



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, NOVEMBER 8, 2016 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of First Southwest Securities Advisors (Hughes, Bulaich)
- B. Light Farms Police and Fire Fees (Petty)
- C. Planning & Zoning Commission Annual Report for the Fiscal Year 2015-16. (Ousley)
- D. Parkfest Update (Cromwell)
- E. Keep Celina Beautiful Update (Norris)
- F. Discussion regarding any and/or all agenda items

III. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.087, Deliberation Regarding Economic Development Negotiation.

- A. Economic Development incentives for potential retail. (Chaffin)

Reconvene into Open Session

- B. Consider and act upon any items discussed in executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. 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 City Council.

A. Minutes Approval:

1. City Council - Regular Meeting - Oct 11, 2016 5:00 PM

- B. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2015-42, which adopted and approved the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016, and make appropriations for each department, project and account, by adopting an amended fiscal year 2015-2016 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutouchian)
- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the City's Code of Ordinances, Appendix A: Fee Schedule, various utility fees. (Fourmentin)
- D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 70.000 acre tract of land and an approximately 30.778 acre tract of land, both being situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road); and more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and the rights-of-way adjacent to these properties. (Hundred Acre Park Annexation) (Liebman)
- E. Consider and act upon a Construction Plat for Bluewood Phase 1, an approximately 103.03 acre tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No. 346, and generally located on the north side of Ownsby Parkway, south of Choate Parkway, east of Carter Ranch, and west of future Coit Road (CR 86) containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Construction Plat) (Liebman)
- F. Consider and act upon a Final Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 147 residential lots and thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II) (Liebman)
- G. Consider and act upon a Final Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland) (Liebman)
- H. Consider and act upon a Final Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprised of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II) (Liebman)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 70.00 acre tract of park land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of Custer Road; a 30.778 acre tract of park land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of Custer Road; a 4.006 acre tract of park land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and generally located at the southwest corner of FM 455 and FM 428; a 14.974 acre tract of park land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas and generally located south of FM 455 and west of FM 428; and a 44.00 acre tract of park land situated in the Celina City Park Addition Lot 1, Block 1, Celina, Collin County, Texas and generally located south of FM 455 and west of FM 428, as described in Exhibit "A," and depicted in Exhibits "B," "C," "D," and "E," attached hereto and incorporated herein to be zoned CF, Community Facilities zoning district. (City Park Land Rezoning) (Liebman)
- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 43.0 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1008, Collin County, Texas, and generally located at the northwest corner of CR 86 (future Coit Road) and CR 84, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein, to be zoned PD, Planned Development District #74. (Ken Wood Tract Rezoning) (Liebman)
- C. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±119.138 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 Collin County, Texas and located within the city limits of the City of Celina, Texas. The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Ownsby Farms) (Liebman)
- D. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 8.784 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 95, 38 and 96. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Old Celina Annexations) (Liebman)
- E. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 3.305 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Sheet 2, Tract 2, Collin County Texas and a 0.95 acre tract of land situated in the B.B.B. and C. RR. Co Survey Abstract No. 132, Tract 20 Collin County, Texas. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Liebman) (Old Celina Annexations)

- F. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 186.653 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 1 and 74; the Samuel Queen Survey, Abstract No. 731, Tract 7; the J.K. Rice Survey, Abstract No 767, Tract 2; and the H.C. Routh Survey, Abstract No. 765, Tract 11, Collin County, Texas. The property is generally located east of Preston Road (SH 289), and south of FM 455. (Old Celina Annexations) (Liebman)
- G. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 37.85 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 tracts 91-94, Collin County. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Old Celina Annexations) (Liebman)
- H. The Celina City Council will conduct a public hearing to consider testimony and act upon amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: "Development Standards and Use Regulations," Division 4, "Fencing, Wall and Screening Requirements," Section 14.05.123, "Fences in Residential Areas." (Fences) (Liebman)

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed legislation before the Texas House of Representatives and the Texas Senate regarding the timing of the future annexation of land located within the Smiley Road Water Control and Improvement District. (Smiley Road Water Control and Improvement District Legislation) (Liebman)
- B. Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for December 13, 2016 on the PID Levy and Assessments, approving the preliminary Service Assessment Plan (SAP) and proposed assessment roll, setting a levy and assessment date for December 13, 2016 and directing notice of the December 13, 2016 public hearing for Mustang Lakes Phase 2 Public Improvement District, consisting of a ±682 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 2 PID) (Liebman)
- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed Palladium Celina Senior Living Development located on the southwest corner of E. Sunset Blvd and County Road 89 (Palladium Celina Senior Living) (Liebman)
- D. Consider and act upon a Construction Plat for Legacy Drive and Frontier Parkway, being approximately 8.663 acres situated in the William Davenport Survey, Abstract No. 262, and the J. McKinn Survey, Abstract No. 889 the property is generally located at the northwest and northeast corners of Frontier Parkway and Legacy Drive. (Creeks of Legacy) (Liebman)
- E. Consider and act upon a resolution setting a date, time and place (Tuesday, December 13, 2016 at 5:00 PM & Tuesday, December 13, 2016 at 5:05 PM) at 112 N. Colorado Dr., Celina, Tx 75009, for public hearings on the proposed annexations of a 7.646 acre tract of land situated in the Collin County School Land #14 Survey Abstract No. 167, Tract 37, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located on the east of FM 1385, north and west of Crutchfield Dr., and south of FM 428. (Ayala Tract) (Liebman)

X. 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.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Rick Chaffin, Interim City Manager
Date: November 8, 2016
Re: First Southwest Securities Presentation

Action Requested:

Introduction of First Southwest Securities Advisors (Hughes, Bulaich)

Background Information:

Representatives Jason Hughes and Nick Bulaich from First Southwest Securities will introduce themselves to the City Council.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Representatives' biographies are attached.

Staff Recommendation:

Jason Hughes

Managing Director



Contact Information

1201 Elm Street
Suite 3500
Dallas, Texas 75276

Telephone: 214.953.8707
jason.hughes@hilltopsecurities.com

Areas of Focus

- Specializes in public finance

Profile

- Joined the Firm in 1998
- Works with cities, school districts, counties, economic development corporations and development districts
- Has extensive experience with both short-term and long-term debt, including general obligation bonds, certificates of obligation, tax notes, revenue bonds, variable rate demand notes and commercial paper, as well as advance refundings and debt restructurings
- Provides financial advisory services for Texas, New Mexico and Missouri clients

Education

- Bachelor of Business Administration in Finance and Economics, Texas Tech University

Licenses Held

- Registered Representative of the Financial Industry Regulatory Authority (FINRA)
 - General Securities Representative, Series 7
 - Municipal Advisor Representative, Series 50
 - Uniform Securities Agent, Series 63
 - Investment Banking Representative, Series 79

Current Affiliations

- Texas Municipal League (TML)
- Government Finance Officers Association of Texas (GFOAT)

Nick Bulaich

Managing Director



Contact Information

777 Main Street

Suite 1200

Fort Worth, Texas 76102

Telephone: 817.332.9710

nick.bulaich@hilltopsecurities.com

Areas of Focus

- Specializes in public finance

Profile

- Joined the Firm in 2001
- Reviews legal documentation, provides quantitative support and oversees the general processing of financings
- Supplies refunding analyses, debt structuring, cash flow models, and credit analysis for a wide range of issuers
- Has worked with clients, including cities, counties, school districts, public and private universities, hospitals, and water districts

Education

- Bachelor of Business Administration in Finance with a minor in Accounting, Texas Christian University

Licenses Held

- Registered Representative of the Financial Industry Regulatory Authority (FINRA)
 - General Securities Representative, Series 7
 - Municipal Advisor Representative, Series 50
 - Uniform Securities Agent, Series 63
 - Investment Banking Representative, Series 79



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Planning Manager
CC: Rick Chaffin, Interim City Manager
Date: November 8, 2016
Re: Planning & Zoning Commission Annual Report

Action Requested:

Planning & Zoning Commission Annual Report for the Fiscal Year 2015-16. (Ousley)

Staff Recommendation:

N/A



Planning & Development Services
City of Celina, Texas

Memorandum

To: The Celina Planning and Zoning Commission
CC: Rick Chaffin, Interim City Manager
 Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Brooks Wilson, AICP, Planning Manager
Meeting Date: November 8, 2016
Re: FY 2015-2016 Planning and Zoning Commission Annual Report

2015-16 Zoning Cases				
name	type	date	acres	totals
Ace Hardware zoning	PD zoning	8/2/2016	2	
Bluewood, Wells North	PD zoning	2/16/2016	244	
Cambridge Crossing	PD zoning	3/15/2016	640	
Celina Hills Tract	PD zoning	9/20/2016	113	
Champion Waste & Recycling	PD zoning	1/19/2016	9	
City Park Land zoning	CF zoning	10/18/2016	153	
DC Ranch zoning	SF-E zoning	5/17/2016	165	
Grace Bridge	PD zoning	7/19/2016	2	
Hillside Village	PD zoning	3/15/2016	71	
Huddleston L-1 zoning	PD zoning	10/15/2015	58	
Huddleston SF zoning	PD zoning	10/15/2015	60	
Keeran Tract	PD zoning	3/15/2016	32	
Ken Wood Tract	PD zoning	8/16/2016	40	
Kids R Kids zoning	PD zoning	11/17/2015	4	
Littell zoning	PD zoning	11/17/2015	93	
Mahard Tract	PD zoning	9/20/2016	10	
Mustang Lakes PD amendment	PD zoning	1/19/2016	682	
O'Donnell zoning	PD zoning	6/21/2016	642	
Pakvest zoning	PD zoning	6/21/2016	5	
Palladium Senior Living zoning	PD zoning	6/21/2016	11	
Parks at Wilson Creek	PD zoning	1/19/2016	670	
Rolling Meadows zoning	SF-E zoning	5/17/2016	51	
Sutton Fields 128	PD zoning	1/19/2016	128	
Tractor Supply	PD zoning	2/16/2016	4	
Westgate 96	PD zoning	2/16/2016	96	
				total acres zoned:
				3,985

2015-16 Construction Plats					
<i>name</i>	<i>type</i>	<i>date</i>	<i>acres</i>	<i>lots</i>	<i>totals</i>
Ace Hardware	const plat	9/20/2016	2	0	total construction platted acres: 706 total number construction platted lots: 2,405
BGREA tract	const plat	5/13/2016	2	0	
Bluewood, Wells North Phase 1	const plat	10/18/2016	103	337	
Celina Village	const plat	12/15/2015	4	18	
Creeks of Legacy Phase 2B	const plat	9/20/2016	20	83	
Light Farms Cypress Phase 2	const plat	3/15/2016	37	147	
Light Farms Eastland	const plat	3/15/2016	47	156	
Light Farms Hazel Phase 2	const plat	5/13/2016	4	14	
Light Farms Sage Phase 2	const plat	3/15/2016	31	153	
Lilyana, Wells South Phase 1	const plat	1/19/2016	99	294	
Mustang Lakes Phase 2A	const plat	1/19/2016	60	240	
Mustang Lakes Phase 2B	const plat	1/19/2016	45	120	
Owensby Farms Phase 1	const plat	12/15/2015	73	205	
Parkside Phase 2	const plat	12/15/2015	20	122	
Sutton Fields infrastructure	const plat	7/19/2016	13	0	
Sutton Fields Phase 1A	const plat	7/19/2016	70	318	
Sutton Fields Phase 1B	const plat	7/19/2016	51	197	
Tractor Supply	const plat	4/19/2016	2	0	
Wellspring Phase 1	const plat	7/19/2016	44	129	
Westgate Section Four	const plat	8/16/2016	3	12	
			706	2,405	

- Summary of lots includes home lots only. No commercial lots or HOA lots are included.
- A Construction Plat is a preliminary plat and does not establish a “buildable lot.”
- A total of three (3) construction plats were approved for commercial lots (Ace Hardware, the BGREA tract, and Tractor Supply).
- One (1) construction plats were approved for rights-of-way and off-sites (Sutton Fields Phase 1 infrastructure).

2015-16 Final Plats/Replats					
<i>name</i>	<i>type</i>	<i>date</i>	<i>acres</i>	<i>lots</i>	<i>totals</i>
Carter Ranch Phase 2C-2	final plat	9/20/2016	23	70	total final platted acres: 513 total number platted lots: 1,136
Celina Village	final plat	5/17/2016	4	18	
Creeks of Legacy Phase 1A	final plat	11/17/2015	60	212	
First United Methodist Church	final plat	7/19/2016	20	0	
LF Cypress Creek & Worthington ROW	final plat	1/19/2016	7	0	
Light Farms Grange	final plat	2/16/2016	18	49	
Light Farms Hawthorne Phase 1	final plat	1/19/2016	29	118	
Light Farms Hawthorne Phase 2	final plat	5/17/2016	7	32	
Light Farms Hazel Phase 1	final plat	2/16/2016	29	106	
Light Farms Hazel Phase 2	final plat	5/17/2016	4	14	
Light Farms Maydelle Phase 2	final plat	2/16/2016	16	36	
Light Farms Parkview	final plat	2/16/2016	15	24	
Light Farms Prairie Crossing ROW	final plat	9/20/2016	3	0	
Mustang Lakes Phase 1	final plat	5/17/2016	172	335	
Parkside Phase 2	final plat	7/19/2016	20	122	
Martin Marietta (TXI)	replat	3/15/2016	90	0	
			513	1,136	

- Summary of lots includes home lots only. No commercial lots or HOA lots are included.
- A Final Plat establishes a “buildable lot.”
- A total of two (2) final plats/replats were approved for commercial lots (First United Methodist Church and Martin Marietta-TXI tracts).
- A total of two (2) final plats were approved for rights-of-way (Light Farms Cypress Creek Way and Worthington Way and Light Farms Prairie Crossing).

2015-16 General Development Plans				
<i>Name of Project</i>	<i>Type</i>	<i>Date</i>	<i>Acres</i>	
Bluewood, Wells North GDP	GDP	7/19/2016	213	total acres GDPs: 2,084
Cambridge Crossing GDP	GDP	6/21/2016	455	
Chalk Hill GDP	GDP	4/19/2016	156	
Creeks of Legacy West GDP	GDP	9/20/2016	103	
Khatri 40 GDP	GDP	4/19/2016	40	
Lilyana, Wells South GDP	GDP	1/19/2016	380	
Owensby Farms GDP	GDP	11/17/2015	114	
Sutton Field (overall) GDP	GDP	2/16/2016	623	
			2,084	

2015-16 Site Plans, Variances, and Ordinance Amendments		
<i>Name of Project</i>	<i>Type</i>	<i>Date</i>
Keller Williams site plan	Site Plan	8/2/2016
Creeks of Legacy road construction timing issue	Subdivision Ordinance Variance	9/20/2016
Sign Code (Kiosks)	Sign Ordinance Amendments	2/16/2016
Thoroughfare Plan	Zoning Ordinance Amendments	3/15/2016
Re-established the Single Family Estate zoning district		4/19/2016
Old Celina Residential Development Standards		5/17/2016
Residential Fence Ordinance		10/18/2016



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, OCTOBER 11, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Mindy Koehne	City of Celina	Place 5	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Bill Webber	City of Celina	Place 1	Present	6:01 PM
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	5:35 PM
Wayne Nabors	City of Celina	Place 2	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:01 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Employee Introductions, Recognitions, Promotions (Dev Services, Engineering, Public Works, Fire, Police)

Director of Planning and Development Services Helen-Eve Liebman announced the promotion of Brooks Wilson to Planning Manager and Ben Rodriguez to Senior Planner. Director of Engineering Gabe Johnson announced the promotion of Catherine Oduro to Engineer in Training and Alan Fourmentin to Director of Public Works. Fire Chief Mark Metdker introduced Eric Everson as new Division Chief over Emergency Management.

B. Parkfest Update (Montgomery)

Michael Montgomery noted that Parkfest will take place this Saturday and VIP packages were given out to City Council members.

C. Solid Waste Collection Discussion (Montgomery)

Administrative Services Manager Michael Montgomery told the City Council that he met with Progressive Waste in an effort to gain a higher level of service and has given them 30 days for improvement. He also noted that bulk trash services will be picked up on the first full week and the third week of each month.

D. Discussion regarding any and/or all agenda items

No further items discussed.

III. EXECUTIVE SESSION:

Minutes Acceptance: Minutes of Oct 11, 2016 5:00 PM (Minutes Approval)

The City Council adjourned into Executive Session at 5:12 p.m. with Interim City Manager Rick Chaffin and City Attorney Lance Vanzant. Councilman Anderson joined at 5:35 p.m. Councilmen Nabors and Webber were absent.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. Police Chief and Fire Chief

Reconvene into Open Session

City Council reconvened into open session at 5:47 p.m.

B. Consider and act upon any items discussed in Executive Session.

Councilman Hopkins moved to appoint Tony Griggs as Police Chief as discussed in Executive Session. Mayor Terry thanked Fire Chief Mark Metdker for stepping in to serve (as Public Safety Director) in the interim.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

IV. **PLEDGE OF ALLEGIANCE/INVOCATION:**

Mayor Terry led the pledges of allegiance and gave the invocation.

V. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

Police Chief Tony Griggs presented Lieutenant Shea Scott with a plaque for 10 years of service to the city.

A. American Planning Association Award of Excellence, National Planning Month (Liebman)

Mayor Terry presented the award to the Planning Department and read the National Planning Month proclamation.

B. Fire Prevention Month (Metdker)

VI. **OPEN FORUM:**

Richard Waina of 3795 Dove Creek gave a petition to council and spoke regarding the 43 acre rezoning request (VIII A). He strongly opposes this and recommends the council disapprove the item. He also opposes a water tower in this area (VII G).

Erik Geiger of 1123 E. Ownsby Parkway stated he lives directly across the street (VIII A) and says it is not consistent with what Hillwood was asked to do. He said it needs to be better thought out.

Vic Stalick of 3622 Quail Hollow said he didn't see a reasonable use as commercial property (VIII A). He said we need improved roads and that the better commercial areas are on FM1461, and SH289. He said multi-family, densely populated areas become crime areas and doesn't provide any benefit for Celina. He urges Council to vote no and find something more amenable.

Elaine Ford with Hillwood Development at 3090 Olive Street in Dallas, Texas, stated that the land plan has some uses that are practical. Her concerns are that the largest lots border townhomes and requests progression to larger density. She said Mini Storage Facilities should not be adjacent to single family and are usually in Industrial type zoning.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Sep 13, 2016 5:00 PM
2. City Council - Special Meeting - Sep 22, 2016 5:30 PM
3. City Council - Special Meeting - Oct 3, 2016 6:00 PM

B. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Griggs)**C. Consider and act upon Interlocal Agreements by and between the City of Celina and Collin County for Animal Control Services and Animal Shelter Use. (Faulkner)****D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2016 Certified Tax Roll for the City of Celina. (Toutounchian)**

(2016-51R)

E. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Patterson Professional Group in the amount of \$75,000.00 for the rehabilitation of the Willock Hills Lift Station. (Fourmentin)**F. Consider and act to authorize the City Manager to execute an agreement between the Texas Department of Transportation and the City of Celina to contribute right of way funds for the widening of FM 455 at Cole's Branch. (Fourmentin)****G. Consider and act upon a contract by and between the City of Celina and Freese and Nichols and Associates for Professional Services related to the Design of the SE Sector Water Tower, Preston Road Water Line and CR 134 Water Line. (Johnson)****H. Consider and act to authorize the City Manager to execute a contract Change Order No. 1 with Kodiak Trenching and Boring, LLC in the amount of \$51,498.93 for the Construction of the Southeast Sector Sewer Lines for Phase 1. (Johnson)****I. Consider and act to authorize staff to sign a letter to TCEQ in support of a western regional WWTP as per the Wastewater Master Plan. (Johnson)****J. Consider and act to authorize the Mayor Pro-Tem to execute an Interlocal Agreement with Mustang SUD to serve the Sutton Fields tract. (Johnson)**

Minutes Acceptance: Minutes of Oct 11, 2016 5:00 PM (Minutes Approval)

- K. Consider and act upon a petition of voluntary annexation from Kirkman Engineering on Behalf of Old Celina LTD and Equity Trust Company Custodian Fbo Sherese Glendening, setting a date time and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 37.85 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 tracts 91-94, Collin County, Texas by the City and authorizing and directing the City Secretary to publish notice of such Public Hearings and authorizing city staff to take all necessary action to fulfill the requirements of the Municipal Annexation Act. (Old Celina Annexations) (Liebman)
- L. Consider and act upon a petition of voluntary annexation into the City Limits from Kirkman Engineering on behalf of Old Celina LTD and Equity Trust Company Custodian Fbo Sherese Glendening, setting a date, time and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 8.784 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Tracts 95, 38 & 96. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. Act. (Old Celina Annexations) (Liebman)
- M. Consider and act upon a petition of voluntary annexation from Kirkman Engineering on behalf of Old Celina LTD, setting a date time and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 3.305 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Sheet 2, Tract 2, Collin County Texas and a 0.95 acre tract of land situated in the B.B.B. and C. RR. Co Survey Abstract No. 132, Tract 20 Collin County, Texas. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Liebman) (Old Celina Annexations)
- N. Consider and act upon a petition of voluntary annexation from Kirkman Engineering on behalf of Old Celina LTD, setting a date, time, and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 186.653 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 1 and 74; the Samuel Queen Survey, Abstract No. 731, Tract 7; the J.K. Rice Survey, Abstract No 767, Tract 2; and the H.C. Routh Survey, Abstract No. 765, Tract 11, Collin County, Texas. The property is generally located East of Preston Road (SH 289), and South of FM 455. (Old Celina Annexations) (Liebman)
- O. Consider and act upon a Final Plat for Prairie Crossing Right-of-Way (formerly CR 51), being a ± 2.769 acre tract of land situated in the John Ragsdale Survey, Abstract No 734. The tract is generally located west of the northwest corner of the BNSF Railroad and Frontier Parkway. (Light Farms Prairie Crossing Right-of-Way) (Liebman)
- P. Consider and act upon a Construction Plat for Creeks of Legacy, Phase 2B, a ± 19.823 acre tract of land situated in the F.D. Gary Survey, Abstract No. 361, containing eighty-three (83) residential lots and one (1) HOA lot. The property is generally located north of Frontier Parkway (CR 5), south of Driftwood Creek Trail and east of Doe Branch Boulevard. (Creeks of Legacy Phase 2B) (Liebman)
- Q. Consider and act on a Construction Plat for Ace Hardware, being a ± 1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289), Celina, Texas. (Ace Hardware) (Liebman)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 43.0 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1008, Collin County, Texas, and generally located east of CR 83, west of CR 86 (future Coit Road), and north of CR 84, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein, to be zoned PD, Planned Development District #74. (Ken Wood Tract Rezoning) (Liebman)

Mayor Terry opened the hearing. Vic Stalick of 3642 Quail Hollow said the key to development is roads and asks the Council to please consider. Dale Bainum of 3541 Heritage Trail asked if commercial could be set up as a conditional use permit. He asked how the Celina Hills Development plan integrates with this. Erik Geiger of 1123 E. Ownsby Parkway asked if an a-typical high density (project) could be done here (in response to a statement that high density is not typically done in so small an area as designated). Shea Kirkman of Kirkman Engineering at 312 W. Walnut Street in Celina, representing the applicant said that a townhome is a good transition. Zero lot single family detached homes could be added here. He said the applicant is working over and above city code. Their intent is not multi-family. The roadway intent for Ownsby Parkway will be a 2 lane extension. It will be developed as infrastructure develops with it. He said Celina Hills looked at both tracts for land use planning. The hearing is continued to November 8th.

RESULT: NO ACTION

Next: 11/8/2016 5:00 PM

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended, the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 10.00 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Block 4, Tract 86 Collin County, Texas, and generally located at the northeast corner of the BNSF Railroad and Frontier Parkway, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned from AG, Agriculture zoning district to PD, Planned Development District #73, with a base zoning designation of I-1, Light Industrial zoning district. (Mahard Tract Rezoning) (Liebman)

(2016-67) Mayor Terry opened the hearing at 6:30 p.m. Dale Bainum of 3541 Heritage Trail said he was concerned about properties to the left and right because of the lowering of standards (masonry requirements). Mayor Terry closed the hearing at 6:38 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of land that is an approximately 115.503 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1009, Collin County, Texas, and generally located south of Choate Parkway (CR 88), west of CR 86, and east of Wells North, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned "PD" Planned Development District #72, with base zoning designations of SF-R, Single Family Residential zoning district, R/O, Retail/Office zoning district, and MU-2, Regional Mixed Use zoning district. (Celina Hills) (Liebman)

(2016-68) Shea Kirkman of Kirkman Engineering representing the applicant noted that the townhomes section has the added ability for detached and single-family as well. Mayor Terry closed the hearing at 6:54 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- D. The Celina City Council will conduct two (2) public hearings at 5:00 p.m. and 5:05 p.m. on the proposed voluntary annexation of two tracts of City-owned land within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being an approximately 70.000 acre tract of land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road); and being an approximately 30.778 acre tract of land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road), and the rights-of-way adjacent to these properties. (Hundred Acre Park Annexation) (Liebman)

Mayor Terry opened the first hearing at 6:54 p.m. No public comment was received. Mayor Terry closed the first hearing at 6:55 p.m. Mayor Terry opened the second hearing at 6:55 p.m. No public comment was received. Mayor Terry closed the second hearing at 6:56 p.m.

- E. Consider and act upon a request from Centurion American Development Group for a Subdivision Ordinance Variance to Section 10.23.122(r)(5) Boundary Streets and Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds placed in escrow for the future construction. The portions of roadways are CR 6 (Legacy Drive) located north of Frontier Parkway. (Creeks of Legacy Variance) (Liebman)

Mayor Terry recused himself and left the meeting at this time, 6:56 p.m. Mayor Pro Tem Anderson opened the hearing. Dale Bainum of 3541 Heritage Trail asked if escrow will be enough in the future. He said it seems risky. Mayor Pro Tem Anderson closed the hearing at 7:02 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Carmen Roberts, Place 4
SECONDER: Mindy Koehne, Place 5
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- F. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±119.138 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas and located within the city limits of the City of Celina, Texas. The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Ownsby Farms) (Liebman)

Councilman Webber moved to continue the hearing to November 8th.

RESULT: TABLED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Andy Hopkins, Place 3
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

IX. ACTION ITEM:

- A. Consider and act to approve the purchase of the Danville Water Tower site along FM 2478 in the amount of \$47,500. (Johnson)

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- B. Consider and act upon an ordinance amending Section 3.07.018 (9) of the Code of Ordinances regarding Kiosk Signs. (Liebman)

(2016-69)

RESULT: APPROVED [UNANIMOUS]
MOVER: Carmen Roberts, Place 4
SECONDER: Andy Hopkins, Place 3
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, declaring expectation to reimburse expenditures with proceeds of future debt. (Toutouchian)

(2016-52R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 7:08 p.m.

Sean Terry, Mayor

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Oct 11, 2016 5:00 PM (Minutes Approval)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutouchian, Finance Director
CC: Rick Chaffin, Interim City Manager
Date: November 8, 2016
Re: Amended Budget FY 2016

Action Requested:

Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2015-42, which adopted and approved the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016, and make appropriations for each department, project and account, by adopting an amended fiscal year 2015-2016 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutouchian)

Background Information:

This ordinance approves any needed 2016 fiscal year budget amendments.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Legal Review:

Supporting Documents:

Ordinance amending the budget

Staff Recommendation:



**CITY OF CELINA
AMENDED BUDGET
FOR THE
FISCAL YEAR 2015—2016**

phone: 972.382.2682 | fax: 972.382.3736 | 142 N. Ohio Celina, Texas 75009 | www.celina-tx.gov

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

GENERAL FUND

Fund Summary

Library

General Services Office

Development Services

Administration

Municipal Court

Fire & EMS

Streets

Police

Parks

Main Street

Marketing

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

GENERAL FUND
SUMMARY REPORT

	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUE SUMMARY					
FINES & FEES	2,058,050	3,297,066	1,239,016	3,297,066	60%
TAXES	3,804,839	4,109,090	304,251	4,109,090	8%
GRANTS	0	18,784	18,784	18,784	100%
CONTRIBUTIONS/DONATIONS	180,000	353,146	173,146	353,146	96%
INTEREST	39,000	45,935	6,935	45,935	18%
MISCELLANEOUS REVENUE	303,300	394,505	91,205	394,505	30%
TRANSFERS	1,987,000	492,000	(1,495,000)	492,000	-75%
TOTAL REVENUES	8,372,189	8,710,526	338,337	8,710,526	4%
EXPENDITURE SUMMARY					
LIBRARY	156,465	153,752	(2,713)	153,752	-2%
GENERAL SERVICES OFFICE	229,247	193,331	(35,916)	193,331	-16%
DEVELOPMENT SERVICES	890,278	701,739	(188,539)	701,739	-21%
ADMINISTRATION	1,187,086	1,237,143	50,057	1,237,143	4%
MUNICIPAL COURT	91,528	101,670	10,142	101,670	11%
FIRE	1,891,416	1,839,971	(51,445)	1,839,971	-3%
STREETS	1,052,214	1,054,704	2,490	1,054,704	0%
POLICE	1,727,083	1,620,745	(106,338)	1,620,745	-6%
PARKS	771,157	793,196	22,039	793,196	3%
MAIN STREET	90,367	95,280	4,913	95,280	5%
MARKETING	281,944	240,785	(41,159)	240,785	-15%
TOTAL EXPENDITURES	8,368,785	8,032,317	(336,468)	8,032,317	-4%
REVENUES OVER (UNDER) EXPENDITURES	3,404	678,210	674,806	678,210	8%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

GENERAL FUND REVENUE
DETAIL REPORT

REVENUES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
FINES & FEES					
102-400-01-4020 COURT FINES	115,000	162,264	47,264	162,264	41.1%
102-400-01-4021 COURT FINES-SECURITY	3,700	5,883	2,183	5,883	59.0%
102-400-01-4022 COURT FINES-TECHNOLOGY	5,000	7,844	2,844	7,844	56.8%
102-400-01-4023 COURT FINES-TIME PAY	1,600	2,120	520	2,120	32.5%
102-400-01-4024 COURT FINES - DEF DISPO	55,000	105,647	50,647	105,647	92.0%
102-400-01-4026 TRUANCY PREVENTION FUND	1,750	3,808	2,058	3,808	117.6%
102-400-01-4027 CREDIT CARD FEES	0	9,483	9,483	9,483	100.0%
102-400-01-4028 JURY FEES	0	6	6	6	100.0%
102-400-01-4030 PERMITS	1,591,000	2,334,824	743,824	2,334,824	46.7%
102-400-01-4060 EMS FEES	175,000	155,317	(19,683)	155,317	-11.2%
102-400-01-4080 DEVELOPMENT FEES	100,000	509,870	409,870	509,870	409.8%
102-400-01-4081 ROADWAY FEES	10,000	0	(10,000)	0	-100.0%
TOTAL FINES & FEES	2,058,050	3,297,066	1,239,016	3,297,066	60.20%
TAXES					
102-400-02-4010 SALES TAX	609,805	719,210	109,405	719,210	17.9%
102-400-02-4050 PROPERTY TAX-CURRENT	2,860,407	2,865,063	4,656	2,865,063	0.1%
102-400-02-4060 PROPERTY TAX-DELINQUENT	25,000	154,976	129,976	154,976	519.9%
102-400-02-4071 FRANCHISE TAXES - ELECT	212,360	260,313	47,953	260,313	22.5%
102-400-02-4072 FRANCHISE TAXES - GAS	50,400	47,048	(3,352)	47,048	-6.6%
102-400-02-4073 FRANCHISE TAXES - TELEP	17,740	25,225	7,485	25,225	42.1%
102-400-02-4074 FRANCHISE TAXES - CABLE	21,043	29,914	8,871	29,914	42.1%
102-400-02-4075 UTILITIES PEG FEES	7,184	5,983	(1,201)	5,983	-16.7%
102-400-02-4076 HOTEL OCCUPANCY TAX	900	1,358	458	1,358	50.8%
TOTAL TAXES	3,804,839	4,109,090	304,251	4,109,090	8.00%
GRANTS					
			0	0	
102-400-03-4046 TEXAS FOREST SERVICE GR	0	17,444	17,444	17,444	100.0%
102-400-03-4057 POLICE TRAINING GRANT	0	1,340	1,340	1,340	100.0%
TOTAL GRANTS	0	18,784	18,784	18,784	100.00%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

REVENUES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
CONTRIBUTIONS/DONATIONS					
102-400-04-4051 MAIN STREET-SPECIAL EVENTS	15,000	24,035	9,035	24,035	60.2
102-400-04-4052 MAIN STREET GOLF-TOURNAMENT	50,000	57,472	7,472	57,472	14.9
102-400-04-4058 POLICE DONATION	0	3,500	3,500	3,500	100.0
102-400-04-4059 FIRE DEPT DONATIONS	0	1,050	1,050	1,050	100.0
102-400-04-4705 COUNTY LIBRARY FUNDS	0	17,388	17,388	17,388	100.0
102-400-04-4711 CITY SPONSORED EVENTS REV	45,000	73,525	28,525	73,525	63.3
102-400-04-4712 CITY & CHAMBER BALLOON FEST	70,000	176,176	106,176	176,176	151.6
TOTAL CONTRIBUTIONS/DONATIONS	180,000	353,146	173,146	353,146	96.19%
INTEREST					
102-400-05-4800 INTEREST INCOME	39,000	45,935	6,935	45,935	17.7
TOTAL INTEREST INCOME	39,000	45,935	6,935	45,935	17.7
MISCELLANEOUS REVENUE					
102-400-09-4090 POLICE REPORTS	500	593	93	593	18.6
102-400-09-4091 POLICE SEIZURES	0	2,467	2,467	2,467	100.0
102-400-09-4092 COUNTY REBATE OF CHILD S	7,000	8,373	1,373	8,373	19.6
102-400-09-4093 COLLIN COUNTY FIREMAN'S	55,000	74,163	19,163	74,163	34.8
102-400-09-4094 DENTON COUNTY FIREMAN'S	10,000	10,000	0	10,000	0.0
102-400-09-4700 SALE OF FIXED ASSETS	0	15,800	15,800	15,800	100.0
102-400-09-4720 PROPERTY RENTAL	12,000	31,476	19,476	31,476	162.3
102-400-09-4730 PARK FACILITIES USAGE FEES	132,000	171,406	39,406	171,406	29.8
102-400-09-4731 PARK CONCESSION REVENUE	48,000	35,367	(12,633)	35,367	-26.3
102-400-09-4740 HEALTH INSPECTION FEES	12,000	10,250	(1,750)	10,250	-14.5
102-400-09-4741 FIRE INSPECTION FEES	2,800	4,340	1,540	4,340	55.0
102-400-09-4742 ALARM PERMIT	2,500	7,875	5,375	7,875	215.0
102-400-09-4743 KEEP CELINA BEAUTIFUL	5,000	9,025	4,025	9,025	80.5
102-400-09-4850 MISCELLANEOUS INCOME	15,000	10,867	(4,133)	10,867	-27.5
102-400-09-4852 LIBRARY SERVICES CONTRACT	1,500	2,501	1,001	2,501	66.7
102-400-09-4853 CASH OVER/SHORT	0	2	2	2	100.0
TOTAL MISCELLANEOUS REVENUE	303,300	394,505	91,205	394,505	30.07%
TRANSFERS					
102-400-99-4600 TRANSFERS IN	1,987,000	492,000	(1,495,000)	492,000	-75.2
TOTAL TRANSFERS	1,987,000	492,000	(1,495,000)	492,000	-75.24%
0					
TOTAL REVENUES-GENERAL FUND	8,372,189	8,710,526	338,337	8,710,526	4.04%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

LIBRARY

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
508-01-5100 SALARIES	91,307	90,966	(341)	90,966	-0.37%
508-01-5110 P/R TAX EXPENSE	6,985	7,190	205	7,190	2.93%
508-01-5111 SUTA	1,080	568	(512)	568	-47.41%
508-01-5115 GROUP HEALTH INSURANCE	6,000	6,000	0	6,000	0.00%
508-01-5116 RETIREMENT - TMRS	3,365	3,367	2	3,367	0.06%
508-01-5117 WORKMAN'S COMPENSATION	402	78	(324)	78	-80.60%
508-01-5120 LONGEVITY PAY	624	384	(240)	384	-38.46%
508-01-5122 SCHOOL, REGISTRATION & TUITION	470	0	(470)	0	-100.00%
508-01-5123 TRAVEL, MEALS & LODGING	1,852	1,500	(352)	1,500	-19.01%
TOTAL PAYROLL EXPENSE	112,085	110,053	(2,032)	110,053	-1.81%
LEGAL & PROFESSIONAL EXP	0	0	0	0	
MATERIALS & SUPPLIES					
508-03-5208 COMPUTER SW/HW	2,325	1,438	(887)	1,438	-38.15%
508-03-5209 OFFICE SUPPLIES	1,000	850	(150)	850	-15.00%
508-03-5210 MATERIAL / SUPPLIES	2,000	1,469	(531)	1,469	-26.55%
TOTAL MATERIALS & SUPPLIES	5,325	3,757	(1,568)	3,757	-80%
MAINTENANCE EXPENSE					
508-04-5205 MAINTENANCE AGREEMENTS	6,500	8,824	2,324	8,824	35.75%
TOTAL MAINTENANCE EXPENSE	6,500	8,824	2,324	8,824	35.75%
UTILITY EXPENSE					
508-05-5400 LAND PHONE LINES	2,625	2,154	(471)	2,154	-17.94%
508-05-5403 INTERNET / DSL	2,700	2,672	(28)	2,672	-1.04%
508-05-5419 NATURAL GAS	850	727	(123)	727	-14.47%
508-05-5420 ELECTRICITY	3,700	1,802	(1,898)	1,802	-51.30%
508-05-5421 OTHER UTILITIES	0	1,325	1,325	1,325	100.00%
TOTAL UTILITY EXPENSE	9,875	8,680	(1,195)	8,680	-12.10%
MISCELLANEOUS EXPENSE					
508-09-5220 POSTAGE/COURIER	400	145	(255)	145	-63.75%
508-09-5240 GENERAL INSURANCE	431	431	0	431	0.00%
508-09-5250 MEMBERSHIP & DUES	549	454	(95)	454	-17.30%
508-09-5285 HIREING EXPENSES FOR NEW	0	57	57	57	100.00%
508-09-5410 OFFICE CLEANING	3,400	2,782	(618)	2,782	-18.18%
508-09-5415 EQUIPMENT RENTAL	1,400	1,403	3	1,403	0.21%
508-09-5710 LIBRARY BOOKS	16,500	17,165	665	17,165	4.03%
MISCELLANEOUS EXPENSE	22,680	22,437	(243)	22,437	-1.07%
TOTAL LIBRARY EXPENSE	156,465	153,751	(2,714)	153,751	-1.73%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

GENERAL SERVICES OFFICE

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
509-01-5100 SALARIES	122,114	122,844	730	122,844	0.60%
509-01-5110 P/R TAX EXPENSE	9,342	9,654	312	9,654	3.34%
509-01-5111 SUTA	540	342	(198)	342	-36.67%
509-01-5115 GROUP HEALTH INSURANCE	12,000	12,000	0	12,000	0.00%
509-01-5116 RETIREMENT - TMRS	6,496	6,438	(58)	6,438	-0.89%
509-01-5117 WORKMAN'S COMPENSATION	537	411	(126)	411	-23.46%
509-01-5120 LONGEVITY PAY	1,028	1,048	20	1,048	1.95%
509-01-5122 SCHOOL, REGISTRATION & T	2,800	2,071	(729)	2,071	-26.04%
509-01-5123 TRAVEL, MEALS & LODGING	1,600	1,590	(10)	1,590	-0.63%
TOTAL PAYROLL EXPENSE	156,457	156,398	(59)	156,398	-0.04%
LEGAL & PROFESSIONAL EXPENSE					
509-02-5154 CODEBOOK	6,500	4,044	(2,456)	4,044	-37.78%
TOTAL LEGAL & PROFESSIONAL EXPENSE	6,500	4,044	(2,456)	4,044	-37.78%
MATERIALS & SUPPLIES					
509-03-5208 COMPUTER SOFTWARE / HARD	2,500	423	(2,077)	423	-83.08%
509-03-5209 OFFICE SUPPLIES	1,600	663	(937)	663	-58.56%
509-03-5210 MATERIAL / SUPPLIES	1,200	1,382	182	1,382	15.17%
TOTAL MATERIALS & SUPPLIES	5,300	2,468	(2,832)	2,468	-53.43%
MAINTENANCE EXPENSE					
509-04-5205 MAINTENANCE AGREEMENTS	7,125	6,098	(1,027)	6,098	-14.41%
TOTAL MAINTENANCE EXPENSE	7,125	6,098	(1,027)	6,098	-14.41%
UTILITY EXPENSE					
509-05-5400 LAND PHONE LINES	1,500	1,596	96	1,596	6.40%
509-05-5401 CELL PHONES	0	815	815	815	100.00%
509-05-5403 INTERNET DSL	3,500	3,444	(56)	3,444	-1.60%
509-05-5419 NATURAL GAS	1,000	102	(898)	102	-89.80%
509-05-5420 ELECTRICITY	5,900	3,128	(2,772)	3,128	-46.98%
TOTAL UTILITY EXPENSE	11,900	9,085	(2,815)	9,085	-23.66%
MISCELLANEOUS EXPENSE					
509-09-5119 EMPLOYEE EVENTS	2,500	369	(2,131)	369	-85.24%
509-09-5145 ELECTION EXPENSES	20,000	8,667	(11,333)	8,667	-56.67%
509-09-5146 RECORDS MANAGEMENT	500	0	(500)	0	-100.00%
509-09-5180 LICENSES, PERMITS & FILI	3,000	256	(2,744)	256	-91.47%
509-09-5220 POSTAGE / COURIER	300	19	(281)	19	-93.67%
509-09-5240 GENERAL LIABILITY INSURA	700	700	0	700	0.00%
509-09-5250 MEMBERSHIPS, DUES & SUBS	565	398	(167)	398	-29.56%
509-09-5290 LEGAL PUBLICATIONS	3,000	4,004	1,004	4,004	33.47%
509-09-5410 OFFICE CLEANING	2,400	826	(1,574)	826	-65.58%
509-09-5750 CAPITAL OUTLAY	9,000	0	(9,000)	0	-100.00%
MISCELLANEOUS EXPENSE	41,965	15,239	(26,726)	15,239	-63.69%
TOTAL GENERAL SERVICES OFFICE	229,247	193,332	(35,915)	193,332	-15.67%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

