



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JULY 11, 2017 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Tax rate/budget adoption schedule update (Toutounchian)
- B. 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 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

and Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. City Manager
- B. Discussion regarding a resolution related to property generally located north of West Pecan Street, east of North Louisiana and south of Malone Street.

Reconvene Into Open Session

- C. 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 - Jun 13, 2017 5:00 PM
2. City Council - Special Meeting - Jun 23, 2017 5:00 PM
3. City Council - Special Meeting - Jun 29, 2017 6:00 PM

B. Consider and act upon a resolution setting a date, time, and place (Tuesday, August 8, 2017 at 5:00 p.m. & Tuesday, August 8, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation on an approximately 15.471 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas. The property is generally located north of Frontier Parkway to the west of the BNSF Railroad, and on the east side of CR 51 (Prairie Crossing). (Stelzer Annexation)

C. Consider and act upon the renewal of the miscellaneous professional land surveying services agreements between Pacheco Koch Consulting Engineers, Inc. (PKCE) and the City of Celina, Texas. (Liebman)

D. Consider and act upon a resolution of the City of Celina, Texas, finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company.

E. Consider and act upon appointment of Philip Ferguson to the Main Street Advisory Board. (Barton)

F. Consider and act upon an agreement by and between the City of Celina and PIDWorks LLC for administrative services related to Public Improvement Districts. (Vanzant)

VIII. PUBLIC HEARING/ACTION:

A. The Celina City Council will conduct two Public Hearings at 5:00 and 5:05 p.m. to consider testimony on the proposed annexation of an approximate 105.94 acre tract of land and half of adjacent right-of-way situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Annexation) (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 108.3 acres situated in the F.D. Gray Survey, Abstract 361, City of Celina, Collin County, Texas as PD, Planned Development, with base zoning of MU-2, Mixed Use Regional. The property is generally located north of Frontier Parkway, east and west of Dallas Parkway (Future Dallas North Tollway), and south of County Road 970. (Celina Gateway Zoning) (Liebman)

- 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 an ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)
- D. 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 ±6.017 acre tract of land zoned PD, Planned Development #59 with a base zoning designation of RO, Retail Office. The property is situated in the Collin County School Land Survey, Abstract No. 167, Celina, Texas, generally located north of Frontier Parkway, south of Ownsby Parkway, east of the BNSF Railroad and west of Preston Road. (PD 59 Cell Tower Amendment) (Liebman)
- E. 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 ±193.77 acre tract of land from MU-2, Mixed-Use Regional District to PD, Planned Development zoning district with a base zoning designations of RO, Retail Office, and MU-2, Mixed-Use Regional District. The property is situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located south of CR 51, east of Dallas Parkway, north of Light Farms Way, and west of the BNSF Railroad. (The Columns Rezoning) (Liebman)

IX. ACTION ITEM:

- A. Consider and act on a Construction Plat for Sutton Fields North Phase 1 being a ±43.5 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, City of Celina, Denton County, containing 162 residential lots and six (6) non-residential lots. The property is generally located east of Farm-to-Market 1385, north of Crutchfield Road, south County Road 428, and west of Smiley Road. (Sutton Fields North Phase 1 Construction Plat) (Liebman)
- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under sections 311.003 of the Texas Tax Code to amend the Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; providing for an effective date; and resolving other matters incident and related thereto. (Sutton Fields II) (Petty)
- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone Number Eight, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a Preliminary Reinvestment Zone Financing Plan. (Sutton Fields II) (Petty)

- D. Consider and act on a Construction Plat for Chalk Hill Phase 1, being ± 40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Phase 1 Construction Plat) (Liebman)
- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Phase 1 Project) and approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Major Improvement Area Project); and resolving other matters incident and related thereto. (Cambridge Crossing) (Petty)
- F. Consider and act upon a Construction Plat for Lilyana Phase 2B, being a ± 36.728 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 135 residential lots and two (2) open space lots. (Lilyana Phase 2B Construction Plat)
- G. Consider and act upon a Construction Plat for Lilyana Phase 2A, being a ± 48.720 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 207 residential lots and 10 open space lots. (Lilyana Phase 2A Construction Plat) (Liebman)
- H. Consider and act upon a Construction Plat for Light Farms Brenham, being a ± 26.15 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of County Road 5, south of County Road 51, east of the Burlington Northern Santa Fe Railroad, and west of Preston Road, containing 127 residential lots, and six (6) open space lots. (Light Farms Brenham Construction Plat) (Liebman)
- I. Consider and act upon a Construction Plat for Light Farms Elementary School #2, Bidgewater Boulevard and Montgomery Lane, being a ± 15.27 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of Frontier Parkway, south of Light Farms Way, west of the Burlington Northern Santa Fe Railroad, and east of Dallas North Tollway, containing one (1) non-residential lot, (Light Farms Elementary School Plat) (Liebman)
- J. Consider and act upon a Final Plat for Bluewood Phase 1, being a ± 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 and east of Carter Ranch, containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Final Plat) (Liebman)
- K. Consider and act upon a Final Plat for Glen Crossing Phase 1, being a ± 41.814 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55 (Glendenning Parkway), and west of the BNSF Railroad, and east of Dallas North Tollway. (Glen Crossing Phase 1 Final Plat) (Liebman)

- L. Consider and act upon acceptance of bids for delinquent property tax parcels at Block 59, Lot 3, and 601 W. Elm and from Syeda Haque. (Toutouchian)
- M. Consider and act upon acceptance of a bid for a delinquent property tax parcel at 204 Arkansas from Kashif Riaz. (Toutouchian)

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



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JUNE 13, 2017 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	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:02 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Planning and Development Services New Employee Introductions (Liebman)

Building Official Joel Huff introduced Building Inspectors, Johnny Carnes and Richard Faegen and Permit Technician Christina Uhl.

B. Old Town Residential Worksession Discussion (Liebman)

Senior Planner Ben Rodriguez presented various architectural styles that could be incorporated into the District.

C. Discussion regarding City Hall remodel (Toutounchian)

No discussion took place on this item.

D. Discussion regarding any and/or all agenda items.

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session with City Attorney Lance Vanzant, and guest Gregg Gibbs for item A at 5:10 p.m. Mayor Terry recused himself from items F and G at which time Mr. Gibbs left and Interim City Manager Rick Chaffin, City Consultant Mary Petty and Director of Engineering Gabe Johnson joined the council.

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

Minutes Acceptance: Minutes of Jun 13, 2017 5:00 PM (Minutes Approval)

pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, and

pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. City Manager
- B. Discussion regarding Southeast Sector Water Projects – Acquisitions and Easements. (Johnson)
- C. Discussion regarding the Marilee Special Utility District Certificate of Convenience and Necessity. (Petty)
- D. Discussion Regarding the proposed Cambridge Crossing Public Improvement District. (Cambridge Crossing)
- F. Discussion on the Amended and Restated Sutton Fields Development Agreement. (Sutton Fields II)
- G. City Council Discussion regarding the Amended Sutton Fields II Public Improvement District Service and Assessment Plan. (Sutton Fields II)
- H. Discussion regarding private developer and city joint participation in the funding of the Frontier Parkway grade separated structure. (Petty)

Reconvene into Open Session

The City Council reconvened into open session at 6:29 p.m.

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

Councilman Hopkins moved to authorize the Mayor to take action as discussed in executive session (regarding item A). No other action was taken.

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

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Lissa Shephard of 4401 Overbrook Drive spoke in support of the resolution for a bridge on Frontier Parkway. She said her main concern was for safety at such a large intersection.

Wes Weston of 16 Hillside Drive spoke regarding the good job city workers do and noted that the pay is low for some workers.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - May 9, 2017 5:00 PM
2. City Council - Canvass - May 17, 2017 8:30 AM
3. City Council - Worksession - May 18, 2017 5:00 PM
4. City Council - Special Meeting - May 25, 2017 4:05 PM

B. Consider and act on a Final Plat for Light Farms Way Extension and Doe Branch Regional Park, being ±87.51 acres of land situated in the John Ragsdale Survey, Abstract No. 734 and Collin County Land Survey No. 14, Abstract No. 167, Collin County, Texas, containing four (4) recreational lots, and one (1) amenity center lot. The property is generally located east of Dallas North Tollway, west of BNSF Railroad, and north of Frontier Parkway. (Light Farms Way Extension Final Plat) (Liebman)**C. Consider and act upon a Resolution setting a date, time, and place (Tuesday, July 11, 2017 at 5:00 p.m. & Tuesday, July 11, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation of an approximately 105.94 acre tract of land and half of adjacent right-of-way situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Annexation) (Liebman)**

(2017-30R)

D. Consider and act upon appointing James Burnham to the Upper Trinity Regional Water District Board as the City of Celina's representative. (Vanzant)**E. Consider and act upon a resolution of the City Council of the Celina, Texas, authorizing the Celina Public Library to donate surplus books and circulation materials to the Friends of Celina Library, a not for profit organization, that will resell the goods as a fundraiser for the public library; and providing an effective date. (Shaw)**

(2017-31R)

F. Consider and act upon a resolution of the City Council of the City of Celina, Texas, supporting Collin County Transportation Priorities. (DeBuff)

(2017-32R)

G. Consider and act upon a contract by and between the City of Celina and Peloton for Professional Services related to the Design of Ownsby Parkway. (Johnson)

Minutes Acceptance: Minutes of Jun 13, 2017 5:00 PM (Minutes Approval)

- H. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2016-2017. (personnel) (Toutounchian)

(2017-27)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Mayor Terry opened the hearing at 6:42 p.m. Councilman Webber moved to continue the hearing until the July 11th regular council meeting. No public comment was received.

RESULT:	TABLED [UNANIMOUS]	Next: 7/11/2017 5:00 PM
MOVER:	Bill Webber, Place 1	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

- B. The Celina City Council will conduct a public hearing to consider testimony and take action on a residential replat request on an ±.389 acre piece of land situated in the Celina Original Donation, block 8, lots 1B, 2B, 3B, 4, & 5B. The property is situated at the southeast corner of W. Maple St. and N. Ohio Drive. (Maple Street Replat) (Liebman)

Mayor Terry opened the hearing at 6:43 p.m. No public comment was received. The hearing was closed at 6:43 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- C. The Celina City Council will conduct a public hearing at 5:00 p.m., on June 13, 2017 to consider testimony and act upon a rezoning request from C-2, General Commercial to PD #81, Planned Development with the base zoning district of I-1, Light Industrial. The property is approximately 14.471 acres situated in the Collin County School Land Survey #14, Abstract No. 167 Collin County, Texas. The property is generally located north of Pecan Street, south of County Road 95, east of Business 289, and west of the BNSF Railroad. (Staley Zoning) (Liebman)

(2017-28) Mayor Terry opened the hearing at 6:44 p.m. Shea Kirkman of 312 Walnut Street spoke on behalf of the applicant. No public comment was received. The hearing was closed at 6:52 p.m. Councilman Webber moved to approve with Option 1 as presented.

Minutes Acceptance: Minutes of Jun 13, 2017 5:00 PM (Minutes Approval)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City of Celina's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements, Section 14.05.152 Construction Standards (Liebman).

(2017-29) Mayor Terry opened the hearing at 6:52 p.m. No public comment was received. The hearing closed at 6:56 p.m.

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

- E. The Celina City Council will conduct a public hearing on the Cambridge Crossing Public Improvement District assessments. (Cambridge Crossing) (Petty)

Mayor Terry opened the hearing at 6:56 p.m. No public comment was received.

RESULT: TABLED [UNANIMOUS] **Next: 8/8/2017 5:00 PM**
MOVER: Wayne Nabors, Place 2
SECONDER: Chad Anderson, Place 6
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- F. The Celina City Council will conduct and continue a public hearing to consider testimony regarding an amendment to the Sutton Fields II Public Improvement District Service and Assessment Plan (SAP), dated November 10, 2015 for property within the Sutton Fields II Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields II) (Petty)

Mayor Terry recused himself at 6:56 p.m. from Public Hearing F and Action Items A through H due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:56 p.m. No public comment was made. The hearing was closed at 6:57 p.m.

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving an amendment to the Service and Assessment Plan and Assessment Roll for public improvements for Sutton Fields II Public Improvement District in accordance with Chapter 372, Texas Local Government Code; and providing an effective date. (Sutton Fields II) (Petty)

(2017-30) Councilman Hopkins moved to approve Item A subject to review and approval of documents by city consultants.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving and authorizing the Mayor Pro-Tem to execute an Amended and Restated Development Agreement between the City of Celina, Texas and CADG Sutton Fields, LLC. (Sutton Fields II) (Petty)

(2017-33R) Councilman Hopkins moved to approve Item A subject to review and approval of documents by city consultants.

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

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under sections 311.003 of the Texas Tax Code to amend the Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; providing for an effective date; and resolving other matters incident and related thereto. (Sutton Fields II) (Petty)

(2017-34R)

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Mindy Koehne, Place 5
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone Number Eight, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a Preliminary Reinvestment Zone Financing Plan. (Sutton Fields II) (Petty)

(2017-35R)

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

- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem of the City of Celina, Texas to execute an Interlocal Agreement for Billing Services and Provision of Retail Water Service by and between the City of Celina and Mustang Special Utility District ("MSUD"); and providing an effective date. (Sutton Fields II) (Petty)

(2017-36R)

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

- F. Consider and act on a Final Plat for Sutton Fields Right-of-Way, being a ±18.611 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, and Thomas B. Cox Survey, Abstract No. 309, City of Celina, Denton County, Texas, contained two (2) non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields ROW Final Plat) (Liebman)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- G. Consider and act on a Final Plat for Sutton Fields Phase 1A, being a ±74.784 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, City of Celina, Denton, County, containing 318 residential lots and 10 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields Phase 1A Final Plat) (Liebman)

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- H. Consider and act on a Final Plat for Sutton Fields Phase 1B, being a ±50.470 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Thomas B. Cox Survey, Abstract No. 309, Carrol Jackson Survey, Abstract No. 1546, and Jacob Rue Survey, Abstract No. 1109, City of Celina, Denton, County, containing 197 residential lots and 5 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields 1B Final Plat) (Liebman)

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Andy Hopkins, Place 3
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- I. Consider and act upon a request from Watan LC for consideration of fee reimbursements under the Neighborhood Empowerment Zone policy. (Liebman)

Mayor Terry returned to the meeting at 7:05 p.m. Rhome Barnes of 1800 Valley View Lane spoke on behalf of the applicant. Applicant Assad Tazjoy spoke about permit fee costs being high. Councilman Hopkins moved to approve with a 75% reimbursement.

Minutes Acceptance: Minutes of Jun 13, 2017 5:00 PM (Minutes Approval)

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

- J. Consider and act on a Final Plat for O'Dell Elementary, being a ±12 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, and the John Cahill Survey, Abstract 171, City of Celina, Collin County, containing one (1) lot. The property is generally located north of Punk Carter Parkway, and east of Palomino Lane. (O'Dell Elementary Final Plat) (Liebman)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Chad Anderson, Place 6
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- K. Consider and act on a Final Plat for Ace Hardware, being a ±1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and is 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)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- L. Consider and act upon a 380 Agreement by and between the City of Celina Texas and GBT Real Estate Services LLC for a 22,000 square foot Office Warehouse park situated at the southwest corner of Malone and Oklahoma Street. (Liebman)

Councilwoman Koehne recused herself from this item at 7:18 p.m. due to a conflict of interest. Councilwoman Koehne returned to the meeting at 7:19 p.m.

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

- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting forth its support to the construction of a grade separated structure on Frontier Parkway. (Johnson)

(2017-37R)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Mindy Koehne, Place 5
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- N. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2016-2017. (remodel)(Toutouchian)

RESULT: NO ACTION

- O. Consider and act upon a resolution approving and authorizing publication of notice of intention to issue certificates of obligation. (Toutouchian)
 (2017-38R)

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Chad Anderson, Place 6
AYES: Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

X. ADJOURNMENT:

Mayor Terry noted that the city had been awarded a Distinguished Budget Presentation Award by the Government Finance Officers Association. There being no further comment Mayor Terry adjourned the meeting at 7:22 p.m.

 Sean Terry, Mayor

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

 Date Minutes Approved

Minutes Acceptance: Minutes of Jun 13, 2017 5:00 PM (Minutes Approval)



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
FRIDAY, JUNE 23, 2017 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	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Bill Webber	City of Celina	Place 1	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Absent	
Wayne Nabors	City of Celina	Place 2	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:00 p.m.

II. ACTION::

1. Consider and act upon a resolution of the City council of the City of Celina, Texas, hereby authorizing the city Manager of the City of Celina, Texas, to execute a Hold Harmless agreement by and between the City of Celina and Old Celina LTD., Rex Glendenning, Sherese Glendenning, Clay Glendenning, Alex Snodgrass, and Madison Lavey, for setting up and launching a fireworks display sponsored by Celina limited to the time period beginning June 30, 2017 and ending July 2, 2017.

(2017-39R) Councilman Hopkins moved to approve. Councilwoman Roberts seconded.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Hopkins, Webber, Roberts
ABSENT:	Koehne, Anderson, Nabors

III. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 5:02 p.m.

Sean Terry, Mayor

Minutes Acceptance: Minutes of Jun 23, 2017 5:00 PM (Minutes Approval)

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jun 23, 2017 5:00 PM (Minutes Approval)



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
CITY HALL CONFERENCE ROOM 142 N. OHIO DRIVE, CELINA, TX 75009
THURSDAY, JUNE 29, 2017 AT 6:00 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	Absent	
Bill Webber	City of Celina	Place 1	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 6:00 p.m.

II. EXECUTIVE SESSION:

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.

The Celina City Council convened into Executive Session at 6:01 p.m. with City Attorney Lance Vanzant and Candidate #1. Candidate #1 left the meeting at 6:32 p.m. Council took a short recess and reconvened into Executive Session at 7:00 p.m. with Candidate #2.

A. City Manager

Reconvene into Open Session:

The Celina City Council reconvened into Open Session at 7:43 p.m.

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

Councilwoman Roberts moved to authorize the Mayor to enter into negotiations as discussed in executive session.

Minutes Acceptance: Minutes of Jun 29, 2017 6:00 PM (Minutes Approval)

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

III. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:45 p.m.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jun 29, 2017 6:00 PM (Minutes Approval)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: Stelzer Annexation

Action Requested:

Consider and act upon a resolution setting a date, time, and place (Tuesday, August 8, 2017 at 5:00 p.m. & Tuesday, August 8, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation on an approximately 15.471 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas. The property is generally located north of Frontier Parkway to the west of the BNSF Railroad, and on the east side of CR 51 (Prairie Crossing). (Stelzer Annexation)

Background Information:

Below is the anticipated annexation schedule for the property:

- Tuesday, July 11, 2017 - City Council acts on a resolution to set the public hearing dates;
- Tuesday, August 8, 2017 - Two separate public hearings are held on the same night (Tuesday, August 8, 2017 at 5:00 p.m. & Tuesday, August 8, 2017 at 5:05 p.m.); and
- Tuesday, September 12, 2017 - City Council acts on an ordinance annexing the property

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Resolution

Staff Recommendation:

Staff recommends approval as presented.

**CITY OF CELINA
RESOLUTION NO.**

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 CITY STAFF 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 City of Celina desires to start the process that will enable the City, should it so desire, to annex the properties referenced in Exhibits “A,” and more fully depicted in the attached Exhibit “ B” 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 8th day of August, 2017 at 5:00 p.m. and on Tuesday, the 8th day of August, 2017 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 in the attached Exhibits “A,” and more fully depicted in the attached Exhibits “B”.
- II. That City Staff 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 attached Exhibit “A,” and more fully depicted in the attached Exhibits “B” 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 July, 2017.

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

Exhibit A

LEGAL DESCRIPTION

BEING a tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas and being all of a 14.471 acre tract as conveyed to BG-GBT Celina 15 LP and recorded in County Clerks No. 20161121001582420, Official Public Records of Collin County (O.P.R.C.C.T.), Texas, also being all of a 1.000 acre tract as conveyed to BG-GBT Celina 15 LP and recorded in Instrument No. 20161121001581690, Official Public Records of Collin County (O.P.R.C.C.T.), Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the southeast corner of said 14.471 acre tract, said nail being in the west line of Burlington Northern Santa Fe Railroad Company tract as created in a deed recorded in Volume 121, Page 20, Land Records of Collin County, Texas, said nail also being in the approximate centerline of Frontier Parkway;

THENCE South 89°32'17" West, along the south line of said 14.471 acre tract, the south of said 1.000 acre tract and along the centerline of said Frontier Parkway, a distance of 322.20 feet to a mag nail found for the southwest corner of said 1.000 acre tract, also being the southeast corner of a called 161.51 acre tract conveyed to LFC Land Company II, LLC in Instrument No. 20140107000015410, O.P.R.C.C.T., same also being the intersection of the centerline of said Frontier Parkway with the centerline of Prairie Crossing (County Road No. 51);

THENCE North 01°06'16" West, along the west line of said 1.000 acre tract, and the west line of said 14.471 acre tract, and along the east line of said 161.51 acre tract, and along the centerline of said Prairie Crossing (County Road No. 51) a distance of 1572.78 feet to a "X" cut found for the northwest corner of said 14.471 acre tract, same being at the southwest corner of a called 22.334 acre tract conveyed to Kirk and Laurie Andrews as recorded in Instrument No. 20130328000416390, O.P.R.C.C.T.;

THENCE South 62°54'30" East, along the north line of said 14.471 acre tract and the south line of said 22.334 acre tract, a distance of 679.81 feet to the northeast corner of said 14.471 acre tract and the southeast corner of said 22.334 acre tract in the west line of aforesaid Burlington Northern Santa Fe Railroad Company tract;

THENCE South 11°20'18" West, along the west line of Burlington Northern Santa Fe Railroad Company tract and the east line of said 14.471 acre tract, a distance of 1285.38 feet to the **POINT OF BEGINNING** and containing 15.470 acres of land, more or less.

Exhibit B



Attachment: Stelzer Annexation Resolution (2098 : Stelzer Annexation)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Senior Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Pacheco Koch Surveying Agreement

Action Requested:

Consider and act upon the renewal of the miscellaneous professional land surveying services agreements between Pacheco Koch Consulting Engineers, Inc. (PKCE) and the City of Celina, Texas. (Liebman)

Background Information:

Periodically the City has a need for miscellaneous professional land surveying services for projects such as easement location, boundary location, and other field surveying and deed research tasks. The City's previous agreement with Pacheco Koch expired on December 31, 2016. The proposed agreement will extend the previous agreement to December 7, 2018.

Financial Considerations:

N/A

Legal Obligations and Review:

The City Attorney has reviewed to agreement for content and form.

Supporting Documents:

- Miscellaneous professional land surveying services agreement.

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval of the agreement as presented.

Staff Recommendation:



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Oncor rate request

Action Requested:

Consider and act upon a resolution of the City of Celina, Texas, finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company.

Background Information:

Please see the attached memo.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Reviewed by Oncor Steering Committee.

Supporting Documents:

Staff memo and resolution

Staff Recommendation:

STAFF REPORT REGARDING ONCOR ELECTRIC'S APPLICATION TO CHANGE RATES FILING

The City, along with 158 other cities served by Oncor Electric Delivery Company LLC ("Oncor" or "Company") is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s when cities served by the former TXU gave up their statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. Empowered by city resolutions and funded by *per capita* assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

On March 17, 2017, Oncor filed an application to change rates with cities retaining original jurisdiction. In the filing, the Company seeks to increase system-wide transmission and distribution rates by \$317 million or approximately 7.5% over present revenues. The Company asks the City to approve an 11.8% increase in residential rates and a 0.5% increase in street lighting rates. If approved, a residential customer using 1000 kWh per month would see a bill increase of about \$6.68 per month.

In March, the Steering Committee engaged the services of three consultants, Mr. Lane Kollen, Mr. Richard Baudino, and Mr. Karl Nalepa, to review the Company's filing. The consultants identified numerous unreasonable expenses and propose significant reductions to the Company's request. Accordingly, the Steering Committee's attorneys recommend that all members adopt the Resolution denying the rate change. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor's filing (i.e. PUC Docket No. 46957) currently pending at the Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this deadline was suspended until August 19, 2017. As such, all cities with original jurisdiction will need to adopt the resolution no later than August 19.

Purpose of the Resolution:

The purpose of the Resolution is to deny the rate application and consolidation proposed by Oncor.

Explanation of "Be It Ordained" Paragraphs:

1. This paragraph finds that the Company's application is unreasonable and should be denied.
2. This section states that the Company's current rates shall not be changed.

Attachment: Denial Resolution Staff Report Oncor 2017 Rate Case (2099 : Oncor)

3. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.

