	735.00'	11°54'34"	N42°22'35"W	152.50'
C69	383.89'	994.00'	22°07'42"	N59°24'07"W	381.51'
C70	226.20'	1030.00'	12°34'57"	S64°10'29"E	225.74'
C71	171.76'	390.00'	25°14'01"	S45°16'00"E	170.38'
C72	92.54'	500.00'	10°36'18"	S40°50'12"E	92.41'
C73	127.38'	300.00'	24°19'38"	S58°18'09"E	126.42'
C74	121.32'	1000.00'	6°57'05"	N66°59'26"W	121.25'
C75	164.49'	1350.00'	6°58'52"	N47°13'39"W	164.39'
C76	15.07'	500.00'	1°43'35"	S28°13'20"E	15.07'
C77	108.47'	300.00'	20°42'58"	N18°43'38"W	107.88'
C78	128.40'	200.00'	36°47'02"	S72°05'45"W	126.21'
C79	194.04'	250.00'	44°28'19"	S68°15'08"W	189.21'

PRELIMINARY PLAT
MOSAIC PHASE 2
461 LOTS & 22 COMMON AREAS
108.439 GROSS ACRES (25.471 ACRES ROW)
OUT OF THE
A. THOMASON SURVEY ~ ABSTRACT NO. 1265
THE JOHN M. McKIM SURVEY ~ ABSTRACT NO. 889
THE JOHN MORTON SURVEY ~ ABSTRACT NO. 791
AND THE
ANTHONY PHILLIPS SURVEY ~ ABSTRACT NO. 1028
IN THE CITY OF CELINA
DENTON COUNTY, TEXAS
OWNER / APPLICANT
Tellus Texas I, LLC
130 N. Preston Road, Suite 130
Prosper, TX 75078
Telephone: (469) 532-0681
Contact: David Blom
ENGINEER / SURVEYOR
Splars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.
Scale: 1"=100' May, 2023 SEI Job No. 23-051



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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: June 20, 2023
Re: Wood Tract - PD Amendment - To Be Tabled

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 38 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment) - To Be Tabled

Applicant:

Ken Wood
PO Box 1572
Celina, TX 75009

Background Information:

The applicant is requesting to amend approximately 38 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail (C) base zoning, and modified development standards. Please refer to the attached documents for further information. The applicant has requested that the item is tabled until the details of an associated Development Agreement are finalized.

Supporting Documents:

- Location Map
- Draft Staff Presentation

Staff Recommendation:

Staff recommends that the project is tabled.



PUNK CARTER PKWY

E OWNSBY, PKWY

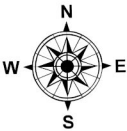
S COIT RD

Legend

- SubjectProperty
- City Limits
- Roads
- Parcels

Wood Tract
Location Map
City of Celina

6/15/2023



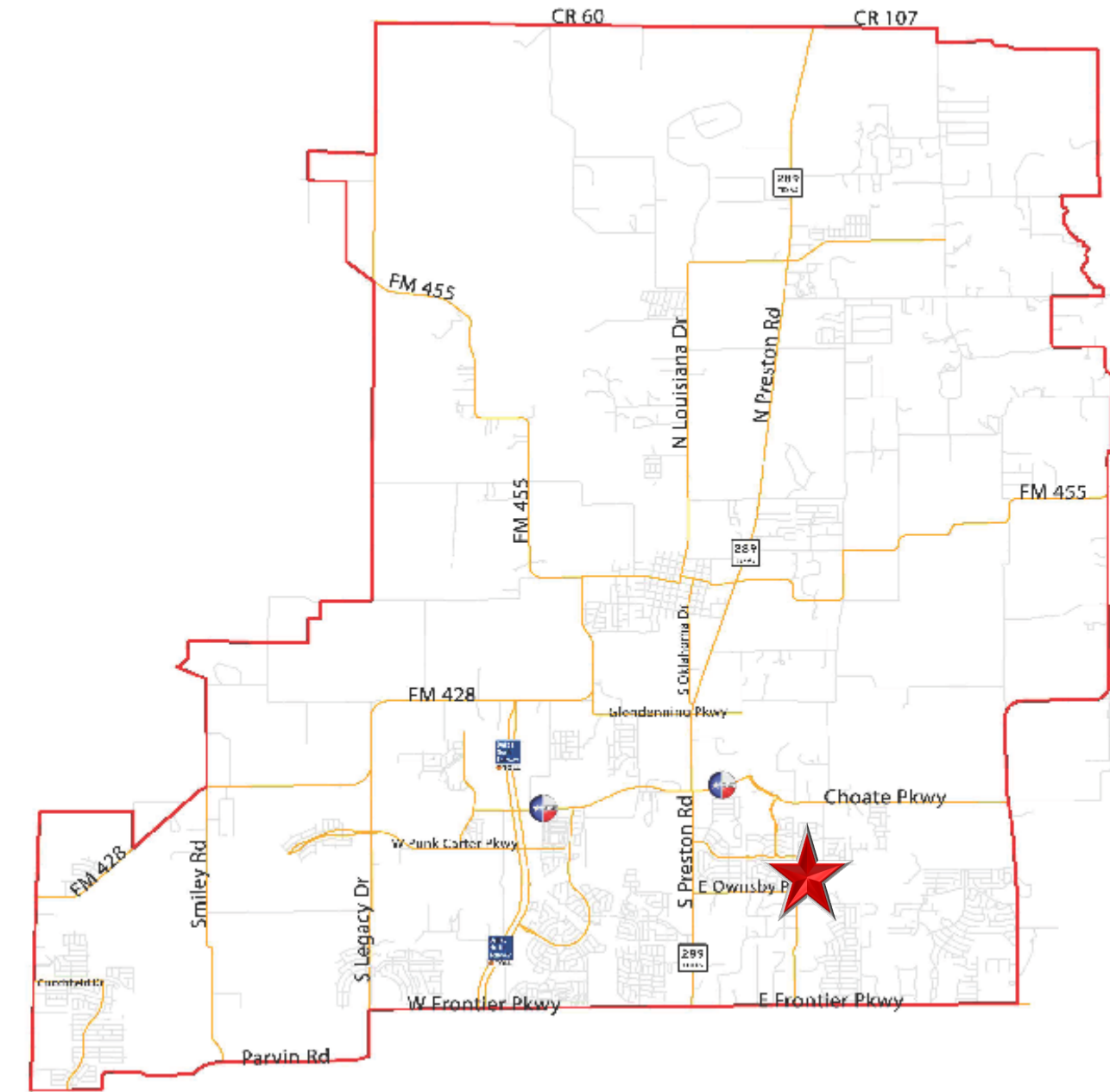
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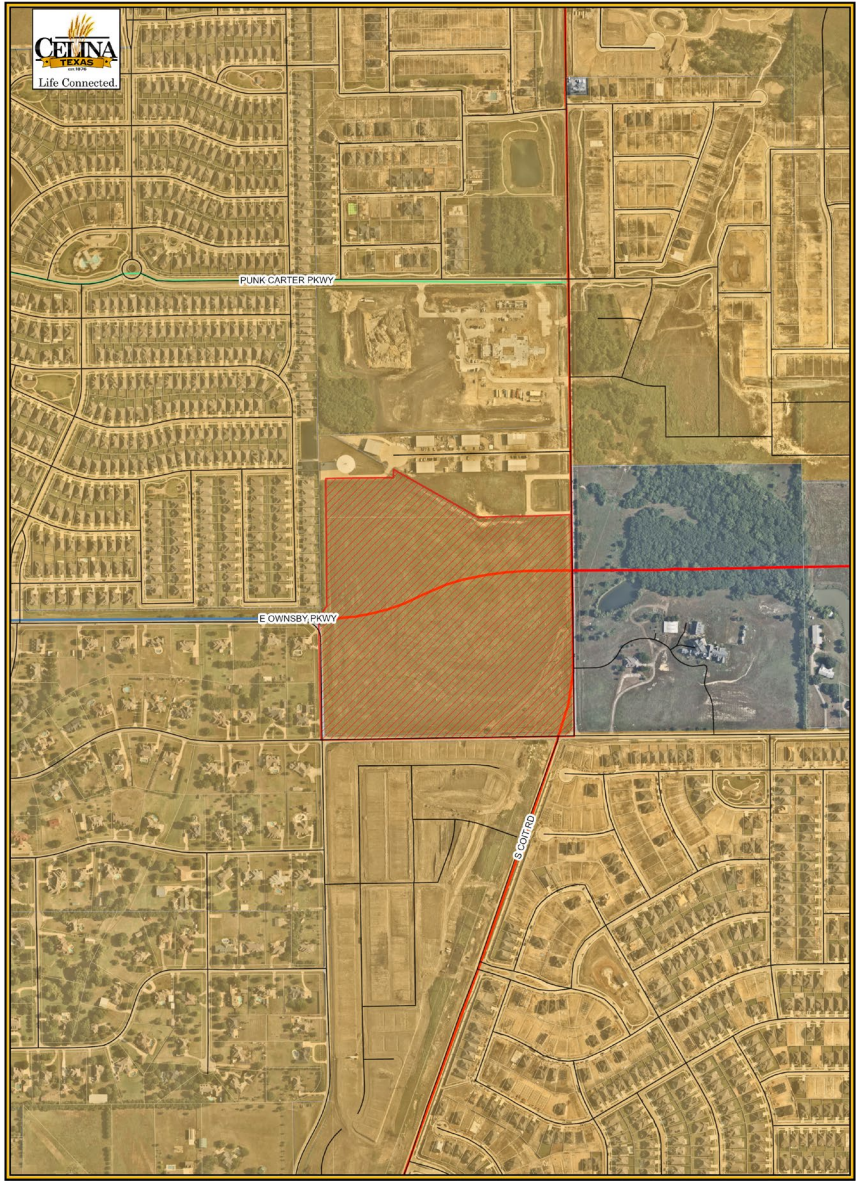
WOOD TRACT

PD Amendment

Planning & Zoning Commission
June 20, 2023







LOCATION MAP

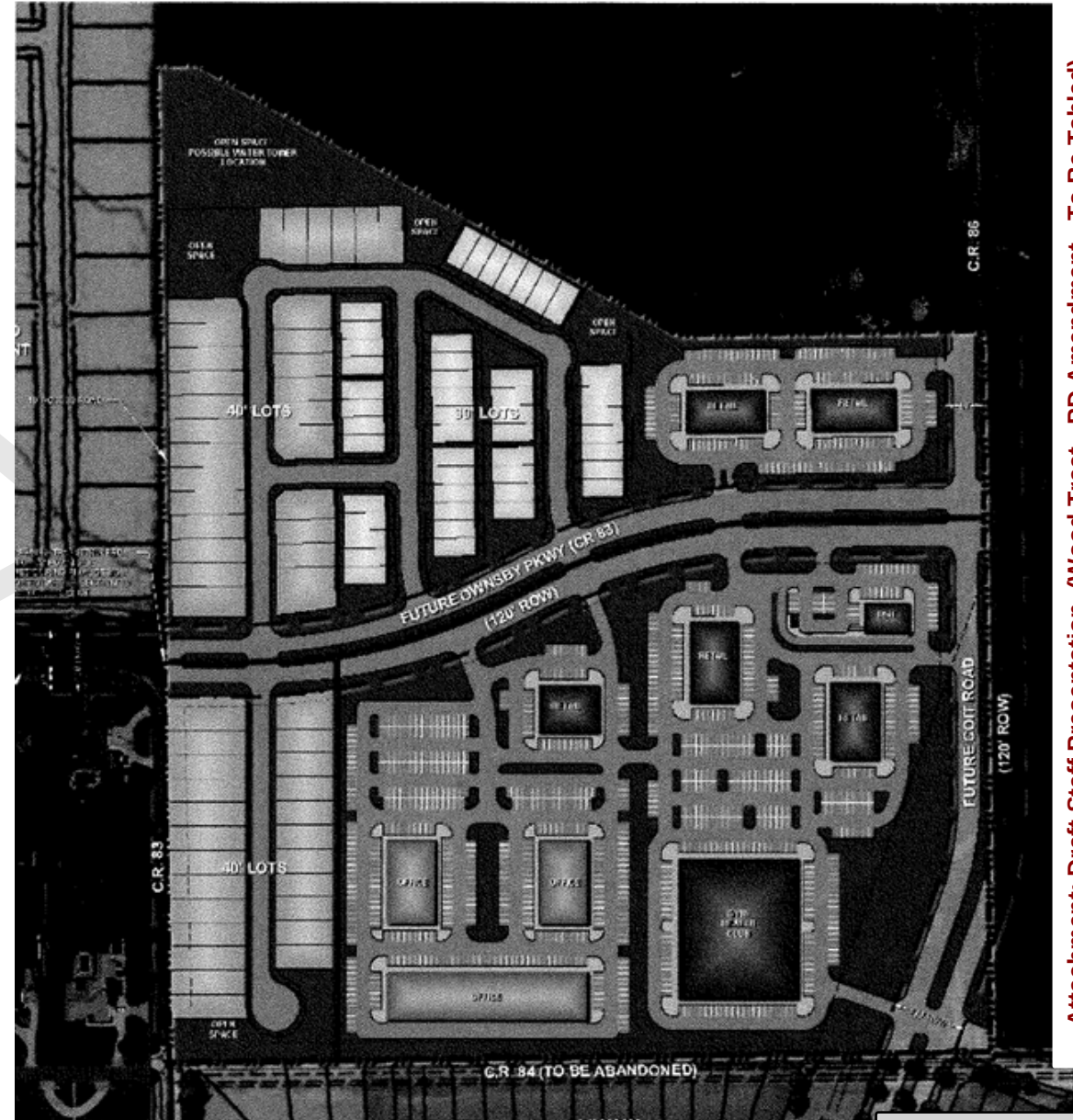
The subject property is generally located west of future Coit Road and along future Ownsby Parkway.