DEVELOPMENT SERVICES

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
510-01-5100 SALARIES	466,395	434,594	(31,801)	434,594	-6.82%
510-01-5105 OVERTIME	2,000	1,932	(68)	1,932	-3.40%
510-01-5110 P/R TAX EXPENSE	35,832	38,077	2,245	38,077	6.27%
510-01-5111 SUTA	2,160	1,913	(247)	1,913	-11.44%
510-01-5115 GROUP HEALTH INSURANCE	48,000	43,000	(5,000)	43,000	-10.42%
510-01-5116 RETIREMENT - TMRS	24,919	25,249	330	25,249	1.32%
510-01-5117 WORKER'S COMPENSATION	2,914	2,228	(686)	2,228	-23.54%
510-01-5120 LONGEVITY PAY	1,208	968	(240)	968	-19.87%
510-01-5122 SCHOOL, REGISTRATION & T	4,940	5,055	115	5,055	2.33%
510-01-5123 TRAVEL, MEALS & LODGING	5,150	2,312	(2,838)	2,312	-55.11%
510-01-5124 UNIFORMS	1,710	517	(1,193)	517	-69.77%
TOTAL PAYROLL EXPENSE	595,228	555,845	(39,383)	555,845	-6.62%
LEGAL & PROFESSIONAL EXPENSE					
510-02-5140 CONTRACT SERVICES	25,000	4,572	(20,428)	4,572	-81.71%
510-02-5141 CONTRACT BUILDING INSPEC	5,000	0	(5,000)	0	-100.00%
510-02-5144 HEALTH INSPECTIONS	8,025	5,450	(2,575)	5,450	-32.09%
510-02-5149 ENGINEERING	0	7,159	7,159	7,159	100.00%
510-02-5152 PLANNING	100,000	0	(100,000)	0	-100.00%
510-02-5161 ANNEX. PLAN & PRE-ANNEX.	25,000	16,784	(8,216)	16,784	-32.86%
LEGAL & PROFESSIONAL EXP	163,025	33,965	(129,060)	33,965	-79.17%
MATERIALS & SUPPLIES					
510-03-5208 COMPUTER SOFTWARE / HARD	14,725	14,364	(361)	14,364	-2.45%
510-03-5209 OFFICE SUPPLIES	3,480	3,268	(212)	3,268	-6.09%
510-03-5210 MATERIAL & SUPPLIES	4,920	3,733	(1,187)	3,733	-24.13%
TOTAL MATERIALS & SUPPLIES	23,125	21,365	(1,760)	21,365	-7.61%
MAINTENANCE EXPENSE					
510-04-5205 MAINTENANCE AGREEMENTS	15,000	9,332	(5,668)	9,332	-37.79%
510-04-5225 FACILITY MAINTENANCE	200	390	190	390	95.00%
510-04-5279 FUEL	17,000	3,601	(13,399)	3,601	-78.82%
510-04-5280 VEHICLE O&M	1,500	1,623	123	1,623	8.20%
510-04-5281 VEHICLE REPAIR	2,000	5,269	3,269	5,269	163.45%
TOTAL MAINTENANCE EXPENSE	35,700	20,215	(15,485)	20,215	-43.38%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITY EXPENSE					
510-05-5400 LAND PHONE LINES	5,000	5,448	448	5,448	8.96%
510-05-5401 CELL PHONES	5,000	4,130	(870)	4,130	-17.40%
510-05-5403 INTERNET DSL	14,000	11,044	(2,956)	11,044	-21.11%
510-05-5419 NATURAL GAS	500	309	(191)	309	-38.20%
510-05-5420 ELECTRICITY	4,500	4,328	(172)	4,328	-3.82%
TOTAL UTILITY EXPENSE	29,000	25,259	(3,741)	25,259	-12.90%
MISCELLANEOUS EXPENSE					
510-09-5162 CREDIT CARD FEES	0	5,248	5,248	5,248	100.00%
510-09-5180 LICENSES, PERMITS & FILI	1,000	1,969	969	1,969	96.90%
510-09-5200 MAPS & PRINTING	1,000	0	(1,000)	0	-100.00%
510-09-5220 POSTAGE AND COURIER	1,000	931	(69)	931	-6.90%
510-09-5240 GENERAL LIABILITY INSURANCE	1,000	1,000	0	1,000	0.00%
510-09-5250 MEMBERSHIPS, DUES & SUBS	3,500	2,825	(675)	2,825	-19.29%
510-09-5285 HIRING EXPENSES FOR NEW	200	314	114	314	57.00%
510-09-5290 LEGAL PUBLICATIONS	3,500	3,717	217	3,717	6.20%
510-09-5410 OFFICE CLEANING	3,000	2,151	(849)	2,151	-28.30%
510-09-5415 EQUIPMENT RENTAL	0	158	158	158	100.00%
510-09-5750 CAPITAL OUTLAY	30,000	26,776	(3,224)	26,776	-10.75%
MISCELLANEOUS EXPENSE	44,200	45,089	889	45,089	2.01%
TOTAL DEVELOPMENT SERVICES	890,278	701,738	(188,540)	701,738	-21.18%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

ADMINISTRATION

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
511-01-5100 SALARIES	517,899	440,630	(77,269)	440,630	-14.92%
511-01-5110 P/R TAX EXPENSE	39,619	34,065	(5,554)	34,065	-14.02%
511-01-5111 SUTA	1,620	1,009	(611)	1,009	-37.72%
511-01-5115 GROUP HEALTH INSURANCE	36,000	31,000	(5,000)	31,000	-13.89%
511-01-5116 RETIREMENT-TMRS	27,552	26,866	(686)	26,866	-2.49%
511-01-5117 WORKER'S COMPENSATION	2,279	928	(1,351)	928	-59.28%
511-01-5120 LONGEVITY PAY	1,184	976	(208)	976	-17.57%
511-01-5122 SCHOOL, REGISTRATION & TUITION	5,700	2,081	(3,619)	2,081	-63.49%
511-01-5123 TRAVEL, MEALS & LODGING	15,763	5,103	(10,660)	5,103	-67.63%
TOTAL PAYROLL EXPENSE	647,616	542,658	(104,958)	542,658	-16.21%
LEGAL & PROFESSIONAL EXPENSE					
511-02-5140 CONTRACT SERVICES	6,504	3,500	(3,004)	3,500	-46.19%
511-02-5150 LEGAL	125,000	97,185	(27,815)	97,185	-22.25%
511-02-5151 AUDIT	25,000	18,000	(7,000)	18,000	-28.00%
511-02-5215 TAX COLLECTION-COLLIN CO	3,800	2,594	(1,206)	2,594	-31.74%
LEGAL & PROFESSIONAL EXP	160,304	121,279	(39,025)	121,279	-24.34%
MATERIALS & SUPPLIES					
511-03-5207 OFFICE FURNITURE EXPENSE	1,250	0	(1,250)	0	-100.00%
511-03-5208 COMPUTER SOFTWARE / HARD	6,500	6,448	(52)	6,448	-0.80%
511-03-5209 OFFICE SUPPLIES	2,000	2,573	573	2,573	28.65%
511-03-5210 MATERIALS/SUPPLIES	3,800	4,681	881	4,681	23.18%
TOTAL MATERIALS & SUPPLIES	13,550	13,702	152	13,702	1.12%
MAINTENANCE EXPENSE					
511-04-5205 MAINTENANCE AGREEMENTS	15,000	15,408	408	15,408	2.72%
511-04-5225 FACILITY MAINTENANCE	100,000	7,857	(92,143)	7,857	-92.14%
511-04-5226 CITY HALL RENOVATIONS	0	193,125	193,125	193,125	100.00%
511-04-5230 EQUIPMENT REPAIRS	250	0	(250)	0	-100.00%
TOTAL MAINTENANCE EXPENSE	115,250	216,390	101,140	216,390	87.76%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITY EXPENSE					
511-05-5400 LAND PHONE LINES	3,000	3,015	15	3,015	0.50%
511-05-5401 CELL PHONES	3,500	2,896	(604)	2,896	-17.26%
511-05-5403 INTERNET DSL	11,000	9,055	(1,945)	9,055	-17.68%
511-05-5419 NATURAL GAS	1,200	768	(432)	768	-36.00%
511-05-5420 ELECTRICITY	5,500	5,408	(92)	5,408	-1.67%
TOTAL UTILITY EXPENSE	24,200	21,142	(3,058)	21,142	-12.64%
MISCELLANEOUS EXPENSE					
511-09-5180 LICENSES/PERMITS/FILING	50	0	(50)	0	-100.00%
511-09-5220 POSTAGE/COURIER	2,200	1,766	(434)	1,766	-19.73%
511-09-5240 GENERAL INSURANCE	1,500	1,749	249	1,749	16.60%
511-09-5250 MEMBERSHIPS & DUES	5,935	5,878	(57)	5,878	-0.96%
511-09-5260 COUNCIL EXPENSES	20,000	12,260	(7,740)	12,260	-38.70%
511-09-5271 MEALS AND ENTERTAINMENT	2,500	2,395	(105)	2,395	-4.20%
511-09-5290 LEGAL PUBLICATIONS	500	458	(42)	458	-8.40%
511-09-5405 INTERNET ISP & HOSTING	2,500	2,693	193	2,693	7.72%
511-09-5410 CLEANING (CITY HALL)	1,600	1,310	(290)	1,310	-18.13%
511-09-5411 CLEANING (COUNCIL CHAMB	2,000	1,644	(356)	1,644	-17.80%
511-09-5412 CLEANING (SENIOR CITIZEN	1,400	844	(556)	844	-39.71%
511-09-5415 EQUIPMENT RENTAL	13,284	11,280	(2,004)	11,280	-15.09%
511-09-5610 CENTRAL APPRAISAL DISTRI	24,697	27,717	3,020	27,717	12.23%
511-09-5621 CITY & CHAMBER BALLOON FEST	0	134,424	134,424	134,424	100.00%
511-09-5705 SPECIAL PROJECTS	100,000	88,133	(11,867)	88,133	-11.87%
511-09-5706 SALES TAX REBATE	12,000	4,106	(7,894)	4,106	-65.78%
511-09-5750 CAPITAL OUTLAY	36,000	25,318	(10,682)	25,318	-29.67%
MISCELLANEOUS EXPENSE	226,166	321,975	95,809	321,975	42.36%
TOTAL ADMINISTRATION	1,187,086	1,237,146	50,060	1,237,146	4.22%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

COURT

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
512-01-5100 SALARIES	35,360	44,850	9,490	44,850	26.84%
512-01-5105 OVERTIME	4,200	3,583	(617)	3,583	-14.69%
512-01-5110 P/R TAX EXPENSE	3,026	3,799	773	3,799	25.55%
512-01-5111 SUTA	270	273	3	273	1.11%
512-01-5115 GROUP HEALTH INSURANCE	6,000	6,000	0	6,000	0.00%
512-01-5116 RETIREMENT-TMRS	2,105	2,483	378	2,483	17.96%
512-01-5117 WORKMAN'S COMPENSATION	174	133	(41)	133	-23.56%
512-01-5120 LONGEVITY PAY	100	100	0	100	0.00%
512-01-5122 SCHOOL, REGISTRATION & T	750	90	(660)	90	-88.00%
512-01-5123 TRAVEL, MEALS & LODGING	729	173	(556)	173	-76.27%
TOTAL PAYROLL EXPENSE	52,714	61,484	8,770	61,484	16.64%
LEGAL & PROFESSIONAL EXPENSE					
512-02-5150 LEGAL	9,000	9,292	292	9,292	3.24%
512-02-5162 MUNICIPAL JUDGE FEES	9,600	9,600	0	9,600	0.00%
LEGAL & PROFESSIONAL EXP	18,600	18,892	292	18,892	1.57%
MATERIALS & SUPPLIES					
512-03-5208 COMPUTER SOFTWARE / HARD	2,250	183	(2,067)	183	-91.87%
512-03-5209 OFFICE SUPPLIES	814	1,061	247	1,061	30.34%
512-03-5210 MATERIALS/SUPPLIES	700	1,042	342	1,042	48.86%
TOTAL MATERIALS & SUPPLIES	3,764	2,286	(1,478)	2,286	-39.27%
MAINTENANCE EXPENSE					
512-04-5205 MAINTENANCE AGREEMENTS	8,000	5,850	(2,150)	5,850	-26.88%
TOTAL MAINTENANCE EXPENSE	8,000	5,850	(2,150)	5,850	-26.88%
UTILITY EXPENSE					
512-05-5400 LAND PHONE LINES	900	1,244	344	1,244	38.22%
512-05-5403 INTERNET DSL	1,800	1,722	(78)	1,722	-4.33%
512-05-5419 NATURAL GAS	250	102	(148)	102	-59.20%
512-05-5420 ELECTRICITY	2,400	3,128	728	3,128	30.33%
TOTAL UTILITY EXPENSE	5,350	6,196	846	6,196	15.81%
MISCELLANEOUS EXPENSE					
512-09-5162 CREDIT CARD FEES	0	2,753	2,753	2,753	100.00%
512-09-5220 POSTAGE	950	932	(18)	932	-1.89%
512-09-5240 GENERAL INSURANCE	250	250	0	250	0.00%
512-09-5250 MEMBERSHIPS & DUES	150	120	(30)	120	-20.00%
512-09-5410 OFFICE CLEANING	1,250	576	(674)	576	-53.92%
512-09-5415 EQUIPMENT RENTAL	500	464	(36)	464	-7.20%
512-09-5700 EQUIPMENT	0	1,868	1,868	1,868	100.00%
MISCELLANEOUS EXPENSE	3,100	6,963	3,863	6,963	124.61%
TOTAL COURT	91,528	101,671	10,143	101,671	11.08%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

FIRE / EMS

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
513-01-5100 SALARIES	1,026,449	941,060	(85,389)	941,060	-8.32%
513-01-5105 OVERTIME	88,000	166,293	78,293	166,293	88.97%
513-01-5110 P/R TAX EXPENSE	85,255	86,649	1,394	86,649	1.64%
513-01-5111 SUTA	4,320	2,964	(1,356)	2,964	-31.39%
513-01-5115 GROUP HEALTH INSURANCE	96,000	88,500	(7,500)	88,500	-7.81%
513-01-5116 RETIREMENT-TMRS	59,289	57,786	(1,503)	57,786	-2.54%
513-01-5117 WORKMAN'S COMPENSATION	35,997	32,328	(3,669)	32,328	-10.19%
513-01-5120 LONGEVITY PAY	3,992	3,100	(892)	3,100	-22.34%
513-01-5122 SCHOOL, REGISTRATION & T	9,525	6,892	(2,633)	6,892	-27.64%
513-01-5123 TRAVEL, MEALS & LODGING	8,535	5,937	(2,598)	5,937	-30.44%
513-01-5124 UNIFORMS	27,145	28,178	1,033	28,178	3.81%
TOTAL PAYROLL EXPENSE	1,444,507	1,419,687	(24,820)	1,419,687	-1.72%
LEGAL & PROFESSIONAL EXPENSE					
513-02-5140 CONTRACT LABOR	16,000	16,313	313	16,313	1.96%
513-02-5212 MEDICAL CONTROL	15,000	15,000	0	15,000	0.00%
LEGAL & PROFESSIONAL EXP	31,000	31,313	313	31,313	1.01%
MATERIALS & SUPPLIES					
513-03-5208 COMPUTER SOFTWARE / HARD	980	2,615	1,635	2,615	166.84%
513-03-5209 OFFICE SUPPLIES	2,000	2,030	30	2,030	1.50%
513-03-5210 MATERIALS/SUPPLIES	12,461	19,141	6,680	19,141	53.61%
513-03-5211 MEDICAL SUPPLIES	46,700	44,580	(2,120)	44,580	-4.54%
TOTAL MATERIALS & SUPPLIES	62,141	68,366	6,225	68,366	10.02%
MAINTENANCE EXPENSE					
513-04-5203 LANDSCAPE MAINTENANCE	18,000	0	(18,000)	0	-100.00%
513-04-5205 MAINTENANCE AGREEMENTS	57,000	56,338	(662)	56,338	-1.16%
513-04-5230 EQUIPMENT REPAIRS	2,000	505	(1,495)	505	-74.75%
513-04-5231 EQUIPMENT O&M	175	0	(175)	0	-100.00%
513-04-5279 FLEET FUEL (GASOLIN & DI	25,000	13,485	(11,515)	13,485	-46.06%
513-04-5280 VEHICLE O&M	17,040	8,441	(8,599)	8,441	-50.46%
513-04-5281 VEHICLE REPAIRS	25,000	20,082	(4,918)	20,082	-19.67%
TOTAL MAINTENANCE EXPENSE	144,215	98,851	(45,364)	98,851	-31.46%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITY EXPENSE					
513-05-5400 LAND PHONE LINES	6,700	8,928	2,228	8,928	33.25%
513-05-5401 CELL PHONES	10,620	10,030	(590)	10,030	-5.56%
513-05-5402 PAGERS	1,600	1,382	(218)	1,382	-13.63%
513-05-5403 INTERNET DSL	14,000	15,560	1,560	15,560	11.14%
513-05-5419 NATURAL GAS	7,000	2,082	(4,918)	2,082	-70.26%
513-05-5420 ELECTRICITY	15,000	25,208	10,208	25,208	68.05%
TOTAL UTILITY EXPENSE	54,920	63,190	8,270	63,190	15.06%
MISCELLANEOUS EXPENSE					
513-09-5130 RETIRED FIREMEN FEES	1,300	1,213	(87)	1,213	-6.67%
513-09-5220 POSTAGE	300	354	54	354	18.00%
513-09-5240 GENERAL INSURANCE	19,000	19,000	0	19,000	0.00%
513-09-5250 MEMBERSHIPS & DUES	7,470	6,546	(924)	6,546	-12.37%
513-09-5285 OTHER EMPLOYEE EXPENSES	0	279	279	279	100.00%
513-09-5290 ADVERTISING	750	451	(299)	451	-39.87%
513-09-5415 EQUIPMENT RENTAL	5,600	5,762	162	5,762	2.89%
513-09-5700 EQUIPMENT	55,213	51,346	(3,867)	51,346	-7.00%
513-09-5750 CAPITAL OUTLAY	65,000	73,614	8,614	73,614	13.25%
MISCELLANEOUS EXPENSE	154,633	158,565	3,932	158,565	2.54%
TOTAL FIRE	1,891,416	1,839,972	(51,444)	1,839,972	-2.72%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

STREETS

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
514-01-5100 SALARIES	403,511	380,333	(23,178)	380,333	-5.74%
514-01-5105 OVERTIME	2,000	6,709	4,709	6,709	235.45%
514-01-5110 P/R TAX EXPENSE	31,022	30,455	(567)	30,455	-1.83%
514-01-5111 SUTA	2,160	1,498	(662)	1,498	-30.65%
514-01-5115 GROUP HEALTH INSURANCE	48,000	42,500	(5,500)	42,500	-11.46%
514-01-5116 RETIREMENT-TMRS	21,573	20,273	(1,300)	20,273	-6.03%
514-01-5117 WORKMAN'S COMPENSATION	20,154	16,526	(3,628)	16,526	-18.00%
514-01-5120 LONGEVITY PAY	2,012	1,232	(780)	1,232	-38.77%
514-01-5122 SCHOOL, REGISTRATION & T	3,400	1,123	(2,277)	1,123	-66.97%
514-01-5123 TRAVEL, MEALS & LODGING	4,580	2,103	(2,477)	2,103	-54.08%
514-01-5124 UNIFORMS	2,580	3,493	913	3,493	35.39%
TOTAL PAYROLL EXPENSE	540,992	506,245	(34,747)	506,245	-6.42%
LEGAL & PROFESSIONAL EXPENSE					
514-02-5140 CONTRACT LABOR	2,000	0	(2,000)	0	-100.00%
514-02-5145 ROAD MAINTENANCE	147,869	138,184	(9,685)	138,184	-6.55%
514-02-5147 STORMWATER UTILITY STUDY	0	27,821	27,821	27,821	100.00%
514-02-5149 ENGINEERING	56,000	66,256	10,256	66,256	18.31%
514-02-5160 DRAINAGE MAINTENANCE	5,500	12,619	7,119	12,619	129.44%
514-02-5390 ANIMAL CONTROL-SHELTER	23,250	20,318	(2,932)	20,318	-12.61%
514-02-5395 ANIMAL CONTROL - M&O	16,000	10,503	(5,497)	10,503	-34.36%
LEGAL & PROFESSIONAL EXP	250,619	275,701	25,082	275,701	10.01%
MATERIALS & SUPPLIES					
514-03-5208 COMPUTER SOFTWARE / HARD	2,500	1,867	(633)	1,867	-25.32%
514-03-5209 OFFICE SUPPLIES	4,850	2,871	(1,979)	2,871	-40.80%
514-03-5210 MATERIALS/SUPPLIES	16,000	11,176	(4,824)	11,176	-30.15%
514-03-5211 ASPHALT & AGGREGATE	0	2,096	2,096	2,096	100.00%
514-03-5212 STREET SIGNS & TRAFFIC S	12,500	27,735	15,235	27,735	121.88%
514-03-5213 SAFETY EQUIP. & TRAINING	0	18	18	18	100.00%
514-03-5214 SMALL TOOLS AND EQUIP	0	(18)	(18)	(18)	100.00%
TOTAL MATERIALS & SUPPLIES	35,850	45,745	9,895	45,745	27.60%
MAINTENANCE EXPENSE					
514-04-5205 MAINTENANCE AGREEMENTS	5,500	13,419	7,919	13,419	143.98%
514-04-5225 FACILITIES MAINTENANCE	23,600	25,662	2,062	25,662	8.74%
514-04-5230 EQUIPMENT REPAIRS	5,200	11,212	6,012	11,212	115.62%
514-04-5279 FLEET FUEL	9,000	8,100	(900)	8,100	-10.00%
514-04-5281 VEHICLE REPAIRS	4,500	7,095	2,595	7,095	57.67%
TOTAL MAINTENANCE EXPENSE	47,800	65,488	17,688	65,488	37.00%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITY EXPENSE					
514-05-5400 LAND PHONE LINES	1,920	742	(1,178)	742	-61.35%
514-05-5401 CELL PHONE	4,140	5,694	1,554	5,694	37.54%
514-05-5403 INTERNET DSL	800	2,630	1,830	2,630	228.75%
514-05-5419 NATURAL GAS	1,300	592	(708)	592	-54.46%
514-05-5420 ELECTRICITY	9,600	1,802	(7,798)	1,802	-81.23%
514-05-5421 STREET LIGHTS	106,000	101,009	(4,991)	101,009	-4.71%
514-05-5422 OTHER UTILITIES	0	155	155	155	100.00%
TOTAL UTILITY EXPENSE	123,760	112,624	(11,136)	112,624	-9.00%
MISCELLANEOUS EXPENSE					
514-09-5180 LICENSES/PERMITS/FILING	100	400	300	400	300.00%
514-09-5220 POSTAGE	100	243	143	243	143.00%
514-09-5240 GENERAL INSURANCE	1,993	1,944	(49)	1,944	-2.46%
514-09-5250 MEMBERSHIPS & DUES	1,500	1,389	(111)	1,389	-7.40%
514-09-5285 NEW EMPLOYEE'S HIRING EX	300	421	121	421	40.33%
514-09-5290 ADVERTISING	200	206	6	206	3.00%
514-09-5415 EQUIPMENT RENTAL	5,000	4,574	(426)	4,574	-8.52%
514-09-5700 EQUIPMENT	9,000	7,680	(1,320)	7,680	-14.67%
514-09-5750 CAPITAL OUTLAY	35,000	32,045	(2,955)	32,045	-8.44%
MISCELLANEOUS EXPENSE	53,193	48,902	(4,291)	48,902	-8.07%
TOTAL STREETS	1,052,214	1,054,705	2,491	1,054,705	0.24%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

POLICE

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
515-01-5100 SALARIES	904,816	913,508	8,692	913,508	0.96%
515-01-5105 OVERTIME	12,000	19,114	7,114	19,114	59.28%
515-01-5110 P/R TAX EXPENSE	70,320	73,064	2,744	73,064	3.90%
515-01-5111 SUTA	4,320	2,767	(1,553)	2,767	-35.95%
515-01-5115 GROUP HEALTH INSURANCE	96,000	88,000	(8,000)	88,000	-8.33%
515-01-5116 RETIREMENT-TMRS	48,902	48,646	(256)	48,646	-0.52%
515-01-5117 WORKMAN'S COMPENSATION	34,930	30,712	(4,218)	30,712	-12.08%
515-01-5118 CORPORAL INCENTIVE PAY	2,400	92	(2,308)	92	-96.17%
515-01-5120 LONGEVITY PAY	2,328	2,036	(292)	2,036	-12.54%
515-01-5122 SCHOOL, REGISTRATION & TUITION	18,600	10,012	(8,588)	10,012	-46.17%
515-01-5123 TRAVEL, MEALS & LODGING	6,400	2,335	(4,065)	2,335	-63.52%
515-01-5124 UNIFORMS	26,705	22,262	(4,443)	22,262	-16.64%
TOTAL PAYROLL EXPENSE	1,227,721	1,212,548	(15,173)	1,212,548	-1.24%
LEGAL & PROFESSIONAL EXPENSE					
515-02-5139 TPCA FOUNDATION BEST PRA	500	0	(500)	0	-100.00%
515-02-5148 CHILD ADVOCACY-COLLIN CO	6,000	6,000	0	6,000	0.00%
515-02-5300 DISPATCH SERVICE-COLLIN	27,000	24,810	(2,190)	24,810	-8.11%
LEGAL & PROFESSIONAL EXP	33,500	30,810	(2,690)	30,810	-8.03%
MATERIALS & SUPPLIES					
515-03-5208 COMPUTER SOFTWARE / HARD	9,400	21,985	12,585	21,985	133.88%
515-03-5209 OFFICE SUPPLIES	4,000	2,693	(1,307)	2,693	-32.68%
515-03-5210 MATERIALS/SUPPLIES	6,300	6,414	114	6,414	1.81%
515-03-5211 AMMUNITION AND SUPPLIES	11,500	7,946	(3,554)	7,946	-30.90%
515-03-5212 CID SUPPLIES	3,000	1,225	(1,775)	1,225	-59.17%
515-03-5213 CID CRIME LAB FEES	2,000	72	(1,928)	72	-96.40%
515-03-5214 TRAINING SUPPLIES	6,000	3,818	(2,182)	3,818	-36.37%
TOTAL MATERIALS & SUPPLIES	42,200	44,153	1,953	44,153	4.63%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
MAINTENANCE EXPENSE					
515-04-5205 MAINTENANCE AGREEMENTS	35,420	15,621	(19,799)	15,621	-55.90%
515-04-5225 FACILITY MAINTENANCE	7,700	189	(7,511)	189	-97.55%
515-04-5230 EQUIPMENT REPAIRS	500	1,659	1,159	1,659	231.80%
515-04-5279 FLEET FUEL (GASOLIN / DI	48,214	33,694	(14,520)	33,694	-30.12%
515-04-5280 VEHICLE O&M	11,570	10,702	(868)	10,702	-7.50%
515-04-5281 VEHICLE REPAIRS	3,856	3,268	(588)	3,268	-15.25%
TOTAL MAINTENANCE EXPENSE	107,260	65,133	(42,127)	65,133	-39.28%
UTILITY EXPENSE					
515-05-5400 LAND PHONE LINE	2,400	3,041	641	3,041	26.71%
515-05-5401 CELL PHONE	3,100	2,172	(928)	2,172	-29.94%
515-05-5403 INTERNET DSL	1,000	1,349	349	1,349	34.90%
515-05-5419 NATURAL GAS	0	98	98	98	100.00%
515-05-5420 ELECTRICITY	5,400	3,664	(1,736)	3,664	-32.15%
TOTAL UTILITY EXPENSE	11,900	10,324	(1,576)	10,324	-13.24%
MISCELLANEOUS EXPENSE					
515-09-5220 POSTAGE	1,000	1,239	239	1,239	23.90%
515-09-5240 GENERAL INSURANCE	19,000	19,000	0	19,000	0.00%
515-09-5250 MEMBERSHIPS & DUES	1,425	1,077	(348)	1,077	-24.42%
515-09-5285 NEW EMPLOYEE'S HIRING EX	1,500	1,510	10	1,510	0.67%
515-09-5340 OFFICE RENT	42,000	15,227	(26,773)	15,227	-63.75%
515-09-5380 INMATE CARE COLLIN COUNT	4,000	1,815	(2,185)	1,815	-54.63%
515-09-5406 VEHICLE WIRELESS	4,520	3,875	(645)	3,875	-14.27%
515-09-5415 EQUIPMENT RENTAL	4,500	4,703	203	4,703	4.51%
515-09-5700 EQUIPMENT	34,388	26,166	(8,222)	26,166	-23.91%
515-09-5730 DWI BLOOD	750	585	(165)	585	-22.00%
515-09-5750 CAPITAL OUTLAY	188,919	180,091	(8,828)	180,091	-4.67%
515-09-5760 CRIME PREVENTION	2,500	2,492	(8)	2,492	-0.32%
MISCELLANEOUS EXPENSE	304,502	257,780	(46,722)	257,780	-15.34%
TOTAL POLICE	1,727,083	1,620,748	(106,335)	1,620,748	-6.16%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

PARKS

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
516-01-5100 SALARIES	197,565	199,206	1,641	199,206	0.83%
516-01-5105 OVERTIME	7,500	4,326	(3,174)	4,326	-42.32%
516-01-5110 P/R TAX EXPENSE	15,687	16,211	524	16,211	3.34%
516-01-5111 SUTA	1,350	855	(495)	855	-36.67%
516-01-5115 GROUP HEALTH INSURANCE	30,000	30,000	0	30,000	0.00%
516-01-5116 RETIREMENT-TMRS	10,909	10,817	(92)	10,817	-0.84%
516-01-5117 WORKMAN'S COMPENSATION	8,551	6,539	(2,012)	6,539	-23.53%
516-01-5120 LONGEVITY PAY	1,345	1,364	19	1,364	1.41%
516-01-5122 SCHOOL, REGISTRATION & T	650	344	(306)	344	-47.08%
516-01-5123 TRAVEL, MEALS & LODGING	250	58	(192)	58	-76.80%
516-01-5124 UNIFORMS	2,200	1,008	(1,192)	1,008	-54.18%
TOTAL PAYROLL EXPENSE	276,007	270,728	(5,279)	270,728	-1.91%
LEGAL & PROFESSIONAL EXPENSE					
516-02-5140 CONTRACT LABOR	50,000	67,998	17,998	67,998	36.00%
LEGAL & PROFESSIONAL EXP	50,000	67,998	17,998	67,998	36.00%
MATERIALS & SUPPLIES					
516-03-5208 COMPUTER SOFTWARE / HARD	1,150	2,050	900	2,050	78.26%
516-03-5209 OFFICE SUPPLIES	250	414	164	414	65.60%
516-03-5210 MATERIALS/SUPPLIES	10,000	8,982	(1,018)	8,982	-10.18%
516-03-5500 CHEMICALS & FERTILIZERS	35,000	21,827	(13,173)	21,827	-37.64%
516-03-5501 IRRIGATION	19,000	17,245	(1,755)	17,245	-9.24%
516-03-5502 HORTICULTURE & LANDSCAPE	10,000	3,238	(6,762)	3,238	-67.62%
TOTAL MATERIALS & SUPPLIES	75,400	53,756	(21,644)	53,756	-28.71%
MAINTENANCE EXPENSE					
516-04-5205 MAINTENANCE AGREEMENT	2,600	2,470	(130)	2,470	-5.00%
516-04-5225 FACILITY MAINTENANCE	25,000	23,109	(1,891)	23,109	-7.56%
516-04-5230 EQUIPMENT REPAIRS	2,000	2,465	465	2,465	23.25%
516-04-5231 EQUIPMENT O&M	1,000	420	(580)	420	-58.00%
516-04-5279 FLEET FUEL (GASOLINE / D	4,000	3,341	(659)	3,341	-16.48%
516-04-5280 VEHICLE O&M	1,000	1,028	28	1,028	2.80%
516-04-5281 VEHICLE REPAIRS	1,500	1,379	(121)	1,379	-8.07%
TOTAL MAINTENANCE EXPENSE	37,100	34,212	(2,888)	34,212	-7.78%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITY EXPENSE					
516-05-5400 LAND PHONE LINE	1,300	1,038	(262)	1,038	-20.15%
516-05-5401 CELL PHONE	2,600	2,690	90	2,690	3.46%
516-05-5403 INTERNET DSL	1,100	563	(537)	563	-48.82%
516-05-5419 NATURAL GAS	500	1,816	1,316	1,816	263.20%
516-05-5420 ELECTRICITY	24,000	22,090	(1,910)	22,090	-7.96%
TOTAL UTILITY EXPENSE	29,500	28,197	(1,303)	28,197	-4.42%
MISCELLANEOUS EXPENSE					
516-09-5220 POSTAGE	50	91	41	91	82.00%
516-09-5240 GENERAL LIABILITY INSURA	5,000	5,000	0	5,000	0.00%
516-09-5250 MEMBERSHIPS, DUES & SUBS	400	320	(80)	320	-20.00%
516-09-5290 ADVERTISING	200	30	(170)	30	-85.00%
516-09-5411 CAJUN FEST	50,000	66,383	16,383	66,383	32.77%
516-09-5415 EQUIPMENT RENTAL	1,500	624	(876)	624	-58.40%
516-09-5625 PARK CONCESSION STAND EX	50,000	30,455	(19,545)	30,455	-39.09%
516-09-5626 PARKS SPORTS ACTIVITY EX	80,000	130,745	50,745	130,745	63.43%
516-09-5750 CAPITAL OUTLAY	60,000	65,312	5,312	65,312	8.85%
516-09-5851 PARK PROJECT-OLD CELINA	56,000	39,345	(16,655)	39,345	-29.74%
MISCELLANEOUS EXPENSE	303,150	338,305	35,155	338,305	11.60%
TOTAL PARKS	771,157	793,196	22,039	793,196	2.86%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

MAIN STREET

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
517-01-5122 SCHOOL, REG & TUITION	1,000	368	(632)	368	-63.20%
517-01-5123 TRAVEL, MEALS & LODGING	1,200	1,397	197	1,397	16.42%
TOTAL PAYROLL EXPENSE	2,200	1,765	(435)	1,765	-19.77%
LEGAL & PROFESSIONAL EXP	0	0	0	0	0.00%
MATERIALS & SUPPLIES					
517-03-5208 COMPUTER SOFTWARE / HARD	1,000	630	(370)	630	-37.00%
517-03-5209 OFFICE SUPPLIES	500	292	(208)	292	-41.60%
517-03-5210 MATERIALS/SUPPLIES	500	589	89	589	17.80%
TOTAL MATERIALS & SUPPLIES	2,000	1,511	(489)	1,511	-24.45%
MAINTENANCE EXPENSE					
517-04-5205 MAINTENANCE AGREEMENTS	1,724	1,871	147	1,871	8.53%
TOTAL MAINTENANCE EXPENSE	1,724	1,871	147	1,871	8.53%
UTILITY EXPENSE					
517-05-5400 LAND PHONE LINE	700	732	32	732	4.57%
517-05-5401 CELL PHONE	680	618	(62)	618	-9.12%
517-05-5403 INTERNET DSL	528	491	(37)	491	-7.01%
517-05-5419 NATURAL GAS	350	207	(143)	207	-40.86%
TOTAL UTILITY EXPENSE	2,258	2,048	(210)	2,048	-9.30%
MISCELLANEOUS EXPENSE					
517-09-5121 MAIN STREET GOLF TOURNAMENT	18,000	19,221	1,221	19,221	6.78%
517-09-5220 POSTAGE	100	3	(97)	3	-97.00%
517-09-5240 GENERAL LIABILITY INSUR	135	135	0	135	0.00%
517-09-5250 MEMBERSHIPS, DUES & SUBS	1,000	1,050	50	1,050	5.00%
517-09-5290 ADVERTISING	1,200	1,070	(130)	1,070	-10.83%
517-09-5410 OFFICE CLEANING	350	275	(75)	275	-21.43%
517-09-5411 CITY SPONSORED EVENTS EX	6,000	0	(6,000)	0	-100.00%
517-09-5415 EQUIPMENT RENTAL	1,000	1,167	167	1,167	16.70%
517-09-5705 SPECIAL PROJECTS	22,000	34,915	12,915	34,915	58.70%
517-09-5706 MAIN STREET MIS. EXPENSE	2,400	251	(2,149)	251	-89.54%
517-09-5801 DEBT SERVICE	30,000	30,000	0	30,000	0.00%
MISCELLANEOUS EXPENSE	82,185	88,087	5,902	88,087	7.18%
TOTAL MAIN STREET	90,367	95,282	4,915	95,282	5.44%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

MARKETING

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
519-01-5100 SALARIES	127,103	136,085	8,982	136,085	7.07%
519-01-5110 P/R TAX EXPENSE	9,723	10,217	494	10,217	5.08%
519-01-5111 SUTA	540	342	(198)	342	-36.67%
519-01-5115 GROUP HEALTH INSURANCE	12,000	10,500	(1,500)	10,500	-12.50%
519-01-5116 RETIREMENT-TMRS	2,931	7,081	4,150	7,081	141.59%
519-01-5117 WORKMAN'S COMPENSATION	559	435	(124)	435	-22.18%
519-01-5120 LONGEVITY PAY	68	52	(16)	52	-23.53%
519-01-5122 SCHOOL, REGISTRATION & T	3,200	1,377	(1,823)	1,377	-56.97%
519-01-5123 TRAVEL, MEALS & LODGING	3,600	252	(3,348)	252	-93.00%
TOTAL PAYROLL EXPENSE	159,724	166,341	6,617	166,341	4.14%
LEGAL & PROFESSIONAL EXP	0	0	0	0	0.00%
MATERIALS & SUPPLIES					
519-03-5208 COMPUTER SOFTWARE/HDW	1,880	1,813	(67)	1,813	-3.56%
519-03-5209 OFFICE SUPPLIES	800	27	(773)	27	-96.63%
519-03-5210 MATERIAL/SUPPLIES	600	647	47	647	7.83%
TOTAL MATERIALS & SUPPLIES	3,280	2,487	(793)	2,487	-24.18%
MAINTENANCE EXPENSE					
519-04-5205 MAINTENANCE AGREEMENTS	1,725	651	(1,074)	651	-62.26%
TOTAL MAINTENANCE EXPENSE	1,725	651	(1,074)	651	-62.26%
UTILITY EXPENSE					
519-05-5400 LAND PHONE LINE	700	825	125	825	17.86%
519-05-5401 CELL PHONE	680	417	(263)	417	-38.68%
519-05-5403 INTERNET DSL	1,800	1,722	(78)	1,722	-4.33%
519-05-5419 NATURAL GAS	350	169	(181)	169	-51.71%
TOTAL UTILITY EXPENSE	3,530	3,133	(397)	3,133	-11.25%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENDITURES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
MISCELLANEOUS EXPENSE					
519-09-5121 MARKETING EVENTS	4,800	37	(4,763)	37	-99.23%
519-09-5220 POSTAGE	600	9	(591)	9	-98.50%
519-09-5240 GENERAL LIABILITY INSURANCE	135	135	0	135	0.00%
519-09-5250 MEMBERSHIPS, DUES & SUBS	600	0	(600)	0	-100.00%
519-09-5290 ADVERTISING	6,000	5,081	(919)	5,081	-15.32%
519-09-5410 OFFICE CLEANING	350	250	(100)	250	-28.57%
519-09-5621 PARK FEST	70,000	25,207	(44,793)	25,207	-63.99%
519-09-5622 KEEP CELINA BEAUTIFULL P	5,000	5,419	419	5,419	8.38%
519-09-5623 4TH OF JULY SPLASH & BLA	12,000	31,860	19,860	31,860	165.50%
519-09-5705 SPECIAL PROJECTS	12,000	16	(11,984)	16	-99.87%
519-09-5706 MAIN STREET MIS. EXPENSE	2,200	160	(2,040)	160	-92.73%
TOTAL MISCELLANEOUS EXPENSE	113,685	68,174	(45,511)	68,174	-40.03%
TOTAL MARKETING	281,944	240,786	(41,158)	240,786	-14.60%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

INTEREST & SINKING FUND

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

FUND 103-INTEREST & SINKING FUND

REVENUES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
TAXES					
103-400-02-4050 PROPERTY TAX-CURRENT	1,395,446	1,396,413	967	1,396,413	0.07%
103-400-02-4060 PROPERTY TAX-DELINQUENT	7,000	37,410	30,410	37,410	434.43%
TOTAL TAXES	1,402,446	1,433,823	31,377	1,433,823	2.24%
CONTRIBUTIONS/DONATIONS					
103-400-04-4062 CCDC DEBT CONTRIBUTION	200,000	200,000	0	200,000	0.00%
TOTAL CONTRIBUTIONS/DONATIONS	200,000	200,000	0	200,000	0.00%
INTEREST INCOME					
103-400-05-4800 INTEREST INCOME	5,000	6,775	1,775	6,775	35.50%
TOTAL SALES	5,000	6,775	1,775	6,775	35.50%
MISCELLANEOUS REVENUE					
103-400-09-4402 CONTRIBUTIONS	0	150,000	150,000	150,000	100.00%
MISCELLANEOUS REVENUE	0	150,000	150,000	150,000	100.00%
TRANSFERS IN					
103-400-99-4600 TRANSFERS IN	30,000	30,000	0	30,000	0.00%
103-400-99-4820 W/S REVENUE TRANSFER	1,564,757	0	(1,564,757)	0	-100.00%
TOTAL TRANSFERS IN	1,594,757	30,000	(1,564,757)	30,000	-100%
TOTAL I & S FUND REVENUES	3,202,203	1,820,598	(1,381,605)	1,820,598	-43.15%

EXPENDITURES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
MISCELLANEOUS EXPENSE					
500-09-5800 G/F BOND INDEBTEDNESS	0	1,565,149	1,565,149	1,565,149	100.00%
TOTAL MISCELLANEOUS EXPENSE	0	1,565,149	1,565,149	1,565,149	100.00%
TOTAL I&S FUND EXPENDITURES	0	1,565,149	1,565,149	1,565,149	100.00%

REVENUES OVER (UNDER) EXPENDITURES **0** **255,449** **255,449**

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CAPITAL PROJECTS FUNDS & OTHER FUNDS

Fund Summaries

Fire Improvement Fund
Street Construction Fund
Roadway Impact Fees Fund
Park Fees Fund
Facilities Improvement Fund
Public Safety Capital Replacement Fund
Utility Construction Fund
Utility Impact Fees Fund
Special Assessment Revenue Fund
Stormwater Drainage Fees Fund

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

FUND SUMMARIES

CAPITAL FUNDS-CIP	ADOPTED	2015 -2016	INCREASE	AMENDED	%
REVENUES	BUDGET	YTD ACTUAL	(DECREASE)	BUDGET	CHANGE
FUND 105-FIRE IMPROVEMENT FUND	0	1,676,329	1,676,329	1,676,329	100%
FUND 106-STREET CONSTRUCTION FUND	0	1,454,376	1,454,376	1,454,376	100%
FUND 107-ROADWAY IMPACT FEES	0	0	0	0	100%
FUND 109-PARK FEES FUND	0	2,522,680	2,522,680	2,522,680	100%
FUND 111-FACILITIES IMPROVEMENT FUND	0	2,171,020	2,171,020	2,171,020	100%
FUND 205-UTILITY CONSTRUCTION FUND	0	22,360,993	22,360,993	22,360,993	100%
FUND 206-UTILITY IMPACT FEE FUND	0	3,220,704	3,220,704	3,220,704	100%
FUND 208-STORMWATER DRAINAGE FEES	0	127,198	127,198	127,198	100%
TOTAL REVENUES	0	33,533,300	33,533,300	33,533,300	100%

EXPENDITURES					
FUND 105-FIRE IMPROVEMENT FUND	0	1,278,632	1,278,632	1,278,632	100%
FUND 106-STREET CONSTRUCTION FUND	0	2,114,511	2,114,511	2,114,511	100%
FUND 107-ROADWAY IMPACT FEES	0	0	0	0	0%
FUND 109-PARK FEES FUND	0	2,326,875	2,326,875	2,326,875	100%
FUND 111-FACILITIES IMPROVEMENT FUND	0	2,326,875	2,326,875	2,326,875	100%
FUND 205-UTILITY CONSTRUCTION FUND	0	11,748,797	11,748,797	11,748,797	100%
FUND 206-UTILITY IMPACT FEE FUND	0	3,208,741	3,208,741	3,208,741	100%
FUND 208-STORMWATER DRAINAGE FEES	0	9,093	9,093	9,093	100%
TOTAL EXPENDITURES	0	23,013,524	23,013,524	23,013,524	100%

REVENUE OVER/(UNDER) EXPENDITURES	-	10,519,776	10,519,776	10,519,776	100%
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OTHER FUNDS	ADOPTED	2015 -2016	INCREASE	AMENDED	%
REVENUES	BUDGET	YTD ACTUAL	(DECREASE)	BUDGET	CHANGE
FUND 113-PUBLIC SAFETY CAPITAL REPLACEMENT	0	672,298	672,298	672,298	100%
FUND 207-SPECIAL ASSESSMENT REVENUE	0	205,813	205,813	205,813	100%
TOTAL REVENUES	0	878,111	878,111	878,111	100%

EXPENDITURES					
FUND 113-PUBLIC SAFETY CAPITAL REPLACEMENT	0	8,029	8,029	8,029	100%
FUND 207-SPECIAL ASSESSMENT REVENUE	0	9,093	9,093	9,093	100%
TOTAL EXPENDITURES	0	17,122	17,122	17,122	100%

REVENUE OVER/(UNDER) EXPENDITURES	-	860,990	860,990	860,990	100%
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Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

FUND 105-FIRE IMPROVEMENT FUND

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUES					
105-400-09-4403 INTEREST INCOME	0	329	329	329	100%
105-400-09-4404 2016 BOND PROCEEDS	0	1,676,000	1,676,000	1,676,000	100%
TOTAL REVENUES	-	1,676,329	1,676,329	1,676,329	100%

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
EXPENDITURES					
CAPITAL PROJECTS					
105-777-00-8501 ENGINEERING/DESIGN	0	2,794	2,794	2,794	100%
105-777-00-8503 MISC EXPENSE	0	2,799	2,799	2,799	100%
105-777-00-8504 EQUIPMENT	0	328,329	328,329	328,329	100%
105-777-00-8505 COMPUTER/HARDWR/SOFTV	0	4,200	4,200	4,200	100%
105-777-00-8507 VEHICLES-FIRE	0	940,510	940,510	940,510	100%
TOTAL EXPENDITURES	0	1,278,632	1,278,632	1,278,632	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	397,697	397,697	397,697	
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BEGINNING FUND BALANCE 0

ENDING FUND BALANCE 397,697

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

106-STREET CONSTRUCTION FUND

REVENUES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANG
106-400-03-4042 COLLIN COUNTY BOND 07-0	0	75,950	75,950	75,950	100%
TOTAL	0	75,950	75,950	75,950	100%
106-400-09-4401 2015 BOND PROCEEDS	0	700,000	700,000	700,000	100%
106-400-09-4402 2016 BOND PROCEEDS	0	277,002	277,002	277,002	100%
106-400-09-4403 INTEREST INCOME	0	39,424	39,424	39,424	100%
106-400-09-4711 CAPITAL CONTRIBUTIONS	0	70,000	70,000	70,000	100%
TOTAL	0	1,086,426	1,086,426	1,086,426	100%
106-400-99-4600 TRANSFERS IN	0	292,000	292,000	292,000	100%
TOTAL	0	292,000	292,000	292,000	100%
TOTAL REVENUES	0	1,454,376	1,454,376	1,454,376	100%

