Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, NOVEMBER 15, 2023
5:30 PM
AGENDA

I. CALL TO ORDER

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

II. WORKSESSION

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

Reconvene Into Open Session

A. Chair & Vice Chair Appointments

B. Annual Downtown Update

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 and Zoning Commission.

A. Minutes Approval:

1. Minutes from the September 19, 2023, Planning & Zoning Commission meeting.
2. Minutes from the October 17, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for Preston Corner (Kim Tract), being approximately 21 acres; generally located east of Preston Road and approximately 775 feet north of Frontier Parkway. (Preston Corner (Kim Tract) - Conveyance Plat)

C. Consider and act upon a Preliminary Plat for Celina Gateway (NEC Preston & Frontier), being approximately 15 acres; generally located at the northeast corner of Preston Road and Frontier Parkway. (Celina Gateway (NEC Preston & Frontier) - Preliminary Plat)

D. Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (The Sage Retail Addition) – Replat)

IV. PUBLIC HEARING/ACTION ITEMS

A. Conduct a public hearing to consider and act upon a request to zone approximately 2 acres to Agricultural District (AG); generally located east of Prairie Meadow Lane and approximately 200 feet north of future Massey Drive, within the Extraterritorial Jurisdiction (ETJ). (Property ID 2501445 – Zoning)

B. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – PD Zoning)

C. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 77 by adding approximately 4 acres; generally located north of the Collin County Outer Loop and approximately 1,800 feet west of Preston Road, within the City Limits. (Ayala Tract – PD Zoning)

D. Conduct a public hearing to consider and act upon a Concept Plan for approximately 63 acres of Planned Development (PD) No. 77; generally located at the northwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Planned Development #77 - Concept Plan)

V. ADJOURNMENT

City 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.

"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 ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____ _____

Staff Liaison Date Notice Removed

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PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 19, 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	Absent	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Absent	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Kari White AICP	City of Celina	Planning Manager	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Victoria Kiker	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	

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

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 August 15, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Celina Gateway, being approximately 15 acres; generally located at the northeast corner of Preston Road and Frontier Parkway. (Celina Gateway (NEC Preston & Frontier) - Preliminary Plat)

The Applicant requested that this item be formally withdrawn prior to the meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request to rezone approximately 13 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located north of Glendenning Parkway and approximately 450 feet east of Preston Road, within the City Limits. (Rayburn Park - Rezoning)

Victoria Kiker, Senior Planner, presented the staff report.
Vice Chair Poché opened the public hearing.
No one came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Grumbles motioned to approve the item as proposed.
Commissioner Boswell seconded the motion.
All were in favor, and the motion was approved.

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

B. Conduct a public hearing to consider and act upon a request to zone approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – PD Zoning)

Kari White, Planning Manager, presented the staff report.
Vice Chair Poché opened the public hearing.
Applicant Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75072, delivered a presentation, confirmed that there is no multi-family proposed with this development, and made himself available to answer any questions.
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 Trigo seconded the motion.
All were in favor, and the motion was approved.

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

C. Conduct a public hearing to consider and act upon a request to zone approximately 119 acres to a Planned Development (PD) with the Dallas North Tollway Overlay District (DNTO) base zoning; generally located north and south of future O'Brien Drive, and approximately 1,150 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Legacy Hills Remainder – PD Zoning)

Bella Lopez, Senior Planner, presented the staff report.
Vice Chair Poché opened the public hearing.
No one came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Trigo motioned to approve the item as proposed.
Commissioner Grumbles seconded the motion.
All were in favor, and the motion was approved.

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

V. ADJOURNMENT:

Vice Chair Poché adjourned the meeting at 6:08 p.m.

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PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 17, 2023
5:30 PM
MINUTES

I. **CALL TO ORDER**

Madhuri Mohan, Planning Director, called the meeting to order at 5:30 p.m., and led those present in a salute to the American and Texas flags. A lack of quorum was declared at 5:32 p.m. Due to a lack of quorum, no action was taken on the Chair & Vice Chair Appointments, the items on the Consent Agenda, and the Public Hearing/Action items.

II. **WORKSESSION**

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

A. City Secretary Discussion

Wesley Frank, Assistant to the City Manager – City Secretary, provided an overview of the rules and responsibilities of the Commission.

B. Annual CIP Presentation

Andy Glasgow, Director of Engineering, delivered a presentation on ongoing and upcoming Capital Improvement Projects.

C. Chair & Vice Chair Appointments

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 September 19, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for Preston Corner (Kim Tract), being approximately 21 acres; generally located east of Preston Road and approximately 775 feet north of Frontier Parkway. (Preston Corner (Kim Tract) - Conveyance Plat)

IV. **PUBLIC HEARING/ACTION ITEMS**

A. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – PD Zoning)

V. **ADJOURNMENT**

Ms. Mohan adjourned the meeting at 6:10 p.m.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: Preston Corner (Kim Tract) - Conveyance Plat

Action Requested:
Consider and act upon a Conveyance Plat for Preston Corner (Kim Tract), being approximately 21 acres; generally located east of Preston Road and approximately 775 feet north of Frontier Parkway. (Preston Corner (Kim Tract) - Conveyance Plat)

Background Information:
The Conveyance Plat is for eight lots generally located east of Preston Road and approximately 775 feet north of Frontier Parkway, and is in conformance with Celina's subdivision regulations.

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

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Conveyance Plat

Financial Consideration:
N/A

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

Legend

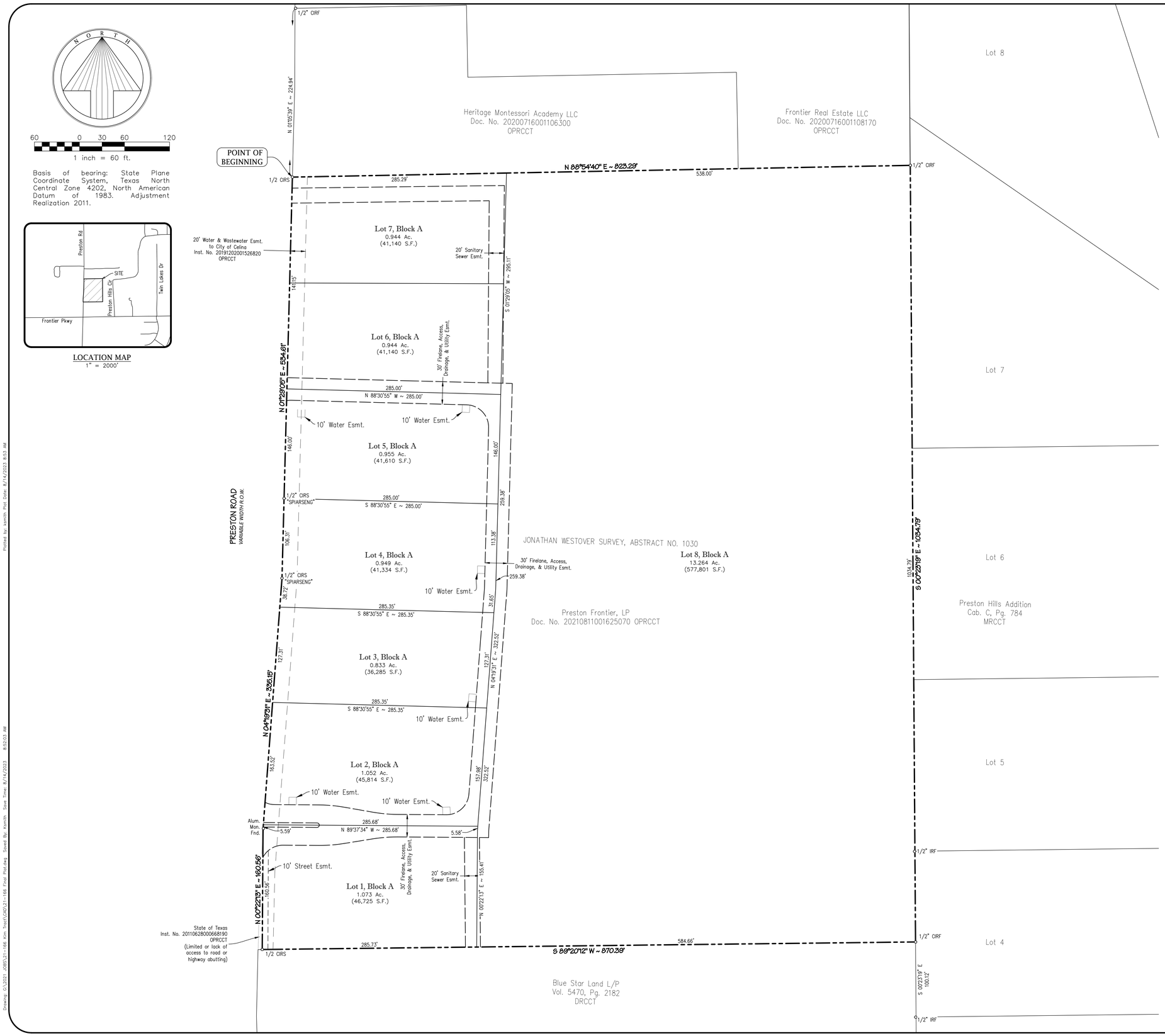
- Subject Property
- City Limits
- Roads
- Parcels

Preston Corner (Kim Tract)
Location Map
City of Celina

9/19/2023

N W E S

0 335 670
Feet



NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. 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.
4. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83) Adjustment Realization 2011.
5. 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.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. The subject property does not lie within a 100–year flood plain according to Community Panel No. 48085C0120J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
8. No overhead utilities are permitted on the subject property.
9. All common areas, drainage easements, and detention facilities will be owned and maintained by the Owner.
10. All parking spaces required of new development shall be reserved for general public use by businesses, both on–site and adjacent.
11. The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of this Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, nor permanent utility services provided, for land that has only received approval as a Conveyance Plat.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT

CONVEYANCE PLAT

PRESTON CORNER

Lots 1-8, Block A
BEING 20.015 ACRES IN THE
J. WESTOVER SURVEY, ABSTRACT NO. 1030
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
PrestonFrontier, LP
8668 John Hickman Pkwy,
Suite 907
Frisco, TX 75035
Telephone: (248) 345-3818
Contact: Srinivasa Kongara

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy,
Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1"=60' March, 2023 SEI Job No. 21-166

Drawing: G:\2021 JOBS\21-166 Kim Tract\CAD\21-166 Final Plat.dwg Saved By: Kenith Save Time: 8/14/2023 8:52:03 AM Plotted by: kenith Plot Date: 8/14/2023 8:53 AM

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas, being part of a tract conveyed to PrestonFrontier, LP, by deed recorded in Document No. 20210811001625070 of the Official Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod stamped "SPIARSENG" set at the northwest corner of said PrestonFrontier, LP tract and the southwest corner of a tract of land conveyed to Heritage Montessori Academy LLC, by deed recorded in Instrument No. 20200716001106300 of the Official Public Records of Collin County, Texas, and lying in the east right-of-way line of Preston Road (variable width right-of-way), from which a 1/2 inch capped iron rod found bears N 01°05'39" E, 224.94 feet;

THENCE, N 88°54'40" E, passing at a distance of 594.06 feet the southeast corner of said Heritage Montessori Academy tract and the most southern southwest corner of a tract of land conveyed to Frontier Real Estate LLC, by deed recorded in Instrument No. 20200716001108170 of the Official Public Records of Collin County, Texas, and continuing a total distance of 823.29 feet to a 1/2 inch capped iron rod found at the southeast corner of said Frontier Real Estate tract and lying in the west property line of Preston Hills Addition, an addition to the City of Celina, Collin County, Texas, according to the map or plat thereof recorded in Cabinet C, Page 784 of the Map Records of Collin County, Texas;

THENCE, S 00°23'19" E, 1034.79 feet, along said west property line of Preston Hills Addition to a 1/2 inch capped iron rod found at the northeast corner of a tract of land conveyed to Blue Star Land L/P, by deed recorded in Volume 5470, Page 2182 of the Deed Records of Collin County, Texas from which a 1/2 inch iron rod found bears S 00°23'19" E, 100.12 feet;

THENCE, S 89°20'12" W, 870.39 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set at the southeast corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument No. 20110628000668190, Official Public Records of Collin County, Texas;

THENCE, N 00°22'13" E, 160.56 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set at the north corner of said State of Texas tract;

THENCE, N 04°19'31" E, 335.15 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set lying in said east right-of-way line of Preston Road;

THENCE, N 01°29'05" E, 534.61 feet to the POINT OF BEGINNING with the subject tract containing 871,850 square feet or 20.015 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

Dated this the _____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **PRESTONFRONTIER, LP**, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as **PRESTON CORNER ADDITION, LOTS 1-13, BLOCK A**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

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

Witness our hands at Collin County, Texas, this _____ day of _____, 2023.

PrestonFrontier, LP, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL

APPROVED

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____ day of _____, 2023.

_____
City Secretary
City of Celina, Texas

CONVEYANCE PLAT

PRESTON CORNER

Lots 1-8, Block A
BEING 20.015 ACRES IN THE
J. WESTOVER SURVEY, ABSTRACT NO. 1030
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
PrestonFrontier, LP
8668 John Hickman Pkwy,
Suite 907
Frisco, TX 75035
Telephone: (248) 345-3818
Contact: Srinivasa Kongara

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy,
Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

March, 2023 SEI Job No. 21-166

Drawing: G:\2021 JOBS\21-166 Kim Trust\CAD\21-166 Final Plat.dwg Saved By: kamith Save Time: 8/14/2023 8:52:03 AM Plotted by: kamith Plot Date: 8/14/2023 8:53 AM

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: Celina Gateway (NEC Preston & Frontier) - Preliminary Plat

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Action Requested:
Consider and act upon a Preliminary Plat for Celina Gateway (NEC Preston & Frontier), being approximately 15 acres; generally located at the northeast corner of Preston Road and Frontier Parkway. (Celina Gateway (NEC Preston & Frontier) - Preliminary Plat)

Background Information:
The Preliminary Plat shows eight lots for a commercial development, and is in conformance with Celina's subdivision regulations and zoning.