BACKGROUND

- The subject property is approximately 43 acres
- The subject property was annexed into City Limits and zoned a Planned Development (PD-74) in 2016
- The City is constructing Ownsby Parkway, and ROW is needed from the applicant; the rezoning is in association with the ROW dedication
- The applicant's proposal is to amend the existing Planned Development with Commercial, Office, & Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning

EXISTING ENTITLEMENT (PD-74)

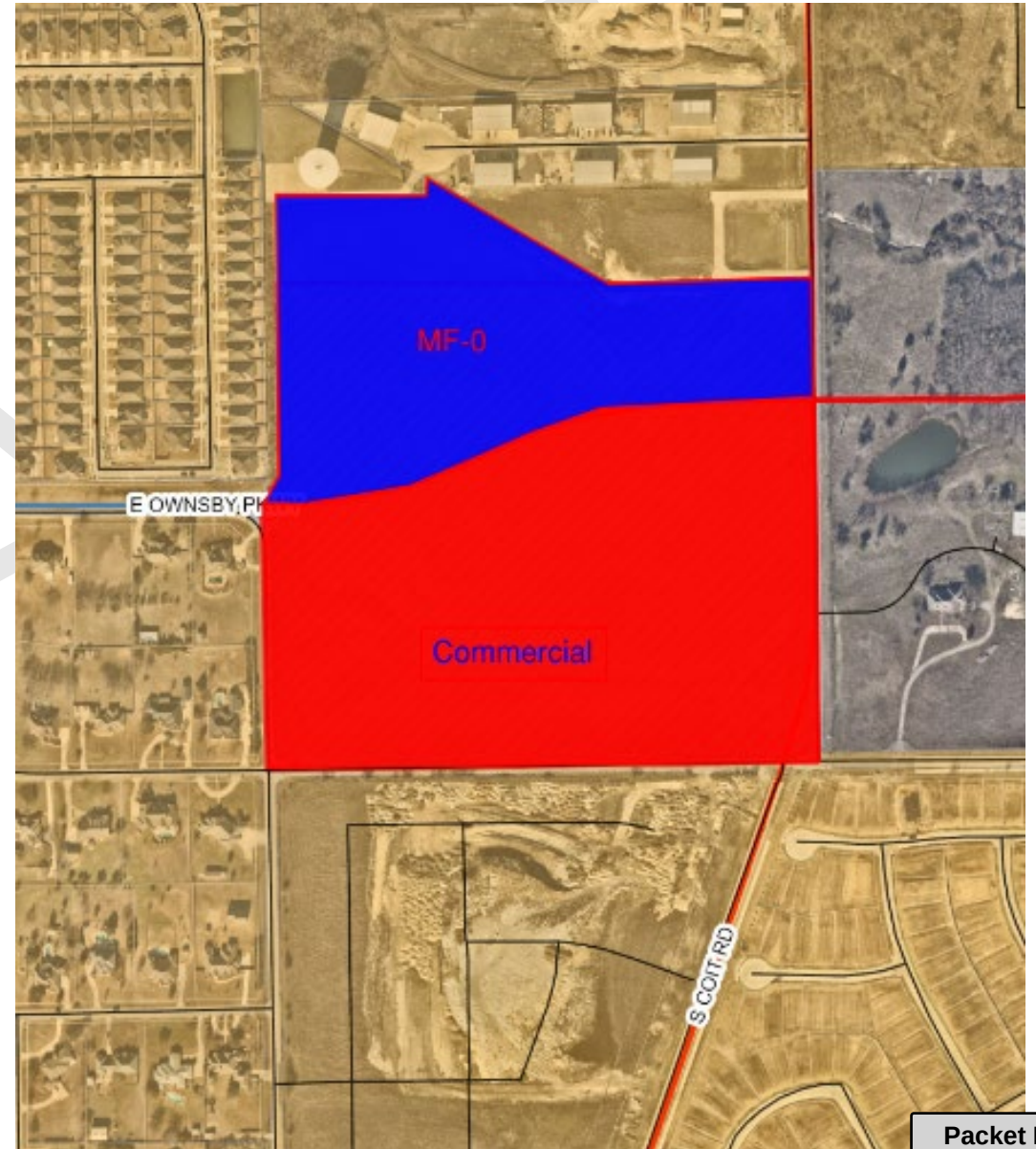
- 30' and 40' wide lots
 - Townhomes
 - Restricted to two stories
- 15' ROW landscape buffers
- Old 10% open space standard
- Commercial, office, & retail land uses



PROPOSAL

Horizontal Multi-Family (MF-0) north of Ownsby Parkway

- Follow single-family architecture
- Observe City Standard open space requirements (20%)
- Maximum 2 story height (typically 1)
- 12 units to the acre
- 25' ROW landscape buffers
- Commercial, Office, & Retail land uses south of Ownsby Parkway
- 1-story adjacent to CR 83



POLICY CONSIDERATIONS

- North of Ownsby, the MF-0 product type is smaller and shorter in scale than the townhomes currently entitled
- South of Ownsby, the non-residential along CR 83 is limited to 1-story, which is less than the townhomes currently entitled
- Ownsby Parkway is critical to regional mobility, connecting Preston Road to Custer Road

RECOMMENDATION

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

DRAFT



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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: June 20, 2023
 Re: Sutton Fields East - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - PD Zoning)

Applicant:

Centurion American
 1800 Valley View Ln.
 Farmers Branch, TX 75234

Background Information:

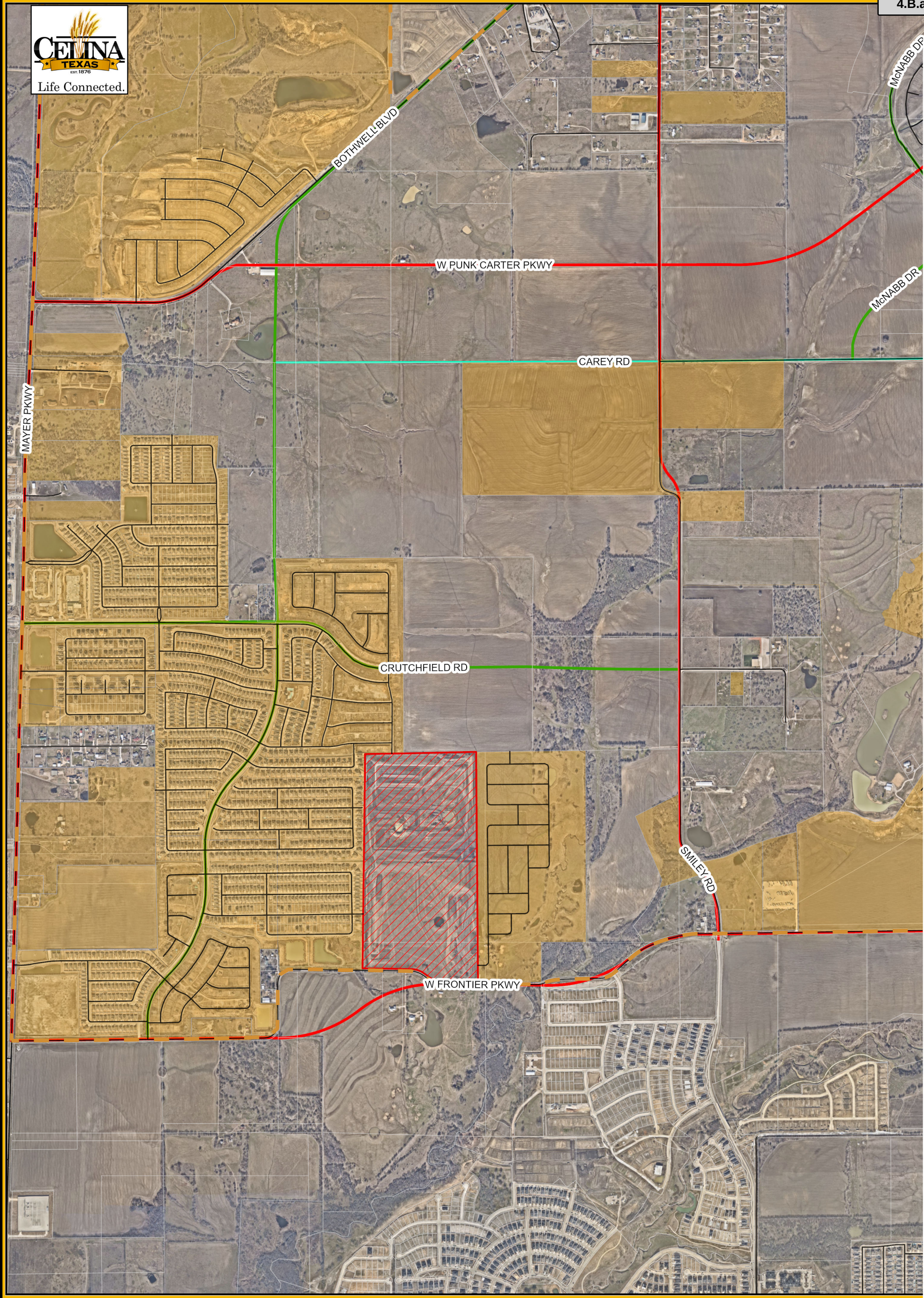
This item is for the zoning of approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, in conformance with the governing Development Agreement. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



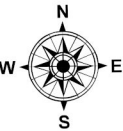
Attachment: Location Map (Sutton Fields East - PD Zoning)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Sutton Fields East Location Map City of Celina

