



**NOTICE OF
CITY COUNCIL PUBLIC HEARING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
WEDNESDAY, JULY 29, 2015 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE OF QUORUM PRESENT:

II. PUBLIC HEARING:

- A. The Celina City Council will conduct two public hearings at 5:00 pm and 5:05 pm and consider testimony regarding the voluntary annexation of a 114.1 acre tract of land generally located east of CR 6 (Legacy Drive), north of CR 7, and west of CR 50, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Cambridge Crossing) (Liebman)
- B. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request annexing a 403.5 acre tract of land generally located north of FM 1461, south and west of County Road 84, and east of CR 83 (Coit Road), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

III. ADJOURNMENT:

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



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: July 29, 2015
 Re: Cambridge Crossing Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 pm and 5:05 pm and consider testimony regarding the voluntary annexation of a 114.1 acre tract of land generally located east of CR 6 (Legacy Drive), north of CR 7, and west of CR 50, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Cambridge Crossing) (Liebman)

Background Information:

A petition for annexation was received from Cambridge Company on May 22, 2015. The property is contiguous to current city limits.

§ June 9, 2015	Council option to accept voluntary petition to annex
§ July 17, 2015	Notice of public hearing published
§ July 29, 2015	Council to hold public hearings (2)
§ September 1, 2015	Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