EXPENDITURES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANG
CAPITAL PROJECTS					
106-777-00-8501 ENGINEERING/DESIGN	0	315,424	315,424	315,424	100%
106-777-00-8502 CONSTRUCTION	0	1,522,085	1,522,085	1,522,085	100%
106-777-00-8507 VEHICLES	0	277,002	277,002	277,002	100%
TOTAL EXPENDITURES	0	2,114,511	2,114,511	2,114,511	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	(660,135)	(660,135)	(660,135)	
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BEGINNING FUND BALANCE

6,010,463

ENDING FUND BALANCE

5,350,328

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

107-ROADWAY IMPACT FEES FUND

REVENUES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
107-400-01-4081	0	24,757	24,757	24,757	100%
TOTAL REVENUES	0	24,757	24,757	24,757	100%

EXPENDITURES	ADOPTED BUDGET	YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
107-500-09-5700 MISC EXPENSE	0	0	0	0	0%
TOTAL EXPENDITURES	0	0	0	0	0%

REVENUE OVER/(UNDER) EXPENDITURES	0	24,757	24,757	24,757	
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BEGINNING FUND BALANCE

ENDING FUND BALANCE

24,757

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

109-PARKLAND FEES FUND

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUES					
109-400-01-4081 DEVELOPER CONTRIBUTIONS	0	2,008,809	2,008,809	2,008,809	100%
109-400-03-4044 GRANTS REVENUE	0	500,000	500,000	500,000	100%
109-400-09-4403 INTEREST INCOME	0	13,871	13,871	13,871	100%
TOTAL REVENUES	0	2,522,680	2,522,680	2,522,680	100%

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
EXPENDITURES					
500-00-5441 PARK LAND EXPENSE	0	131,000	131,000	131,000	100%
500-99-5442 TRANSFERS OUT	0	2,195,875	2,195,875	2,195,875	100%
TOTAL EXPENDITURES	0	2,326,875	2,326,875	2,326,875	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	195,805	195,805	195,805	
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BEGINNING FUND BALANCE **3,207,059**

ENDING FUND BALANCE **3,402,864**

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

111-FACILITIES IMPROVEMENT FUND

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUES					
111-400-09-4401 2015 BOND PROCEEDS	0	1,800,000	1,800,000	1,800,000	100%
111-400-09-4402 2016 BOND PROCEEDS	0	366,998	366,998	366,998	100%
111-400-09-4403 INTEREST INCOME	0	4,022	4,022	4,022	100%
TOTAL REVENUES	0	2,171,020	2,171,020	2,171,020	100%

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
EXPENDITURES					
CAPITAL PROJECTS					
111-777-00-8501 ENGINEERING/DESIGN	0	80,610	80,610	80,610	100%
111-777-00-8503 MISC EXPENSE	0	24,117	24,117	24,117	100%
111-777-00-8504 RENOVATIONS (PH2)	0	372,038	372,038	372,038	100%
111-777-00-8505 COMPUTER HARD/SOFTWA	0	49,811	49,811	49,811	100%
111-777-00-8600 BLDG/LAND ACQUISITIO	0	1,766,275	1,766,275	1,766,275	100%
TOTAL EXPENDITURES	0	2,326,875	2,326,875	2,326,875	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	(155,855)	(155,855)	(155,855)	
<i>BEGINNING FUND BALANCE</i>				<i>3,207,059</i>	
<i>ENDING FUND BALANCE</i>				<i>3,051,204</i>	

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

113-PUBLIC SAFETY CAPITAL REPLACEMENT FUND

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUES					
113-400-01-4001 FIRE FEES	0	348,857	348,857	348,857	100%
113-400-01-4002 POLICE FEES	0	322,022	322,022	322,022	100%
113-400-05-4800 INTEREST INCOME	0	1,419	1,419	1,419	100%
TOTAL REVENUES		672,298	672,298	672,298	100%

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
EXPENDITURES					
500-09-5702 PROFESSIONAL SERVICES	0	8,029	8,029	8,029	100%
TOTAL EXPENDITURES	0	8,029	8,029	8,029	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	664,269	664,269	664,269	100%
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BEGINNING FUND BALANCE

0

ENDING FUND BALANCE

664,269

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

205-UTILITY CONSTRUCTION FUND

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANG
REVENUES					
205-400-09-4401 BOND PROCEEDS	0	22,292,335	22,292,335	22,292,335	100%
205-400-09-4402 MISCELLANEOUS INCOME	0	1,466	1,466	1,466	100%
205-400-09-4403 INTEREST INCOME	0	67,191	67,191	67,191	100%
TOTAL REVENUES	0	22,360,993	22,360,993	22,360,993	100%

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANG
EXPENSES					
CAPITAL PROJECTS					
205-777-00-8501 ENGINEERING/DESIGN	0	647,319	647,319	647,319	100%
205-777-00-8502 CONSTRUCTION	0	9,443,606	9,443,606	9,443,606	100%
205-777-00-8503 MISC EXPENSE	0	23,475	23,475	23,475	100%
205-777-00-8505 COMPUTER HDWR/SOFTWR	0	83,823	83,823	83,823	100%
205-777-00-8506 EASEMENTS	0	1,143,679	1,143,679	1,143,679	100%
205-777-00-8507 2016 BOND ISSUANCE CO	0	114,895	114,895	114,895	100%
205-777-99-5800 TRANSFERS OUT	0	292,000	292,000	292,000	100%
TOTAL EXPENSES	0	11,748,797	11,748,797	11,748,797	100%

REVENUE OVER/(UNDER) EXPENSES	0	10,612,196	10,612,196	10,612,196	
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BEGINNING FUND BALANCE

3,948,429

ENDING FUND BALANCE

14,560,625

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

206-UTILITY IMPACT FEE FUND

	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUES					
<i>FINES & FEES</i>					
206-400-01-4081 WATER IMPACT FEES	0	633,560	633,560	633,560	100%
206-400-01-4082 SEWER IMPACT FEES	0	732,840	732,840	732,840	100%
206-400-01-4083 SEWER CAP/BLDG ACT FEES	0	532,263	532,263	532,263	100%
TOTAL FINES & FEES	0	1,898,663	1,898,663	1,898,663	100%
<i>INTEREST INCOME</i>					
206-400-05-4800 INTEREST INCOME	0	11,963	11,963	11,963	100%
TOTAL INTEREST INCOME	0	11,963	11,963	11,963	100%
<i>MISCELLANEOUS REVENUE</i>					
206-400-09-4711 CAPITAL CONTRIBUTIONS	0	800,100	800,100	800,100	100%
TOTAL MISCELLANEOUS REVENUE	0	800,100	800,100	800,100	100%
<i>TRANSFERS IN</i>					
206-400-99-4600 TRANSFERS IN	0	509,978	509,978	509,978	100%
TOTAL TRANSFERS IN	0	509,978	509,978	509,978	100%
TOTAL REVENUES	0	3,220,704	3,220,704	3,220,704	100%
EXPENSES					
500-00-5441 IMPACT FEES EXPENSE	0	1,366,400	1,366,400	1,366,400	100%
500-00-5442 UTRWD FACILITIES CHARGES	0	1,842,341	1,842,341	1,842,341	100%
TOTAL EXPENSES	0	3,208,741	3,208,741	3,208,741	100%
REVENUE OVER/(UNDER) EXPENSES	0	11,963	11,963	11,963	
BEGINNING FUND BALANCE				1,288,779	
ENDING FUND BALANCE				1,300,742	

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

207-SPECIAL ASSESSMENT REVENUE FUND

REVENUES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
207-400-00-4001 SPECIAL ASSESSMENTS	0	0	0	0	100%
207-400-00-4002 CONTRIBUTIONS	0	205,714	205,714	205,714	100%
207-400-05-4800 INTEREST INCOME	0	99	99	99	100%
TOTAL REVENUES	0	205,813	205,813	205,813	100%

EXPENDITURES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
207-500-00-5706 MISC EXPENSE	0	0	0	0	100%
TOTAL EXPENDITURES	-	0	0	0	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	205,813	205,813	205,813	100%
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BEGINNING FUND BALANCE

0

ENDING FUND BALANCE

205,813

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

208-STORMWATER & DRAINAGE FEE FUND

REVENUES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
208-400-01-4081 STORMWATER DRAINAGE FEE	0	126,978	126,978	126,978	100%
INTEREST	0	220	220	220	100%
TOTAL REVENUES	0	127,198	127,198	127,198	100%

EXPENDITURES	ADOPTED BUDGET	2015 -2016 YTD ACTUAL	INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
208-500-00-8501 ENGINEERING/DESIGN	0	8,370	8,370	8,370	100%
208-500-09-5700 MISC EXPENSE	0	723	723	723	100%
TOTAL EXPENDITURES	0	9,093	9,093	9,093	100%

REVENUE OVER/(UNDER) EXPENDITURES	0	118,105	118,105	118,105	100%
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BEGINNING FUND BALANCE

0

ENDING FUND BALANCE

118,105

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

WATER & WASTEWATER FUND

Fund Summary

Water

Wastewater

Trash & Recycling

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

WATER/WASTEWATER
SUMMARY REPORT

	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
REVENUES					
FINES & FEES	1,043,404	1,193,195	149,791	1,193,195	14.36%
INTEREST & PENALTIES	76,800	132,362	55,562	132,362	72.35%
SALES	5,070,566	6,311,317	1,240,751	6,311,317	24.47%
MISCELLANEOUS REVENUE	102,600	260,764	158,164	260,764	154.16%
TOTAL WATER & WASTEWATER REVENUES	6,293,370	7,897,638	1,604,268	7,897,638	25.49%
EXPENSES					
WATER EXPENSES	4,047,953	4,548,911	500,958	4,548,911	12.38%
WASTEWATER EXPENSES	1,824,532	1,771,041	(53,491)	1,771,041	-2.93%
TRASH & RECYCLING	419,319	415,983	(3,336)	415,983	-0.008
TOTAL WATER & WASTEWATER EXPENSES	6,291,804	6,735,935	444,131	6,735,935	7.06%
REVENUES OVER (UNDER) EXPENSES	1,566	1,161,703		1,161,703	

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

WATER/WASTEWATER
DETAIL REPORT

REVENUES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
FINES & FEES					
202-400-01-4027 CREDIT CARD FEES	0	36,388	36,388	36,388	100.00%
202-400-01-4072 WATER TOWER RENTAL FEES	54,304	59,082	4,778	59,082	8.80%
202-400-01-4230 RECONNECT/DISCONNECT FEES	14,000	15,815	1,815	15,815	12.96%
202-400-01-4232 CUSTOMER SERVICE FEES	1,500	2,170	670	2,170	44.67%
202-400-01-4235 TRANSFER FEES	1,200	1,050	(150)	1,050	-12.50%
202-400-01-4240 WATER TAPS	535,000	613,750	78,750	613,750	14.72%
202-400-01-4241 SEWER TAPS	437,400	464,940	27,540	464,940	6.30%
TOTAL FINES & FEES	1,043,404	1,193,195	149,791	1,193,195	14.36%
INTEREST & PENALTIES					
202-400-05-4220 PENALTIES	59,000	97,765	38,765	97,765	65.70%
202-400-05-4800 INTEREST INCOME	17,800	34,597	16,797	34,597	94.37%
TOTAL INTEREST & PENALTIES	76,800	132,362	55,562	132,362	72.35%
SALES					
202-400-06-4200 WATER SALES	3,300,834	4,049,673	748,839	4,049,673	22.69%
202-400-06-4210 SEWER SALES	1,333,640	1,799,254	465,614	1,799,254	34.91%
202-400-06-4215 GARBAGE BILLING	436,092	462,390	26,298	462,390	6.03%
TOTAL SALES	5,070,566	6,311,317	1,240,751	6,311,317	24.47%
MISCELLANEOUS REVENUE					
202-400-09-4236 RADIO READ RESERVE	89,100	184,751	95,651	184,751	107.35%
202-400-09-4711 CAPITAL CONTRIBUTIONS	0	38,750	38,750	38,750	100.00%
202-400-09-4850 MISCELLANEOUS INCOME	13,500	37,190	23,690	37,190	175.48%
202-400-09-4851 W / S CASH OVER (SHORT)	0	73	73	73	100.00%
MISCELLANEOUS REVENUE	102,600	260,764	158,164	260,764	154.16%
TOTAL WATER & WASTEWATER REVENUES	6,293,370	7,897,638	1,604,268	7,897,638	25.49%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

WATER

EXPENSES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
521-01-5100 SALARIES	354,216	338,874	(15,342)	338,874	-4.33%
521-01-5105 OVERTIME	18,000	45,333	27,333	45,333	151.85%
521-01-5110 P/R TAX EXPENSE	28,475	31,417	2,942	31,417	10.33%
521-01-5111 SUTA	2,700	1,734	(966)	1,734	-35.78%
521-01-5115 GROUP HEALTH INSURANCE	60,000	51,000	(9,000)	51,000	-15.00%
521-01-5116 RETIREMENT-TMRS	19,802	21,005	1,203	21,005	6.08%
521-01-5117 WORKMAN'S COMPENSATION	18,499	14,147	(4,352)	14,147	-23.53%
521-01-5120 LONGEVITY PAY	1,340	1,120	(220)	1,120	-16.42%
521-01-5122 SCHOOL, REGISTRATION & T	2,300	3,086	786	3,086	34.17%
521-01-5123 TRAVEL, MEALS & LODGING	1,830	843	(987)	843	-53.93%
521-01-5124 UNIFORMS	4,920	4,249	(671)	4,249	-13.64%
TOTAL PAYROLL EXPENSE	512,082	512,808	726	512,808	0.14%
LEGAL & PROFESSIONAL					
521-02-5140 CONTRACT LABOR	1,500	689	(811)	689	-54.07%
521-02-5145 ROAD MAINTENANCE	5,000	11,985	6,985	11,985	139.70%
521-02-5149 ENGINEERING	35,000	4,435	(30,565)	4,435	-87.33%
TOTAL LEGAL & PROFESSIONAL	41,500	17,109	(24,391)	17,109	-58.77%
MATERIALS & SUPPLIES					
521-03-5207 WATER METERS	108,000	245,059	137,059	245,059	126.91%
521-03-5208 CPMPUTER SOFTWARE / HARD	26,000	25,487	(513)	25,487	-1.97%
521-03-5209 OFFICE SUPPLIES	3,675	4,034	359	4,034	9.77%
521-03-5210 MATERIALS/SUPPLIES	60,000	136,824	76,824	136,824	128.04%
521-03-5500 CHEMICALS	8,000	12,092	4,092	12,092	51.15%
TOTAL MATERIALS & SUPPLIES	205,675	423,496	217,821	423,496	105.91%
MAINTENANCE EXPENSE					
521-04-5205 MAINTENANCE AGREEMENTS	13,500	32,274	18,774	32,274	139.07%
521-04-5225 FACILITY MAINTENANCE	28,600	26,192	(2,408)	26,192	-8.42%
521-04-5230 EQUIPMENT REPAIRS	70,000	48,512	(21,488)	48,512	-30.70%
521-04-5279 GASOLINE	17,000	22,677	5,677	22,677	33.39%
521-04-5281 VEHICLE REPAIRS	4,000	11,035	7,035	11,035	175.88%
521-04-5510 TESTING W/S SAMPLES	8,000	7,802	(198)	7,802	-2.48%
TOTAL MAINTENANCE EXPENSE	141,100	148,492	7,392	148,492	5.24%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENSES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITIES					
521-05-5400 LAND PHONE LINE	4,020	3,687	(333)	3,687	-8.28%
521-05-5401 CELL PHONE	6,720	9,068	2,348	9,068	34.94%
521-05-5403 INTERNET DSL	4,880	5,055	175	5,055	3.59%
521-05-5419 NATURAL GAS	300	102	(198)	102	-66.00%
521-05-5420 ELECTRICITY	195,250	218,366	23,116	218,366	11.84%
TOTAL UTILITIES	211,170	236,278	25,108	236,278	11.89%
MISCELLANEOUS EXPENSE					
521-09-5162 CREDIT CARD FEES	0	17,369	17,369	17,369	100.00%
521-09-5180 LICENSES/PERMITS/FILING	5,500	5,413	(87)	5,413	-1.58%
521-09-5220 POSTAGE	30,000	34,821	4,821	34,821	16.07%
521-09-5240 GENERAL INSURANCE	9,000	9,000	0	9,000	0.00%
521-09-5250 MEMBERSHIPS & DUES	500	3,627	3,127	3,627	625.40%
521-09-5285 HIERING EXPENSES FOR NEW	300	720	420	720	140.00%
521-09-5290 ADVERTISING	2,000	1,078	(922)	1,078	-46.10%
521-09-5340 RENT	0	706	706	706	100.00%
521-09-5410 OFFICE CLEANING	0	88	88	88	100.00%
521-09-5415 EQUIPMENT RENTAL	0	30,209	30,209	30,209	100.00%
521-09-5430 INTEREST EXPENSE	0	0	0	0	100.00%
521-09-5431 INTEREST EXPENSE CISD SE	0	19,911	19,911	19,911	100.00%
521-09-5440 PAYING AGENT FEES	4,000	6,931	2,931	6,931	73.28%
521-09-5640 CCN ACQUISITION	0	126,415	126,415	126,415	100.00%
521-09-5740 UTRWD H2O	1,467,955	1,452,642	(15,313)	1,452,642	-1.04%
521-09-5741 NTC GROUNDWATER CONSERVAT	16,000	12,782	(3,218)	12,782	-20.11%
521-09-5750 CAPITAL OUTLAY	30,000	29,300	(700)	29,300	-2.33%
521-09-5785 BAD DEBT EXPENSE	0	82	82	82	100.00%
TOTAL MISCELLANEOUS EXPENSE	1,565,255	1,751,094	185,839	1,751,094	11.87%
TRANSFERS					
521-99-5144 TRANSFER TO GENERAL FUND	328,000	328,000	0	328,000	0.00%
521-99-5805 TRANSFER TO DEBT FUND	1,043,171	1,131,634	88,463	1,131,634	8.48%
TOTAL TRANSFERS	1,371,171	1,459,634	88,463	1,459,634	6.45%
TOTAL WATER EXPENSES	4,047,953	4,548,911	500,958	4,548,911	12.38%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

WASTEWATER

EXPENSES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
PAYROLL EXPENSE					
522-01-5100 SALARIES	134,150	135,273	1,123	135,273	0.84%
522-01-5105 OVERTIME	12,000	13,952	1,952	13,952	16.27%
522-01-5110 P/R TAX EXPENSE	11,180	11,625	445	11,625	3.98%
522-01-5111 SUTA	1,080	700	(380)	700	-35.19%
522-01-5115 GROUP HEALTH INSURANCE	24,000	24,000	0	24,000	0.00%
522-01-5116 RETIREMENT - TMRS	7,775	7,753	(22)	7,753	-0.28%
522-01-5117 WORKER'S COMPENSATION	7,264	5,555	(1,709)	5,555	-23.53%
522-01-5120 LONGEVITY PAY	1,052	244	(808)	244	-76.81%
522-01-5122 SCHOOL, REG & TUITION	1,300	1,025	(275)	1,025	-21.15%
522-01-5123 TRAVEL, MEALS & LODGING	240	79	(161)	79	-67.08%
522-01-5124 UNIFORMS	2,400	2,192	(208)	2,192	-8.67%
TOTAL PAYROLL EXPENSE	202,441	202,398	(43)	202,398	-0.02%
LEGAL & PROFESSIONAL					
522-02-5145 ROAD REPAIRS	5,000	0	(5,000)	0	-100.00%
522-02-5149 ENGINEERING	75,000	75,000	0	75,000	0.00%
TOTAL LEGAL & PROFESSIONAL	80,000	75,000	(5,000)	75,000	-6.25%
MATERIALS & SUPPLIES					
522-03-5208 COMPUTER SFTWR / HRDWR	1,400	900	(500)	900	-35.71%
522-03-5209 OFFICE SUPPLIES	1,775	1,213	(562)	1,213	-31.66%
522-03-5210 MATERIAL AND SUPPLIES	9,000	21,696	12,696	21,696	141.07%
522-03-5500 CHEMICALS	14,000	9,569	(4,431)	9,569	-31.65%
522-03-5600 LIFT STATION UPGRADES	8,000	15,540	7,540	15,540	94.25%
TOTAL MATERIALS & SUPPLIES	34,175	48,918	14,743	48,918	43.14%
MAINTENANCE EXPENSE					
522-04-5205 MAINTENANCE AGREEMENT	2,500	5,482	2,982	5,482	119.28%
522-04-5225 FACILITY MAINTENANCE	8,000	5,667	(2,333)	5,667	-29.16%
522-04-5230 EQUIPMENT REPAIRS	50,000	74,923	24,923	74,923	49.85%
522-04-5279 FLEET FUEL (GASOLINE & D	11,000	8,895	(2,105)	8,895	-19.14%
522-04-5281 VEHICLE REPAIRS	2,500	4,332	1,832	4,332	73.28%
522-04-5510 TESTING OF SEWER SAMPLE	10,500	11,605	1,105	11,605	10.52%
522-04-5515 SEWER PLANT SLUDGE REMOVAL	12,500	25,285	12,785	25,285	102.28%
TOTAL MAINTENANCE EXPENSE	97,000	136,189	39,189	136,189	40.40%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

EXPENSES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
UTILITIES					
522-05-5400 LAND PHONE LINES	480	468	(12)	468	-2.50%
522-05-5401 CELL PHONE	3,360	5,937	2,577	5,937	76.70%
522-05-5403 INTERNET DSL	600	790	190	790	31.67%
522-05-5419 NATURAL GAS	250	0	(250)	0	-100.00%
522-05-5420 ELECTRICITY	55,000	52,947	(2,053)	52,947	-3.73%
TOTAL UTILITIES	59,690	60,142	452	60,142	0.76%
MISCELLANEOUS EXPENSE					
522-09-5180 LICENSES & PERMITS	5,600	4,924	(676)	4,924	-12.07%
522-09-5220 POSTAGE / COURIER	50	6	(44)	6	-88.00%
522-09-5240 GENERAL LIABILITY INSURA	5,420	5,420	0	5,420	0.00%
522-09-5250 MEMBERSHIPS, DUES & SUBS	250	1,698	1,448	1,698	579.20%
522-09-5285 HIRING EXPENSES/NEW EMPL	150	114	(36)	114	-24.00%
522-09-5290 ADVERTISING	200	756	556	756	278.00%
522-09-5415 EQUIPMENT RENTAL	2,000	1,521	(479)	1,521	-23.95%
522-09-5740 UTRWD SEWER	621,970	474,839	(147,131)	474,839	-23.66%
522-09-5750 CAPITAL OUTLAY	30,000	29,300	(700)	29,300	-2.33%
TOTAL MISCELLANEOUS EXPENSE	665,640	518,578	(147,062)	518,578	-22.09%
TRANSFERS					
522-99-5144 TRANSFER TO GENERAL FUND	164,000	164,000	0	164,000	0.00%
522-99-5805 TRANSFER TO DEBT FUND	521,586	565,816	44,230	565,816	8.48%
TOTAL TRANSFERS	685,586	729,816	44,230	729,816	6.45%
TOTAL WASTEWATER EXPENSES	1,824,532	1,771,041	(53,491)	1,771,041	-2.93%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)

CITY OF CELINA
FISCAL YEAR 2015 - 2016
AMENDED BUDGET

TRASH & RECYCLING

EXPENSES	ADOPTED BUDGET	2015-2016 YTD ACTUAL	REQUESTED INCREASE (DECREASE)	AMENDED BUDGET	% CHANGE
<i>LEGAL & PROFESSIONAL</i>					
LEGAL & PROFESSIONAL EXPENSE	419,319	415,983	(3,336)	415,983	-0.80%
TOTAL TRASH & RECYCLING	419,319	415,983	(3,336)	415,983	-0.80%

Attachment: Fiscal Year 2016 Amended Budget (Final)-1 (1821 : Amended Budget)



Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Alan Fourmentin, Director of Public Works
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Fee Schedule Update

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the City's Code of Ordinances, Appendix A: Fee Schedule, various utility fees. (Fourmentin)

Background Information:

The proposed amendments will include the following changes:

Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.005: Water and Sewer Service Charges:

- Amend subsection (j) to increase the fees collected for ¾" and 1" meters due to increased appurtenance costs.
 ¾" meters will increase from \$320 to \$330
 1" meters will increase from \$380 to \$400
- Add subsection (n) for re-inspection fees related to water inspections performed prior to the issuance of a certificate of occupancy.
 (n) Re-inspection fee:
 First - \$50
 Second - \$75
 Third - \$100

Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.007: Water and sewer taps:

- Amending subsection (a) and (b) to allow fees associated with new water and sewer taps to be based from actual cost of materials, equipment, labor and repair to streets and easements at the time of requests.

Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.010: Repair fees;

- Amend to allow repair costs to city owned infrastructure to the party responsible for disruption of service. The fees associated with the repair will be actual cost of materials, equipment, labor and repair to streets and easements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The approval of the proposed amendments will allow staff to recover hard and soft costs for requested or repair services.

Legal Review:

The City Attorney has reviewed

Supporting Documents:

Proposed ordinance

Staff Recommendation:

Approve

CITY OF CELINA, TEXAS

ORDINANCE 2016-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES, APPENDIX A: FEE SCHEDULE, PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City has enacted a schedule of fees in order to recover costs attributable to inspection, review, other services provided by the City; and

WHEREAS, the City has determined it is in the public interest to raise its fee schedule to make said fees consistent with the cities actual costs.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

Attachment: Fee Schedule (1828 : Fee Schedule Update)

SECTION 3 **AMENDMENTS**

- 3.01 That the Celina Code of Ordinances, Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.005: Water and Sewer Service Charges; Amending subsection (j) and adding subsection (n) as follows:

Sec. A5.005 Water and sewer service charges

(j) Meter fee:

$\frac{3}{4}$ " – \$330

1" – \$400

1 $\frac{1}{2}$ " – \$770

2" – \$1,080

(n) Reinspection fee:

First – \$50

Second – \$75

Third – \$100

- 3.02 That the Celina Code of Ordinances, Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.007: Water and sewer taps; Amending subsection (a) and (b) as follows:

Sec. A5.007 Water and sewer taps

(a) Water taps

Water tap fees will be based from actual cost of materials, equipment, labor and repair to streets and easements. Taps greater than two inches shall meet the most current engineering design standards.

(b) Sewer taps.

Sewer tap fees will be based from actual cost of materials, equipment, labor and repair to streets easements. Taps greater than four inches shall meet the most current engineering design standards.

- 3.03 That the Celina Code of Ordinances, Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.010: Repair fees; Amended as follows:

Sec. A5.010 Repair fees

Repair to city owned infrastructure will be charged to the party responsible for disruption of service. The fees associated with the repair will be actual cost of materials, equipment, labor and repair to streets and easements.

SECTION 4 **CUMULATIVE REPEALER CLAUSE**

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

SECTION 5

SAVINGS CLAUSE

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

SECTION 6

SEVERABILITY

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

SECTION 7

PENALTY

Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

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

SECTION 8

PUBLICATION CLAUSE

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

SECTION 9

ENGROSSMENT AND ENROLLMENT

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

SECTION 10

EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of April, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Fee Schedule (1828 : Fee Schedule Update)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Planning Manager
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Hundred Acre Park Annexation Ordinance

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 70.000 acre tract of land and an approximately 30.778 acre tract of land, both being situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road); and more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and the rights-of-way adjacent to these properties. (Hundred Acre Park Annexation) (Liebman)

Background Information:

The City of Celina has purchased property for parkland and wishes to annex these properties into the city limits. Both properties are contiguous to current city limits.

~~August 9, 2016 — Council accepted voluntary petition to annex~~
~~September 23, 2016 — Notice of public hearing published in *The Celina Record*~~
~~September 23, 2016 — Notice of public hearing published on City website~~
~~October 11, 2016 — Council to conduct two public hearings~~
 November 8, 2016 Council to consider annexation ordinance

Financial Consideration:

The fees to remove the 100 acre park land from the Merilee Water District have been provided by the Parks at Wilson Creek.

Legal Review:

The City Attorney has reviewed the Ordinance and deemed it acceptable.

Supporting Document:

Ordinance

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2016-
HUNDRED ACRE PARK LAND ANNEXATON

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 70.000 ACRE TRACT OF LAND SITUATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, COLLIN COUNTY, TEXAS AND GENERALLY LOCATED EAST OF CR 90, NORTH OF THE FUTURE ALIGNMENT OF SUNSET BOULEVARD AND WEST OF FM 2478 (CUSTER ROAD); AND BEING AN APPROXIMATELY 30.778 ACRE TRACT OF LAND SITUATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, COLLIN COUNTY, TEXAS AND GENERALLY LOCATED EAST OF CR 90, NORTH OF THE FUTURE ALIGNMENT OF SUNSET BOULEVARD AND WEST OF FM 2478 (CUSTER ROAD); BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," AND GRAPHICALLY DEPICTED IN EXHIBIT "B," ATTACHED HERETO AND INCORPORATED HEREIN, PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 11th day of October, 2016 at 5:00 p.m. and the second hearing being held on the 11th day of October, 2016 at 5:05 p.m. in the Council Chambers located in the City Hall Annex, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A," attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 30th day of September, 2016, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A," which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, and any other necessary agencies.

SECTION 5 **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the territory referenced in Exhibits "A" and "B," attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the

provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7 **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8 **ENGROSSMENT AND ENROLLMENT**

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

SECTION 9 **EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 8th day of November, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

EXHIBIT A
Legal Description
70.00 acre tract

BEING a portion of that certain 210.066 acre and 399.849 acre lot tract of parcel of land situated in the Charles P. Rice 320 Survey, Abstract No. 771, JB Wilmeth 78 acre and 320 acre surveys, the Levin Routh 640 acre Survey and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1186, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG nail found for the southeast corner of said Cox tract (V4122, P1182, same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found, same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated prescriptive right-of-way);

THENCE south 00 degrees, 09 minutes, 01 seconds west, through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to an ½ inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as ½ inch iron rod set) for the southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right having radius of 2250.0 feet, and a delta angle of 42 degrees, 31 minutes, 49 seconds;

THENCE in a northwesterly direction, and along said non-tangent curve to the right, and continuing through the interior of said Cox tract (V4122, P1190), passing the common line of said Cox tract (V4122, P 1190) and aforesaid Cox Tract (V4122, P 1182), same being the approximate centerline of said County Road 92, and continuing through the interior of said Cox tract (V4122, P1182), and along said non-tangent curve to the right, a total arc distance of 1670.15 feet, and a total chord bearing and distance of north 56 degrees, 13 minutes, 56 seconds west, 1632.07 feet to a ½ inch iron rod set for the southwest corner of the herein described tract;

THENCE continuing through the interior of said Cox tract (V4122, P1182) the following 7 calls as follows:

North 05 degrees, 36 minutes, 42 seconds east 595.29 feet to a ½ inch iron rod set for an angle point;
North 24 degrees, 30 minutes, 23 seconds east 841.72 feet to a ½ inch iron rod set for an angle point;
North 53 degrees, 15 minutes, 53 seconds east 244.54 feet to a point in creek for an angle point;
North 63 degrees, 49 minutes, 12 seconds east 213.10 feet to a point in creek for an angle point;
North 36 degrees, 32 minutes, 51 seconds east 230.27 feet to a point in creek for an angle point;
North 04 degrees, 26 minutes, 40 seconds west 449.10 feet to a point in creek for an angle point;
North 06 degrees, 06 minutes, 28 seconds east 131.26 feet to a point in creek for an angle point;
North 06 degrees, 56 minutes, 45 seconds west 159.42 feet to a point in creek for the northwest corner of the herein described tract, same being in the north line of said Cox tract (C4122, P1182), same being in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas.

THENCE South 90 degrees, 33 minutes, 16 seconds east, along the common line of said Cox tract (C4122, P1182) and said Willard Properties tract, a distance of 435.59 feet to a fence post for the northeast corner of said Cox tract (C4122, P1182), same being an internal corner of said Willard Properties tract;

THENCE South 00 degrees, 09 minutes, 01 seconds west, along the common line of said Cox tract (C4122, P1182) and said Willard Properties tract, passing a southwest corner of said Willard Properties tract, same being the northwest corner of aforesaid Estate of Moses Hubbard tract, and continuing along the common line of said Cox tract, and said Hubbard tract, a total distance of 3,263.35 feet to the POINT OF BEGINNING and containing 70.000 acres of computed land, more or less.

Legal Description
30.778 Acre Park Site

BEING all of a certain 30.778 acre lot tract or parcel of land situated in the Marty Howell Survey, Abstract No. 395,

and being located in Collin County, Texas and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found in asphalt for the Southwest corner the herein described tract, same being the Southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as CR 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, LP, by deed recorded under Instrument Number 20130830001229380, and Instrument Number 20130830001229360, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 00°, 09', 01" east, along the common line of said Hubbard tract and said Celina tract, a distance of 2636.32 feet to a ½" iron rod set for the Northwest corner of the herein described tract, same being the Northwest corner of said Hubbard tract from which a ½" iron rod found bears North 89°, 18', 43" east a distance of 15.61 feet, same being the Southwest corner of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89°, 18', 43" east, along the common line of said Hubbard tract and said Willard tract a distance of 988.63 feet to a ½" iron rod set for the Northeast corner of the herein described tract, same being in the East line of an apparent 100' Texas Power & Light Company easement;

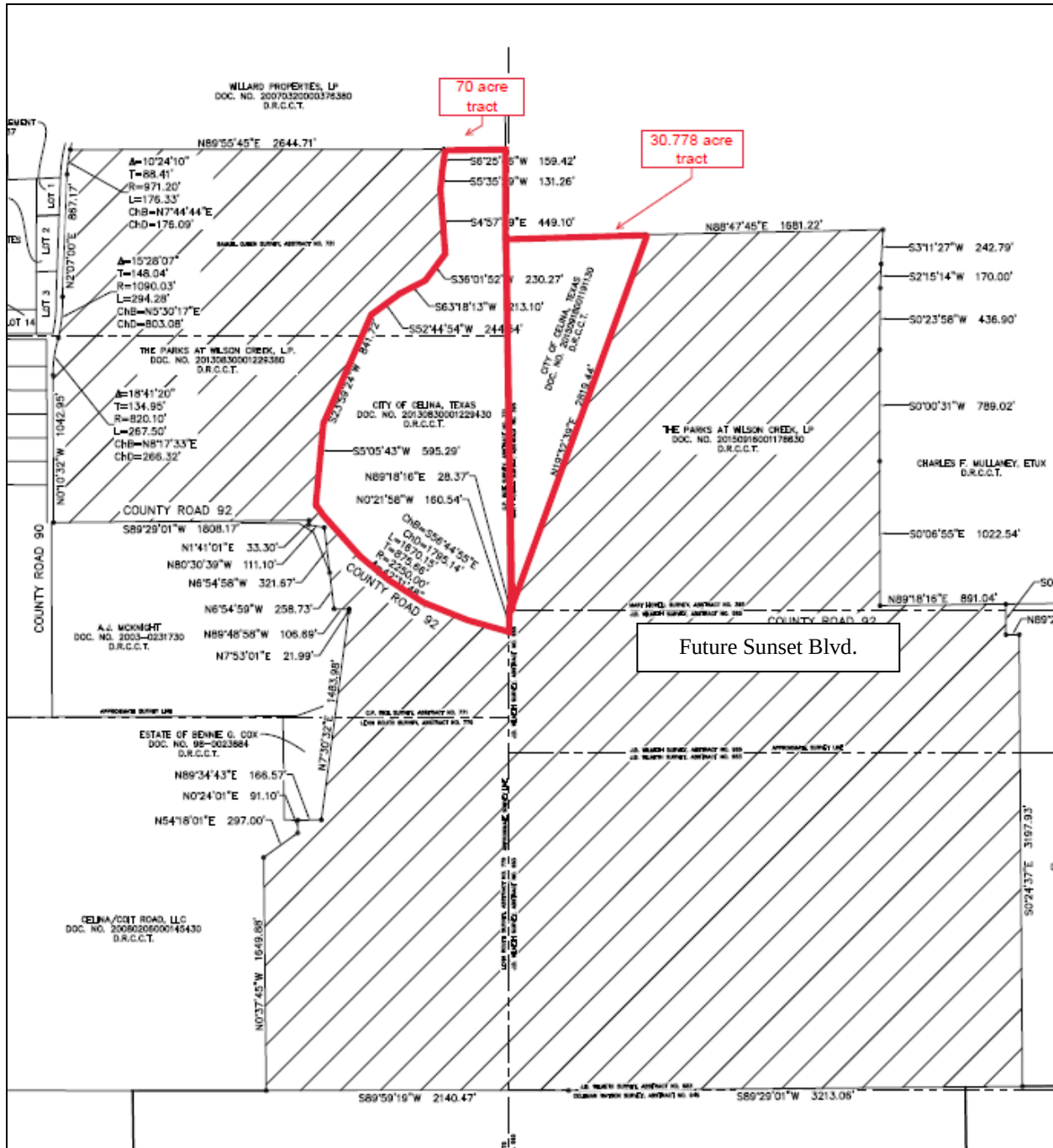
THENCE through the interior of said Hubbard tract and along the East line of said Texas Power & Light Company easement as follows:

South 20°, 03', 37" west a distance of 2819.44 feet to a mag nail set in asphalt for the Southeast corner of the herein described tract, same being in the South line of said Hubbard tract, same being in the approximate center of aforesaid CR 92, same being in the North line of aforesaid Parks of Wilson Creek tract;

THENCE South 01°, 04', 41" east a distance of 402.81 feet to a capped ½" iron rod found for corner;

THENCE South 89°, 49', 14" west, along the common line of said Hubbard tract, said Parks of Wilson Creek tract, and the approximate center of said CR 92, a distance of 28.37 feet to the POINT OF BEGINNING and containing 30.778 acres of computed land, more or less.

EXHIBIT B
70 Acre Park Site Exhibit
30.778 Acre Park Site Exhibit



Attachment: Hundred Acre Park Annexation Ordinance (1805 : Hundred Acre Park Annexation Ordinance)

EXHIBIT C
Service Plan

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
 - b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the

annexed area.

- d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
 - a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine replacement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Planning Manager
CC: Rick Chaffin, Interim City Manager
Date: November 8, 2016
Re: Bluewood Phase 1 Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Bluewood Phase 1, an approximately 103.03 acre tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No. 346, and generally located on the north side of Ownsby Parkway, south of Choate Parkway, east of Carter Ranch, and west of future Coit Road (CR 86) containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Construction Plat) (Liebman)

Background Information:

Staff has reviewed the proposed Construction Plat for Bluewood Phase 1, and has deemed it acceptable.

Board Review/Citizen Input:

The Planning and Zoning Commission, at the regular October 18, 2016 meeting, voted unanimously to approve the rezoning request, subject to the applicant addressing all of staff's comments prior to being heard by the City Council.

Alternatives:

N/A

Financial Considerations:

N/A

Supporting Documents:

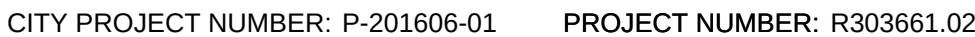
Plat Exhibit

Legal Review:

N/A

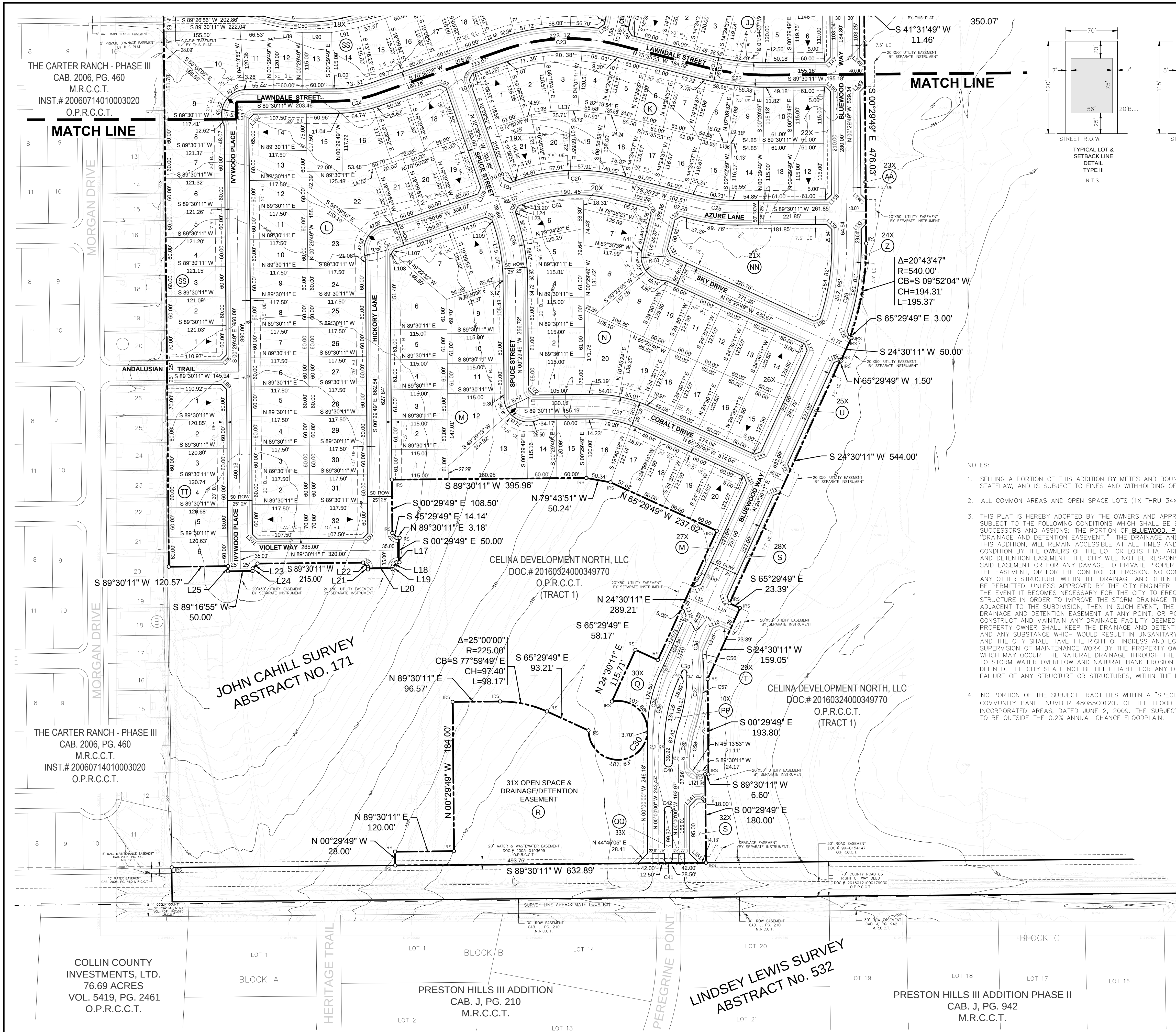
Staff Recommendation:

Staff recommends approval.