5/24/2023



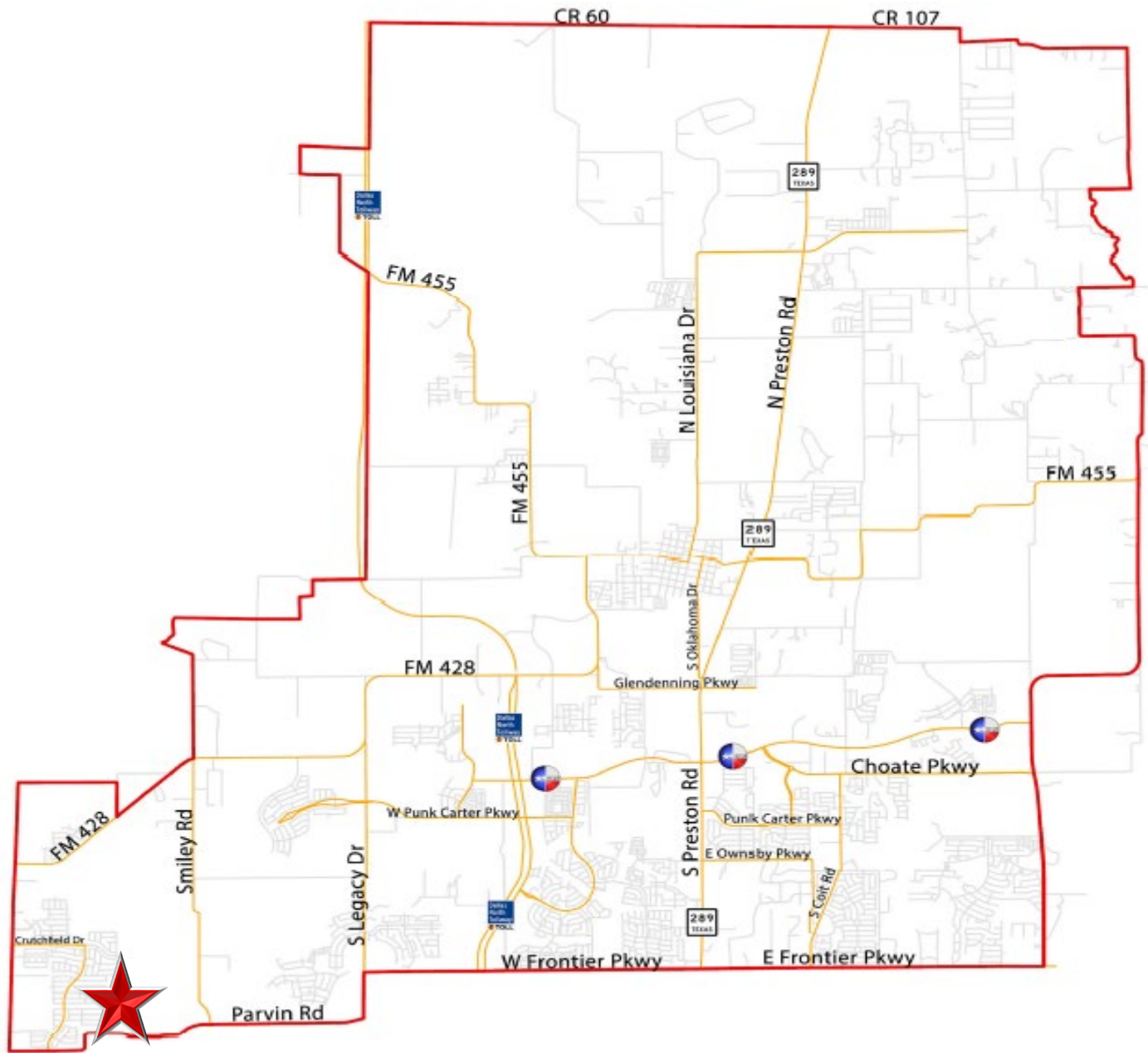
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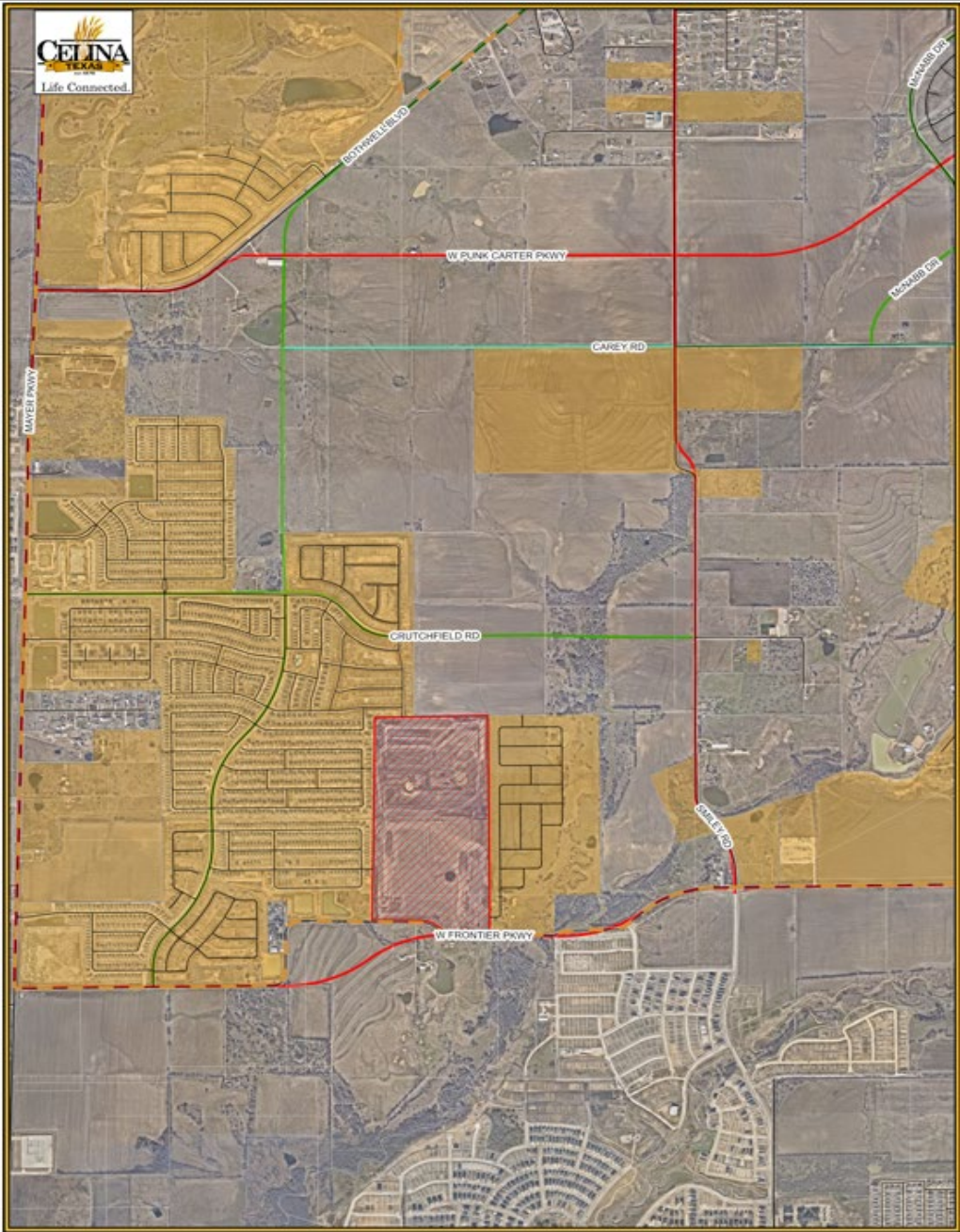
SUTTON FIELDS EAST

PD Zoning

Planning & Zoning Commission
June 20, 2023







LOCATION MAP

The subject property is generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard

BACKGROUND

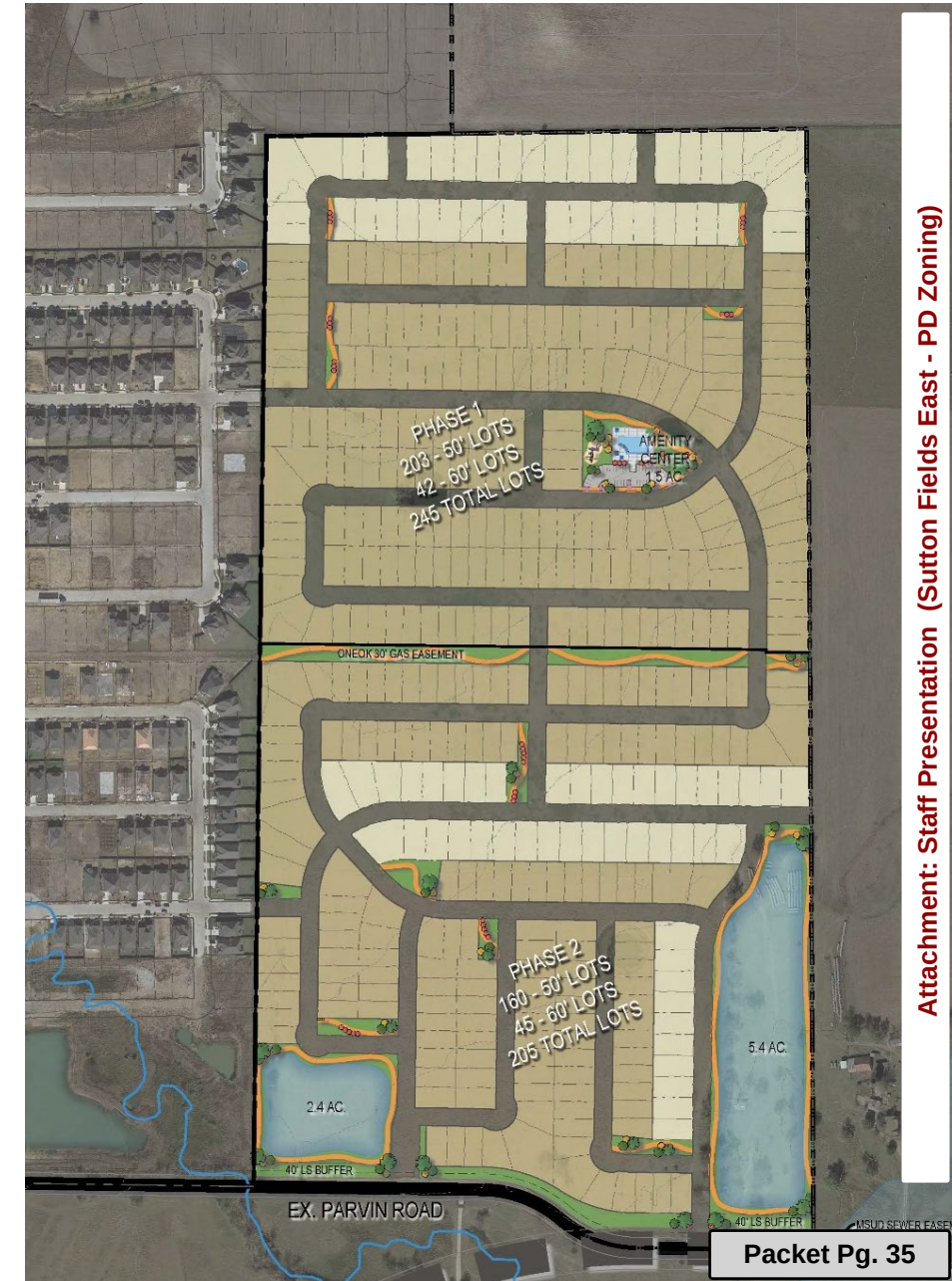
- The subject property is approximately 110 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement, which outlined the future annexation and zoning of the property, was approved in July 2021

PROJECT OVERVIEW

- Project continues the same development pattern as the existing Sutton Fields neighborhood
- Amenity center to have an open shade structure, playground, bathrooms, and a swimming pool
- Alleys not required, per original Sutton Fields development
- Concrete trails around ponds and within open spaces

Lot Types

- 60' (Min. 15%)
- 50' (Max. 85%)



POLICY CONSIDERATIONS

- The proposed zoning is in conformance with the governing Development Agreement
- City standards will apply
- Perimeter right-of-way dedication and landscape buffers apply to arterial roadways
- Trails along roadways, floodplain, and within any gas or power line easements

RECOMMENDATION

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

Exhibit D DEVELOPMENT STANDARDS

Base Zoning:

The Development shall follow all standards in the City's 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 ("PD") shall be SF-R, Single-Family Residential Detached District.

Concept Plan:

The subject property shall generally develop per the 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.

SF General Regulations

All single-family residences can be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in these development standards.

- a) The lot widths shall be measured along the arc of the primary structure setback line.
- b) For cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

Lot Type A:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

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

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

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

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

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

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

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

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

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

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

The percentage of lots per Lot Type is as follows:

Lot Type A (60'):	15% Minimum
Lot Type B (50'):	85% Maximum

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 community's amenity package will include:

- 5' concrete trail around ponds and a 6' concrete trail down gas easements.
- Amenity Center to have an open shade structure, bathrooms, and Community swimming pool.

Open Space:

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

Open Space may consist of any pervious areas including landscape reserves, detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped. Open space must be maintained through a property ownership association. Development shall have a minimum Open Space of 10%



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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: June 20, 2023
 Re: Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road, within the City Limits. (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment)

Applicant:

R-Delta Engineers, Inc.
 618 Main St.
 Garland, TX 75040

Background Information:

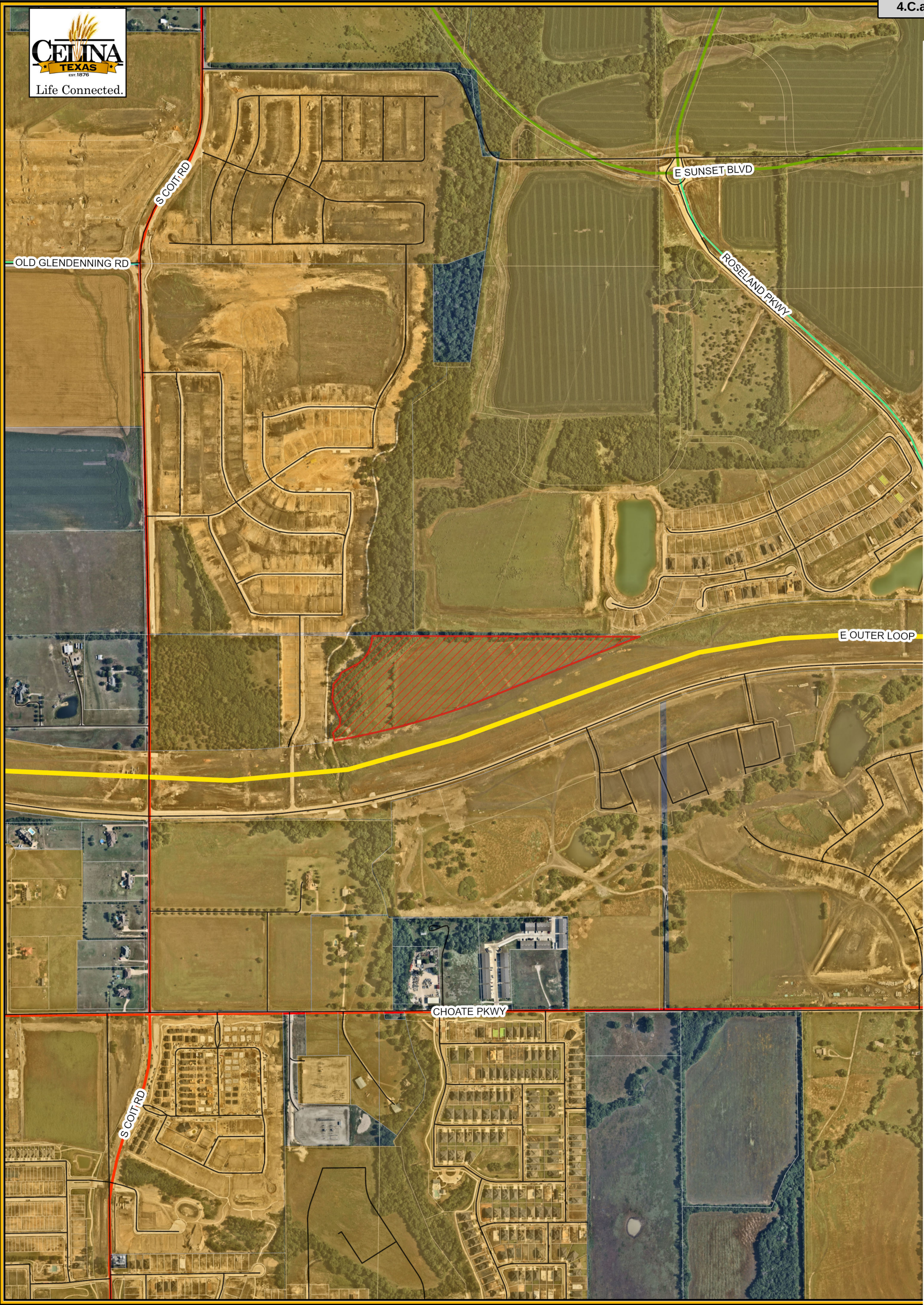
The applicant is requesting to amend approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards, in order to develop an Electric Substation. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.