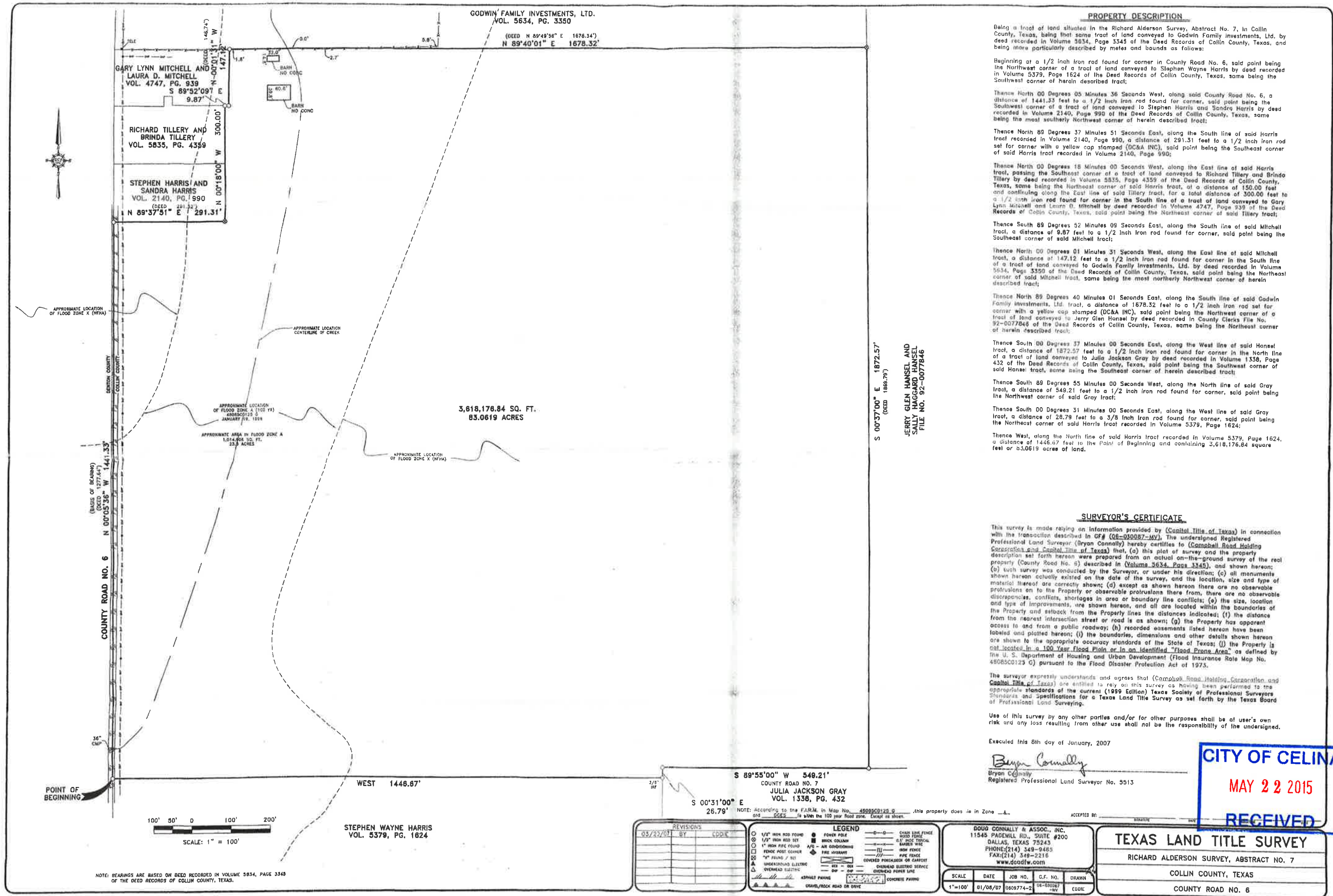
N/A

Supporting Documents:

- Annexation Petition
- Property Exhibit

Staff Recommendation:

N/A





VOLUNTARY ANNEXATION APPLICATION

Property Description:

Survey Name and Abstract No.: Richard Alderson Survey Abst. #7
 Tract Number(s): _____ Number of Acres: 114.1
 Number of People Living on Each Tract of Land (attach an additional sheet if necessary): 0

Current Property

Owner's Name: Tollway/OUTER LOOP, L.P.
 Company: CAMBRIDGE CO.
 Address: 8750 N. CENTRAL EXP. STE. 1735
 City, State, Zip: DALLAS, TX 75231
 Phone#: 214.691.2554
 Fax #: 214.691.0682
 E-Mail Address: Mat@cambridgecos.com
 Owners
 Signature: [Signature]
"An authorized agent of owner"
 Representative's Name: MATTHEW ALEXANDER
 Company: Cambridge Companies
 Address: 8750 N. Central Exp. Ste 1735
 City, State, Zip: Dallas, TX 75231
 Phone#: 469.576.1188
 Fax #: 214.691.0682
 E-Mail Address: Mat@cambridgecos.com

Submittal Requirements

- ☒ Application
- ☒ Application Fee - Minimum \$250.00 or actual costs
- ☒ Metes and bounds description of the property with a 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 Matthew Alexander 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."

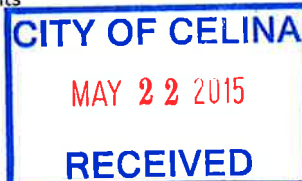
[Signature]
"An Authorized agent of owner"
 Owner, Applicant, or Representative

SUBSCRIBED AND SWORN TO before me, this the 22nd day of May, 2015
 My Commission expires July 29th 2017
Jamie Marie-Faith Broussard
 Notary Public in & for the State of Texas

OFFICE USE ONLY

Receipt#: _____
 Check#: _____
 Payor: _____

This application meets requirements



Signature _____ Date _____



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: July 29, 2015
 Re: Wells South Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request annexing a 403.5 acre tract of land generally located north of FM 1461, south and west of County Road 84, and east of CR 83 (Coit Road), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

A petition for annexation was received from The Hillwood Company on June 8, 2015. The property is contiguous to current city limits.

§ June 9, 2015	Council option to accept voluntary petition to annex
§ July 17, 2015	Notice of public hearing published
§ July 29, 2015	Council to hold public hearings (2)
§ September 1, 2015	Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Annexation Petition
- Property Exhibit

Staff Recommendation:

N/A

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, COLLIN COUNTY, TEXAS:

The George White Family Limited Partnership, a Texas limited partnership ("Owner"), the owner of the property described by metes and bounds on Exhibit A and depicted on Exhibit B (the "Property"), hereby requests that the Property be annexed by the City of Celina, Texas (the "City"). The Property is currently governed by a development agreement approved by the City on April 28, 2015 (the "Development Agreement").

Prior to annexation of the Property, the City will satisfy the following conditions:

(a) The City shall have approved a bond ordinance authorizing the issuance and selling of the first series of PID Bonds in amounts sufficient to fund the costs of all or a portion of the Public Improvements that will confer a special benefit upon the Property;

(b) The City shall have approved a grant agreement with the Owner as described in Section 6.04(b) of the Development Agreement;

(c) The City shall have appropriated the funds for, and entered into contracts for the construction of, the Water Line and the Sewer Line as defined in Article VI of the Development Agreement; and

(d) The City shall have satisfied the City's TIF financing obligations in Section 7.02 of the Development Agreement.

If the City does not satisfy the conditions described above prior to annexing the Property this Petition and the Owner's consent to annexation shall be deemed to be withdrawn.