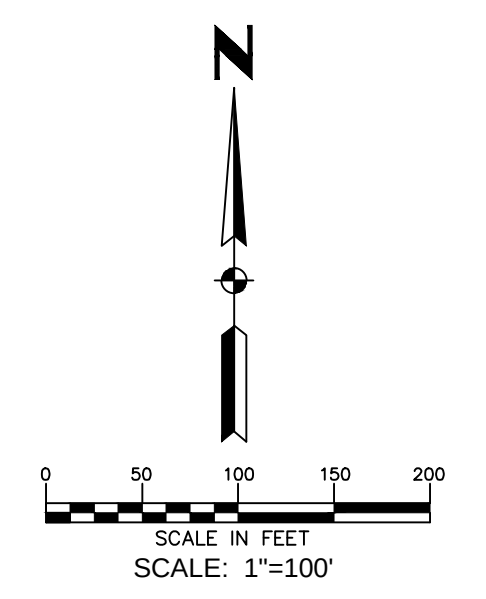
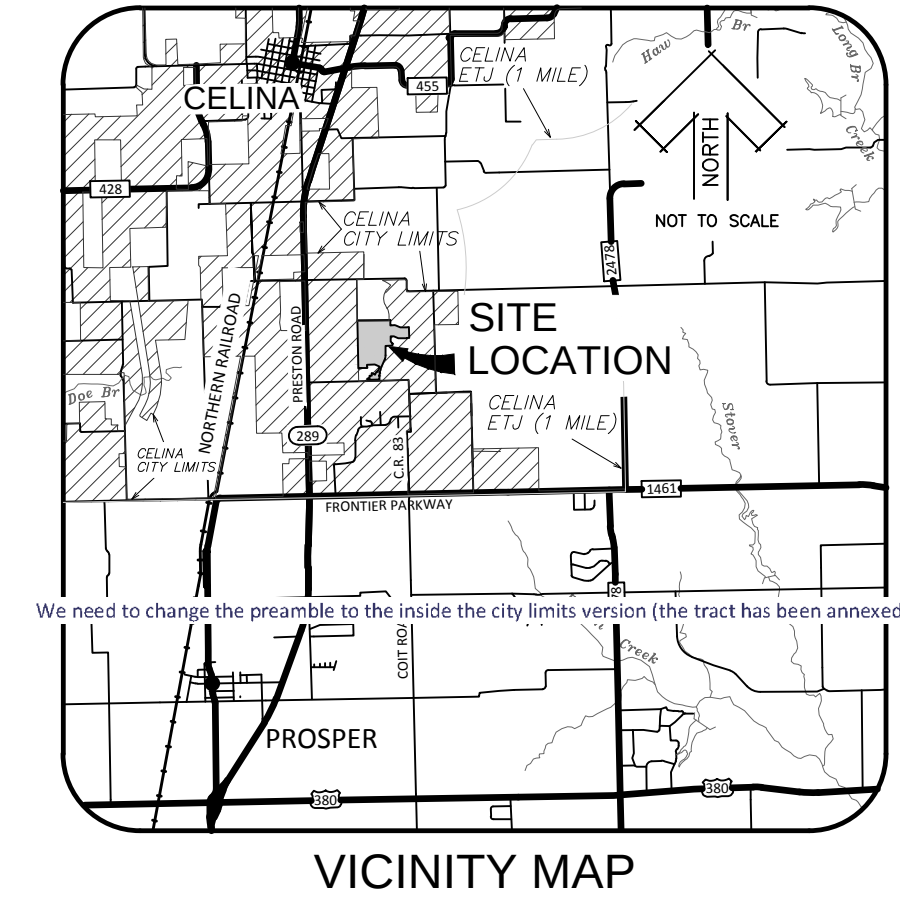


DWG: J:\Survey\30366102 - Wells North Tract - Const\dwg\NOWELL_CONST-PLAT 20161031.dwg USER: nmadrid
DATE: Nov 01, 2016 1:27pm XREFS: X - PH 1-PBASE NOWELL_CONST-PLT-BD MAP WELLS NORTH SCHOOL TRACT - Title Survey WELLS NORTH PHASE 1 Title Survey

Attachment: Bluewood Phase 1 Construction Plat



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



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

- VERTICAL DATUM: NAVD 1988 ADJUSTMENT
- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 - MIN. F.F. — MINIMUM FINISH FLOOR
 - WME — WALL MAINTENANCE EASEMENT
 - UE — UTILITY EASEMENT
 - BL — BUILDING LINE
 - ▲ — DENOTES STREET NAME CHANGE
 - ▲ — DENOTES FRONT OF HOME
 - O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. — MAP RECORDS, COLLIN COUNTY, TEXAS
 - LE — PUBLIC ACCESS, LANDSCAPE & SIDEWALK EASEMENT
 - Ⓐ — BLOCK NUMBER

CONSTRUCTION PLAT
BLUEWOOD, PHASE 1
CONTAINING
337 RESIDENTIAL LOTS, 34 OPEN SPACES,
1 AMENITY CENTER LOT
1 ELEMENTARY SCHOOL LOT
TOTALING 103.02 ACRES
SITUATED IN THE
JOHN CAHILL SURVEY, ABST. No. 171
SHELBY GLASS SURVEY, ABST. No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNERS	
Celina Development North, LLC	Celina Independent School District
VICTORY PARK 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219 Phone (214) 777-4396 Fax (972) 362-2950	
205 South Colorado, Celina, Texas 75009 Phone (409) 742-9100 Fax (972) 362-3607	
PREPARED BY: HUITT-ZOLLARS Dallas Huitt-Zollars, Inc. 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 971-3311 Fax (214) 871-0757	
NOVEMBER 2016	SHEET 2 OF 4

DWG: J:\Survey\30366102 - Wells North Tract -Const\dwg\NOWELL_CONST-PLAT 20161031.dwg USER: nmadrid
DATE: Nov 01, 2016 1:27pm XREFS: X - PH 1-PBASE NOWELL_CONST-PLT-BD MAP WELLS NORTH SCHOOL TRACT - Title Survey WELLS NORTH PHASE 1 Title Survey

AREA TABLES - LOT AND BLOCK

AREA TABLE - BLOCK A		
Lot No.	Acres	Sq. Feet
1	0.2010	8,756
2	0.1952	8,505
3	0.1952	8,505
4	0.1952	8,505
5	0.1952	8,505
6	0.1952	8,505
7	0.1952	8,505
8	0.2092	9,112
9	0.1952	8,505
10	0.1952	8,505
11	0.1952	8,505
12	0.2779	12,104
13	0.3415	14,874
14	0.1367	5,954
15	0.1377	6,000
16	0.1377	6,000
17	0.1377	6,000
18	0.1377	6,000
19	0.1377	6,000
20	0.1377	6,000
21	0.1377	6,000
22	0.1377	6,000
23	0.1377	6,000
24	0.1377	6,000
25	0.1612	7,023
26	0.1792	7,807
27	0.2292	9,984
28	0.2100	9,147
29	0.2047	8,916
30	0.2118	9,225
31	0.1693	7,376
32	0.1320	5,752
33	0.1320	5,750
34	0.1320	5,750
35	0.1320	5,750
36	0.1320	5,750
37	0.1320	5,750
38	0.1320	5,750
39	0.1320	5,750
40	0.1320	5,750
41	0.1320	5,750

AREA TABLE - BLOCK B		
Lot No.	Acres	Sq. Feet
1	0.1705	7,425
2	0.1320	5,750
3	0.1320	5,750
4	0.1320	5,750
5	0.1320	5,750
6	0.1320	5,750
7	0.1320	5,750
8	0.1320	5,750
9	0.1320	5,750
10	0.1320	5,750
11	0.1434	6,248
12	0.1717	7,480
13	0.1491	6,496
14	0.1711	7,452
15	0.2058	8,964
16	0.2135	9,300
17	0.1952	8,503
18	0.1320	5,750
19	0.1320	5,750
20	0.1320	5,750
21	0.1320	5,750
22	0.1320	5,750
23	0.1320	5,750
24	0.1320	5,750
25	0.1320	5,750
26	0.1705	7,425

AREA TABLE - BLOCK C		
Lot No.	Acres	Sq. Feet
1	0.1320	5,750
2	0.1320	5,750
3	0.1334	5,812
4	0.1349	5,875
5	0.1349	5,875
6	0.1349	5,875
7	0.1349	5,875
8	0.1349	5,875
9	0.1345	5,858
10	0.1363	5,938
11	0.1349	5,875
12	0.1349	5,875
13	0.1349	5,875
14	0.1349	5,875
15	0.1349	5,875

AREA TABLE - BLOCK D		
Lot No.	Acres	Sq. Feet
1	0.1579	6,880
2	0.1326	5,775
3	0.1326	5,775
4	0.1591	6,930
5	0.1614	7,029
6	0.1946	8,478
7	0.1721	7,496
8	0.1320	5,750
9	0.1320	5,750
10	0.1320	5,750
11	0.1320	5,750
12	0.1320	5,750
13	0.1319	5,745
14	0.1319	5,745
15	0.1320	5,750
16	0.1320	5,750
17	0.1396	6,081
18	0.1468	6,393
19	0.1659	7,226
20	0.1903	8,291
21	0.1822	7,935
22	0.2073	9,030
23	0.1988	8,661
24	0.1658	7,223
25	0.1481	6,452
26	0.1326	5,775
27	0.1326	5,775
28	0.1579	6,880

AREA TABLE - BLOCK E		
Lot No.	Acres	Sq. Feet
16	0.1573	6,850
17	0.1320	5,750
18	0.1320	5,750
19	0.1424	6,202
20	0.1844	8,034
21	0.1689	7,355
22	0.1320	5,750
23	0.1320	5,750
24	0.1320	5,750
25	0.1483	6,458
26	0.1526	6,646
27	0.1434	6,249
28	0.1349	5,875
29	0.1349	5,875
30	0.1349	5,875

AREA TABLE - BLOCK F		
Lot No.	Acres	Sq. Feet
1	0.1550	6,750
2	0.1550	6,750
3	0.1439	6,268
4	0.1728	7,525
5	0.1320	5,750
6	0.1320	5,750
7	0.1320	5,750
8	0.1320	5,750
9	0.1448	6,307
10	0.1532	6,675
11	0.1433	6,244
12	0.1320	5,750
13	0.1320	5,750
14	0.1320	5,750
15	0.1573	6,850
16	0.1573	6,850
17	0.1320	5,750
18	0.1320	5,750
19	0.1320	5,750
20	0.1320	5,750
21	0.1944	8,469
22	0.1731	7,542
23	0.1320	5,750
24	0.1320	5,750
25	0.1320	5,750
26	0.1454	6,336
27	0.1543	6,722
28	0.1428	6,219
29	0.1320	5,750
30	0.1320	5,750

AREA TABLE - BLOCK G		
Lot No.	Acres	Sq. Feet
1	0.1456	6,340
2	0.1456	6,340
3	0.1456	6,340
4	0.1456	6,340
5	0.1456	6,340
6	0.1456	6,340
7	0.1456	6,340
8	0.1456	6,340
9	0.1456	6,340
10	0.1454	6,333
11	0.1433	6,241
12	0.1332	5,802
13	0.1335	5,815
14	0.1335	5,815
15	0.2050	8,931
16	0.2053	8,944
17	0.2298	10,012
18	0.2335	10,172
19	0.1904	8,292
20	0.1590	6,926
21	0.1896	8,261
22	0.1569	6,836
23	0.1856	8,085

AREA TABLE - BLOCK H		
Lot No.	Acres	Sq. Feet
1	0.1830	7,971
2	0.1484	6,464
3	0.1733	7,548
4	0.1385	6,033
5	0.1320	5,750
6	0.1320	5,750
7	0.1320	5,750
8	0.1482	6,455
9	0.1514	6,593
10	0.1407	6,129
11	0.1320	5,750
12	0.1320	5,750
13	0.1320	5,750
14	0.1320	5,750
15	0.1573	6,850

AREA TABLE - BLOCK SS		
Lot No.	Acres	Sq. Feet
1	0.1933	8,420
2	0.1668	7,264
3	0.1668	7,267
4	0.1669	7,270
5	0.1670	7,274
6	0.1671	7,277
7	0.1671	7,281
8	0.1666	7,257
9	0.2773	12,080
10	0.3341	14,555
11	0.1725	7,514
12	0.1618	7,050
13	0.1584	6,900
14	0.1833	7,985
15	0.1686	7,345
16	0.1584	6,898
17	0.1583	6,897
18	0.1583	6,896
19	0.1655	7,209
20	0.1751	7,626
21	0.1758	7,657
22	0.2054	8,949

AREA TABLE - BLOCK J		
Lot No.	Acres	Sq. Feet
1	0.1653	7,200
2	0.1653	7,200
3	0.1651	7,192
4	0.1888	8,222
5	0.1684	7,334
6	0.1614	7,030

AREA TABLE - BLOCK K		
Lot No.	Acres	Sq. Feet
1	0.1664	7,250
2	0.1844	8,032
3	0.1879	8,183
4	0.1833	7,986
5	0.1620	7,057
6	0.1610	7,015
7	0.1610	7,015
8	0.1768	7,702
9	0.1774	7,728
10	0.1611	7,016
11	0.1610	7,015
12	0.1610	7,015
13	0.1610	7,015
14	0.1801	7,846
15	0.1970	8,579
16	0.1634	7,117
17	0.1634	7,117
18	0.1940	8,450
19	0.1852	8,067
20	0.1885	8,213
21	0.1804	7,859

AREA TABLE - BLOCK L		
Lot No.	Acres	Sq. Feet
1	0.1877	8,175
2	0.1618	7,050
3	0.1618	7,050
4	0.1618	7,050
5	0.1618	7,050
6	0.1618	7,050
7	0.1618	7,050
8	0.1618	7,050
9	0.1618	7,050
10	0.1618	7,050
11	0.1618	7,050
12	0.1618	7,050
13	0.1618	7,050
14	0.2012	8,763
15	0.1942	8,461
16	0.2314	10,079
17	0.1943	8,462
18	0.2200	9,585
19	0.1877	8,175
20	0.1618	7,050
21	0.1618	7,050
22	0.3443	15,000
23	0.3048	13,276
24	0.1618	7,050
25	0.1618	7,050
26	0.1618	7,050
27	0.1618	7,050
28	0.1618	7,050
29	0.1618	7,050
30	0.1618	7,050
31	0.1618	7,050
32	0.1877	8,175

AREA TABLE - BLOCK M		
Lot No.	Acres	Sq. Feet
1	0.1610	7,015
2	0.1610	7,015
3	0.1610	7,015
4	0.1610	7,015
5	0.1610	7,015
6	0.2931	12,766
7	0.2852	12,422
8	0.2371	10,329
9	0.2353	10,250
10	0.1610	7,015
11	0.1610	7,015
12	0.2654	11,561
13	0.3284	14,305
14	0.1631	7,107
15	0.1653	7,200
16	0.2030	8,841
17	0.1780	7,755
18	0.1701	7,410
19	0.1701	7,410
20	0.1701	7,410

AREA TABLE - BLOCK N		
Lot No.	Acres	Sq. Feet
1	0.1969	8,575
2	0.1610	7,015
3	0.1610	7,015
4	0.1612	7,022
5	0.1854	8,077
6	0.1954	8,511
7	0.1894	8,249
8	0.2725	11,870
9	0.2189	9,534
10	0.1701	7,410
11	0.1701	7,410
12	0.1701	7,410
13	0.1701	7,410
14	0.1701	7,410
15	0.1701	7,410
16	0.1701	7,410
17	0.1701	7,410
18	0.1701	7,411
19	0.2066	8,997
20	0.2922	12,730

LAND USE TABLE		
Gross Site Area (Acreage):	103.02 Ac.	
Street Right of Way (Acreage):	23.86	
NET ACREAGE:	79.16 Ac	
Residential Lots (Acreage):	55.37 Ac.	Residential Lots (Number): 337
Open Space Lots Area (Acreage):	10.04 Ac.	Open Space Lots (Number): 34
Amenity Center Lot (Acreage):	1.75 Ac.	Amenity Lots (Number): 1
Elementary School Lot (Acreage):	12.00 Ac.	Elementary School Lots (Number): 1

AREA TABLE - BLOCK TT		
Lot No.	Acres	Sq. Feet
1	0.1931	8,412
2	0.1664	7,249
3	0.1663	7,246
4	0.1663	7,243
5	0.1662	7,239
6	0.1661	7,236

AREA TABLE - BLOCK DD		
Lot No.	Acres	Sq. Feet
7	0.1344	5,853
8	0.1344	5,853
9	0.1344	5,853
10	0.1344	5,853
11	0.1344	5,853
12	0.1344	5,853
13	0.1344	5,853
14	0.1344	5,853
15	0.1344	5,853
16	0.1344	5,853
17	0.1344	5,853</



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Light Farms, The Cypress Neighborhood, Phase II Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 147 residential lots and thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II) (Liebman)

Background Information:

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

Board Review/Citizen Input:

At the regularly scheduled meeting on October 18, 2016, the Planning and Zoning Commission recommended their unanimous approval.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

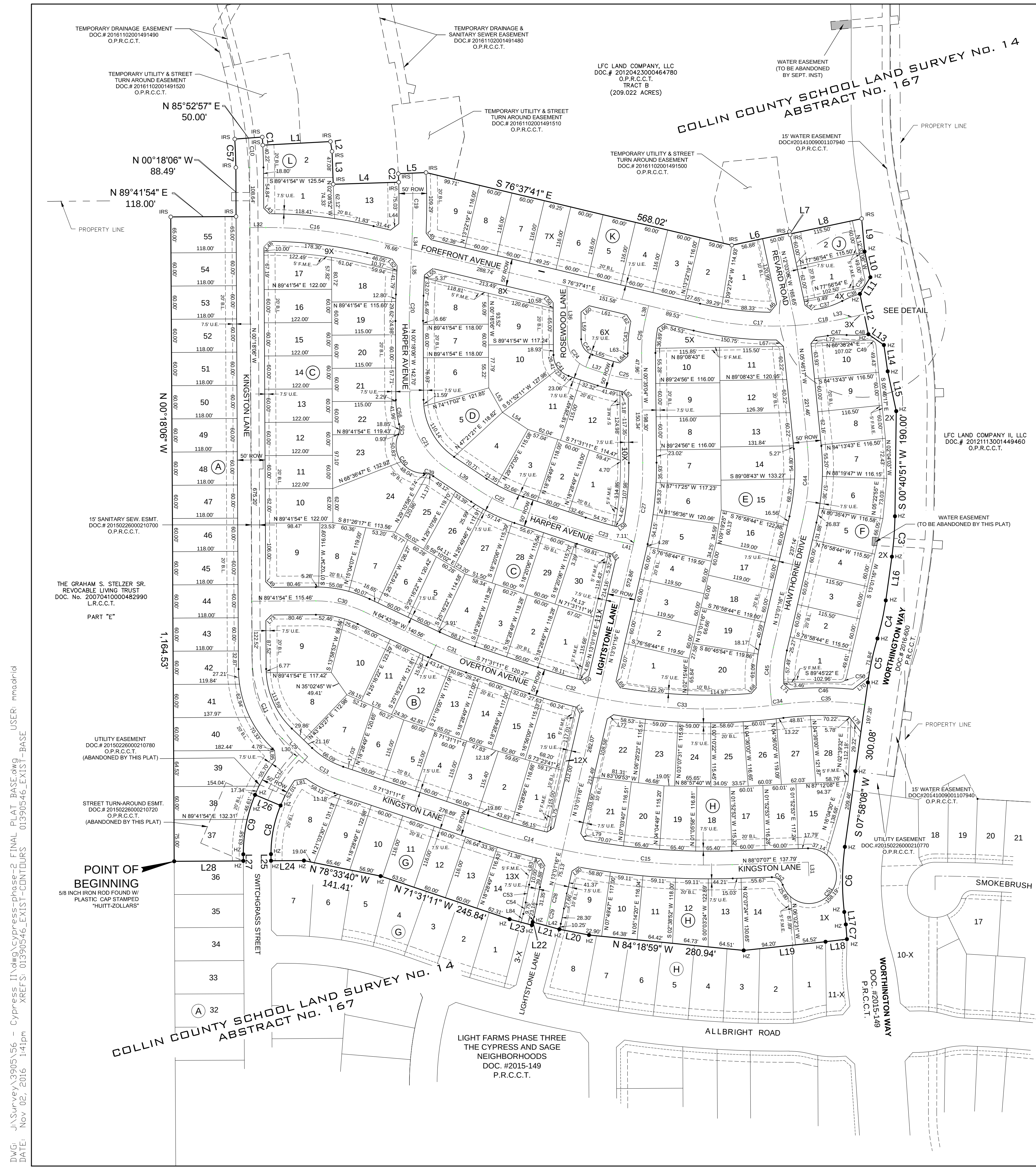
Supporting Documents:

N/A

Staff Recommendation:

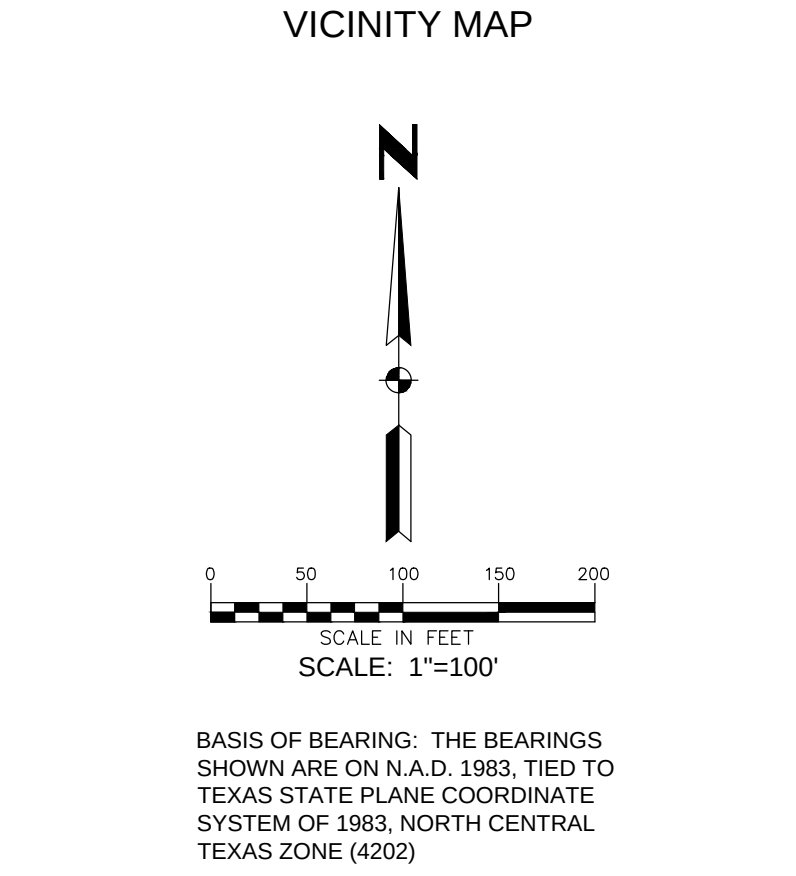
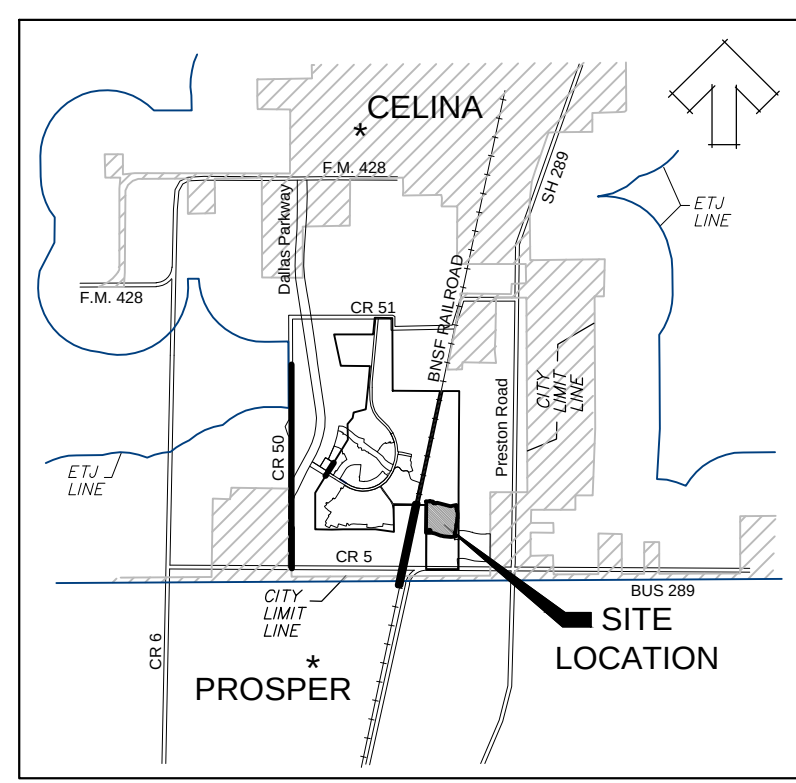
Staff recommends approval.

Attachment: 0106 1102 Cypress II Light Farms, The Cypress Neighborhood, Phase II Final Plat (1813 : L1813) Final Plat



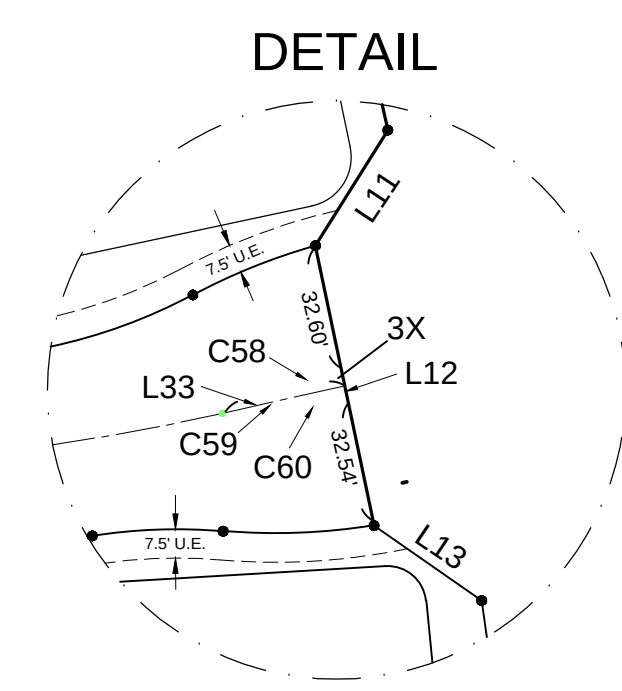
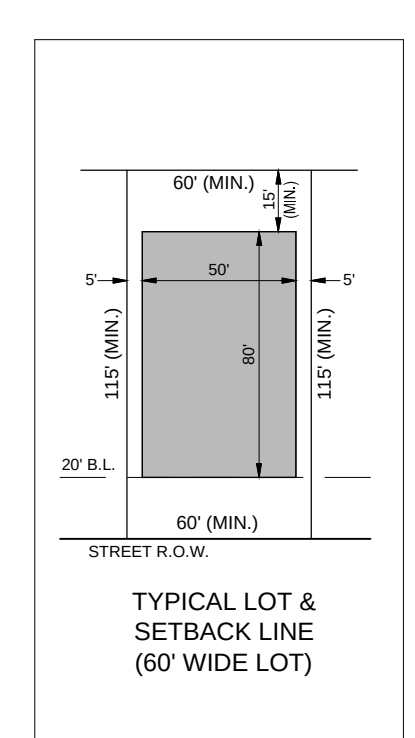
LINE	BEARING	DISTANCE
L1	N 86°54'19\"	122.48'
L2	S 08°45'33\"	18.11'
L3	N 02°08'52\"	59.30'
L4	N 88°13'13\"	118.35'
L5	N 87°32'07\"	50.00'
L6	N 77°56'54\"	106.88'
L7	S 12°03'08\"	2.02'
L8	N 77°56'54\"	132.76'
L9	S 05°01'02\"	59.67'
L10	S 12°41'11\"	47.55'
L11	S 32°03'13\"	35.52'
L12	S 12°44'29\"	74.49'
L13	S 55°08'16\"	34.15'
L14	S 08°15'20\"	48.00'
L15	S 12°04'54\"	73.52'
L16	S 07°58'08\"	79.80'
L17	S 06°56'35\"	22.70'
L18	S 83°03'25\"	38.93'
L19	S 83°57'29\"	148.72'
L20	N 79°02'39\"	54.51'
L21	N 74°44'08\"	50.00'
L22	S 14°41'29\"	5.98'
L23	N 75°01'15\"	41.59'
L24	S 89°41'54\"	59.47'
L25	N 00°18'06\"	11.99'
L26	N 67°20'30\"	50.00'
L27	S 00°18'06\"	11.99'
L28	S 89°41'54\"	125.00'
L29	S 46°16'33\"	51.02'
L30	S 43°43'27\"	8.65'
L31	S 01°52'53\"	25.00'
L32	N 89°08'43\"	28.35'
L33	S 77°18'49\"	20.65'
L34	N 02°22'19\"	27.98'
L35	N 02°22'19\"	82.77'
L36	N 00°18'06\"	95.90'
L37	S 71°31'11\"	26.80'
L38	S 13°22'19\"	25.90'
L39	N 89°08'43\"	70.21'
L40	N 71°31'11\"	119.06'
L41	N 76°58'44\"	21.21'
L42	S 14°41'29\"	9.75'
L43	N 45°14'40\"	14.16'
L44	S 52°23'24\"	18.92'
L45	S 37°14'37\"	15.37'
L46	N 38°54'51\"	18.89'
L47	S 54°04'24\"	14.73'
L48	N 44°45'34\"	14.13'
L49	N 45°18'06\"	14.14'
L50	N 58°28'40\"	14.25'
L51	N 31°19'16\"	13.85'
L52	S 37°07'41\"	15.43'
L53	S 29°23'02\"	50.53'
L54	N 56°06'03\"	55.46'
L55	N 52°52'19\"	19.08'
L56	S 38°27'54\"	15.73'
L57	S 41°26'05\"	15.13'
L58	S 57°03'45\"	14.63'
L59	N 00°18'06\"	49.09'
L60	S 51°32'09\"	18.54'
L61	S 76°37'41\"	69.77'
L62	N 32°03'17\"	14.25'
L63	S 00°35'04\"	5.58'
L64	N 50°06'14\"	19.04'
L65	S 71°31'11\"	26.80'
L66	N 56°22'28\"	14.36'
L67	N 48°00'05\"	17.33'
L68	N 41°43'43\"	13.81'
L69	S 33°56'33\"	14.45'
L70	S 52°32'30\"	35.74'
L71	N 48°02'58\"	14.52'
L72	N 38°49'53\"	14.24'
L73	S 44°41'54\"	14.14'
L74	S 31°50'42\"	14.18'
L75	N 58°07'50\"	14.12'
L76	S 86°08'32\"	60.02'
L77	S 56°12'39\"	13.53'
L78	N 37°36'52\"	35.00'
L79	N 33°29'45\"	14.41'
L80	S 56°35'50\"	13.63'
L81	N 80°17'20\"	20.56'
L82	S 31°52'26\"	14.17'
L83	N 13°01'16\"	50.03'
L84	S 14°41'29\"	15.73'
L85	N 04°47'37\"	17.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	825.00'	14.73'	14.73'	S 03°36'22\"	1°01'22\"
C2	1275.00'	15.25'	15.25'	N 02°07'20\"	0°41'06\"
C3	576.50'	73.33'	73.28'	S 04°19'30\"	7°17'17\"
C4	465.00'	70.59'	70.52'	S 12°19'04\"	8°41'52\"
C5	535.00'	81.21'	81.14'	S 12°19'04\"	8°41'52\"
C6	453.50'	118.03'	117.70'	S 00°30'47\"	14°54'43\"
C7	290.00'	26.65'	26.64'	S 04°18'38\"	5°15'54\"
C8	225.00'	90.16'	89.55'	N 11°10'39\"	22°57'29\"
C9	275.00'	110.19'	109.46'	S 11°10'39\"	22°57'29\"
C10	800.00'	53.28'	53.27'	N 02°12'34\"	3°48'57\"
C11	175.00'	140.42'	136.68'	N 23°17'19\"	45°58'27\"
C12	250.00'	91.93'	91.41'	N 33°11'26\"	21°04'04\"
C13	175.00'	77.10'	76.48'	N 58°53'52\"	25°14'38\"
C14	1282.00'	147.36'	147.28'	S 74°48'46\"	6°35'10\"
C15	1282.00'	308.24'	307.49'	N 84°59'37\"	13°46'33\"
C16	800.00'	190.92'	190.47'	N 83°27'54\"	13°40'25\"
C17	600.00'	179.13'	178.46'	N 85°10'51\"	17°06'19\"
C18	600.00'	93.76'	93.66'	S 81°47'24\"	8°57'11\"
C19	1300.00'	109.74'	109.71'	N 00°02'47\"	4°50'12\"
C20	1000.00'	46.66'	46.65'	S 01°02'06\"	2°40'25\"
C21	150.00'	146.08'	140.38'	S 28°12'04\"	55°47'57\"
C22	300.00'	80.73'	80.49'	S 63°48'37\"	15°25'08\"
C23	800.00'	76.22'	76.20'	N 74°14'57\"	5°27'33\"
C24	54.50'	67.74'	63.47'	S 35°54'38\"	71°13'05\"
C25	250.00'	73.44'	73.18'	S 79°56'08\"	16°49'55\"
C26	250.00'	60.90'	60.74'	S 08°23'38\"	13°57'22\"
C27	600.00'	142.48'	142.14'	S 06°13'06\"	13°36'20\"
C28	400.00'	29.51'	29.50'	S 10°54'28\"	4°13'36\"
C29	250.00'	25.73'	25.72'	S 11°44'35\"	5°53'49\"
C30	200.00'	89.27'	88.53'	S 77°30'52\"	25°34'28\"
C31	600.00'	71.13'	71.09'	N 68°07'24\"	6°47'33\"
C32	1000.00'	120.49'	120.42'	N 73°12'16\"	6°54'44\"
C33	1000.00'	310.71'	309.47'	N 87°19'29\"	17°48'09\"
C34	1000.00'	17.39'	17.39'	N 82°57'23\"	0°59'48\"
C35	550.00'	148.89'	148.44'	N 89°47'11\"	15°30'40\"
C36	13.00'	20.42'	18.38'	S 32°56'54\"	0°00'00\"
C37	140.50'	58.08'	57.67'	N 73°43'07\"	23°41'09\"
C38	159.50'	34.47'	34.40'	N 68°03'58\"	12°22'51\"
C39	30.00'	17.91'	17.65'	N 73°12'16\"	34°12'26\"
C40	50.00'	98.87'	83.53'	N 33°39'35\"	113°17'46\"
C41	40.00'	49.72'	46.58'	N 35°54'38\"	71°13'05\"
C42	29.50'	36.67'	34.35'	N 35°54'38\"	71°13'05\"
C43	275.00'	57.89'	57.78'	N 05°26'46\"	12°03'39\"
C44	400.00'	131.20'	130.61'	S 03°37'29\"	18°47'33\"
C45	250.00'	85.38'	84.96'	N 03°14'16\"	19°34'00\"
C46	575.00'	114.35'	114.16'	N 89°58'16\"	11°23'40\"
C47	140.50'	34.19'	34.11'	S 87°57'43\"	13°56'39\"
C48	159.50'	39.42'	39.32'	S 87°51'14\"	14°09'35\"
C49	10.00'	15.29'	13.84'	N 49°33'56\"	87°35'19\"
C50	10.00'	13.48'	12.48'	S 51°37'57\"	77°13'22\"
C51	50.00'	221.13'	80.18'	N 34°49'04\"	253°23'54\"
C52	20.00'	25.62'	23.90'	N 55°19'56\"	73°23'54\"
C53	445.00'	32.83'	32.82'	S 10°54'28\"	4°13'36\"
C54	205.00'	21.10'	21.09'	N 11°44'35\"	5°53'49\"
C55	30.00'	18.85'	18.54'	S 03°12'38\"	36°00'00\"
C56	30.00'	18.85'	18.54'	S 03°12'38\"	36°00'00\"
C57	775.00'	51.61'	51.61'	N 02°12'34\"	3°48'57\"
C58	127.00'	18.88'	18.86'	S 66°59'36\"	8°30'57\"
C59	2.00'	5.41'	3.90'	S 12°41'11\"	154°50'38\"
C60	127.00'	18.73'	18.72'	N 65°39'56\"	8°27'08\"



NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 4-X, 5-X, 6-X, 7-X, 8-X, 9-X, 10-X, 11-X, 12-X AND 13-X IS THE RESPONSIBILITY OF THE H.O.A.
- FOR LOTS 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
- ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING 5/8\"/>



FINAL PLAT

LIGHT FARMS

THE CYPRESS NEIGHBORHOOD- PHASE 2

CONTAINING

148 RESIDENTIAL LOTS, 13 OPEN SPACES

TOTALING 37.00 ACRES

SITUATED IN THE

COLLIN COUNTY SCHOOL LAND SURVEY No. 14,

ABSTRACT No. 167

COLLIN COUNTY, TEXAS

OWNER

LFC DEVCO EC, LLC.

8401 North Central Expressway, Suite 350, Dallas, TX 75225

Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas

1717 McKinney Avenue, Suite 1400, Dallas, TX 75202

Phone (214) 871-3311 Fax (214) 871-0757

NOVEMBER 2016

SHEET 1 OF 3

CITY PROJECT NUMBER: P-2016??-??

PROJECT NUMBER: 01-3905-56

DWG: J:\Survey\3905\56 - Cypress II.dwg User: rmcadrid

DATE: Nov 02, 2016 1:41pm XREFS: 01390546_EXIST-BASE

PLAT_BASE.dwg

01390546_EXIST-BASE

DWG: J:\Survey\3905\56 - Cypress II.dwg; cypress-phase-2_FINAL_PLAT_BASE.dwg USER: mmodrid
DATE: Nov 02, 2016 1:45pm XREFS: 01390546_EXIST-CONTIGURS 01390546_EXIST-BASE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO EC, LLC., is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being all of the Cypress Phase 2 Tract, a 37.00 acre tract of land as described in instrument to LFC DEVCO EC, LLC. as recorded under Document No. 20160309000282310 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of Light Farms Phase Three, The Cypress and Sage Neighborhoods, an addition to Collin County as recorded in Document No. 2015-149 of the Plat Records, Collin County, Texas (P.R.C.C.T.), and also being a point in the west line of Tract B;

THENCE, North 00 degrees 18 minutes 06 seconds West, departing the northwest corner of said Cypress and Sage Neighborhoods and along the west line of Tract B, a distance of 1,164.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 41 minutes 54 seconds East, a distance of 118.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 18 minutes 06 seconds West, a distance of 88.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 03 degrees 48 minutes 57 seconds, a radius of 775.00 feet, a chord bearing of North 02 degrees 12 minutes 34 seconds West, a chord distance of 51.61 feet;

THENCE, along said curve to the right an arc distance of 51.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 52 minutes 57 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 01 degree 01 minute 22 seconds, a radius of 1275.00 feet, a chord bearing of South 03 degrees 36 minutes 22 seconds East, a chord distance of 14.73 feet;

THENCE, along said curve to the left an arc distance of 14.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 86 degrees 54 minutes 19 seconds East, a distance of 122.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 08 degrees 45 minutes 33 seconds East, a distance of 18.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 02 degrees 08 minutes 52 seconds East, a distance of 59.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 88 degrees 13 minutes 13 seconds East, a distance of 118.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 41 minutes 06 seconds, a radius of 1275.00 feet, a chord bearing of North 02 degrees 07 minutes 20 seconds West, a chord distance of 15.25 feet;

THENCE, along said curve to the left an arc distance of 15.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 87 degrees 32 minutes 07 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 37 minutes 41 seconds East, a distance of 568.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 77 degrees 56 minutes 54 seconds East, a distance of 106.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 03 minutes 06 seconds East, a distance of 2.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 77 degrees 56 minutes 54 seconds East, a distance of 132.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly right of way line of Worthington Way (a variable width right of way) as described in Document No. 2016-600 (P.R.C.C.T.);

THENCE, along the westerly right of way lines of Worthington Way the following courses;

South 05 degrees 01 minute 02 seconds East, a distance of 59.67 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 12 degrees 41 minutes 11 seconds East, a distance of 47.55 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 32 degrees 03 minutes 13 seconds West, a distance of 35.52 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 11 degrees 49 minutes 25 seconds East, a distance of 74.49 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 55 degrees 08 minutes 16 seconds East, a distance of 34.18 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 08 degrees 15 minutes 20 seconds East, a distance of 48.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 12 degrees 04 minutes 54 seconds East, a distance of 73.52 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 00 degrees 40 minutes 51 seconds West, a distance of 190.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 07 degrees 17 minutes 17 seconds, a radius of 576.50 feet, a chord bearing of South 04 degrees 19 minutes 30 seconds West, a chord distance of 73.28 feet;

Along said curve to the right an arc distance of 73.33 feet to a 5/8 inch iron rod found with plastic cap

stamped "Huitt-Zollars";

South 07 degrees 58 minutes 08 seconds West, a distance of 79.80 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, a chord bearing of South 12 degrees 19 minutes 04 seconds West, a chord distance of 70.52 feet;

Along said curve to the right an arc distance of 70.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, a chord bearing of South 12 degrees 19 minutes 04 seconds West, a chord distance of 81.14 feet;

Along said curve to the left an arc distance of 81.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 07 degrees 58 minutes 08 seconds West, passing a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at a distance of 197.28 feet for a point on the northerly line of said Cypress and Sage Neighborhoods plat, and continuing along the westerly right of way lines of Worthington Way as shown on said Cypress and Sage Neighborhoods plat in all, a total distance of 300.08 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 14 degrees 54 minutes 43 seconds, a radius of 453.50 feet, a chord bearing of South 00 degrees 30 minutes 47 seconds West, a chord distance of 117.70 feet;

Along said curve to the left and continuing along the northerly line of said Cypress and Sage Neighborhoods, an arc distance of 118.03 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 06 degrees 56 minutes 35 seconds East, continuing along the northerly line of said Cypress and Sage Neighborhoods, a distance of 22.70 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 05 degrees 15 minutes 54 seconds, a radius of 290.00 feet, a chord bearing of South 04 degrees 18 minutes 38 seconds East, a chord distance of 26.64 feet;

Along said curve to the right and continuing along the northerly lines of said Cypress and Sage Neighborhoods, an arc distance of 26.65 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE, departing the westerly right of way line of Worthington Way, and along the northerly lines of said Cypress and Sage Neighborhoods the following courses:

South 83 degrees 03 minutes 25 seconds West, a distance of 38.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 83 degrees 57 minutes 29 seconds West, a distance of 148.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 84 degrees 18 minutes 59 seconds West, a distance of 280.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 79 degrees 02 minutes 39 seconds West, a distance of 54.61 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 74 degrees 44 minutes 08 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 14 degrees 41 minutes 29 seconds West, a distance of 5.98 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 75 degrees 01 minutes 15 seconds West, a distance of 41.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 71 degrees 31 minutes 11 seconds West, a distance of 245.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 78 degrees 33 minutes 40 seconds West, a distance of 141.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 89 degrees 41 minutes 54 seconds West, a distance of 59.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 00 degrees 18 minutes 06 seconds West, a distance of 11.99 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 22 degrees 57 minutes 29 seconds, a radius of 225.00 feet, a chord bearing of North 11 degrees 10 minutes 39 seconds East, a chord distance of 89.55 feet;

Along said curve to the right an arc distance of 90.16 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 67 degrees 20 minutes 36 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 22 degrees 57 minutes 29 seconds, a radius of 275.00 feet, a chord bearing of South 11 degrees 10 minutes 39 seconds West, a chord distance of 109.46 feet;

Along said curve to the left an arc distance of 110.19 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 00 degrees 18 minutes 06 seconds East, a distance of 11.99 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 89 degrees 41 minutes 54 seconds West, a distance of 125.00 feet to the POINT OF BEGINNING and containing 37.00 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO EC, LLC., acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS, THE CYPRESS NEIGHBORHOOD PHASE 2, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2016.