4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

5. This section provides Oncor and counsel for the cities will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

RESOLUTION NO. 2017-

A RESOLUTION OF THE CITY OF CELINA, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S ("ONCOR" OR "COMPANY") APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Celina, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about March 17, 2017, Oncor filed with the City an application to increase system-wide transmission and distribution rates by \$317 million or approximately 7.5% over present revenues. The Company asks the City to approve an 11.8% increase in residential rates and a 0.5% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor, Care of Howard Fisher, Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this 11th day of July, 2017.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Attachment: Denial Resolution Oncor Rate Case 2017 (2099 : Oncor)



Mainstreet Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Rebecca Barton, Downtown Development Manager
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Main Street Board appointment

Action Requested:

Consider and act upon appointment of Philip Ferguson to the Main Street Advisory Board. (Barton)

Background Information:

A few vacancies currently exist on the Main Street Board making it more difficult to gain a quorum for meetings. Mr. Ferguson has volunteered to serve on this board.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

application

Staff Recommendation:



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: PIDWorks Administrative Services

Action Requested:

Consider and act upon an agreement by and between the City of Celina and PIDWorks LLC for administrative services related to Public Improvement Districts. (Vanzant)

Background Information:

Board Review/Citizen Input:

N/A

Alternatives:

Financial Considerations:

Legal Review:

The City Attorney has reviewed this agreement

Supporting Documents:

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: Wilson Creek Meadows Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two Public Hearings at 5:00 and 5:05 p.m. to consider testimony on the proposed annexation of an approximate 105.94 acre tract of land and half of adjacent right-of-way situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Annexation) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the property:

~~Tuesday, June 13, 2017 – City Council acts on a resolution to set the public hearing dates;~~

Tuesday, July 11, 2017 - Two separate public hearings are held on the same night (Tuesday, July 11, 2017 at 5:00 p.m. & Tuesday, July 11, 2017 at 5:05 p.m.); and

Tuesday, August 8, 2017 - City Council acts on an ordinance annexing the property.

Board Review/Citizen Input:

Financial Considerations:

Legal Review:

Supporting Documents:

Location Map

Staff Recommendation:

Annexation Exhibit



Attachment: aerial (2097 : Wilson Creek Meadows Annexation PH)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Helen-Eve Liebman, Director of Planning and Dev Services
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: Celina Gateway Planned Development Rezoning

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 108.3 acres situated in the F.D. Gray Survey, Abstract 361, City of Celina, Collin County, Texas as PD, Planned Development, with base zoning of MU-2, Mixed Use Regional. The property is generally located north of Frontier Parkway, east and west of Dallas Parkway (Future Dallas North Tollway), and south of County Road 970. (Celina Gateway Zoning) (Liebman)

Background Information:

The property is currently zoned C-1, Retail and the applicant is proposing a Planned Development with base zoning designations of MU-2, Mixed-Use Regional. The ±108.3 acre tract of land is broken into six (6) tracts - Tracts 1-4 are located north of Frontier Parkway and west of Dallas Parkway (future Dallas North Tollway); and Tracts 5-6 are located north of Frontier Parkway, and east of Dallas Parkway (future Dallas North Tollway).

Tract 1 (±16.3 acres):

Located in the far northwest corner of the property, this tract is proposed for high-density single-family that are proposed to be both attached and detached dwellings.

	Density	Lot size	Lot Width	Minimum SF	Height	Setbacks
Single-family attached	24/units per gross acre	Min. - 2,400 sf	25'	1,200 sf	45' for primary structure, 25' for accessory	Front Yard- 10' Side Yard - None required unless adjacent to street or driveway, then 15'. Rear Yard - 20' for the main building.
Single-family detached	18/units per gross	Min. - 2,400 sf Max -	25'	1,200 sf	45' for primary structure, 25' for	Front Yard- 10', 20' for garage Side Yard - 5' min. on one side Rear Yard - 20' for the main building.

	acre	3,000 sf			accessory	
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Other permitted uses on Tract 1 include assisted living facilities, nursing/convalescent home, and retirement homes.

Tract 2 (±18.2 acres):

Located to the east of Tract 1, this tract is proposed for high-density multi-family. Multi-family units are allowed to be developed up to 24 dwelling units per gross acre, with a density bonus of up to 40 dwelling units per gross acre if at least 75% of the required parking is a parking structure. This tract serves as a transition between the single-family development and the mixed-use development proposed in Tract 3. The minimum square footage per unit is as follows:

Efficiency/One Bedroom - Minimum 625 square foot.

Two bedroom - Minimum of 1,000 square feet

Three bedroom - Minimum of 1,200 square feet.

The front, rear, and side yard all have a minimum setback of 5 feet, and there is a minimum 25 foot setback when adjacent to developed single-family to the north of the property. The maximum height of the structure is 65 feet and an accessory building may not exceed 30 feet in height.

Other permitted uses in the tract include single-family attached, single-family townhomes, assisted living facilities, child day care, church/place of worship, family home (adult or child care), nursing/convalescent home, retirement home, and accessory structures.

Tract 3 (±9 acres):

Located to the east of Tract 2, directly to the west of Dallas Parkway (Future Dallas Tollway), this tract is proposed for mixed-use to include retail, office, and residential. The proposed regulations require 30% minimum of retail; and 30% minimum of office. The tract can also be developed with up to 300 integrated multifamily units. The minimum lot size is one (1) acre, with a minimum front yard setback of 50 feet for frontage off of Dallas North Tollway; 15 foot side yard, 15 foot rear yard from Tract 2; and a minimum 25 foot setback when adjacent to single-family to the north. The maximum height of any structure is 65 feet.

Tract 4 (±26.3 acres):

Located directly north of Frontier Parkway, west of Dallas North Tollway, this tract is proposed to have a mixture of commercial, retail, office, and multi-family uses with increased height standards. This tract is proposed to have a maximum height of 12 stories, or 140 feet. There is a minimum 50 foot front yard setback for buildings with Dallas North Tollway frontage; and a minimum front yard setback of 30 feet for buildings fronting Frontier Parkway. Standalone Multifamily uses shall be setback 300 feet from DNT and Frontier Parkway upon approval of a Conditional Use Permit. Vertically integrated Multifamily is allowed anywhere in this tract without a Conditional Use Permit requirement.

Tract 5 (±7.8 acres):

Located in the far northeast corner of the tract, directly east of Dallas North Tollway, this tract is proposed as a MU-2, Mixed Use Regional District, to incorporate stand-alone restaurants, retail and vertically integrated multifamily. The minimum front yard setback from Dallas North Tollway is 50 feet. There is also a minimum 25 foot setback when adjacent to single-family developed land; an eight (8) foot side yard setback (15 foot when adjacent to a residential lot); and a 15 foot rear yard setback. The maximum height of a structure shall not exceed 65 feet. Standalone multifamily is permitted upon

approval of a conditional use permit.

Tract 6 (±28.8 acres):

Located directly north of Frontier Parkway, east of Dallas North Tollway, this tract is proposed to have a mixture of commercial, retail, office, townhouse, and multi-family uses with increased height standards. This tract is proposed to have a maximum height of 12 stories, or 140 feet. There is a minimum 50 foot front yard setback for buildings with Dallas North Tollway frontage; and a minimum front yard setback of 30 feet for buildings fronting Frontier Parkway. All residential uses shall be located in the northeast corner of the tract.

Comprehensive Plan:

The City's Comprehensive Plan designates this area as a commercial/mixed use corner, which discourages residential uses. It encourages more intensive uses such as malls and large shopping centers and/or mixed-use developments that integrate at least two supporting uses on the same site. The proposed PD does integrate commercial and retail uses, with single-family being developed directly adjacent to existing single-family to transition into the commercial/mixed uses at the hard corner on Frontier Parkway and Dallas North Tollway.

The underlying classification of the area is Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single-family detached, attached dwellings such as duplexes, and townhomes. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

Thoroughfare Plan:

The property is located at the intersection of a major freeway (Dallas North Tollway), which is a 400 foot right-of-way, and a six-lane divided thoroughfare (Frontier Parkway), which is a 120 foot right-of-way.

Public Notice:

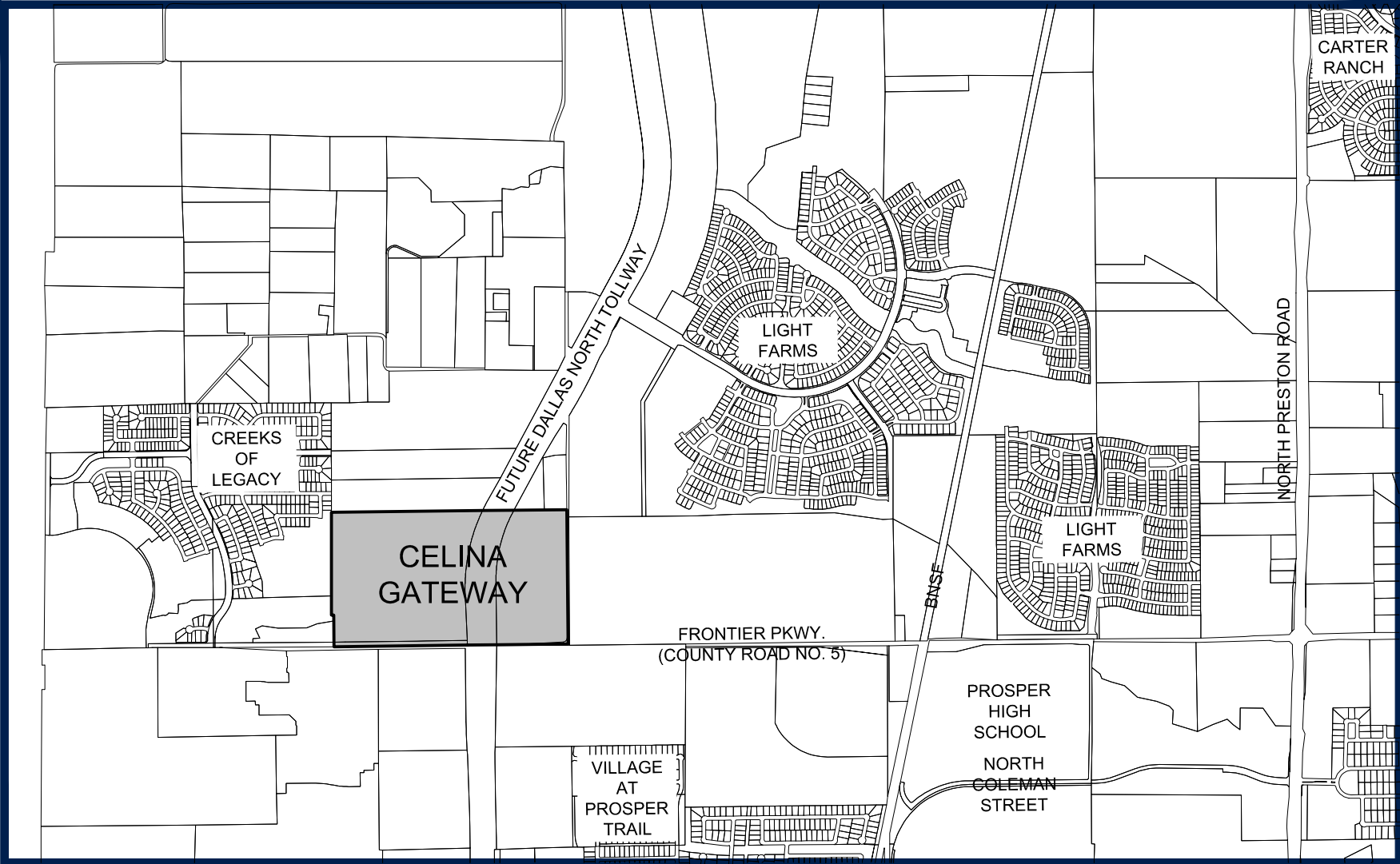
The public hearing notice was published in the *Celina Record* on Friday, June 23. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. Zoning change signs were also posted on the property. As of July 7, 2017, staff has received no letters either in support or in opposition to the proposal.

Supporting Documents:

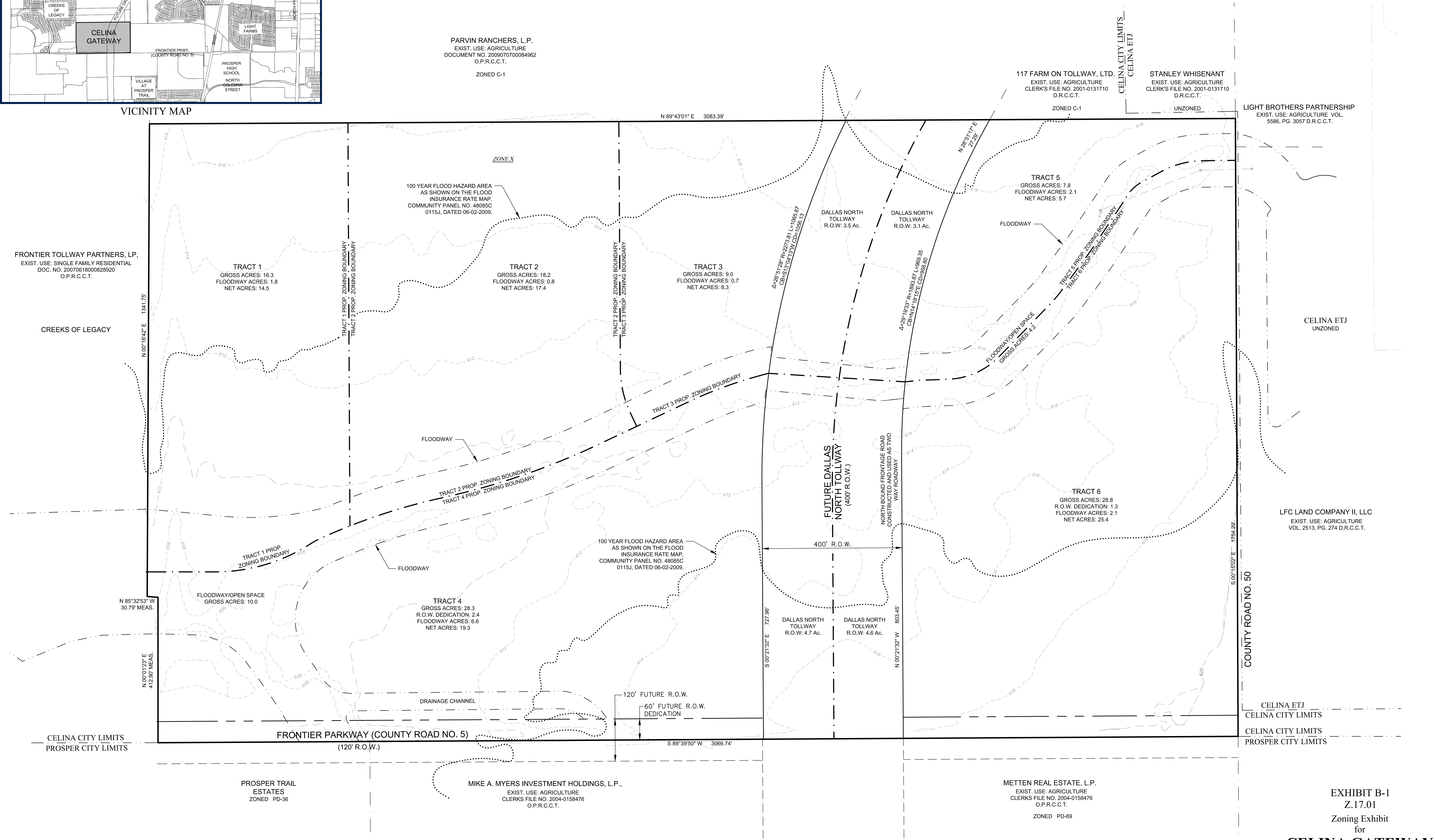
- Proposed Development Regulations
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Concept Plan

Staff Recommendation:

Staff recommends approval as presented.



VICINITY MAP



- GENERAL NOTES:
- 1) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSED AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - 2) CONTOURS ARE SHOWN AT TWO (2) FOOT INCREMENTS.
 - 3) ALL THOROUGHFARES AND ROADWAYS SHALL COMPLY WITH THE CITY'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT THE TIME OF FINAL PLAT APPROVAL.
 - 4) 100-YEAR FLOODPLAIN DOES EXIST ON THE PROPERTY AND WILL BE MODIFIED TO RECLAIM PROPERTY FOR THIS MIXED USE PLANNED DEVELOPMENT.

Owner:
TOM MOSEY PROPERTIES
245 Asylum Street
Norwich, CT 06360

Planner/Applicant:
DUNAWAY
500 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.295.1121
Fax: 817.295.1118

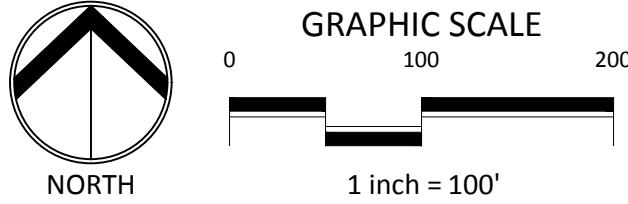


EXHIBIT B-1
Z.17.01
Zoning Exhibit
for
CELINA GATEWAY
±108.3 Acres of Land

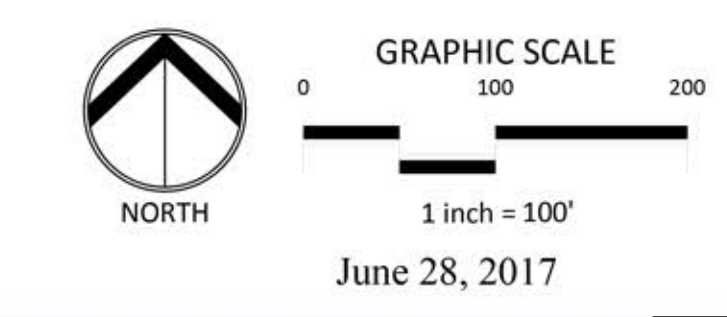
June 28, 2017



EXHIBIT B-3
Z.17.01
PD Site Plan
for
CELINA GATEWAY
±108.3 Acres of Land

Owner:
TOM MOSEY PROPERTIES
245 Asylum Street
Norwich, CT 06360

Planner/Applicant:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1144



Attachment: 17-0628 PD Site Plan (2021) : Celina Gateway Planned Development (Resoning)

CITY OF CELINA, TEXAS

ORDINANCE 2017-
THE COLUMNS PLANNED DEVELOPMENT #80

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 124.434 ACRE TRACT OF LAND LOCATED IN THE F.D. GRAY SURVEY, ABSTRACT NO. 361, CITY OF CELINA, 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 #80; 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 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, #80 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

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 #80.

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 July, 2017.

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: DRAFT ORDINANCE- CELINA GATEWAY 7.7.2017 (2091 : Celina Gateway Planned Development Rezoning)

EXHIBIT A LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land situated in the F. D. GRAY SURVEY, Abstract 361, Collin County, Texas, and being a part of that tract of land described in deed to Tom Mosey, recorded in Volume 4363, Page 2297, Deed Records, Collin County, Texas, and being more particularly described as follows.

Beginning at a point for corner at or near the centerline of County Road No. 5, and being in the North line of a tract of land described in deed to Mike A. Myers Investment Holdings, L.P., recorded in Clerk's File No. 2004-0158476, Official Public Records, Collin County, Texas, and being at the Southeast corner of a tract of land described in deed to Frontier Tollway Partners, LP, recorded in Document No. 200706180000828920, Official Public Records, Collin County, Texas, and being at the Southwest corner of said Tom Mosey tract;

Thence North 00 deg. 01 min. 23 sec. East, along the East line of said Frontier Tollway Partners tract, and the West line of said Tom Mosey tract, passing at a distance of 30.56 feet, a 5/8-inch iron rod found for reference, continuing a total distance of 412.90 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 85 deg. 32 min. 53 sec. West, along said East and West lines, a distance of 30.79 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 00 deg. 16 min. 42 sec. East, along said East and West lines, a distance of 1341.75 feet to a 1/2-inch iron rod found at the Southwest corner of a tract of land described in deed to Parvin Ranchers, L.P., recorded in Document No. 2009070700084962, Official Public Records, Collin County, Texas;

Thence North 89 deg. 43 min. 01 sec. East, a total distance of 3083.39 feet along a line on the South side of Parvin Ranchers tract to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Dallas North Tollway, a 400-foot right-of-way as established by deed to the State of Texas, recorded in Document No. 20060912001319390, Official Public Records, Collin County, Texas, to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, then along the South line of a tract of land described in deed to Stanley Whisenant, recorded in Clerk's File No. 2001-0131710, Deed Records, Collin County, Texas, a distance of 697.80 feet to a 1/2-inch iron rod found for corner in the said centerline of County Road No 51, and being in the West line of a tract of land described in deed to Light Brothers Partnership, recorded in Volume 5586, Page 3057, Deed Records, Collin County, Texas;

Thence South 00 deg. 15 min. 02 sec. East, passing at a distance of 80.32 feet, the Southwest corner of said Light Brothers tract, and the Northwest corner of said Board of Regents tract, continuing a total distance of 1754.29 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the centerline of County Road No. 5, with the centerline of County Road No. 51, and being in the North line of a tract of land described in deed to Mike A. Myers Investment Holdings, L.P., recorded in Clerk's File No. 2004-0158476, Official Public Records, Collin County, Texas;

Thence South 89 deg. 39 min. 50 sec. West, along said centerline and said North line, a total distance of 3069.66 feet to an "X" set for corner in the East line of the Dallas North Tollway, a 400-foot right-of-way as established by deed to the State of Texas, recorded in Document No. 20060912001319390, Official Public Records, Collin County, Texas, to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at or

near the centerline of said County Road No. 5, and being in the North line of said Mike A. Myers tract; along said centerline and said North line, a distance of 2069.66 feet to the PLACE OF BEGINNING and containing 5,420,345.04 square feet or 124.434 acres.