Capitalized terms in this Petition that are not defined in this Petition shall have the meaning attributed to such terms in the Development Agreement. Exhibits referenced in this Petition are attached hereto and made a part hereof for all purposes.

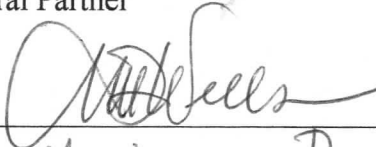
[Execution page follows.]

Attachment: Petition for Annexation (1074 : Wells South Annexation Public Hearings)

EXECUTED this ____ day of June, 2015.

THE GEORGE WHITE FAMILY LIMITED PARTNERSHIP
a Texas limited partnership

By: WWW Group, LLC,
a Texas limited liability company,
its General Partner

By: 

Name: Marianne D. Wells

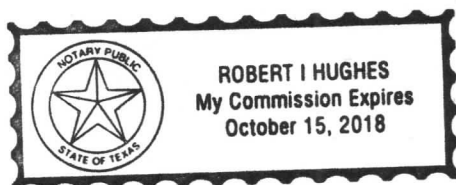
Title: manager

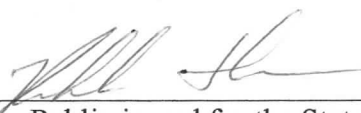
THE STATE OF TEXAS

COUNTY OF Collin DALLAS

§
§
§

This instrument was acknowledged before me on the 8 day of June, 2015, by Marianne Wells, Manager of WWW Group, LLC, a Texas limited liability company, on behalf thereof as the General Partner of The George White Family Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.




Notary Public in and for the State of TEXAS

Attachment: Petition for Annexation (1074 : Wells South Annexation Public Hearings)

Exhibit AMetes and Bounds Description of Property

(400 Acres)

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030, Collin County, Texas, being all of a called 18.531 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 478, all of a called 127.069 acre tract of land and a called 26.99 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 461, and all of a called 214.659 acre tract of land described in Special Warranty Deeds to The George White Limited Partnership recorded in Volume 5834, page 483, Volume 5834, Page 488, Volume 5834, Page 493, Volume 5834, Page 498, Volume 5834, Page 503 and Volume 5946, Page 693, all of the Official Public Records of Real Property of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of County Road No. 84, County Road No. 83 and Quail Hollow; said point being the southwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas; from said point a PK nail found bears North 54°13' East, a distance of 13.4 feet, a PK nail with yellow washer bears North 89°09' East, a distance of 13.7 feet, a 1/2" iron rod found bears North 48°25' West, a distance of 41.2 feet, a 1/2" iron rod found bears South 53°06' West, a distance of 37.0 feet;

THENCE North 89°09'29" East, along the south line of said Wood tract and generally along said County Road No. 84, at a distance of 360.27 feet, passing a PK nail with white washer found, at a distance of 702.60 feet, passing a PK nail with white washer found, at a distance of 1045.10 feet, passing a PK nail with white washer found, in all a total distance of 1387.45 feet to a PK nail with yellow washer found for corner at the intersection of said County Road No. 84 and County Road No. 86; said point being the southeast corner of said Wood tract and the southwest corner of a tract of land described in Special Warranty Deed to Christopher Wesson Bosh and Adrienne Bosh recorded in Instrument No. 20131001001373380, Official Public Records of Real Property of Collin County, Texas; from said point a PK nail with white washer found bears North 15°18' West, a distance of 4.3 feet;

THENCE North 89°05'03" East, along the south line of said Bosh tract and generally along said County Road No. 84, a distance of 1270.15 feet to a PK nail found for corner at the southeast corner of said Bosh tract and the southwest corner of a tract of land described in Warranty Deed to Donald L. Vest recorded in Volume 1344, Page 88 of the Deed Records of Collin County, Texas;

THENCE North 89°04'33" East, along the south line of said Vest tract and generally along said County Road No. 84, a distance of 580.02 feet to a 5/8" iron rod with "KHA" cap set for corner at the southeast corner of said Vest tract; said point being in the west right-of-way line of said County Road No. 84;

THENCE along said west right-of-way line of County Road No. 84, the following courses and distances:

South 00°08'06" East, a distance of 3039.07 feet to a PK nail set for corner; from said point a 1/2" iron rod found bears South 89°24' East, a distance of 30.0 feet;