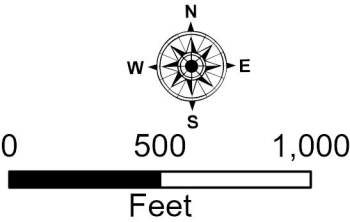


Attachment: Location Map (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Rayburn Electric Cooperative
Tap Substation Addition
Location Map
City of Celina
6/12/2023**

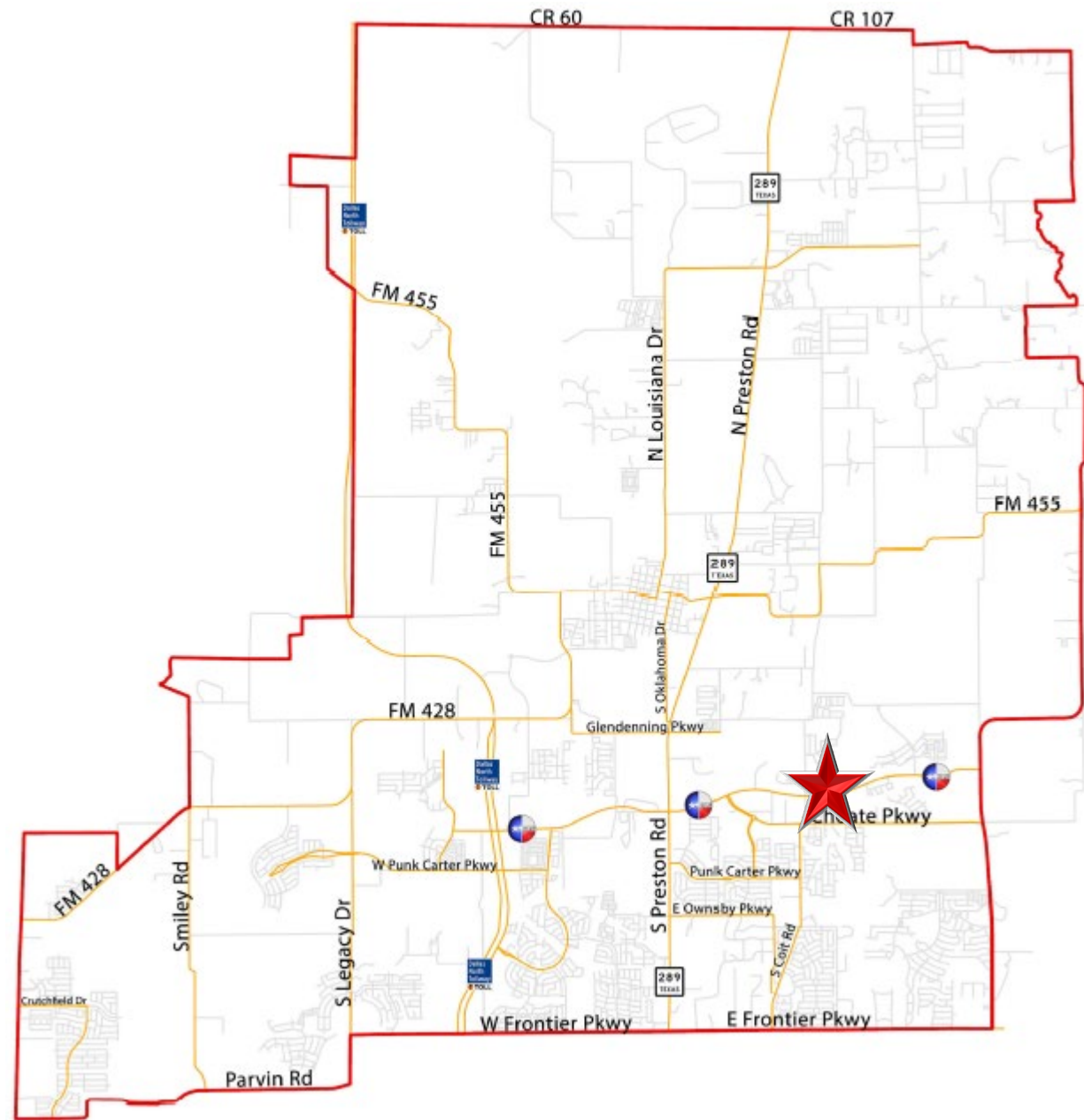


RAYBURN ELECTRIC COOPERATIVE TAP SUBSTATION ADDITION (TEN MILE CREEK)

PD Amendment

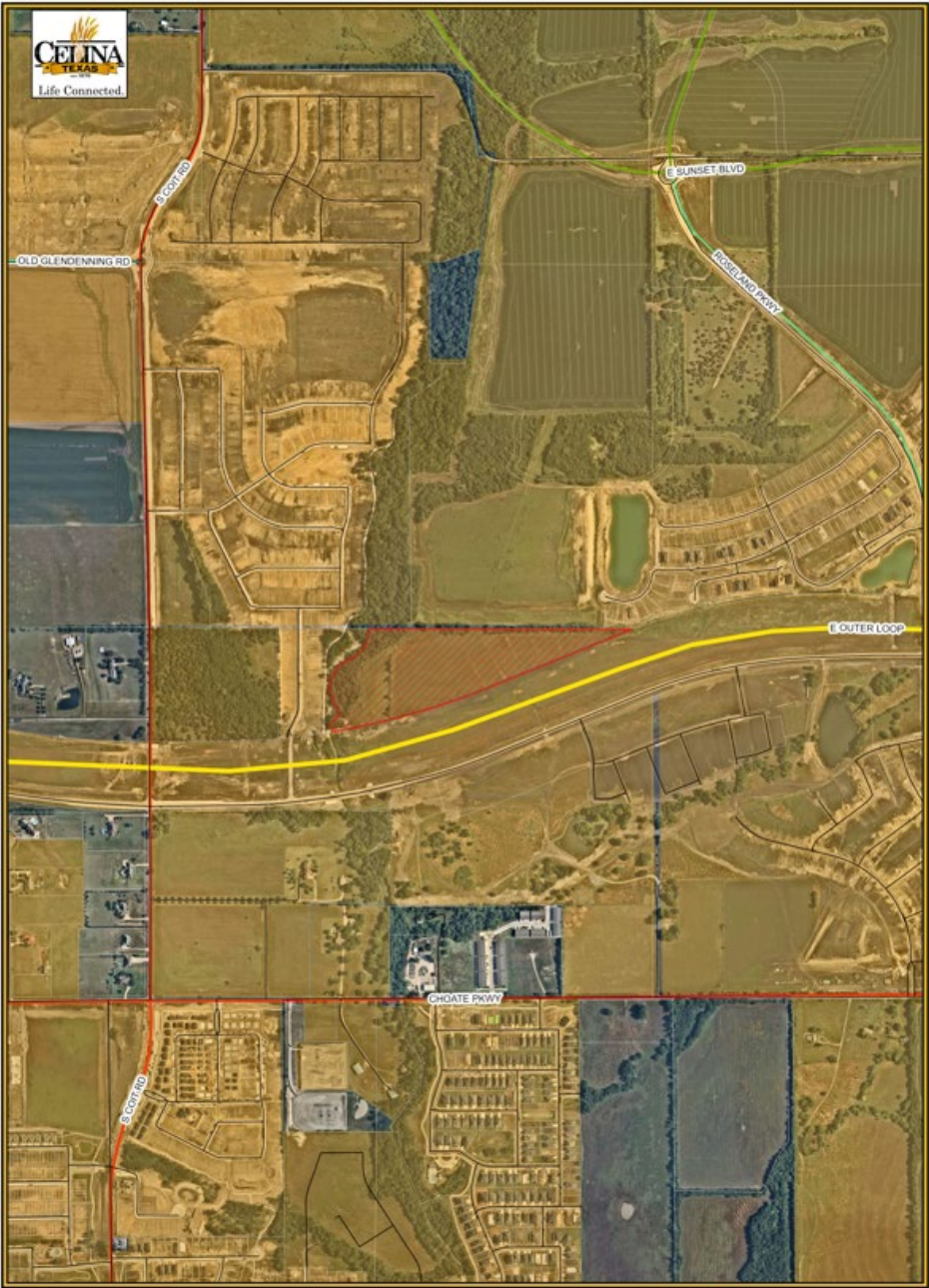
Planning & Zoning Commission
June 20, 2023





LOCATION MAP

The subject property is generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road.



BACKGROUND

- The subject property is approximately 19 acres, within City Limits, and currently zoned Planned Development-142 (PD-142) Multi-family, Horizontal District (MF-o)
- The request is to amend the PD to allow for an Electric Substation and Communication tower

DEVELOPMENT STANDARDS

- An 8-foot masonry wall is required for screening around the substation compound
- Evergreen landscaping is required per the base Ordinance
- Gated access into the compound is allowed so long as it is decorative black metal or solid metal
- Gravel pavement is only allowed within the substation screening wall limits and the portion of temporary access drive within the Collin County Outer Loop right-of-way
- Concrete access must be provided from the property line to the substation compound walls
- Communication tower to have a unipole design with no exposed antennas

POLICY CONSIDERATIONS

- The Public Utility Commission (PUC) restricts cities' ability to meaningfully regulate the location of substations
- Locations are pre-chosen based upon projected demand on the system, and utility providers have substantial latitude in choosing locations for required infrastructure
- The City has limited ability to restrict the location of necessary electrical services, but can regulate design standards
- The subject property is surrounded by floodplain and the Outer Loop

RECOMMENDATION

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

Development Standards
Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek)

The property is zoned a Planned Development (PD) with Collin County Outer Loop Overlay (CCOLO) base zoning and the additional permitted use of an Electric Substation, with the following Development Standards:

1. An 8-foot masonry wall is required for screening around the substation compound. This wall can serve in lieu of any required perimeter screening walls.
2. In addition to the landscaping required by the Zoning Ordinance, Eastern Red Cedar trees shall be planted every 20 feet on center around the wall's perimeter.
3. Gated access into the compound is allowed so long as it is decorative black metal or solid metal.
4. Gravel pavement is only allowed within the substation screening wall limits and the portion of temporary access drive within the Collin County Outer Loop right-of-way. The drive approach for temporary connection to the existing southerly frontage road shall be concrete.
5. Concrete access must be provided from the property line to the substation compound walls.
6. A unipole meeting all of the City's design regulations is allowed within the substation compound.
7. Staff reserves final approval authority for all site layouts (layout, drive cuts, cross access, etc.).



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: June 20, 2023
 Re: Stone Tract – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract – PD Zoning)

Applicant:

CR1 Development/Elevated Properties
 312 W. Main St.
 Celina, TX 75009

Background Information:

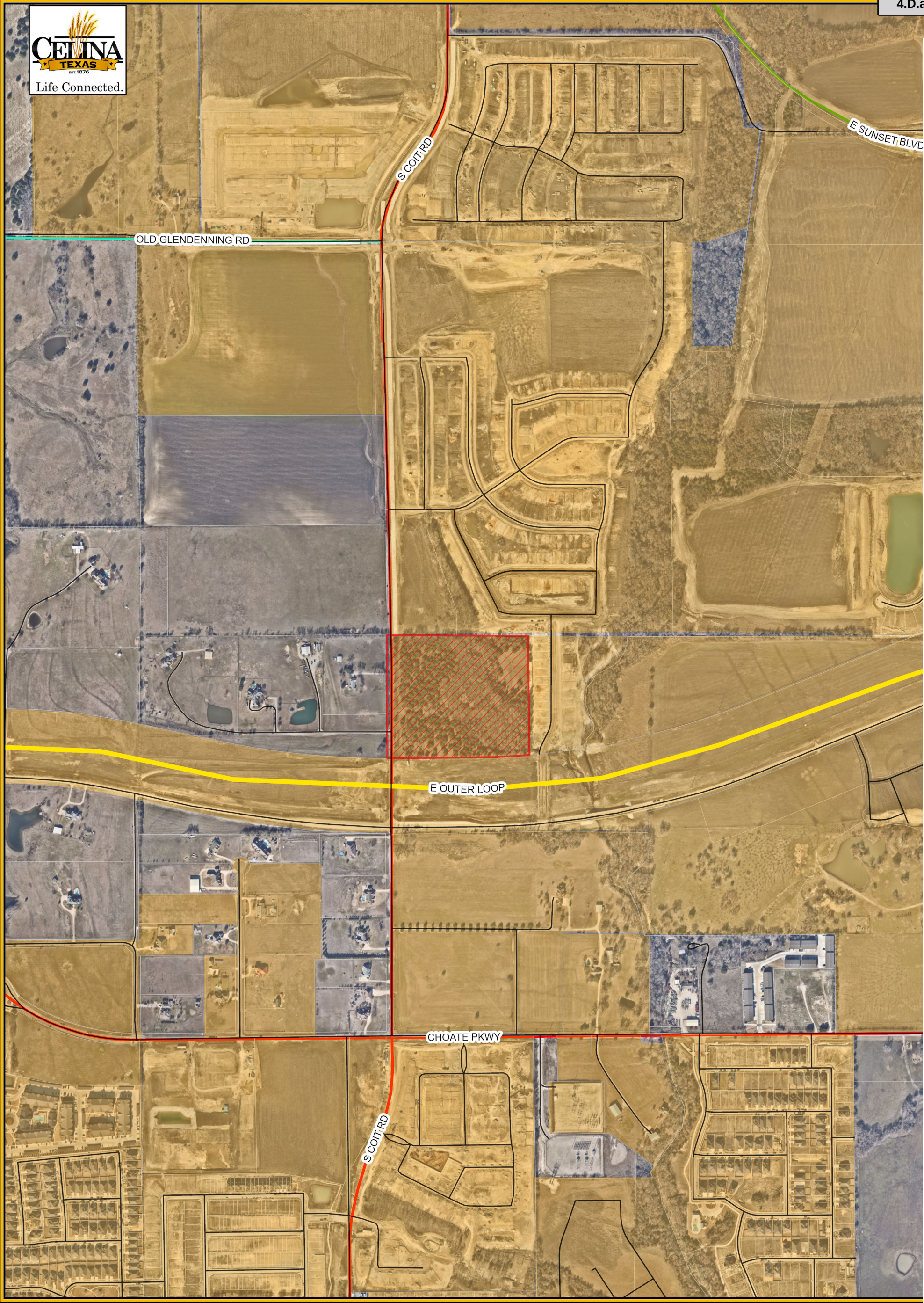
This item is for the rezoning of approximately 18 acres from Agricultural District (AG) to a Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