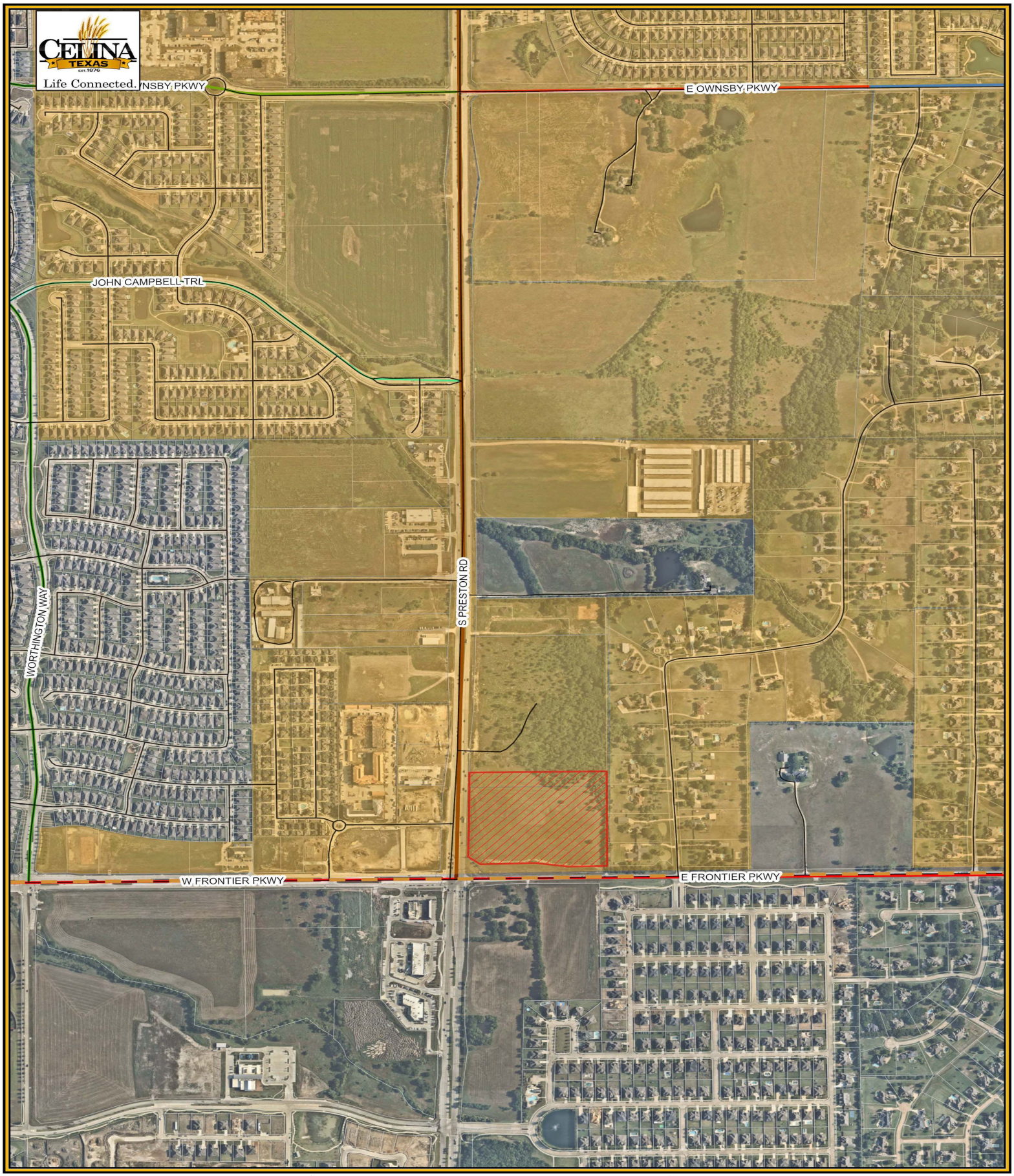
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Preliminary Plat

Financial Consideration:
N/A

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



Legend

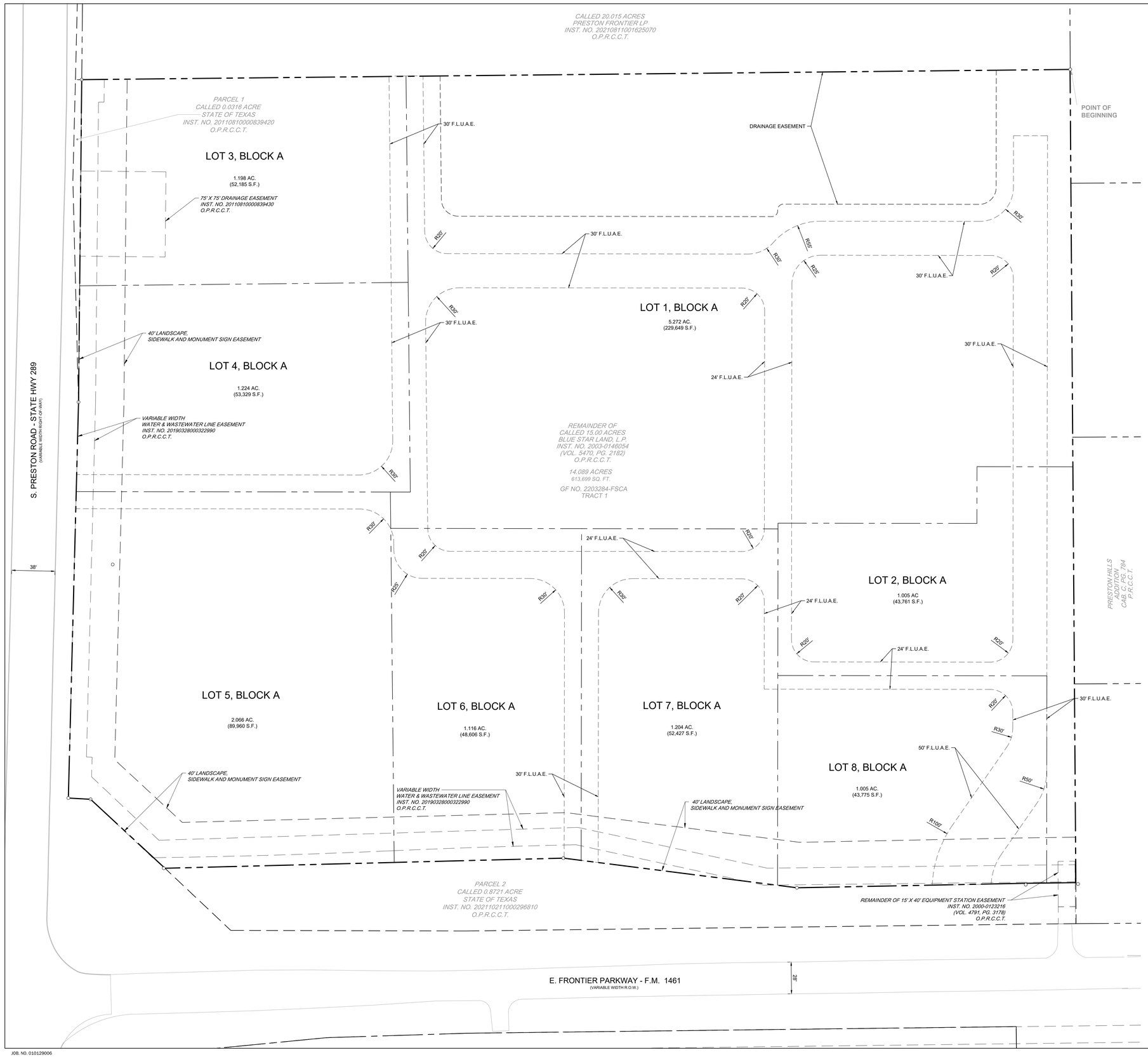
- Subject Property
- City Limits
- Roads
- Parcels

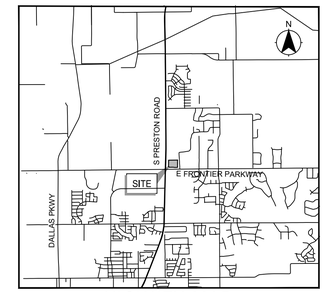
Celina Gateway
(NEC Preston & Frontier)
Location Map
City of Celina

7/31/2023

N
W E
S

0 500 1,000 Feet





VICINITY MAP

NTS

LEGEND

	BOUNDARY LINE
	PROPOSED LOT LINE
AC.	ACRES
S.F.	SQUARE FEET
F.L.U.A.E.	FIRE LANE, UTILITY, ACCESS EASEMENT

PRELIMINARY PLAT NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITES 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.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASMENT FOR THE PUBLIC TO USE THE TRAIL.
5. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDIANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITES AND BUILDING PERMITS.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO THE COMMUNITY PANEL NO. 48085C0120J, DATED 6/2/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
9. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESSES, BOTH ON-SITE AND ADJACENT. (COMMERICAL DEVELOPMENT ONLY)
11. NO OVERHEAD UTLITES ARE PERMITTED ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION
14.085 ACRES

BEING ALL OF THAT TRACT OF LAND SITUATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BLUE STAR LAND, L.P., RECORDED IN INSTRUMENT NO. 2003-0146054 (VOLUME 5470, PAGE 2182), OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH A CAP STAMPED "ALLIANCE" FOUND IN THE WESTERLY LINE OF PRESTON HILLS ADDITION, AN ADDITION IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 784, PLAT RECORDS OF COLLIN COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 15.00 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF A CALLED 20.015 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PRESTON FRONTIER LP, RECORDED IN INSTRUMENT NO. 20210811001625070, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 00°20'35" EAST, WITH THE EASTERLY LINE OF SAID 15.00 ACRE TRACT AND THE WESTERLY LINE OF SAID PRESTON HILLS ADDITION, A DISTANCE OF 716.20 FEET TO A ½-INCH IRON ROD WITH A CAP STAMPED "RPLS 6677" SET (HEREINAFTER REFERRED TO AS CAPPED IRON ROD SET) IN THE NORTHERLY LINE OF FRONTIER PARKWAY (FARM-TO-MARKET 1461) FOR THE NORTHEAST CORNER OF A CALLED 0.8721 ACRE TRACT OF LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20211021100029681 0, SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRONTIER PARKWAY AND THE NORTHERLY LINE OF SAID PARCEL 2, THE FOLLOWING COURSES:

1. SOUTH 88°52'23" WEST, A DISTANCE OF 199.55 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND FOR AN ANGLE POINT;
2. NORTH 82°45'37" WEST, A DISTANCE OF 207.32 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND FOR AN ANGLE POINT;
3. SOUTH 88°32'49" WEST, A DISTANCE OF 352.15 FEET TO A POINT IN A SOUTHWESTERLY LINE OF SAID 15.00 ARE TRACT AT THE SOUTHERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRONTIER PARKWAY AND THE EASTERLY RIGHT-OF-WAY LINE OF PRESTON ROAD (STATE HIGHWAY 289) FOR THE NORTHWEST CORNER OF SAID PARCEL 2, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 88°32'49" EAST, A DISTANCE OF 0.88 FEET;

THENCE NORTH 46°41'29" WEST, WITH THE SOUTHWESTERLY LINE OF SAID 15.00 ACRE TRACT AND SAID CORNER CLIP, A DISTANCE OF 88.57 FEET TO A ½-INCH IRON ROD FOUND FOR AN ANGLE POINT;

THENCE NORTH 86°51'33" WEST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRESTON ROAD AND A SOUTHERLY LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 19.60 FEET TO A CAPPED IRON ROD SET FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID 15.00 ACRE TRACT;

THENCE NORTH 01°28'16" EAST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRESTON ROAD AND THE WESTERLY LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 348.87 FEET TO A CAPPED IRON ROD SET FOR AN ANGLE POINT, COMMON TO THE SOUTHERLY CORNER OF A CALLED 0.0316 ACRE TRACT OF LAND DESCRIBED AS PARCEL 1 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20110810000839420, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00°34'05" EAST, , WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRESTON ROAD AND THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 283.96 FEET TO A CAPPED IRON ROD SET IN THE NORTHERLY LINE OF SAID 15.00 ACRE TRACT FOR THE NORTHEAST CORNER OF PARCEL 1, COMMON TO THE SOUTHEAST CORNER OF A CALLED 0.0139 ACRE TRACT OF LAND DESCRIBED AS PAREL 33 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20110628000668190, SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PARCEL 1, COMMON TO THE SOUTHWEST CORNER OF SAID PARCEL 33 AND THE SOUTHWEST CORNER OF SAID 20.015 ACRE TRACT, BEARS SOUTH 89°24'32" WEST, A DISTANCE OF 5.52 FEET;

THENCE NORTH 89°24'32" EAST, WITH THE NORTHERLY LINE OF SAID 15.00 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 20.015 ACRE TRACT, A DISTANCE OF 870.77 FEET TO THE POINT OF BEGINNING AND ENCLOSING 14.085 ACRES (613,556 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER
REMINGTON PRESTON, LLC
331 OAK LAWN AVE STE, 250
DALLAS, TX 75219
PHONE: (214) 387-7780

SURVEYOR
CHISHOLM TRAIL LAND SURVEYING
PHONE: (940) 206-3577
MICHAEL@CT-LANDSURVEYING.COM
TX FIRM #: 10194767

ENGINEER
KFM ENGINEERING
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PRELIMINARY PLAT
CELINA GATEWAY

Lots 1-8, Block A- Aprox. 14.09 Acres

JONATHAN WESTOVER SURVEY,
Abstract No. 1030
City of Celina, Collin County, Texas

DATE: 2023/06/30

KFM
ENGINEERING & DESIGN

SHEET:
1 OF 2

JOB. NO. 010129006

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(METES AND BOUNDS DESCRIPTION OF BOUNDARY)
NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1-8, BLOCK A-APROX. 14.09 ACRES, 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: REMINGTON PRESTON, LLC
OWNER: _____
TITLE: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §
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 COLLIN § 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 DATE
CITY OF CELINA, TEXAS
WITNESS BY HAND THIS _____DAY OF _____, 20_____

_____
CITY SECRETARY
CITY OF CELINA, TEXAS

PRELIMINARY PLAT
CELINA GATEWAY

Lots 1-8, Block A- Aprox. 14.09 Acres

JONATHAN WESTOVER SURVEY,
Abstract No. 1030
City of Celina, Collin County, Texas

DATE: 2023/06/30

KFM ENGINEERING & DESIGN

JOB. NO. 010129006

SHEET: 2 OF 2

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: North Forest Office Park (The Sage Retail Addition) – Replat

---

Action Requested:
Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (The Sage Retail Addition) – Replat)

Background Information:
The purpose of this replat is to create four new lots and dedicate easements necessary for a commercial development. The plat is in conformance with Celina's subdivision regulations.