EXHIBIT B

ZONING MAP

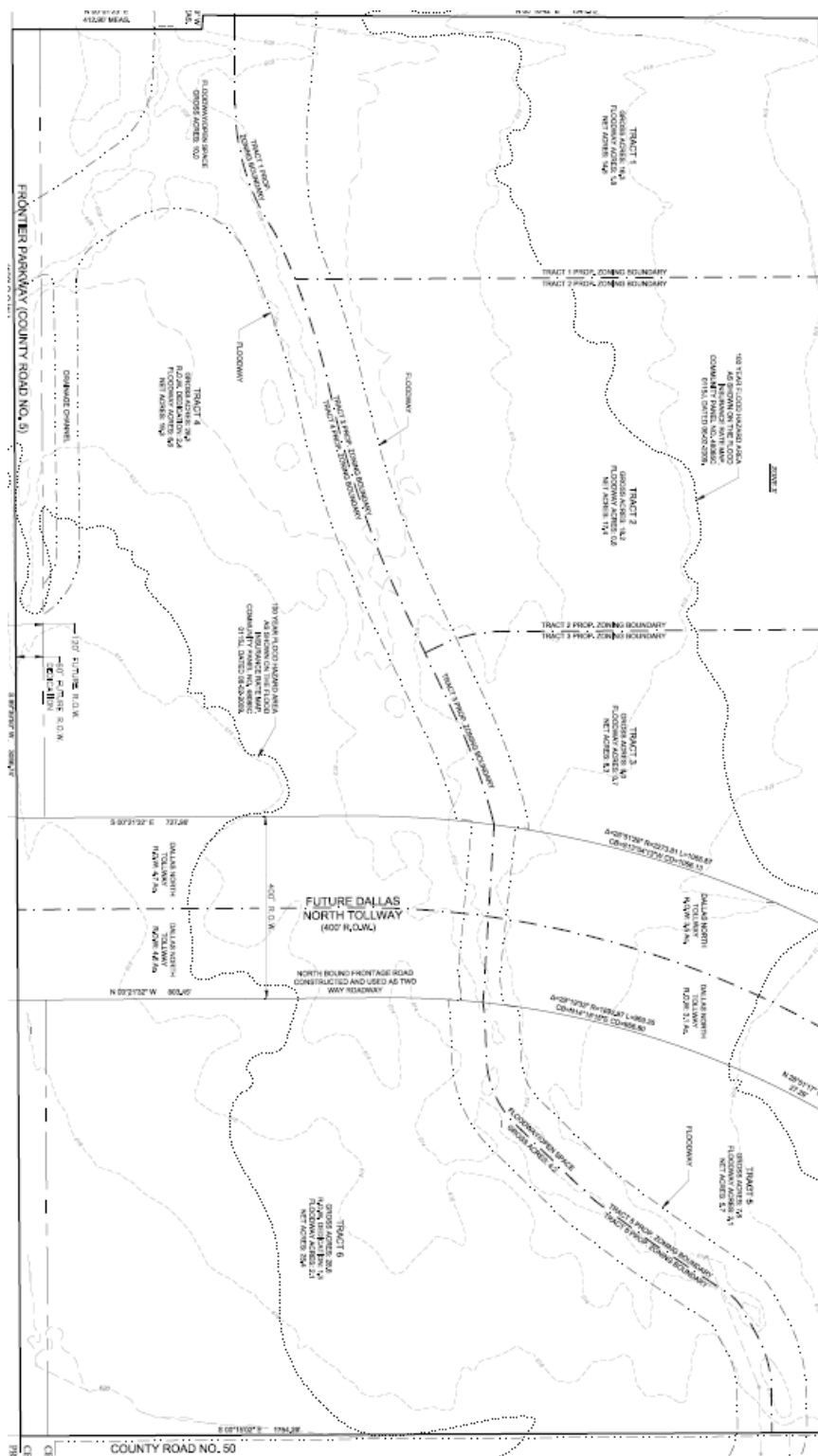


EXHIBIT C
CONCEPT PLAN

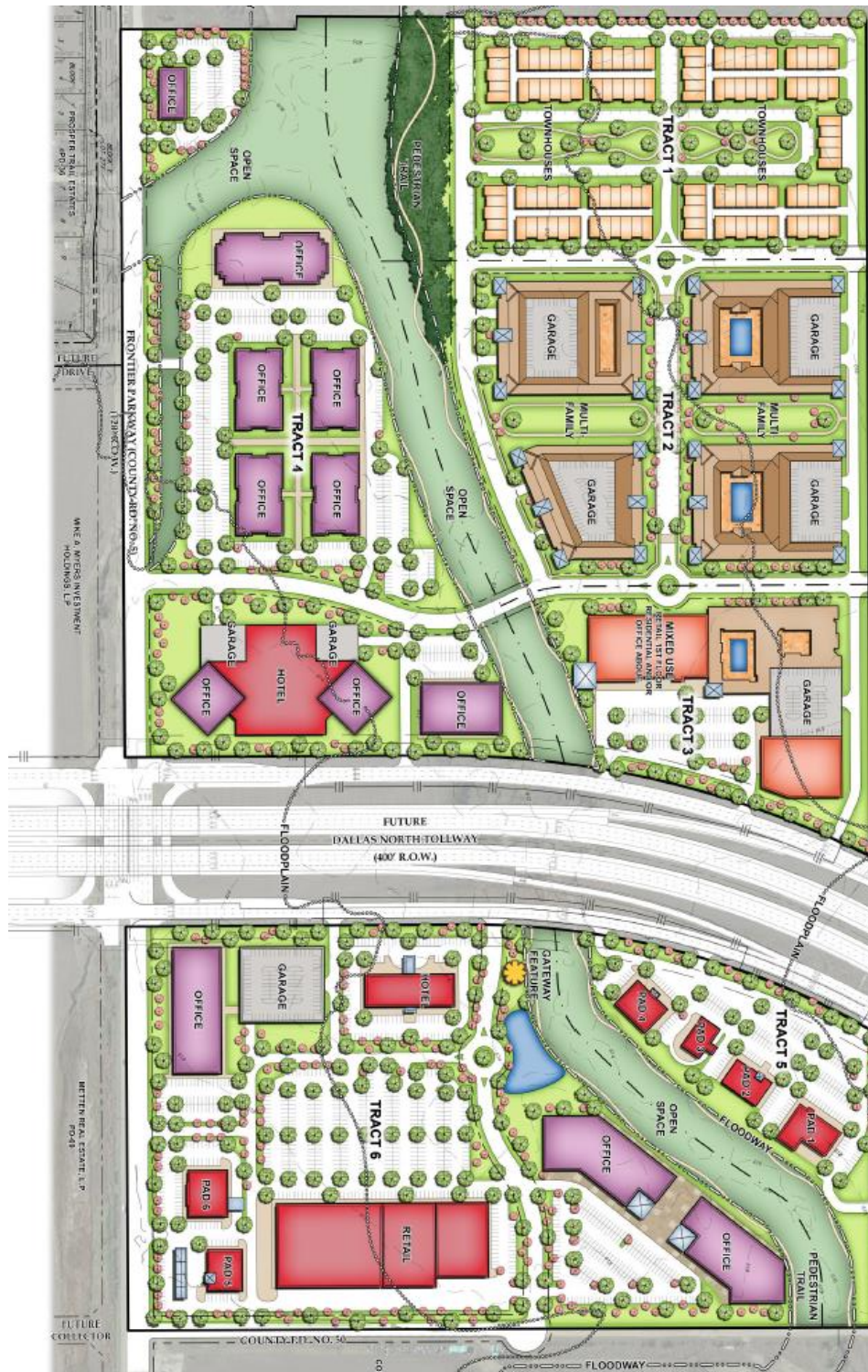


EXHIBIT D

Celina Gateway Planned Development Regulations

General

The general regulations below apply to each tract and/or to the overall Celina Gateway PD development.

- I. Use Definitions and Interpretation.
New and/or similar uses may not be listed herein or defined in the Celina Code of Ordinances. The Planning Director may make a determination regarding the applicability and conformity of a proposed use with these regulations. Any significant changes to the land uses as depicted on the Concept Plan shall require a PD amendment approved by the City of Celina Planning and Zoning Commission and City Council.
- II. Minimum district size. No minimum district size is required.
- III. Open space.
A minimum of 20 percent of the total net acres of developable land within the entire Planned Development will be created as usable open space outside of the floodway. Area for trails and parks within the improved floodplain, but outside of the floodway may be used to meet this requirement when amenities are provided on three (3) sides. Amenities may include but are not limited to existing natural areas, landscaping, trails, sidewalks and seating areas. Open space landscaping shall include one (1) three caliper inch (3 cal. In.) tree for every 5,000 square feet of improved open space. Additional landscaping is not required in natural areas.
- IV. Tree Preservation:
A tree survey and preservation plan will be submitted with the preliminary plat and/or the construction documents for public improvement. The survey and preservation plan will be submitted in accordance to article 14.05.090. Trees on the City approved plant list, not exempt, and 6" dbh (diameter at four feet above grade) or greater require replacement at 1:0.5 ratio.
- V. Impervious surface.
A maximum eighty-five (85) percent of the total net acres of the entire Planned Development may be covered by impervious surfaces, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- VI. Connectivity.
A minimum of two (2) vehicular points of connection to adjacent streets and a minimum of one (1) pedestrian point of connection to adjoining sidewalks, trails or developments shall be provided for each tract.
- VII. Parking requirements:

- A. No parking areas or other impervious structures (except as noted herein), are permitted within the recognized floodplain, as identified by FEMA, of a creek or other drainageway.
- B. Loading and service areas shall be located on the side or rear of the buildings and not facing a public street.
- C. Reduction Permitted:
 - 1. Any structures or buildings over 150,000 square feet may reduce the amount of required parking by 15 percent with approval of the Director of Planning and Development Services. The Director may, at their discretion, forward the parking plan to the City Council for consideration.
 - 2. The area granted for a parking reduction shall be covered by landscaping materials and approved on the site plan.
- D. All parking spaces required herein shall be located on the same lot, and, in the case of nonresidential buildings or uses within 150 feet of the building or use served with an approved parking agreement.
- E. Off-site parking is permitted according to the following standards:
 - 1. Off-site parking must be located on an immediately contiguous lot or tract within the Celina Gateway PD development, within 150 feet of the building or use served.
 - 2. Off-site parking provided for collective use or used jointly by two or more uses, buildings or establishments, may be located not to exceed 300 feet from any building served.
- F. On-street parking is allowed on all streets internal to the Celina Gateway development, and a portion not to exceed 50 percent may be counted toward meeting the number of required spaces for a building or use with the inclusion of landscape bump-outs at all pedestrian and vehicular intersections and driveways.

VIII. Landscaping and screening requirements:

- A. Landscape and screening is not required between different uses and tracts internal to the Celina Gateway PD.
- B. Perimeter landscaping and screening. Perimeter landscaping and screening is only required along the exterior boundaries of the Celina Gateway PD subject property and only where the development is adjacent to single-family detached residential uses or zoning. Perimeter landscaping will include, but is not limited, to the following:
 - 1. A minimum 5-foot wide buffer containing a 6-foot high masonry or decorative metal wall or fence, trees and groundcover; and
 - 2. At least one (1) tree for each 75 lineal feet or fraction thereof of perimeter area.
- C. Specific parcel and/or building. Landscaping associated with the development of a parcel within a tract shall comply with article 14.05 division 3.
- D. Parking lots. Landscaping internal to surface parking lots will comply with article 14.05 division 2.
- E. Screening design standards. All screening walls visible from a public street shall be:
 - a. Constructed of a minimum of a six (6) foot high masonry wall with materials that are consistent with the color and design of the primary on-site structure;
 - b. Consistent in color and design with the building architecture;
 - c. Uniform in style and materials along the entire length of the screen within a single development.
 - d. Alternative screening. A decorative metal fence with landscaping may be

provided as an alternative to the masonry wall.

F. Landscaping along frontage of Dallas North Tollway and Frontier Parkway:

1. Front yard landscape buffer. A minimum 50-foot wide front yard landscape buffer shall be required along the frontage of Dallas North Tollway and Frontier Parkway. This landscape buffer shall include the required 25-foot wide water and sewer easement, as required by City subdivision regulations, as amended. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.
2. Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a 25-foot wide landscape buffer. The buffer shall extend the distance of the lot frontage and transition within 50 feet to the adjacent required landscape buffer.
3. Corner lots of intersecting streets designated as a collector street shall provide for a 15-foot wide landscape buffer. The buffer shall extend the distance of the lot frontage and transition within 25 feet to the adjacent required landscape buffer.
4. Landscape requirements. Landscape materials shall comply with the Celina approved plant list.
 - a. Large trees. One (1) large tree, a minimum three-inch caliper (3 cal.in.) in size, shall be planted for each 75 linear feet of street frontage, exclusive of drives in the required front yard. The row of trees shall be located a minimum of 25 feet from the front right-of-way line, outside of the 25-foot utility easement.
 - b. Small trees. A minimum of one (1) small tree shall be planted for every 10,000 square feet of front yard area. The small trees shall be planted a minimum of 30 feet from the front right-of-way line.
 - c. Shrub requirements. A landscape planting of 32 evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each 100 linear feet of street frontage, exclusive of drives, in groupings or hedgerow style. A minimum 3-foot wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed inside the water/sewer easement.
 - d. Purchase of tree credits. Tree credits may be purchased according to article 14.05, division 3.

G. Screening from the public view from Dallas North Tollway and Frontier Parkway:

- a. Mechanical and utility equipment.
 - i. Screening shall consist of a decorative wall or architectural element of the building that is 100 percent opaque.
 - ii. Roof-mounted equipment shall be screened with materials that are 100 percent opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.
- b. Vehicle loading/unloading and service areas.
 - i. Screens shall incorporate shrubbery having year-round foliage and/or a wall or architectural element of the building that is a minimum of six (6) feet in height and is a minimum of 75 percent opaque.

- ii. Loading and service areas shall be screened from view of the rights-of-way along Dallas North Tollway and Frontier Parkway.
- c. Refuse, refuse containers, and recycling containers. Screens shall consist of:
 - i. Solid construction and/or materials which completely screen the container:
 - A minimum six (6) foot high; and
 - Solid masonry wall or a wall comprised of architectural elements similar to the principal the building on all sides;
 - ii. A solid metal gate; and
 - iii. Shall be located outside bufferyards, and to the side or rear of the principal building.

IX. Sidewalks standards:

- A. Sidewalks shall be installed in accordance with article 10.03, division 4 of the Celina Code of Ordinances; except as noted in paragraph B below.
- B. Along DNT frontage:
 - 1. Location. The required sidewalk along all Dallas North Tollway may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
 - 2. Easement required. A 6-foot wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.
 - 3. Construction criteria. Construction criteria for the required sidewalk:
 - a. Five (5) feet wide minimum;
 - b. Curved alignment. Minimum 80-foot centerline radius, maximum intersection angle of 20 degrees, and maximum 20-foot tangent between sidewalk curves;
 - c. Minimum 6-foot separation between back of street curb and edge of sidewalk, except at street intersections and bridge approaches;
 - d. Sidewalk approaches, including the wheelchair ramp, to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet;
 - e. Detailed construction plans shall be submitted to the Director of Planning and Development Services or designee for approval prior to construction of the sidewalk;
 - f. Deviations from these criteria may be approved by the Director of Planning and Development Services or his or her designee for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
 - g. A minimum 5-foot wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. This connecting sidewalk shall be accessible, readily visible, and paved.

X. Parking and Access.

- 1. Access and off-street parking standards. Access and off-street parking shall be provided in accordance with the regulations herein and article 14.05, development standards and use regulations of the Celina Code of Ordinances

2. Driveways:
 - a. Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with 50-foot long medians for landscaping.
 - b. Shared driveways/access. Developments shall incorporate a 24-foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads. The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking.
- XI. Convenience stores and/or grocery stores with gas stations. Where permitted in Tracts 4, 5 and 6, these supplementary standards are required to encourage the safe, healthy, attractive and convenient location and development of this land use:
 1. Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;
 2. Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis, not to exceed 25 percent of the building elevation. These accent color areas should not be internally illuminated, except as allowed by the city's sign regulations;
 3. Supporting structures for canopies structures should be comprised of the same or complementary exterior materials, design motif and colors as the main structure. Canopy columns shall be fully encased with masonry;
 4. Canopy band face shall be a color consistent with the main structure, an accent color or a logo color; and
 5. Lighting fixtures or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy.
- XII. Hotel development regulations. Where allowed, the following regulations shall apply:
 1. Limited service hotels shall be approved through the conditional use permit (CUP) process and comply with the regulations in article 14.05, supplemental regulations of the Celina Code of Ordinances.
 2. Full service hotels are a permitted use within the Celina Gateway PD. This use shall comply with the other regulations in article 14.05, supplemental regulations of the Celina Code of Ordinances.
- XIII. Where there is a conflict with the Celina Code of Ordinances, these regulations shall supersede.

Tract 1: High-density Single-Family

The purpose of this tract is to provide high-density single-family residences to provide an additional type of housing, other than suburban-style single-family, for the residents of Celina. In addition, this type of residential use will buffer the adjacent single-family residential development to the west from more intense land uses within the Celina Gateway PD. The high-density residential units may be attached or detached as determined by market demands at the time of development.

- I. Land Use
 - A. Permitted Uses:
 1. Dwelling, Single-family detached
 2. Dwelling, Single-family attached (3 or more dwelling units)
 3. Assisted living facility
 4. Nursing/convalescent home
 5. Retirement home
 - B. Conditional Uses:

Conditional uses must be approved in accordance to article 14.03, division 2 of the Celina Code of Ordinances.

 1. Accessory building
- II. Land Use Mix.
 - A. No minimum or maximum floor to area ratios (FARs) are required.
 - B. Residential uses: Up to 100 percent.
 - C. Other Permitted uses: 33 percent maximum.
- III. Development Regulations
 - A. Density.
 1. Single-family detached. Eighteen (18) dwelling units per gross acre maximum.
 2. Single-family attached. Twenty-four (24) dwelling units per gross acre maximum.
 - B. Lot size:
 1. Lot Area:
 - a. Single- family detached.
 - i. Minimum. 2,400 square feet.
 - ii. Maximum. 3,000 square feet.
 - b. Single- family attached. Minimum. 2,400 square feet.
 2. Lot Width. Twenty-five (25) feet minimum when measured at the front yard setback line.
 - C. Floor area. 1,200 square feet per dwelling unit minimum.
 - D. Setbacks:
 1. Single-family detached:
 - a. Front yard. Ten (10 feet) minimum for main dwelling unit; integral architectural elements of the main dwelling unit may extend up to five (5) feet into the front yard.
 - b. Side yard. Five (5) feet minimum on one side.
 - c. Rear yard. No minimum setback required.
 2. Single-family attached:

- a. Front yard. Ten (10) feet minimum; integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 - b. Side yard:
 - i. No side yard required, except for a minimum 15-foot side yard adjacent to any street or driveway.
 - ii. The ends of any two adjacent building complexes or rows of buildings shall be at minimum of ten (10) feet apart.
 - c. Rear yard. No minimum setback required.
- 3. Adjacency. A minimum twenty-five (25) feet setback is required when adjacent to single-family development not within the Celina Gateway PD development. Landscape, screening, and streets are allowed within this setback.
- E. Height:
 - 1. Primary structure shall not exceed forty-five (45) feet.
 - 2. Accessory structures shall not exceed twenty-five (25) feet.
- F. Parking requirements:
 - 1. Garages. A minimum of two (2) covered and enclosed parking spaces for each dwelling unit is required.
 - a. Front. No Garages may front onto street, right-of-way or easement.
 - b. Rear and/or alley access. Garages should be located behind the dwelling unit and accessed only from the rear via an alley or an approved fire lane
 - c. Garages shall be located on the same lot as each dwelling unit.
 - 2. Designated visitor parking spaces shall be provided in common parking areas at a ratio of one guest/visitor space per five dwelling units (1:5).
 - 3. Boats, campers, trailers and other recreational vehicles shall be prohibited.

Tract 2: High-density Multiple Family

The purpose of this tract is to provide another housing option for the residents of Celina. In addition, the multiple-family tract is positioned within the development to act as a transition between the uses of Tract 1, single-family residential, and Tract 3, mixed-use.

- I. Land Use
 - A. Permitted Uses:
 1. Dwelling, Multiple-family
 2. Dwelling, Single-family attached
 3. Dwelling, Single-family townhome
 4. Assisted living facility
 5. Child day care (business)
 6. Church/place of worship
 7. Family home (adult or child care)
 8. Nursing/convalescent home
 9. Retirement home
 10. Accessory structures (in accordance with articles 14.04 and 14.05)
- II. Land Use Mix.
 - A. No minimum or maximum floor to area ratios (FARs) are required.
 - B. Residential uses:
 - a. Single-family attached: Up to 100 percent.
 - b. Multiple-family: Up to 100 percent.
 - C. Other Permitted uses: 33 percent maximum.
- III. Single-Family Development Regulations. Permitted single-family uses shall be developed according to the standards specified for Tract 1.
- IV. Multiple-family Development Regulations:
 - A. Density.
 1. Twenty-four (24) dwelling units per gross acre (du/ga) maximum.
 2. Density Bonus. An increase in density of a total of up to forty (40) dwelling units per gross acre is permitted when 75 percent of the required parking spaces are provided in a parking structure.
 - B. Lot size: Five (5) acres minimum.
 - C. Floor area.
 1. Efficiency unit or one-bedroom unit. Minimum 625 square feet.
 2. Two-bedroom unit. Minimum 1,000 square feet.
 3. Three-bedroom unit. Minimum 1,200 square feet.
 - D. Setbacks:
 1. Front yard. Minimum five (5) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 2. Side yard. Minimum five (5) feet.
 3. Rear yard. Minimum five (5) feet.
 4. Adjacency. A minimum twenty-five (25) feet setback is required if adjacent to developed single-family to the north.

- E. Height:
 - 1. Primary structure shall not exceed 65 feet in height.
 - 2. Accessory structures shall not exceed 30 feet in height.
- F. Parking requirements: Number per unit.
 - 1. 1.50 spaces per efficiency unit or 1-bedroom unit.
 - 2. 1.75 spaces per 2-bedroom unit.
 - 3. 2.00 spaces per 3-bedroom unit.
 - 4. 2.75 spaces per unit with four (4) or more bedrooms.
- G. Surface parking lots. Surface parking lots associated within stand-alone multiple-family development shall be located in the interior to the development and not visible from public streets.

Tract 3: Mixed-Use

The purpose of the mixed use regional district is to encourage and promote well-planned, compact and viable commercial development, with an integrated blend of attached residential, commercial and office. The uses may be mixed vertically within the same building separated by floors with retail and commercial typically on the ground floor, and office and residential uses on the floors above.

I. Land Use

A. Permitted Uses (Mixed Use):

1. Amusement Services (indoors)
2. Assisted living facility
3. Church/place of worship
4. Clinic or office (medical)
5. Dwelling unit above ground floor business
6. Living quarters on-site with a business
7. Armed services recruiting center
8. Artist studio
9. Bakery or confectionery (retail)
10. Bank/credit unions
11. Child day care (business)
12. Food or grocery store
13. Feed and grain store
14. General retail store
15. Household appliance service and repair
16. Home improvement (no outside storage)
17. Home occupation as regulated by Celina Code of Ordinances.
18. Hospital
19. Hotel/motel
20. Laundry/dry cleaning (drop off/pick up)
21. Offices (professional and general business)
22. Parking lot structure, commercial (auto)
23. Personal services shop
24. Pet and animal grooming shop
25. Restaurant
26. Restaurant (with drive-through and/or drive-in service)
27. Studio for radio or television (without tower)
28. Theater or playhouse (indoor)
29. Seasonal business
30. Telemarketing agency
31. Temporary business

B. Conditional Uses:

Conditional uses must be approved in accordance to article 14.03, division 2.

1. Auto laundry or carwash
2. Auto repair (minor)

3. Auto supply store
4. Family home (adult or child care)
5. Group day care
6. Micro-brewery
7. Mini-warehouse/self-storage
8. Nursing/convalescent home
9. Office warehouse
10. Outside display associated with primary use
11. Private Club

II. Land Use Mix.

- A. No minimum or maximum floor to area ratios (FARs) required.
- B. Land use mix limits: Any development within Tract 3 will have a mix of residential and nonresidential uses at the following rates:
 1. Integrated mixed-use development:
 - a. Retail. Thirty percent (30%) of net acreage minimum.
 - b. Office. Thirty percent (30%) of net acreage minimum.
 - c. Multiple Family. Maximum 300 dwelling units total.

III. Development Regulations:

- A. Residential Density:
 1. Multiple-family residential (integrated). Maximum 300 dwelling units total.
- B. Lot size. Minimum 100 feet wide and 100 feet deep.
- C. Setbacks for any structure and/or use:
 1. DNT frontage/Front yard. Fifty (50) feet.
 2. Side yard. Fifteen (15) feet.
 3. Rear yard. Fifteen (15) feet setback from Tract 2.
 4. Adjacency. Minimum twenty-five (25) feet setback if adjacent to developed single-family to the north. Landscape, screening, and streets are allowed within this setback.
- D. Height. Primary structure shall not exceed sixty-five feet (65) in height.
- E. Alternative parking requirements.
 1. Shared parking calculated by use and hours of operation shall be submitted with the site plan.
 2. Shared parking agreement shall be signed by all property owners and shall be transferable with deed.

Tract 4: Gateway West

The purpose of this tract, along with Tract 6 to the east, is to create the southern gateway to the City of Celina along the Dallas North Tollway. Increased height standards will frame the entrance to the city. Typical uses may include full-service hotels and corporate offices.

I. Land Use

A. Permitted Uses:

1. Armed services recruiting center
2. Artist studio
3. Assisted living facility
4. Auto supply store for new & rebuilt parts
5. Bakery or confectionery (retail)
6. Bank/credit unions
7. Child day care (business)
8. Church/place of worship
9. Clinic (medical)
10. Concrete or asphalt batching plant (temporary)
11. Contractor's office/sales (no outside storage)
12. Convenience store (with or without gas sales)
13. Day camp for children
14. Dwelling unit above ground floor business
15. Extended stay hotels/motels (residence hotels)
16. Family home (adult or child care)
17. Farmer's Market (public)
18. Feed & grain store
19. Fraternal organization, lodge or union
20. Franchised private utility
21. Food or grocery store (with or without gas sales)
22. Garden shop (inside storage)
23. General retail store
24. Group day care home
25. Household appliance service and repair
26. Home improvement (no outside storage)
27. Home occupation (per city regulations)
28. Hospital
29. Hotel, full service
30. Laundry/dry cleaning (drop off/pick up)
31. Medical facilities
32. Municipal facility
33. Nursing/convalescent home
34. Nursery (retail sales outdoors)

35. Office center
36. Offices (professional and general business)
37. Parking lot structure, commercial (auto)
38. Personal services shop
39. Pet and animal grooming shop
40. Restaurant
41. Restaurant (with drive-in and/or drive-through service)
42. Seasonal business
43. Studio for radio or television (without tower)
44. Theater or playhouse (indoor)
45. Veterinarian (indoor kennels)

B. Conditional Uses:

Conditional uses must be approved utilizing procedures set forth in article 14.03, division 2.