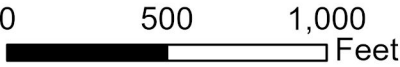
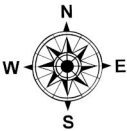
Attachment: Location Map (Stone Tract – PD Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Stone Tract
Location Map
City of Celina

5/30/2023

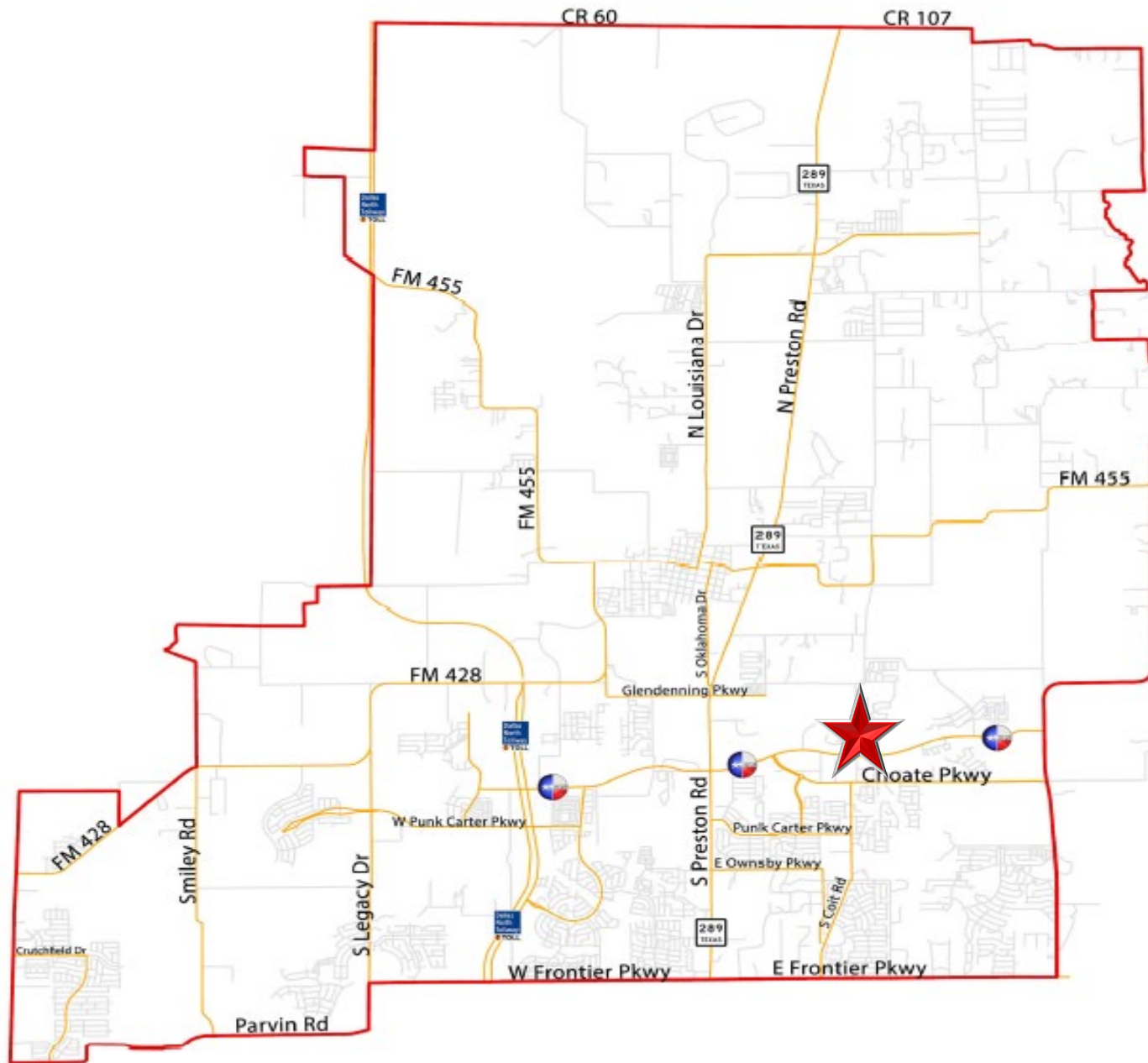


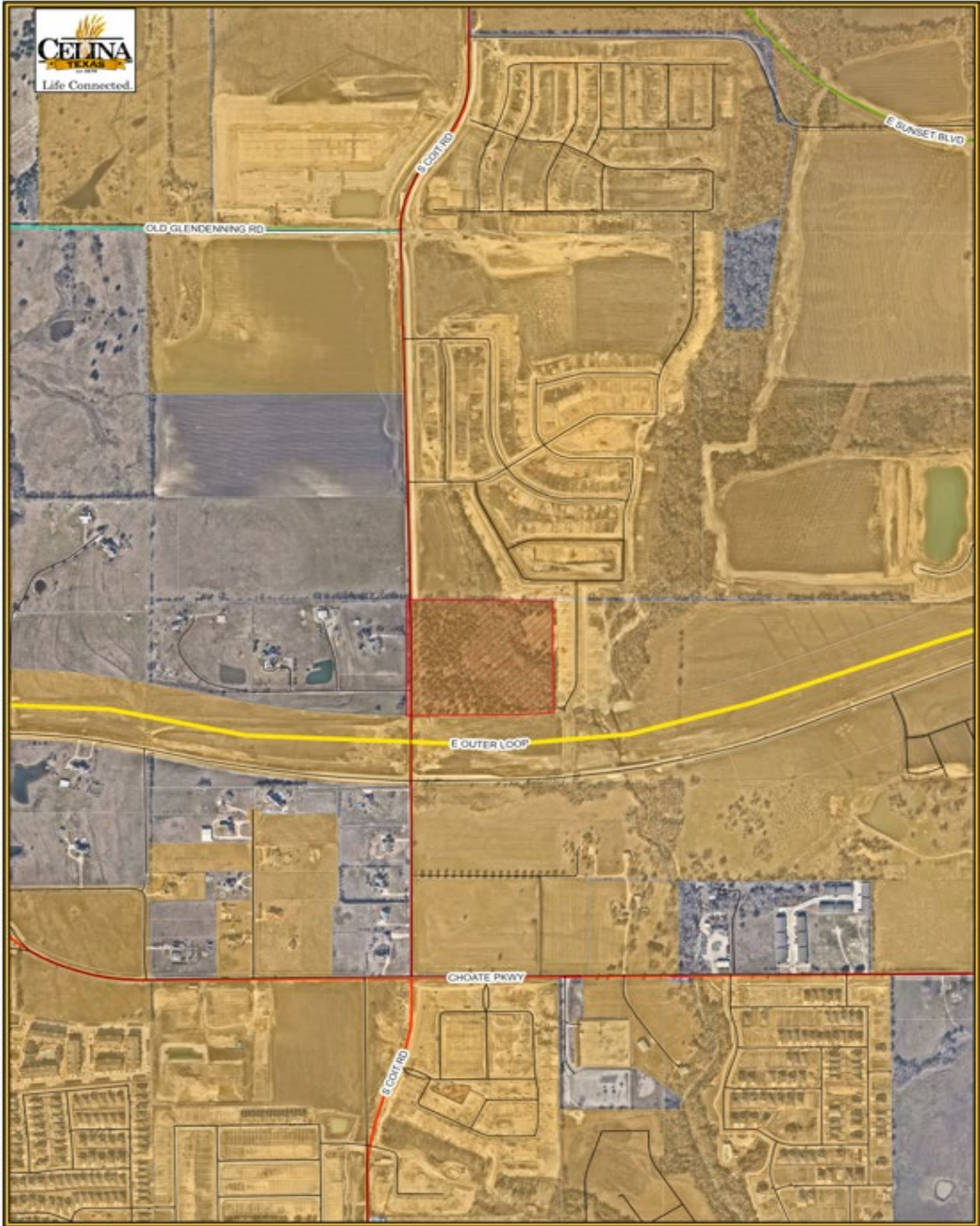
STONE TRACT

PD Zoning

Planning & Zoning Commission
June 20, 2023







LOCATION MAP

The subject property is generally located at the northeast corner of future Coit Road and the Collin County Outer Loop

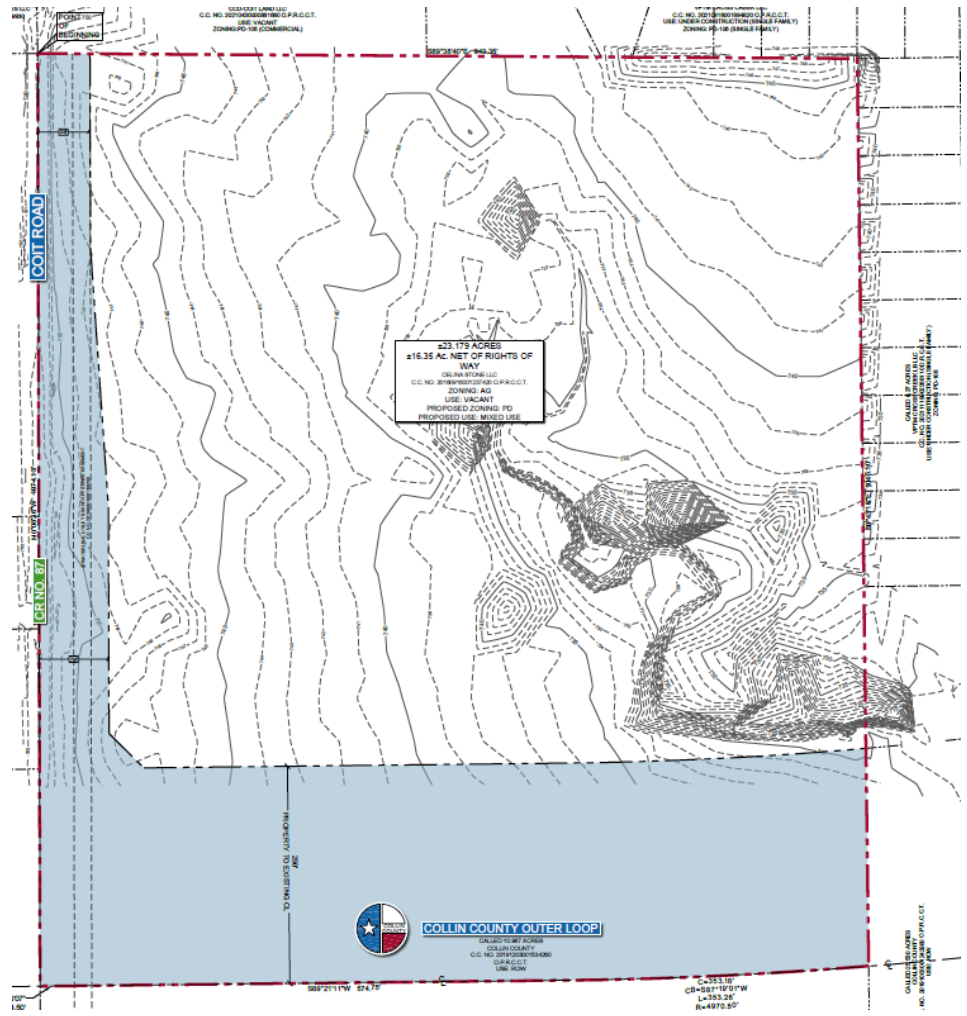
BACKGROUND

- The subject property is approximately 23 acres
- The property was annexed into City Limits and zoned Agricultural District (AG) in 2022
- The applicant is proposing a base zoning of the Collin County Outer Loop Overlay District (CCOLO) with Commercial, Office, & Retail District (C), and Multi-Family, Urban Edge District (MF-2) or Multi-Family, Urban Living District (MF-3)