LFC DEVCO EC, LLC., Owner

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

By: RJM/CELINA III, GP, INC. a Texas corporation, General Partner

By: Tony Ruggeri, Co-CEO

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the ____ day of _____, 2016.
By: Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor Date of approval

ATTEST:

City Secretary Date

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

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary

FINAL PLAT
LIGHT FARMS
THE CYPRESS NEIGHBORHOOD- PHASE 2
CONTAINING
148 RESIDENTIAL LOTS, 13 OPEN SPACES
TOTALING 37.00 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14,
ABSTRACT No. 167
COLLIN COUNTY, TEXAS

COUNTY RECORDING INFORMATION

OWNER
LFC DEVCO EC, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411
PREPARED BY:
HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757
NOVEMBER 2016
SHEET 2 OF 3

DWG: J:\Survey\3905\56 - Cypress II.dwg; cypress-phase-2_FINAL_PLAT_BASE.dwg USER: mmadrid
DATE: Nov 02, 2016 1:46pm XREF: S: 01390546_EXIST-BASE

Lot Areas-Block A		
A37	9527	0.2187
A38	8512	0.1954
A39	11098	0.2548
A40	9439	0.2167
A41	7631	0.1752
A42	7096	0.1629
A43	7080	0.1625
A44	7080	0.1625
A45	7080	0.1625
A46	7080	0.1625
A47	7080	0.1625
A48	7080	0.1625
A49	7080	0.1625
A50	7080	0.1625
A51	7080	0.1625
A52	7080	0.1625
A53	7080	0.1625
A54	7080	0.1625
A55	7670	0.1761

Lot Areas-Block B		
B1	7271	0.1669
B2	7167	0.1645
B3	6902	0.1585
B4	6900	0.1584
B5	6900	0.1584
B6	7069	0.1623
B7	9323	0.2140
B8	11294	0.2593
B9	13455	0.3089
B10	9248	0.2123
B11	7353	0.1688
B12	7551	0.1733
B13	7276	0.1670
B14	7020	0.1612
B15	14541	0.3338
B16	14541	0.3338

Lot Areas-Block C		
C1	8514	0.1955
C2	7097	0.1629
C3	7129	0.1636
C4	7624	0.1750
C5	7050	0.1619
C6	7401	0.1699
C7	8462	0.1943
C8	8132	0.1867
C9	11214	0.2574
C10	7564	0.1736
C11	7320	0.1680
C12	7320	0.1680
C13	7320	0.1680
C14	7320	0.1680
C15	7320	0.1680
C16	7320	0.1680
C17	7828	0.1797
C18	8014	0.1840
C19	6907	0.1586
C20	6900	0.1584
C21	6900	0.1584
C22	7091	0.1628
C23	8745	0.2008
C24	14025	0.3220
C25	7271	0.1669
C26	7290	0.1674
C27	7730	0.1775
C28	6943	0.1594
C29	6943	0.1594
C30	7998	0.1836

Lot Areas-Block D		
D1	8896	0.2042
D2	7080	0.1625
D3	7990	0.1834
D4	8520	0.1956
D5	10049	0.2307
D6	8434	0.1936
D7	7080	0.1625
D8	8237	0.1891
D9	9292	0.2133
D10	10514	0.2414
D11	9637	0.2212
D12	10924	0.2508

Lot Areas-Block E		
E1	9316	0.2139
E2	7170	0.1646
E3	7170	0.1646
E4	7170	0.1646
E5	7623	0.1750
E6	7636	0.1753
E7	7242	0.1663
E8	6960	0.1598
E9	6960	0.1598
E10	7408	0.1701
E11	7093	0.1628
E12	7420	0.1703
E13	7747	0.1778
E14	8000	0.1837
E15	8899	0.2043
E16	7256	0.1666
E17	7140	0.1639
E18	7140	0.1639
E19	7468	0.1714
E20	10137	0.2327

Lot Areas-Block F		
F1	8009	0.1839
F2	6930	0.1591
F3	6930	0.1591
F4	6930	0.1591
F5	7214	0.1656
F6	7537	0.1730
F7	7501	0.1722
F8	6990	0.1605
F9	6990	0.1605
F10	7142	0.1640

Lot Areas-Block G		
G8	12343	0.2834
G9	7864	0.1805
G10	7157	0.1643
G11	6960	0.1598
G12	6960	0.1598
G13	6965	0.1599
G14	9157	0.2102

Lot Areas-Block H		
H9	8515	0.1955
H10	7178	0.1648
H11	7211	0.1655
H12	7431	0.1706
H13	7801	0.1791
H14	11037	0.2534
H15	9017	0.2070
H16	7006	0.1608
H17	6948	0.1595
H18	7255	0.1666
H19	7251	0.1665
H20	7243	0.1663
H21	8566	0.1966
H22	8612	0.1977
H23	7238	0.1662
H24	7191	0.1651
H25	7336	0.1684
H26	7055	0.1620
H27	7501	0.1722
H28	7935	0.1822

Lot Areas-Block j		
J1	6594	0.1514
J2	6930	0.1591

Lot Areas-Block K		
K1	9822	0.2255
K2	7294	0.1674
K3	6960	0.1598
K4	6960	0.1598
K5	6960	0.1598
K6	6960	0.1598
K7	6960	0.1598
K8	6960	0.1598
K9	9826	0.2256

Lot Areas-Block L		
L1	8547	0.1962
L2	7724	0.1773
L13	8711	0.2000

Lot Areas-Open Spaces		
X1	12692	0.2914
X2	19250	0.4419
X3	136	0.0031
X4	3168	0.0727
X5	5386	0.1236
X6	7289	0.1673
X7	5713	0.1311
X8	4621	0.1061
X9	4779	0.1097
X10	3572	0.0820
X11	3412	0.0783
X12	2220	0.0510
X13	2347	0.0539

FINAL PLAT
LIGHT FARMS
THE CYPRESS NEIGHBORHOOD- PHASE 2
CONTAINING
148 RESIDENTIAL LOTS, 13 OPEN SPACES
TOTALING 37.00 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14,
ABSTRACT No. 167
COLLIN COUNTY, TEXAS

COUNTY RECORDING INFORMATION

OWNER

LFC DEVCO EC, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUNT-ZOLIARS
Hunt-Zoliars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

NOVEMBER 2016

SHEET 3 OF 3



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Light Farms, The Eastland Neighborhood Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland) (Liebman)

Background Information:

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

Board Review/Citizen Input:

At the regularly scheduled meeting on October 18, 2016, the Planning and Zoning Commission recommended their unanimous approval.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

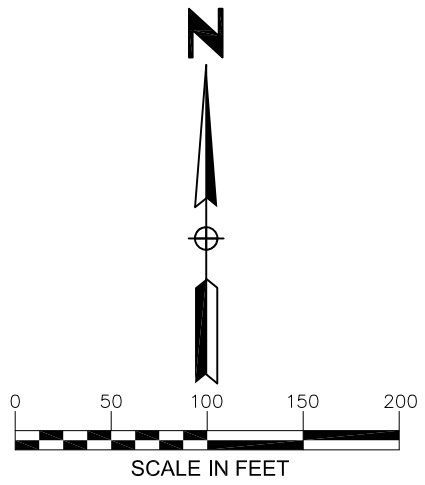
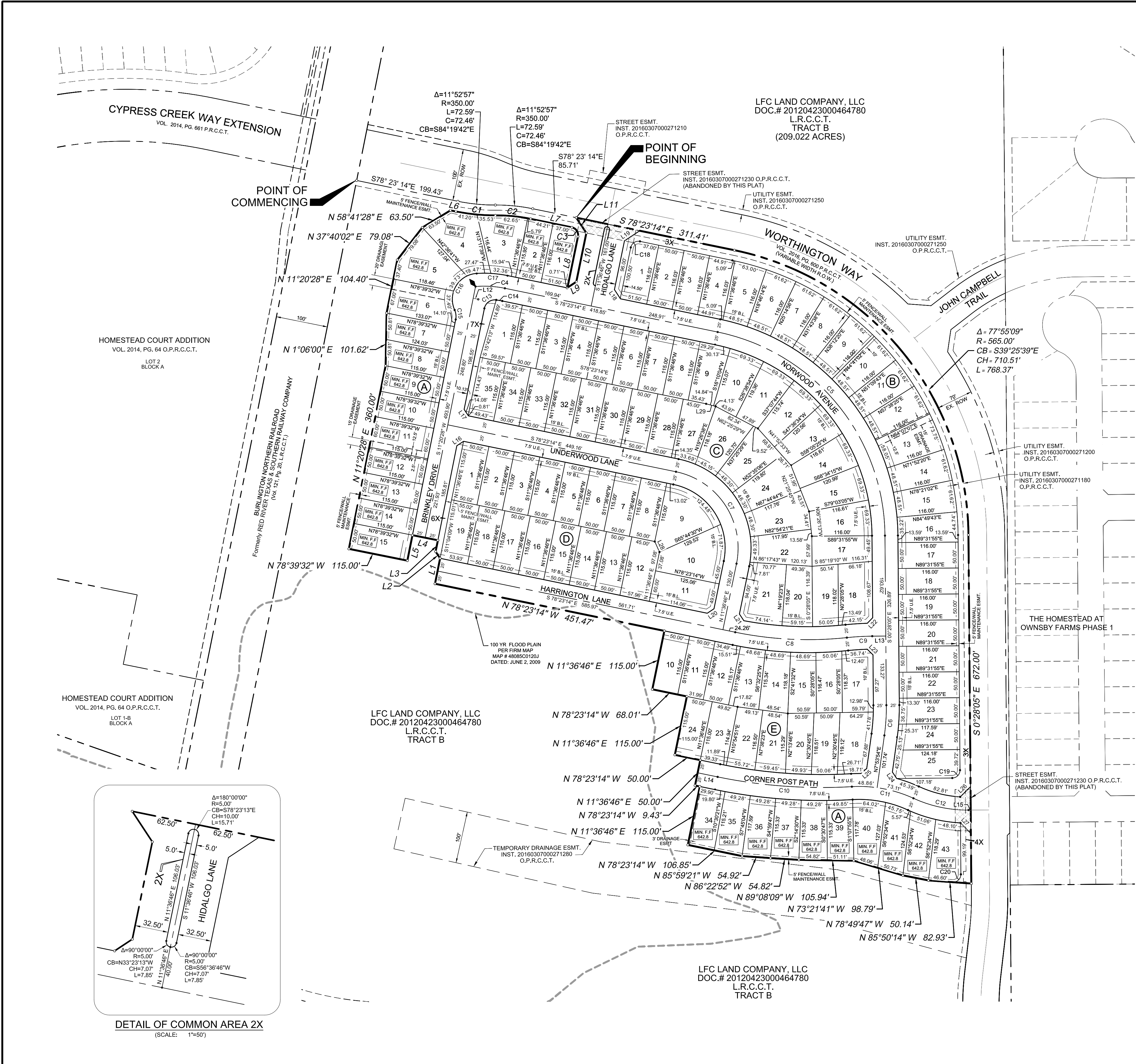
Supporting Documents:

- Proposed Plat

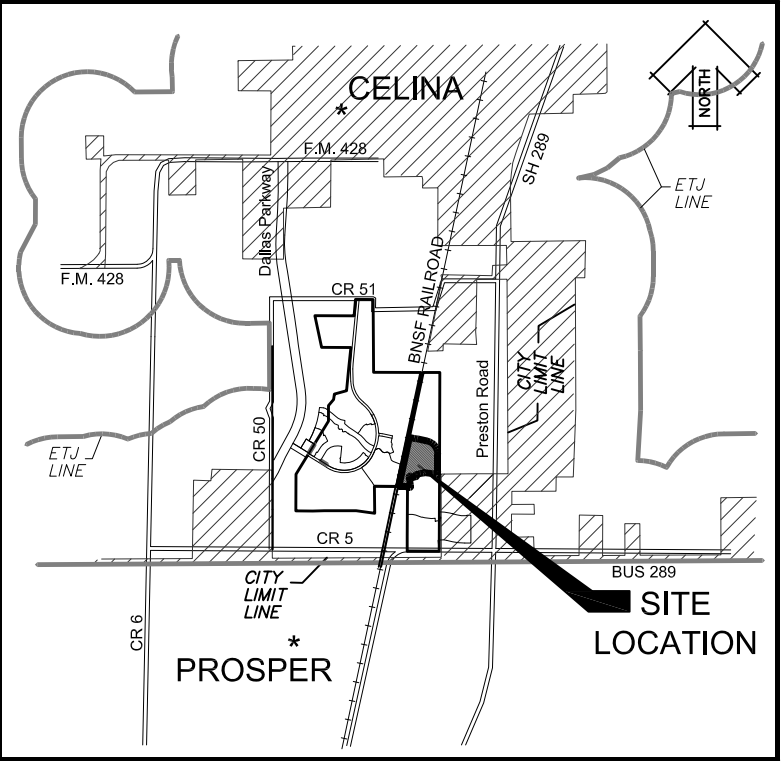
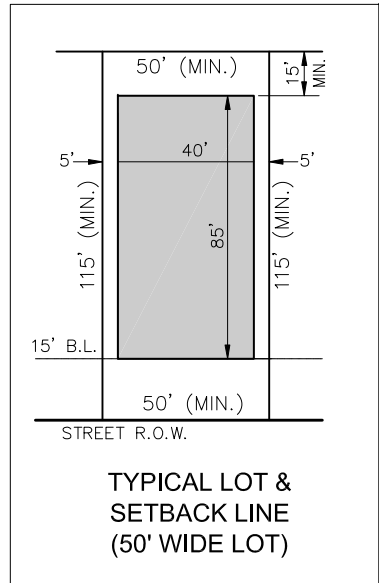
Staff Recommendation:

Staff recommends approval.

DWG: l:\proj\01390501\01390558_EASTLAND\08_DESIGN\CADD\CD3\FINAL PLATE\EASTLAND PH1_FINAL PLAT.dwg USER: ksmith
DATE: Nov 02, 2016 4:04pm XREFS: EASTLAND PH1_BORDER EASTLAND PH1_EXISTING EASTLAND PH1_BASE



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



- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 2X, 3X, 4X, 6X, & 7X IS THE RESPONSIBILITY OF THE H.O.A.
 3. FOR LOTS 50' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
 4. THE TEMPORARY DRAINAGE EASEMENT RECORDED IN DOCUMENT No. 20160307000271290 L.R.C.C.T. IS ABANDONED BY THIS PLAT.

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

CURVE TABLE				
CURVE	DELTA	RADIUS	CH BEARING	CHORD
C1	11°52'57"	370.00'	S 84°19'42" E	76.60'
C2	11°52'57"	330.00'	S 84°19'42" E	68.32'
C3	90°00'00"	15.00'	S 33°23'14" E	21.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH BEARING	CHORD
C4	16°17'25"	200.00'	N 86°31'56" W	56.67'
C5	77°55'09"	404.00'	S 39°25'39" W	508.05'
C6	8°21'59"	400.00'	S 3°42'55" E	58.36'
C7	90°00'00"	150.00'	S 33°23'14" W	212.13'
C8	17°42'17"	700.00'	N 87°14'22" E	215.44'
C9	5°37'25"	500.00'	S 86°43'13" W	49.06'
C10	14°54'45"	1000.00'	N 85°50'36" E	259.54'
C11	27°57'14"	250.00'	N 79°19'21" W	120.77'
C12	25°07'28"	250.00'	S 77°54'28" E	108.75'
C13	86°24'15"	20.50'	N 54°32'35" E	28.07'
C14	3°52'03"	175.00'	S 80°19'15" E	11.81'
C15	35°39'33"	30.00'	N 6°29'19" W	18.37'
C16	110°41'39"	50.00'	N 31°01'45" E	82.26'
C17	15°14'12"	225.00'	S 86°00'20" E	59.66'
C18	90°00'00"	15.00'	N 56°36'46" E	21.21'
C19	90°00'00"	15.00'	S 44°31'55" W	21.21'
C20	94°37'51"	15.00'	N 46°50'51" E	22.05'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 11°20'28" E	50.00'
L2	N 33°31'23" W	15.59'
L3	N 11°20'28" E	22.19'
L4	N 78°39'32" W	50.00'
L5	S 11°20'28" W	50.00'
L6	S 78°23'14" E	10.63'
L7	S 78°23'14" E	81.21'
L8	S 11°36'46" W	100.50'
L9	N 56°36'46" E	20.51'
L10	N 11°36'46" E	96.00'
L11	N 33°23'14" W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N 56°28'37" E	15.52'
L17	N 33°31'23" W	14.88'
L18	S 33°23'14" E	21.21'
L19	S 56°36'47" W	35.36'
L20	S 56°36'46" W	15.56'
L21	N 33°39'11" W	15.48'
L22	S 33°58'22" E	14.89'
L23	S 44°18'23" W	14.91'
L24	S 33°39'11" W	15.48'
L25	S 44°18'23" W	14.89'
L26	N 45°19'56" E	27.89'
L27	S 44°49'18" E	28.61'
L28	S 24°15'30" E	22.12'
L29	S 74°54'06" E	18.97'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S 78°39'32" E	10.00'
L13	S 89°31'55" W	26.12'
L14	S 78°23'14" E	39.33'
L15	N 89°31'48" E	4.15'

FINAL PLAT
LIGHT FARMS
THE EASTLAND NEIGHBORHOOD - PHASE I
CONTAINING
119 RESIDENTIAL LOTS, 5 OPEN SPACES
TOTALING 23.31 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER

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

PREPARED BY:

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

OCTOBER, 2016

SHEET 1 OF 2

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Whereas LFC DEVCO EC, LLC is the owner a tract of land in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of the Eastland Tract as described in instrument to LFC DEVCO EC, LLC as recorded in Document No. 20160309000282310 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said LFC DEVCO, LLC tract, said point being the intersection of the easterly right-of-way line (100' right-of-way) of the Burlington Northern Railroad (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20 (L.R.C.C.T.) with the southerly right of way line of Worthington Way (a variable width right of way) as recorded in Volume 2016, Page 600 of the Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE, along the southerly right of way line of said Worthington Way the following:

South 78 degrees 23 minutes 14 seconds East, a distance of 199.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 84 degrees 19 minutes 42 seconds East;

Along said curve to the left an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 84 degrees 19 minutes 42 seconds East;

Along said curve to the right an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 78 degrees 23 minutes 14 seconds East, a distance of 85.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the POINT OF BEGINNING;

THENCE, along the southerly and westerly right of way line of said Worthington Way the following:

South 78 degrees 23 minutes 14 seconds East, a distance of 311.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 77 degrees 55 minutes 09 seconds, a radius of 565.00 feet, subtended by a 710.51 foot chord which bears South 39 degrees 25 minutes 39 seconds East,

Along said curve to the right-left an arc distance of 768.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 00 degrees 28 minutes 05 seconds East, a distance of 672.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 50 minutes 14 seconds West, departing the westerly right of way line of Worthington Way a distance of 82.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 49 minutes 47 seconds West, a distance of 50.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 73 degrees 21 minutes 41 seconds West, a distance of 98.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 08 minutes 09 seconds West, a distance of 105.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 86 degrees 22 minutes 52 seconds West, a distance of 54.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 59 minutes 21 seconds West, a distance of 54.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 106.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 9.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 68.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 451.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 33 degrees 31 minutes 24 seconds West, a distance of 15.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 20.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 39 minutes 32 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 11 degrees 20 minutes 28 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 39 minutes 32 seconds West, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 360.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 01 degrees 06 minutes 00 seconds East, a distance of 101.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 20 minutes 28 seconds East, a distance of 104.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 37 degrees 40 minutes 02 seconds East, a distance of 79.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 58 degrees 41 minutes 28 seconds East, a distance of 63.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 23 minutes 14 seconds East, a distance of 10.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 370.00 feet, subtended by a 76.60 foot chord which bears South 84 degrees 19 minutes 42 seconds East;

THENCE, along said curve to the right-left an arc distance of 76.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 330.00 feet, subtended by a 68.32 foot chord which bears South 84 degrees 19 minutes 42 seconds East,

THENCE, along said curve to the right-left an arc distance of 68.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 23 minutes 14 seconds East, a distance of 81.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 15.00 feet, subtended by a 21.21 foot chord which bears South 33 degrees 23 minutes 14 seconds East;

THENCE, along said curve to the right-left an arc distance of 23.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 11 degrees 36 minutes 46 seconds West, a distance of 100.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 56 degrees 36 minutes 46 seconds East, a distance of 20.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 36 minutes 46 seconds East, a distance of 96.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 33 degrees 23 minutes 14 seconds West, a distance of 35.36 feet to the POINT OF BEGINNING and containing 23.31 Acres of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DEVCO EC, LLC ("Company"), acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **Light Farms, THE EASTLAND NEIGHBORHOOD Phase I**, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein, District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of- way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2016.

DEVCO EC, LLC, a Texas limited liability company

By: RJM/Celina III, L.P., a Texas limited partnerhip, Manager

By: RJM/Celina III GP, Inc., a Texas corporation, General Partner

Authorized Signature of LFC Devco GM, LLC, Owner

Tony Ruggeri, Co-CEO

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2016
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. Webster President Collin County Municipal Utility District No. 1

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor Date of approval

ATTEST:

City Secretary Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY:

Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson

Date of Recommendation

APPROVED BY:

City Council
City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

FINAL PLAT
LIGHT FARMS
THE EASTLAND NEIGHBORHOOD - PHASE I
CONTAINING
119 RESIDENTIAL LOTS, 5 OPEN SPACES
TOTALING 23.31 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER LFC DEVCO EC, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225 TEL. 214-292-3410 FAX. 214-292-3411	
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
OCTOBER, 2016	SHEET 2 OF 2



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Senior Planner
CC: Rick Chaffin, Interim City Manager
Date: November 8, 2016
Re: Light Farms, The Sage Neighborhood, Phase 2 Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprised of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II) (Liebman)

Background Information:

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

Board Review/Citizen Input:

At the regularly scheduled meeting on October 18, 2016, the Planning and Zoning Commission recommended their unanimous approval.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

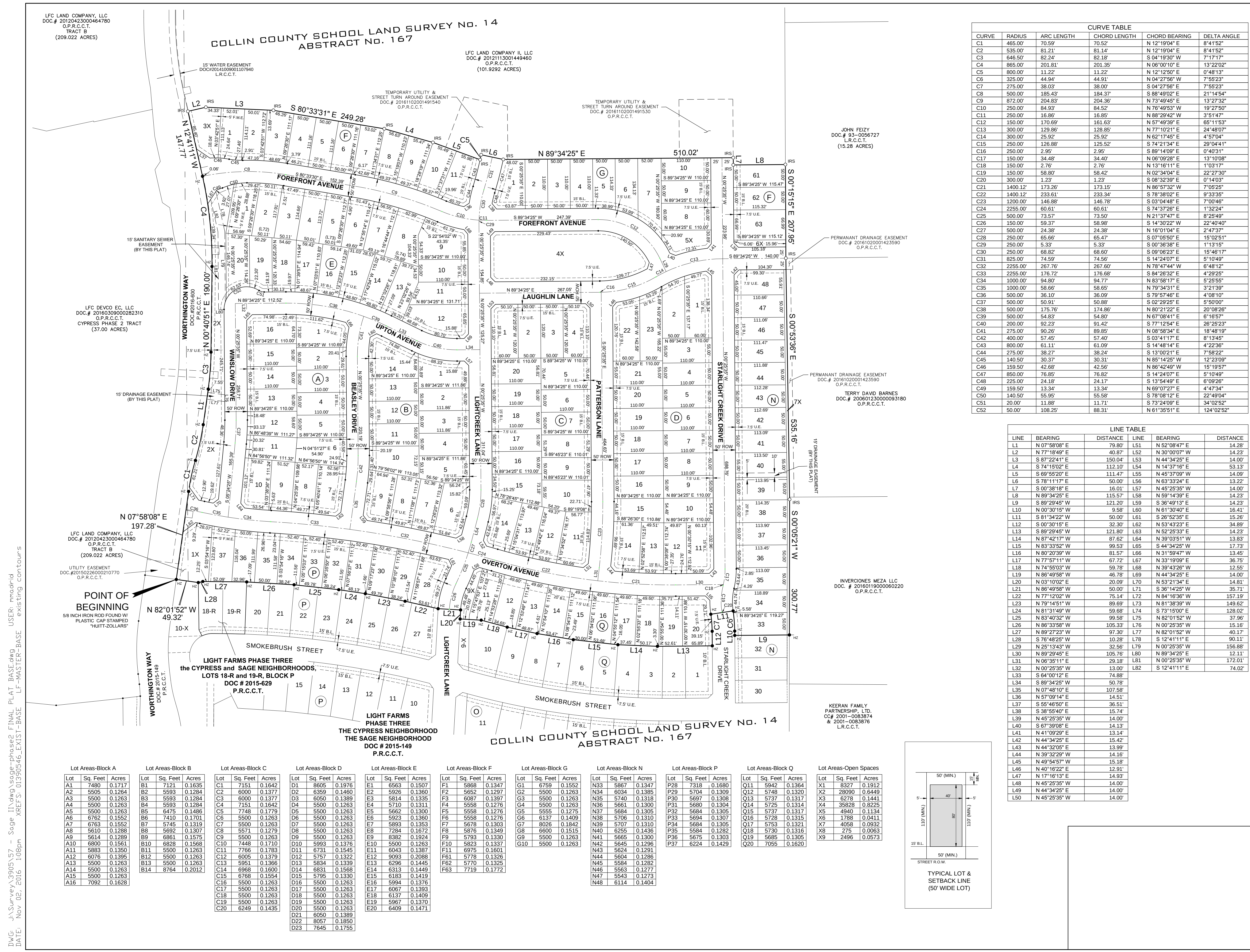
N/A

Supporting Documents:

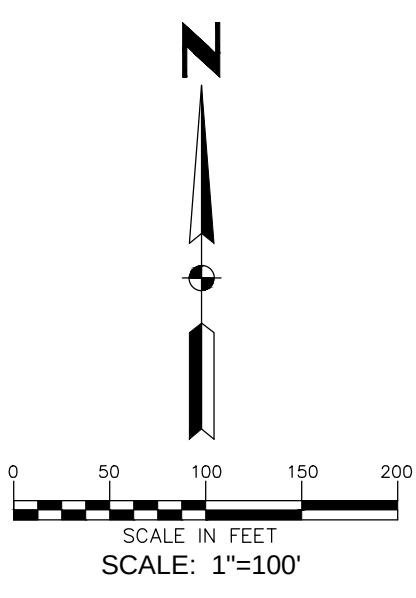
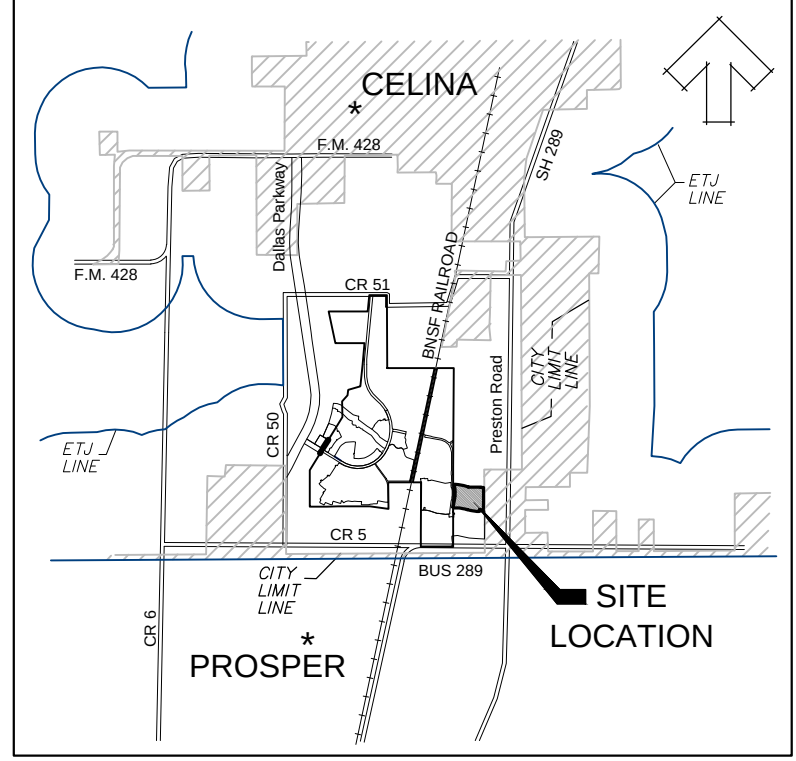
- Proposed Plat

Staff Recommendation:

Staff recommends approval.



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	465.00'	70.59'	70.52'	N 12°19'04" E 8°41'52"
C2	535.00'	81.21'	81.14'	N 12°19'04" E 8°41'52"
C3	646.50'	82.24'	82.18'	S 04°19'30" W 7°17'17"
C4	865.00'	201.81'	201.35'	N 06°00'10" E 13°22'02"
C5	800.00'	11.22'	11.22'	N 12°12'50" E 0°48'13"
C6	325.00'	129.86'	128.85'	N 04°27'58" W 7°55'23"
C7	275.00'	38.03'	38.00'	S 04°27'56" E 7°55'23"
C8	500.00'	185.43'	184.37'	S 88°49'02" E 21°14'54"
C9	872.00'	204.83'	204.36'	N 73°49'45" E 13°27'32"
C10	250.00'	84.93'	84.52'	N 76°49'53" W 19°27'50"
C11	250.00'	16.86'	16.85'	N 88°29'42" W 3°51'47"
C12	150.00'	170.69'	161.63'	N 57°48'39" E 65°11'53"
C13	300.00'	129.86'	128.85'	N 77°10'21" E 24°48'07"
C14	300.00'	25.92'	25.92'	N 62°17'45" E 4°57'04"
C15	250.00'	126.88'	125.52'	S 74°21'34" E 29°04'41"
C16	250.00'	2.95'	2.95'	S 89°14'09" E 0°40'31"
C17	150.00'	34.48'	34.40'	N 06°09'28" E 13°10'08"
C18	150.00'	2.76'	2.76'	N 13°16'11" E 1°03'17"
C19	150.00'	58.80'	58.42'	N 02°34'04" E 22°27'30"
C20	300.00'	1.22'	1.22'	S 06°32'39" E 0°14'03"
C21	1400.12'	173.26'	173.15'	N 86°57'32" W 7°05'25"
C22	1400.12'	233.61'	233.34'	S 78°38'02" E 9°33'35"
C23	1200.00'	146.88'	146.78'	S 03°04'48" E 7°00'46"
C24	2255.00'	60.61'	60.61'	S 74°37'26" E 1°32'24"
C25	500.00'	73.57'	73.50'	N 21°37'47" E 8°25'49"
C26	150.00'	58.37'	58.98'	S 14°30'22" W 22°40'40"
C27	500.00'	24.39'	24.38'	N 16°10'04" E 2°47'37"
C28	250.00'	65.66'	65.47'	S 07°05'50" E 15°02'51"
C29	250.00'	5.33'	5.33'	S 00°36'38" E 1°13'15"
C30	250.00'	68.82'	68.60'	S 09°06'23" E 15°46'17"
C31	825.00'	74.59'	74.56'	S 14°24'07" E 5°10'49"
C32	2255.00'	267.76'	267.80'	N 67°08'44" W 6°48'12"
C33	2255.00'	176.72'	176.68'	S 14°30'22" E 4°29'25"
C34	1000.00'	94.80'	94.77'	N 83°58'17" E 5°25'55"
C35	1000.00'	58.66'	58.65'	N 79°34'31" E 3°21'39"
C36	500.00'	36.10'	36.09'	S 79°57'46" E 4°08'10"
C37	500.00'	50.91'	50.88'	S 02°29'25" E 5°50'00"
C38	500.00'	175.76'	174.86'	N 80°21'22" E 20°08'26"
C39	500.00'	54.93'	54.80'	N 67°08'44" E 6°16'37"
C40	200.00'	92.23'	91.42'	S 77°12'54" E 26°25'23"
C41	275.00'	90.26'	89.85'	N 08°58'34" E 18°48'19"
C42	400.00'	57.45'	57.40'	S 03°41'17" E 8°13'45"
C43	800.00'	61.11'	61.09'	S 14°48'14" E 4°22'36"
C44	275.00'	38.27'	38.24'	S 13°00'21" E 7°58'22"
C45	140.50'	30.37'	30.31'	N 85°14'25" W 12°23'09"
C46	159.50'	42.68'	42.58'	N 86°42'49" W 15°19'57"
C47	850.00'	76.85'	76.82'	S 14°24'07" E 5°10'49"
C48	225.00'	24.18'	24.17'	S 13°54'48" E 6°09'26"
C49	159.50'	13.34'	13.34'	N 69°07'27" E 4°47'34"
C50	140.50'	55.95'	55.58'	S 78°08'12" E 22°49'04"
C51	20.00'	11.88'	11.71'	S 73°24'09" E 34°02'52"
C52	50.00'	108.25'	88.31'	N 61°35'51" E 124°02'52"



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

- IRF — IRON ROD FOUND
- HZ — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- F.M.E. — TREX/ORNAMENTAL FENCE MAINTENANCE EASEMENT
- U.E. — UTILITY EASEMENT
- B.L. — BUILDING LINE
- DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, & 9X IS THE RESPONSIBILITY OF THE H.O.A.
 - FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
 - ALL LOT CORNERS WILL BE SET UPON COMPLETION OF OF CONSTRUCTION USING 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 "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.S, P.T.S AND INTERSECTION POINTS.

FINAL PLAT
LIGHT FARMS
THE SAGE NEIGHBORHOOD - PHASE 2
CONTAINING
153 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS
TOTALING 31.40 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14,
ABSTRACT No. 167
COLLIN COUNTY, TEXAS

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

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

DWG: J:\Survey\390557 - Sage II\dwg\sage-phase2 FINAL PLAT BASE.dwg USER: emodrid
DATE: Nov 02, 2016 10:08pm XREFS: 01390546_EXIST-BASE LF-MASTER-BASE



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Planning Manager
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: City Park Land Zoning

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 70.00 acre tract of park land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of Custer Road; a 30.778 acre tract of park land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of Custer Road; a 4.006 acre tract of park land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and generally located at the southwest corner of FM 455 and FM 428; a 14.974 acre tract of park land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas and generally located south of FM 455 and west of FM 428; and a 44.00 acre tract of park land situated in the Celina City Park Addition Lot 1, Block 1, Celina, Collin County, Texas and generally located south of FM 455 and west of FM 428, as described in Exhibit "A," and depicted in Exhibits "B," "C," "D," and "E," attached hereto and incorporated herein to be zoned CF, Community Facilities zoning district. (City Park Land Rezoning) (Liebman)

Background Information:

All of the tracts have been annexed into the City of Celina. The annexation of Tracts 1 and 2, listed above, were annexed into the City at the August 9, 2016 City Council meeting. Tracts 3 and 4 were annexed into the City at the September 13, 2016 City Council meeting. Tract 5 (Old Celina Park) was annexed as two parcels: the first in 1985 and the second in 2001.

Following the annexations, the five (5) tracts were designated with the "holding zoning district" of AG, Agricultural. This zoning request by the City of Celina is to rezone the tracts to CF, Community Facilities zoning district, to accommodate park development and/or open space within the City.

Board Review/Citizen Input:

The Planning and Zoning Commission, at the regular October 18, 2016 meeting, voted unanimously to approve the rezoning request.

The City Council notice of the public hearings was published in *The Celina Record* on October 21, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently

approved city tax roll, who are located within 200 feet of any property affected. Seven (7) property owners within the City of Celina were notified by mail on September 2, 2016. As of the printing of this packet staff has received one comment in support of the rezoning request and no comments in opposition to the rezoning request.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the ordinance and deemed it acceptable.

Supporting Documents:

- Ordinance
- Ed Leigh Letter of Support

Staff Recommendation:

Staff recommends approval, as presented.

CITY OF CELINA, TEXAS

ORDINANCE 2016-____
CITY PARK LAND ZONING

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 70.00 ACRE TRACT OF PARK LAND SITUATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, COLLIN COUNTY, TEXAS AND GENERALLY LOCATED EAST OF CR 90, NORTH OF THE FUTURE ALIGNMENT OF SUNSET BOULEVARD AND WEST OF CUSTER ROAD; A 30.778 ACRE TRACT OF PARK LAND SITUATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, COLLIN COUNTY, TEXAS AND GENERALLY LOCATED EAST OF CR 90, NORTH OF THE FUTURE ALIGNMENT OF SUNSET BOULEVARD AND WEST OF CUSTER ROAD; A 4.006 ACRE TRACT OF PARK LAND SITUATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 455 AND FM 428; A 14.974 ACRE TRACT OF PARK LAND SITUATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND GENERALLY LOCATED SOUTH OF FM 455 AND WEST OF FM 428; AND A 44.00 ACRE TRACT OF PARK LAND SITUATED IN THE CELINA CITY PARK ADDITION LOT 1, BLOCK 1, CELINA, COLLIN COUNTY, TEXAS AND GENERALLY LOCATED SOUTH OF FM 455 AND WEST OF FM 428, AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBITS "B," "C," "D," AND "E," ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "CF" COMMUNITY FACILITIES ZONING DISTRICT; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the property has been depicted in detail in EXHIBITS “B,” “C,” “D,” AND “E,” attached hereto; and incorporated herein; and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

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

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

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **FINDINGS**

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

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “CF” Community Facilities zoning district on a certain tracts of land described in EXHIBIT “A” and depicted in EXHIBITS “B,” “C,” “D,” and “E.”

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in EXHIBIT “A” and depicted in EXHIBITS “B,” “C,” “D,” and “E,” attached hereto and incorporated herein, as “CF” Community Facilities Zoning District.

4.02 This ordinance only regulates the uses allowed for the property identified above.

SECTION 5
REVISION OF ZONING MAP

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

SECTION 6
COMPLIANCE REQUIRED

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

SECTION 7
PENALTY

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

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

SECTION 8
CUMULATIVE REPEALER CLAUSE

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

SECTION 9
SAVINGS CLAUSE

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

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full

force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

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

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13
EFFECTIVE DATE

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

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 8th day of November, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A
Legal Description
70.00 Acre Park Site

BEING a portion of that certain 210.066 acre and 399.849 acre lot tract of parcel of land situated in the Charles P. Rice 320 Survey, Abstract No. 771, JB Wilmeth 78 acre and 320 acre surveys, the Levin Routh 640 acre Survey and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1186, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG nail found for the southeast corner of said Cox tract (V4122, P1182, same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found, same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated prescriptive right-of-way);

THENCE south 00 degrees, 09 minutes, 01 seconds west, through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to an ½ inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as ½ inch iron rod set) for the southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right having radius of 2250.0 feet, and a delta angle of 42 degrees, 31 minutes, 49 seconds;

THENCE in a northwesterly direction, and along said non-tangent curve to the right, and continuing through the interior of said Cox tract (V4122, P1190), passing the common line of said Cox tract (V4122, P 1190) and aforesaid Cox Tract (V4122, P 1182), same being the approximate centerline of said County Road 92, and continuing through the interior of said Cox tract (V4122, P1182), and along said non-tangent curve to the right, a total arc distance of 1670.15 feet, and a total chord bearing and distance of north 56 degrees, 13 minutes, 56 seconds west, 1632.07 feet to a ½ inch iron rod set for the southwest corner of the herein described tract;

THENCE continuing through the interior of said Cox tract (V4122, P1182) the following 7 calls as follows:
 North 05 degrees, 36 minutes, 42 seconds east 595.29 feet to a ½ inch iron rod set for an angle point;
 North 24 degrees, 30 minutes, 23 seconds east 841.72 feet to a ½ inch iron rod set for an angle point;
 North 53 degrees, 15 minutes, 53 seconds east 244.54 feet to a point in creek for an angle point;
 North 63 degrees, 49 minutes, 12 seconds east 213.10 feet to a point in creek for an angle point;
 North 36 degrees, 32 minutes, 51 seconds east 230.27 feet to a point in creek for an angle point;
 North 04 degrees, 26 minutes, 40 seconds west 449.10 feet to a point in creek for an angle point;
 North 06 degrees, 06 minutes, 28 seconds east 131.26 feet to a point in creek for an angle point;
 North 06 degrees, 56 minutes, 45 seconds west 159.42 feet to a point in creek for the northwest corner of the herein described tract, same being in the north line of said Cox tract (C4122, P1182), same being in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas.

THENCE South 90 degrees, 33 minutes, 16 seconds east, along the common line of said Cox tract (C4122, P1182) and said Willard Properties tract, a distance of 435.59 feet to a fence post for the northeast corner of said Cox tract (C4122, P1182), same being an internal corner of said Willard Properties tract;

THENCE South 00 degrees, 09 minutes, 01 seconds west, along the common line of said Cox tract (C4122, P1182) and said Willard Properties tract, passing a southwest corner of said Willard Properties tract, same being the northwest corner of aforesaid Estate of Moses Hubbard tract, and continuing along the common line of said Cox tract, and said Hubbard tract, a total distance of 3,263.35 feet to the POINT OF BEGINNING and containing 70.000 acres of computed land, more or less.

BEING all of a certain 30.778 acre lot tract or parcel of land situated in the Marty Howell Survey, Abstract No. 395, and being located in Collin County, Texas and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found in asphalt for the Southwest corner the herein described tract, same being the Southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as CR 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, LP, by deed recorded under Instrument Number 20130830001229380, and Instrument Number 20130830001229360, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 00°, 09', 01" east, along the common line of said Hubbard tract and said Celina tract, a distance of 2636.32 feet to a ½" iron rod set for the Northwest corner of the herein described tract, same being the Northwest corner of said Hubbard tract from which a ½" iron rod found bears North 89°, 18', 43" east a distance of 15.61 feet, same being the Southwest corner of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89°, 18', 43" east, along the common line of said Hubbard tract and said Willard tract a distance of 988.63 feet to a ½" iron rod set for the Northeast corner of the herein described tract, same being in the East line of an apparent 100' Texas Power & Light Company easement;

THENCE through the interior of said Hubbard tract and along the East line of said Texas Power & Light Company easement as follows:

South 20°, 03', 37" west a distance of 2819.44 feet to a mag nail set in asphalt for the Southeast corner of the herein described tract, same being in the South line of said Hubbard tract, same being in the approximate center of aforesaid CR 92, same being in the North line of aforesaid Parks of Wilson Creek tract;

THENCE South 01°, 04', 41" east a distance of 402.81 feet to a capped ½" iron rod found for corner;

THENCE South 89°, 49', 14" west, along the common line of said Hubbard tract, said Parks of Wilson Creek tract, and the approximate center of said CR 92, a distance of 28.37 feet to the POINT OF BEGINNING and containing 30.778 acres of computed land, more or less.

Legal Description
4.006 Acre Park Site

BEING all of a certain acre lot tract or parcel of land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas on the west side of FM 428, being all of the (called) 4.00 acre tract conveyed to Hardorstejud Property, LLC, February 17, 2016, by deed recorded in Clerk's File Number 20160218000185870, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Hardorstejud tract an iron rod found at the southwest corner of a (called) 14.974 acre tract conveyed to Sarmad Badii, Samieh Badii Garza, Kylee Badii, and Faris Badii, April 13, 2010 by deed recorded in Clerk's File Number 20100416000372720, Official Public Records of Collin County, Texas, said point of beginning also being on the east line of a (called) 43.545 acre tract conveyed to Old Celina LTD, November 25, 2003, by deed recorded in Volume 5554, Page 1019 of said Official Public Records;

THENCE North 89°, 21', 55" east with the south line of said Badii tract and the north line of said Hardorstejud tract, across a wheat field, a distance of 637.53 feet to an iron rod found on the west line of FM 428 (90 feet wide right-of-way);

THENCE South 00°, 38', 15" east, with said west right-of-way, a distance of 274.33 feet to an iron rod found at the Southeast corner of said Hardorstejud tract and the northeast corner of Lot 1, Block 1, Celina City Park Addition, per plat filed in Volume 2013, Page 100, Map Records, Collin County, Texas;

THENCE South 89°, 26', 24" west, with the south line of said Hardorstejud tract, the north line of said Celina City Park Addition a distance of 636.76 feet to an iron rod found at a T-post, at the Southwest corner of said Hardorstejud tract and the northwest corner of said City Park Lot on the east line of said Old Celina LTD (called) 43.545 acre tract;

THENCE North 00°, 48', 00" west with the east line of said Old Celina LTD tract and the west line of said Hardorstejud tract, a distance of 273.50 feet to the POINT OF BEGINNING and containing in all 4.006 acres of land, more or less.

Legal Description
14.960 Acre Park Site

All that certain tract or parcel of land lying and being situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, at the southwest intersection of FM 455 and FM 428, being all of the (called) 14.974 acre tract conveyed to Sarmad Badii, Samieh Badii Garza, Kylee Badii, and Faris Badii, April 13, 2010, by deed recorded in Clerk's File Number 20100416000372720, Official Public Property Records Collin County, Texas and being more particularly described as follows:

BEGINNING on the south line of FM 455, (90 feet wide right-of-way), at the northwest corner of said Badii Tract and the northeast corner of a (called) 43.545 acre tract conveyed to Old Celina LTD, November 23, 2003, by deed recorded in Volume 5554, Page 1019, of said official Public Records, said point-of-beginning monumented by a T-post, painted pink, found northeast 0.58 feet from a three inch pipe fence corner;

THENCE 88°19'00" east, with the south right-of-way line of FM 455, along and near an overhead utility line, a distance of 246.60 feet to an iron rod set at the beginning of a curve to the left of said right-of-way;

THENCE with said right-of-way curve, having a radius of 2909.79 feet, a delta angle of 06°07'00", a chord of north 85°15'30" east, 310.49 feet, and an arch distance of 310.64 feet to an iron rod set at the point of tangency of said curve;

THENCE north 82°12'00" east, with said right-of-way, a distance of 56.23 feet to an iron rod set at an angle in said right-of-way;

THENCE south 46°52'38" east, with said right-of-way, a distance of 39.70 feet to an iron rod set on the northeast side of a wood right-of-way marker, being the west line of FM 428 (90 feet wide right-of-way);

THENCE south 00°37'00" east, with said west right-of-way, a distance of 1015.35 feet to an iron rod found at the southeast corner of said Badii Tract and the northeast corner of a (called) 4.00 acre tract, conveyed to Stephen Harold Mills, on August 22, 2001, by deed recorded in Clerk's File Number 20010822001047390, of said Official Public Records;

THENCE south 89°21'55" west, with the north line of said Mills Tract and the south line of said Badii Tract, across a wheat field, a distance of 637.49 feet to an iron pin found at a T-post, at the southwest corner of said Badii Tract and the northwest corner of said Mills Tract on the east line of said Old Celina LTD (called) 43.545 acre tract;

THENCE north 00°48'00" west, with the east line of said Old Celina LTD tract and the west line of said Badii Tract, a distance of 1009.05 feet to the point-of-beginning and containing in all 14.9606 acres of land, more or less.