1. Accessory building
2. Amusement park
3. Amusement ride
4. Auto dealer (primarily new)
5. Auto laundry or carwash
6. Auto repair (minor and major)
7. Caretaker's/guard's residence
8. Carnival
9. Contractor's office/sales (w/ outside storage)
10. Community home
11. Dry cleaning plant
12. Dwelling, Multiple-family per Tract 2 regulations and 300 feet setback from DNT and Frontier Parkway
13. Fairground/exhibition area
14. Funeral home without crematorium
15. Home improvement center (lumber yard)
16. Hotel, limited service
17. Microbrewery
18. Private Club
19. Security quarters (live-in)
20. Temporary amusement rides
21. Temporary business
22. Telemarketing agency and/or call center

II. Land Use Mix.

- A. No minimum or maximum floor to area ratios (FARs) required.
- B. Nonresidential: Up to 100 percent
- C. Residential.
 1. Multiple-family development (stand-alone): Maximum of 300 units total and in

accordance with the approved Conditional Use Permit.

2. Multiple-family development (integrated): Maximum of 300 units total.

D. Non-residential:

1. Convenience store (with or without gas sales). No more one (1) within 500 feet of Dallas North (DNT) right of way.
2. Food or Grocery store (with or without gas sales). No more than one (1) within 500 feet of DNT right of way.
3. Hotel. No more than one (1) hotel.
4. Restaurant (with drive-in and/or drive-through service). No more than two (2) stand alone restaurants with drive-in and/or drive through service within 500 feet of DNT right of way.

III. Development Regulations

- A. Lot size. 100 feet wide by 150 feet deep minimum.
- B. Building Setbacks:
 1. DNT frontage. Front yard. Minimum of fifty (50) feet for buildings.
 2. Frontier Parkway. Front yard. Minimum of thirty (30) feet.
- C. Height. Primary structure shall not exceed twelve (12) stories and 140 feet in height.

Tract 5 – Retail and Restaurant

The purpose of the retail district in this location is to provide stand-alone restaurants and stores. The trails and open space along the southern edge provides opportunities for the uses to create for amenities, such as outdoor patios.

I. Land Use

A. Permitted Uses: Generally, retail and office uses.

1. Armed services recruiting center
2. Artist studio Amusement Services (indoors)
3. Assisted living facility
4. Bakery or confectionery (retail)
5. Bank/credit unions
6. Child day care (business)
7. Church/place of worship
8. Dwelling, residential loft
9. Dwelling unit above ground floor business
10. Food or grocery store (with or without gas sales)
11. Feed and grain store
12. General retail store
13. Hotel, full service
14. Laundry/dry cleaning (drop off/pick up)
15. Medical facilities
16. Offices (professional and general business)
17. Parking lot structure, commercial (auto)
18. Personal services shop
19. Restaurant
20. Restaurant (with drive-through and/or drive-in service)
21. Studio for radio or television (without tower)
22. Theater or playhouse (indoor)

B. Conditional Uses:

Conditional uses must be approved in accordance to article 14.03, division 2.

1. Convenience store (with or without gas sales)
2. Dwelling, Multiple-family per Tract 2 regulations
3. Living quarters on-site with a business
4. Hotel, limited service
5. Microbrewery
6. Private Club

II. Land Use Mix:

A. No minimum or maximum floor to area ratios (FARs) required.

B. Residential.

1. Multiple-family development (stand-alone): Maximum of 300 units total, and in accordance with the approved Conditional Use Permit.

2. Multiple-family development (integrated): Maximum of 300 units total
- C. Non-residential:
 1. Up to 100 percent
 2. Food or Grocery store (with or without gas sales). No more than one (1) food or grocery store with or without gas sales.
 3. Hotel. No more than one (1) hotel.
 4. Restaurant (with drive-in and/or drive-through service). Up to six (6) stand alone restaurants with drive-in and/or drive through service.

III. Development Regulations

- A. Lot size. 100 feet wide by 150 feet deep minimum.
- B. Setbacks:
 1. DNT frontage:
 - a. The minimum front yard building setback adjacent to the right-of-way of Dallas North Tollway (DNT) shall be 50 feet.
 - b. The minimum setback for all outside display areas (where permitted by the underlying zoning district) from the right-of-way line of Dallas North Tollway shall be 50 feet.
 2. Adjacency. Minimum 25-foot setback is required when adjacent to single-family detached development not within the Celina Gateway PD development. Landscape, screening, and streets are allowed within this setback.
 3. Other:
 - a. Front yard. Minimum twenty-five (25) feet.
 - b. Side yard. Minimum eight (8) feet; fifteen (15) feet when adjacent to a single-family detached residential lot.
 - c. Rear yard. Minimum fifteen (15) feet; twenty-five (25) feet when adjacent to a single-family detached residential lot.
- C. Height. Primary structure shall not exceed sixty-five (65) feet in height.

Tract 6 – Gateway East

The purpose of this tract, along with Tract 4 to the west, is to create the southern gateway to the City of Celina along the Dallas North Tollway. Development within Tracts 4 and 6 will frame the entrance to the City, and a feature in Tract 6 will highlight the gateway. Buildings within this tract may be taller to accommodate hospitality and corporate office uses, as well as, large retail stores.

I. Land Use

A. Permitted Uses:

1. Armed services recruiting center
2. Artist studio
3. Assisted living facility
4. Auto supply store for new & rebuilt parts
5. Bakery or confectionery (retail)
6. Bank/credit unions
7. Child day care (business)
8. Church/place of worship
9. Concrete or asphalt batching plant (temporary)
10. Contractor's office/sales (no outside storage)
11. Convenience store (with or without gas sales)
12. Day camp for children
13. Drapery, blind or furniture upholstery shop
14. Dwelling, Multiple-family per Tract 2 regulations
15. Dwelling, Single-family attached per Tract 1 regulations
16. Extended stay hotels/motels (residence hotels)
17. Family home (adult or child care)
18. Farmer's Market (public)
19. Feed & grain store
20. Fraternal organization, lodge or union
21. Franchised private utility
22. Food or grocery store (with or without gas sales)
23. Garden shop (inside storage)
24. General retail store
25. Hotel, full service
26. Household appliance service and repair
27. Home improvement (no outside storage)
28. Home occupation (per city regulations)
29. Hospital
30. Laundry/dry cleaning (drop off/pick up)
31. Medical clinics and offices
32. Microbrewery
33. Motorcycle sales and repair

34. Municipal facility
35. Nursing/convalescent home
36. Nursery (retail sales outdoors)
37. Office center
38. Offices (professional and general business)
39. Parking lot structure, commercial (auto)
40. Personal services shop
41. Pet and animal grooming shop
42. Restaurant
43. Restaurant (with drive-in and/or drive-through service)
44. Retirement home/home for the aged
45. Seasonal business
46. Studio for radio or television (without tower)
47. Theater or playhouse (indoor)
48. Veterinarian (indoor kennels)

C. Conditional Uses:

Conditional uses must be approved utilizing procedures set forth in article 14.03, division 2.

1. Accessory dwelling
2. Accessory building
3. Amusement park
4. Amusement ride
5. Amusement, (indoor services)
6. Amusement services (outdoors)
7. Auto dealer (new and primarily new)
8. Auto laundry or carwash
9. Auto repair (minor and major)
10. Caretaker's/guard's residence
11. Carnival
12. Contractor's office/sales (w/ outside storage)
13. Community home
14. Dry cleaning plant
15. Fairground/exhibition area
16. Funeral home without crematorium
17. Home improvement center (lumber yard)
18. Hotel, limited service
19. Microbrewery
20. Outdoor retail sales/commercial promotion
21. Private club
22. Security quarters (live-in)
23. Temporary amusement rides
24. Telemarketing agency

- II. Land Use Mix.
 - A. No minimum or maximum floor to area ratios (FARs) required.
 - B. Residential. 33 percent maximum located in the north east corner of the tract.
 - C. Non-residential. Remainder of tract not developed for residential uses.
 - 1. Convenience store (with or without gas sales). No more than one (1) within 500 feet of Dallas North (DNT) right of way.
 - 2. Food or Grocery store (with or without gas sales). No more than one (1) within 500 feet of DNT right of way.
 - 3. Hotel. No more than one (1) hotel.
 - 4. Restaurant (with drive-in and/or drive-through service). No more than two (2) stand alone restaurants drive-in and/or drive through service within 500 feet of DNT right of way.
- III. Development Regulations
 - A. Residential development:
 - 1. Multiple-family shall be developed in accordance to Tract 2 regulations.
 - 2. Single-family attached shall be developed in accordance to Tract 1 regulations.
 - B. Nonresidential:
 - 1. Lot size. 100 feet wide by 150 feet deep minimum.
 - 2. Building Setbacks:
 - a. DNT frontage. Front yard. Minimum of fifty (50) feet for buildings and outdoor display areas.
 - b. Frontier Parkway. Front yard. Minimum of thirty (30) feet.
 - c. Adjacency. Minimum 25-foot setback is required when adjacent to single-family development not within the Celina Gateway PD development. Landscape, screening, and streets are allowed within this setback.
 - 3. Height:
 - a. Primary structure shall not exceed twelve (12) stories and 140 feet in height.
 - b. Gateway feature. There is no zoning height restriction for the feature. Comply with all other City codes, as applicable.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Helen-Eve Liebman, Director of Planning and Dev Services
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: Westgate 96 Rezoning

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 ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Background Information:

The applicant is proposing an amendment to the current Planned Development that was approved in 2010 to address the division in ownership into three tracts. The amendment is addressing various desired changes by the City such as lot width, height limitations, densities, open space and detention amenities, screening requirements, and any future amendments. The original Planned Development also contained a sunset clause which stated that the property will revert back to the base zoning district of MU-2, Mixed Use Regional, if a development application was not submitted within seven years of approval of the original ordinance, which was December 10, 2010. The proposed amendment omits the clause.

The PD proposes a mixture of land use types spread out over three tracts that include MU-2, Mixed Use Regional and several residential types including townhomes, duplexes and multi-family, and commercial uses. The PD prohibits residential uses within 200 feet of Preston Road and will comply with the PRO Preston Road Overlay regulations.

All three tracts have a base zoning of MU-2, but Tract 1 is the only one that does not include a residential component and only allows for commercial uses.

Tract 1

Tract 1 has a base zoning district of MU-2 and is designated for commercial development. The PD standards include a maximum height provision of 100 feet with a maximum footprint size of 200,000 square feet in the commercial area. A masonry wall must also be provided when adjacent to single-family, and is required to be built by the non-residential developer. All building materials must also meet code as it exists or may be amended.

Tracts 2 & 3

Tract 2 has a base zoning district of MU-2 and allows a mixture of residential uses, including duplex (RTB), multi-family (RTC), townhomes (RTD), and single-family (RTA1 - 50' lots, and RTA2- 60' lots).

Residential Type "B" (RTB) units are attached residential duplexes, and are limited to 75 units each in Tracts 2 & 3. Each duplex shall be at least 1,000 square feet in size and have a lot area of 3,750 square feet. Each building must have a front set back of 20 feet, and rear setback of 10 feet, and buildings must have a side setback of seven and a half feet. Side yards adjacent to a public street must have a 15 foot setback.

All front entry garages for RTB units shall be set back thirty feet from the right-of-way, rear entry garages must be set back twenty five feet from the property line.

Residential Type "C" (RTC) units are multi-family units. The RTC units are limited to tracts 2 & 3 and may develop to twenty-four (24) units per acre and have a maximum limit of 22 acres each in Tract 2 and 3. This is a maximum density of 1,056 multi-family dwelling units in Tracts 2 and 3, or 528 per tract unless they meet the density bonus. With the density bonus there must be covered or enclosed parking for all spaces, and they could increase the max density of twenty-nine (29) units an acre, 1,276 in Tracts 2 and 3, or 638 per tract. RTC units are limited to 4 stories not to exceed sixty-five (65) feet in height.

Residential Type "D" (RTD) units are attached residential townhome units. RTD units are limited to Tracts 2 and 3 with each tract allowed 112 units each. RTD units shall be a minimum of 1,200 square feet and each lot shall be a minimum of 2,000 square feet. RTD units shall have a maximum of three stories and be limited to 45 feet in height. The developer would also have the ability to either do a zero-lot line for front yard setback, or two (2) foot rear yard setback with required rear entry garages through an alley.

The MU-2 areas within Tracts 2 & 3 must provide setbacks equal to the height of the building but not less than 45 feet from adjacent single-family residential property lines. Additionally, a six-foot solid masonry screening wall will be constructed for screening when adjacent to any single family district.

Residential Type "A-1" (RTA1) units are detached, single-family residential units with a minimum floor area of 1,700 sf, and a maximum height of 40', or 2 ½ stories. These units have a minimum lot size of 50 feet, or 40 feet on cul-de-sac lots. There is a required rear yard setback of 10 feet; and a side yard setback of 5 feet (15 feet when adjacent to a public street). There is no maximum density. This use is not listed in the current PD.

Residential Type "A-2" (RTA2) units are detached, single-family residential units with a minimum floor area of 1,900 sf, and a maximum height of 40 feet, or 2 ½ stories. These units have a minimum lot size of 60 feet, or 50 feet on cul-de-sac lots. There is a required rear yard setback of 10 feet; and a side yard setback of 5 feet (15 feet when adjacent to a public street). There is no maximum density. This use is not listed in the current PD.

Commercial uses are also permitted at a maximum of 10 acres in Tract 2 as outlined in the PD regulations.

A minimum of 15% of each tract area shall be devoted to open space for non-residential development and a minimum of 1 acre per 75 dwelling units shall be devoted to open space for single, duplex, and multi-family development. Detention/retention areas counted toward open space shall be amenitized on

three sides with improvements such as sidewalks, benches, pavilions, etc.

Current and Proposed PD Comparison

Density of both RTB (duplex) and RTD (townhome) units did not see an increase from the existing PD to the proposed changes, but there was a significant increase in the amount of multi-family uses that the applicant is proposing. Below is a chart with what the existing PD allows, what the applicant is requesting, the City's recommendation, and an alternative option to the two proposed.

RTC - Multi-Family

Existing	Applicant's Request	Staff's Recommendation	Alternative Option
14.5 acre max can be developed as MF, which is a total of 346 total units	44 acre max can be developed as MF, which is a total of 1,056 units	27 acre max can be developed as MF, which is a total of 650 units	30 acre max can be developed as MF, which is a total of 720 units

The applicant is also proposing A-1/A-2 (Single-family units) to be allowed anywhere in Tract 2 without a maximum density.

Comprehensive Plan:

The City's Comprehensive Plan designates this area as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single-family detached, attached dwellings such as duplexes, and townhomes. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

This is also a commercial/mixed use corner, which discourages residential uses. It encourages more intensive uses such as malls and large shopping centers and/or mixed-use developments that integrate at least two supporting uses on the same site. The proposed PD does integrate commercial and retail uses along the hard corner, with the majority of the property being developed for residential uses (duplex, townhomes, multi-family, and single-family).

Thoroughfare Plan:

The property is located at the intersection of two six-lane divided thoroughfares, Preston Road and Future FM 455.

Public Notice:

The public hearing notice was published in the *Celina Record* on Friday, April 29, 2017 and June 23, 2017. 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. Zoning change signs have also been posted on the property. As of July 7, 2017 staff has received no letters either in support or in opposition to the proposal.

Supporting Documents:

- Proposed Development Regulations
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Concept Plan

Proposed Planned Development Ordinance

Legal Review:

The City Attorney has reviewed the proposed ordinance.

Board/Committee Recommendation:

The public hearing for this item was continued at the May 15, 2017 and June 20, 2017 Planning & Zoning Commission meeting, as well as continued at the June 13, 2017 City Council meeting per the applicant's request.

Staff Recommendation:

Staff recommends that the PD have a 27 acre max developed as multi-family, totaling 650 units (783 max with density bonus).

APPENDIX "A"

Chart of Allowable Uses

Uses	Mixed Use
AGRICULTURAL	
Barn	P
Bulk Grain and/or Feed Storage	
Farms, General (Crops or Livestock/Ranch)	P
Hay, Grain, and/or Feed Sales	P
Orchard/Crop Propagation	P
Plant Nursery (Grown for Commercial Purposes)	
Stables (As a Business)	
Stables (Private, Accessory Use)	
Stables (Private, Principal Use)	
RESIDENTIAL	
Accessory Building/Structure (Non-Residential)	P
Accessory Building/Structure (Residential)	P
Accessory Dwelling	
Caretaker's/Guard's Residence	
Community Home	C
Duplex/Two-Family	P
Dwelling Unit Above Ground Floor Business	P
Family Home Adult Care	
Family Home Child Care	
Four Family (Quadraplex)	P
Home Occupation	
Living Quarters On-Site With a Business	P
Multi-Family (Apartments)	P
Private Street Subdivision	C
Rooming/Boarding House	C
Single-Family Detached	P
Single-Family Townhouse (Attached)	P
Single-Family Zero Lot Line/Patio Homes	P
Three-Family (Triplex)	P

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

OFFICE	
Armed Services Recruiting Center	P
Bank/Credit Unions	P
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices (Professional and General Business)	P
Real Estate Offices	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
Telemarketing Agency	P
PERSONAL & BUSINESS SERVICES	
Ambulance Service (Private)	C
Appliance Repair	P
Artist Studio	P
Automatic Teller Machines (ATM's)	P
Automobile Driving School	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn	P
Communication Equipment (No Outdoor Sales or Storage)	P
Computer Sales	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels (Residence hotels)	P
Exterminator Service (No Outdoor Sales or Storage)	C
Financial Services (Advice/Invest)	P
Funeral Home (No Crematorium)	C
Hotel	P
Kiosk (Providing A Service)	C
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

Martial Arts School	P
Media Production Studio	P
Mini-Warehouse/Self Storage	P
Photocopying/Duplicating	P
Photography Studio	P
Plant Nursery (Grown for Commercial Purpose)	P
Security Quarters as Associated with a Business (Live-In)	C
Sexually Oriented Business	
Shoe Repair	P
Studo for Radio or Television (Without Tower)	P
Tailor Shop	P
Telephone/Cable Exchange	P
Tool Rental (Indoor Storage)	P
Tool Rental (Outdoor Storage)	C
Travel Agency	P
RETAIL	
All-Terrain Vehicle Dealer/Sales or Service ¹	P
Antique Sale	P
Art Dealer/Gallery	P
Auto Supply Store for New & Rebuilt Parts (No Auto Repair)	P
Bakery (Retail)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales/Lumber (No outdoor display/storage)	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Clothing & Accessories (New)	P
Confectionery Store (Retail)	P
Consignment Shop	P
Convenience Store (With Beer and Wine Sales)	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Draperly Shop/Blind Shop	P
Florist	P
Food or Grocery Store	P
General Retail	P

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

Furniture Sales (Indoor)	P
Garden Shop (Inside Storage only)	P
Gift/Toy Shop	P
Gravestone/Tombstone Sales (No outdoor display/storage)	C
HandicraftArtisans Shop	P
Hardware Store	P
Home Improvement Center (No outdoor display/storage)	P
Jewelry Store	P
Lawnmower Sales and/or Repair (No Outdoor Storage/Display)	P
Major Appliance Sales (Indoor)	P
Market (Public)	C
Motorcycle Dealer (New and/or Repair) (No outdoor display/storage)	P
Needlework Shop	P
Personal Services	P
Personal Watercraft Sales (New and/or Repair) (No outdoor display/storage)	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	
Restaurant (Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (With No Drive-Through Service)	P
Private Club	C
Restaurant	P
Security Systems Installation Company	P
Silk Screen Printing/Tee Shirt Shop	P
Sporting Goods	P
Stamps, Coin & Other Collectables	P
Temporary Outdoor Retail Sales/Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture, Antique Shop Store	C
Vacuum Cleaner Sales and Repair	P
Veterinarian (Indoor Kennels)	P
Woodworking Shop (Ornamental)	P
TRANSPORTATION & AUTO SERVICES	

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

Auto Body Repair	P
Auto Dealer (Primarily New) ¹	P
Auto Financing & Leasing (Indoor)	C
Auto Glass Repair/Tinting	P
Auto Interior Shop/Upholstery	P
Auto Laundry or Car Wash (Attended)	P
Auto Laundry or Car Wash (Unattended)	P
Auto Muffler Shop	P
Auto Paint Shop	P
Auto Repair (Major) ¹	P
Auto Repair (Minor)	P
Auto Repair as an Associated Use to Retail Sales	P
Auto Tire Repair/Sales (Indoor)	P
Auto Wrecker Service	
Automobile Accessory Installation (Minor)	P
Full Service Car Wash (Detail Shop)	P
Limousine/Taxi Service	C
Parking Lot Structure, Commercial (Auto)	C
Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer (No outdoor storage)	P
Tire Dealer (With outdoor storage)	C
Rental Car/Sales	C
AMUSEMENT & RECREATION SERVICES	
Amusement Devices/Arcade (4 or More Devices)	C
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	C
Billiard/Pool Facility (Three or More Tables)	P
Bingo Facility	P
Bowling Center	P
Broadcast Station (with Tower)	C
Country Club (Private)	P
Dance Hall/Dancing Facility	P
Day Camp for Children	P
Dinner Theatre	P
Exhibition Hall	P
Fair Ground/Exhibition Area	C
Golf Course (Miniature)	P

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

Golf Course (Public/Private)	P
Health Club (Physical Fitness)	P
Motion Picture Studio, Commercial Film	P
Motion Picture Theater (Indoors)	P
Museum	P
Park and/or Playground	P
Rodeo grounds	
Skating Rink	P
Tennis Court (Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers/R.V.'s (Short Term Stays)	
Video Rental/Sales	P
INSTITUTIONAL & GOVERNMENTAL	
Antenna (Commercial)	C
Antenna (Non-Commercial)	P
Assisted Living Facility	P
Broadcast Towers (Commercial)	
Cellular/Wireless Communications Tower	C
Cemetery and/or Mausoleum	C
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Clinic or Office (Medical)	P
Community Center (Municipal)	P
Electrical Generating Plant	
Electrical Substation	
Electrical Transmission Line	
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility	P
Fraternal Organization	P
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Heliport	
Helistop	P
Hospice	P
Hospital (Acute Care/Chronic Care)	P

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

Landfill	
Library (Public)	P
Mailing Service (Private)	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Orphanage	P
Philanthropic Organization	P
Post Office (Governmental)	P
Rectory/Parsonage	P
Rehabilitation Care Institutions	C
Retirement Home/Home for the Aged	P
School, Business/Commercial Trade	P
School, Driving/Defensive Driving	P
School, K-12 (Private)	P
School, K-12 (Public)	P
Senior Center	P
Telephone and Exchange, Switching or Relay Station	P
Wastewater Treatment Plant (Public)	C
Water Treatment Plant (Public)	P
COMMERCIAL & WHOLESALE TRADE	
Book Binding	P
Dry Cleaning Plant	C
Feed & Grain Store	P
Food Processing	C
Furniture Manufacture	C
Heating & Air-Conditioning Sales/Services	P
Manufactured Home Sales	
Pawn Shop	P
Propane Sales (Retail)(Refill Only)	P
Taxidermist	P
Transfer Station (Refuse/Pick-Up)	
Veterinarian (Outdoor Kennels or Pens)	P
Warehouse/Office Warehouse	P
Welding Shop	P

¹ No outdoor storage within 500' of Preston Road² Permitted only with a primary use and not allowed within 500' of Preston Road

LIGHT MANUFACTURING	
Concrete or Asphalt Batching Plant (Temporary)	P
Concrete or Asphalt Batching Plant (Permanent)	
Contractor's Office/Sales (No Outside Storage)	P
Contractor's Temporary On-Site Construction Office	P
Electronic Assembly	C
Engine Motor Manufacturing/Re-Manufacturing	
Heavy Manufacturing	
Laboratory Equipment Manufacturing	C
Light Manufacturing	C
Machine Shop	
Maintenance & Repair service for Buildings	C
Micro Brewery/Sales and Consumption (on site mfg.)	C
Open Storage/Outside Storage	C
Plumbing Shop	
Research Lab (Non-Hazardous)	P
Sign Manufacturing	C
Stone/Clay/Glass Manufacturing	

P - Designates that the use is permitted in the zoning district indicated.

C - Designates that the use may be permitted in the zoning district by a conditional use permit.

_ - Designates that the use is prohibited in the zoning district indicated.

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

EXHIBIT "C"
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND
PURPOSE

Being located along S.H. 289 (Preston Road), this Planned Development Ordinance (PD) provides the ability to encourage and accommodate the development of a variety of uses, including commercial, retail, office, mixed use and residential uses within the City of Celina.

It is the intent of this PD amendment to maintain the base zoning district MU-2 from Zoning Ordinance No. 2006-57 (Zoning Ordinance), together with the uses and development regulations as designated therein, subject to modifications as set forth herein. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations specifically modified in this PD shall not be subject to amendment after the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD amendment and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in EXHIBIT "A".