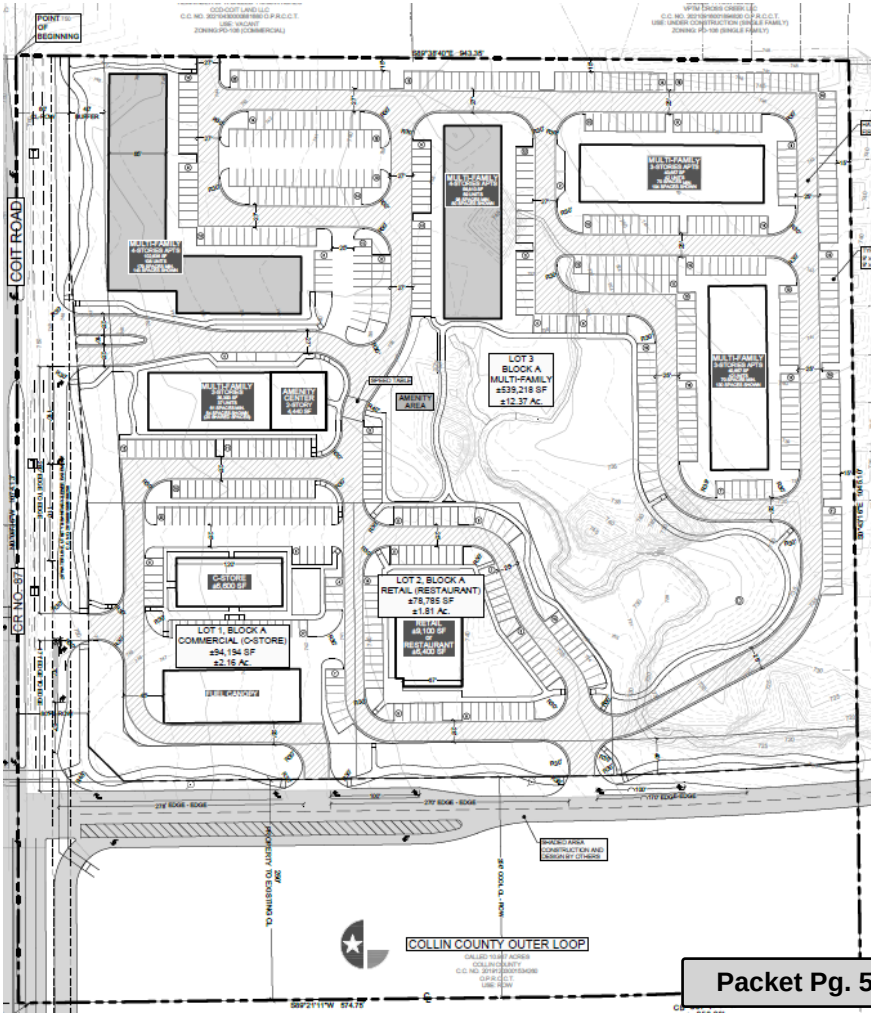
PROJECT OVERVIEW

Land Survey:

- The property's developable area is reduced due to the following:
- A creek bisects the property
 - Extensive ROW dedication for the Outer Loop & Coit Road
 - The applicant's request is for commercial on the hard corner and multi-family on the remainder of the tract



Concept Plan:



Attachment: Staff Presentation (Stone Tract – PD Zoning)

POLICY CONSIDERATIONS

- The applicant is requesting a 60' building setback and a 15' landscape buffer adjacent to single-family residential (to the north and east)
- Regional standard is a 20' building setback and a 10'-15' landscape buffer
- City standard:

ARTICLE II, PART THREE, TABLE 1		
SETBACKS & LANDSCAPE BUFFERS ADJACENT TO SINGLE-FAMILY		
Structures – Number of Stories	Setback from Adjacency to SF	Buffer Width within Setback
1 or 2 story	40 feet	20 feet
3 story	60 feet	30 feet
4+ story	100 feet	40 feet

POLICY CONSIDERATIONS

- The Collin County Outer Loop and Coit Road intersection can accommodate larger scale development
- The proposed zoning request is in conformance with the Future Land Use Plan, which supports mixed use development along the Outer Loop corridor
- The creek tangibly limits the retail (i.e. Big Box) potential of the property
- City Standards apply (architecture, landscape, etc.)

RECOMMENDATION

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

EXHIBIT B

Development Regulations

These planned development standards are established to provide areas for mixed-use development, encourage and promote well-planned, compact, and viable retail/mixed-use development.

All development within Tract shall meet the standards of the Collin Counter Outer Loop Overlay District (CCOLO) as established in the City of Celina Zoning Ordinance, with the exceptions noted herein.

- (a) **Permitted Uses**. The following uses are allowed by right or by the approval of a Specific Use Permit (SUP) as noted herein. Other uses are allowed per the Schedule of Uses for the CCOLO District as outlined in the City's Zoning Ordinance:

Schedule of Permitted Uses ¹	
<i>Land Use</i>	
Assisted Living	S
Dwelling, Senior Living, all types	S
Gas Pumps/Fuel Sales, incl convenience stores, gas stations, etc ²	P
Medical Facilities (secondary / ancillary)	P
MF-3, Multi-Family Urban Living ³	P
MF-2, Multi-Family Urban Edge ³	P
Restaurant, Dine-In or Drive-Thru	P

1. Other similar/complimentary uses may be approved by the City in addition to the specific uses noted herein. Other uses consistent with an urban mixed-use environment may be approved by the City with a Specific Use Permit.
2. A maximum of 1 is allowed by right (excluding fueling stations that are allowed as accessory uses herein).
3. Age restricted senior living (Independent Living) is allowed within this multiple family use.

(b) **Development Regulations**

- A. All multi-family buildings within the development shall be a minimum of two (2) stories in height and a maximum height of four (4) stories except as noted in 2A.
2. **Miscellaneous Requirements:**
 - A. No less than 3 acres at the intersection of the Outer Loop and CR 97 will be Commercial uses as allowed under this Ordinance.
 - B. Multiple family buildings with enclosed garages in MF-2, when adjacent to a public street, must face the garage doors internally to the development. Garage doors may not face a public street unless otherwise approved by the City at time of approval of the preliminary site plan/site plan. This provision does not include podium parking which is allowed by right as long as there is a minimum 3' headlight screening element between the parking and the public street.
 - C. Age restricted multifamily (Independent Living) complexes can park at a ratio of 1 space per unit count, no matter what the size of an individual unit.
 - D. No less than 1.60 spaces per dwelling unit overall. There shall be a minimum of 1.5 spaces per bedroom except for or 3+ bedrooms, which shall have a minimum of 2.0 spaces per bedroom.

- E. The front building along Coit Road can be within 10' of the northern property line.
- F. Second story (and above) balconies and/or patios can extend 5 feet into the minimum setback/landscape buffer. First floor stoops may extend 5' into the landscape buffer, no private fencing is permitted to encroach into the buffer.
- G. The landscape buffer between the adjacent properties to the north and east (PD 106) shall be a minimum of 15', and the building setback shall be 60'.
- H. Architectural Standards- The spirit and intent of the architectural standards, as outlined in Section 14.04.101 of the Development Code (as may be amended), shall apply to the property. These standards are not intended to prohibit architectural innovation, nor are they to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and intent. The provisions of this section shall be administered by the Director of Development Services who shall have the authority to approve any façade plan that is deemed to satisfy the spirit and intent of the requirements of this section to the extent possible. Alternative façade plans deemed to meet the intent of the requirements, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustrations of purpose contained within the requirements. Alternative architectural styles and/or concepts, deviations, waivers, etc. will not be unreasonably withheld.

Façade orientations (i.e. layouts) to the single family do not apply. Buildings within a common development may have varying architectural styles, materials, colors, and/or detailing as long as they have similar quality, visual character, and interest.
- I. The thoroughfare alignments show on Exhibits A+C are for illustration purposes only and do not set the alignment(s), which will be determined at the time of the Final Plat.

	West of Creek	East of Creek
Land use	MF-2, MF-3 (incl. Podium)	MF-2
Height	6 story max	4 story max
Density	MF-2 & Podium are to be 28 units/acre MF-3 has a max of 60 units/acre	MF-2 is to be 28 units/acre



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: June 20, 2023
Re: Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Communication Antenna Tower on approximately 2 acres; generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive, within the City Limits. (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit)

Applicant:

C. A. Bass, LLC
11710 FM 2661
Tyler, TX 75709

Background:

The applicant's request is for a Communication Antenna Tower within the Frontier Lift Station compound north of Frontier Parkway and west of Pebble Creek Drive. A Specific Use Permit is required for this use within Single-Family Residential, Estate District (SF-E) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



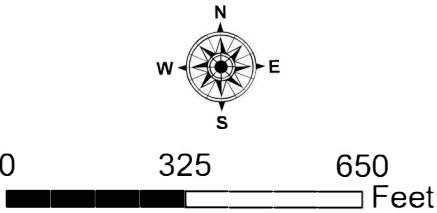
Attachment: Location Map (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Frontier Lift Station Cell Tower
Location Map
City of Celina**

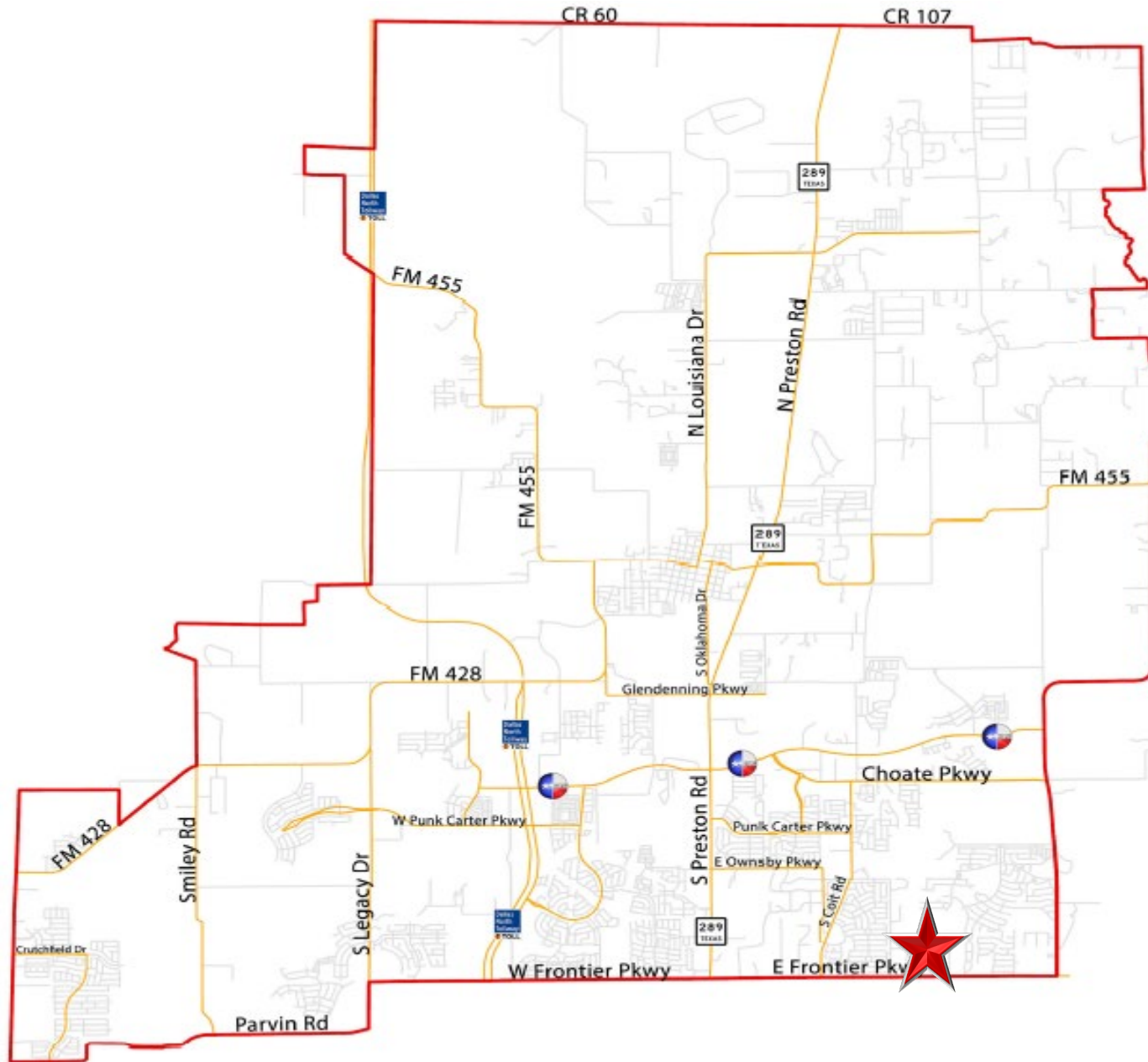
5/24/2023



COMMUNICATION TOWER (FRONTIER LIFT STATION) Specific Use Permit

Planning & Zoning Commission
June 20, 2023







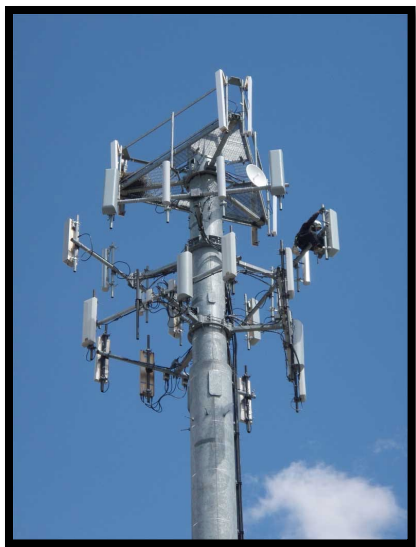
LOCATION MAP

The subject property is generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive

BACKGROUND

- The subject property is approximately 2 acres
- The property was annexed into City Limits in 2001
- The property was zoned to Single-Family Estate (SF-E) Zoning District in 2006
- The City purchased the subject property in 2015 for the construction of a lift station

UNREGULATED TOWERS



MONOPOLE/STEALTH/UNIPOLE TOWERS



EXISTING CONDITIONS / PROPOSED



Attachment: Staff Presentation (Anthemnet - Frontier Lift Station Cell Tower - Specific

EXISTING CONDITIONS / PROPOSED



Attachment: Staff Presentation (Anthemnet - Frontier Lift Station Cell Tower - Specific

EXISTING CONDITIONS / PROPOSED



Attachment: Staff Presentation (Anthemnet - Frontier Lift Station Cell Tower - Specific

POLICY CONSIDERATIONS

- Modern design standards apply (masonry wall, landscaping, unipole design, etc.)
- Communication towers are considered critical infrastructure and will construct in the area
- The City retains more control being the lessor
- Maximum height of 150' with a fall-zone setback (equal to the height of the support structure from any residential dwelling)
- Residents typically oppose zoning requests for Communication Towers as unregulated towers are an eyesore

RECOMMENDATION

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



Life Connected.