South 00°07'47" East, a distance of 2245.96 feet to a PK nail set for corner in the north right-of-way line of F.M. 1461 (a variable width right-of-way, 90 feet wide at this point); from said point a 1/2" iron rod with "RPLS 4084" cap bears North 89°46'00" East, a distance of 40.00 feet;

THENCE along the said north right-of-way line of F.M. 1461, the following courses and distances:

South 89°46'00" West, a distance of 2338.62 feet (Deed calls 2329.27 feet) to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

North 00°14'00" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

South 89°46'00" West, a distance of 878.58 feet (Deed calls 877.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the southernmost end of a right-of-way corner clip at the intersection of the said north right-of-way line of F.M. 1461 and County Road No. 83;

THENCE North 45°38'30" West, along said right-of-way corner clip, a distance of 128.18 feet (Deed calls 163.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the northernmost end of said right-of-way corner clip;

THENCE South 89°46'00" West, along the north right-of-way line of said F.M. 1461, a distance of 45.00 feet (Deed calls 35.93 feet) to a PK nail set for corner in said County Road No. 83 at the easternmost southeast corner of a tract of land described in Special Warranty Deed to 1461 Coit, Inc. recorded in Clerk's File No. 93-0113804, Official Public Records of Real Property of Collin County, Texas;

THENCE North 00°57'08" West, departing the north right-of-way line of F.M. 1461, along the east line of said 1461 Coit, Inc. tract and generally along said County Road No. 83, at a distance of 1125.29 feet, passing the northeast corner of said 1461 Coit, Inc. tract, continuing along the east right-of-way line of said County Road No. 83, in all a total distance of 3170.10 feet to a 1" iron rod found for corner in the south line of Lot 8, Block A, Preston Hills II Addition, an addition to Collin County, according to the plat recorded in Cabinet F, Page 678, Map Records of Collin County, Texas;

THENCE North 89°11'16" East, along the south line of said Lot 8, at a distance of 11.59 feet, passing the southernmost southeast corner of said Lot 8 and the west right-of-way line of said County Road No. 83, continuing along the south right-of-way line of said County Road No. 83,

in all a total distance of 197.43 feet (Deed calls 178.2 feet) to a 5/8" iron rod with "KHA" cap set for corner; from said point a 1" iron pipe found bears North 88°40' East, a distance of 8.5 feet;

THENCE along the east right-of-way line of said County Road No. 83, the following courses and distances:

North 01°09'33" West, a distance of 1044.51 feet to a PK nail set at an angle point;

North 01°10'48" West, a distance of 932.07 feet to the POINT OF BEGINNING and containing 400.524 acres (17,446,820 square feet) of land, more or less.

Bearing system of this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

Exhibit B

Map of Property

The Wells South Tract
Annexation Petition

Exhibit B – Page 1

1560.01747286.6

Attachment: Petition for Annexation (1074 : Wells South Annexation Public Hearings)

LAND USE AREA SUMMARY:

ZONING AREA	GROSS ACRES	LAND USE GROSS ACRES	NET ACRES	LAND USE NET ACRES
Area A	+/- 42.5	Single-Family +/- 376.1 ac.	+/- 38.4	Single-Family +/- 343.8 ac.
Area B	+/- 277.4		+/- 265.4	
Area C	+/- 24.6		+/- 17.8	
Area D	+/- 12.7		+/- 11.6	
Area E	+/- 18.9		+/- 10.6	
Area F	+/- 24.4	MU +/- 24.4 ac.	+/- 21.1	MU +/- 21.1 ac.
Total	+/- 400.5	+/- 400.5	+/- 364.9	+/- 364.9