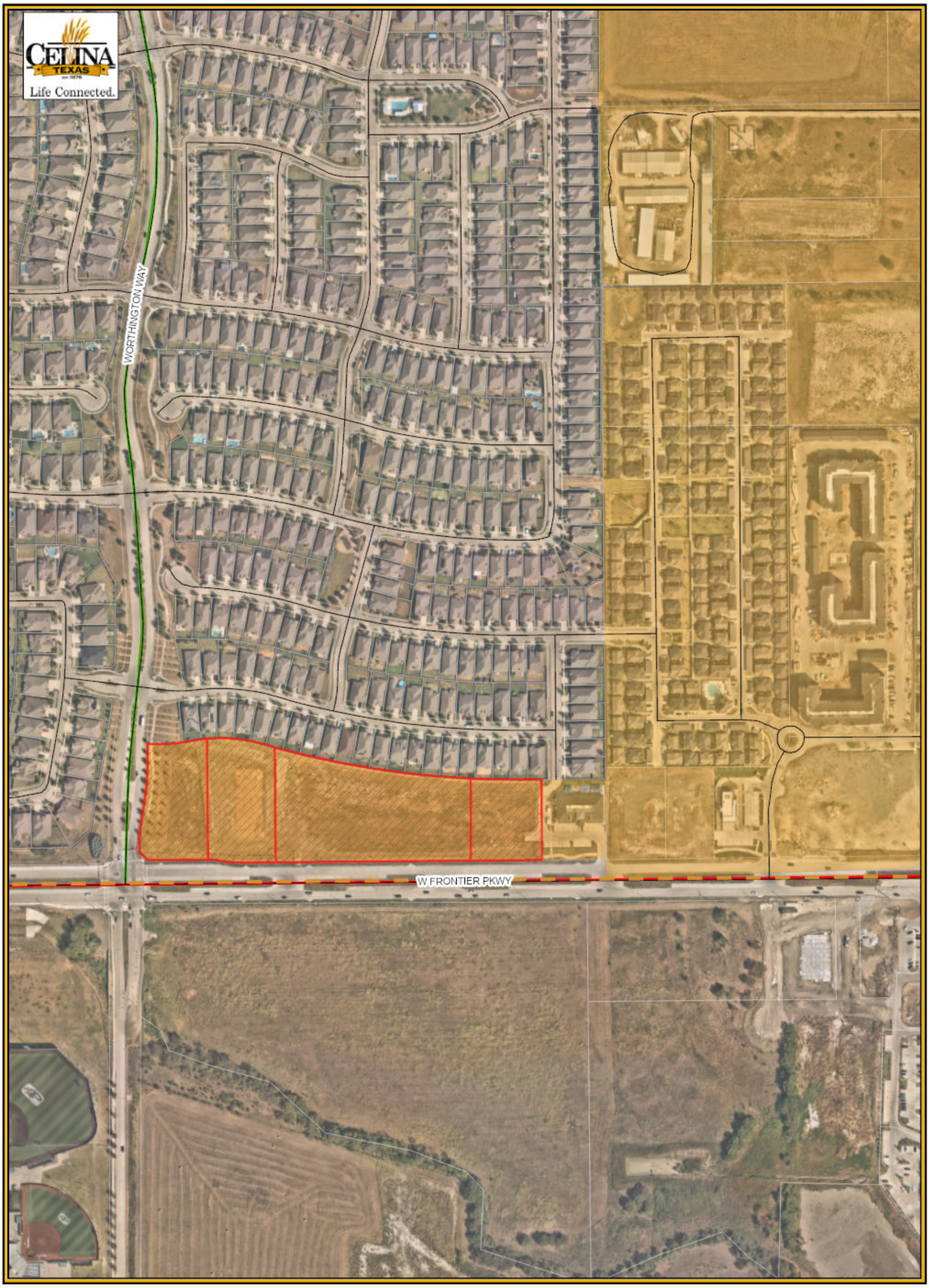
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Replat

Financial Consideration:
N/A

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



Legend

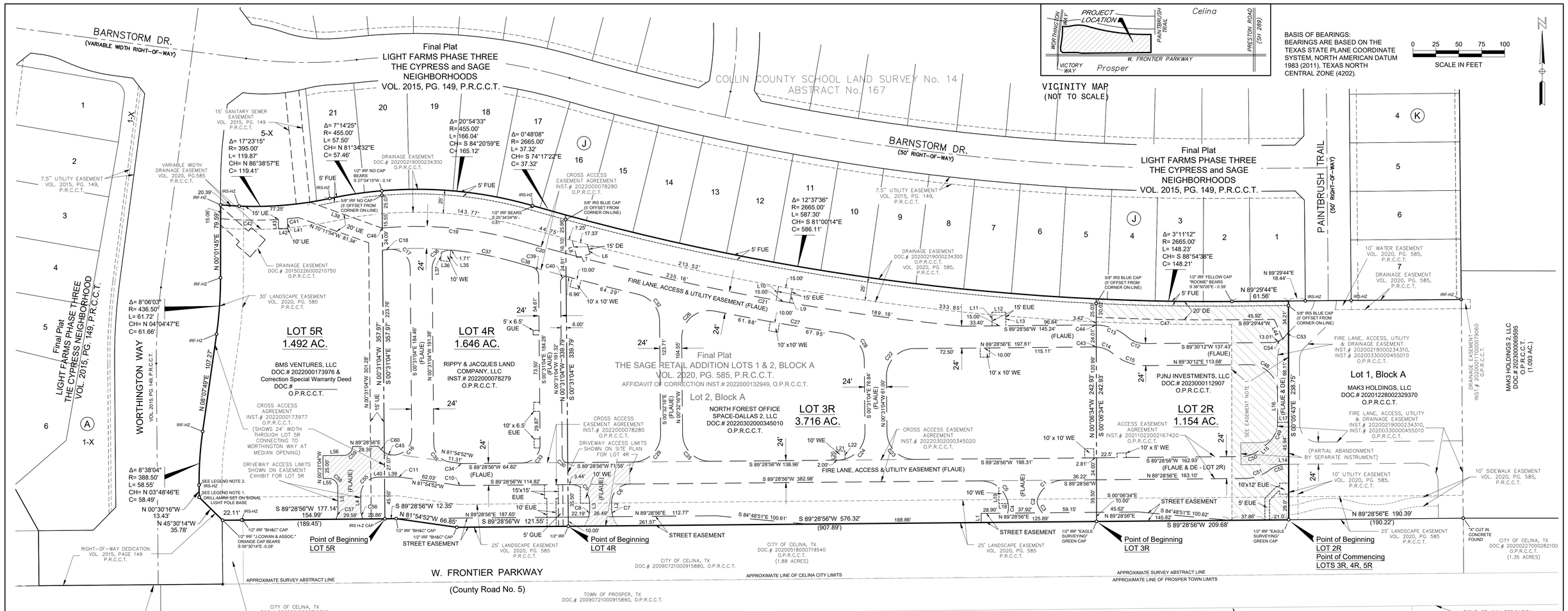
- Subject Property
- City Limits
- Roads
- Parcels

North Forest Office Park (The Sage Retail Addition) Location Map

11/2/2023

N
W E
S

0 275 550
Feet



Line Table

Course	Bearing	Distance
L1	N 00°31'04" E	10.00'
L2	S 00°31'04" E	6.95'
L3	N 00°31'04" W	6.95'
L4	S 00°31'04" E	6.02'
L5	N 00°31'04" W	6.02'
L6	S 15°12'33" E	10.70'
L7	S 74°47'27" W	15.00'
L8	N 15°12'33" W	19.37'
L9	S 09°55'39" E	15.50'
L10	N 09°55'39" E	15.50'
L11	N 00°31'04" W	15.00'
L12	N 90°00'00" E	15.00'
L13	S 00°31'04" E	14.86'
L14	N 89°28'56" E	2.97'
L15	S 51°46'56" W	11.83'
L16	S 00°06'34" E	32.88'
L17	N 89°54'17" E	12.03'
L18	S 89°28'56" W	10.00'
L19	N 00°31'04" W	17.73'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" E	9.91'
L22	S 00°31'04" E	8.82'
L23	S 89°28'56" W	10.00'
L24	N 00°31'04" W	17.82'
L25	S 00°31'04" E	45.50'
L26	S 89°28'56" W	5.00'
L27	N 00°31'04" W	45.50'
L28	S 00°31'04" E	15.00'
L29	S 89°28'56" W	2.50'
L30	S 00°31'04" E	30.50'
L31	S 89°28'56" W	10.00'
L32	N 00°31'04" W	30.50'
L33	S 89°28'56" W	2.50'
L34	N 00°31'04" W	15.00'
L35	S 04°41'43" W	12.46'
L36	N 85°18'17" W	10.00'
L37	N 04°41'43" E	8.97'
L38	S 70°11'55" E	83.36'
L39	S 89°28'56" W	14.27'
L40	S 89°28'56" W	6.65'
L41	S 00°54'03" E	10.96'
L42	S 89°05'57" W	10.00'
L43	N 00°54'03" W	10.35'
L44	N 23°27'16" W	22.87'
L45	N 00°05'17" W	23.76'
L46	N 44°54'17" E	18.28'
L47	N 89°54'17" E	3.07'
L48	N 00°05'43" W	3.50'
L49	N 89°54'17" E	10.00'
L50	S 89°54'17" W	10.00'
L51	N 00°05'43" W	3.50'
L52	S 89°54'17" W	1.00'
L53	S 44°54'17" W	14.14'
L54	S 00°05'17" E	21.65'
L55	S 89°28'56" W	6.39'
L56	N 89°28'56" E	22.88'

Curve Table

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	30.00'	36.48'	69°40'29"	34.28'	S 54°38'41" W
C2	10.50'	7.45'	40°39'02"	7.29'	S 00°31'06" E
C3	30.00'	9.99'	19°05'11"	9.95'	S 30°23'11" E
C4	30.00'	6.87'	13°06'45"	6.85'	N 08°26'41" E
C5	30.00'	45.86'	87°34'46"	41.52'	N 46°43'41" W
C6	20.00'	31.42'	90°00'00"	28.28'	S 44°28'56" W
C7	30.00'	8.67'	16°33'40"	8.64'	S 08°47'54" E
C8	30.00'	8.67'	16°33'40"	8.67'	N 07°45'46" E
C9	20.00'	31.42'	90°00'00"	28.28'	N 45°31'04" W
C10	44.00'	6.61'	8°36'12"	6.60'	N 86°12'58" W
C11	20.00'	3.01'	8°36'37"	3.00'	N 86°13'11" W
C12	30.00'	21.58'	41°13'17"	21.12'	N 69°53'09" W
C13	54.00'	37.14'	39°24'15"	36.41'	N 68°58'38" W
C14	30.00'	20.03'	38°15'35"	19.66'	N 13°19'48" E
C15	54.00'	38.85'	41°13'17"	38.02'	S 69°53'09" E
C16	20.00'	31.42'	90°00'00"	28.28'	N 44°28'56" E
C17	20.00'	32.71'	93°42'55"	29.19'	N 47°22'31" W
C18	390.50'	8.73'	1°16'51"	8.73'	S 85°07'36" W
C19	414.50'	154.34'	21°20'04"	153.45'	S 84°33'24" E
C20	2705.50'	49.31'	1°02'40"	49.31'	S 74°24'41" E
C21	2705.50'	439.32'	9°18'13"	438.84'	S 79°35'08" E
C22	30.00'	47.12'	90°00'00"	42.43'	N 44°28'56" E
C23	30.00'	47.12'	90°00'00"	42.43'	N 45°31'04" W
C24	30.00'	47.12'	90°00'00"	42.43'	S 44°28'56" W
C25	30.00'	47.11'	89°58'48"	42.42'	N 45°31'40" W
C26	30.00'	53.39'	101°58'08"	46.62'	N 50°26'48" E
C27	2729.50'	139.83'	2°56'07"	139.82'	S 80°02'11" E
C28	30.00'	42.40'	80°59'10"	38.96'	S 41°00'39" E
C29	30.00'	47.13'	90°01'12"	42.43'	S 44°28'20" W
C30	6.00'	9.42'	90°00'00"	8.49'	N 45°31'04" W
C31	2729.50'	81.25'	1°42'20"	81.25'	S 75°55'37" E
C32	30.00'	39.92'	76°14'31"	37.04'	S 38°39'31" E
C33	20.00'	31.42'	90°00'00"	28.28'	S 44°28'56" W
C34	20.00'	3.00'	8°36'12"	3.00'	N 86°12'58" W
C35	20.00'	28.41'	81°23'48"	26.08'	N 41°12'58" W
C36	20.00'	33.58'	96°11'48"	29.77'	N 47°34'50" E
C37	390.50'	71.06'	10°25'34"	70.96'	S 79°06'29" E
C38	2729.50'	17.81'	0°22'26"	17.81'	S 74°04'32" E
C39	10.00'	12.87'	73°44'41"	12.00'	S 37°23'24" E
C40	6.00'	9.42'	89°59'57"	8.49'	N 44°28'58" E
C41	410.00'	12.05'	1°41'05"	12.05'	S 84°05'04" W
C42	410.00'	63.12'	8°49'16"	63.06'	N 89°15'46" W
C43	30.00'	1.56'	2°58'59"	1.56'	S 89°01'35" E
C44	54.00'	1.73'	1°50'18"	1.73'	N 89°35'55" W
C45	19.50'	10.59'	31°07'25"	10.46'	S 73°24'44" E
C46	414.50'	0.64'	0°05'21"	0.64'	N 84°43'54" E
C47	2685.00'	148.36'	3°09'57"	148.34'	N 88°55'16" W
C48	30.00'	47.18'	90°06'06"	42.46'	S 45°09'36" E
C49	30.00'	27.17'	51°53'30"	26.25'	S 25°50'11" W
C50	30.00'	19.74'	37°42'01"	19.39'	S 70°37'56" W
C51	44.00'	28.51'	37°07'42"	28.02'	N 70°55'06" E
C52	30.00'	19.44'	37°07'41"	19.10'	N 70°55'05" E
C53	44.00'	4.36'	5°40'52"	4.36	S 40°29'17" W
C54	20.00'	18.10'	51°51'22"	17.49'	S 63°34'32" W
C55	19.50'	30.63'	90°00'00"	27.58'	S 44°28'56" W
C56	20.00'	9.67'	27°41'44"	9.57'	S 14°21'56" E
C57	20.00'	9.66'	27°41'44"	9.57'	N 13°19'48" E
C58	9.50'	14.92'	90°00'00"	13.43'	N 45°31'04" W
C59	9.50'	15.02'	90°36'45"	13.51'	N 89°28'56" E
C60	19.50'	9.14'	26°51'07"	9.05'	S 63°34'32" W

LEGEND & ABBREVIATIONS:

DE – DRAINAGE EASEMENT
EUE – ELECTRIC UTILITY EASEMENT
(FLAUE) – FIRE LANE, ACCESS & UTILITY EASEMENT
FUE – FRANCHISE UTILITY EASEMENT
GUE – GAS UTILITY EASEMENT
UE – UTILITY EASEMENT
WE – WATER EASEMENT

IRS–HZ – 5/8" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "HUITT–ZOLLARS"

IRF–HZ – 5/8" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "HUITT–ZOLLARS"

IRF – IRON ROD FOUND (AS NOTED)

"BH&C" – YELLOW PLASTIC CAP STAMPED "BH&C"

"EAGLE SURVEYING" – GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING"

NOTE 1. 1/2" IRF W/ORANGE PLASTIC CAP STAMPED "J.COWEN & ASSOC." BEARS N 30°16'11"E–0.59'

NOTE 2. 1/2" IRF W/ORANGE PLASTIC CAP STAMPED "J.COWEN & ASSOC." BEARS N 27°19'32"E–0.52'

NOTE 3. 1/2" IRF W/YELLOW PLASTIC CAP STAMPED "BH&C" BEARS N 89°28'56"E–1.29'

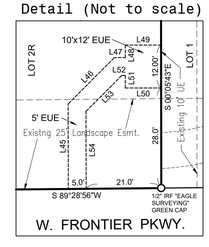
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS

P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY TEXAS

Doc. No. = DOCUMENT NUMBER

Vol. = VOLUME Pg. = PAGE

Detail (Not to scale)



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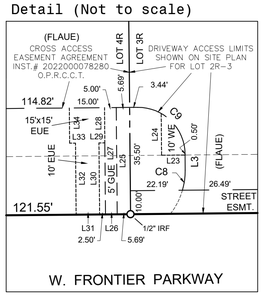


PURPOSE OF THIS REPLAT IS TO SUBDIVIDE BLOCK A, LOT 2, SAGE RETAIL ADDITION INTO FOUR SEPARATE LOTS AND TO ESTABLISH EASEMENTS NECESSARY FOR DEVELOPMENT.

REPLAT
THE SAGE RETAIL ADDITION
Lots 2R, 3R, 4R & 5R, Block A

REPLAT OF LOT 2, BLOCK A, THE SAGE RETAIL ADDITION AN ADDITION TO THE CITY OF CELINA, TEXAS

8.008 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167 CITY OF CELINA, COLLIN COUNTY, TEXAS.

GENERAL NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEE DUE.
2. 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.
3. 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.
4. 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.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL No.48085C0120J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. PER THIS MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X ("AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN") AS AFFECTED BY LOMR CASE NO. 16-06-4303P WITH AN EFFECTIVE DATE OF JULY 17, 2017.
8. BEARINGS ARE BASED ON N.A.D. 1983, TIED TO THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (4202). NORTH AMERICAN DATUM OF 1983 (NAD '83).
9. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESSES, BOTH ON-SITE AND ADJACENT.
11. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS", IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED.