Legal Description
44.820 Acre Park Site

WHEREAS, the City of Celina, acting by and through the undersigned, its duly authorized agent, is the sole owner of three (3) tracts of land located in the H. Bentley Survey, Abstract No. 124, and the M.E.P.

and P.R.R. Survey, Abstract No. 644. Collin County, Texas, and being described in deed as a 39.02 acre tract recorded in Volume 4770, Page 2324, a 0.8024 acre tract recorded in Volume 5744, Page 4860, and a 5.00 acre tract recorded in Volume 5773, Page 2333, of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the west right-of-way line of VM 428 (90' right-of-way) for the northeast corner of said 39.02 acre tract, same being the southeast corner of a tract of land described in deed to Stephen H. Mills, recorded in Volume 4967, Page 306, DRCCT;

THENCE, along the West right-of-way line of FM 428, the following:

South 00°, 36', 07" East, along the westerly right-of-way line of FM 428, a distance of 839.58 feet to a ½ inch capped iron rod (stamped "SRA 3225") set for the beginning of a curve to the left whose chord bearing is South 06°, 53', 31" East.

Southwesterly along said curve having a central angle of 16°, 30', 49," a radius of 1,185.54 feet, and an arc length of 341.70 feet to a ½ inch capped iron rod (stamped "SRA 3225") set for the end of curve, being the northerly corner of said 0.8024 acre tract, and being the beginning of a non-tangent curve to the left whose chord bearing is South 27°, 58', 24" East.

Southwesterly along said curve having a central angle of 21°, 27', 33," a radius of 1,203.39 feet, and an arc length of 450.71 feet to a ½ inch capped iron rod (stamped "SRA 3225") set for the southeast corner of said 0.8024 acre tract;

THENCE South 88°, 41', 57" West, a distance of 21.40 feet to a ½ inch iron rod found for the southeast corner of said 39.02 acre tract, being in the north line of a tract of land described in deed to Jim Cornelius, recorded in Volume 809, Page 628, DRCCT;

THENCE South 88°, 34', 32" West, along said north line, at 2.5 feet pass the northwest corner of said Cornelius tract, same being the northeast corner of a tract of land described in deed to Jim Cornelius, recorded in Volume 670, Page 833, DRCCT, and continue a total distance of 1,564.85 feet to a 3/8 inch iron rod found for the northwest corner of said Cornelius tract, same being the southwest corner of said 39.02 acre City of Celina tract, and being on the east line of a tract of land described in deed to Rex Glendenning and Sherese Glendenning, recorded in Volume 4408, Page 1763, DRCCT;

THENCE North 00°, 38', 01" West, along the east line of said Glendenning tract, a distance of 746.93 feet to a ½ inch iron rod found for the westerly, northwest corner of said 39.02 tract, same being the southwest corner of said 5.000 acre City of Celina tract;

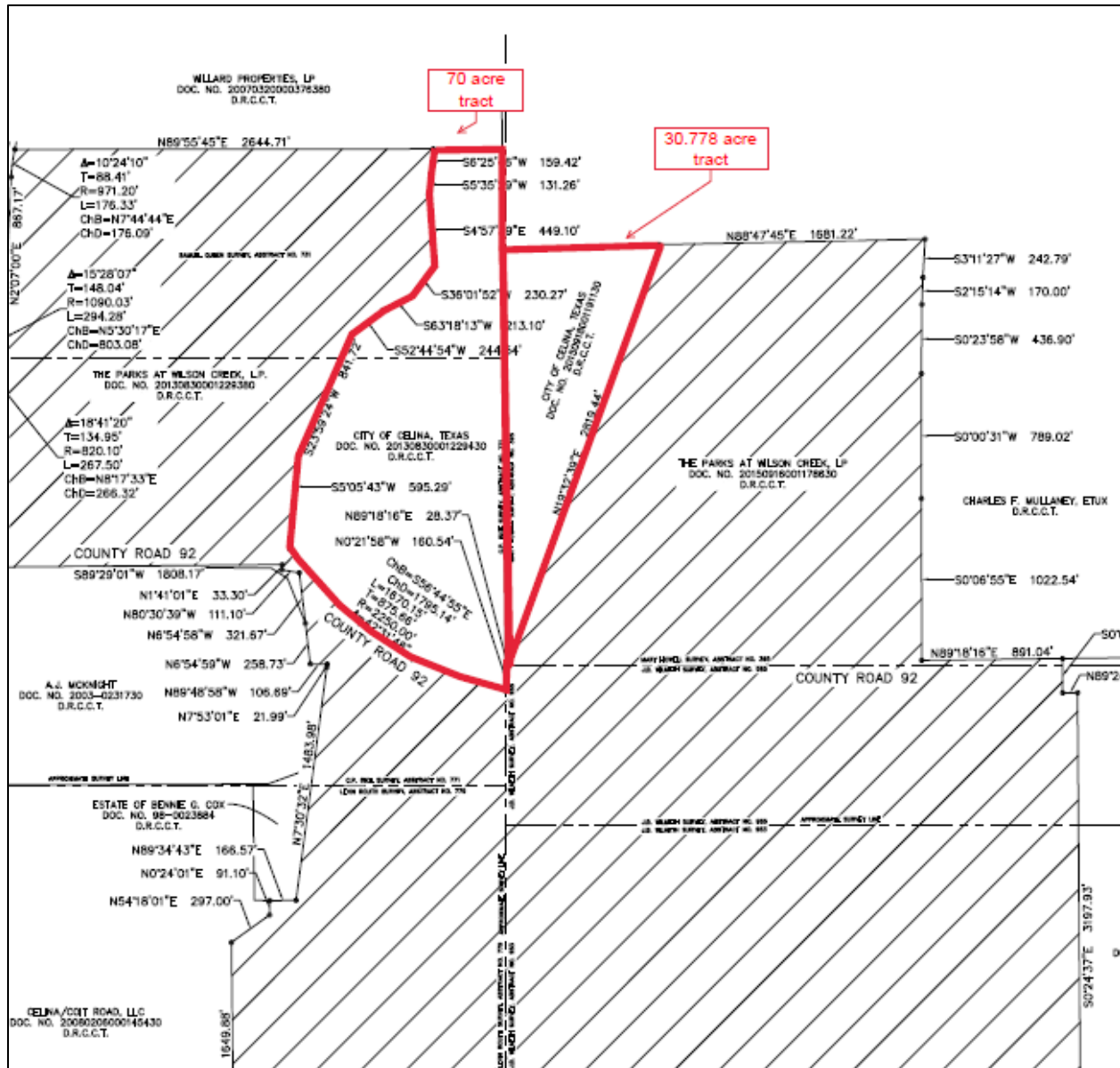
THENCE North 01°, 05', 22" West, continuing along the east line of said Glendenning tract, a distance of 246.81 feet to a ½ inch capped iron rod (stamped "SRA 3225") set for the northwest corner of said 5.000 acre tract, same being the southwest corner of the remainder of the tract described in deed to Old Celina Ltd., recorded in Volume 3554, Page 1019, DRCCT;

THENCE North 89°, 03', 24" East, departing from the east line of said Glendenning tract, along the south line of said Old Celina Ltd. remainder, a distance of 883.07 feet to a ½ inch capped iron rod (stamped "SRA 3225") set for the southeast corner of said Old Celina Ltd. remainder, same being the southeast corner of the remainder of the said 5.000 acre tract, and being on the west line of said 39.02 acre tract;

THENCE North 00°, 48', 00" West, along the east line of said Old Celina Ltd. tract, a distance of 62.77 feet to a ½ inch capped iron rod (disturbed) found for the northerly, southwest corner of said 39.05 acre tract, same being the southwest corner of the aforementioned Mills tract;

THENCE North 89°, 23', 29"East, departing the east line of said Old Celina Ltd. tract, a distance of 836.76 feet to the POINT OF BEGINNING and containing 1,952,349 square feet or 44.820 acres of land, more or less.

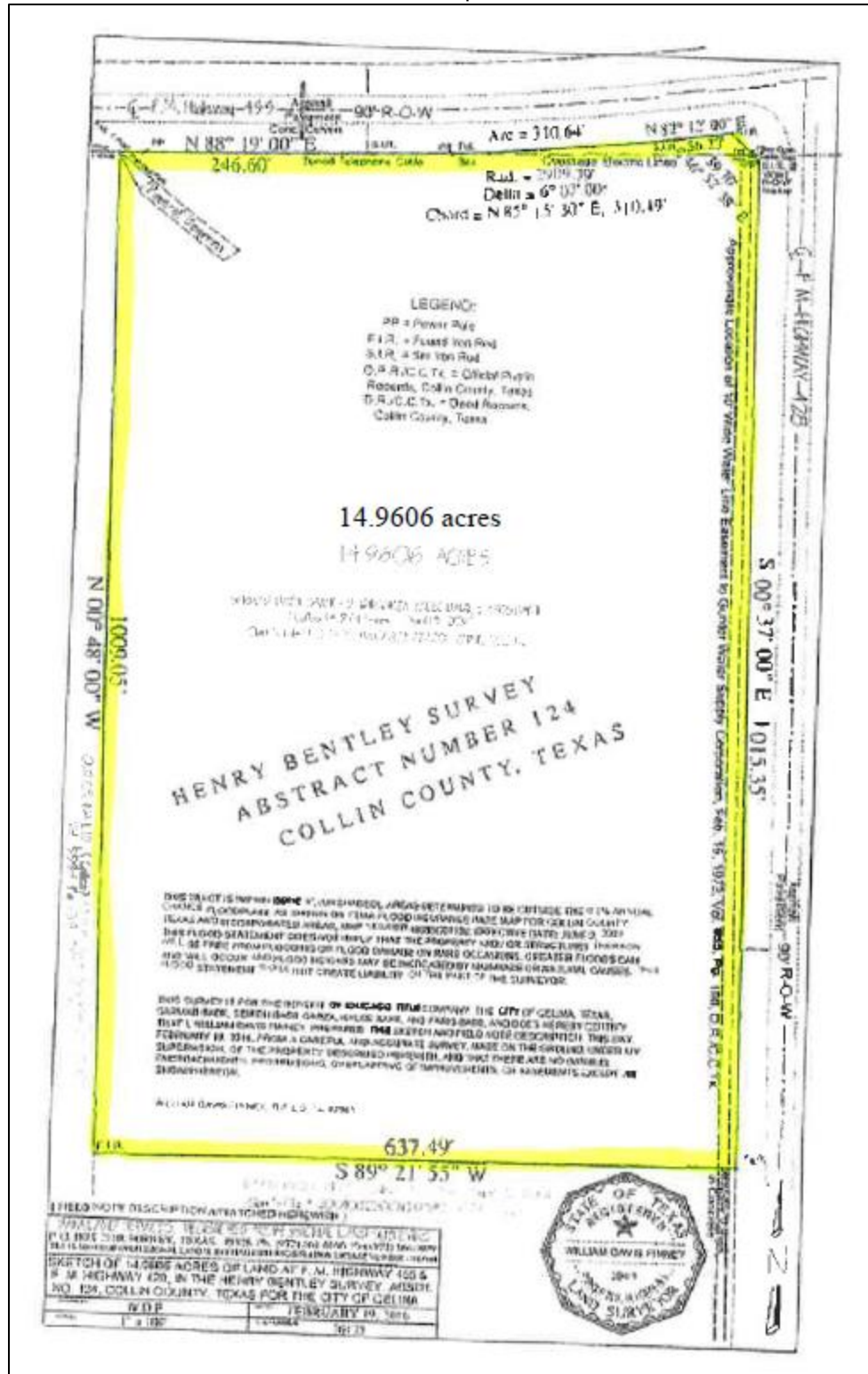
EXHIBIT B
Zoning Exhibit
 70.00 acre park site
 30.778 acre park site



Attachment: Ordinance - City Park Land Zoning (1804 : City Park Land Zoning)

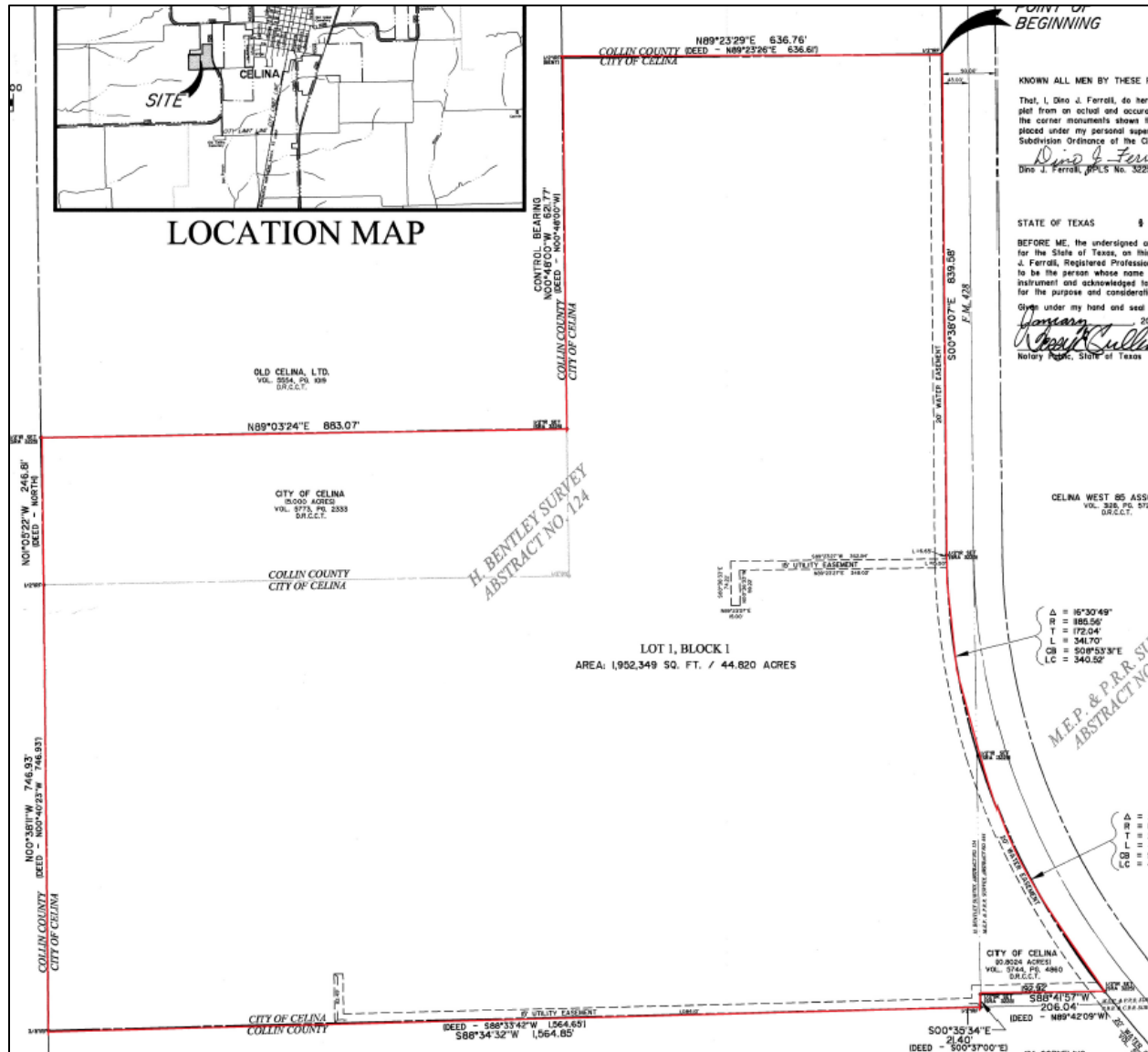
Packet Pg. 113

EXHIBIT D
Zoning Exhibit
14.960 acre park site



Attachment: Ordinance - City Park Land Zoning (1804 : City Park Land Zoning)

EXHIBIT E
Zoning Exhibit
44.00 acre park site



Attachment: Ordinance - City Park Land Zoning (1804 : City Park Land Zoning)

Zoning Case "PARKLAND"

✂ Cut here

September 20, 2016

Members of the Planning & Zoning Commission:

I, ED LEIGH, with property located at 12415 FM 428, Celina, Texas

(NAME)
FOR FIRST CHURCH
☒ Support

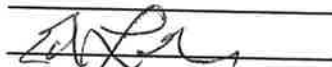
(ADDRESS)

Phone: 912-382-2655

Email: FirstChurch@CelinaFUMC.

☐ Oppose

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


SIGNATURE

AUG 25, 2016
DATE

Attachment: Leigh Letter of Support (1804 : City Park Land Zoning)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Planning Manager
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Wood Tract Rezoning Ordinance

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 43.0 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1008, Collin County, Texas, and generally located at the northwest corner of CR 86 (future Coit Road) and CR 84, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein, to be zoned PD, Planned Development District #74. (Ken Wood Tract Rezoning) (Liebman)

Background Information:

The property is currently zoned AG, Agricultural zoning district following the annexation of the tracts of land on April 12, 2016 (Ordinance No. 2016-26). The applicant is proposing a Planned Development with base zoning designations of MU-2, Regional Mixed-Use and CF, Community Facilities zoning districts. The property is to be subdivided into Tracts A, B and C.

Tract A (±17.879 acres):

Tract A is generally located north of the future extension of Ownsby Parkway and west of CR 86 (future Coit Road). This tract is proposed to allow the commercial land uses listed in the MU-2, regional mixed use zoning district, including townhomes. Attached residential units shall be allowed at a maximum density of ten units per acre. Stand-alone multiple family and duplexes are not allowed in Tract A. Staff is requesting that the townhome location be restricted to adjacent to the Bluewood/Wells North subdivision and be limited to two-story. This will provide a buffer from the single family located in Bluewood/Wells North to the commercial uses allowed elsewhere within Tract A, including uses listed in the MU-2 zoning district, such as car washes, auto supply stores, banks, restaurants, convenience stores and grocery stores, among others. The PD development regulations have added mini-warehouses and city facilities including, but not limited to a water tower, to the allowed uses in Tract A. No detached single family residential is proposed for Tract A.

Tract B (±3.36 acres):

Tract B is located adjacent to Preston Hills and a portion of Lilyana/Wells South. It has frontage on Ownsby Parkway and on the north/south portion of CR 83. Commercial uses will be limited to one-story structures. A solid, six-foot masonry screening wall will be required for all commercial uses backing or

siding to single family residential developments. No single family is proposed for Tract B. The applicant has agreed that the land uses for Tract B shall be limited to schools, daycare facilities, office/services and other land uses compatible with low intensity neighborhood services.

Tract C (±21.761 acres):

Tract C is located at the southwest corner of future Coit Road and the extension of Ownsby Parkway, both to have an ultimate build-out as six-lane major thoroughfares within 120 feet of right-of-way. This is a logical intersection for commercial uses. In Frisco and Prosper, commercial development is zoned at the hard corners of Coit Road and major east/west thoroughfares. Tract C will allow all the uses listed in Tract A, plus multiple-family, senior living, child care/preschool, medical facilities, rehabilitation care facility, and offices. The stand-alone multiple-family in Tract C is limited to five acres, typical of a senior living type development. The allowed density is twenty-four units per acre. Commercial uses are limited to two stories adjacent to or across a right-of-way from any single family developments, unless one additional foot of setback is provided for each additional foot of height requested. A solid, six-foot masonry screening wall will be required for all commercial uses backing or siding to single family residential developments. No single family is proposed for Tract C.

Comprehensive Plan:

The adopted Comprehensive Land Use Plan calls for Suburban Moderate-High Residential Mix in this area. This designation encompasses the majority of the land area outside the Celina's historic downtown and accommodates a range of housing types including single family detached and attached dwellings such as duplexes and townhomes. Supporting office, retail, commercial and entertainment are considered acceptable uses. The non-residential uses are intended to support a much larger area than the immediate neighborhood and will be generally located at intersections. The proposed combination of townhome, commercial, and multiple-family development complies with the Comprehensive Plan.

Thoroughfare Plan:

The Thoroughfare Plan shows two major thoroughfares adjacent to or within the subject property: Coit Road and Ownsby Parkway are both shown on the Thoroughfare Plan as six-lane divided major arterials within 120 feet of right-of-way. Ownsby Parkway, west of the Wood Tract, is a modified major arterial with six lanes divided within 100 feet of right-of-way. The Thoroughfare Plan was revised in this section to avoid the necessity of additional right-of-way acquisition from the south side of the roadway, where established homesites exist. All of the additional right-of-way for this section of Ownsby Parkway was obtained from the Bluewood tract (formerly Wells North). The transition from 100 feet of right-of-way to the 120 feet of right-of-way on the Wood Tract will occur on the Wood Tract.

Board Review/Citizen Input:

At its meeting on August 16, 2016, the Planning and Zoning Commission voted (4-3, with Hangartner, Haley and Schmitt opposed) to recommend approval of the rezoning request, as conditioned in the staff report.

The City Council notice of the public hearing was published in *The Celina Record* on September 23, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Six property owners were notified by mail on July 29, 2016. As of the printing of this packet, five letters in opposition have been received. No comments or letters in support have been received.

Section 211.006 of the TEXAS LOCAL GOVERNMENT CODE, "Procedures Governing Adoption of Zoning Regulations and District Boundaries," requires "an affirmative vote of at least three-fourths of all members of the governing body" if a written protest is received by "at least twenty percent of the area of

the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.” The threshold of protest has been met since 100% of the property owners notified have submitted written letters of opposition. The City Council must have five of the six voting members in the affirmative to approve the rezoning request.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the ordinance and deemed it acceptable.

Supporting Documents:

- Proposed Ordinance
- Notification Exhibit
- Geiger Opposition Letter
- Shipley Opposition Letter
- Stalick Opposition Letter
- Hillwood Opposition Letter

Staff Recommendation:

Staff recommends approval as presented.

CITY OF CELINA, TEXAS

ORDINANCE 2016-
KEN WOOD ZONING - PD-74

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 43.00 ACRE TRACT OF LAND SITUATED IN THE M. WILHITE SURVEY, ABSTRACT NUMBER 1008 AND BEING PART OF A TRACT OF LAND CONVEYED TO WILLIAM K. AND KATHY D. WOOD AS RECORDED IN COUNTY CLERK FILE NUMBERS 20071029001470070 AND 2008031000027915, DEED RECORDS, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF CHOATE PARKWAY (CR 88), WEST OF CR 86 (FUTURE COIT ROAD), AND NORTH OF THE LILYANA DEVELOPMENT, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 74;" PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

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

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

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **FINDINGS**

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

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District No. 74” on a certain tract of land described in in Exhibit “A” and depicted in Exhibits “B” and “C.”

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District No. 74.

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

SECTION 5

REVISION OF ZONING MAP

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

SECTION 6 **COMPLIANCE REQUIRED**

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

SECTION 7 **PENALTY**

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

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

SECTION 8 **CUMULATIVE REPEALER CLAUSE**

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

SECTION 9 **SAVINGS CLAUSE**

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

SECTION 10 **SEVERABILITY**

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

SECTION 11
PUBLICATION CLAUSE

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

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13
EFFECTIVE DATE

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

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 11th day of October, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT "A"
Ken Wood Tract
Legal Description

TRACT A

BEING a tract of land situated in the M. Wilhite Survey, Abstract Number 1008, Collin County, Texas and being a portion of that certain 38.000 acre tract described in deed to William K. and Kathy D. Wood, as recorded in County Clerks file number 20071029001470070, Deed Records, Collin County, Texas and all of that certain 5.000 acre tract described in deed to William K. and Kathy D. Wood, as recorded in County Clerks file number 20080310000279150, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK-Nail found marking the southwest corner of said 38.000 acre tract, also marking the northwest corner of that certain tract of land described in deed to Celina Development, LLC as recorded in County Clerk's file number 20151123001468620, Deed Records, Collin County, Texas, also being in the east line of Preston Hills III Addition, Phase 2, as recorded in Volume J, Page 942, Plat Records of Collin County, Texas, and said point also being in the intersection of County Road 83, County Road 84, and Quail Hollow St. (a 50' right-of-way);

THENCE N 00°55'46" W, 669.89 feet along the west property line of said Wood tract and the east line of said Preston Hills Addition to a point in the centerline of the proposed County Road 83 extension and the **POINT OF BEGINNING**:

THENCE N 00°55'46" W, 997.11 feet continuing along the common line of the west line of said Wood 38.00 acre tract and then along the west line of said Wood 5.00 acre tract with the east line of that certain tract of land described by deed to The George White Family Limited Partnership, as recorded in Volume 5834, Page 472, Deed Records, Collin County, Texas, to a 1/2 inch iron rod with cap stamped "Metroplex 1849" found, being the northwest property corner of said Wood 5.00 acre tract;

THENCE N 89°09'02" E, 70.30 feet along the north property line of said Wood 5.00 acre tract common with the south line of that certain tract of land described by deed to Westgate 115 Investors, L.P., as recorded in County Clerk's Filing Number 20130621000869270, Deed Records, Tarrant County, Texas, to a 1/2 inch iron rod found, being an angle point in the north line of said Wood 5.00 acre tract and being the northwest property corner of that certain tract of land described by deed to Tactical Demolition, LLC, as recorded in County Clerk's Filing Number 2015020001323760, Deed Records, Collin County, Texas;

THENCE S 60°43'49" E, 924.20 feet along the common line of the northeast line of said Wood 5.00 acres and the southwest line of said Tactical Demolition tract to a 1/2 inch iron rod with cap stamped "Metroplex 1849" found, being the southeast property corner of said Wood 5.00 acre tract and being in the north property line of said Wood 38.00 acre tract and being the southwest property corner of said Tactical Demolition tract;

THENCE N 89°09'02" E, 508.62 feet along the common line of the north property line of said Wood 38.00 acre tract and the south property line of said Tactical Demolition tract, to a P.K. Nail found in the approximate centerline of County Road 36;

THENCE S 00°44'16" E, 310.63 feet along the east property line of said Wood 38.00 acre tract and along the approximate centerline of said County Road 36 to a point in the centerline of the proposed County - Road 83 extension;

THENCE the following bearings and distances along said proposed centerline:

S 89°15'44" W, 317.14 feet to the beginning of a curve to the left;

464.43 feet, along the arc of said curve to the left, through a central of 26°36'36", whose radius is 1000.00 feet, and the long which bears chord of S 75°57'26"W, 460.27 feet to a point;

S 62°39'08" W, 32.73 feet to the beginning of a curve to the left;

473.01 feet, along the arc of said curve to the left, through a central of 27°06'06", whose radius is 1000.00 feet, and the long which bears chord of S 76°12'11"W, 468.61 feet to a point;

S 89°45'14" W, 125.10 feet to the **POINT OF BEGINNING** and containing 17.879 acres of land, more or less.

TRACT B

BEING a tract of land situated in the M. Wilhite Survey, Abstract Number 1008, Collin County, Texas and being a portion of that certain 38.000 acre tract of land as described in deed to William K. and Kathy D. Wood, as recorded in County Clerks file number 20071029001470070, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK-Nail found marking the southwest corner of said 38.000 acre tract, also marking the northwest corner of that certain tract of land described in deed to Celina Development, LLC as recorded in County Clerk's file number 20151123001468620, Deed Records, Collin County, Texas, also being in the east line of Preston Hills III Addition, Phase 2, as recorded in Volume J, Page 942, Plat Records of Collin County, Texas, and said point also being in the intersection of County Road 83, County Road 84, and Quail Hollow St. (a 50' right-of-way);

THENCE N 00°55'46" W, 669.89 feet along the west property line of said Wood tract and the east line of said Preston Hills Addition to a point in the centerline of the proposed County Road 83 extension;

THENCE N 89°45'14"E, a distance of 125.10 feet along said proposed centerline to the beginning of a curve to the left;

THENCE 99.16 feet, along the arc of said curve to the left, through a central of 5°40'53", whose radius is 1000.00 feet, and the long which bears chord of N 86°54'47"E, 99.12 feet to a point;

THENCE S 00°00'00"E, a distance of 672.52 feet to the south line of said Wood tract and the approximate centerline of said County Road 84;

THENCE S 89°09'02"W, a distance of 213.22 feet to the **POINT OF BEGINNING** and containing 3.360 acres of land, more or less.

TRACT C

BEING a tract of land situated in the M. Wilhite Survey, Abstract Number 1008, Collin County, Texas and being a portion of that certain 38.000 acre tract of land as described in deed to William K. and Kathy D. Wood, as recorded in County Clerks file number 20071029001470070, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK-Nail found marking the southwest corner of said 38.000 acre tract, also marking the northwest corner of that certain tract of land described in deed to Celina Development, LLC as recorded in County Clerk's file number 20151123001468620, Deed Records, Collin County, Texas, also being in the east line of Preston Hills III Addition, Phase 2, as recorded in Volume J, Page 942, Plat Records of Collin County, Texas, and said point also being in the intersection of County Road 83, County Road 84, and Quail Hollow St. (a 50' right-of-way);

THENCE N 00°55'46" W, 669.89 feet along the west property line of said Wood tract and the east line of said Preston Hills Addition to a point in the centerline of the proposed County Road 83 extension;

THENCE N 89°45'14"E, a distance of 125.10 feet along said proposed centerline to the beginning of a curve to the left;

THENCE 99.16 feet, along the arc of said curve to the left, through a central of 5°40'53", whose radius is 1000.00 feet, and the long which bears chord of N 86°54'47"E, 99.12 feet to the **POINT OF BEGINNING**;

THENCE the following bearings and distances along said proposed centerline:

373.86 feet continuing along the arc of said curve to the left, through a central of 21°25'13", whose radius is 1000.00 feet, and the long which bears chord of N 73°21'45"E, 371.68 feet to a point;

N 62°39'08" E, 32.73 feet to the beginning of a curve to the right;

464.43 feet along the arc of said curve to the right, through a central of 26°36'36", whose radius is 1000.00 feet, and the long which bears chord of N 75°57'26"E, 460.27 feet to a point;

N 89°15'44" E, 317.14 feet to a point in the east property line of said Wood tract, said point being in the approximate centerline of County Road 86;

THENCE S 00°44'16" E, a distance of 892.61 feet departing said proposed centerline and along the approximate centerline of said County Road 86 to the intersection with County Road 84 and to a PK-nail found in the approximate centerline intersection of said County Roads 84 and 86;

THENCE S 89°09'02" W, a distance of 1160.44 feet along the approximate centerline of said County Road 84;

THENCE N 00°00'00"E, feet a distance of 672.52 to the **POINT OF BEGINNING** and containing 21.761 acres of land, more or less.

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

Exhibit "B"
Ken Wood Tract
Zoning Exhibit



Attachment: Wood Tract PD Ordinance (1737 : Wood Tract Rezoning Ordinance)

Exhibit "C"
Ken Wood Tract
Concept Plan



Attachment: Wood Tract PD Ordinance (1737 : Wood Tract Rezoning Ordinance)

**Exhibit “D”
Ken Wood Tract
Development Regulations**

**EXHIBIT D
PLANNED DEVELOPMENT DISTRICT STANDARDS**

1.0 GENERAL CONDITIONS FOR PD

- 1.1 Conformance to All Applicable Articles of the Celina Zoning Ordinance: Except as amended herein, this PD shall conform to any and all applicable articles and sections of the Zoning Ordinance as it exists or may be amended.
- 1.2 Concept Plan: The Concept Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 14.02.152, except the director of planning and development may approve minor revisions which do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, increase the density, building height, coverage of site, off-street parking ratio, or area regulations as indicated on the approved concept plan.

- 1.3 Landscape Requirements: Landscaping shall conform to the provisions set forth in the Zoning Ordinance, as they exist or as amended. In areas where trees are required, grouping or equidistant spacing will be allowed.
- 1.4 Screening Standards: All development within this PD District shall comply with the following minimum screening standards:
- Fifteen (15) foot wide landscape buffer for all lots and all use types backing or siding to thoroughfares, collectors and arterials;
 - Residential lots adjacent to thoroughfares, collectors or arterials: Six (6) foot solid masonry wall within a fifteen (15) foot wide landscape buffer or four (4) foot berm with a four (4) foot decorative metal fence with sufficient shrubs and trees to create a solid screen within a twenty (20) foot wide landscape buffer;
 - Residential lots adjacent to open space or park land: Four (4) foot decorative metal fence;
 - Residential lots adjacent to pocket parks (two (2) acre or less): Six (6) foot board-on-board wood fence or four (4) foot decorative metal fence;
 - Residential lots adjacent to commercial: Six (6) foot solid masonry wall;

- Commercial lots adjacent to Residential lots: Six (6) foot solid masonry wall and fifteen (15) foot landscape buffer;
- The six (6) foot solid masonry screen wall shall be constructed by the first to develop - whether it be residential adjacent to future commercial or commercial property adjacent to future residential; and
- Thin wall type wall shall be allowed and considered masonry in addition to the masonry definition provided in the Zoning Ordinance.

- 1.5 Homeowners Association: A Homeowner Association (HOA) will be established if the townhome area is developed. For all other development areas, including multi-family and commercial lots, a property owners' association or associations will be established.
- 1.6 Open Space: A minimum of ten percent (10%) of each lot's area, excluding rights-of-way for collector and larger size streets, shall be devoted to open space for the retail, commercial and mini-warehouse/self-storage uses. For all other uses, a minimum of fifteen percent (15%) of each lot's area, excluding rights-of-way for collector and larger size streets, shall be devoted to open space. The open space requirements shall be met for each tract individually as defined on Exhibit C. Open space includes areas used for facilities such as amenity centers, public or private parks, electric easements, water features and other similar uses associated with such uses. Detention/Retention areas must be amenitized on three sides with improvements such as sidewalks, benches, pavilions, etc. and must be of a natural, organic shape. Open space includes any parcel of land or water (no minimum dimension) exclusive of public right-of-way, associated with all non-residential and residential developments that is generally provided to improve the microclimate and/or aesthetics of the site and that is not covered by buildings, structures, parking or loading areas, driveways or any principal or accessory use. These open spaces shall be landscaped per the Zoning Ordinance, as it exists or may be amended. Detention/retention areas shall utilize trees appropriate for location close to water sources and listed on the City's Approved Plant List at a rate of five (5) three-inch caliper trees (measured dbh) for every acre of detention. These trees may be clustered for decorative effect or to shade benches or other amenities in the open space. Shrubs, native grasses and other landscaping features shall also be provided.

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

- 1.7 Street Parking and Loading Requirements: Off-Street Parking and Loading Requirements shall conform to the provisions of Article 14.05, Division 2 of the Zoning Ordinance, as they exist or as amended.
- 1.8 Exterior Construction and Design Requirements: The requirements for exterior

construction and masonry standards shall conform to the provisions set forth in the Zoning Ordinance as it exists or may be amended.

- 1.9 Zoning Per Tract: Each of the tracts defined in this PD may be individually amended without impacting the other tract. If the zoning for one of the tracts (or any portion thereof) within this PD is changed in whole or in part, the remaining tracts retain the zoning described in this PD.
- 1.10 Land Use Mix Limits: There shall be no limits to the land use mix proposed. All uses proposed within each tract shall be allowed anywhere within the tract.

2.0 TRACT A STANDARDS

- 2.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the Zoning Ordinance as it exists or may be amended. The base zoning for this tract shall be the MU-2, Mixed Use Regional, district as described in the Zoning Ordinance as it exists or may be amended except as otherwise herein modified.
- 2.2 Additional Permitted Uses: In addition to the MU-2 uses defined in the Zoning Ordinance as it exists or may be amended, the following uses shall be allowed without requiring a Conditional Use Permit:
 - a. City facilities including, but not limited to, a water tower, fire station, enclosed equipment storage and maintenance facilities.
 - b. Dwelling, single-family detached – zero lot line
 - c. Community Facility Uses and/or Amenity Centers
 - d. Landscaped Entry Features
 - e. Public and private parks
 - f. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - g. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building materials storage will be allowed adjacent to temporary trailers or in an area designated for storage.

MIXED USE: COMMERCIAL

- 2.3 MU-2-Commercial: The following requirements shall pertain to all non-residential uses. Deviations from these requirements may occur if approved pursuant to a zoning amendment utilizing procedures set forth in the Zoning Ordinance.

2.4 Building Area Requirements:

a. Height Regulations:

i. Main Building(s) including parking garages:

Buildings directly adjacent to or across a right-of-way from single family lots (including those in the Wells North development and those in the Preston Hills development) are limited to two (2) stories or a maximum height of forty-five (45) feet unless one (1) additional foot of setback is added per each additional foot of height above that maximum.

Buildings not adjacent to or across a right-of-way from single family lots are limited to four (4) stories or a maximum height of sixty-five (65) feet.

Antennae and other architectural projections not used for occupancy may extend above these height limits. A city facility such as a water tower may also extend above these height limits.

ii. Accessory building(s) other than parking garages: These buildings shall not exceed a maximum of one (1) story or sixteen (16) feet in height.

b. Density: The permitted floor to area ratio (FAR) of all integrated and stand-alone non-residential uses within the PD shall be a maximum of 0.65.

c. Building Size: There shall be no limitation for non-residential uses and/or buildings, except for a standalone single retail user. The maximum permitted building footprint for a standalone single retail user shall be 200,000 square feet, provided that all other sections of the PD are fulfilled.

d. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Exterior Side Yard: The side yard shall have a depth of not less than fifteen (15) feet. A twenty-five (25) foot side yard is required when the property is located adjacent to property that is being used for single family residential uses.

e. Interior Side Yard: No interior side yard is required. All buildings must meet current fire code separation standards.

- f. Exterior Rear Yard: The rear yard shall have a depth of not less than ten (10) feet. A twenty-five (25) foot rear yard is required when the property is located adjacent to or across a right-of-way from property that is being used for single family residential uses.
- g. Adjacent to a Single-Family District: Any non-single family use that is over one (1) story in height and that is located adjacent to or across any right-of-way from any single-family zoning district shall be set back from the applicable property line a distance equal to the height of the building, but not less than forty-five (45) feet. A solid masonry screening wall, six (6) feet in height, shall be required adjacent to or across any right-of-way from any single family district.
- h. Interior Rear Yard: No interior rear yard is required. All buildings must meet current fire code separation standards.
- i. Minimum Lot Area: 10,000 square feet.
- j. Minimum Lot Width: The minimum lot width shall be 100 feet.
- k. Minimum Lot Depth: None.
- l. Building Coverage: In no case shall more than sixty percent (60%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Parking structures and surface parking facilities shall be excluded from the coverage computation.
- m. Building Materials: Exterior building materials must conform to those listed for commercial buildings in the Zoning Ordinance, as it exists or may be amended.

MIXED USE: RESIDENTIAL- TOWNHOMES

- 2.5 Townhome Residential (TH): Townhomes (TH) are attached, single family residential units. These units may be located anywhere in Tract A with a maximum density of ten (10) dwelling units per gross acre (du/ga).

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

2.6 Building Area Requirements:

- a. Minimum Lot Size: 3,000 square feet.
- b. Maximum Height: The primary structure shall not exceed two stories or a maximum of 45 feet in height as measured to the peak.

- c. Minimum Lot Width: 30 feet at the front yard setback line.
- d. Minimum Front Yard: 15 feet. Integral architectural elements of the main structure may extend up to five feet into the front yard. A garage door must be set back a minimum of 20 feet from the property line. A corner lot shall have two front yards.
- e. Minimum Side Yard: 5 feet.
- f. Interior Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of five feet. No portion of a building may cross a property line.
- g. Minimum Rear Yard: 15 feet. A garage door must be set back a minimum of 20 feet if alley access is provided.
- h. Maximum Lot Coverage: 85 percent.
- i. Minimum Size Dwelling: 1,200 square feet.
- j. Exterior Materials: Exterior materials shall conform to those listed for townhomes in the Zoning Ordinance, as it exists or may be amended.

- 2.7 Architectural Variation: A townhouse building may not repeat the same unit front façade elevation on the same building more frequently than every fourth (4th) unit. For example, if A, B, and C are different elevations and there are six (6) units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

MIXED USE: RESIDENTIAL- SINGLE FAMILY, DETACHED – ZERO LOT LINE

- 2.8 Single Family, Zero Lot Line (SF-Zero): Single Family, Zero Lot Line are detached, single family residential units that appear to have a single side yard. These units may be located anywhere in Tract A.

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

- 2.9 Building Area Requirements:
- a. Minimum Lot Size: 4,500 square feet.
 - b. Maximum Height: The primary structure shall not exceed two stories or a maximum of

- c. Minimum Lot Width: 45 feet in height as measured to the peak.
40 feet for lots served by an alley
lots served by a front entry shall have a 50 foot minimum lot width.
- d. Minimum Lot Depth: 100 feet.
- e. Minimum Front Yard: 25 feet. May stagger to 20 feet but no more than three (3) adjacent lots shall have the same front yard setback.
- f. Minimum Side Yard: In no case shall there be less than a minimum of 10 feet of separation between adjacent single family detached structures and may be encompassed by one of the following: 3 feet/7 feet, 8 feet/2 feet or 5 feet/5 feet; 15 feet from a street right-of-way for a corner lot.
- g. Key Lots: Key lots shall have two (2) front yards.
- h. Minimum Rear Yard: 20 feet for the main building.
- i. Maximum Lot Coverage: 70% of the total lot area by buildings and accessory buildings.
- j. Exterior Materials: Exterior materials shall conform to those listed for single family homes in the Zoning Ordinance, as it exists or may be amended.

3.0 Special Requirements:

- a. Minimum Garage Setback: Must be in line with or set back from the front building facade for front entry garages.
- b. Minimum Roof Pitch: 8:12
- c. Alley Requirements: Alleyways must have a ten (10) foot paving section within a fifteen (15) foot right-of-way.

4.0 **TRACT B STANDARDS**

- 4.1 General Description: Tract B shall be limited to the following uses and shall be allowed within this Tract without requiring a Conditional Use Permit:
 - a. Landscaped Entry Features
 - b. Montessori School (or other pre-school or day care facility)
 - c. Offices (Health Services and Medical)

- d. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
- 4.2 The buildings within Tract B shall be limited to one (1) story in height. The requirements for Tract B shall follow the guidelines set forth above in Section 2.4 for Mixed Use Commercial, except as specified in Tract B standards herein.
- 4.3 Parking for the buildings in Tract B shall be primarily to the rear of the structures. Drop off lanes and handicapped parking may be placed at the front or sides of the buildings.

5.0 TRACT C STANDARDS

- 5.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the Zoning Ordinance as it exists or may be amended. The base zoning shall be the MU-2, Regional Mixed Use, district as described in the Zoning Ordinance as it exists or may be amended except as otherwise herein modified.
- 5.2 MU-2-Commercial: The requirements for Tract C shall follow the guidelines set forth above in Section 2.4 for Mixed Use Commercial and the guidelines outlined in this PD.
- 5.3 Additional Permitted Uses: In addition to the MU-2 uses defined in the Zoning Ordinance, as it exists or may be amended, the following uses shall be allowed within this Tract without requiring a Conditional Use Permit:
 - a. Landscaped Entry Features
 - b. Medical Facility
 - c. Montessori School (or other pre-school or day care facility)
 - d. Mini-Warehouse/Self Storage Facility
 - e. Multi-Family
 - f. Offices (including Health Services and Medical)
 - g. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - h. Rehabilitation Care Facility
 - i. Rehabilitation Care Institutions
 - j. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity.

Building materials storage will be allowed adjacent to temporary trailers or in an area designated for storage.

MIXED USE: RESIDENTIAL- MULTI-FAMILY

- 5.4 Multi-Family Residential (MF): MF are multi-family units. These units may be located anywhere in Tract C but shall not exceed five (5) total acres excluding open space. A maximum density of 24 dwelling units per gross acre (du/ga) of land shall be permitted.