Permitted Uses

The permitted uses described in APPENDIX "A" shall be allowed within this PD. A majority of these permitted uses are generally shown on the concept plan attached hereto as EXHIBIT "D" and incorporated herein by reference. Commercial and Business Park areas are primarily intended to supply the community with service related establishments, retail, office, professional uses, neighborhood services and light manufacturing. The Residential areas will accommodate residential uses, as well as provide commercial/retail service centers for the residents of the community. Integrated uses are encouraged.

EXHIBIT "C"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 TRACT 1 STANDARDS

1.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in the Zoning Ordinance as amended from time to time except as otherwise set forth herein. No residential uses will be allowed within 200 feet of Preston Road within Tract 1.

1.2 Mixed Use Regional District (MU-2):

Development standards for MU-2 uses are outlined within this text and shall be developed in accordance with the following criteria:

121 MU-Commercial: The following requirements shall pertain to all non-residential uses, as outlined in APPENDIX "A". Deviations from these requirements may occur if approved pursuant to a zoning amendment utilizing procedures set forth in the Zoning Ordinance.

a. Building and Area Requirements:

i. Height Regulations:

1. Main building(s) including parking garages: The maximum height of 100 feet is permitted by right. Height may exceed 100 feet if approved pursuant to a conditional use permit. Antennae and other architectural projections not used for occupancy may extend above this height limit.
2. Accessory building(s) other than parking garages: These buildings shall not exceed a maximum of one (1) story or 25 feet in height.

ii. Density: The permitted floor to area ratio of all non-residential uses within the PD shall be unlimited, provided that all applicable sections of the PD are fulfilled.

- iii. 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 two hundred thousand (200,000) square feet, provided that all sections of the PD are fulfilled.
- iv. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- v. 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.
- vi. Interior Side Yard: No interior side yard is required. All buildings must meet current fire code separation standards.
- vii. Exterior Rear Yard: The rear yard shall have a depth of not less than ten (10) feet.
- viii. Adjacent to a Single-Family District: Any non-single-family use that is over one story in height and that is located adjacent to (and not across any right-of-way from) any single-family zoning district shall be setback from the applicable property line a distance equal to the height of the building, but not less than forty-five (45) feet. A masonry screening wall shall be required adjacent to any single-family district and shall be constructed by the non-single family use.
- ix. Interior Rear Yard: No interior rear yard is required. All buildings must meet current fire code separation standards.
- x. Minimum Lot Area: Ten thousand (10,000) square feet.

- xi. Minimum Lot Width: 100'
- xii. Minimum Lot Depth: 100'
- xiii. Building Coverage: In no case shall more than eighty percent (80%) 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.
- xiv. Building Materials: Exterior building materials must comply with Article 14.05, Division 5 of the Celina Code of Ordinances, as exists or as amended.

2.0 **TRACT 2 STANDARDS**

- 2.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in the Zoning Ordinance as amended from time to time except as otherwise set forth herein.
- 2.2 Residential Type "B" (RTB): RTB are attached residential duplex units and shall not exceed a total of seventy-five (75) units.

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

- a. Building and Area Requirements:
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand (1,000) square feet.
 - ii. Lot Area: The minimum area of any lot shall be three thousand seven hundred fifty (3,750) square feet.
 - iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.

- iv. Lot Width: The minimum width of any lot shall be thirty- seven (37) feet.
- v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
- vi. Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Key lots shall have 2 front yards.
- vii. Side Yard: There will be no requirement for separation between 2 units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All buildings must meet current fire code separation standards.
- viii. Rear Yard: All buildings shall have a minimum rear yard of 10 feet.
- ix. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) off street covered or enclosed parking spaces for each dwelling unit, located either in front or behind the dwelling unit and accessed from either a street or alley. The minimum garage setback for front entry driveways shall be thirty (30) feet. The minimum setback for rear entry garages shall be twenty-five (25) feet. Driveways must be a minimum twenty (20) feet deep measured from the property line to the garage door.
- x. Maximum Building Height: Buildings shall be a maximum of two (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.

2.3 Residential Type "C" (RTC): RTC are multi-family units. These units may be located anywhere within Tract 2 and shall be limited to 22 acres. A maximum of twenty-four (24) units per gross acre of land shall be permitted. Notwithstanding anything contained herein, in

the event the MU-2 ordinance is amended in the future to apply a lower density or to restrict the total number of units for RTC type units described herein, such provisions shall apply and control.

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

- a. Building and Area Requirements:
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be five hundred fifty (550) square feet for an efficiency unit, six hundred fifty (650) square feet for a one-bedroom or studio unit and seven hundred fifty (750) square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional one hundred and fifty (150) square feet per each additional bedroom.
 - ii. Lot Coverage: In no case shall more than fifty percent (50%) 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 areas shall not be included in determining maximum lot coverage.
 - iii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. Corner lots shall have two front yards.
 - iv. Side Yard: The minimum side yard on each side of the lot shall be eight (8) feet and shall maintain a minimum building separation of sixteen (16) feet. A side yard adjacent to a public street shall be a minimum of 15 feet, including corner lots. A side yard adjacent to single-family shall be fifty (50) feet.
 - v. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A rear yard adjacent to single-family use shall be fifty (50) feet.
 - vi. Building Height: Buildings shall be a maximum of four (4) stories, not to exceed sixty-five (65) feet in height. Chimneys, antennae and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.
 - vii. Required Parking: Parking requirements for RTC development areas shall be one and one-half (1.5) spaces per efficiency, one bed room and studios units; two (2) spaces per two bedroom unit; two and one-half (2.5) spaces per three bedroom unit; and one-half (0.5) 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.

viii. Screening: A six (6) foot masonry screening wall shall be required where MF-2 uses are adjacent to single-family uses. The screening wall shall be constructed by the non-single-family use.

ix. Optional Covered Parking and Density Bonus:

- An increase in density up to 26 units per gross acre of land is permitted when at least 50% of the required parking spaces are constructed as covered or enclosed spaces.
- An increase in density up to 29 units per gross acre of land is permitted when 100% of the required parking spaces are constructed as covered or enclosed spaces.

x. Vertically Integrated RTC: RTC developments where a portion of the units are located over commercial, office or retail uses may vary from the above density, building and area requirements.

b. Location Restriction: RTC units may be located anywhere within Tract 2. No more than 435 RTC units may be located within 1,300 feet of the southern property line of the tract of land identified in Exhibit "A"; provided, however, this restriction shall not apply to any RTC units that are part of a vertically integrated RTC development.

2.3 Residential Type "D" (RTD): RTD are attached residential townhome units and shall not exceed a total of one hundred twelve (112) units. These units may be located anywhere within Tract 2.

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

a. Building and Area Requirements:

- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand two hundred (1,200) square feet.
- ii. Lot Area: The minimum area of any lot shall be two thousand (2,000) square feet.

- iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.
 - iv. Lot Width: The minimum width of any lot shall be twenty-five (25) feet.
 - v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
 - vi. Front Yard: The minimum depth of the front yard shall be fifteen (15) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area.
 - vii. Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All structures must meet ICC standards for building separation.
 - viii. Rear Yard: All buildings shall have a minimum rear yard of zero (0) feet.
 - xi. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered or enclosed parking spaces for each dwelling unit located behind the building and accessed by an alley. The minimum setback for rear entry driveways shall be zero (0) feet.
 - ix. Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- b. Location Restriction: RTD units may be located anywhere within Tract 2.
 - c. Architectural Variation: A townhouse building may not repeat the same unit front facade 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 units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

- 2.4 Residential Type "A-1" (RTA1): RTA1 are detached, single family residential units. These units may be located anywhere in Tract 2.

If RTA1 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
 - i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
 - ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
 - iii. Lot Size: The minimum lot area shall be six thousand (6,000) square feet.
 - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
 - v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
 - vi. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
 - vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
 - viii. Rear Yard: Ten feet (10') minimum.
 - ix. Side Yard: Five feet (5') minimum.
 - x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
 - xi. Lot Width: Fifty feet (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
 - xii. Lot Depth: One hundred feet (100') minimum.
 - xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
 - xiv. Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the

street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

- 2.5 Residential Type "A-2" (RTA2): RTA2 are detached, single family residential units. These units may be located anywhere in Tract 2.

If RTA2 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
 - i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
 - ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
 - iii. Lot Size: The minimum lot area shall be six thousand six hundred (6,600) square feet.
 - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
 - v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
 - vi. Front Yard: Twenty-five feet (25') minimum. Key lots shall have 2 front yards.
 - vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
 - viii. Rear Yard: Ten feet (10') minimum.
 - ix. Side Yard: Five feet (5') minimum.
 - x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
 - xi. Lot Width: Sixty feet (60'); fifty feet (50') minimum (right-of-way) on cul-de-sac lots.
 - xii. Lot Depth: One hundred ten feet (110') minimum.
 - xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
 - xiv. Garage Orientation & Setback: Garages may face the street

or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

2.6 Permitted Uses: In addition to the uses outlined in this PD, the following uses shall be allowed in Tract 2:

- a. Commercial Uses as outlined in Section 1.1 for a maximum of 10 acres of Tract 2.
- b. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- c. Community Facility Uses and/or Amenity Centers
- d. Public and private parks;
- e. 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;
- f. Landscaped Entry Features
- 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 material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.

3.0 TRACT 3 STANDARDS

- 3.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in Section 160.068 of the Zoning Ordinance as amended from time to time except as otherwise set forth herein.
- 3.2 Residential Type "B" (RTB): RTB are attached residential duplex units and shall not exceed a total of seventy-five (75) units. These units may be located anywhere in Tract 3.

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

- b. Building and Area Requirements:
- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand (1,000) square feet.
 - ii. Lot Area: The minimum area of any lot shall be three thousand seven hundred fifty (3,750) square feet.
 - iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.
 - iv. Lot Width: The minimum width of any lot shall be thirty- seven (37) feet.
 - v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
 - vi. Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Corner lots shall have two front yards.
 - vii. Side Yard: There will be no requirement for separation between two units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen

(15) feet. All buildings must meet current fire code separation standards.

- viii. Rear Yard: All buildings shall have a minimum rear yard of ten (10) feet.
- ix. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered and enclosed parking spaces for each dwelling unit, located either in front or behind the dwelling unit and accessed from either a street or alley. The minimum garage setback for front entry driveways shall be thirty (30) feet. The minimum setback for rear entry driveways shall be twenty-five (25) feet.
- x. Maximum Building Height: Buildings shall be a maximum of two (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- c. Location Restriction: RTB units may be located anywhere within tract 3.

3.3 Residential Type "C" (RTC): RTC are multi-family units. These units may be located anywhere within Tract 3 and shall be limited to 22 acres. A maximum of twenty-four (24) units per gross acre of land shall be permitted. Notwithstanding anything contained herein, in the event the MU-2 ordinance is amended in the future to apply a lower density or to restrict the total number of units for RTC type units described herein, such provisions shall apply and control.

If RTC units are developed within the PD, there shall be no limit to the number of units and they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be five hundred fifty (550) square feet for an efficiency unit, six hundred fifty (650) square feet for a one-bedroom or studio unit and seven hundred fifty (750) square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional one hundred and fifty (150) square feet per each additional bedroom.
 - ii. Lot Coverage: In no case shall more than fifty percent (50%) 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 areas

shall not be included in determining maximum lot coverage.

- iii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. Corner/Key lots shall have two front yards.
- iv. Side Yard: The minimum side yard on each side of the lot shall be eight (8) feet and shall maintain a minimum building separation of sixteen (16) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet, including corner lots. A side yard adjacent to single-family shall be fifty (50) feet.
- v. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A rear yard adjacent to single-family shall be fifty (50) feet.
- vi. Building Height: Buildings shall be a maximum of four (4) stories, not to exceed 65 feet in height. Chimneys, antennae and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.
- vii. Required Parking: Parking requirements for RTC development areas shall be one and one-half (1.5) spaces per efficiency, one bed room and studios units; two (2) spaces per two-bedroom unit; two and one-half (2.5) spaces per three bedroom unit; and one-half (0.5) 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.
- viii. Screening: A six (6) foot masonry screening wall shall be required where MF-2 uses are adjacent to single-family. The screening wall shall be constructed by the non-single-family use.
- xi. Optimal Covered Parking and Density Bonus:
 - An increase in density up to 26 units per gross acre of land is permitted when at least 50% of the required parking spaces are constructed as covered or enclosed spaces.
 - An increase in density up to 29 units per gross acre of land is permitted when 100% of the required parking spaces are constructed as covered or enclosed spaces.

c. Location Restriction: RTC units may be located anywhere within Tract 3.

- 3.4 Residential Type "D" (RTD): RTD are attached residential townhome units and shall not exceed a total of one hundred thirteen (113) units. These units may be located anywhere within Tract 3.

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

- a. Building and Area Requirements:
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand two hundred (1,200) square feet.
 - ii. Lot Area: The minimum area of any lot shall be two thousand (2,000) square feet.
 - iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.
 - iv. Lot Width: The minimum width of any lot shall be twenty-five (25) feet.
 - v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
 - vi. Front Yard: The minimum depth of the front yard shall be fifteen (15) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Corner/Key lots shall have two front yards.
 - vii. Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All structures must meet ICC standards for building separation.
 - viii. Rear Yard: All buildings shall have a minimum rear yard of zero (0) feet.
 - xii. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered or enclosed parking spaces for each dwelling unit located behind the building and accessed by an alley. The minimum setback for rear entry driveways shall be zero (0) feet.

xiii. Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.

b. Location Restriction: RTD units may be located anywhere within Tract 3.

c. Architectural Variation: A townhouse building may not repeat the same unit front facade 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 units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

3.5 Residential Type "A-1" (RTA1): RTA1 are detached, single family residential units. These units may be located anywhere in Tract 3.

If RTA1 units are developed within the PD, they shall be developed in accordance with the following criteria:

a. Building and Area Requirements:

- i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
- ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
- iii. Lot Size: The minimum lot area shall be six thousand (6,000) square feet.
- iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
- v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
- vi. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Fifty feet (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred feet (100') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five (95') feet minimum.
- xiv. Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

3.6 Residential Type "A-2" (RTA2): RTA2 are detached, single family residential units. These units may be located anywhere in Tract 3.

If RTA2 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
 - i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (7,200) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
 - ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
 - iii. Lot Size: The minimum lot area shall be six thousand six hundred (6,600) square feet.
 - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (55%).
 - v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,900) square feet.

- vi. Front Yard: Twenty-five feet (25') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Sixty feet (60'); fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred ten feet (110') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
- xiv. Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

3.7 Permissible Uses: In addition to the uses outlined in this PD, the following uses shall be allowed in Tract 3:

- a. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- b. Community Facility Uses and/or Amenity Centers
- c. Public and private parks;
- 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;
- e. Landscaped Entry Features
- f. 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 material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.

4.0 **GENERAL CONDITIONS FOR PD**

4.1 Amendment to the PD:

- A. At such time a request to amend the PD is submitted, only the person representing the tract being amended shall be named as the "Applicant". All owners of property outside of the tract being amended are not required to be applicants for amendments to the PD, unless the requested amendment(s) directly affects their tract; i.e., such amendment(s) would alter the zoning on their tract.

4.2 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 presently exists or may be amended.

4.3 Concept Plan: The Concept Plan attached hereto as EXHIBIT "D", and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of the anticipated development dynamics created by Preston Road and surrounding properties, it is anticipated that the overall Concept Plan will change from time to time. Minor revisions to the Concept Plan shall not be considered to be an amendment to the PD zoning requirements, provided that all other sections of the PD are met when the Concept Plan is revised.

4.4 Off-Street Parking and Loading Requirements: Off-Street Parking and Loading Requirements shall conform to the City of Celina Zoning Ordinance, as they exist or as amended from time to time, except as set forth herein, unless a planned development application or parking agreement is approved allowing an exception.

- A. Parking: On-street or off-street parking may be shared among vertically integrated residential and non-residential users and among users of different properties so long as a shared parking agreement is executed among the owners of the properties at time of platting and is filed with the City. For mixed use or Vertically Integrated RTC structures, parking for each use shall be computed separately for each type of use within that structure.

4.5 Landscape Requirements: Landscaping shall conform to the provisions set forth in City of Celina's Zoning Ordinance, as they exist or as amended from time to time, except as set forth herein. In addition, along the southern property line of the tract of land identified on EXHIBIT "A", there shall be a fifteen (15) foot landscape easement. This landscape easement may be part of and incorporated into any existing gas line easement or other easements or setbacks along such southern property line.

4.6 Open Space Requirements: A minimum of fifteen percent (15%) of each tract's area, excluding rights-of-way for collector and larger sized streets, shall be devoted to open space. The open space requirements shall be met for each tract individually as defined on EXHIBIT "A". Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities,

detention/retention ponds, amenity centers, buffers, public or private parks, water features and other similar uses and all parking or loading areas and driveways associated with such uses. Detention/Retention areas must be amenitized on three sides with improvements such as sidewalks benches, pavilions, etc. 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 development 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 (except for parking or loading areas and driveways described in the preceding sentence) or any principal or accessory use.

- 4.7 Development Standards: Development Standards shall conform to Chapter 14 of the Zoning Ordinance, as it exist or as amended from time to time, except as set forth herein, unless a planned development application is approved allowing and exception ~~amendment~~.
- 4.8 Building Material Sales/Lumber Use Restriction: "Building Material Sales/Lumber" shall be a Permitted Use only if such use is located in an area that is within 1,000 feet of the western property line of the tract of land identified in EXHIBIT "A"; otherwise, such use shall be permitted only by a Conditional Use Permit.

APPENDIX "A"

Chart of Allowable Uses

Uses	Mixed Use
AGRICULTURAL	
Barn	P
Bulk Grain and/or Feed Storage	
Farms, General (Crops or Livestock/Ranch)	P
Hay, Grain, and/or Feed Sales	P
Orchard/Crop Propagation	P
Plant Nursery (Grown for Commercial Purposes)	
Stables (As a Business)	
Stables (Private, Accessory Use)	
Stables (Private, Principal Use)	
RESIDENTIAL	
Accessory Building/Structure (Non-Residential)	P
Accessory Building/Structure (Residential)	P
Accessory Dwelling	
Caretaker's/Guard's Residence	
Community Home	C
Duplex/Two-Family	P
Dwelling Unit Above Ground Floor Business	P
Family Home Adult Care	
Family Home Child Care	
Four Family (Quadraplex)	P
Home Occupation	
Living Quarters On-Site With a Business	P
Multi-Family (Apartments)	P
Private Street Subdivision	C
Rooming/Boarding House	C
Single-Family Detached	P
Single-Family Townhouse (Attached)	P
Single-Family Zero Lot Line/Patio Homes	P
Three-Family (Triplex)	P

¹ No outdoor storage within 500' of Preston Road

² Permitted only with a primary use and not allowed within 500' of Preston Road

OFFICE	
Armed Services Recruiting Center	P
Bank/Credit Unions	P
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices (Professional and General Business)	P
Real Estate Offices	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
Telemarketing Agency	P
PERSONAL & BUSINESS SERVICES	
Ambulance Service (Private)	C
Appliance Repair	P
Artist Studio	P
Automatic Teller Machines (ATM's)	P
Automobile Driving School	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn	P
Communication Equipment (No Outdoor Sales or Storage)	P
Computer Sales	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels (Residence hotels)	P
Exterminator Service (No Outdoor Sales or Storage)	C
Financial Services (Advice/Invest)	P
Funeral Home (No Crematorium)	C
Hotel	P
Kiosk (Providing A Service)	C
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P

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Martial Arts School	P
Media Production Studio	P
Mini-Warehouse/Self Storage	P
Photocopying/Duplicating	P
Photography Studio	P
Plant Nursery (Grown for Commercial Purpose)	P
Security Quarters as Associated with a Business (Live-In)	C
Sexually Oriented Business	
Shoe Repair	P
Studo for Radio or Television (Without Tower)	P
Tailor Shop	P
Telephone/Cable Exchange	P
Tool Rental (Indoor Storage)	P
Tool Rental (Outdoor Storage)	C
Travel Agency	P
RETAIL	
All-Terrain Vehicle Dealer/Sales or Service ¹	P
Antique Sale	P
Art Dealer/Gallery	P
Auto Supply Store for New & Rebuilt Parts (No Auto Repair)	P
Bakery (Retail)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales/Lumber (No outdoor display/storage)	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Clothing & Accessories (New)	P
Confectionery Store (Retail)	P
Consignment Shop	P
Convenience Store (With Beer and Wine Sales)	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Drapery Shop/Blind Shop	P
Florist	P
Food or Grocery Store	P
General Retail	P

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Furniture Sales (Indoor)	P
Garden Shop (Inside Storage only)	P
Gift/Toy Shop	P
Gravestone/Tombstone Sales (No outdoor display/storage)	C
HandicraftArtisans Shop	P
Hardware Store	P
Home Improvement Center (No outdoor display/storage)	P
Jewelry Store	P
Lawnmower Sales and/or Repair (No Outdoor Storage/Display)	P
Major Appliance Sales (Indoor)	P
Market (Public)	C
Motorcycle Dealer (New and/or Repair) (No outdoor display/storage)	P
Needlework Shop	P
Personal Services	P
Personal Watercraft Sales (New and/or Repair) (No outdoor display/storage)	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	
Restaurant (Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (With No Drive-Through Service)	P
Private Club	C
Restaurant	P
Security Systems Installation Company	P
Silk Screen Printing/Tee Shirt Shop	P
Sporting Goods	P
Stamps, Coin & Other Collectables	P
Temporary Outdoor Retail Sales/Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture, Antique Shop Store	C
Vacuum Cleaner Sales and Repair	P
Veterinarian (Indoor Kennels)	P
Woodworking Shop (Ornamental)	P
TRANSPORTATION & AUTO SERVICES	

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Auto Body Repair	P
Auto Dealer (Primarily New) ¹	P
Auto Financing & Leasing (Indoor)	C
Auto Glass Repair/Tinting	P
Auto Interior Shop/Upholstery	P
Auto Laundry or Car Wash (Attended)	P
Auto Laundry or Car Wash (Unattended)	P
Auto Muffler Shop	P
Auto Paint Shop	P
Auto Repair (Major) ¹	P
Auto Repair (Minor)	P
Auto Repair as an Associated Use to Retail Sales	P
Auto Tire Repair/Sales (Indoor)	P
Auto Wrecker Service	
Automobile Accessory Installation (Minor)	P
Full Service Car Wash (Detail Shop)	P
Limousine/Taxi Service	C
Parking Lot Structure, Commercial (Auto)	C
Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer (No outdoor storage)	P
Tire Dealer (With outdoor storage)	C
Rental Car/Sales	C
AMUSEMENT & RECREATION SERVICES	
Amusement Devices/Arcade (4 or More Devices)	C
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	C
Billiard/Pool Facility (Three or More Tables)	P
Bingo Facility	P
Bowling Center	P
Broadcast Station (with Tower)	C
Country Club (Private)	P
Dance Hall/Dancing Facility	P
Day Camp for Children	P
Dinner Theatre	P
Exhibition Hall	P
Fair Ground/Exhibition Area	C
Golf Course (Miniature)	P

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Golf Course (Public/Private)	P
Health Club (Physical Fitness)	P
Motion Picture Studio, Commercial Film	P
Motion Picture Theater (Indoors)	P
Museum	P
Park and/or Playground	P
Rodeo grounds	
Skating Rink	P
Tennis Court (Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers/R.V.'s (Short Term Stays)	
Video Rental/Sales	P
INSTITUTIONAL & GOVERNMENTAL	
Antenna (Commercial)	C
Antenna (Non-Commercial)	P
Assisted Living Facility	P
Broadcast Towers (Commercial)	
Cellular/Wireless Communications Tower	C
Cemetery and/or Mausoleum	C
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Clinic or Office (Medical)	P
Community Center (Municipal)	P
Electrical Generating Plant	
Electrical Substation	
Electrical Transmission Line	
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility	P
Fraternal Organization	P
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Heliport	
Helistop	P
Hospice	P
Hospital (Acute Care/Chronic Care)	P

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Landfill	
Library (Public)	P
Mailing Service (Private)	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Orphanage	P
Philanthropic Organization	P
Post Office (Governmental)	P
Rectory/Parsonage	P
Rehabilitation Care Institutions	C
Retirement Home/Home for the Aged	P
School, Business/Commercial Trade	P
School, Driving/Defensive Driving	P
School, K-12 (Private)	P
School, K-12 (Public)	P
Senior Center	P
Telephone and Exchange, Switching or Relay Station	P
Wastewater Treatment Plant (Public)	C
Water Treatment Plant (Public)	P
COMMERCIAL & WHOLESALE TRADE	
Book Binding	P
Dry Cleaning Plant	C
Feed & Grain Store	P
Food Processing	C
Furniture Manufacture	C
Heating & Air-Conditioning Sales/Services	P
Manufactured Home Sales	
Pawn Shop	P
Propane Sales (Retail)(Refill Only)	P
Taxidermist	P
Transfer Station (Refuse/Pick-Up)	
Veterinarian (Outdoor Kennels or Pens)	P
Warehouse/Office Warehouse	P
Welding Shop	P

¹ No outdoor storage within 500' of Preston Road² Permitted only with a primary use and not allowed within 500' of Preston Road

LIGHT MANUFACTURING	
Concrete or Asphalt Batching Plant (Temporary)	P
Concrete or Asphalt Batching Plant (Permanent)	
Contractor's Office/Sales (No Outside Storage)	P
Contractor's Temporary On-Site Construction Office	P
Electronic Assembly	C
Engine Motor Manufacturing/Re-Manufacturing	
Heavy Manufacturing	
Laboratory Equipment Manufacturing	C
Light Manufacturing	C
Machine Shop	
Maintenance & Repair service for Buildings	C
Micro Brewery/Sales and Consumption (on site mfg.)	C
Open Storage/Outside Storage	C
Plumbing Shop	
Research Lab (Non-Hazardous)	P
Sign Manufacturing	C
Stone/Clay/Glass Manufacturing	

P - Designates that the use is permitted in the zoning district indicated.