Lot 2R Owner: PJNJ INVESTMENTS, LLC	Lot 3R Owner: NORTH FOREST OFFICE SPACE-DALLAS 2, LLC	Lot 4R Owner: RIPPY & JACQUES LAND COMPANY, LLC	Lot 5R Owner: BMS VENTURES, LLC	HUITT ZOLLARS
c/o ROOSEVELT McELROY 1113 LONGMEADOW LANE DESOTO, TX 75115 PHONE: (___) ___-____ CONTACT: _____	2829 WEHRLE DRIVE # 1 WILLIAMSVILLE, NY 14221 PHONE: (___) ___-____ CONTACT: _____	4009 HOLLYWOOD PARK COURT CELINA, TX 75009 PHONE: (___) ___-____ CONTACT: _____	925 22nd STREET, SUITE 100 PLANO, TX 75074 PHONE: (___) ___-____ CONTACT: _____	5430 Lyndon B. Johnson Freeway, Suite 1500 Dallas, Texas 75240 214.871.3311 www.huitt-zollars.com

PLAT CASE NUMBER : PLAT-23-006016

SHEET 1 OF 3
OCTOBER 25, 2023

COUNTY RECORDING INFORMATION

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned, owner of the land shown on the replat within the area described by metes and bounds as follows:

LOT 2R, BLOCK A

BEING a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas and being all of a 1.15-acre tract of land described in Special Warranty Deed to PJNJ Investments, LLC as recorded under Document No. 2023000112907 of the Official Records of Collin County, Texas (O.P.R.C.C.T.) and being a portion of Lot 2, Block A of THE SAGE RETAIL ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Celina, Texas as recorded in Volume 2020, Page 585 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and under Document No. 20200909010003390, O.P.R.C.C.T. as affected by Affidavit of Correction filed on August 31, 2022 under Document No. 2022000132949, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron with green plastic cap stamped "Eagle Surveying" found for the common south corner between Lot 1 and Lot 2, Block A of said The Sage Retail Addition and southeast corner of said 1.15-acre tract and being on the north right-of-way line of W. Frontier Parkway (a variable width right-of-way) as established by instrument to the City of Celina, Texas as recorded under Document No. 20200518000719540, O.P.R.C.C.T. from which am "X" cut in concrete found at the southeast corner of said Lot 1, Block A bears North 89 degrees 28 minutes 56 seconds East at a distance of 190.39 feet (190.22 feet record distance);

THENCE South 89 degrees 28 minutes 56 seconds West along the north right-of-way line of said W. Frontier Parkway and continuing along the south line of said Lot 2, Block A and 1.15-acre tract, a distance of 209.68 feet to a 1/2-inch iron with green plastic cap stamped "Eagle Surveying" found at the southwest corner of said 1.15-acre tract from which a 1/2-inch iron rod found on said north right-of-way line and south line of said Lot 2 bears South 89 degrees 28 minutes 56 seconds West at a distance of 576.32 feet;

THENCE North 0 degrees 06 minutes 34 seconds West departing the north right-of-way line of said W. Frontier Parkway and continuing along the west line of said 1.15-acre tract, a distance of 242.93 feet to the northwest corner of said 1.15-acre tract, said point being on the southerly line of Lot 5, Block J of Light Farms Phase Three, the Cypress and Sage Neighborhoods, an addition within the extra-territorial jurisdiction of the City of Celina, Texas as recorded in Volume 2015, Pages 149 and 150, P.R.C.C.T. and being the beginning of a non-tangent curve to the left having a central angle of 3 degrees 11 minutes 12 seconds, a radius of 2665.00 feet and being subtended by a 148.21-foot chord which bears South 88 degrees 54 minutes 38 seconds East;

THENCE along the southerly lines of Lots 1 through 5, Block J of said Light Farms Phase Three and northerly line of said 1.15-acre tract the following courses:

Continuing along said curve to the left, an arc distance of 148.23 feet to the end of said curve from which a 1/2-inch iron rod with yellow plastic cap stamped "Roome" found bears South 38 degrees 50 minutes 26 seconds East at a distance of 0.39 feet;

North 89 degrees 29 minutes 44 seconds East a distance of 61.56 feet to the northeast corner of said 1.15-acre tract, said point being the common north corner of said Lots 1 and 2, Block A of The Sage Retail Addition from which a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set at the southeast corner of Lot 1, of said Block J on the west right-of-way line of Paintbrush Trail, bears North 89 degrees 29 minutes 44 seconds East at a distance of 18.44 feet;

THENCE South 0 degrees 05 minutes 43 seconds East departing the southerly line of Lot 1, Block J of said Light Farms Phase Three and continuing along the east line of said 1.15-acre tract and common line between said Lots 1 and 2, Block A of The Sage Retail Addition, passing a 5/8-inch iron rod with blue plastic cap stamped "Huitt-Zollars 5' offset" set at a distance of 5.00 feet and continuing in all a distance of 238.75 feet to the POINT OF BEGINNING and containing 1.154 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PJNJ INVESTMENTS, LLC. acting herein by and through their respective duly authorized officer, do hereby adopt this final plat designating the herein described property as LOTS 2R, 3R, 4R & 5R, BLOCK A, THE SAGE RETAIL ADDITION, an addition to 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 final 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.

WITNESS, my hand, this the ..... day of ....., 2023.

PJNJ Investments, LLC, a _____ limited liability company

Authorized Signature of PJNJ Investments, LLC, a _____ limited liabilty company, Owner

.....

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority in and for the ..... County, State of _____, 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this ..... day of ....., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES: .....

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned, owners of the land shown on the replat within the area described by metes and bounds as follows:

LOT 3R, BLOCK A

BEING a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas and being all of a 3.719-acre tract of land described in Special Warranty Deed to North Forest Office Space-Dallas 2, LLC as recorded under Document No. 20220302000345010 of the Official Records of Collin County, Texas (O.P.R.C.C.T.) and being a portion of Lot 2, Block A of THE SAGE RETAIL ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Celina, Texas as recorded in Volume 2020, Page 585 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and under Document No. 20200909010003390, O.P.R.C.C.T. as affected by Affidavit of Correction filed on August 31, 2022 under Document No. 2022000132949, O.P.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch iron with green plastic cap stamped "Eagle Surveying" found for the common south corner between Lot 1 and Lot 2, Block A of said The Sage Retail Addition and southeast corner of a 1.15-acre tract described in Special Warranty Deed to PJNJ Investments, LLC as recorded under Document No. 2023000112908 of the Official Records of Collin County, Texas and being on the north right-of-way line of W. Frontier Parkway (a variable width right-of-way) as established by instrument to the City of Celina, Texas as recorded under Document No. 20200518000719540, O.P.R.C.C.T. from which an "X" cut in concrete found at the southeast corner of said Lot 1, Block A bears North 89 degrees 28 minutes 56 seconds East at a distance of 190.39 feet (190.22 feet record distance);

THENCE South 89 degrees 28 minutes 56 seconds West along the north right-of-way line of said W. Frontier Parkway and continuing along the south line of said Lot 2, Block A and 1.15-acre tract, a distance of 209.68 feet to a 1/2-inch iron rod with green plastic cap stamped "Eagle Surveying" found at the southwest corner of said 1.15-acre tract and southeast corner of said 3.719-acre tract for the POINT OF BEGINNING;

THENCE South 89 degrees 28 minutes 56 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A and 3.719-acre tract, a distance of 576.32 feet to a 1/2-inch iron rod found at the southwest corner of said 3.719-acre tract;

THENCE North 0 degrees 31 minutes 04 seconds West departing the north right-of-way line of said W. Frontier Parkway and continuing along the west line of said 3.719-acre tract, passing a 5/8-inch iron rod with blue plastic cap stamped "Huitt-Zollars 5' offset" set at a distance of 334.79 feet and continuing in all 339.79 feet to a point of intersection with the southerly line of Lot 16, Block J of Light Farms Phase Three, the Cypress and Sage Neighborhoods, an addition within the extra-territorial jurisdiction of the City of Celina, Texas as recorded in Volume 2015, Pages 149 and 150, P.R.C.C.T. at the northwest corner of said 3.719-acre tract and being the beginning of a non-tangent curve to the left having a central angle of 12 degrees 37 minutes 36 seconds, a radius of 2665.00 feet and being subtended by a 586.11-foot chord which bears South 81 degrees 00 minutes 14 seconds East;

THENCE continuing along the southerly line of Lots 5 through 16, Block J of said Light Farms Phase 3 and northerly line of said 3.719-acre tract and said curve to the left, an arc distance of 587.30 feet to the northeast corner of said 3.719-acre tract from which a 5/8-inch iron rod with blue plastic cap stamped "Huitt-Zollars 5' offset" set on the east line of said 3.719-acre tract bears South 0 degrees 06 minutes 34 seconds East at a distance of 5.00 feet;

THENCE South 0 degrees 06 minutes 34 seconds East departing the southerly line of Lot 5, Block J of said Light Farms Phase 3 and continuing along the east line of said 3.719-acre tract, passing a 5/8-inch iron rod with blue plastic cap stamped "Huitt-Zollars 5' offset" set at a distance of 5.00 feet and continuing in all a distance of 242.93 feet to the POINT OF BEGINNING and containing 3.716 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NORTH FOREST OFFICE SPACE-DALLAS 2, LLC. acting herein by and through their respective duly authorized officer, do hereby adopt this final plat designating the herein described property as LOTS 2R, 3R, 4R & 5R, BLOCK A, THE SAGE RETAIL ADDITION, an addition to 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 final 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.

WITNESS, my hand, this the ..... day of ....., 2023.

North Forest Office Space-Dallas 2, LLC, a Texas limited liability company

Authorized Signature of North Forest Office Space-Dallas 2, LLC, a Texas liability company, Owner

.....

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority in and for the ..... County, State of 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this ..... day of ....., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: .....

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned, owners of the land shown on the replat within the area described by metes and bounds as follows:

LOT 4R, BLOCK A

BEING a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas and being all of a 1.646-acre tract of land described in Special Warranty Deed to Rippy & Jacques Land Company, LLC as recorded under Document No. 2022000078279 of the Official Records of Collin County, Texas (O.P.R.C.C.T.) and being a portion of Lot 2, Block A of THE SAGE RETAIL ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Celina, Texas as recorded in Volume 2020, Page 585 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and under Document No. 20200909010003390, O.P.R.C.C.T. as affected by Affidavit of Correction filed on August 31, 2022 under Document No. 2022000132949, O.P.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch iron with green plastic cap stamped "Eagle Surveying" found for the common south corner between Lot 1 and Lot 2, Block A of said The Sage Retail Addition and southeast corner of a 1.15-acre tract described in Special Warranty Deed to PJNJ Investments, LLC as recorded under Document No. 2023000112908 of the Official Records of Collin County, Texas and being on the north right-of-way line of W. Frontier Parkway (a variable width right-of-way) as established by instrument to the City of Celina, Texas as recorded under Document No. 20200518000719540, O.P.R.C.C.T. from which an "X" cut in concrete found at the southeast corner of said Lot 1, Block A bears North 89 degrees 28 minutes 56 seconds East at a distance of 190.39 feet (190.22 feet record distance);

THENCE South 89 degrees 28 minutes 56 seconds West along the north right-of-way line of said W. Frontier Parkway and continuing along the south line of said Lot 2, Block A, a distance of 786.00 feet to a 1/2-inch iron rod found at the southwest corner of said 1.646-acre tract for the POINT OF BEGINNING;

THENCE South 89 degrees 28 minutes 56 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A and 1.646-acre tract, a distance of 121.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" found for corner;

THENCE North 81 degrees 54 minutes 52 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A and 1.646-acre tract, a distance of 66.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" found for corner;

THENCE South 89 degrees 28 minutes 56 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A and 1.646-acre tract, a distance of 12.35 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set at the southwest corner of said 1.646-acre tract;

THENCE North 0 degrees 31 minutes 04 seconds West departing the north right-of-way line of said W. Frontier Parkway and continuing along the west line of said 1.646-acre tract, passing a 5/8-ich iron rod found for reference at a distance of 354.97 feet and continuing in all a total distance of 357.97 feet to a point of intersection with the southerly line of Lot 20, Block J of Light Farms Phase Three, the Cypress and Sage Neighborhoods, an addition within the extra-territorial jurisdiction of the City of Celina, Texas as recorded in Volume 2015, Pages 149 and 150, P.R.C.C.T. at the northwest corner of said 1.646-acre tract from which a 1/2-inch iron rod found for reference bears South 27 degrees 04 minutes 15 seconds West at a distance of 0.14 feet, said intersection point being the beginning of a non-tangent curve to the right having a central angle of 20 degrees 54 minutes 33 seconds, a radius of 455.00 feet and being subtended by a 165.12-foot chord which bears South 84 degrees 20 minutes 59 seconds East;

THENCE continuing along the southerly line of Lots 17 through 20, Block J of said Light Farms Phase 3 and northerly line of said 1.646-acre tract and said curve to the right, an arc distance of 166.04 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set at the point of reverse curvature of a curve to the left from which a 1/2-inch iron rod found for reference bears South 25 degrees 34 minutes 24 seconds West at a distance of 0.81 feet, said curve to the left having a central angle of 0 degrees 48 minutes 08 seconds, a radius of 2665.00 feet and being subtended by a 37.32-foot chord which bears South 74 degrees 17 minutes 22 seconds East;

THENCE continuing along the southerly line of Lots 16 through 17, Block J of said Light Farms Phase 3 and northerly line of said 1.646-acre tract and said curve to the left, an arc distance of 37.32 feet the northeast corner of said 1.646-acre tract from which a 5/8-inch iron rod with blue plastic cap stamped "Huitt-Zollars 5' offset" set on the east line of said 1.646-acre tract bears South 0 degrees 31 minutes 04 seconds East at a distance of 5.00 feet;

THENCE South 0 degrees 31 minutes 04 seconds East departing the southerly line of Lot 16, Block J of said Light Farms Phase 3 and continuing along the east line of said 1.646-acre tract passing a 5/8-inch iron rod with blue plastic cap stamped "Huitt-Zollars 5' offset" set on the at a distance of 5.00 feet and continuing in all a distance of 339.79 feet to the POINT OF BEGINNING and containing 1.646 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RIPPY & JACQUES LAND COMPANY, LLC. acting herein by and through their respective duly authorized officer, do hereby adopt this final plat designating the herein described property as LOTS 2R, 3R, 4R & 5R, BLOCK A, THE SAGE RETAIL ADDITION, an addition to 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 final 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.

WITNESS, my hand, this the ..... day of ....., 2023.

Rippy & Jacques Land Company, LLC, a Texas limited liability company

Authorized Signature of Rippy & Jacques Land Company, LLC, a Texas limited liability company, Owner

.....

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority in and for the ..... County, State of 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this ..... day of ....., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: .....

CERTIFICATE OF REPLAT APPROVAL

APPROVED

....
City Development Official Date
City of Celina, Texas

Witness by hand this ..... day of ....., 2023

.....
City Secretary - City of Celina, Texas

REPLAT

THE SAGE RETAIL ADDITION
Lots 2R, 3R, 4R & 5R, Block A

REPLAT OF LOT 2, BLOCK A, THE SAGE RETAIL ADDITION
AN ADDITION TO THE CITY OF CELINA, TEXAS

8.008 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS.