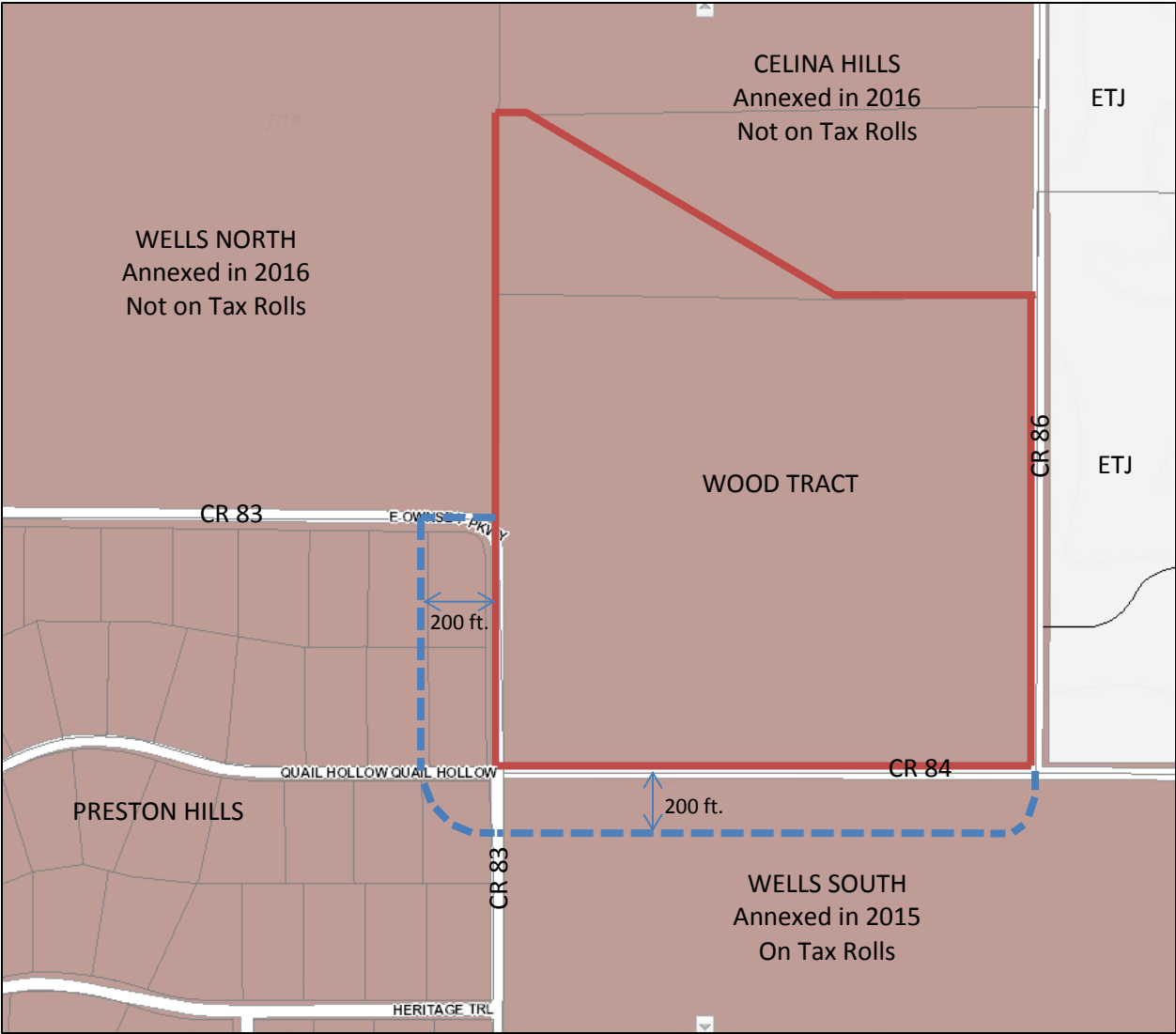
If MF units are developed within the PD, they shall be developed in accordance with the following criteria:

5.5 Building Area Requirements:

- | | |
|---------------------------|---|
| a. <u>Maximum Height:</u> | Buildings directly adjacent to or across a right-of-way from single family lots are limited to two (2) stories or a maximum height of forty-five (45) feet unless one (1) additional foot of setback is added per each additional foot of height above that maximum.
Buildings not adjacent to or across a right-of-way from single family lots are limited to four stories or a maximum height of sixty-five (65) feet. |
| b. <u>Side Yard:</u> | 20 feet adjacent to non-residential and 25 feet adjacent to residential. |
| c. <u>Rear Yard:</u> | 20 feet adjacent to non-residential and 50 feet adjacent to residential. |
| d. <u>Front Yard:</u> | 25 feet. |
| e. <u>Lot Coverage:</u> | In no case shall more than 60% of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved area including parking areas and parking facilities shall not be included in determining maximum lot coverage. |

- f. Minimum Floor Area: The minimum floor area per dwelling unit shall be 550 square feet for an efficiency unit, 650 square feet for a one-bedroom or studio unit and 780 square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional 150 square feet per each additional bedroom.
- g. Required Parking: Parking requirements for MF development areas shall be one and one-half spaces per efficiency, one bedroom and studio units; two spaces per two bedroom unit; two and one-half spaces per three bedroom unit; and one-half space per each additional bedroom per unit. The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. One Space per unit shall be required for age restricted units (Age 55 or older).
- h. Exterior Materials: Exterior materials shall conform to those listed for multiple family in the Zoning Ordinance, as it exists or may be amended.

Wood Tract Notification Area



Attachment: Notification Exhibit (1737 : Wood Tract Rezoning Ordinance)

Zoning Case "KEN WOOD TRACT"

✂ Cut here

August 16, 2016

Members of the Planning & Zoning Commission:

I, ERIK GEIGER, with property located at 1123 E. OWNSBY PKWY, Celina, Texas
 (NAME) (ADDRESS)

☐ Support☒ OpposePhone: 972-800-0094Email: egeiger2666@Shglobal.net

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

IN CONSISTENT WITH SURROUNDING PROPERTY
WELLS NORTH LOT SIZE MIS-REPRESENTED, I BELIEVE

SIGNATURE

DATE

Attachment: Gieger Opposition Letter (1737 : Wood Tract Rezoning Ordinance)

This proposed change will be directly across the street from our expensive private homes on 1 acre+ lots in the Preston Hills neighborhood. We strongly oppose the proposed change to put commercial businesses in this tract. It is poor planning by our city to insert an assisted living facility, mini-storage units and strip mall businesses into a strictly residential area, which will significantly lower our property values. I don't think the developers of the new residential housing area south of CR 84 or Chris Bosh with his multi-million dollar home next door will be supportive either.

Zoning Case "KEN WOOD TRACT"

✂ Cut here

August 16, 2016

Members of the Planning & Zoning Commission:

I, David & Sandy Shipley with property located at 3618 Quail Hollow, Celina, Texas
(NAME) (ADDRESS)

☐ Support

Phone: 972-333-5550

☒ Oppose strongly

Email: daves75009@gmail.com

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

(See attached)

SIGNATURE

DATE

8/3/16

Attachment: Shipley Opposition Letter (1737 : Wood Tract Rezoning Ordinance)

Zoning Case "KEN WOOD TRACT"

✂ Cut here

August 16, 2016

Members of the Planning & Zoning Commission:

I, BARBARA STALICK, with property located at 3642 Quail Hollow, Celina, Texas
(NAME) (ADDRESS)☐ SupportPhone: 972-347-2309☒ OpposeEmail: vbstalick@att.net

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

I do not approve of commercial lots in the zoning area
described. I would prefer housing, preferably 1 acre lots as was
planned in the beginning

SIGNATURE

Barbara J. Stalick

DATE

August 8, 2016

Zoning Case "KEN WOOD TRACT"

✂ Cut here

August 16, 2016

Members of the Planning & Zoning Commission:

I, Vic Stalick, with property located at 3692 Quail Hollow, Celina, Texas
(NAME) (ADDRESS)☐ SupportPhone: 972-347-2309☒ OpposeEmail: vstalick@gmail.com

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

The proposed usage of the Kenwood Tract property is simply
a "trojan horse" to enable the developer to use the property
in any way that he/she desires. The proposed usages are
in consistent with the low density housing in the area

SIGNATURE

V. J. Stalick

DATE

8/7/2016

Attachment: Stalick Opposition Letter (1737 : Wood Tract Rezoning Ordinance)



August 12, 2016

Helen-Eve Liebman
Interim City Manager
City of Celina
142 N. Ohio
Celina, TX 75009

RE: Ken Wood Tract Proposed Zoning Change

Dear Ms. Liebman,

On August 4, 2016, Hillwood Communities, as representatives of the Bluewood community owned by Celina Development North, LLC, and the Lilyana community owned by Celina Development, LLC, received notification of a proposed zoning change for 43 acres of land adjacent to both properties we are developing. The notice states that the Celina Planning & Zoning Commission will conduct a public hearing on August 16, 2016 at 6:30 p.m. The proposed zoning request is to take the land from AG-Agricultural to a PD-Planned Development district with base zoning designations of MU-2, Regional Mixed Use zoning district and CF, Community Facilities zoning district.

Hillwood supports planned development and recognizes the need for various types of housing and mixed use zoning. However, we object to the proposed plan based on the following:

- This tract is surrounded by single family communities. The proposed zoning is not consistent with the neighboring uses and is not considerate of the lot sizes adjacent to the site.
- The northwest corner of the site should be restricted to a single-family use. The site plan shows 30' wide lots adjacent to the 70' lots in Bluewood. The property should be required to transition the lot sizes to be combatable with the adjacent Bluewood zoning with lot sizes no less than 60' wide.
- The southwest corner of the site is proposed to be a daycare and a Montessori school. These are located directly adjacent to large acre plus lots in Preston Hills on the west as well as 70' and 60' lots in Lilyana. This zoning, if approved should be restricted to these specific uses. An additional appropriate use would be 70' single-family zoning.
- Additional potential uses listed on the site plan include a senior living facility and a health club. Any use that is not single family should be considerate of the neighboring properties and have large landscape with strict buffering, lighting and loading restrictions.
- Although not reflected on the land plan sent in the zoning notice, mini storage is another use that would not be appropriate adjacent to single family homes.

Please see the attached exhibit that shows the proposed uses adjacent to the development entitlements for both Lilyana and Bluewood.

Sincerely,

Elaine Ford,
Senior Vice President
Hillwood Communities as representative of
Celina Development North, LLC and
Celina North, LLC



Exhibit

Proposed Zoning Tracts Adjacent to Bluewood and Lilyana





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Ownsby Farms Public Improvement District Public Hearing.

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±119.138 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 Collin County, Texas and located within the city limits of the City of Celina, Texas. The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Ownsby Farms) (Liebman)

Background Information:

This public hearing is for the creation of a Public Improvement District for the Ownsby Farms development and the levying of assessments related to the project.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends that no action be taken and that this item be re-noticed before being heard by the City Council in the future.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Old Celina Annexation Public Hearing - 8.784 Acres

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 8.784 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 95, 38 and 96. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Old Celina Annexations) (Liebman)

Background Information:

1. An approximately 0.784 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 95, Collin County, Texas,
2. An approximately 5.500 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 38, Collin County, Texas,
3. An approximately 2.500 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 96, Collin County, Texas.

Annexation Calendar

October 7, 2016	Notice mailed to property owners.
October 11, 2016	City Council option to accept voluntary petition to annex
October 21, 2016	Notice of public hearing to be published in <i>The Celina Record</i>
October 21, 2016	Notice of public hearing to be published on City website
November 8, 2016	City Council to hold two public hearings
December 13, 2016	City Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Location Exhibit

Staff Recommendation:

N/A



VOLUNTARY ANNEXATION APPLICATION

Property Description:

Survey Name and Abstract No.: 3 tracts in the Colln County School Land #14 Survey, Abstract A-0167
 Tract Number(s): 21, 22 and 23 on the attached aerial Number of Acres: 8.784
 Number of People Living on Each Tract of Land (attach an additional sheet if necessary): 0

Current Property

Owner's Name: See attached sheet for details.
 Company: Old Celina, Ltd.
 Address: 12400 Preston Road, Suite 100
 City, State, Zip: Frisco, Texas 75033
 Phone#: 972-250-1263
 Fax #: 972-335-1701
 E-Mail Address: rex@rexrealestate.com
Owners
Signature: See attached sheets

Representative's Name: Shea Kirkman
 Company: Kirkman Engineering
 Address: 4821 Merlot Avenue, Suite 210
 City, State, Zip: Grapevine, Texas 76051
 Phone#: 817-488-4960
 Fax #:
 E-Mail Address: shea.kirkman@trustke.com

Submittal Requirements

- ☒ Application
- ☒ Application Fee -Minimum \$250.00 or actual costs
- ☒ Metes and bounds description of the property with graphic exhibit. The metes and bounds description on the graphic exhibit must contain an original seal and signature of a registered professional land surveyor and shall be on an 11" x 17" sheet of paper.
- ☒ An exhibit depicting the location of the property in location to the nearest existing or future major thoroughfare north, south, east, and west of the property.
- ☐ Properties lying within Marilee Special Utility District (formerly Gunter Special Utility District) Water Certificate of Convenience and Necessity area, are required to submit fees in accordance with the settlement agreement (please contact city to get a fee estimate)

TO BE COMPLETED BY PROPERTY OWNER OR REPRESENTATIVE

STATE OF TEXAS

See attached sheets.

COUNTY OF COLLIN

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

 Owner, Applicant, or Representative

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____
 My Commission expires _____

 Notary Public in & for the State of Texas

OFFICE USE ONLY

Receipt#: _____
 Check#: _____
 Payor: _____

This application meets requirements

 Signature _____ Date _____

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)

Property Information:**Tract 21:**

Project Address/Location: 0.784 Acres in the Collin County School Land #14 Survey,
Abstract A-0167 (Tract 95)

Tax Assessor's Parcel Number(s): 2649841

Number of People Living on Each Tract of Land: 0

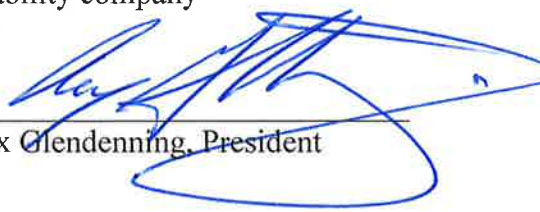
Property Owner(s):

First/Last Name: Old Celina, Ltd.

Old Celina, Ltd.
a Texas limited partnership

By: Rex Management, LLC
a Texas limited liability company
its general partner

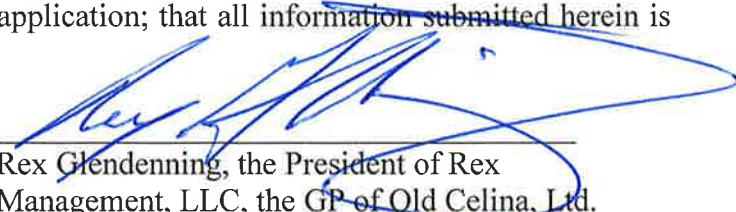
Owner Signature:


Rex Glendenning, President

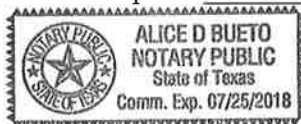
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Rex Glendenning, the President of Rex Management, LLC, the general partner of Old Celina, Ltd., the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."


Rex Glendenning, the President of Rex
Management, LLC, the GP of Old Celina, Ltd.

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.



Alice D. Bueto
Notary Public in and for the State of Texas

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)

Tract 22:

Project Address/Location: 5.5 Acres in the Collin County School Land #14 Survey,
Abstract A -0167 (Tract 38)

Tax Assessor's Parcel Number(s): 2649840

Number of People Living on Each Tract of Land: 0

Property Owner(s):

First/Last Name: Equity Trust Company Custodian FBO Rex Glendenning

Equity Trust Company Custodian
FBO Rex Glendenning SEP IRA

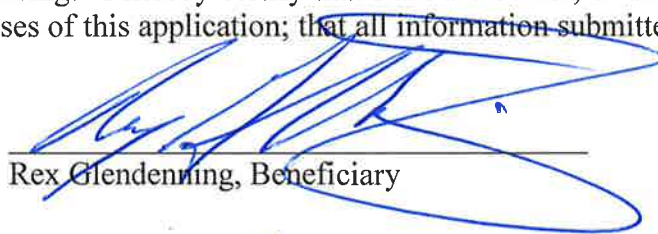
Owner Signature:


Rex Glendenning, Beneficiary

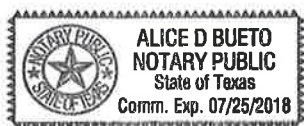
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Rex Glendenning, the Beneficiary of Equity Trust Company Custodian FBO Rex Glendenning SEP IRA, the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."


Rex Glendenning, Beneficiary

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.



Alice D. Bueto
Notary Public in and for the State of Texas

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)

Tract 23:

Project Address/Location: 2.5 Acres in the Collin County School Land #14 Survey,
Abstract A-0167 (Tract 96)

Tax Assessor's Parcel Number(s): 2649842

Number of People Living on Each Tract of Land: 0

Property Owner(s):

First/Last Name: Equity Trust Company Custodian FBO Sherese Glendenning

Equity Trust Company Custodian
FBO Sherese Glendenning SEP IRA

Owner Signature:

Sherese Glendenning
Sherese Glendenning, Beneficiary

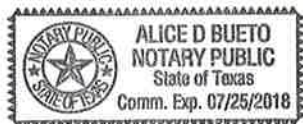
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Sherese Glendenning, the Beneficiary of Equity Trust Company Custodian FBO Sherese Glendenning SEP IRA, the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

Sherese Glendenning
Sherese Glendenning, Beneficiary

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.



Alice D. Bueto
Notary Public in and for the State of Texas

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)

Legal Description – Tract 21 (0.784 Acres)

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin, State of Texas, according to plat of the same recorded in volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described to deed to Ryno Materials, Inc., filed 21 April 2006, and recorded in county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina, Ltd, filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 201.95 feet to a set 1/2 inch steel square tubing, for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 191.73 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 206.40 feet to a set 1/2 inch steel square tubing for the northwest corner of said Ryno tract, same being the southwest corner of said Old Celina tract, and said tubing being South 20 degrees 24 minutes 28 seconds West, a distance of 5.89 feet from a found 1/2 inch rebar with a plastic cap marked Wisdom 3646;

Thence: South 89 degrees 04 minutes 00 seconds East, with the north line of said Ryno tract, and with the south line of said Old Celina tract, a distance of 146.45 feet to the POINT OF BEGINNING and containing 0.784 of an acre of land.

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)

Legal Description - Tract 22 (5.500 Acres)

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin State of Texas, according to plat of the same recorded in volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described in deed to Ryno Materials, Inc., filed 21 April 2006, and recorded in county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set 1/2 inch steel square tubing, said tubing being on the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 651.67 feet from a found 3/8 inch rebar; said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 73.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina, Ltd, filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract and passing at 648.22 feet a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 on the north side of Collin County Road Number 53, and continuing on said course a total distance of 674.50 feet to a point for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, with the south line of said Ryno tract, and with said road a distance of 393.80 feet to a set railroad spike for the most southerly southwest corner of said Ryno tract;

Thence: North 12 degrees 48 minutes 34 seconds East, with the monumented west line of said Ryno tract, and passing at 24.11 feet a found "X" in a concrete wall on the north side of said road and continuing on said course, a total distance of 178.85 feet to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the monumented ell corner of said Ryno tract;

Thence: North 89 degrees 02 minutes 33 seconds West, with the monumented south line of said Ryno tract, a distance of 50.06 feet to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the monumented most westerly southwest corner of said Ryno tract, said rebar being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 510.33 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 292.60 feet to the POINT OF BEGINNING and containing 5.500 acres of land.

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)

Legal Description – Tract 23 (2.500 Acres)

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin State of Texas, according to plat of the same recorded In volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described in deed to Ryno Materials, Inc., filed 21 April 2006, and recorded In county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set 1/2 inch steel square tubing, said tubing being on the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 201.95 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina Ltd., filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

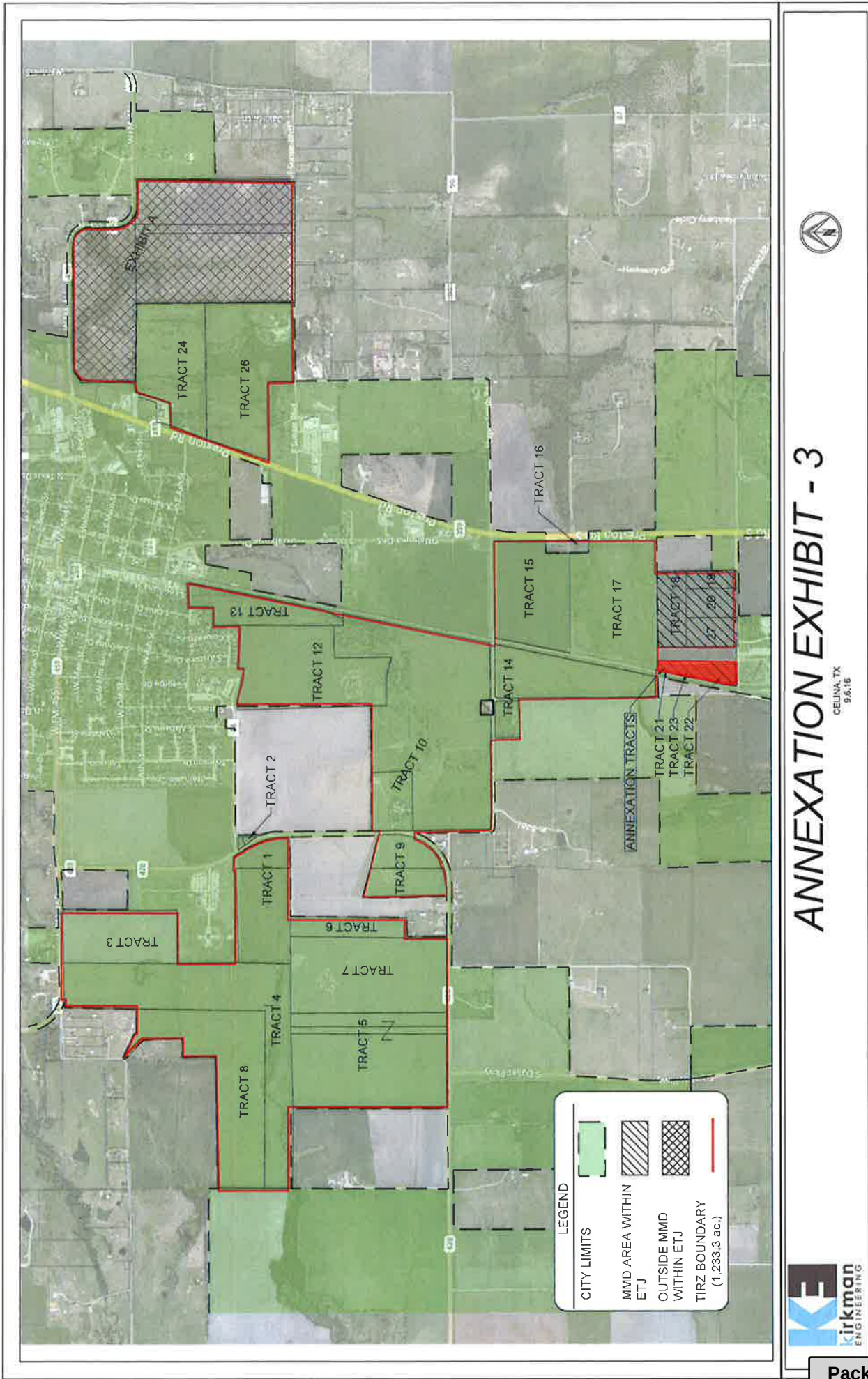
Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 449.72 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 292.60 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad, a distance of 459.53 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 191.75 feet to the POINT OF BEGINNING and containing 2.500 acres of land.

Attachment: Tracts 21-23 8.784 Acres (1815 : Old Celina Annexation PH 8.784 Acres)





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Old Celina Annexation Public Hearing - 3.305 & .95 Acres

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 3.305 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Sheet 2, Tract 2, Collin County Texas and a 0.95 acre tract of land situated in the B.B.B. and C. RR. Co Survey Abstract No. 132, Tract 20 Collin County, Texas. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Liebman) (Old Celina Annexations)

Background Information:

The properties are described as follows:

1. An approximately 3.305 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Sheet 2, Tract 2, Collin County, Texas
2. An approximately 0.95 acre tract of land situated in the B.B.B. and C. RR. Co. Survey, Abstract No. 132, Tract 20, Collin County, Texas;

Annexation Calendar

October 7, 2016	Notice mailed to property owners.
October 11, 2016	City Council option to accept voluntary petition to annex
October 21, 2016	Notice of public hearing to be published in <i>The Celina Record</i>
October 21, 2016	Notice of public hearing to be published on City website
November 8, 2016	City Council to hold two public hearings
December 13, 2016	City Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Location Exhibit

Staff Recommendation:

N/A



VOLUNTARY ANNEXATION APPLICATION

Property Description:

Survey Name and Abstract No.: Collin County Land #14 Survey, Sheet 2 Abstract A-0167
 Tract Number(s): Tract 16 on the attached aerial exhibit Number of Acres: 3.305
 Number of People Living on Each Tract of Land (attach an additional sheet if necessary): 0

Current Property

Owner's Name:

Company: Old Celina, Ltd.
 Address: 12400 Preston Road, Suite 100
 City, State, Zip: Frisco, Texas 75033
 Phone#: 972-250-1263
 Fax #: 972-335-1701
 E-Mail Address: rex@rexrealestate.com

Owners

Signature: [Signature]

Representative's Name: Shea Kirkman

Company: Kirkman Engineering
 Address: 4821 Merlot Avenue
 City, State, Zip: Grapevine, Texas 76051
 Phone#: 817-488-4960
 Fax #:
 E-Mail Address: shea.kirkman@trustke.com

Submittal Requirements

- ☒ Application
- ☒ Application Fee -Minimum \$250.00 or actual costs
- ☒ Metes and bounds description of the property with graphic exhibit. The metes and bounds description on the graphic exhibit must contain an original seal and signature of a registered professional land surveyor and shall be on an 11" x 17" sheet of paper.
- ☒ An exhibit depicting the location of the property in location to the nearest existing or future major thoroughfare north, south, east, and west of the property.
- ☐ Properties lying within Marilee Special Utility District (formerly Gunter Special Utility District) Water Certificate of Convenience and Necessity area, are required to submit fees in accordance with the settlement agreement (please contact city to get a fee estimate)

TO BE COMPLETED BY PROPERTY OWNER OR REPRESENTATIVE

STATE OF TEXAS

COUNTY OF COLLIN

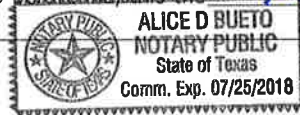
BEFORE ME, a Notary Public, on this day personally appeared Rex Glendenning, the President of Rex Management, LLC, the general partner of Old Celina, Ltd., the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

[Signature]
 Rex Glendenning, as President of Rex Management, LLC, the GP of Old Celina, Ltd.

Owner, Applicant, or Representative

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.

My Commission expires _____



Alice D. Bueto
 Notary Public in & for the State of Texas

OFFICE USE ONLY

Receipt#: _____

Check#: _____

Payor: _____

This application meets requirements

Signature _____

Date _____

Legal Description – Tract 16 (3.305 Acres)

All that certain tract or parcel of land situated in Lot B of Subdivision number 14 of the Collin County School Land Survey A-167, County of Collin State of Texas as shown on plat recorded in Volume 03, Page 118 of the Deed Records of Collin County, Texas, and said tract being the remaining tract of a called 118 acre tract as described in deed to L.L. Lewis filed 10 November 1916 and recorded in Volume 206, Page 196 of said Deed Records and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 1/2 inch rebar with a plastic cap marked Alliance, said rebar being the northeast remainder corner of said Lewis tract, same being the most easterly southeast corner of a called 49.985 acre tract as described in deed to Old Celina Ltd. filed 11 July 2002 and recorded in Volume 5208, Page 3398 of said Deed Records and said rebar being on the west line of State Highway Number 289;

Thence South 01 degrees 27 minutes 19 seconds East, with the west line of said highway a distance of 30.62 feet to a wood right of way monument for an angle point in the west line of said highway;

Thence South 01 degrees 56 minutes 18 seconds East, with the west line of said highway, a distance of 316.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for an angle point in the west line of said highway;

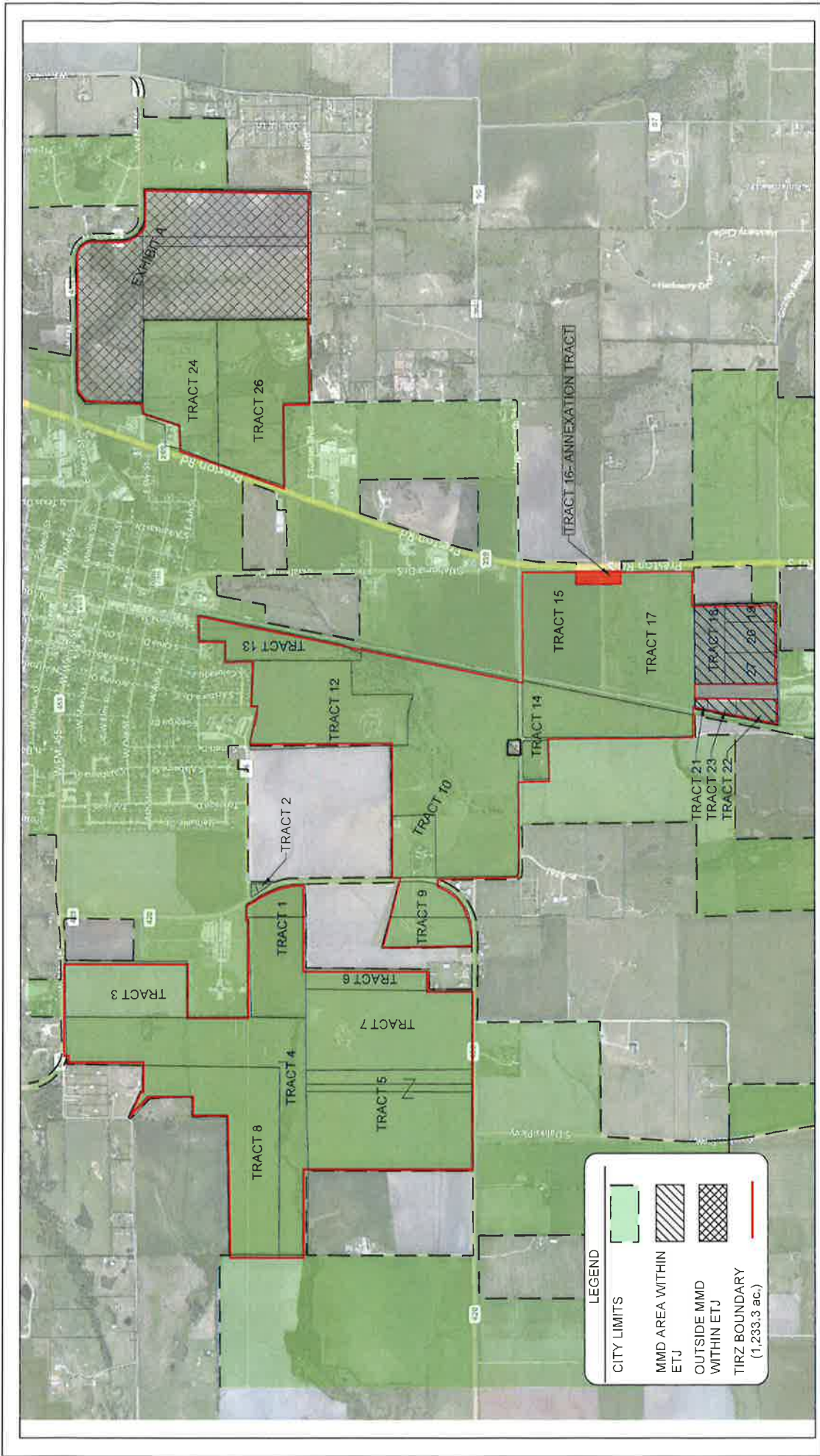
Thence South 00 degrees 23 minutes 33 seconds East, with the west line of said highway a distance of 333.51 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southeast remainder corner of said Lewis tract, same being the most easterly northeast corner of a called 66.020 acre tract as described in deed to Old Celina Ltd. filed 31 July 2003, and recorded in Volume 5471, Page 1109 of said Deed Records;

Thence South 88 degrees 49 minutes 36 seconds West, with the north line of said Old Celina 66 acre tract, a distance of 209.37 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southwest remainder corner of said Lewis tract; same being an ell corner of said Old Celina 66 acre tract;

Thence North 01 degrees 10 minutes 27 seconds West, with the east line of said Old Celina 66 acre tract and passing the most northerly northeast corner of said Old Celina 66 acre tract, same being the most southerly southeast corner of said Old Celina 49.985 acre tract and continuing on said course with the east line of said Old Celina 49.985 acre tract a distance of 680.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the northwest remainder corner of said Lewis tract, same being an ell corner of said Old Celina 49.985 acre tract

Thence North 88 degrees 48 minutes 36 seconds East, with the south line of said Old Celina 49.985 acre tract a distance of 209.56 feet to the POINT OF BEGINNING and containing 3.305 acres of land, more or less.

Attachment: Tract 16 3.305 Acres (1816 : Old Celina Annexation PH 3.305 & .95 Acres)



ANNEXATION EXHIBIT - 1

CELINA, TX
9.6.16





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Old Celina Annexation Public Hearing - 186.653 Acres

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 186.653 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 1 and 74; the Samuel Queen Survey, Abstract No. 731, Tract 7; the J.K. Rice Survey, Abstract No 767, Tract 2; and the H.C. Routh Survey, Abstract No. 765, Tract 11, Collin County, Texas. The property is generally located east of Preston Road (SH 289), and south of FM 455. (Old Celina Annexations) (Liebman)

Background Information:

The properties are described as follows:

1. An approximately 65.9 acre tract of land situated in the J.K. Rice Survey, Abstract No. 767, Tract 2, Collin County, Texas; and
2. An approximately 69.5 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 1, Collin County, Texas; and
3. An approximately 7.0 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 74, Collin County, Texas; and
4. An approximately 44.0 acre tract of land situated in the Samuel Queen Survey, Abstract No.731, Tract 7, Collin County, Texas; and
5. An approximately .193 acre tract of land situated in the H.C. Routh Survey, Abstract No.765, Tract 11, Collin County, Texas; and

Annexation Calendar:

October 7, 2016	Notice mailed to property owners.
October 11, 2016	City Council option to accept voluntary petition to annex
October 21, 2016	Notice of public hearing to be published in <i>The Celina Record</i>
October 21, 2016	Notice of public hearing to be published on City website
November 8, 2016	City Council to hold two public hearings
December 13, 2016	City Council to consider annexation ordinance

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Location Exhibit

Staff Recommendation:

N/A



VOLUNTARY ANNEXATION APPLICATION

Property Description:

4 tracts in the H.C. Routh Survey, Abstract No. 765, J.K. Rice Survey, Abstract No. 767, Sam
 Survey Name and Abstract No.: Queen Survey, Abstract No. 731 and Collin County School Land Survey, Abstract No. 167
 Tract Number(s): Exhibit A comprising tracts A, B, C, D and E Number of Acres: 186.653
 Number of People Living on Each Tract of Land (attach an additional sheet if necessary): 0

Current Property
Owner's Name:

Company: Old Celina, Ltd.
 Address: 12400 Preston Road, Suite 100
 City, State, Zip: Frisco, Texas 75033
 Phone#: 972-250-1263
 Fax #: 972-335-1701
 E-Mail Address: rex@rexrealestate.com

Owners
Signature:
Representative's Name: Shea Kirkman

Company: Kirkman Engineering
 Address: 4821 Merlot Avenue, Suite 210
 City, State, Zip: Grapevine, Texas 76051
 Phone#: 817-488-4960
 Fax #: _____
 E-Mail Address: shea.kirkman@trustke.com

Submittal Requirements

- ☒ Application
- ☒ Application Fee -Minimum \$250.00 or actual costs
- ☒ Metes and bounds description of the property with graphic exhibit. The metes and bounds description and the graphic exhibit must contain an original seal and signature of a registered professional land surveyor and shall be on an 11" x 17" sheet of paper.
- ☒ An exhibit depicting the location of the property in location to the nearest existing or future major thoroughfare north, south, east, and west of the property.
- ☐ Properties lying within Marilee Special Utility District (formerly Gunter Special Utility District) Water Certificate of Convenience and Necessity area, are required to submit fees in accordance with the settlement agreement (please contact city to get a fee estimate)

TO BE COMPLETED BY PROPERTY OWNER OR REPRESENTATIVE

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Rex Glendenning, the President of Rex Management, LLC, the general partner of Old Celina, Ltd., the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

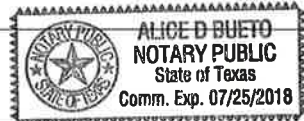
Rex Glendenning, as President of Rex Management, LLC, the GP of Old Celina, Ltd.

Owner, Applicant, or Representative

 SUBSCRIBED AND SWORN TO before me, this the 14th

day of September, 2016

My Commission expires



Alice D. Bueto
 Notary Public in & for the State of Texas

OFFICE USE ONLY

Receipt#: _____

Check#: _____

Payor: _____

This application meets requirements

Signature

Date

Property Information:**Tract A:**

Project Address/Location: +/- 65.9 Acres in the J.K. Rice Survey, Abstract A-0767 (Tract 2)

Tax Assessor's Parcel Number(s): 2110261

Number of People Living on Each Tract of Land: 0

Tract B:

Project Address/Location: +/- 69.5 Acres in the Collin County School Land #14 Survey, Abstract A-0167 (Tract 1)

Tax Assessor's Parcel Number(s): 2120659

Number of People Living on Each Tract of Land: 0

Tract C:

Project Address/Location: +/- 7.0 Acres in the Collin County School Land #14 Survey, Abstract A-0167 (Tract 74)

Tax Assessor's Parcel Number(s): 963210

Number of People Living on Each Tract of Land: 0

Tract D:

Project Address/Location: +/- 44.0 Acres in the Samuel Queen Survey, Abstract A-0731 (Tract 7)

Tax Assessor's Parcel Number(s): 997041

Number of People Living on Each Tract of Land: 0

Tract E:

Project Address/Location: 0.193 Acres in the H C Routh Survey, Abstract A-0765 (Tract 11)

Tax Assessor's Parcel Number(s): 1967330

Number of People Living on Each Tract of Land: 0

Legal Description – Exhibit “A”

BEING a tract of land situated in the H. C. Routh Survey, Abstract No. 765, J. K. Rice Survey, Abstract No. 767, Samuel Queen Survey, Abstract No. 731 and the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, and also being part of a 66.12 acre tract (Tract 1), part of a 50 acres tract (Tract 2), all of a 74 acre tract (Tract 4), and all of a 0.193 acre tract (Tract 5) as conveyed to the O & M Church Family Limited Partnership and recorded in Volume 5244, Page 3049 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner at the southwest corner of said 74 acre tract (Tract 4), said railroad spike also being at the southeast corner of a 70.802 acre tract as conveyed to Old Celina, LTD. and recorded in Volume 5574, Page 1151, D.R.C.C.T, said railroad spike also being in County Road No. 91;

THENCE North 00 degrees 31 minutes 12 seconds East following the east line of said 70.802 acre tract a distance of 860.88 feet to a wood fence post for corner;

THENCE North 11 degrees 25 minutes 11 seconds East following the east line of said 70.802 acre tract a distance of 11.80 feet to a wood fence post found for corner;

THENCE North 00 degrees 51 minutes 56 seconds East following east line of said 70.802 acre tract a distance of 557.47 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 70.802 acre tract, said corner also being the southeast corner of a 55.718 acre tract as conveyed to Rex Glendenning and recorded in Volume 4551, Page 1839, D.R.C.C.T.;

THENCE North 00 degrees 30 minutes 11 seconds East following the east line of said 5.718 acre tract a distance of 1205.28 feet to a 5/8 inch iron rod found for corner at the northeast corner of said 55.718 acre tract, said Iron rod also being in the south line of said 66.12 acre tract (Tract 1);

THENCE North 89 degrees 32 minutes 10 seconds West following the north line of said 55.718 acre tract a distance of 1312.90 feet to a 5/8 inch iron rod found for corner at the southwest corner of said 66.12 acre tract (Tract 1), said iron rod being the southeast corner of a 8.755 acre tract as conveyed to W.C. Miller & Will C. Miller III, and recorded in Volume 814, page 808, D.R.C.C.T.;

THENCE North 00 degrees 04 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 508.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 5 degrees 50 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 38.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 53 minutes 16 seconds West following the east line of said 8.755 acre tract a distance of 373.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 47 minutes 12 seconds East following the east line of said 8.755 acre tract a distance of 231.06 feet to a 1/2 inch iron rod set for corner the south Right Of Way line of F.M. No. 455 (90' ROW), said iron rod also being in a curve to the right with a chord bearing of North 87 degrees 11 minutes 02 seconds East a chord distance of 157.62 feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 6 degrees 30 minutes 46 seconds a radius distance of 1387.42 and an arc distance of 157.71 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 33 minutes 34 seconds East following the south ROW line of said F.M. No. 455 a distance of 1964.84 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right with a chord bearing of South 44 degrees 34 minutes 04 seconds East a chord 386.46 distance of feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 59 minutes 00 seconds a radius distance of 273.31 feet and an arc distance of 429.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 25 minutes 26 seconds West following the south ROW line of add F.M. No. 455 a distance of 444.32 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left with a chord bearing of South 44 degrees 29 minutes 34 seconds East a chord distance of 513.05 feet;

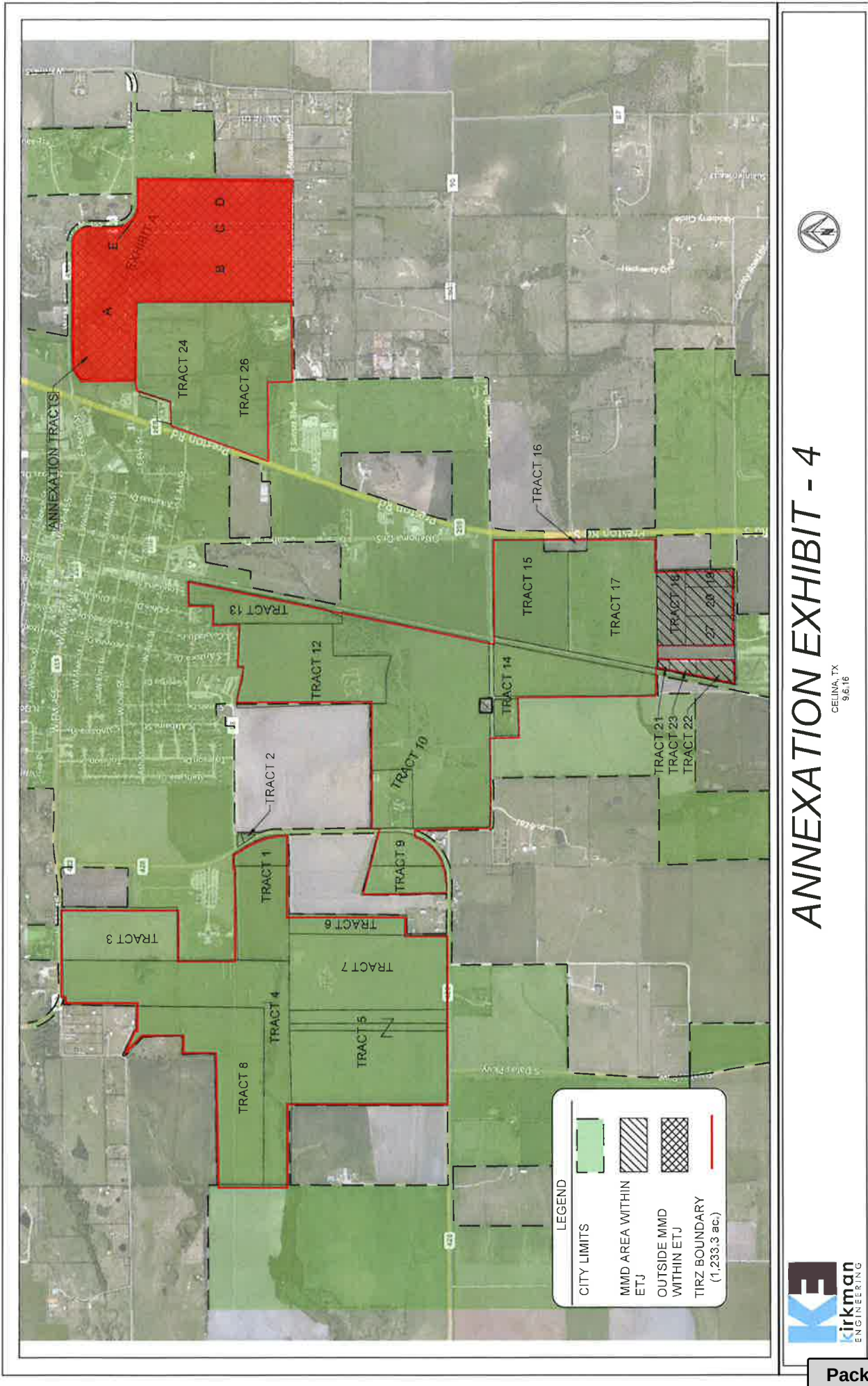
THENCE along said curve to the left following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 50 minutes 00 seconds a radius distance of 363.31 feet and an arc distance of 569.63 feet to a 1/2 Inch iron rod set for corner;

THENCE South 89 degrees 24 minutes 34 seconds East following south ROW line of East No. following south ROW line of F.M. No. 455 a distance of 436.80 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 23 minutes 49 seconds West a distance 1311.93 feet to a 1/2 inch iron and set for corner;

THENCE South 01 degrees 01 minutes 35 seconds West a distance of 1295.11 feet to a railroad spike set for corner in County Road No. 91;

THENCE North 89 degrees 45 minutes 26 seconds West following CR. No. 91 a distance of 2053.69 feet to the POINT Or BEGINNING and containing 8,130,588 square feet or 186.653 acres of land, more or less.





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Old Celina Annexation Public Hearing 37.85 Acres

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed voluntary annexation of approximately 37.85 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 tracts 91-94, Collin County. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Old Celina Annexations) (Liebman)

Background Information:

The properties are described as follows:

1. An approximately 13.50 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 91, Collin County, Texas.
2. An approximately 5.50 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 92, Collin County, Texas.
3. An approximately 9.425 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 93, Collin County, Texas.
4. An approximately 9.425 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tract 94, Collin County, Texas.