C - Designates that the use may be permitted in the zoning district by a conditional use permit.

_ - Designates that the use is prohibited in the zoning district indicated.

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CITY OF CELINA, TEXAS

ORDINANCE 2017-____
WESTGATE 96 PD#45 AMENDMENT

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 96.678 ACRE TRACT OF LAND LOCATED IN THE L M BOYD SURVEY, ABSTRACT NUMBER 48, TRACT 1, COLLIN COUNTY, TEXAS; AND THE W H RATTON SURVEY, TRACT 9, 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 #45; 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 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, #45 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

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 #45.

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 regulations 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, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 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 exact Caption and Effective Date clause 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 ____ day of July _____, 2017.

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"

Overall Description - 96.678 Acres

Attachment: Westgate PD ordinance (2059 : Westgate 96 Rezoning)

Tract One:

BEING a tract of land situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas, and being part of a called 640 acre tract of land described in a Deed to Moses Hubbard et ux, of record in Volume 29, Page 487, Deed Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Westgate Celina Investors, L.P., by deeds recorded in Volume 5857, Page 335 and Instrument Number 2006497280, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for corner in the East Right-of-Way line of State Highway 289 (variable R.O.W.) and near the centerline of County Road 100, said point also being the northwest corner of a tract of land conveyed to Preston Acreage, L.P., by deed recorded in Volume 5239, Page 1060, Deed Records, Collin County, Texas, from which a 60 "D" nail found for reference bears North 85° 13' 01" East, a distance of 0.86 feet;

THENCE in a Northerly direction along the East Right-of-Way line of said State Highway 289, the following courses and distances:

- 1) North 06° 09' 00" East, a distance of 18.98 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof;
- 2) North 42° 26' 00" West, a distance of 39.69 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof;
- 3) North 06° 09' 00" East, a distance of 707.91 feet to a 1/2" iron rod with cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 10° 57' 01" West, a distance of 1.27 feet;
- 4) North 11° 52' 00" East, a distance of 100.50 feet to a 1/2" iron rod with cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 28° 39' 50" West, a distance of 1.27 feet;
- 5) North 06° 09' 00" East, a distance of 300.00 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 02° 02' 06" East, a distance of 1.73 feet;
- 6) North 00° 26' 00" East, a distance of 100.50 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 21° 57' 39" East, a distance of 1.80 feet;
- 7) North 06° 09' 00" East, a distance of 1297.10 feet to a 1/2 inch iron rod set for the most westerly Northwest corner of the herein described tract, same being the South end of a corner clip in the Southeast intersection of said State Highway 289 and County Road 134

THENCE North 50° 25' 23" East, along said corner clip, a distance of 56.73 feet to a 1/2 inch iron rod set for the North end of said corner clip;

THENCE North 01° 00' 04" West, along the East right-of-way line of said State Highway 289, a distance of 31.39 feet to a mag nail set for the most northerly Northwest corner of the herein described tract, said corner being near the centerline of County Road 134, same being in the South line of that certain tract of land conveyed to Celina Independent School District, by deed recorded under Instrument Number 20070404000455450, Official Public Records, Collin County, Texas;

THENCE in an Easterly direction along the approximate centerline of County Road 134, the following courses and distances;

- 1) North 88° 21' 11" East, a distance of 270.14 feet to a 1/2" iron rod with "RPLS 3963" cap found for angle point;
- 2) North 88° 17' 46" East, a distance of 1146.25 feet to a mag nail set for the Northeast corner of the herein described tract, same being ;

THENCE South 01° 17' 40" East, with the West line of aforesaid Westgate tract, and with the West line of an 0.55 acre tract of land conveyed to Gunter Water Supply Corporation by deed recorded in Volume 796, Page 810, Deed Records, Collin County, Texas, at a distance of 160.0 feet passing the Southwest corner of said 0.55 acre tract, the Northwest corner of a 46.885 acre tract of land conveyed to Philip N. Littell, recorded in Volume 2869, Page 535, Deed Records, Collin County Texas, the Northwest corner of an 0.5032 acre tract of land conveyed to Gunter Water Supply Corporation, recorded in Volume 2936, Page 496, Deed Records, Collin County, Texas, and continuing with the West line of said 0.5032 acre tract, passing its Southwest corner, and continuing, passing the Southwest corner of said 46.885 acre tract and continuing with the West line of said Westgate tract, at a distance of 2583.63 feet passing a cross tie corner post on the North side of a gravel public road known as County Road No. 100, and continuing for a total distance of 2601.13 feet to a found 3/8 inch rebar in said County Road No. 100, and on the South line of said Boyd Survey, the North line of the George Joy Survey, Abstract No. 488, the North line of that certain tract of land conveyed to Central Frisco, LTD. by deed recorded under Instrument Number 20080306000268700, Official Public Records, Collin County, Texas, said rebar maintaining the Southwest corner of said Westgate tract;

THENCE South 88° 19' 51" West, with the South line of said Boyd Survey, the North line of both said Joy Survey and Westgate tract, at a distance of 1066.99 feet passing the Northeast corner of a 50.487 acre tract of land conveyed to Preston Acreage, L.P. by deed recorded in Volume 5239, Page 1060 (Clerk's No. 2002-0120427), Deed Records, Collin County, Texas, the Northeast corner of the John M. Herron Survey Abstract No. 377, in said County Road No. 100 and continuing with the North line of both said Herron Survey, and 50.487 acre tract for a total distance of 1143.91 feet to a found spike nail in said County Road No. 100 maintaining the Southwest corner of said Boyd Survey, the most Southerly Southeast corner of the above mentioned W. H. Ratton Survey;

THENCE South 88° 40' 12" West with the South line of said Westgate tract, the approximate centerline of said County Road 100, the North line of said Preston tract, a distance of 618.08 feet to the PLACE OF BEGINNING, and containing 96.678 acres of computed land, more or less.

Tract 1 – 30 Acres

BEING a tract of land situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas, and being part of a called 640 acre tract of land described in a Deed to Moses Hubbard et ux, of record in Volume 29, Page 487, Deed Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Westgate Celina Investors, L.P., by deeds recorded in Volume 5857, Page 335 and Instrument Number 2006497280, Official Public Records, Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) from which a 60D nail found bears North 85 deg. 10 min. 01 sec. East, 0.86 feet for corner in the East Right-of-Way line of State Highway 289 (variable R.O.W.) and near the centerline of County Road 100, said point also being the northwest corner of a tract of land conveyed to Preston Acreage, L.P., by deed recorded in Volume 5239, Page 1060, Deed Records, Collin County, Texas, from which a 60 "D" nail found for reference bears North 85° 13' 01" East, a distance of 0.86 feet;

THENCE in a Northerly direction along the East Right-of-Way line of said State Highway 289, the following courses and distances:

- 1) North 06° 09' 00" East, a distance of 18.98 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof;
- 2) North 42° 26' 00" West, a distance of 39.69 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof;
- 3) North 06° 09' 00" East, a distance of 707.91 feet to a 1/2" iron rod with cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 10° 57' 01" West, a distance of 1.52 feet;
- 4) North 11° 52' 00" East, a distance of 100.50 feet to a 1/2" iron rod with cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 28° 39' 50", West, a distance of 1.27 feet;
- 5) North 06° 09' 00" East, a distance of 300.00 feet a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 02° 02' 06" East, a distance of 1.73 feet;
- 6) North 00° 26' 00" East, a distance of 100.50 feet to a 1/2" iron rod with "RPLS 3963" cap found for corner at an angle point thereof, from which a Wood R.O.W. Marker found for reference bears North 21° 57' 39" East, a distance of 1.80 feet;
- 7) North 06° 09' 00" East, a distance of 1297.10 feet to a 1/2 inch iron rod set for the most westerly Northwest corner of the herein described tract, same being the South end of a corner clip in the Southeast intersection of said State Highway 289 and County Road 134

THENCE North 50° 25' 23" East, along said corner clip, a distance of 56.73 feet to a 1/2 inch iron rod set for the North end of said corner clip;

THENCE North 01° 00' 04" West, along the East right-of-way line of said State Highway 289, a distance of 31.39 feet to a mag nail set for the most northerly Northwest corner of the herein described tract, said corner being near the centerline of County Road 134, same being in the South line of that certain tract of land conveyed to Celina Independent School District, by deed recorded under Instrument Number 20070404000455450, Official Public Records, Collin County, Texas;

THENCE in an Easterly direction along the approximate centerline of County Road 134, the following courses and distances;

- 1) North 88° 21' 11" East, a distance of 270.14 feet to a 1/2" iron rod with "RPLS 3963" cap found for angle point;
- 2) North 88° 17' 46" East, a distance of 199.47 feet to a point for the Northeast corner of the herein described tract;

THENCE South 06° 09' 00" West, through the interior of aforesaid Westgate tract, a distance of 2624.05 feet to a point for the Southeast corner of the herein described tract, same being in the South line of said Westgate tract, same being in the approximate centerline of aforesaid County Road 100, same being in the North line of aforesaid Preston Acreage tract;

THENCE South 88° 40' 12" West with the South line of said Westgate tract, the approximate centerline of said County Road 100, the North line of said Preston tract, a distance of 475.22 feet to the PLACE OF BEGINNING, and containing 30.000 acres of computed land, more or less.

Tract 2 – 33.356 Acres (southern)

BEING a tract of land situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas, and being part of a called 640 acre tract of land described in a Deed to Moses Hubbard et ux, of record in Volume 29, Page 487, Deed Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Westgate Celina Investors, L.P., by deeds recorded in Volume 5857, Page 335 and Instrument Number 2006497280, Official Public Records, Collin County, Texas, and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) from which a 60D nail found bears North 85 deg. 10 min. 01 sec. East, 0.86 feet for corner in the East Right-of-Way line of State Highway 289 (variable R.O.W.) and near the centerline of County Road 100, said point also being the northwest corner of a tract of land conveyed to Preston Acreage, L.P., by deed recorded in Volume 5239, Page 1060, Deed Records, Collin County, Texas, from which a 60 "D" nail found for reference bears North 85° 13' 01" East, a distance of 0.86 feet;

THENCE North 88° 40' 12" East, with the South line of said Westgate tract, the approximate centerline of said County Road 100, the North line of said Preston tract, a distance of 475.22 feet to a point for the Southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Westgate tract as follows:

North 06° 09' 00" East, a distance of 1213.41 feet to a point for the Northwest corner of the herein described tract;

North 88 deg. 21 min. 58 sec. East, a distance of 1129.55 feet to a point for the Northeast corner of the herein described tract, same being in the West line of a 46.885 acre tract of land conveyed to Philip N. Littell, recorded in Volume 2869, Page 535, Deed Records, Collin County Texas;

THENCE South 01° 17' 40" East, with the East line of said Westgate tract, and with the West line of said 46.885 acre tract a distance of 1202.30 feet to a found 3/8 inch rebar in aforesaid County Road No. 100, and on the South line of said Boyd Survey, the North line of the George Joy Survey, Abstract No. 488, the North line of that certain tract of land conveyed to Central Frisco, LTD. by deed recorded under Instrument Number 20080306000268700, Official Public Records, Collin County, Texas, said rebar maintaining the Southeast corner of said Westgate tract;

THENCE South 88° 19' 51" West, with the South line of said Boyd Survey, the North line of both said Joy Survey and said Central Frisco tract, at a distance of 1066.99 feet passing the Northeast corner of a 50.487 acre tract of land conveyed to Preston Acreage, L.P. by deed recorded in Volume 5239, Page 1060 (Clerk's No. 2002-0120427), Deed Records, Collin County, Texas, the Northeast corner of the John M. Herron Survey Abstract No. 377, in said County Road No. 100 and continuing with the North line of both said Herron Survey, and 50.487 acre tract for a total distance of 1143.91 feet to a found spike nail in said County Road No. 100 maintaining the Southwest corner of said Boyd Survey, the most Southerly Southeast corner of the above mentioned W. H. Ratton Survey;

THENCE South 88° 40' 12" West with the South line of said Westgate tract, the approximate centerline of said County Road 100, the North line of said Preston tract, a distance of 142.85 feet to the PLACE OF BEGINNING, and containing 33.356 acres of computed land, more or less.

Tract 3 – 33.356 Acres (northern)

BEING a tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas, and being part of a called 640 acre tract of land described in a Deed to Moses Hubbard et ux, of record in Volume 29, Page 487, Deed Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Westgate Celina Investors, L.P., by deed recorded under Instrument Number 2006497280, Official Public Records, Collin County, Texas, and being more particularly described as follows;

COMMENCING at a nail spike found from which a 60D nail found bears North 85 deg. 10 min. 01 sec. East, 0.86 feet for corner in the East Right-of-Way line of State Highway 289 (variable R.O.W.) and near the centerline of County Road 100, said point also being the northwest corner of a tract of land conveyed to Preston Acreage, L.P., by deed recorded in Volume 5239, Page 1060, Deed Records, Collin County, Texas, from which a 60 "D" nail found for reference bears North 85° 13' 01" East, a distance of 0.86 feet;

THENCE North 88° 40' 12" East, with the South line of said Westgate tract, the approximate centerline of said County Road 100, the North line of said Preston tract, a distance of 475.22 feet to a point;

THENCE through the interior of said Westgate tract as follows:

North 06° 09' 00" East, a distance of 1213.41 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the Southwest corner of the herein described tract, same being the POINT OF BEGINNING;

North 06 deg. 09 min. 00 sec. East, a distance of 1410.65 feet to a mag nail set for the Northwest corner of the herein described tract, same being in the North line of said Westgate tract, same being in the approximate centerline of County Road 134, same being in the South line of that certain tract of land conveyed to Celina Independent School District, by deed recorded under Instrument Number 20070404000455450, Official Public Records, Collin County, Texas;

THENCE North 88° 17' 46" East, along the approximate centerline of County Road 134, a distance of 946.78 feet to a mag nail set for the Northeast corner of the herein described tract;

THENCE South 01° 17' 40" East, with the East line of aforesaid Westgate tract, and with the West line of an 0.55 acre tract of land conveyed to Gunter Water Supply Corporation by deed recorded in Volume 796, Page 810, Deed Records, Collin County, Texas, at a distance of 160.0 feet passing the Southwest corner of said 0.55 acre tract, the Northwest corner of a 46.885 acre tract of land conveyed to Philip N. Littell, recorded in Volume 2869, Page 535, Deed Records, Collin County Texas, the Northwest corner of an 0.5032 acre tract of land conveyed to Gunter Water Supply Corporation, recorded in Volume 2936, Page 496, Deed Records, Collin County, Texas, and continuing with the West line of said 0.5032 acre tract, passing its Southwest corner, and continuing, passing the Southwest corner of said 46.885 acre tract and continuing with the East line of said Westgate tract for a total distance of 1398.83 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract;

THENCE South 88° 21' 58" West, through the interior of said Westgate tract, a distance of 1129.55 feet to the PLACE OF BEGINNING, and containing 33.356 acres of computed land, more or less.



Exhibit "C"

Development Standards

1.0 TRACT 1 STANDARDS

1.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in the Zoning Ordinance as amended from time to time except as otherwise set forth herein. No residential uses will be allowed within 200 feet of Preston Road within Tract 1.

1.2 Mixed Use Regional District (MU-2):

Development standards for MU-2 uses are outlined within this text and shall be developed in accordance with the following criteria:

1.2.1 MU-Commercial: The following requirements shall pertain to all non- residential uses, as outlined in APPENDIX "A". Deviations from these requirements may occur if approved pursuant to a zoning amendment utilizing procedures set forth in the Zoning Ordinance.

a. Building and Area Requirements:

i. Height Regulations:

1. Main building(s) including parking garages: The maximum height of 100 feet is permitted by right. Height may exceed 100 feet if approved pursuant to a conditional use permit. Antennae and other architectural projections not used for occupancy may extend above this height limit.
2. Accessory building(s) other than parking garages: These buildings shall not exceed a maximum of one (1) story or 25 feet in height.

ii. Density: The permitted floor to area ratio of all non-residential uses within the PD shall be unlimited, provided that all applicable sections of the PD are fulfilled.

- iii. 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 two hundred thousand (200,000) square feet, provided that all sections of the PD are fulfilled.
- iv. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- v. 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.

- vi. Interior Side Yard: No interior side yard is required. All buildings must meet current fire code separation standards.
- vii. Exterior Rear Yard: The rear yard shall have a depth of not less than ten (10) feet.
- viii. Adjacent to a Single-Family District: Any non-single-family use that is over one story in height and that is located adjacent to (and not across any right-of-way from) any single-family zoning district shall be setback from the applicable property line a distance equal to the height of the building, but not less than forty-five (45) feet. A masonry screening wall shall be required adjacent to any single-family district and shall be constructed by the non-single family use.
- ix. Interior Rear Yard: No interior rear yard is required. All buildings must meet current fire code separation standards.
- x. Minimum Lot Area: Ten thousand (10,000) square feet.

- xi. Minimum Lot Width: 100'
- xii. Minimum Lot Depth: 100'
- xiii. Building Coverage: In no case shall more than eighty percent (80%) 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.
- xiv. Building Materials: Exterior building materials must comply with Article 14.05, Division 5 of the Celina Code of Ordinances, as exists or as amended.

2.0 TRACT 2 STANDARDS

- 2.1 **General Description:** This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in the Zoning Ordinance as amended from time to time except as otherwise set forth herein.
- 2.2 Residential Type "B" (RTB): RTB are attached residential duplex units and shall not exceed a total of seventy-five (75) units.

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

- a. Building and Area Requirements:
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand (1,000) square feet.
 - ii. Lot Area: The minimum area of any lot shall be three thousand seven hundred fifty (3,750) square feet.
 - iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.

- iv. Lot Width: The minimum width of any lot shall be thirty- seven (37) feet.
- v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
- vi. Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Key lots shall have 2 front yards.
- vii. Side Yard: There will be no requirement for separation between 2 units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All buildings must meet current fire code separation standards.
- viii. Rear Yard: All buildings shall have a minimum rear yard of 10 feet.
- ix. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) off street covered or enclosed parking spaces for each dwelling unit, located either in front or behind the dwelling unit and accessed from either a street or alley. The minimum garage setback for front entry driveways shall be thirty (30) feet. The minimum setback for rear entry garages shall be twenty-five (25) feet. Driveways must be a minimum twenty (20) feet deep measured from the property line to the garage door.
- x. Maximum Building Height: Buildings shall be a maximum of two (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.

- 2.3 Residential Type "C" (RTC): RTC are multi-family units. These units may be located anywhere within Tract 2 and shall be limited to 22 acres. A maximum of twenty-four (24) units per gross acre of land shall be permitted. Notwithstanding anything contained herein, in

the event the MU-2 ordinance is amended in the future to apply a lower density or to restrict the total number of units for RTC type units described herein, such provisions shall apply and control.

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

a. Building and Area Requirements:

- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be five hundred fifty (550) square feet for an efficiency unit, six hundred fifty (650) square feet for a one- bedroom or studio unit and seven hundred fifty (750) square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional one hundred and fifty (150) square feet per each additional bedroom.
- ii. Lot Coverage: In no case shall more than fifty percent (50%) 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 areas shall not be included in determining maximum lot coverage.
- iii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. Corner lots shall have two front yards.
- iv. Side Yard: The minimum side yard on each side of the lot shall be eight (8) feet and shall maintain a minimum building separation of sixteen (16) feet. A side yard adjacent to a public street shall be a minimum of 15 feet, including corner lots. A side yard adjacent to single-family shall be fifty (50) feet.
- v. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A rear yard adjacent to single-family use shall be fifty (50) feet.
- vi. Building Height: Buildings shall be a maximum of four (4) stories, not to exceed sixty-five (65) feet in height. Chimneys, antennae and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.
- vii. Required Parking: Parking requirements for RTC development areas shall be one and one-half (1.5) spaces per efficiency, one bed room and studios units; two (2) spaces per two bedroom unit; two and one-half (2.5) spaces per three bedroom unit; and one-half (0.5) 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.

- viii. Screening: A six (6) foot masonry screening wall shall be required where MF-2 uses are adjacent to single-family uses. The screening wall shall be constructed by the non-single-family use.
- ix. Optional Covered Parking and Density Bonus:
 - An increase in density up to 26 units per gross acre of land is permitted when at least 50% of the required parking spaces are constructed as covered or enclosed spaces.
 - An increase in density up to 29 units per gross acre of land is permitted when 100% of the required parking spaces are constructed as covered or enclosed spaces.
- x. Vertically Integrated RTC: RTC developments where a portion of the units are located over commercial, office or retail uses may vary from the above density, building and area requirements.
- b. Location Restriction: RTC units may be located anywhere within Tract 2. No more than 435 RTC units may be located within 1,300 feet of the southern property line of the tract of land identified in Exhibit "A"; provided, however, this restriction shall not apply to any RTC units that are part of a vertically integrated RTC development.

- 2.3 Residential Type "D" (RTD): RTD are attached residential townhome units and shall not exceed a total of one hundred twelve (112) units. These units may be located anywhere within Tract 2.

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

- a. Building and Area Requirements:
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand two hundred (1,200) square feet.
 - ii. Lot Area: The minimum area of any lot shall be two thousand (2,000) square feet.

- iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.
- iv. Lot Width: The minimum width of any lot shall be twenty-five (25) feet.
- v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
- vi. **Front Yard: The minimum depth of the front yard shall be fifteen (15) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area.**
- vii. Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All structures must meet ICC standards for building separation.
- viii. Rear Yard: All buildings shall have a minimum rear yard of zero (0) feet.
- xi. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered or enclosed parking spaces for each dwelling unit located behind the building and accessed by an alley. The minimum setback for rear entry driveways shall be zero (0) feet.
- ix. Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- b. Location Restriction: RTD units may be located anywhere within Tract 2.
- c. **Architectural Variation: A townhouse building may not repeat the same unit front facade 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 units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

- 2.4 Residential Type "A-1" (RTA1): RTA1 are detached, single family residential units. These units may be located anywhere in Tract 2.

If RTA1 units are developed within the PD, they shall be developed in accordance with the following criteria:

a. Building and Area Requirements:

- i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
- ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
- iii. Lot Size: The minimum lot area shall be six thousand (6,000) square feet.
- iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
- v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
- vi. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Fifty feet (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred feet (100') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
- xiv. Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the

street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

- 2.5 Residential Type "A-2" (RTA2): RTA2 are detached, single family residential units. These units may be located anywhere in Tract 2.

If RTA2 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
 - i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
 - ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
 - iii. Lot Size: The minimum lot area shall be six thousand six hundred (6,600) square feet.
 - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
 - v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
 - vi. Front Yard: Twenty-five feet (25') minimum. Key lots shall have 2 front yards.
 - vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
 - viii. Rear Yard: Ten feet (10') minimum.
 - ix. Side Yard: Five feet (5') minimum.
 - x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
 - xi. Lot Width: Sixty feet (60'); fifty feet (50') minimum (right-of-way) on cul-de-sac lots.
 - xii. Lot Depth: One hundred ten feet (110') minimum.
 - xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
 - xiv. Garage Orientation & Setback: Garages may face the street

or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

2.6 Permitted Uses: In addition to the uses outlined in this PD, the following uses shall be allowed in Tract 2:

- a. Commercial Uses as outlined in Section 1.1 for a maximum of 10 acres of Tract 2.
- b. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- c. Community Facility Uses and/or Amenity Centers
- d. Public and private parks;
- e. 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;
- f. Landscaped Entry Features
- 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 material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.