Lot 2R Owner:	Lot 3R Owner:	Lot 4R Owner:	Lot 5R Owner:	HUITT ZOLLARS
PJNJ INVESTMENTS, LLC c/o ROOSEVELT McELROY 1113 LONGMEADOW LANE DESOTO, TX 75115 PHONE: (___) ___-____ CONTACT: _____	NORTH FOREST OFFICE SPACE-DALLAS 2, LLC 2829 WEHRLE DRIVE # 1 WILLIAMSVILLE, NY 14221 PHONE: (___) ___-____ CONTACT: _____	RIPPY & JACQUES LAND COMPANY, LLC 4009 HOLLYWOOD PARK COURT CELINA, TX 75009 PHONE: (___) ___-____ CONTACT: _____	BMS VENTURES, LLC 925 22nd STREET, SUITE 100 PLANO, TX 75074 PHONE: (___) ___-____ CONTACT: _____	5430 Lyndon B. Johnson Freeway, Suite 1500 Dallas, Texas 75240 214.871.3311 www.huitt-zollars.com

PLAT CASE NUMBER : PLAT-23-006016

COUNTY RECORDING INFORMATION

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned, owners of the land shown on the replat within the area described by metes and bounds as follows:

LOT 5R, BLOCK A

BEING a 1.492-acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas as being all of the 1.492 acres of land described in Special Warranty Deed with Vendor's Lien to BMS Ventures, LLC as recorded under Document No. 20220000173976 of the Official Records of Collin County, Texas (O.P.R.C.C.T.) and by Correction Special Warranty Deed with Vendor's Lien recorded under Document No. _____, O.P.R.C.C.T. , and being a portion of Lot 2, Block A of THE SAGE RETAIL ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Celina, Texas as recorded in Volume 2020, Page 585 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and under Document No. 20200909010003390, O.P.R.C.C.T. as affected by Affidavit of Correction filed on August 31, 2022 under Document No. 2022000132949, O.P.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch iron with green plastic cap stamped "Eagle Surveying" found for the common south corner between Lot 1 and Lot 2, Block A of said The Sage Retail Addition and southeast corner of a 1.15-acre tract described in Special Warranty Deed to PJNJ Investments, LLC as recorded under Document No. 2023000112907 of the Official Records of Collin County, Texas and being on the north right-of-way line of W. Frontier Parkway (a variable width right-of-way) described as a 1.88-acre tract of land in instrument to the City of Celina, Texas as recorded under Document No. 20200518000719540, O.P.R.C.C.T. from which an "X" cut in concrete found at the southeast corner of said Lot 1, Block A bears North 89 degrees 28 minutes 56 seconds East at a distance of 190.39 feet (190.22 feet record distance);

THENCE South 89 degrees 28 minutes 56 seconds West along the north right-of-way line of said W. Frontier Parkway and continuing along the south line of said Lot 2, Block A, a distance of 907.55 feet (907.89 feet record distance) to a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" found;

THENCE North 81 degrees 54 minutes 52 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A, a distance of 66.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" found;

THENCE South 89 degrees 28 minutes 56 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A, a distance of 12.35 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set at the southeast corner of said 1.492-acre tract for the POINT OF BEGINNING;

THENCE South 89 degrees 28 minutes 56 seconds West continuing along the north right-of-way line of said W. Frontier Parkway and south line of said Lot 2, Block A and south line of said 1.492-acre tract, passing a 1/2-inch iron rod with yellow plastic cap stamped "BH&C" at the northwest corner of said 1.88-acres to the City of Celina, Texas tract, same being the northeast corner of a 0.04-acre tract of land to the City of Celina, Texas as recorded under Document No. 20200518000719390, O.P.R.C.C.T at a distance of 154.99 feet and continuing in all a total distance of 177.14 feet to the point of intersection with the easterly right-of-way line of Worthington Way (a variable width right-of-way) as shown on the Final Plat of Light Farms Phase Three, The Cypress and Sage Neighborhoods, an addition within the extra-territorial jurisdiction of the City of Celina, Texas as recorded in Volume 2015, Pages 148, P.R.C.C.T. and under Document No. 20150327010001020, O.P.R.C.C.T., said point also being the southwest corner of said Lot 2, Block A and 1.492-acre tract from which a 1/2-inch iron rebar with orange plastic cap stamped "J.Cowan & Assoc." found for reference bears South 09 degrees 30 minutes 14 seconds East at a distance of 0.28 feet, said intersection point also being the most southerly-southwest corner of said Lot 2, Block A, The Sage Retail Addition;

THENCE North 45 degrees 30 minutes 14 seconds West along the easterly right-of-way line of said Worthington Way and southwesterly line of said Lot 2, Block A, a distance of 35.78 feet to a Drill-mark in metal flange at the base of a signal light pole set for corner from which a 1/2-inch iron rebar with orange plastic cap stamped "J.Cowan & Assoc." found for reference bears North 30 degrees 16 minutes 11 seconds East at a distance of 0.59 feet;

THENCE continuing along the easterly right-of-way line of said Worthington Way and westerly line of said Lot 2, Block A the following courses:

North 00 degrees 30 minutes 16 seconds West a distance of 13.43 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" set from which a 1/2-inch iron rebar with orange plastic cap stamped "J.Cowan & Assoc.) found for reference bears North 27 degrees 19 minutes 32 seconds East at a distance of 0.52 feet, said point being the beginning of a curve to the right having a central angle 8 degrees 38 minutes 04 seconds, a radius of 388.50 feet and being subtended by a 58.49-foot chord which bears North 03 degrees 48 minutes 46 seconds East;

Continuing along said curve to the right, an arc distance of 58.55 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the end of said curve;

North 08 degrees 07 minutes 49 seconds East a distance of 107.27 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 8 degrees 06 minutes 03 seconds, a radius of 436.50 feet and being subtended by a 61.66-foot chord which bears North 04 degrees 04 minutes 47 seconds East;

Continuing along said curve to the left, an arc distance of 61.72 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the end of said curve;

North 00 degrees 01 minute 45 seconds East a distance of 79.59 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the southwest corner of Lot 5-X, Block J of said Light Farms Phase Three, The Sage Neighborhood, said point also being the northwest corner of said Lot 2, Block A of The Sage Retail Addition and the beginning of a non-tangent curve to the left having a central angle of 17 degrees 23 minutes 15 seconds, a radius of 395.00 feet and being subtended by a 119.41-foot chord which bears North 86 degrees 38 minutes 57 seconds East;

THENCE continuing along the southerly line of said Light Farms Phase Three, The Sage Neighborhood and the northerly line of said Lot 2, Block A of The Sage Retail Addition the following courses:

Continuing along said curve to the left, an arc distance of 119.87 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set at the point of reverse curvature of a curve to the right having a central angle of 7 degrees 14 minutes 25 seconds, a radius of 455.00 feet and being subtended by a 57.46-foot chord which bears North 81 degrees 34 minutes 32 seconds East;

Continuing along said curve to the right, an arc distance of 57.50 feet to a point for corner at the end of said curve, said point being the northwest corner of a 1.646-acre tract of land described in instrument to Rippy & Jacques Land Company, LLC, as recorded under Instrument No. 2022000078279, O.P.R.C.C.T. from which a 1/2-inch iron rod found for reference bears South 27 degrees 04 minutes 15 seconds West at a distance of 0.14 feet;

THENCE South 00 degrees 31 minutes 04 seconds East departing the southerly line of said Light Farms Phase Three, The Sage Neighborhood and the northerly line of said Lot 2, Block A of The Sage Retail Addition and continuing along the west line of said 1.646-acre tract, passing at a 5/8-inch iron rod found for reference at a distance of 5.00 feet and continuing in all a total distance of 357.97 feet to the POINT OF BEGINNING and containing 1.492 acres of land, more or less.

WITNESS, my hand, this the ..... day of ..... , 2023.

BMS Ventures, LLC, a Texas limited liability company

Authorized Signature of BMS Ventures, LLC, a Texas limited liability company, Owner

.....

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority in and for the ..... County, State of 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this ..... day of ....., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: .....

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS:

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

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

Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____ , 2023.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

CERTIFICATE OF APPROVAL

Approved this ..... day of ..... 2023.
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

.....
Lissa Shepard President Collin County Municipal Utility District No. 1

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority in and for the ..... County, State of 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this ..... day of ....., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: .....

CERTIFICATE OF REPLAT APPROVAL

APPROVED

.....
City Development Official
City of Celina, Texas

.....
Date

Witness by hand this ..... day of ..... , 2023

.....
City Secretary - City of Celina, Texas

REPLAT

THE SAGE RETAIL ADDITION
Lots 2R, 3R, 4R & 5R, Block A

REPLAT OF LOT 2, BLOCK A, THE SAGE RETAIL ADDITION
AN ADDITION TO THE CITY OF CELINA, TEXAS

8.008 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS.

Lot 2R Owner:	Lot 3R Owner:	Lot 4R Owner:	Lot 5R Owner:	
PJNJ INVESTMENTS, LLC c/o ROOSEVELT McELROY 1113 LONGMEADOW LANE DESOTO, TX 75115 PHONE: (___) ___-____ CONTACT: _____	NORTH FOREST OFFICE SPACE-DALLAS 2, LLC 2829 WEHRLE DRIVE # 1 WILLIAMSVILLE, NY 14221 PHONE: (___) ___-____ CONTACT: _____	RIPPY & JACQUES LAND COMPANY, LLC 4009 HOLLYWOOD PARK COURT CELINA, TX 75009 PHONE: (___) ___-____ CONTACT: _____	BMS VENTURES, LLC 925 22nd STREET, SUITE 100 PLANO, TX 75074 PHONE: (___) ___-____ CONTACT: _____	HUITT ZOLLARS 5430 Lyndon B. Johnson Freeway, Suite 1500 Dallas, Texas 75240 214.871.3311 www.huitt-zollars.com

PLAT CASE NUMBER : PLAT-23-006016

SHEET 3 OF 3
OCTOBER 25, 2023

COUNTY RECORDING INFORMATION

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: Property ID 2501445 – Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to zone approximately 2 acres to Agricultural District (AG); generally located east of Prairie Meadow Lane and approximately 200 feet north of future Massey Drive, within the Extraterritorial Jurisdiction (ETJ). (Property ID 2501445 – Zoning)

Background Information:
This item is for the zoning of approximately 2 acres to Agricultural District (AG). Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Property ID 2501445
Location Map
City of Celina

10/23/2023

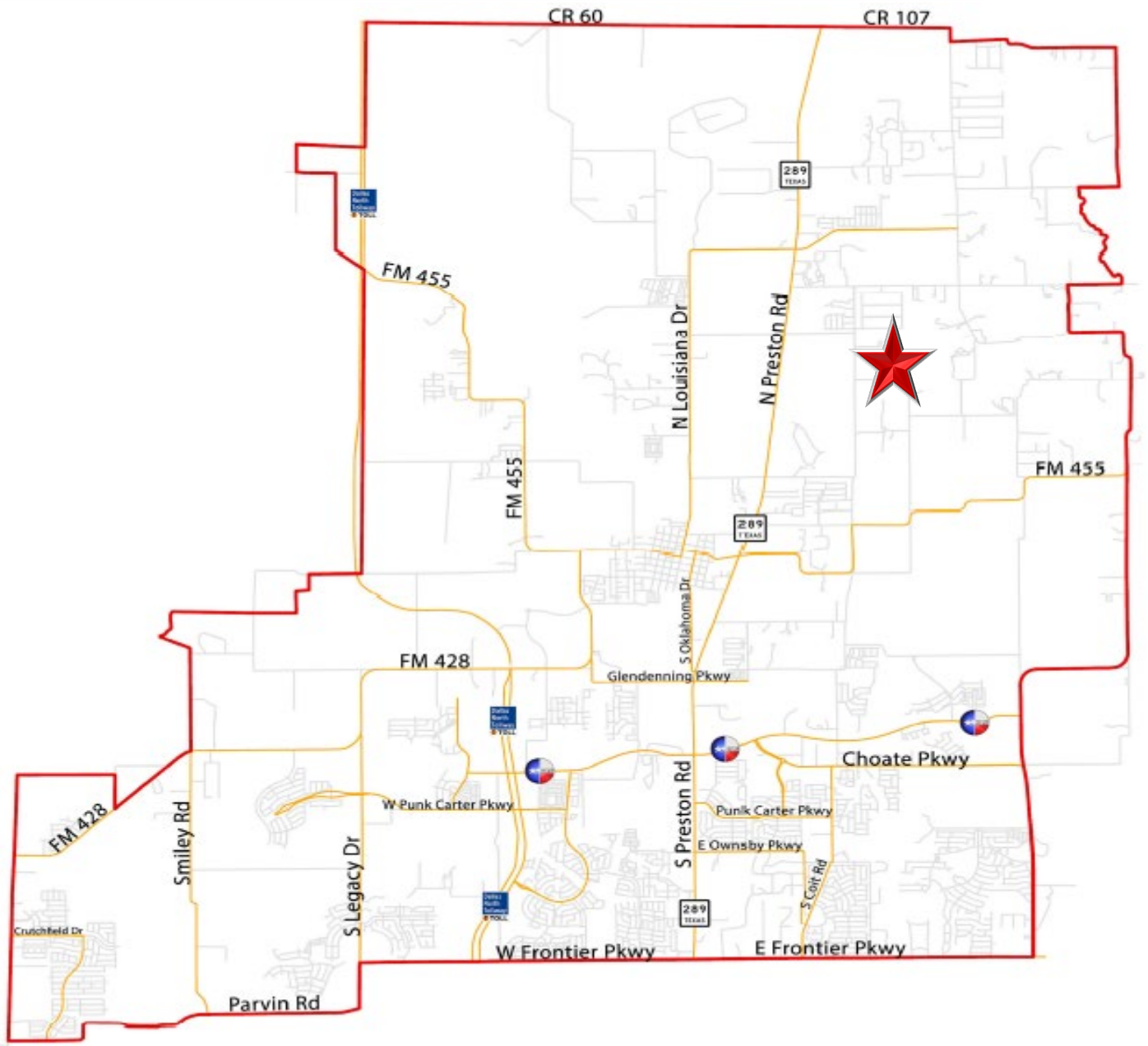
N W E S

0 130 260
Feet

PROPERTY ID 2501445

Zoning

Planning & Zoning Commission
November 15, 2023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Choate Pkwy
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Punk Carter Pkwy
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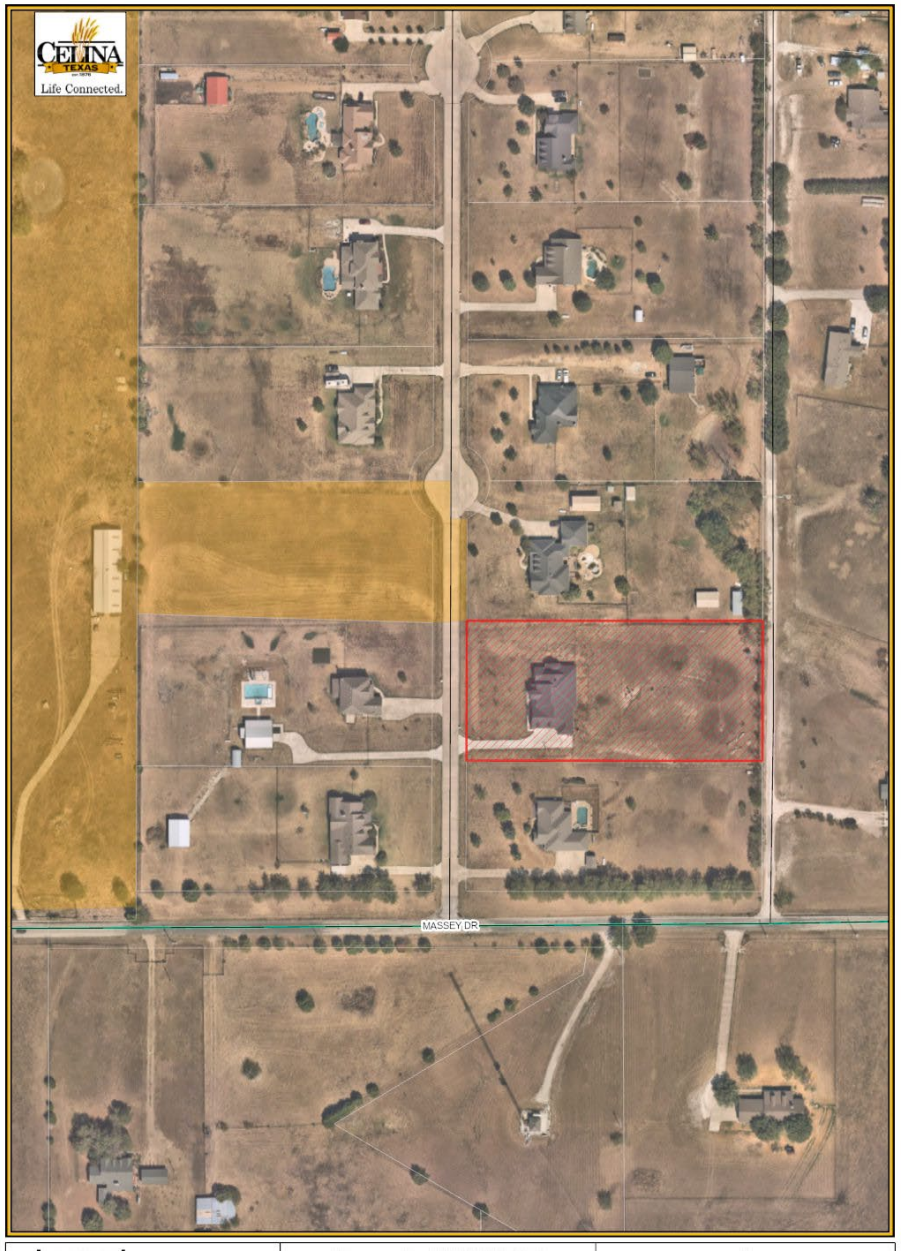
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located east of future Coit Road and south of future G A Moore Parkway