Annexation Calendar:

October 7, 2016	Notice Mailed to property owners
October 11, 2016	City Council option to accept voluntary petition to annex
October 21, 2016	Notice of public hearing to be published in The Celina Record
October 21, 2016	Notice of public hearing to be published on City website
November 8, 2016	City Council to hold two public hearings
December 13, 2016	City Council to consider annexation ordinance

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Annexation Petition

Staff Recommendation:

N/A



VOLUNTARY ANNEXATION APPLICATION

Property Description:

Survey Name and Abstract No.: 4 tracts in the Collin County School Land #14 Survey, Abstract A-0167
 Tract Number(s): 18, 19, 20 and 27 on the attached aerial Number of Acres: 37.85
 Number of People Living on Each Tract of Land (attach an additional sheet if necessary): 0

Current Property

Owner's Name: See attached sheet for details.

Company: Old Celina, Ltd.

Address: 12400 Preston Road, Suite 100

City, State, Zip: Frisco, Texas 75033

Phone#: 972-250-1263

Fax #: 972-335-1701

E-Mail Address: rex@rexrealestate.com

Owners

Signature: See attached sheet

Representative's Name: Shea Kirkman

Company: Kirkman Engineering

Address: 4821 Merlot Avenue, Suite 210

City, State, Zip: Grapevine, Texas 76051

Phone#: 817-488-4960

Fax #:

E-Mail Address: shea.kirkman@trustke.com

Submittal Requirements

- ☒ Application
- ☒ Application Fee -Minimum \$250.00 or actual costs
- ☒ Metes and bounds description of the property with graphic exhibit. The metes and bounds description on the graphic exhibit must contain an original seal and signature of a registered professional land surveyor and shall be on an 11" x 17" sheet of paper.
- ☒ An exhibit depicting the location of the property in location to the nearest existing or future major thoroughfare north, south, east, and west of the property.
- ☐ Properties lying within Marilee Special Utility District (formerly Gunter Special Utility District) Water Certificate of Convenience and Necessity area, are required to submit fees in accordance with the settlement agreement (please contact city to get a fee estimate)

TO BE COMPLETED BY PROPERTY OWNER OR REPRESENTATIVE

STATE OF TEXAS

See attached sheets

COUNTY OF COLLIN

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

O

Owner, Applicant, or Representative

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

My Commission expires _____

Notary Public in & for the State of
Texas

OFFICE USE ONLY

Receipt#: _____

Check#: _____

Payor: _____

This application meets requirements

Signature

Date

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Property Information:**Tract 18:**

Project Address/Location: 13.5 Acres in the Collin County School Land #14 Survey,
Abstract A-0167 (Tract 91)

Tax Assessor's Parcel Number(s): 2584034

Number of People Living on Each Tract of Land: 0

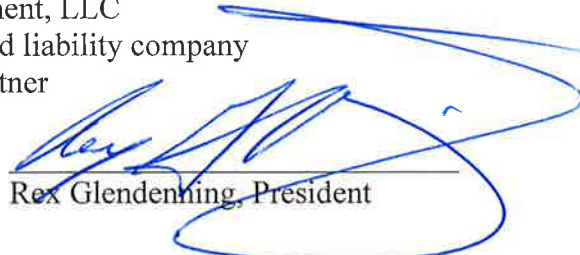
Property Owner(s):

First/Last Name: Old Celina, Ltd.

Old Celina, Ltd.
a Texas limited partnership

By: Rex Management, LLC
a Texas limited liability company
its general partner

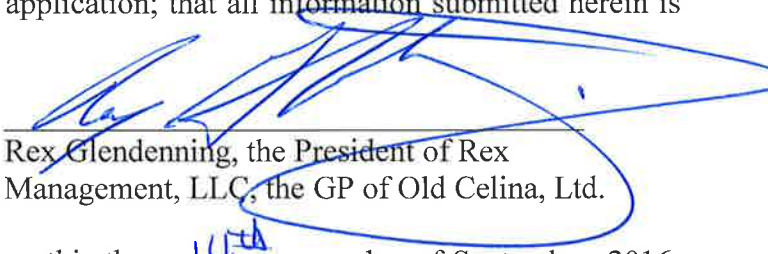
Owner Signature:


Rex Glendenning, President

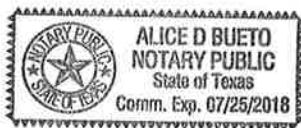
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Rex Glendenning, the President of Rex Management, LLC, the general partner of Old Celina, Ltd., the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."


Rex Glendenning, the President of Rex
Management, LLC, the GP of Old Celina, Ltd.

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.




Notary Public in and for the State of Texas

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Tract 19:

Project Address/Location: 5.5 Acres in the Collin County School Land #14 Survey,
Abstract A -0167 (Tract 92)

Tax Assessor's Parcel Number(s): 2584039

Number of People Living on Each Tract of Land: 0

Property Owner(s):

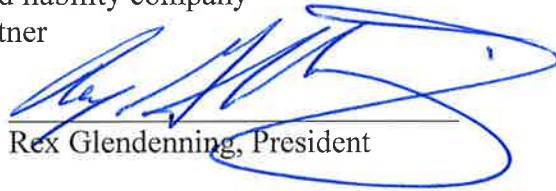
Property Owner(s):

First/Last Name: Old Celina, Ltd.

Old Celina, Ltd.
a Texas limited partnership

By: Rex Management, LLC
a Texas limited liability company
its general partner

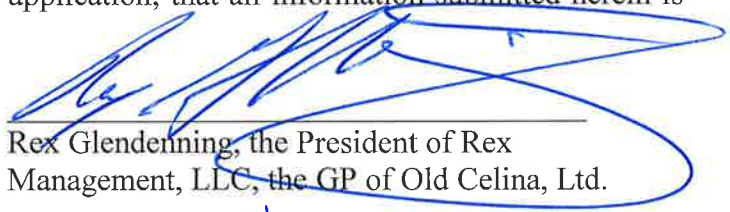
Owner Signature:


Rex Glendenning, President

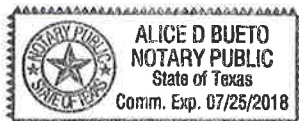
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Rex Glendenning, the President of Rex Management, LLC, the general partner of Old Celina, Ltd., the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."


Rex Glendenning, the President of Rex
Management, LLC, the GP of Old Celina, Ltd.

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.



Alice D. Bueto
Notary Public in and for the State of Texas

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Tract 20:

Project Address/Location: 9.425 Acres in the Collin County School Land #14 Survey,
Abstract A-0167 (Tract 93)

Tax Assessor's Parcel Number(s): 2584046

Number of People Living on Each Tract of Land: 0

Property Owner(s):

First/Last Name: Equity Trust Company Custodian FBO Sherese Glendenning

Equity Trust Company Custodian
FBO Sherese Glendenning SEP IRA

Owner Signature:

Sherese Glendenning
Sherese Glendenning, Beneficiary

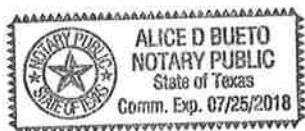
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Sherese Glendenning, the Beneficiary of Equity Trust Company Custodian FBO Sherese Glendenning SEP IRA, the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

Sherese Glendenning
Sherese Glendenning, Beneficiary

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.



Alice D. Bueto
Notary Public in and for the State of Texas

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Tract 27:

Project Address/Location: 9.425 Acres in the Collin County School Land #14 Survey,
Abstract A-0167 (Tract 94)

Tax Assessor's Parcel Number(s): 2584056

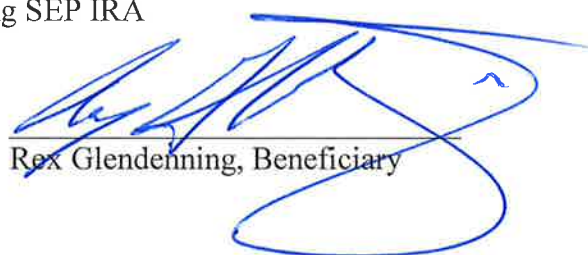
Number of People Living on Each Tract of Land: 0

Property Owner(s):

First/Last Name: Equity Trust Company Custodian FBO Rex Glendenning

Equity Trust Company Custodian
FBO Rex Glendenning SEP IRA

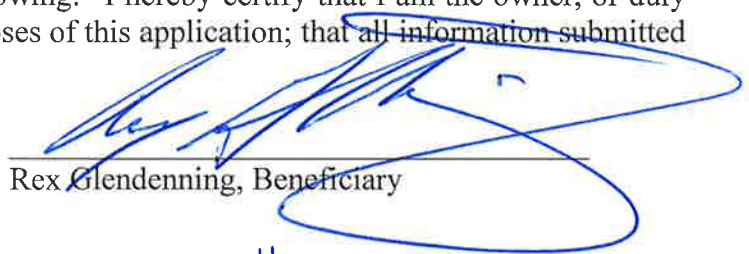
Owner Signature:


Rex Glendenning, Beneficiary

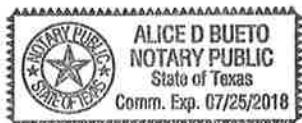
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, a Notary Public, on this day personally appeared, Rex Glendenning, the Beneficiary of Equity Trust Company Custodian FBO Rex Glendenning SEP IRA, the undersigned application, who under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."


Rex Glendenning, Beneficiary

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2016.
My commission expires 7-25-18.




Notary Public in and for the State of Texas

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Legal Description – Tract 18 (13.50 Acres)

BEING a 13.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545 of the Deed Records of Collin County, Texas, said iron rod also being in the South line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 1244.34 feet to a point for corner, said point being in the East line of said called 38 acre tract, same being in the West line of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738, of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 12 seconds West, along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, a distance of 473.64 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of said called 38 acre tract, same being the Northeast corner of said Ayala Metro Park Properties, Ltd. tract, and being in the South line of said Old Celina, Ltd. tract;

THENCE South 90 degrees 00 minutes 00 seconds East, along the common line of said 38 acre tract, and said Old Celina, Ltd. tract, a distance of 1238.92 feet to the POINT OF BEGINNING and containing 588,075 square feet or 13.50 acres of computed land, more or less.

Legal Description – Tract 19 (5.50 Acres)

BEING a 5.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the Northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the South line of a tract of land conveyed to Old Celina, Ltd., by deed recorded In Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said called 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said called 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, passing a 3/8 inch iron rod found for the Southwest corner of said Chen tract, same being the Northwest corner of a tract of land conveyed to Candice Chen, by deed recorded in Volume 5836, Page 552, of the Deed Records of Collin County, Texas, and continuing along the common line of said called 38 acre tract and said Chen tract as recorded in Volume 5836, Page 552, passing a 3/8 Inch iron rod found for the Southwest corner of said Chen tract as recorded in Volume 5836, Page 552, same being the Northwest corner of a tract of land conveyed to Candice Chen, by deed recorded In Volume 5836, Page 560, of the Deed Records of Collin County, Texas, and continuing a total distance of 846.30 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of said Stone tract, same being the Southwest corner of said Chen tract recorded in Volume 5836, Page 560, said point being in the centerline of County Road No. 53, said point also being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said called 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 287.84 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 278.16 feet to the POINT OF BEGINNING and containing 239,668 square feet or 5.50 acres of computed land, more or less.

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Legal Description - Tract 20 (9.426 Acres)

Being a 9.426 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 Inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded In Volume 5836, Page 545, a distance of 473.70 feet to a point for corner,

THENCE North 90 degrees 00 minutes 00 seconds West, 278.16 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner, said point being In the South line of said called 38 acre tract, same being in the center line of County Road No. 53, said point also being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 483.73 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, a distance of 849.86 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 483.74 feet to the POINT OF BEGINNING and containing 410,545 square feet or 9.426 acres of computed land, more or less.

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)

Legal Description – Tract 27 (9.425 Acres)

BEING a 9.426 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 761.90 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 849.86 feet to a point for corner, said point being in the South line of said called 38 acre tract, same being in the center line of County Road No. 53, same being in the north line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 482.43 feet to a 1/2 inch iron rod found for corner, said point being in the Southwest corner of said called 38 acre tract;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, passing the Southeast corner of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738 of the Deed Records of Collin County Texas, at a distance of 22.29 feet, and continuing along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, Ltd tract, a total distance of 852.15 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 482.44 feet to the POINT OF BEGINNING and containing 410,551 square feet or 9.425 acres of computed land, more or less.

Attachment: Tract 18,19,20 & 27 37.85 acres (1822 : Old Celina Annexation PH 37.85 Acres)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Zoning Ordinance Amendment - Front Yard Fences

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: "Development Standards and Use Regulations," Division 4, "Fencing, Wall and Screening Requirements," Section 14.05.123, "Fences in Residential Areas." (Fences) (Liebman)

Background Information:

The proposed changes would allow for fences to be erected within the front building setback on a residential lot. Fences would only be allowed in the front yard under certain conditions:

- The fence may be no more than four (4) feet in height. properties within the SF-E, Single Family Estates zoning district may extend up to five (5) feet in height.
- The fence must have openings encompassing 50% of the fence area.
- The fence must not be closer than fifteen (15) feet to a public street, as measured from the back of curb. Staff will review front yard fence applications in areas where there are no existing curbs.

Staff is also proposing additional changes to the City's residential fencing standards that address fences as a whole rather than those specifically within a front yard. These changes are listed below:

- The establishment of a five foot (5) visibility triangle at the intersections of driveways and alleys to ensure adequate visibility is retained.
- Allowing vinyl/plastic fencing to be used as an approved material for residential fences on the condition that they are not in excess of six (6) feet in height.
- Allowing the use of chain link for new or replacement fences in existing neighborhoods where it can be documented that its use has been a traditional standard for the neighborhood. Such as within the Celina Original Donation and adjacent neighborhoods.

Board Review/Citizen Input:

At the regularly scheduled meeting on October 18, 2016, the Planning and Zoning Commission recommended their unanimous approval.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's land use attorney has reviewed the proposed ordinance.

Supporting Documents:

- Proposed Ordinance

Staff Recommendation:

Staff recommends approval as presented

CITY OF CELINA, TEXAS

ORDINANCE 2016-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 14: ZONING, ARTICLE 14.05: DEVELOPMENT STANDARDS AND USE REGULATIONS, DIVISION 4. FENCING, WALLS AND SCREENING REQUIREMENTS, SECTION 14.05.123 FENCES IN RESIDENTIAL AREAS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, this adoption of this ordinance is will provide additional fencing and screening options to Celina's residents, and will ensure adequate visibility and pedestrian safety; and

WHEREAS, the City Council has taken into consideration the health, safety, and welfare of the public and the equities of the various interests of the community and determined the adoption of this ordinance is in the best interest of the community.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

Attachment: Fence Ordinance Amendment (1810 : Front Yard Fences)

SECTION 3 **AMENDMENTS**

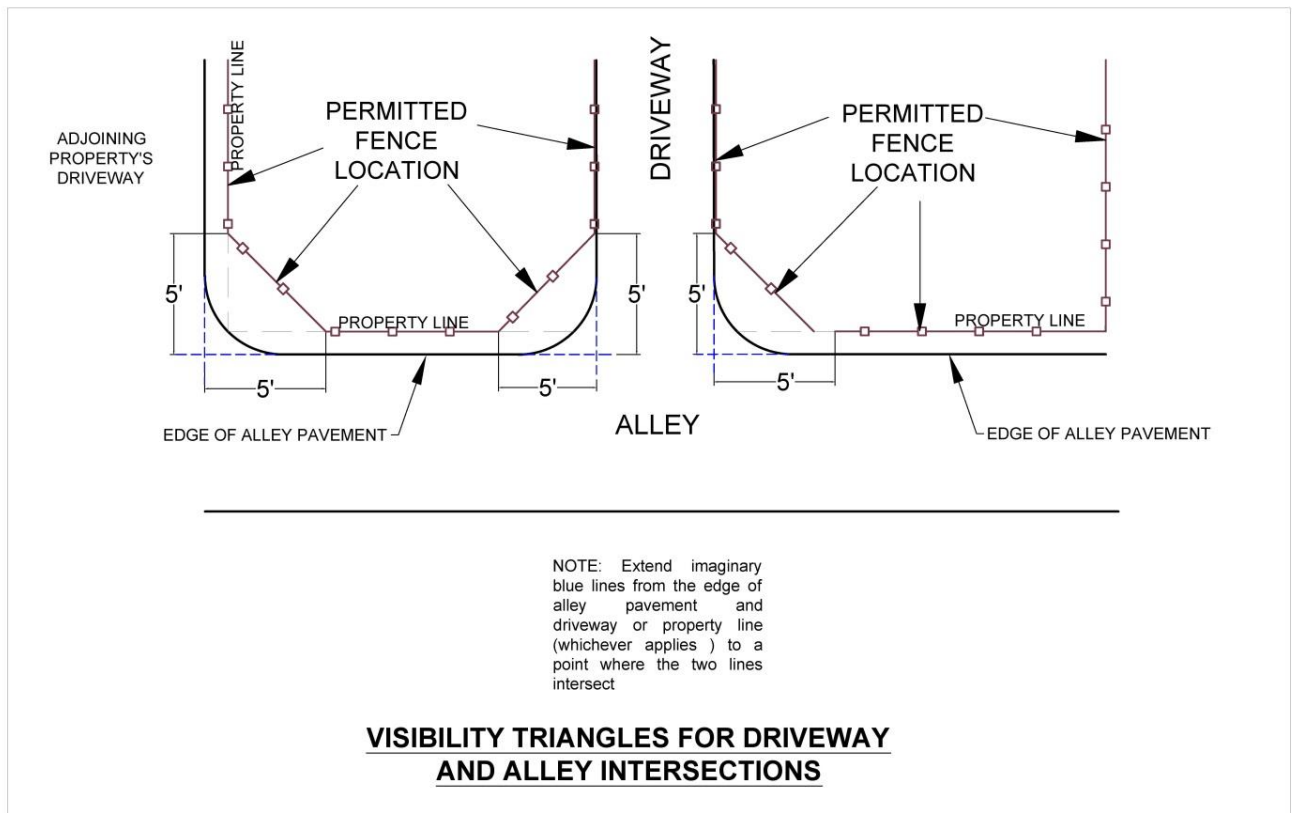
3.01 That the Celina Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 4. Fencing, Walls, and Screening Requirements; Section 14.05.123: Fences in Residential Areas; shall be amended to read as follows:

“Sec. 14.05.123 Fences in residential areas

(a) Location criteria and height.

- (1) Any fence or wall located in a residential district shall not exceed eight (8) feet in height.
- (2) No residential fence shall be closer than 15 feet to a public street measured from the back of curb.
In areas where there is no curb such as within the OTR, Old Town Residential District staff will review the placement of the proposed fence in relation to the current or future Right of Ways and adjacent driveways to ensure that an adequate level of visibility is maintained.
- (3) Any fence located between the property line and the required front yard setback line (and/or side yard setback line if a corner lot) of a building shall be a decorative fence with openings encompassing not less than 50% of the fence area and not exceeding four (4) feet in height. Properties within the Single Family Estates, SF-E Zoning District may utilize a five (5) foot fence within or at the front yard setback.
- (4) At intersections of driveways with alley access, a triangle created from extending from the edge of alley pavement a distance of five feet and extending from the edge of driveway pavement a distance of five (5) feet and connecting the two points.

Exhibit:



- (b) Residential fence materials on single-family lots. Any fence shall be constructed of masonry, decorative metal, wood or plastic/vinyl (six foot maximum). Subsection (c) of this section provides an exception to this requirement.
- (c) Barbed wire, electrical, and chain-link fencing. Barbed wire, electrical, and/or chain-link fencing that is visible from a public right-of-way is prohibited as perimeter fencing except for containment of farm animals (where permitted by zoning) on parcels of one or more acres. In an existing neighborhood, when it can be documented, that the use of chain link is an established standard for the particular neighborhood, such as within the Celina Original Donation, the Director of Planning and Development Services or his or her designee may approve its use for a new or replacement fence. Chain Link fencing may not utilize slats which create an opaque, non-transparent screen.
- (d) Vehicular access gates. Gates designed for vehicular access shall be set back from front the [the front] property line a minimum of 25 feet.
- (e) Swimming pool fences. Fences around swimming pools shall comply with the city's standards.
- (f) Sight distance and visibility. [Section 14.05.190](#) provides the sight visibility requirements for fences and screening walls."
- (g) Other types of fencing. Special purpose fencing, such as fencing around tennis courts, is permitted.

SECTION 4
CUMULATIVE REPEALER CLAUSE

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

SECTION 5
SAVINGS CLAUSE

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

SECTION 6
SEVERABILITY

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

SECTION 8
PUBLICATION CLAUSE

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

SECTION 9
ENGROSSMENT AND ENROLLMENT

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

SECTION 10
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of _____, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Fence Ordinance Amendment (1810 : Front Yard Fences)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Planning Manager
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Resolution of Support Regarding Smiley Water District

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed legislation before the Texas House of Representatives and the Texas Senate regarding the timing of the future annexation of land located within the Smiley Road Water Control and Improvement District. (Smiley Road Water Control and Improvement District Legislation) (Liebman)

The applicant is requesting City support to amend a bill enacted by the State of Texas regarding the powers and duties of the Smiley Road Water Control and Improvement District (SRWCID). The bill, as it now stands, requires that the entire district be annexed into the City of Celina at one time and prohibits dividing the district into two or more districts. The City and the Owner of the property agreed at the creation of the district in the 2005 that the future annexation of the property and development should happen in planned, incremental stages. This staged transfer from ETJ to City Limits would allow the City to take smaller, reasonable financial steps to incorporate the property at such time as the City's financial advisor estimates the annexation to be appropriate and beneficial. Through the recent legislation, the State of Texas is dictating that the City to annex all of the property and assume all the debt obligations at one time. The timeline to take the whole property at once would postpone the annexation for an unpredictable number of years and far longer than a staged approach would. Taking smaller portions over time would create a much faster timeline and the onset of development would occur sooner.

Each annexation petition would be considered by City Council, with recommendations from the City's financial advisors, based on its relative impact on the City finances for all phases.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

The City Attorney has reviewed the resolution and deemed it acceptable.

Supporting Documents:

- Proposed Resolution

- Current Legislation

Staff Recommendation:

85R _____

By: _

_ .B. No. _____

A BILL TO BE ENTITLED

AN ACT

relating to the powers and duties of the Smiley Road Water Control and Improvement District; granting the power of division within the boundaries of the district.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT

SECTION 1.01. Subchapter C, Chapter 9001, Special District Local Laws Code, Section 9001.104 is amended as follows:

Sec. 9001.104. ~~PROHIBITION ON DIVISION OF DISTRICT.~~ The district may not divide into two or more districts in the manner specified by Section 51.748 or 53.029, Water Code. DIVISION OF DISTRICT. (a) The district may be divided into two or more districts only if:

(1) the district has no outstanding bonded debt; and

(2) the district is not imposing ad valorem taxes.

(b) This chapter applies to any new district created by the division of the district, and a new district has all the powers and duties of the district.

(c) A new district created by the division of the district

___ B. No. ___

may not, at the time the new district is created, contain any land outside the area described by Section 3 of the Act amending this chapter unless, if the district is located wholly or partly in the corporate limits or the extraterritorial jurisdiction of a municipality, the municipality by resolution or ordinance consents to the addition of lands to the area described by Section 3 of the Act amending this chapter.

(d) The board, on its own motion or on receipt of a petition signed by the owner or owners of a majority of the assessed value of the real property in the district, may adopt an order dividing the district.

(e) The board may adopt an order dividing the district before or after the date the board holds an election under Section 9001.023 to confirm the district's creation.

(f) An order dividing the district shall:

(1) name the new district;

(2) include the metes and bounds of each new district;

(3) appoint temporary directors for each new district; and

(4) provide for the division of assets and liabilities between the district and each new district.

(g) On or before the 30th day after the date of adoption

___ B. No. ___

of an order dividing the district, the district shall file the order with the Texas Commission on Environmental Quality and record the order in the real property records of each county in which the district is located.

(h) A new district created by the division of the district shall hold a confirmation and directors' election as required by Section 9001.023.

(j) Any new district created by the division of the district must hold an election as required by this chapter to obtain voter approval before the district may impose a maintenance tax or issue bonds payable wholly or partly from ad valorem taxes.

SECTION 1.02. Subchapter E, Chapter 9001, Special District Local Laws Code, Section 9001.201 is amended as follows:

Sec. 9001.201. AUTHORITY TO ISSUE BONDS. (a) The district may issue bonds by competitive bid, negotiated sale or private placement as provided by Chapter 49 or 51, Water Code, or Section 53.029, Water Code, the general laws of this state, or this section.

(b) Except as provided by Subsection (c) and Section 9001.202, the district may issue bonds, notes, or other obligations ~~as provided by Section 53.029, Water Code,~~ to finance, or assist in the financing of, projects under Section

___ B. No. ___

9001.105.

(c) The district may not issue bonds under Subsection (b) unless the issuance is authorized by two-thirds of the district's voters voting at an election called for that purpose.

(d) Section 49.181, Water Code, does not apply to a bond issued by the district ~~under Section 53.029, Water Code~~ for projects under Section 9001.105.

SECTION 2. (a) The following are validated and confirmed in all respects:

(1) the creation of the Smiley Road Water Control and Improvement District and all proceedings related to the creation of the district, effective as of the date on which the creation or related proceedings occurred; and

(2) any act or proceeding of the district, including an election, not excepted by this section and taken not more than three years before the effective date of this Act, effective as of the date on which the act or proceeding occurred.

(b) This section does not apply to:

(1) an act, proceeding, director, other official, bond, or other obligation the validity of which or of whom is the subject of litigation that is pending on the effective date of this Act; or

__B. No. __

(2) an act or proceeding that, under a statute of this state or the United States, was a misdemeanor or felony at the time the act or proceeding occurred.

SECTION 3. The Smiley Road Water Control and Improvement District initially includes all the territory contained in the following area: [LEGAL DESCRIPTION OF THE CURRENT DISTRICT BOUNDARIES]

SECTION 4. (a) The legal notice of the intention to introduce this Act, setting forth the general substance of this Act, has been published as provided by law, and the notice and a copy of this Act have been furnished to all persons, agencies, officials, or entities to which they are required to be furnished under Section 59, Article XVI, Texas Constitution, and Chapter 313, Government Code.

(b) The governor, one of the required recipients, has submitted the notice and Act to the Texas Commission on Environmental Quality.

(c) The Texas Commission on Environmental Quality has filed its recommendations relating to this Act with the governor, lieutenant governor, and speaker of the house of representatives within the required time.

(d) All requirements of the constitution and laws of this state and the rules and procedures of the legislature with

___ B. No. ___

respect to the notice, introduction, and passage of this Act have been fulfilled and accomplished.

SECTION 5. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2017.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Planning Manager
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Mustang Lakes Ph 2 PID Cost of Improvements, SAP

Action Requested:

Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for December 13, 2016 on the PID Levy and Assessments, approving the preliminary Service Assessment Plan (SAP) and proposed assessment roll, setting a levy and assessment date for December 13, 2016 and directing notice of the December 13, 2016 public hearing for Mustang Lakes Phase 2 Public Improvement District, consisting of a ±682 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 2 PID) (Liebman)

Background Information:

At the March 10, 2008 Regular Meeting, the City Council passed an ordinance creating the Mustang Lakes Public Improvement District. This resolution outlines the anticipated improvements to be financed by the Mustang Lakes Phase 2 Public Improvement District, a preliminary service plan and assessment plan, filing of the proposed assessment rolls, calling for a special called meeting, providing for notice of the public hearing, and considering an ordinance levying assessments.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The cost of improvements has been determined by the City Engineer in conjunction with information supplied by the applicant.

Legal Review:

The Resolution determining the cost of authorized improvements for Mustang Lakes Phase 2 Public Improvement District has been reviewed by the city's land use attorney and bond counsel.

Supporting Documents:

- Resolution Determining the Cost of Authorized Improvements

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS TO BE FINANCED BY THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASE 2; APPROVING A PRELIMINARY UPDATED SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR DECEMBER 13, 2016 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASE 2; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Celina, Texas (the "City"), to create a public improvement district corporate limits of the City; and

WHEREAS, on March 10, 2008, the City Council approved Resolution No. 2008-06R (the "Authorization Resolution"), authorizing, establishing and creating the Lakes at Mustang Ranch Public Improvement District (the "District"); and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$111,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, on January 13, 2015, the City Council approved Ordinance No. 2015-02 approving a Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan (the "Original Service and Assessment Plan") and Phase #1 Assessment Roll and Phases #2-9 Major Improvement Assessment Roll for the District, levying special assessments against property within the District and establishing a lien on such property, and providing for payment of the assessments; and

WHEREAS, the City Council and the City staff have been presented a preliminary updated service and assessment plan updating the Original Service and Assessment Plan to include Phase #2 improvements and assessments, including the proposed assessment roll attached thereto (the "Proposed Assessment Roll"), dated _____ (collectively, the "Preliminary Updated SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes, which identifies the area constituting the Phase #2 area of the District and identifying costs of the Phase #2 improvements within the District, and updating the assessment roll for the assessed property in the District; and

WHEREAS, the Preliminary Updated SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary Updated SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Updated SAP.

SECTION 3. The City Council hereby determines that the total costs of the Phase #2 Improvements to be financed by the District are as set forth in Table III-D of the Preliminary Updated SAP, which costs do not include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

SECTION 4. The City Council's final determination and approval of the costs of the Phase #2 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Updated SAP.

SECTION 6. The City Council expressly defers the levy of assessments against property within future phases for phase-specific improvements that will benefit only the property within each subsequent improvement area until such time as the costs of such phase-specific improvements can be determined with certainty as referenced in Section III-C of the Preliminary Updated SAP.

SECTION 7. The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 8. The City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing as defined above) to be held on **December 13, 2016 at 5:00 p.m.** at Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance

levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 9. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on **December 13, 2016**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City, on or before November 25, 2016 as required by Section 372.016(b) of the Act.

SECTION 10. When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before November 25, 2016 to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on December 13, 2016 as required by Section 372.016(c) of the Act.

SECTION 11. City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the December 13, 2016 meeting of the City Council.

SECTION 12. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 8th day of November, 2016.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary

EXHIBIT A**PRELIMINARY UPDATED SERVICE AND ASSESSMENT PLAN**

[INSERT PRELIMINARY UPDATED SERVICE AND ASSESSMENT PLAN]

Lakes at Mustang Ranch Public Improvement District

Preliminary Updated Service and Assessment Plan

January 13, 2015

As updated for Phase #2 on November __, 2016

EXHIBIT B
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Celina, Texas on November 8, 2016 at 5:00 p.m. at 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within the Lakes at Mustang Ranch Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The proposed Authorized Improvements to be undertaken at this time include road improvements, water distribution system improvements, sanitary sewer collection system improvements, storm drainage improvements, and costs related to the creation of the District.

The total costs of the Authorized Improvements for Phase #2, including administrative costs, is **[\$5,300,000.00]**. The total costs of Authorized Improvements to benefit future phases within the District cannot be determined with certainty at this time, but shall not exceed an additional **[\$74,820,000.00]**.

The boundaries of the District include approximately 682 acres of land generally located in the area encompassed east of County Road 83, west of FM 2478, north of Frontier Parkway (FM 1461), and south of County Road 88, as more particularly described in Celina Resolution No. 2008-06R approved March 10, 2008, and by a metes and bounds description available at Celina City Hall. Phase #2 is approximately 104 acres within the District.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the Phase #2 Assessment Roll relating to the Authorized Improvements, (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each parcel in the District, is available for public inspection at the office of the City Secretary, 142 N. Ohio Drive, Celina, Texas 75009.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Senior Planner
CC: Rick Chaffin, Interim City Manager
Date: November 8, 2016
Re: Palladium Senior Living Resolution of Support

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed Palladium Celina Senior Living Development located on the southwest corner of E. Sunset Blvd and County Road 89 (Palladium Celina Senior Living) (Liebman)

Background Information:

The applicant has requested a commitment of development funding for a senior living apartment facility.

The proposed location is at the southwest corner of Sunset Boulevard and County Road 89.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed Resolution
- Aerial of proposed location

Staff Recommendation:

N/A

**CITY OF CELINA
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS,
CONFIRMING SUPPORT FOR THE PROPOSED PALLADIUM CELINA SENIOR
LIVING DEVELOPMENT LOCATED ON THE SOUTH SIDE OF E. SUNSET BLVD
AND WEST OF COUNTY ROAD 89.**

WHEREAS, the City of Celina, Texas (the "City") is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, Palladium Celina Senior Living, Ltd., has proposed a development for affordable rental housing located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas named Palladium Celina Senior Living in the City of Celina; and

WHEREAS, Palladium Celina Senior Living, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2017 Competitive 9% Housing Tax Credits for Palladium Celina Senior Living.

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

1. That the City Council hereby confirms that it supports the proposed Palladium Celina Senior Living located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas, and that this formal action has been taken to put on record the opinion expressed by the city on _____, 2017, and
2. That for and on behalf of the Governing Body, _____, (Authorized City Representative) is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the ____th day of November, 2017.





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Creeks of Legacy, Frontier Parkway and Legacy Drive Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Legacy Drive and Frontier Parkway, being approximately 8.663 acres situated in the William Davenport Survey, Abstract No. 262, and the J. McKinn Survey, Abstract No. 889 the property is generally located at the northwest and northeast corners of Frontier Parkway and Legacy Drive. (Creeks of Legacy) (Liebman)

Background Information:

Staff has reviewed the proposed Construction Plat for Legacy Drive and Frontier Parkway, adjacent to the Creeks of Legacy subdivision and has deemed it acceptable.

Board Review/Citizen Input:

At the regularly scheduled meeting on October 18, 2016, the Planning and Zoning Commission recommended their unanimous approval.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

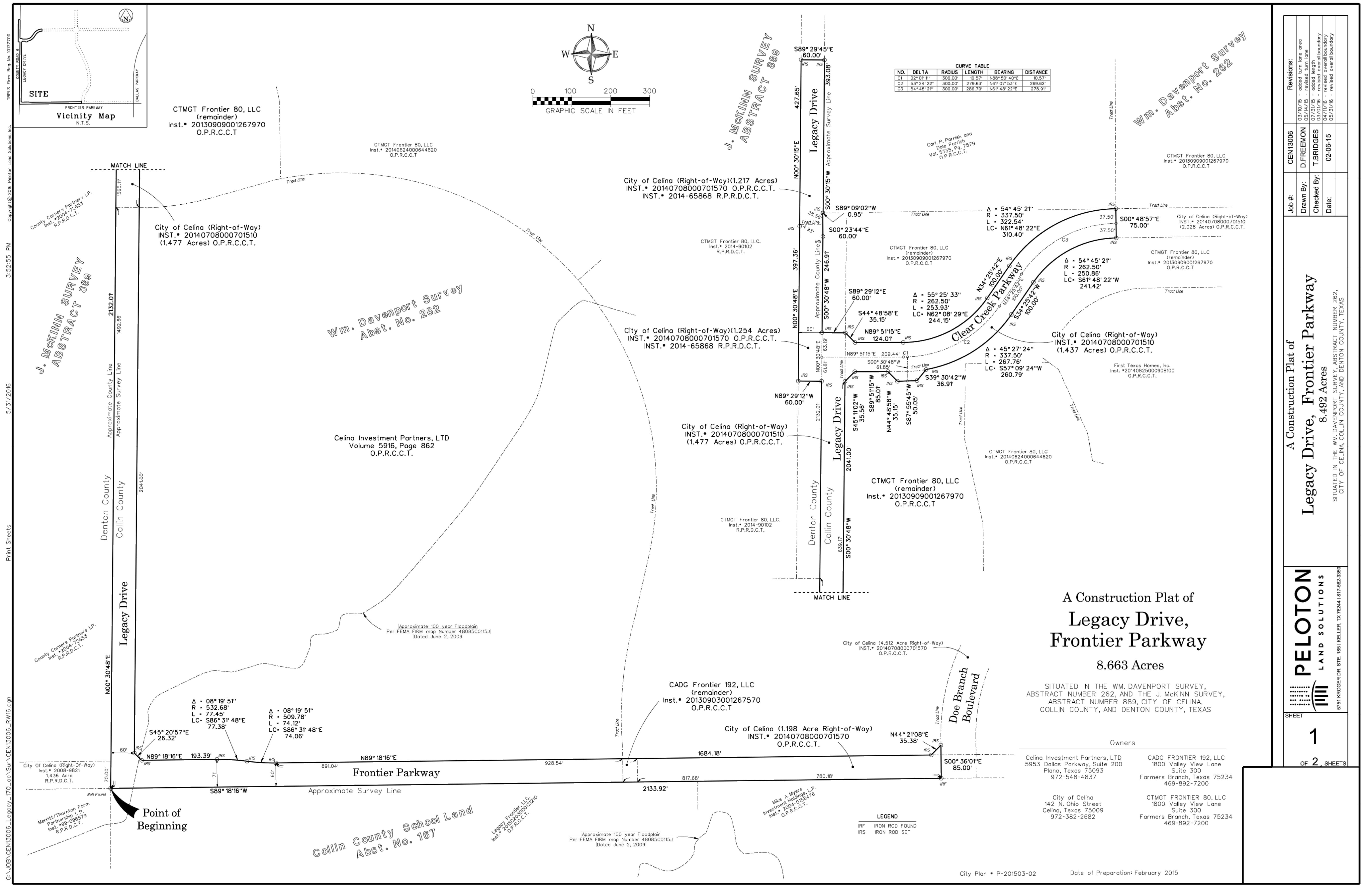
N/A

Supporting Documents:

- Proposed Plat

Staff Recommendation:

Staff recommends approval



A Construction Plat of
Legacy Drive, Frontier Parkway
8.492 Acres



SHEET
1
OF 2 SHEETS

SITUATED IN THE WM.DAVENPORT SURVEY, ABSTRACT NUMBER 262,
CITY OF CELINA, COLLIN COUNTY, AND DENTON COUNTY, TEXAS

City Plan * P-201503-02
Date of Preparation: February 2015



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Rick Chaffin, Interim City Manager
 Date: November 8, 2016
 Re: Ayala Tract Involuntary Resolution

Action Requested:

Consider and act upon a resolution setting a date, time and place (Tuesday, December 13, 2016 at 5:00 PM & Tuesday, December 13, 2016 at 5:05 PM) at 112 N. Colorado Dr., Celina, Tx 75009, for public hearings on the proposed annexations of a 7.646 acre tract of land situated in the Collin County School Land #14 Survey Abstract No. 167, Tract 37, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located on the east of FM 1385, north and west of Crutchfield Dr., and south of FM 428. (Ayala Tract) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the property. The property owner has been offered a Chapter 43 Pre-annexation agreement which has been denied.

- November 08, 2016 - City Council acts on Resolution to set the public hearing dates.
- December 13, 2016 - Two separate public hearings are held on the same night (5:00pm & 5:05pm at 112 N. Colorado Dr., Celina, Texas.)
- January 09, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the proposed resolution.

Supporting Documents:

- Proposed Resolution

Staff Recommendation:

Staff recommends approval

**CITY OF CELINA
RESOLUTION NO. 2016-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, SETTING A DATE, TIME, AND PLACE FOR PUBLIC HEARINGS ON A PROPOSED ANNEXATION OF CERTAIN PROPERTIES BY THE CITY AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS AND AUTHORIZING CITY STAFF TO TAKE ALL NECESSARY ACTION TO FULFILL THE REQUIREMENTS OF THE MUNICIPAL ANNEXATION ACT.

WHEREAS, the City of Celina, Texas (the “City”) is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, the City of Celina is provided the power to annex land under its Home Rule Charter and Section 43.021 of the Texas Local Government Code pursuant to the requirements and limitations set forth in state law; and

WHEREAS, the City of Celina has determined that it is in the best interest of the City and its citizens to consider the potential annexation of certain properties that are located within the City’s extraterritorial jurisdiction; and

WHEREAS, The property owner has denied an offered a pre-annexation agreement in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City of Celina desires to start the process that will enable the City, should it so desire, to annex the properties referenced in Exhibit “A” attached hereto into the City of Celina, call two public hearings, and set a proposed annexation proceedings schedule.

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

- I. That on Tuesday, the 13th day of December, 2016 at 5:00 p.m. and on Tuesday, the 13th day of December, 2016 at 5:05 p.m., at 112 N. Colorado, Celina, Texas 75009. The City Council will hold public hearings giving all interested persons the right to appear and be heard on the proposed annexations by the City of Celina of the properties more particularly described on the attached Exhibit “A” and depicted in exhibit “B”.
- II. That the City Secretary is hereby authorized and directed to cause notice of each public hearing to be published once in a newspaper having general circulation in the City and in the territories described in Exhibit “A” not more than twenty (20) days, nor less than ten (10) days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 11th day November, 2016.

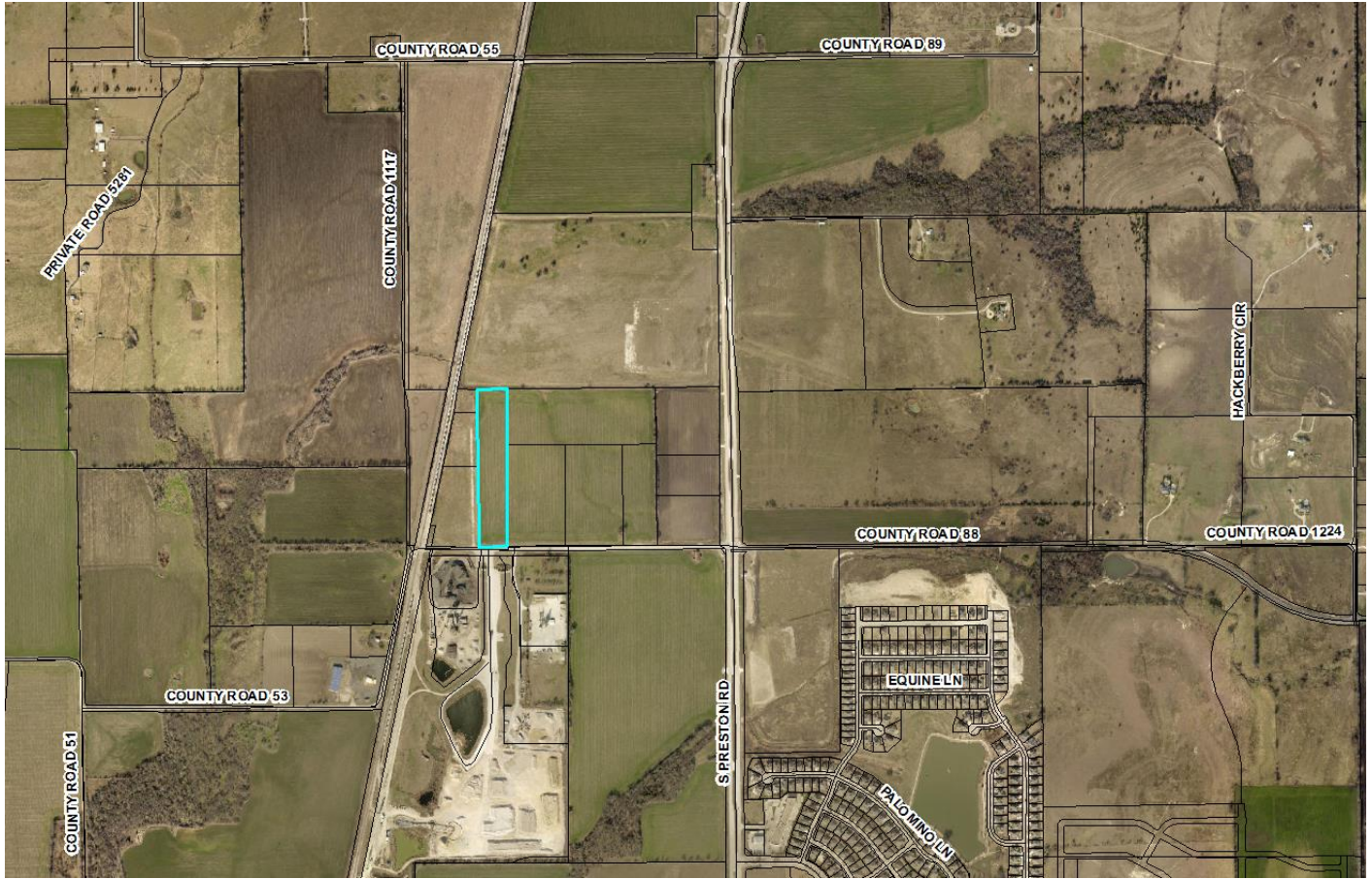
SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

Attachment: Ayala Tract Involuntary Resolution (1829 : Ayala Tract Involuntary Resolution)

Exhibit "A"

Abstract A0167 Collin County School Land #14 Survey, Sheet 2, Tract 37, 7.646 Acres

Exhibit "B"

Attachment: Ayala Tract Involuntary Resolution (1829 : Ayala Tract Involuntary Resolution)