3.0 **TRACT 3 STANDARDS**

3.1 General Description: This PD shall allow uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the MU-2, Mixed Use Regional District set forth in Section 160.068 of the Zoning Ordinance as amended from time to time except as otherwise set forth herein.

3.2 Residential Type "B" (RTB): RTB are attached residential duplex units and shall not exceed a total of seventy-five (75) units. These units may be located anywhere in Tract 3.

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

b. Building and Area Requirements:

- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand (1,000) square feet.
- ii. Lot Area: The minimum area of any lot shall be three thousand seven hundred fifty (3,750) square feet.
- iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.
- iv. Lot Width: The minimum width of any lot shall be thirty- seven (37) feet.
- v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
- vi. Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Corner lots shall have two front yards.
- vii. Side Yard: There will be no requirement for separation between two units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen

(15) feet. All buildings must meet current fire code separation standards.

- viii. Rear Yard: All buildings shall have a minimum rear yard of ten (10) feet.
- ix. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered and enclosed parking spaces for each dwelling unit, located either in front or behind the dwelling unit and accessed from either a street or alley. The minimum garage setback for front entry driveways shall be thirty (30) feet. The minimum setback for rear entry driveways shall be twenty-five (25) feet.
- x. Maximum Building Height: Buildings shall be a maximum of two (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.
- c. Location Restriction: RTB units may be located anywhere within tract 3.

3.3 Residential Type "C" (RTC): RTC are multi-family units. These units may be located anywhere within Tract 3 and shall be limited to 22 acres. A maximum of twenty-four (24) units per gross acre of land shall be permitted. Notwithstanding anything contained herein, in the event the MU-2 ordinance is amended in the future to apply a lower density or to restrict the total number of units for RTC type units described herein, such provisions shall apply and control.

If RTC units are developed within the PD, there shall be no limit to the number of units and they shall be developed in accordance with the following criteria:

- a. **Building and Area Requirements:**
 - i. Minimum Floor Area: The minimum floor area per dwelling unit shall be five hundred fifty (550) square feet for an efficiency unit, six hundred fifty (650) square feet for a one- bedroom or studio unit and seven hundred fifty (750) square feet for a unit with two bedrooms. Any unit greater than two bedrooms shall have an additional one hundred and fifty (150) square feet per each additional bedroom.
 - ii. Lot Coverage: In no case shall more than fifty percent (50%) 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 areas

shall not be included in determining maximum lot coverage.

- iii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. Corner/Key lots shall have two front yards.
- iv. Side Yard: The minimum side yard on each side of the lot shall be eight (8) feet and shall maintain a minimum building separation of sixteen (16) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet, including corner lots. A side yard adjacent to single-family shall be fifty (50) feet.
- v. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A rear yard adjacent to single-family shall be fifty (50) feet.
- vi. Building Height: Buildings shall be a maximum of four (4) stories, not to exceed 65 feet in height. Chimneys, antennae and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including a detached garage.
- vii. Required Parking: Parking requirements for RTC development areas shall be one and one-half (1.5) spaces per efficiency, one bedroom and studios units; two (2) spaces per two-bedroom unit; two and one-half (2.5) spaces per three bedroom unit; and one-half (0.5) 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.
- viii. Screening: A six (6) foot masonry screening wall shall be required where MF-2 uses are adjacent to single-family. The screening wall shall be constructed by the non-single-family use.
- xi. Optimal Covered Parking and Density Bonus:
 - An increase in density up to 26 units per gross acre of land is permitted when at least 50% of the required parking spaces are constructed as covered or enclosed spaces.
 - An increase in density up to 29 units per gross acre of land is permitted when 100% of the required parking spaces are constructed as covered or enclosed spaces.

c. Location Restriction: RTC units may be located anywhere within Tract 3.

- 3.4 Residential Type "D" (RTD): RTD are attached residential townhome units and shall not exceed a total of one hundred thirteen (113) units. These units may be located anywhere within Tract 3.

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

a. Building and Area Requirements:

- i. Minimum Floor Area: The minimum floor area per dwelling unit shall be one thousand two hundred (1,200) square feet.
- ii. Lot Area: The minimum area of any lot shall be two thousand (2,000) square feet.
- iii. Lot Coverage: In no case shall more than eighty percent (80%) 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 areas shall not be included in determining maximum lot coverage.
- iv. Lot Width: The minimum width of any lot shall be twenty-five (25) feet.
- v. Lot Depth: The minimum depth of any lot shall be ninety (90) feet.
- vi. Front Yard: The minimum depth of the front yard shall be fifteen (15) feet. Covered drives, porte-cocheres and front porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area. Corner/Key lots shall have two front yards.
- vii. Side Yard: There will be no requirement for separation between units. All buildings shall have a minimum side yard of seven and one-half (7.5) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. All structures must meet ICC standards for building separation.
- viii. Rear Yard: All buildings shall have a minimum rear yard of zero (0) feet.
- xi. Parking Regulations and Garage Setbacks: There shall be a minimum of two (2) covered or enclosed parking spaces for each dwelling unit located behind the building and accessed by an alley. The minimum setback for rear entry driveways shall be zero (0) feet.

Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend above this height limit.

- b. **Location Restriction:** RTD units may be located anywhere within Tract 3.
- c. **Architectural Variation:** A townhouse building may not repeat the same unit front facade 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 units in a building, then ABCABC is an acceptable elevation mix, and ABABAC is not an acceptable elevation mix.

3.5 **Residential Type "A-1" (RTA1):** RTA1 are detached, single family residential units. These units may be located anywhere in Tract 3.

If RTA1 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. **Building and Area Requirements:**
 - i. **Purpose:** This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
 - ii. **Height Regulations:** No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
 - iii. **Lot Size:** The minimum lot area shall be six thousand (6,000) square feet.
 - iv. **Lot Coverage:** The maximum Lot Coverage shall not exceed sixty percent (60%).
 - v. **Minimum Floor Area:** The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
 - vi. **Front Yard:** Twenty feet (20') minimum. Key lots shall have 2 front yards.
 - vii. **Front Porch:** Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.

- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Fifty feet (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
- xii. Lot Depth: One hundred feet (100') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five (95') feet minimum.
- xiv. Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

3.6 Residential Type "A-2" (RTA2): RTA2 are detached, single family residential units. These units may be located anywhere in Tract 3.

If RTA2 units are developed within the PD, they shall be developed in accordance with the following criteria:

- a. Building and Area Requirements:
 - i. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (7,200) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
 - ii. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
 - iii. Lot Size: The minimum lot area shall be six thousand six hundred (6,600) square feet.
 - iv. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (55%).
 - v. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,900) square feet.

- vi. Front Yard: Twenty-five feet (25') minimum. Key lots shall have 2 front yards.
- vii. Front Porch: Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
- viii. Rear Yard: Ten feet (10') minimum.
- ix. Side Yard: Five feet (5') minimum.
- x. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- xi. Lot Width: Sixty feet (60'); fifty feet (50') minimum (@ right-of- way) on cul-de-sac lots.
- xii. Lot Depth: One hundred ten feet (110') minimum.
- xiii. Lot Depth (cul-de-sac lot): Ninety-five feet (95') minimum.
- xiv. Garage Orientation & Setback: Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

3.7 Permissible Uses: In addition to the uses outlined in this PD, the following uses shall be allowed in Tract 3:

- a. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- b. Community Facility Uses and/or Amenity Centers
- c. Public and private parks;
- 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;
- e. Landscaped Entry Features
- f. 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 material storage will be allowed adjacent to temporary trailers on a lot designated for storage.

4.0 **GENERAL CONDITIONS FOR PD**

4.1 Amendment to the PD:

- A. At such time a request to amend the PD is submitted, only the person representing the tract being amended shall be named as the "Applicant". All owners of property outside of the tract being amended are not required to be applicants for amendments to the PD, unless the requested amendment(s) directly affects their tract; i.e., such amendment(s) would alter the zoning on their tract.

4.2 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 presently exists or may be amended.

4.3 Concept Plan: The Concept Plan attached hereto as EXHIBIT "D", and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of the anticipated development dynamics created by Preston Road and surrounding properties, it is anticipated that the overall Concept Plan will change from time to time. Minor revisions to the Concept Plan shall not be considered to be an amendment to the PD zoning requirements, provided that all other sections of the PD are met when the Concept Plan is revised.

4.4 Off-Street Parking and Loading Requirements: Off-Street Parking and Loading Requirements shall conform to the City of Celina Zoning Ordinance, as they exist or as amended from time to time, except as set forth herein, unless a planned development application or parking agreement is approved allowing and exception.

- A. Parking: On-street or off-street parking may be shared among vertically integrated residential and non-residential users and among users of different properties so long as a shared parking agreement is executed among the owners of the properties at time of platting and is filed with the City. For mixed use or Vertically Integrated RTC structures, parking for each use shall be computed separately for each type of use within that structure.

4.5 Landscape Requirements: Landscaping shall conform to the provisions set forth in City of Celina's Zoning Ordinance, as they exist or as amended from time to time, except as set forth herein. In addition, along the southern property line of the tract of land identified on EXHIBIT "A", there shall be a fifteen (15) foot landscape easement. This landscape easement may be part of and incorporated in any existing gas line easement or other easements or setbacks along such southern property line.

4.6 Open Space Requirements: A minimum of fifteen percent (15%) of each tract's area, excluding rights-of-way for collector and larger sized streets, shall be devoted to open space. The open space requirements shall be met for each tract individually as defined on EXHIBIT "A". Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities,

detention/retention ponds, amenity centers, buffers, public or private parks, water features and other similar uses and all parking or loading areas and driveways associated with such uses.

Detention/Retention areas must be amenitized on three sides with improvements such as sidewalks, benches, pavilions, etc. 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 (except for parking or loading areas and driveways described in the preceding sentence) or any principal or accessory use.

- 4.7 Development Standards: Development Standards shall conform to Chapter 14 of the Zoning Ordinance, as it exist or as amended from time to time, except as set forth herein, unless a planned development application is approved allowing and exception amendment.
- 4.8 Building Material Sales/Lumber Use Restriction: "Building Material Sales/Lumber" shall be a Permitted Use only if such use is located in an area that is within 1,000 feet of the western property line of the tract of land identified in EXHIBIT "A"; otherwise, such use shall be permitted only by a Conditional Use Permit.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Helen-Eve Liebman, Director of Planning and Dev Services
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: PD 59 Cell Tower Amendment

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 ± 6.017 acre tract of land zoned PD, Planned Development #59 with a base zoning designation of RO, Retail Office. The property is situated in the Collin County School Land Survey, Abstract No. 167, Celina, Texas, generally located north of Frontier Parkway, south of Ownsby Parkway, east of the BNSF Railroad and west of Preston Road. (PD 59 Cell Tower Amendment) (Liebman)

Background Information:

The applicant is proposing an amendment to the current Planned Development that was approved in 2015 to add the use of a communications tower on Tract 2, close to the rear of the property. The ± 6.017 acre tract is divided into two (2) tracts: Tract 1 is ± 1.99 acres, and is proposed for a day care center, and Tract 2 is ± 4.018 acres is proposed for mini warehouse and storage, and a communications tower.

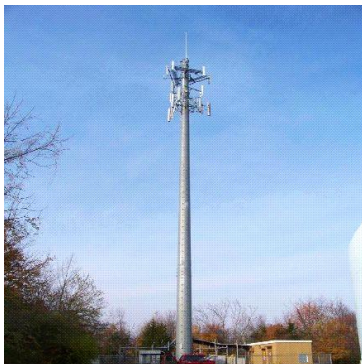
Since this property is undeveloped, staff has worked with the applicant to ensure public safety access, which included providing a fire lane with proper turn radii from Preston Road.

Planned Development Regulations:

The base zoning district is R-O - Retail/Office. The applicant is requesting to add the use of a communications tower to the approved Planned Development, which is not currently allowed in the base district or as a Conditional Use Permit.

The applicant is proposing a monopole communications tower not to exceed 150 feet. Under the current zoning district regulations, the maximum height of a structure is 45 feet. The developer will also be required to provide proper masonry wall screening around the tower site and all supporting ground structures.

Staff's preference is for the applicant to utilize a stealth tower design due to visual tolerance compared to what a monopole would look like. The property is located just outside of the Preston Road Overlay, which includes the first 750 feet of the property, and the depth of the entire property is 943 feet.



Comprehensive Plan:

The subject property is designated Moderate-High Residential/Suburban Mix. While the Comprehensive Plan supported the use for the day care center and a mini storage facility, as a supporting non-residential use, there is no mention of communications towers and their desired location in the City.

Thoroughfare Plan:

The property is located on Preston Road, a six (6) lane divided thoroughfare (120 foot right-of-way).

Public Notice:

The Planning & Zoning Commission notice of public hearing was published in The Celina Record on June 23, 2017. All property owners who are on the City of Celina's current tax rolls within 200 feet of the subject property were notified by mail, and public hearing signs were placed on the property. As of the date of the printing of this packet, no comments either for or against the zoning change have been received by the Planning and Development Services Department.

Board Review/Citizen Input:

The Planning & Zoning Commission meeting for this case is scheduled for July 10, 2017, therefore the board had not made a recommendation at the time packets were sent. There will be a formal recommendation presented at City Council.

Financial Considerations:

n/a

Legal Review:

The City Attorney reviewed the proposed Zoning Ordinance.

Supporting Documents:

Proposed development regulations

Proposed concept plan

Zoning ordinance

Staff Recommendation:

The use of a communications tower is not allowed in the current zoning district at all, and the tract is located near the Preston Road Overlay, along the main entry to the City. Therefore, staff is recommending that the communications tower utilize a stealth design in efforts to aesthetically preserve this. Staff has also requested that a note be added to the Concept Plan that states that “all fire lanes and turn radii will meet City of Celina Engineering Standards and adopted fire code at the t

CITY OF CELINA, TEXAS

**ORDINANCE 2017-
AMENDED HALLFORD/COMMUNICATIONS TOWER PD#59**

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 6.017 ACRE TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, 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 #59; 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 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, #59 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

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 #59.

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 July, 2017.

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

Being all that certain lot, tract, or parcel of land located in the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 167, Celina, Collin County, Texas, and being a part of a tract of land described in deed to Ray Hallford, recorded in Volume 2978, Page 32, Deed Records, Collin County, Texas, and being more particularly described as follows:

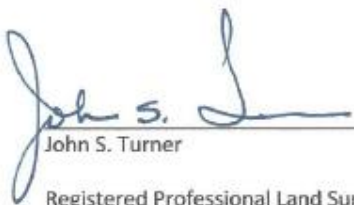
Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Preston Road (State Hwy 289), a variable width public right-of-way, same being the East line of said Hallford tract, at the Northeast corner of a tract of land described in deed to Susie King, recorded in Volume 4203, Page 249, Deed Records, Collin County, Texas;

Thence South 89°20'42" West, along the North line of said King tract, a distance of 932.19 feet to a point for corner;

Thence North 00°16'59" East, a distance of 279.95 feet to a point for corner in the North line of said Hallford tract;

Thence North 89°23'20" East, a distance of 942.84' to a point in the said West line of Preston Road at the Northeast corner of said Hallford tract;

Thence South 02°28'02" West, along said West line of Preston Road, a distance of 279.61 to the PLACE OF BEGINNING and containing 6.017 acres of land.


John S. Turner

Registered Professional Land Surveyor

No. 5310



Attachment: Draft Ordinance - Kids R Kids-7.11.2017 update (2092 : PD 59 Cell Tower Amendment)

EXHIBIT B
ZONING MAP

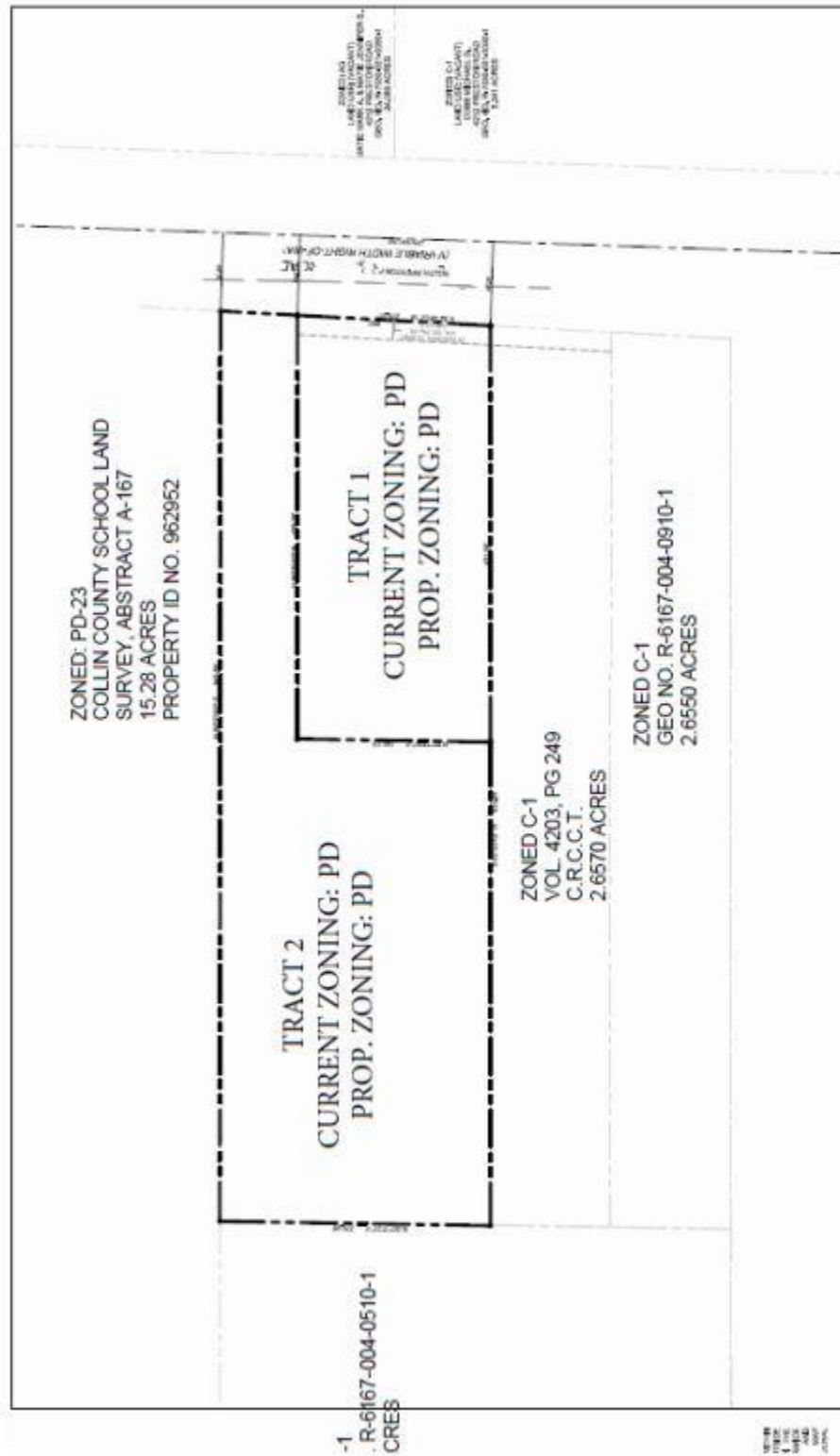


EXHIBIT C

CONCEPT PLAN

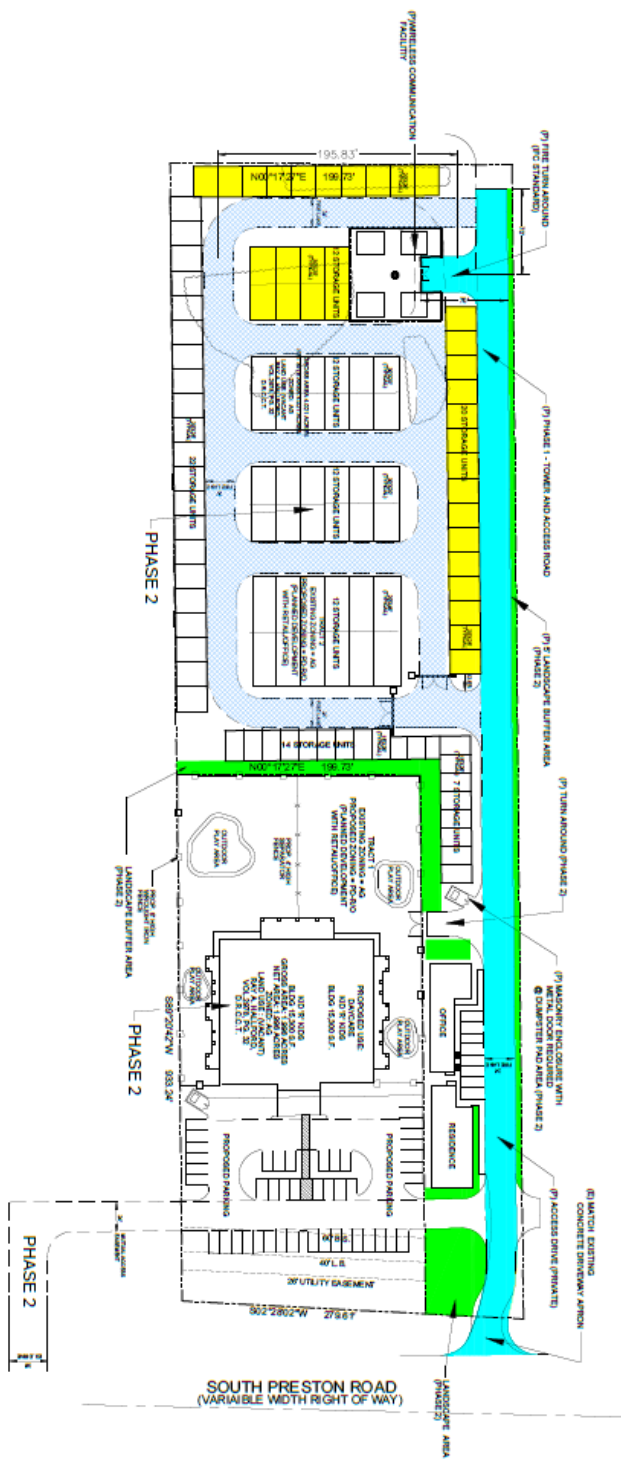


EXHIBIT D
DEVELOPMENT REGULATIONS
HALLFORD PROPERTY AMENDED PD REGULATIONS

These development regulations are intended for a ±6.017 acre tract of land in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. The property is generally located on the west side of SH 289 (Preston Road) approximately 2,000 feet north of Frontier Parkway. (Kids R Kids and Hallford)

The purpose of this Planned Development (PD) is to create a small commercial tract that allows three uses of a children's day care center, a mini warehouse and storage facility, and communication antenna and support structures/towers. In the event that the proposed uses are not built, the Planned Development provides for additional approved uses. The site will connect to the undeveloped land to the north and south on the west side of Preston Road. The proposed uses are in compliance with the Comprehensive Plan dated April, 2013.

1.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance and Section 10.03.009 of the Subdivision Ordinance as exists or may be amended for the City of Celina, Texas.

2.0 General Regulations

- 2.1 All regulations for this PD District not redefined by this document shall conform to the regulations set forth in the City of Celina Zoning Ordinance, including the Preston Road Overlay District and the Subdivision Ordinance as they exist or may be amended.
- 2.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission as well as the City of Celina City Council through a Planned Development/Zoning amendment. Any minor changes to the Conceptual Site Plan regarding building locations and individual uses within the PD are allowed by staff approval, so long as the general character within the base zoning district in the PD is maintained and the general location of the land uses remains as shown in Exhibit C.
- 2.3 A property owners association shall be established and shall be responsible for the maintenance of all open space areas, any shared parking and/or landscaped areas.

3.0 Permitted Land Uses:

- 3.1 The permitted uses within Tract 1 of the PD are listed below.

Armed services recruiting center	P
Artist studio	P
Auto laundry or carwash	P
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P

Food or grocery store	P
Garden shop with outdoor storage (screened)	P
General retail store	P
Gymnastics facility	P
Kiosk (providing a service)	P
Laundry/dry cleaning (drop off/pick up)	P
Mini Storage and Warehouse	P
Nursing/convalescent home	P
Offices (professional and general business)	P
Personal services shop	P
Pet and animal grooming shop	P
Restaurant (with drive-through service)	P
Restaurant (with no drive-through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

3.2 The permitted uses within Tract 2 of the PD are listed below.

Armed services recruiting center	P
Artist studio	P
Auto laundry or carwash	P
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P
Communication antenna and support structures/towers	P
Food or grocery store	P
Garden shop with outdoor storage (screened)	P
General retail store	P
Gymnastics facility	P
Kiosk (providing a service)	P

Laundry/dry cleaning (drop off/pick up)	P
Mini Storage and Warehouse	P
Nursing/convalescent home	P
Offices (professional and general business)	P
Personal services shop	P
Pet and animal grooming shop	P
Restaurant (with drive-through service)	P
Restaurant (with no drive-through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

4.0 Development Regulations:

4.1 All regulations for the District not redefined by this document shall conform to the regulations set forth in the City of Celina Zoning Ordinance, the Preston Road Overlay District, the City's adopted building codes, and the Subdivision Ordinance as they exist or may be amended.

a) Development Standards for Tract 1.