BACKGROUND

- The subject property is approximately 2 acres and within the Extraterritorial Jurisdiction (ETJ)
- The previous owner of the property had signed a 5-year pre-annexation agreement in November 2018, which is now expiring
- This item is for a City initiated zoning to Agricultural District (AG), in accordance with the agreement

POLICY CONSIDERATIONS

- The proposed land use will be Agricultural District (AG), which is an appropriate “holding district”
- The property owner may in the future request the City to consider another zoning district
- According to the Collin County Appraisal District (CCAD), there are no homestead exemptions that apply to the property
- The property transferred ownership in May 2021, according to CCAD, after the agreement’s November 2018 execution
- The zoning change will be considered by City Council concurrently with the associated annexation in December

RECOMMENDATION

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

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: Harper Estates – PD Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – PD Zoning)

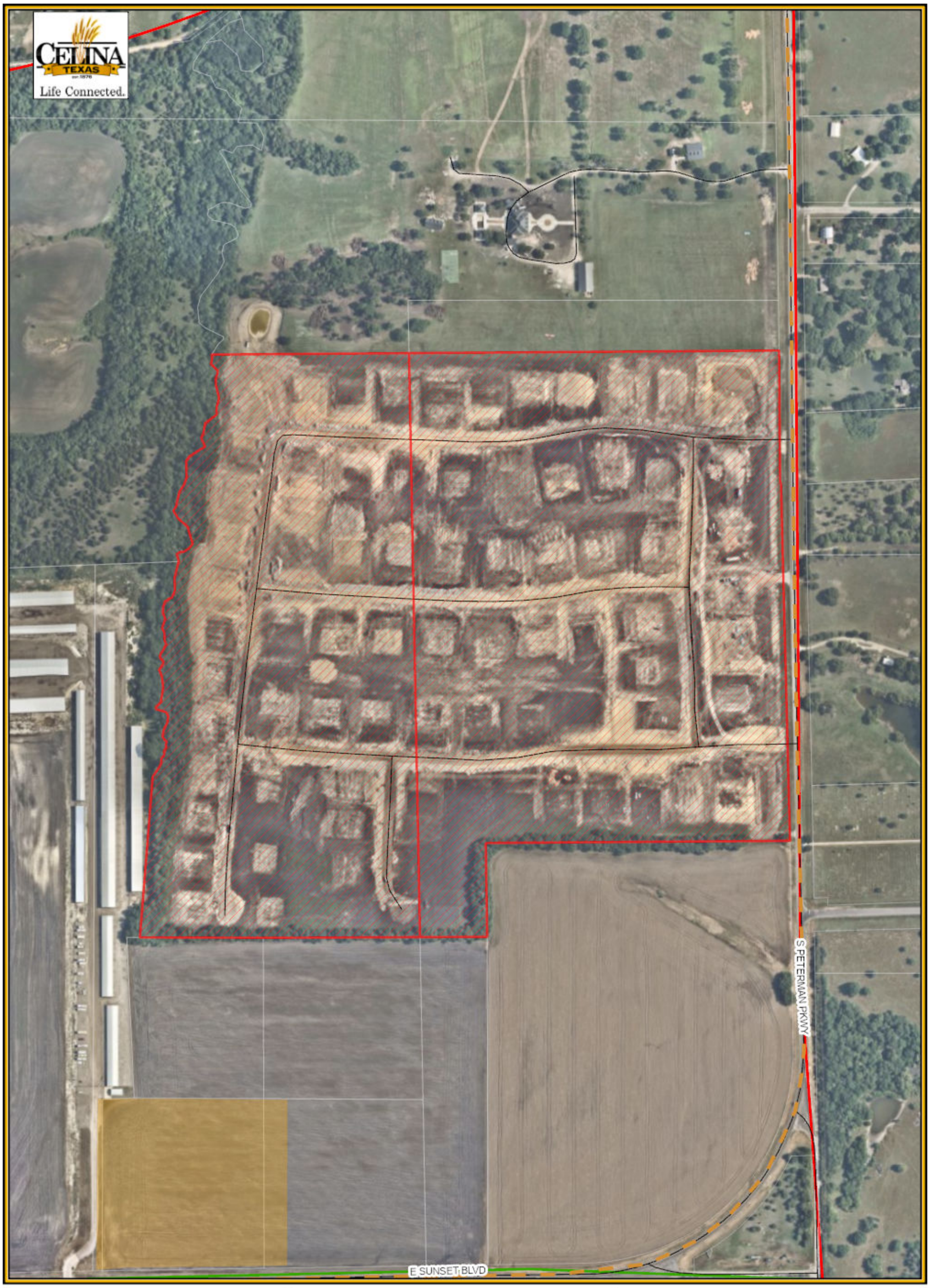
Background Information:
This item is for the zoning of approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:
N/A

Staff Recommendation:
Staff recomends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Harper Estates Location Map

City of Celina

9/20/2023

N W E S

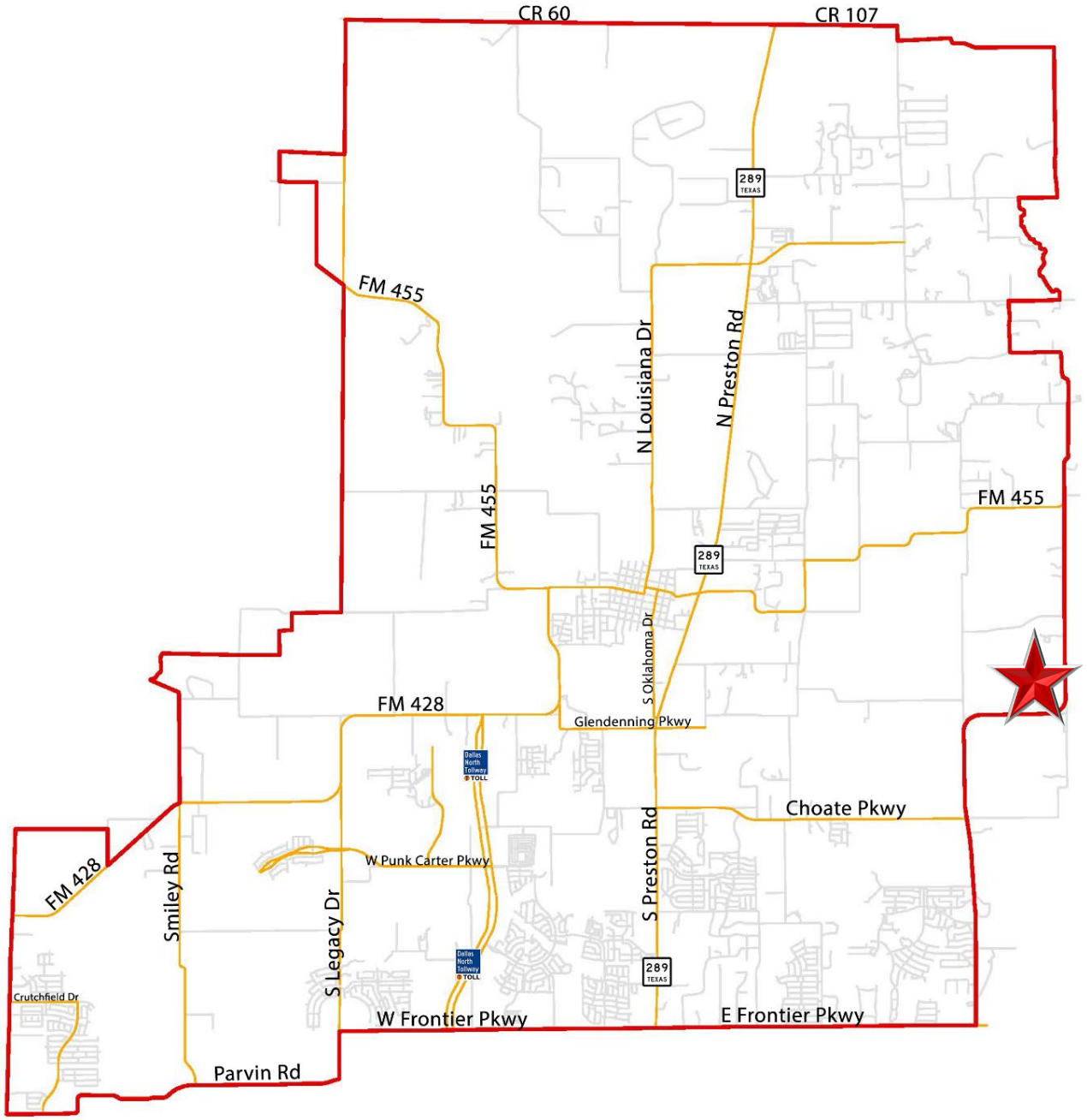
0 338 675

Feet

HARPER ESTATES

PD Zoning

Planning & Zoning Commission
November 15, 2023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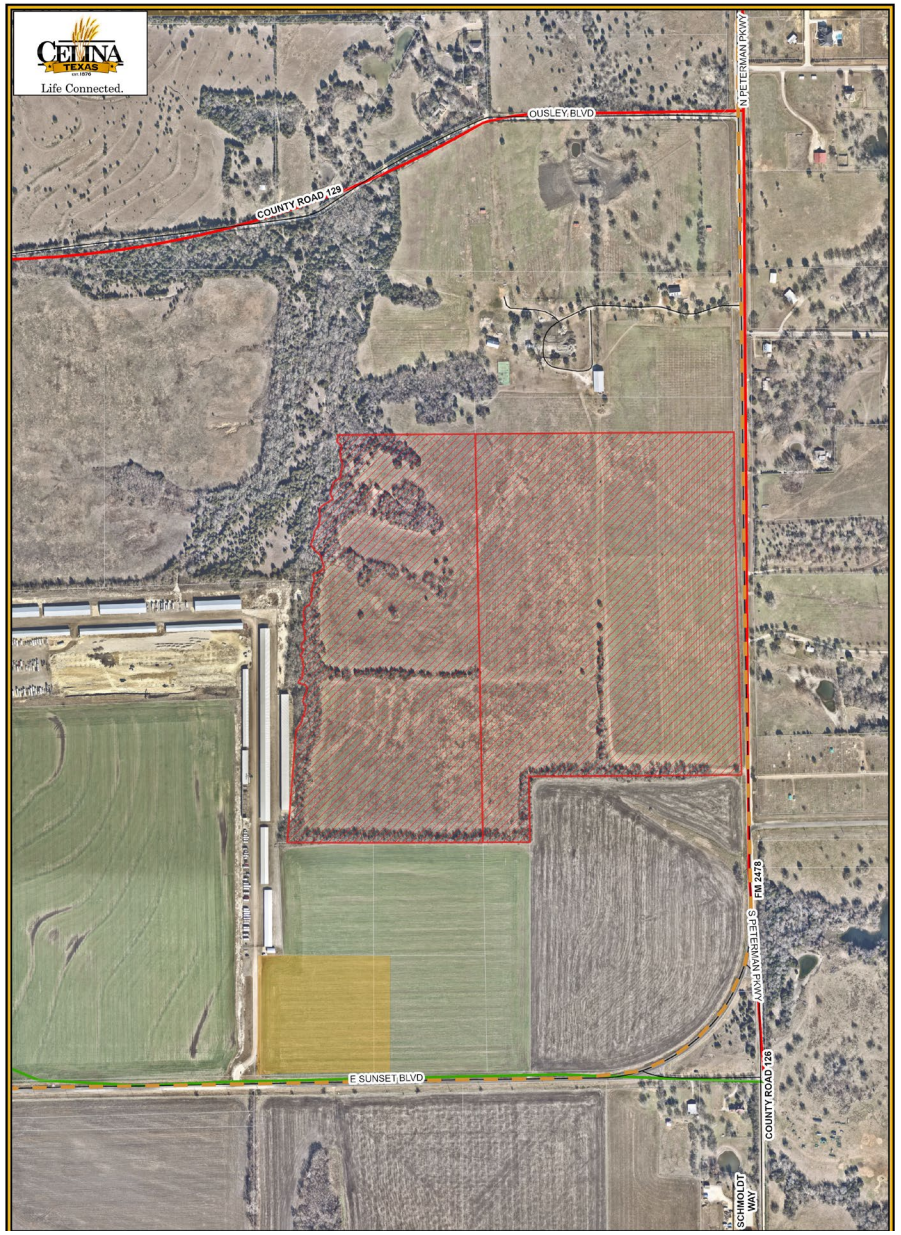
Parvin Rd



LOCATION MAP

The subject property is generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard