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: June 20, 2023
 Re: O'Donnell (HFI & Rainwater Crossing) - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 641 acres; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement)

Applicant:

HFI Celina Realty
 4143 Maple Ave., Ste. 350
 Dallas, TX 75219

Background Information:

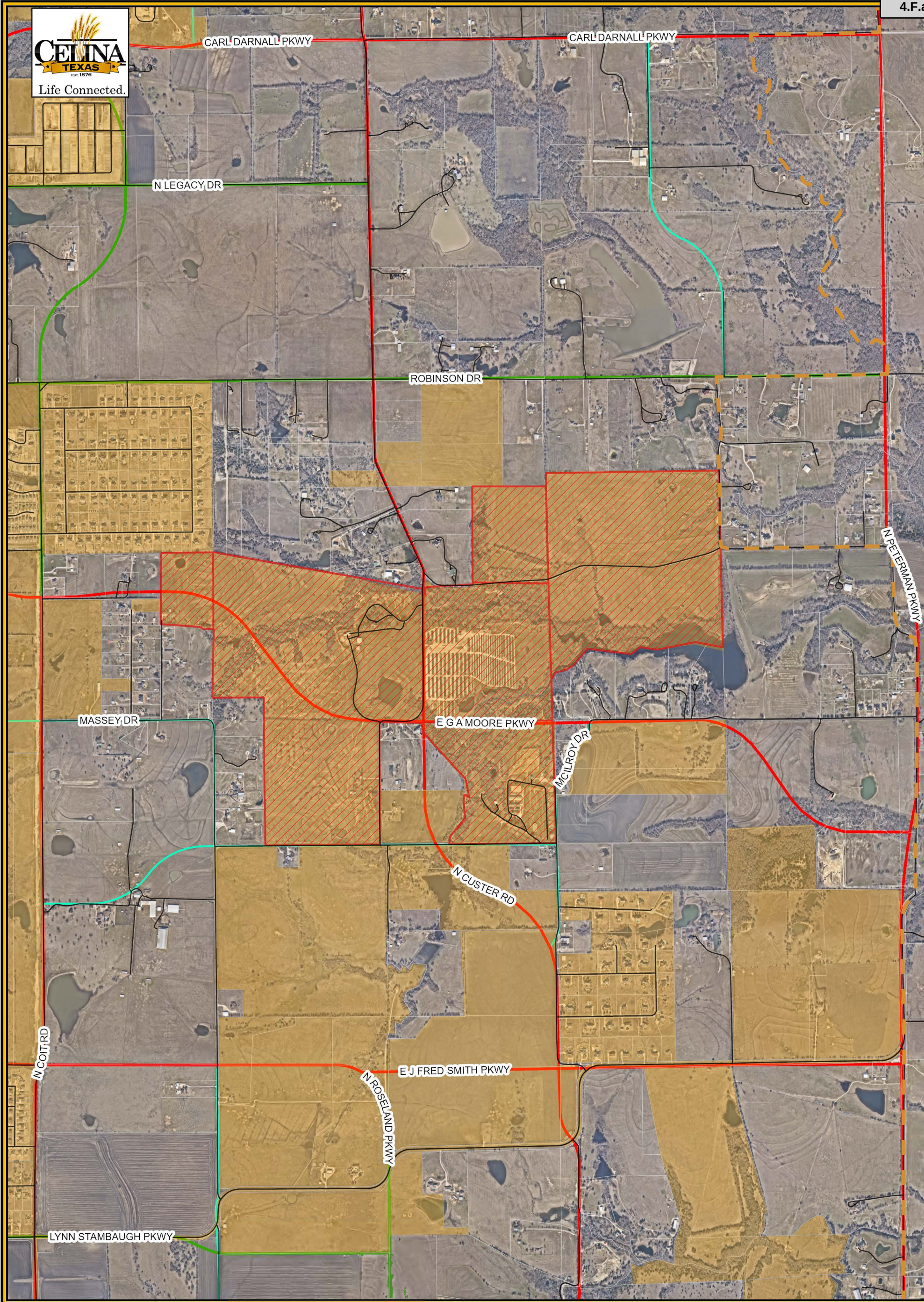
The property is approximately 641 acres and zoned Planned Development No. 70. The applicant desires to replace their July 2016 Development Agreement with a new Development Agreement to modernize entitlements. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



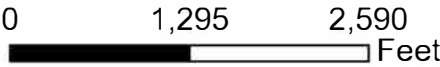
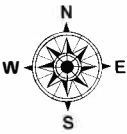
Attachment: Location Map (O'Donnell (HFI & Rainwater Crossing) – Development Agreement)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

O'Donnell
Location Map
City of Celina

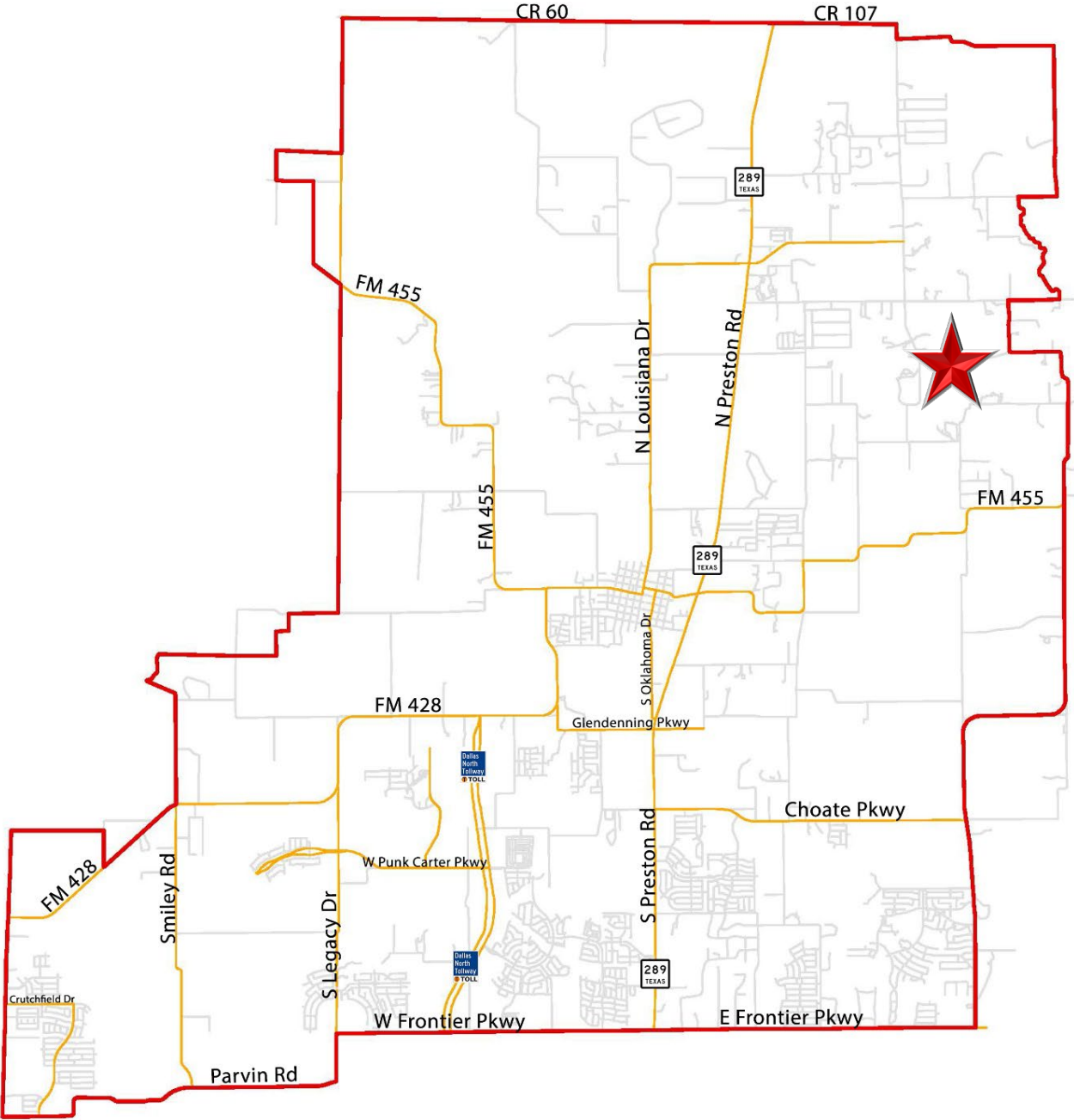
5/23/2023

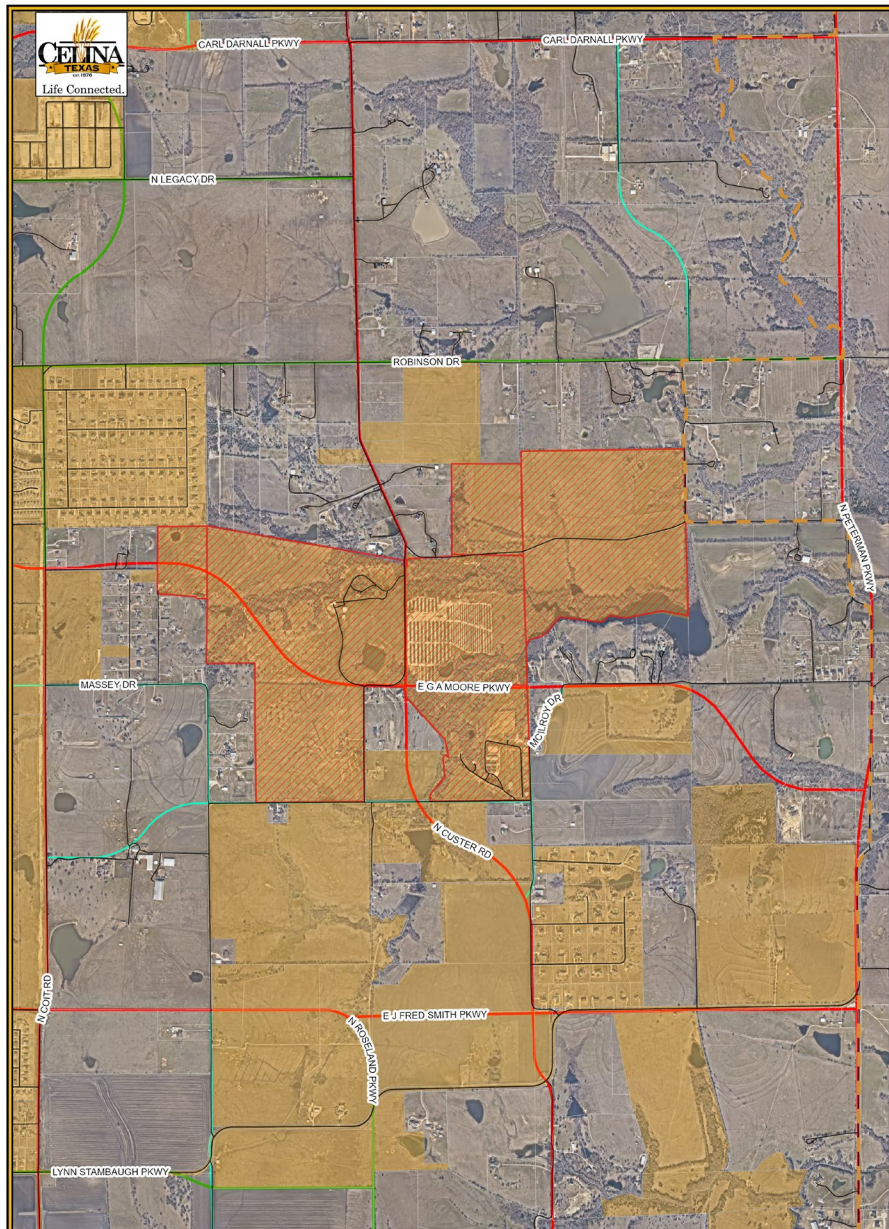


HFI/ RAINWATER CROSSING (O'DONNELL) Development Agreement

Planning & Zoning Commission
June 20, 2023







LOCATION MAP

The subject property is generally located west and east of Custer Road and north of County Road 130

BACKGROUND

- The subject property is approximately 641 acres, located in the City Limits
- The property is currently zoned PD 70 and has an existing Development Agreement, approved in July 2016
- The applicant's request is to enter into a new Development Agreement to replace the existing agreement to modernize entitlements