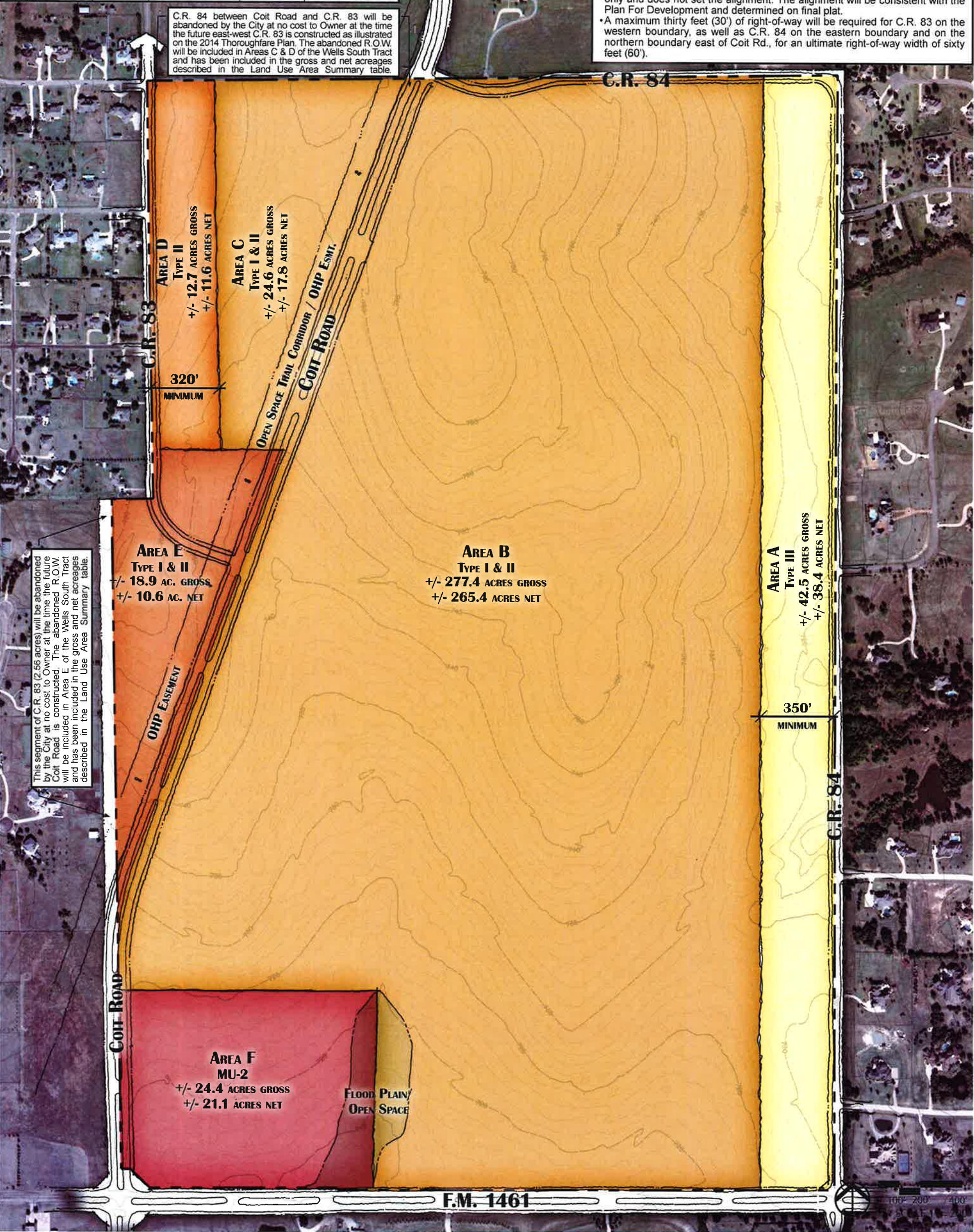
SINGLE-FAMILY RESIDENTIAL SUMMARY FOR AREAS A, B, C, D AND E:

LAND USE PRODUCT TYPE	MINIMUM LOT WIDTH	NET ACRES	ALLOWED % OF UNITS	DENSITY
Type I	50 feet	+/- 305.4	50% max.	3.8 du/ac
Type II	60 feet		30% min.	
Type III	70 feet		20% min.	
Total Maximum Dwelling Units = 1,351				

GENERAL NOTES:

- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment will be consistent with the Plan For Development and determined on final plat.
- A maximum thirty feet (30') of right-of-way will be required for C.R. 83 on the western boundary, as well as C.R. 84 on the eastern boundary and on the northern boundary east of Coit Rd., for an ultimate right-of-way width of sixty feet (60').

C.R. 84 between Coit Road and C.R. 83 will be abandoned by the City at no cost to Owner at the time the future east-west C.R. 83 is constructed as illustrated on the 2014 Thoroughfare Plan. The abandoned R.O.W. will be included in Areas C & D of the Wells South Tract and has been included in the gross and net acreages described in the Land Use Area Summary table.



WELLS SOUTH TRACT / CONCEPT PLAN

Celina, TX May 07, 2015

The information shown is based on the best information available and is subject to change without notice.

CITY OF CELINA
MAY 12 2015
RECEIVED

HILLWOOD COMMUNITIES
Live Smart™

TBG

James Knapp
Land Planning & Surveying