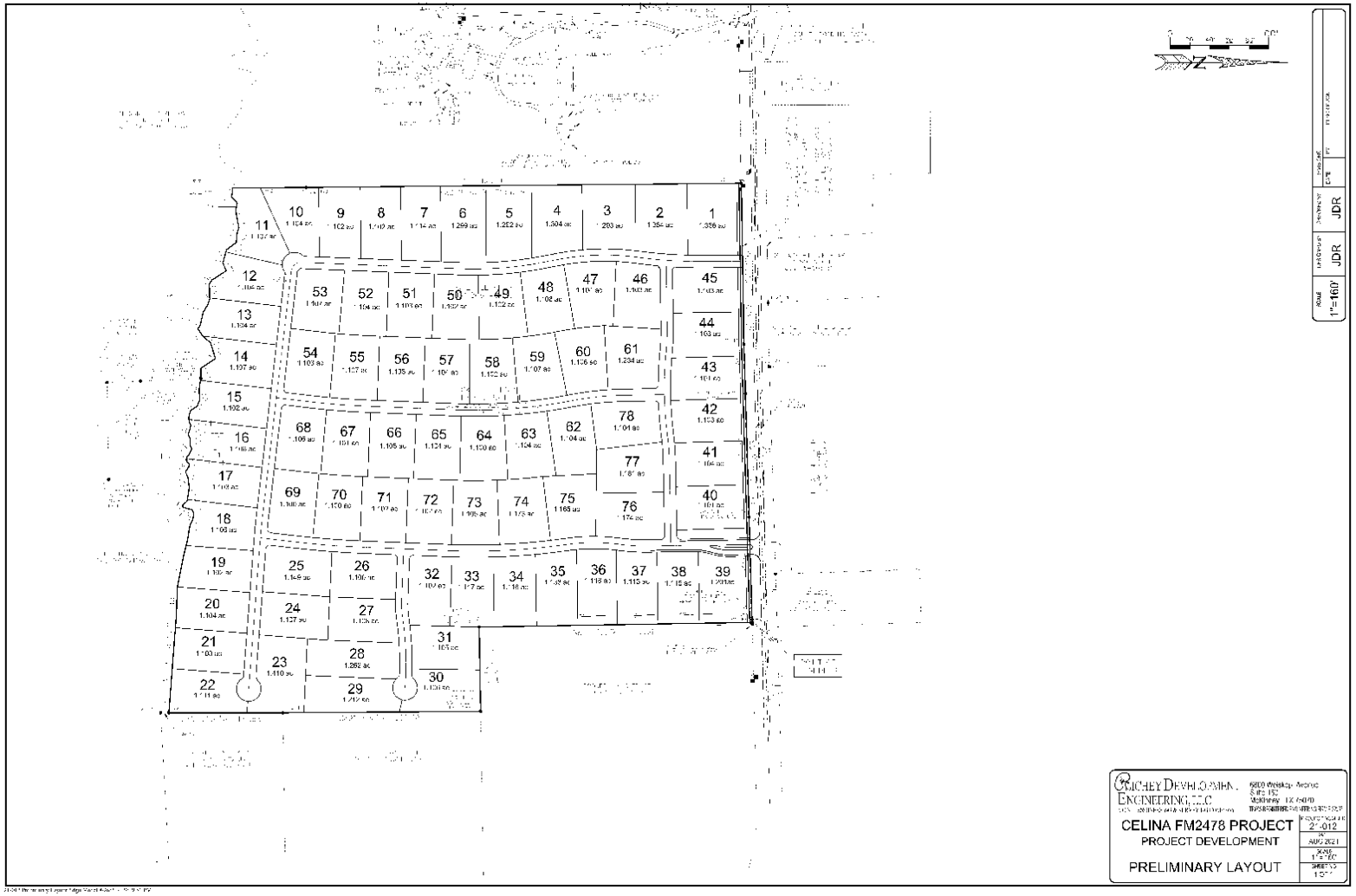
BACKGROUND

- The subject property is approximately 100 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement (DA) which outlined the future annexation and zoning was approved in May 2022
- The applicant's request is to zone the property to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning

PROJECT OVERVIEW

- The development will consist of approximately 77 lots, each a minimum of 1 acre
- Estate residential neighborhoods are typically constructed with a “rural” cross section of concrete streets without curb & gutter drainage
- Perimeter right-of-way dedication and landscape buffers apply to arterial roadways
- The Agreement allowed architecture to include a “modern farmhouse” elevation

CONCEPT PLAN



POLICY CONSIDERATIONS

- The associated annexation and zoning brings 100 acres into the City Limits
- City standards (landscaping) will apply
- The request is in conformance with the approved Development Agreement

RECOMMENDATION

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

Draft Development Regulations

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, roadway Public Infrastructure, and other area features. Minor modifications due to the final engineering and design of the project are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature.

Purpose

The subject property is intended to provide for an estate residential development that is rural or country in nature with large lots. In general, design standards will follow all applicable City standards, and land uses shall be consistent with these development standards.

Architecture

Architecture may include vertical siding for a "modern farmhouse" elevation, with stone accents on the front elevation, but must otherwise abide by the City's architectural design standards, as may be amended.

Open Space, Trails, & Amenities

Additional open space above and beyond what is shown on the Concept Plan and compliance with the Neighborhood Vision Book is not required due to the minimum lot size being one (1) acre. However, other standard regulations apply, such as the perimeter roadway landscape buffers and sidewalks and any associated detention.

Zoning

The base zoning shall be single-family residential estate district ("SF-E"), and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, as may be amended, except as follows:

1. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk). No interior sidewalks along general residential streets nor curb-and-gutter street sections shall be required.
2. All private lot fencing shall be ornamental iron where adjacent to thoroughfares except for along FM 2478 (Masonry walls) and along the main entries into the community (Masonry Walls)

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: Ayala Tract – PD Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 77 by adding approximately 4 acres; generally located north of the Collin County Outer Loop and approximately 1,800 feet west of Preston Road, within the City Limits. (Ayala Tract – PD Zoning)

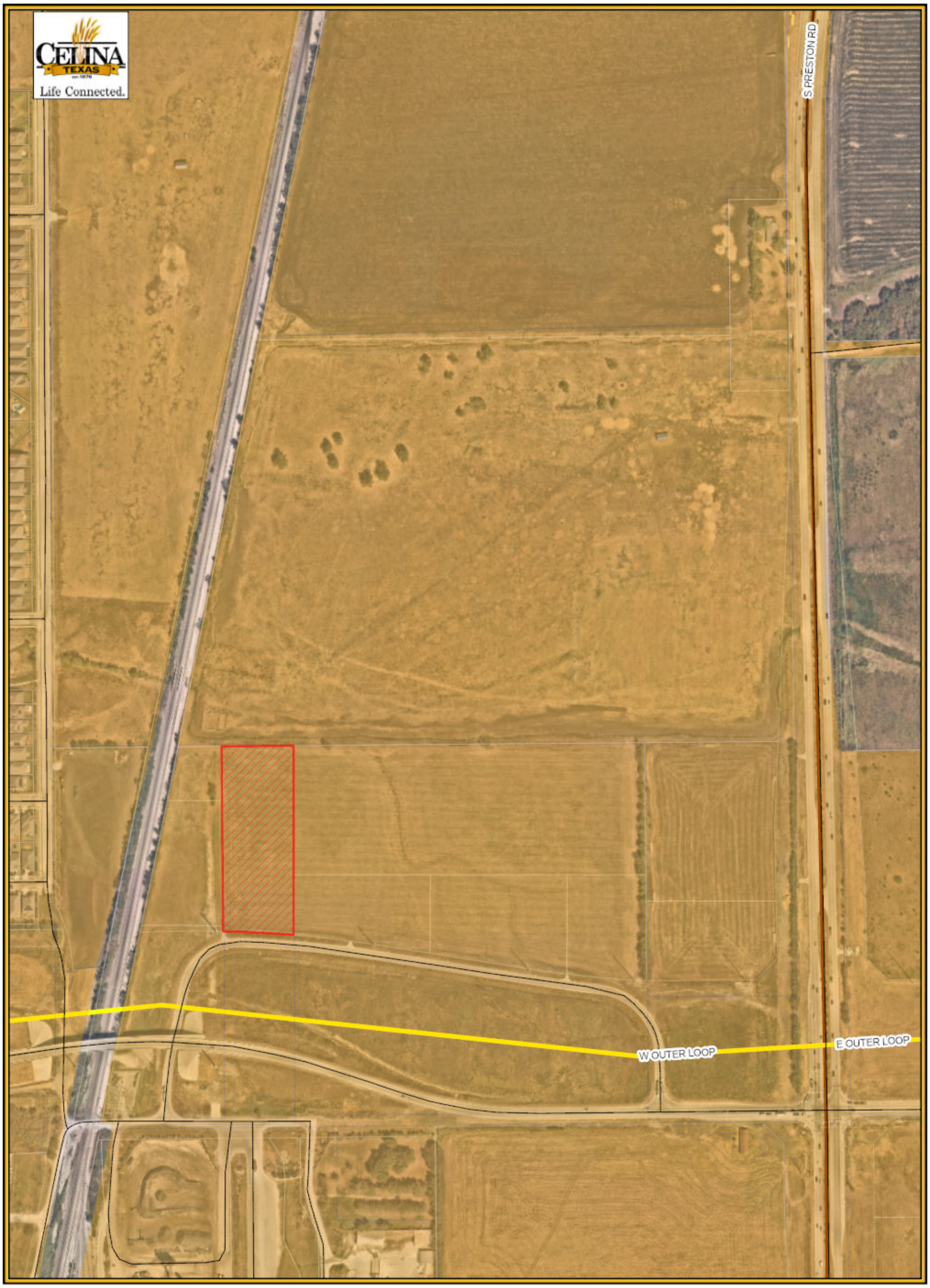
Background Information:
This request is for the addition of approximately 4 acres to Planned Development (PD) No. 77 in order to incorporate the outparcel into the overall development. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Ayala Tract Location Map

City of Celina

10/30/2023

N
W E
S

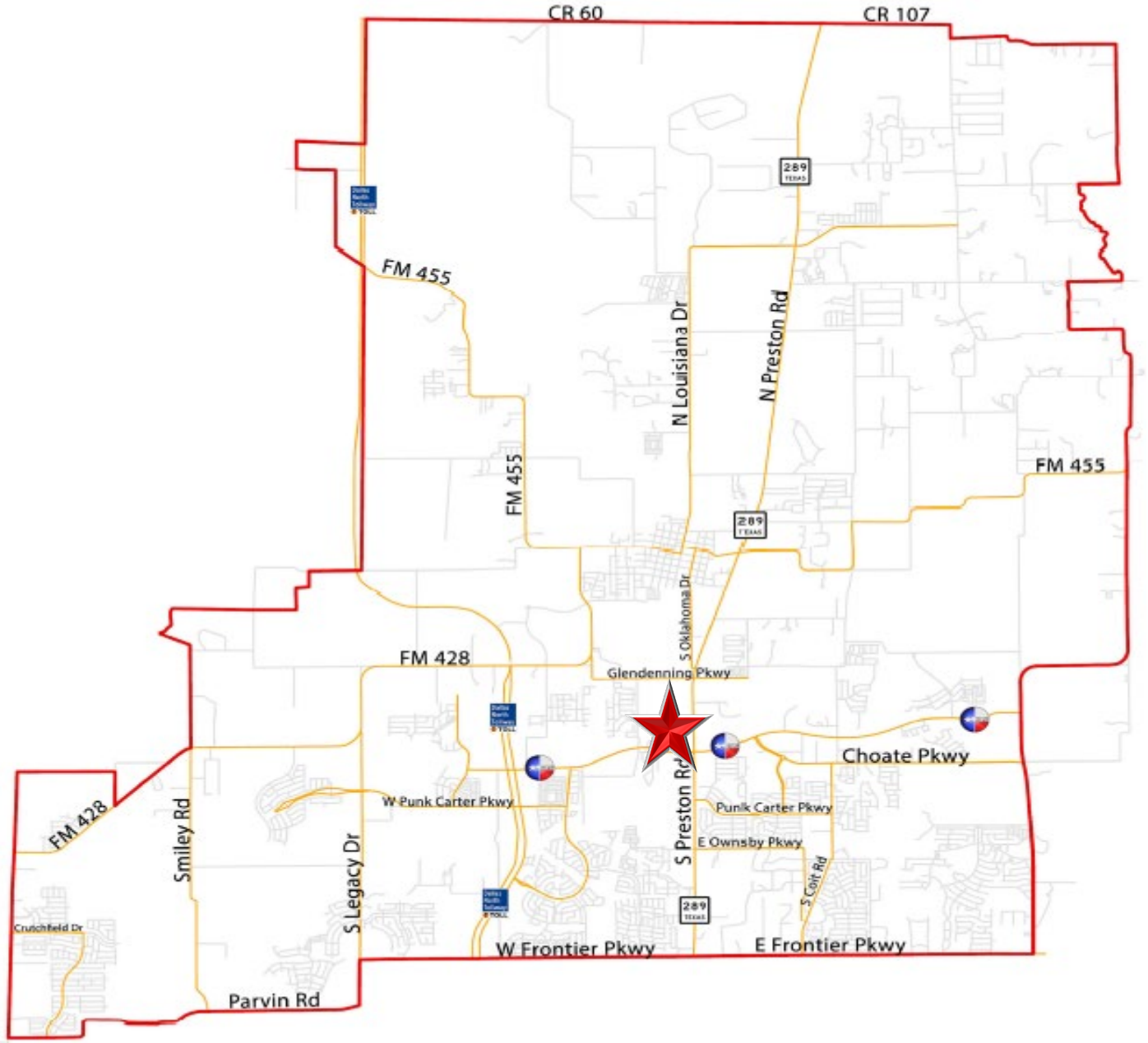
0 330 660

Feet

AYALA TRACT

PD Zoning

Planning & Zoning Commission
November 15, 2023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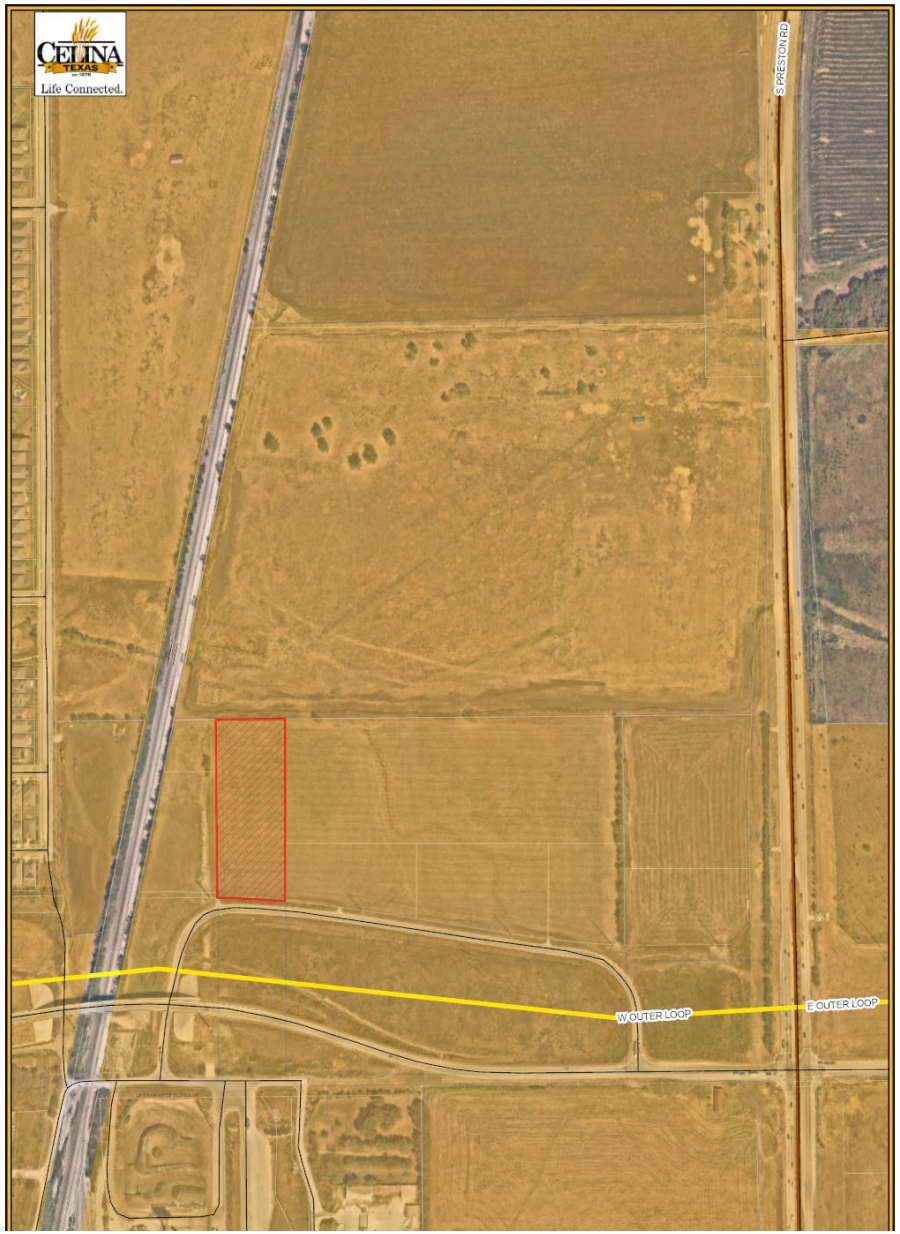