AGREEMENT OVERVIEW

- The Development Agreement proposes updated zoning for the property, including modern amenities, open space/parks, and trails which are not part of the existing entitlements
- Additionally, the agreement proposes a school site and adherence to all modern design standards and the Neighborhood Vision Book (NVB)
- The agreement also proposes customized infrastructure obligations
- Land use mix generally remains the same, and includes Mixed-Use (MU) and Single-Family Residential Detached or Attached (SF-R or SF-A)

ZONING OVERVIEW

	EXISTING	PROPOSED
ADHERENCE TO NEIGHBORHOOD VISION BOOK (NVB)	NO	YES
LANDSCAPE BUFFER WIDTHS (GA MOORE & CUSTER)	25'	30'
TRAILS	6'	12'
SIDEWALKS	4'	5'
OPEN SPACE	8%	10% + NVB
PARK LAND	NO	YES (13 AC)
SCHOOL SITE	NO	YES (11 AC)
AMENITY CENTERS	1	4 (1 LARGE, 3 SMALL)
MIN. COMMERCIAL	N/A	20 AC

Attachment: Staff Presentation (O'Donnell (HFI & Rainwater Crossing) – Development

ZONING OVERVIEW– MULTI-FAMILY

	EXISTING	PROPOSED
MAX. UNITS (TOTAL MF)	1,483	1,300
MF-0	N/A	300 UNITS
MF-1	YES	REMOVED
MF-2	YES	YES
MF-3	YES	YES

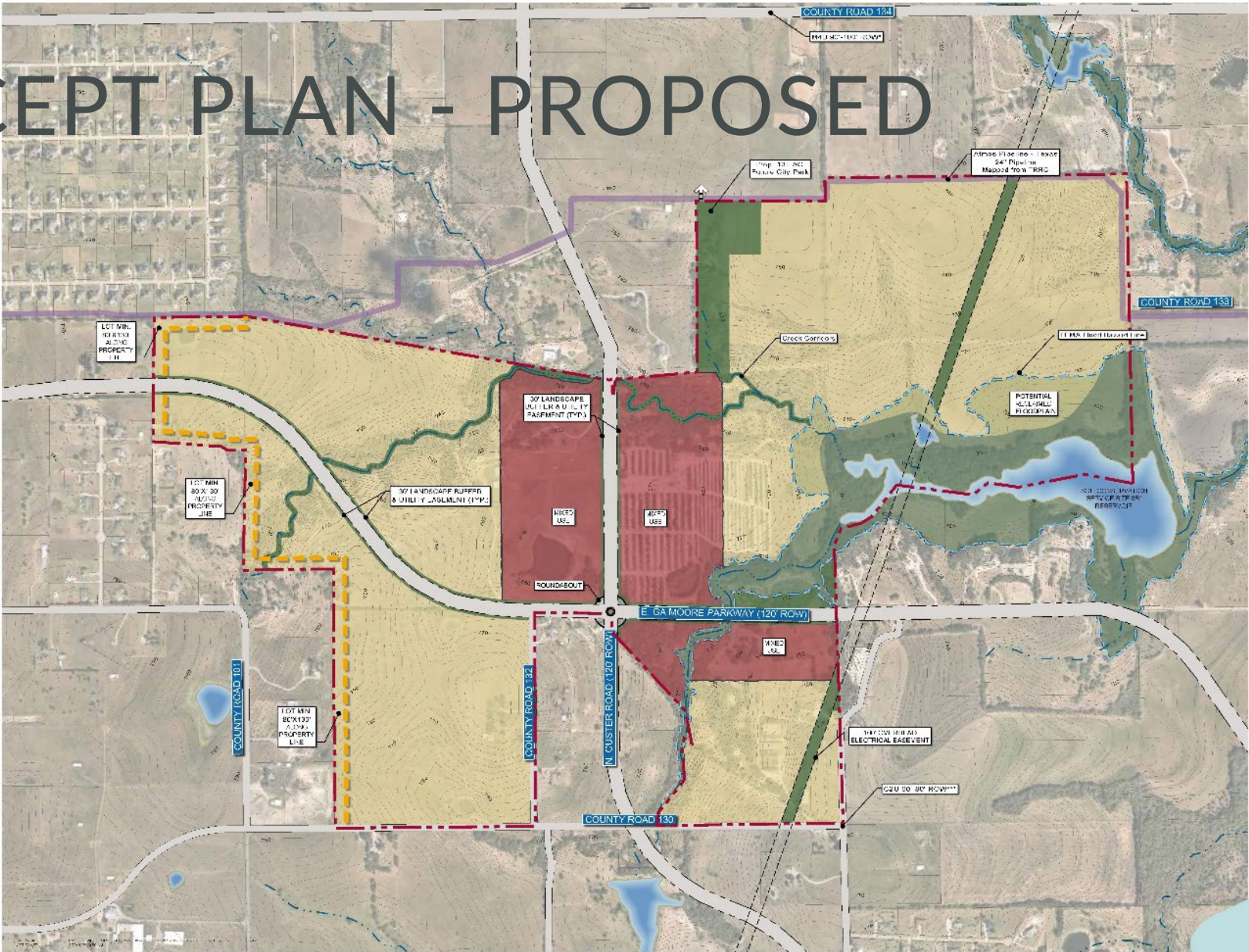
ZONING OVERVIEW– SINGLE-FAMILY (SF)

	EXISTING	PROPOSED
MAX. LOTS	2,200 LOTS	2,200 LOTS
20' SF-A (TOWNHOMES)	MAX. 500 (FRONT ENTRY)	MAX. 500 (REAR ENTRY)
40' & BELOW	N/A	MAX. 35%
50' & BELOW	MAX. 50%	MAX. 60%
60' & ABOVE	NO MIN. OR MAX.	MIN. 20%
70' & ABOVE	80' LOTS (WHERE ADJACENT TO EXISTING ESTATE LOTS)	MIN. 10%; ADJACENT TO ALL ESTATE LOTS

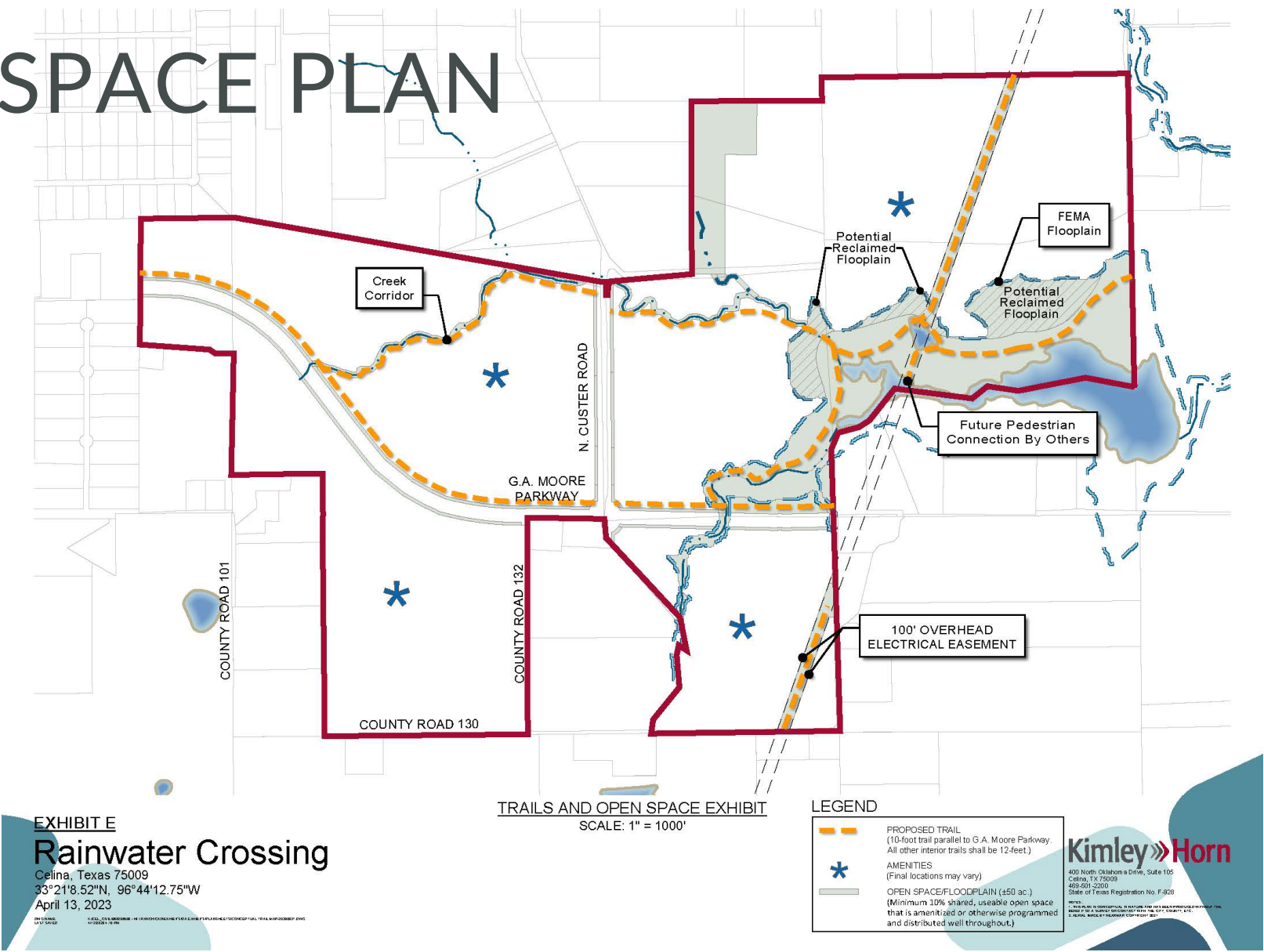
CONCEPT PLAN - ORIGINAL



CONCEPT PLAN - PROPOSED



OPEN SPACE PLAN



POLICY CONSIDERATIONS

- The DA provides modern design standards
- Reservation of school site and dedicated parkland adjacent to future City park
- Developed as an integrated neighborhood with mix of land uses rather than separation per the original DA
- Several amenity centers throughout rather than just one
- Customized infrastructure

RECOMMENDATION

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

EXHIBIT D

DEVELOPMENT STANDARDS

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, 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, right-of-way dedication, or any other design regulation.

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 & Open Space:

- Trails shall generally be provided along the gas easement, creeks, floodplains, perimeter rights-of-way, and around detention ponds per City regulations, in addition to meeting all other connectivity and internal pedestrian requirements as shown on the Trails and Open Space Plan.
- Adherence to the Neighborhood Vision Book (NVB) shall be accomplished in accordance with Section 4.7(a) of this Agreement by useable open space that is amenitized or otherwise programmed (excludes perimeter landscape buffers) and distributed well throughout. Floodplains, creeks, and easements may be considered useable when amenitized.
- One (1) large amenity center shall be provided (generally in the northwest quadrant) that contains bathrooms, swimming pool, shade structure, playground, dog park or sports court, and smaller amenities, such as fire pits, gathering areas, etc.
- Three (3) small amenity centers shall be provided (generally in the other 3 quadrants) that contain bathrooms, swimming pool or splash pad, shade structure, playground, and smaller amenities. One (1) of the three (3) small amenity centers must include a swimming pool.

Design Standards:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended, except where otherwise described herein and below:

- The landscape buffers along E. GA Moore Parkway and N. Custer Road shall be no less than 30 feet in width and shall be permitted to serve as a dual-purpose utility easement(s).
- Access shall be preserved for the future park to the north.

Mixed-Use (MU) Tracts:

The Mixed-Use tracts shall generally develop per the MU (Mixed-Use) zoning district, except as follows:

- A minimum of 20 acres shall be reserved for C (Commercial, Retail, & Office)
- A maximum of 1,000 units may develop as MF-2 or MF-3
- A maximum of 300 units may develop as MF-0
- Parking may be 1.6 spaces per unit
- Single family detached or attached residential lots developed in the MU Tracts may be developed as “SF-R” or “SF-A” as stated herein and are in addition to the lot maximums specified herein for the “SF-R” and “SF-A” Lots.

Single Family Residential Detached (SF-R) Tracts:

Neighborhoods shall generally develop per the SF-R (Single Family Residential) detached zoning district, except as follows:

- Maximum Density within SF-R Tracts shall be 2,200
- Lots adjacent to existing estate residential neighborhoods, such as DC Ranch, shall be a minimum 80’ in width as shown on the concept plan.
- All lots less than 50’ in width require alleys
- The following lot mix shall apply:
 - Minimum 10% of SF-R lots shall be 70’ wide lots or larger
 - Minimum 20% of SF-R lots shall be 60’ wide lots or larger
 - Maximum of 60% of SF-R lots shall be 50’ wide or less
 - Maximum of 35% of SF-R lots shall be 40’ wide or less
 - Maximum of 500 units may be townhomes (SF-A)
- The minimum front & rear sliding setbacks shall be 35’ for SF-R and 30’ for SF-A (excluding garage) with the minimum of either setback being 10 feet.
- The minimum lot width (at building line) for SF-A shall be 20’.
- The minimum side yard setbacks for all SF lots sizes other than SF-A shall be 5’ or 0’/10’ if developed as zero lot line product.
- Lot coverage percentages shall not apply but shall not exceed the minimum setbacks set forth above.
- Where front porches are provided, they shall be permitted to encroach a maximum of five (5) feet into the front yard setback line.
- Differential finish grades on driveways may be up to a maximum 12% slope.