LOCATION MAP

The subject property is generally located 1,800 feet west of Preston Road and north of the Collin County Outer Loop

BACKGROUND

- The subject property is approximately 4 acres, within City Limits, and currently zoned Agricultural District (AG)
- The applicant is proposing to amend Planned Development (PD) No. 77 to add the approximately 4-acre property within the existing PD
- Multi-Family uses have been removed from the PD for this tract, as it is part of the adjacent commercial development

POLICY CONSIDERATIONS

- The requested zoning is appropriate given its at the intersection of the Collin County Outer Loop and Preston Road
- The “out-parcel” will be incorporated in the overall plan for PD No. 77

RECOMMENDATION

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

Draft Development Regulations

Zoning

Development of the subject property shall abide by all standards in Planned Development (PD) No. 77; however, multi-family uses are not permitted on the tract.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: November 15, 2023
Re: Planned Development (PD) No. 77 - Concept Plan

Action Requested:
Conduct a public hearing to consider and act upon a Concept Plan for approximately 63 acres of Planned Development (PD) No. 77; generally located at the northwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Planned Development #77 - Concept Plan)

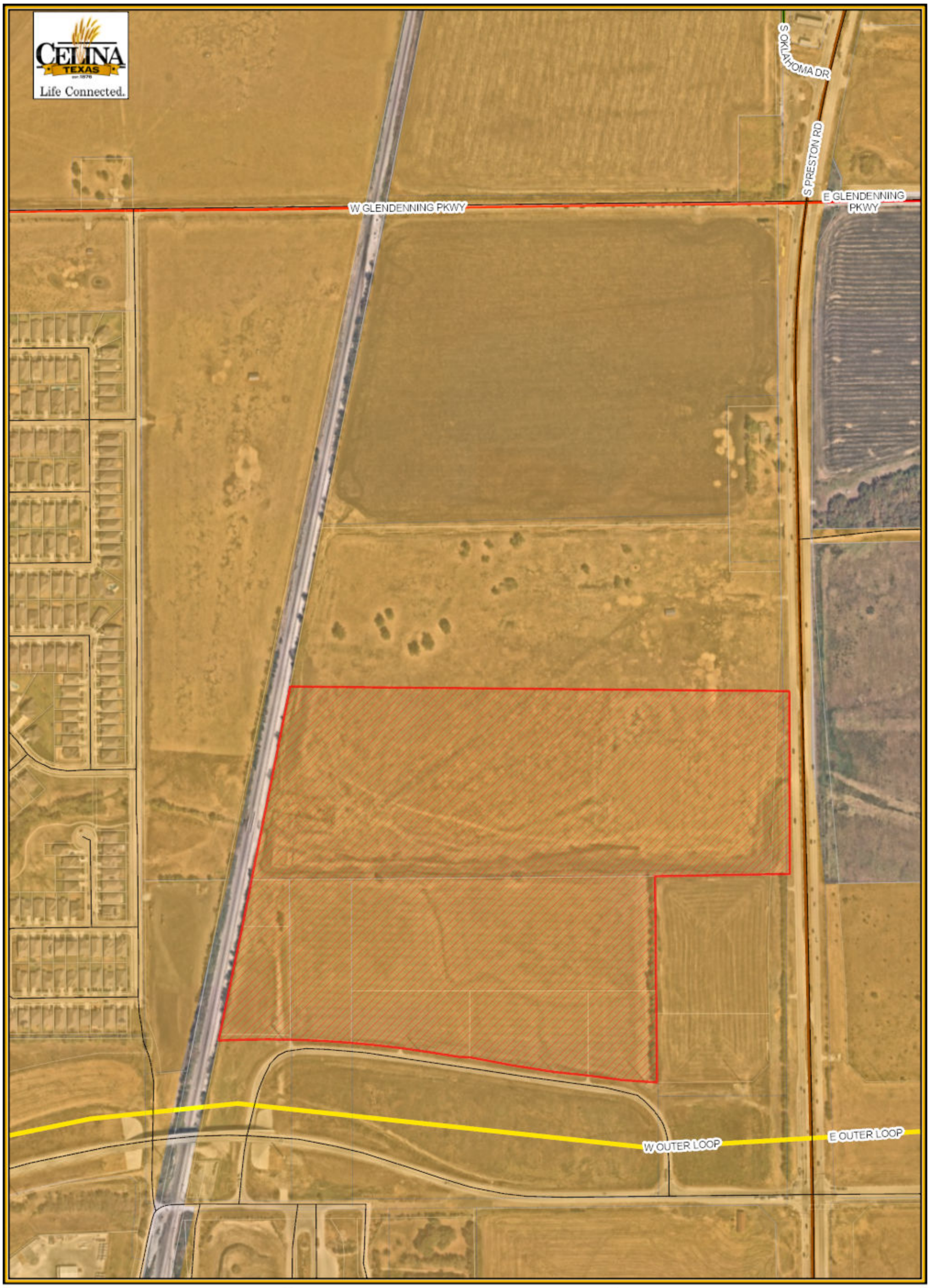
Background Information:
Planned Development (PD) No. 77, which was approved in 2016, requires that the Planning & Zoning Commission review and approve a Concept Plan for the tract prior to development. The proposed land uses are already entitled and not part of the request. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Concept Plan

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Parcels
- City Limits
- Roads
- Subject Property

PD - 77
Location Map
City of Celina

10/24/2023

N W E S

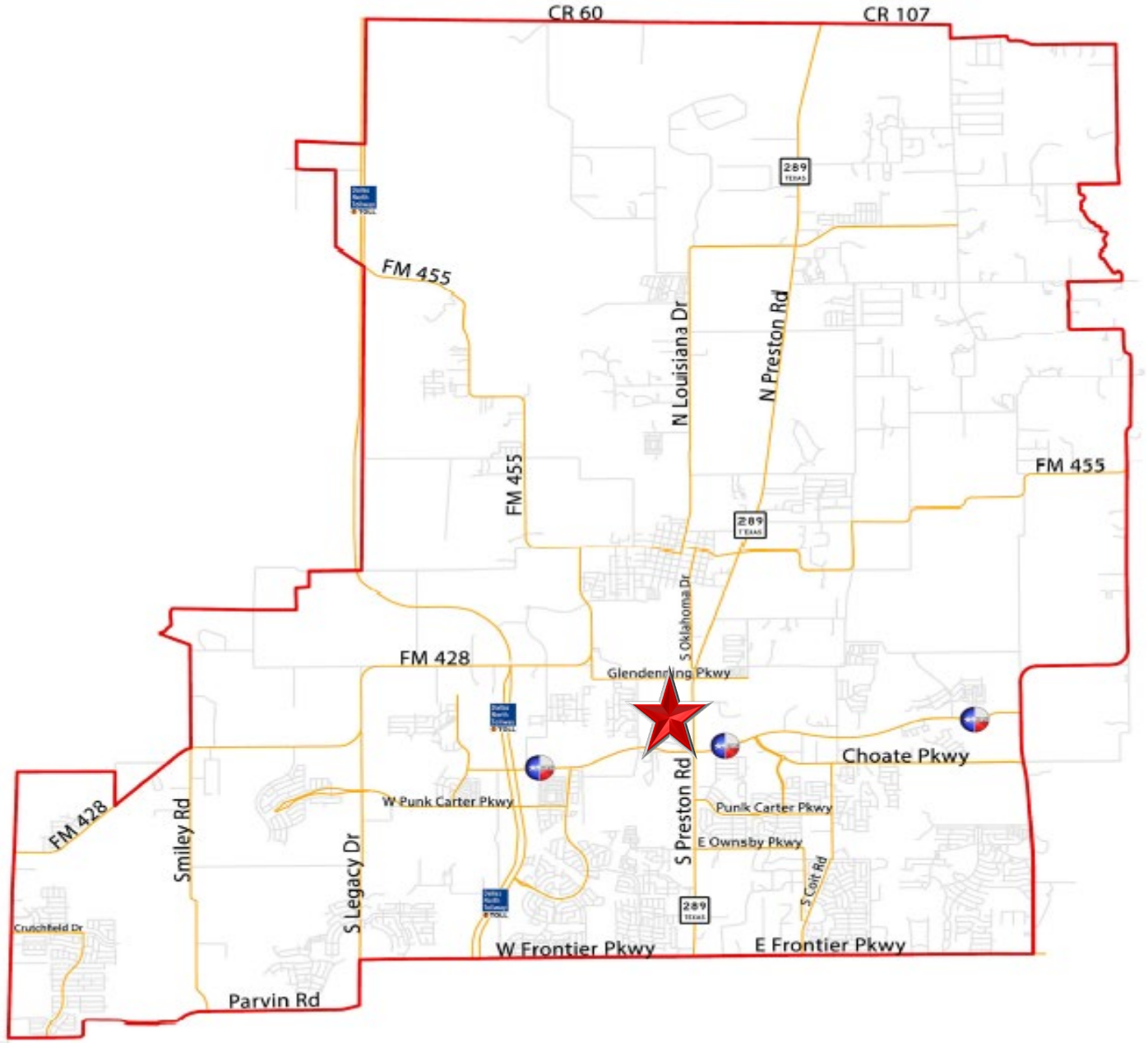
0 380 760

Feet

PLANNED DEVELOPMENT (PD) NO. 77

Concept Plan

Planning & Zoning Commission
November 15, 2023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W Punk Carter Pkwy
Punk Carter Pkwy
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Smiley Rd
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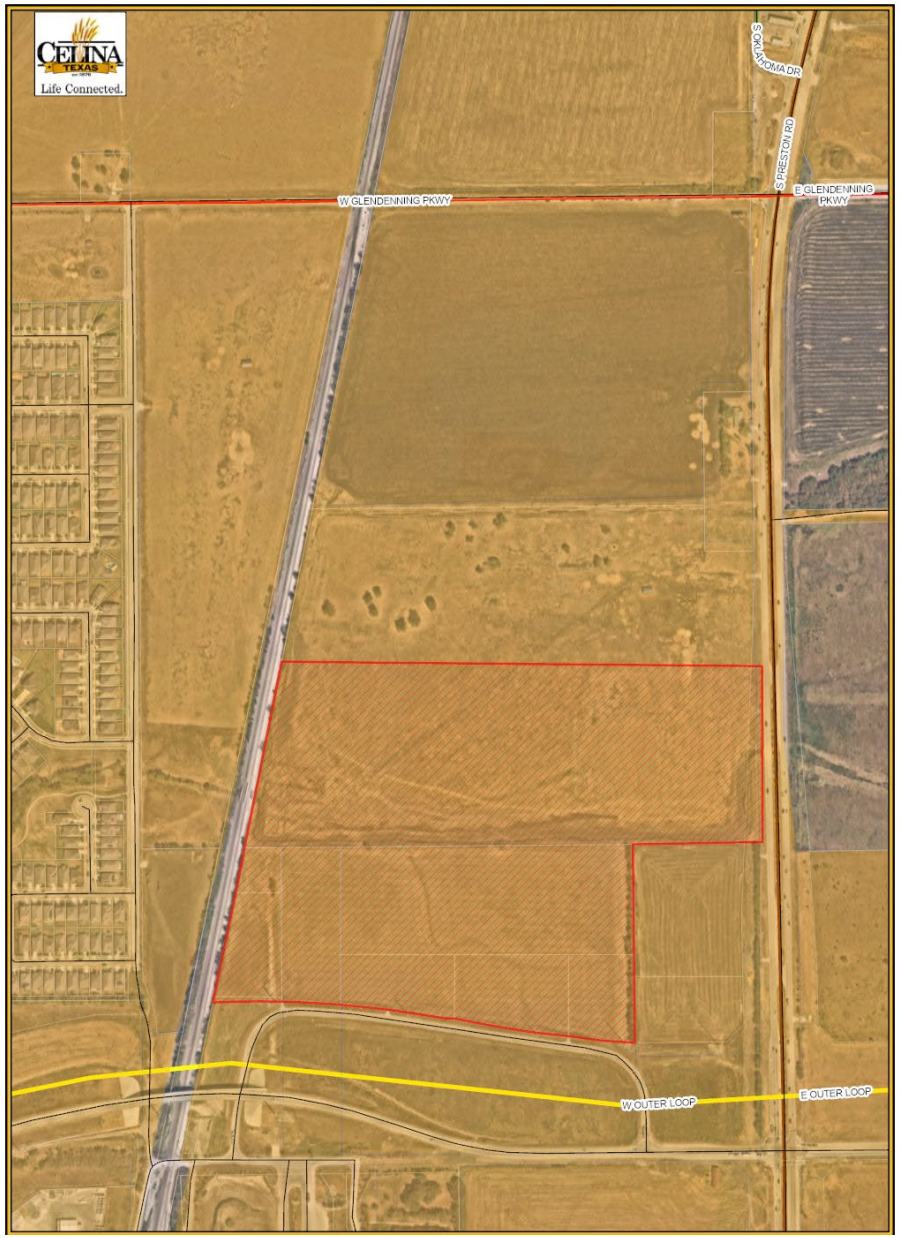
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located west of Preston Road and north of the Collin County Outer Loop

BACKGROUND

- The subject property is approximately 64 acres, within City Limits, and currently zoned Planned Development (PD) No. 77
- One requirement within this PD, which was approved in 2016, was a unique review process in which P&Z is required to approve the Concept Plan

CONCEPT PLAN

POLICY CONSIDERATIONS

- The PD zoning requires Concept Plan approval by the P&Z
- The Concept Plan shows commercial uses, including a big box retail store, and Multi-Family uses, in accordance with the uses permitted within the PD
- The proposed land uses are appropriate at the intersection of Preston Road and the Outer Loop and already allowed within the PD
- Nothing within State Law or the local Zoning Ordinance requires P&Z approval of Concept Plans (i.e. it's an outdated and redundant process)

RECOMMENDATION

- Per the governing PD, the Planning & Zoning Commission is the final approval authority for the Concept Plan
- Staff recommends approval with the condition that all comments from Engineering, Planning, and Building are addressed

KFM ENGINEERING & DESIGN

Land Use Concept Plan

SHAWNEE TRAIL

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

0 50 100 200
Scale: 1"=100'

11/02/23

File Path:K:\Projects\010001\058\planning\20231023 CONCEPT 02\indd\Shawnee Trail Land Use Concept Plan