- Minimum front yard: Sixty (60) feet from Preston Road
- Minimum side yard: Fifteen (15) feet.
- Minimum rear yard: Twenty-five (25) feet
- Maximum height: 29.99 feet

b) Development Standards for Tract 2.

- Minimum front yard: Sixty (60) feet from Preston Road
Minimum side yard when side of building is incorporated into a screening wall: Ten (10) feet; otherwise fifteen (15) feet.
- Minimum rear yard when rear of building is incorporated into a screening wall: Ten (10) feet; otherwise twenty-five (25) feet
- Maximum height:
Office/manager's residence: Twenty-five (25) feet
Storage Units: Twelve (12) feet
Other retail/office uses: Twenty-five (25) feet
- Communications antennas and support structures/towers with a maximum height of 150 feet.

c) Maximum impervious surface. 80% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.

d) Connectivity: vehicular connectivity to adjacent tracts is required, as shown on PD concept plan.

4.2 Exterior Materials shall be 100% masonry, as defined in the Zoning Ordinance as it exists or may be amended, on the first floor of any building that faces or is visible from a right-of-way or public

access drive. The second story or decorative facades above the first story of such buildings may include stucco, cementitious materials (e.g. Hardiboard®) or wood detailing as well as masonry. Buildings that face no right-of-way or access drives (such as mini warehouses set behind the masonry screening fence) may be metal faced.

5.0 Parking Regulations

- 5.1 The parking shall be provided according to the City of Celina Zoning Ordinance as it exists or may be amended.
- 5.2 Parking for Tract 2 shall be six spaces for the office and one additional space for every 25 warehouse/storage units.

6.0 Landscape & Irrigation Regulations

- 6.1 The landscape and requirements shall conform to City of Celina Development Standards and Use Regulations described in the Zoning Ordinance and Preston Road Overlay District, as exists or may be amended with the exception that no landscaping shall be required within the mini warehouse service areas (defined as travel lanes, parking and any open spaces within the warehouse/storage units' area).

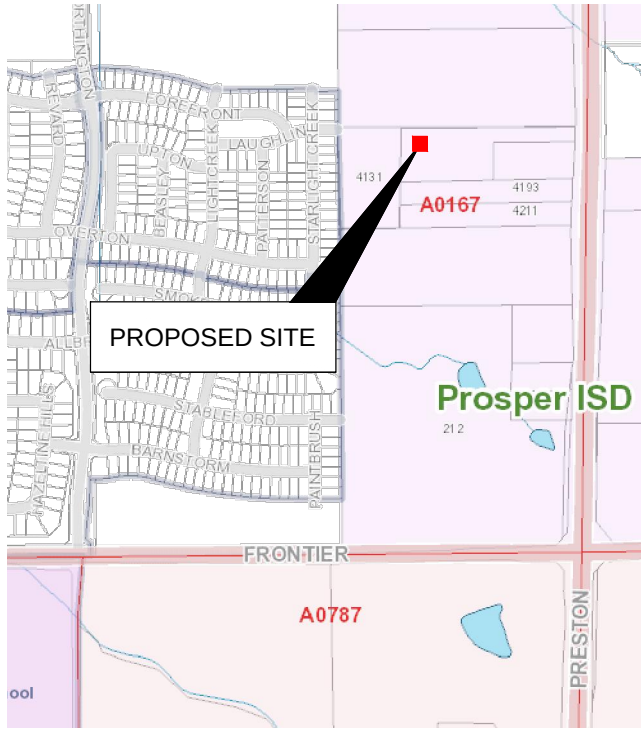
7.0 Screening Regulations

- 7.1 The screening requirement for all uses adjacent to residential uses shall be a eight (8) foot solid masonry wall with materials that are consistent with the color and design of the primary structure and conform to City of Celina Development Standards and Use Regulations described in the City of Celina Zoning Ordinance, as exists or may be amended.

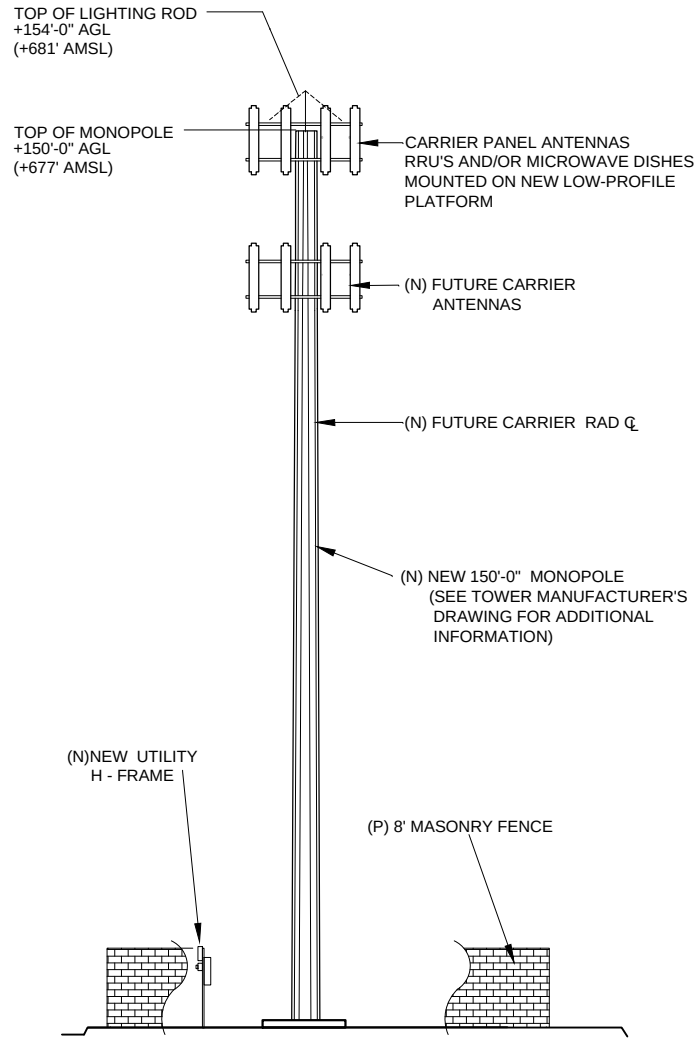
8.0 Subdivision Ordinance Regulations

- 8.1 Development shall meet the standards of City of Celina Engineering Design Manual and the Subdivision Ordinance, as exists or may be amended.

APPRAISAL DISTRICT MAP



TOWER - TYPICAL



NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.

ZONING CONCEPT PLAN

SITE INFORMATION

JURISDICTION: CITY OF CELINA, TEXAS 76542
COLLIN COUNTY
Latitude 33°16'06.9871"N, Longitude - 96°47'13.3506"W
OCCUPANCY: N/A (UNMANNED)

USE: TELECOMMUNICATIONS FACILITY
ZONING FILE NO.: NA

PROJECT TYPE

150' MONOPOLE TOWER SITE

SITE NAME:

PRESTON AT PROSPER TRAIL
CTG-TX 15013
T-MOBILE WIRELESS

DATE

JUNE 21, 2017

CONTACT INFORMATION

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

VINCE HUEBINGER

SITE ADDRESS

PRESTON ROAD S
CELINA, TX., 75009
COLLIN COUNTY

LEGAL DESCRIPTION

ABS A0167 COLLIN COUNTY SCHOOL LAND
#14 SURVEY, SHEET 4, TRACT 53,
4.21 ACRES

CONSULTANTS

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

VINCE HUEBINGER

TOWER INFORMATION

COMMUNICATIONS TOWER GROUP, LLC

ERIK BROOKS
15720 BRIXHAM HILL AVE.
CHARLOTTE, NC 28277

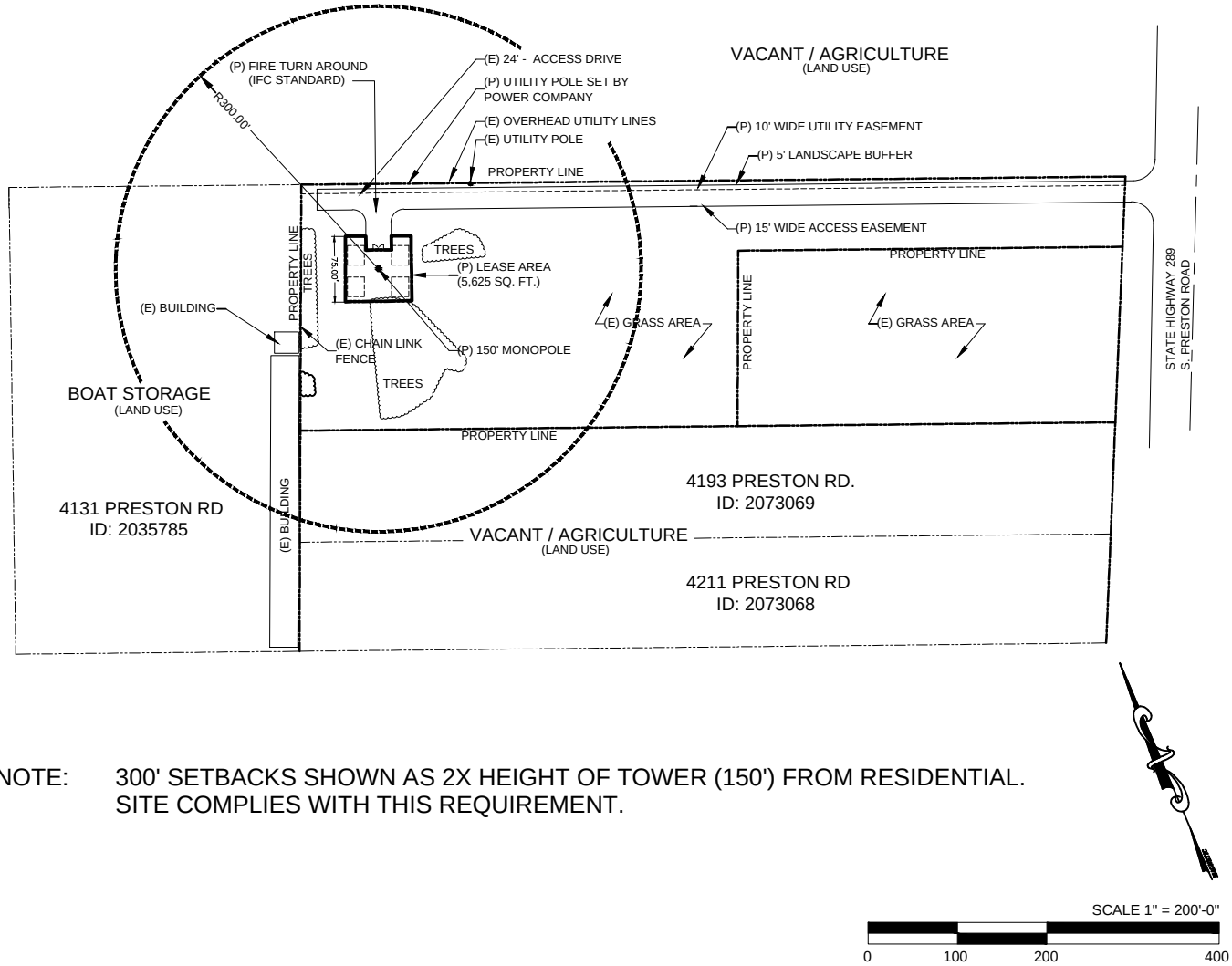
PHONE: (865) 661-7791

(NOT FOR CONSTRUCTION)
ZONING CONCEPT PLAN

ADVERTISING IS PROHIBITED ANYWHERE ON A WTF, WITH THE EXCEPTION OF THE MINIMUM SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS OR NECESSARY FOR THE OPERATIONS OF A WTF.

AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

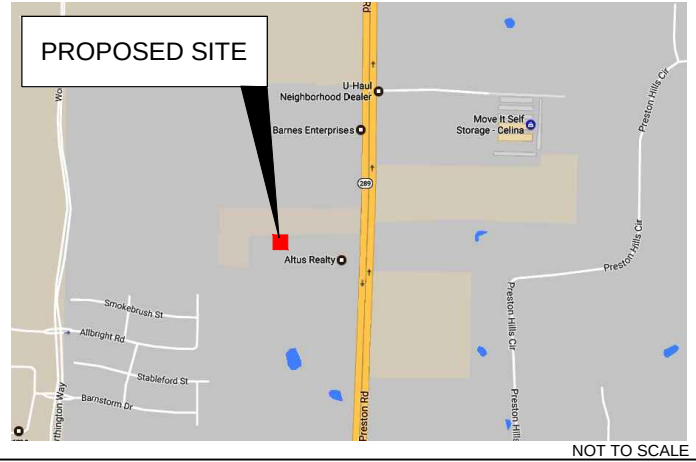
SITE PLAN



NOTE: 300' SETBACKS SHOWN AS 2X HEIGHT OF TOWER (150') FROM RESIDENTIAL. SITE COMPLIES WITH THIS REQUIREMENT.

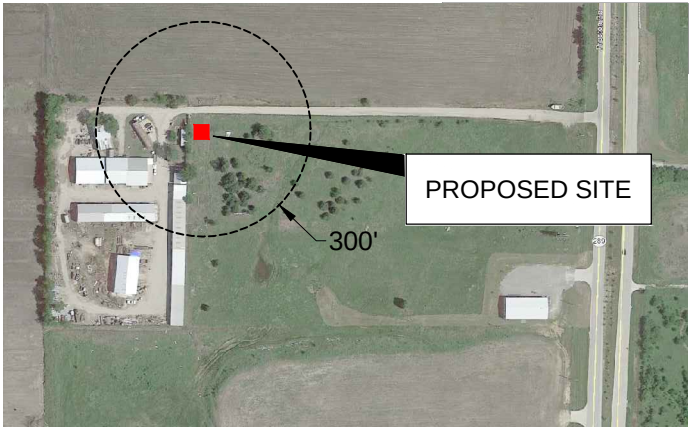
SCALE 1" = 200'-0"

VICINITY MAP



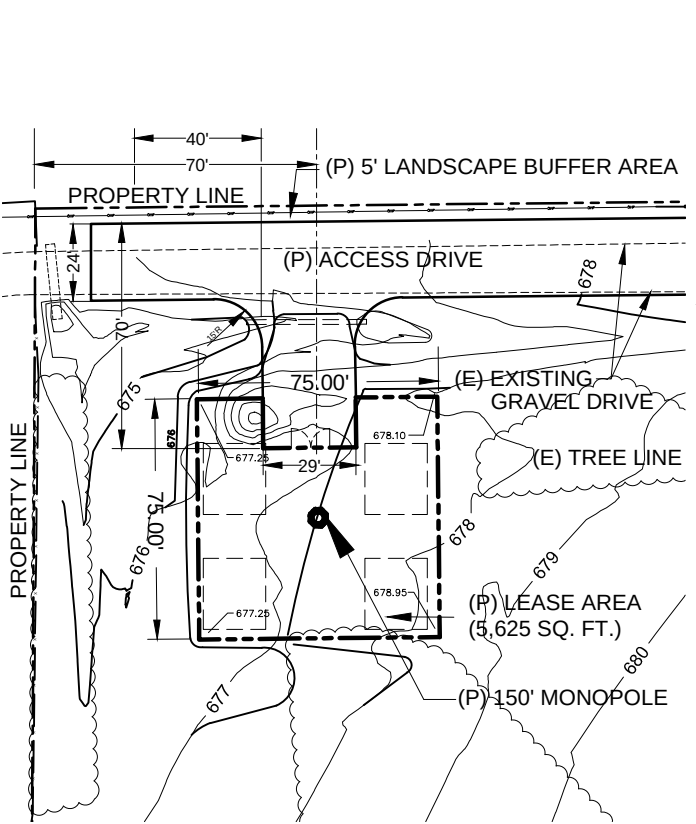
NOT TO SCALE

AERIAL IMAGERY



NOT TO SCALE

DETAIL SITE PLAN



SCALE 1" = 60'-0"



15720 BRIXHAM HILL AVE.
CHARLOTTE, NC 28277

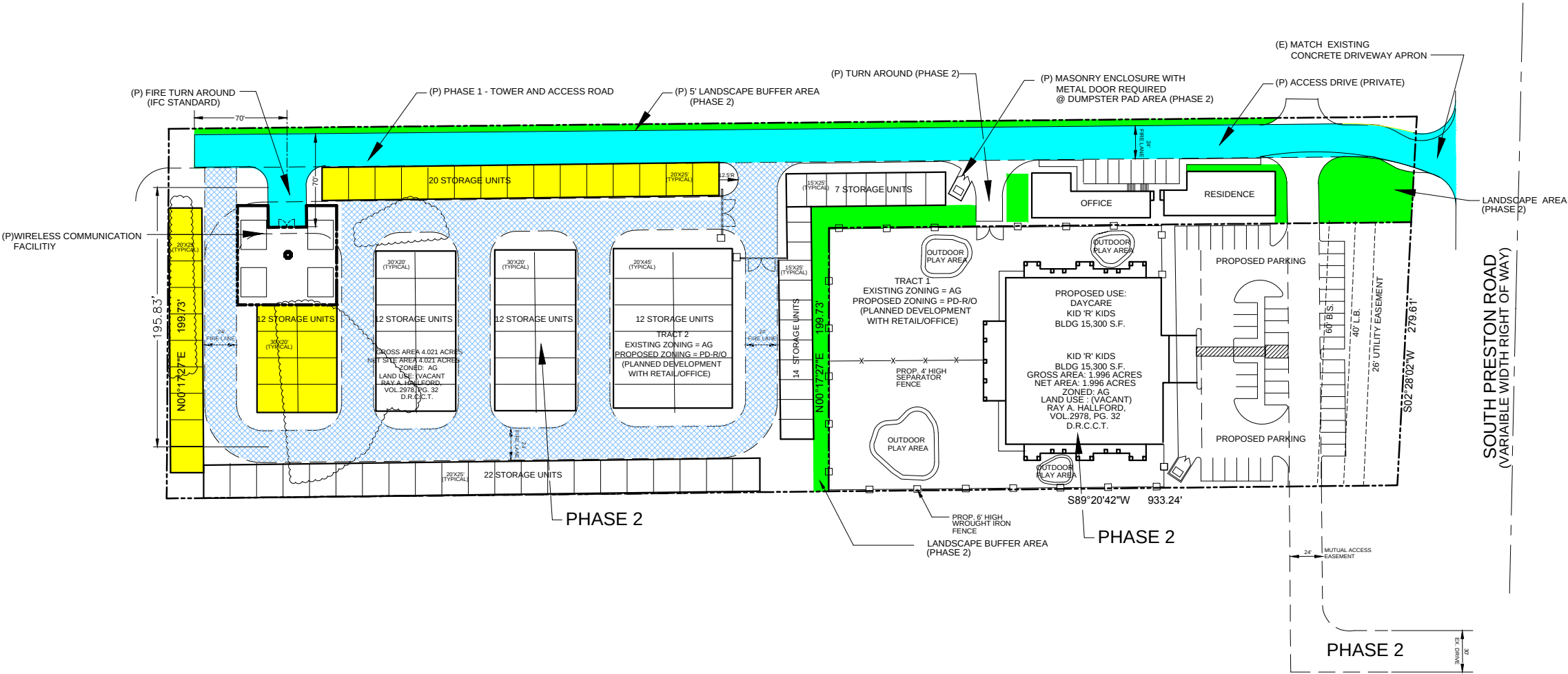
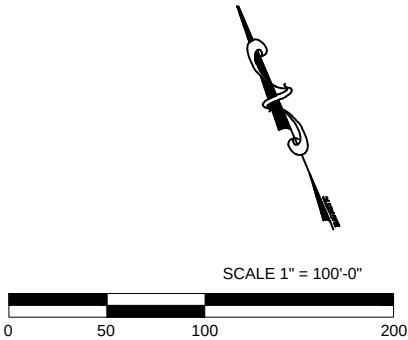
ZONING CONCEPT PLAN
PRESTON AT PROSPER TRAIL
COMMUNICATIONS TOWER GROUP
S. PRESTON ROAD
CELINA, TEXAS 75009



VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512) 328-2693 • vvincent@flash.net

PLANNED DEVELOPMENT CONCEPT PLAN

PHASE 1 - WIRELESS FACILITY AND DRIVEWAY
PHASE 2 - DAYCARE, STORAGE, LANDSCAPING AND UTILITIES



CONCEPT PLAN
TRACT 1 - 1.996 ACRES
TRACT 2 - 4.021 ACRES
TOTAL OF 6.0147 ACRES SITUATED
IN THE CITY OF CELINA,
COLLIN COUNTY SCHOOL LAND
SURVEY,
ABSTRACT NO A-167
CITY OF CELINA, COLLIN COUNTY,
TEXAS
DATE 11/13/2016



15720 BRIXHAM HILL AVE.
CHARLOTTE, NC 28277

PLANNED DEVELOPMENT CONCEPT PLAN
COMMUNICATIONS TOWER GROUP
S. PRESTON ROAD
CELINA, TEXAS 75009



VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2693 - v.vincen@flash.net



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Helen-Eve Liebman, Director of Planning and Dev Services
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: The Columns Rezoning

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 ± 193.77 acre tract of land from MU-2, Mixed-Use Regional District to PD, Planned Development zoning district with a base zoning designations of RO, Retail Office, and MU-2, Mixed-Use Regional District. The property is situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located south of CR 51, east of Dallas Parkway, north of Light Farms Way, and west of the BNSF Railroad. (The Columns Rezoning) (Liebman)

Background Information:

The property is currently zoned MU-2, Mixed-Use Regional. The applicant has separated the ± 193.77 acre tract of land into five (5) tracts, with base zoning designations of R-O, Retail Office, and MU-2, Mixed-Use Regional. Tracts 1 and 2 directly parallel the east side of Dallas Parkway. The two tracts are approximately 600 feet wide, with the floodplain running between the two. Tract 3 is located north of Tract 2, also fronting Dallas Parkway, and Tracts 4-5 are east of Tract 3, with Tract 4 directly adjacent to the future Collin County Outer Loop, and Tract 5 is south of Tract 4.

Tract 1

Located north of Light Farms Way, east of Dallas Parkway, this tract has a base zoning designation of R-O, Retail Office. This tract calls for no maximum lot size, but states that it will be no less than 26,000 square feet. There's a minimum front yard setback of 25 feet; side yard setback of 10 feet, or 15 feet when adjacent to a public street; and a rear yard setback of 25 feet. This tract has a minimum open space requirement of 15-percent, and there is a maximum building foot print of 250,000 square feet.

Tract 2

Located north of Tract 1, east of Dallas Parkway, this tract has a base zoning designation of MU-2, Mixed-Use Regional. This tract allows for many commercial and residential uses, including garden and urban style apartments. Garden style apartments are no more than three (3) stories in height with surface parking, while urban style apartments are more than three (3) stories in height, and typically have some sort of parking garage built into the structure.

Garden Style Multi-family

Number of Stories	Max Height
One (1)	30'
Two (2)	40'
Three (3)	50'

Urban Style Multi-family

Number of Stories	Max Height
Four (4)	65'
Five (5)	80'
Six (6) or more	130'

Garden style multi-family units may be developed at 24 dwelling units per net acre, and multi-family urban style can be developed at 35 dwelling units per net acre. Both styles only allow surface level parking if it's designed in the interior of the site and screened from public streets using landscape and hardscape. The front, side, and rear yard setbacks are all 50 feet when adjacent to single-family, and 15 feet when they are adjacent to non-residential uses for both types of multi-family units. Non-residential development has a minimum lot size of 10,000 square feet, and 100 feet when measured at the front yard setback line. The maximum height of a structure is 175 feet. Parking is also allowed to be shared among residential and non-residential users.

Tract 3

Located at the hard corner of the future Dallas North Tollway and the future Outer Loop, north of Tract 2, this tract has a base zoning designation of MU-2, Mixed-Use Regional. This tract is designated to incorporate commercial, attached residential, multi-family, and intense commercial and large scale offices. This tract incorporates mid-rise multi-family dwellings, which are defined as being at least six (6) stories in height, with an incorporated parking structure.

The land use mix for this tract will include residential uses which are only to be allowed in conjunction with mid-rise multi-family and non-residential uses. The regulations state that stand-alone nonresidential uses shall make up 95 to 100-percent of developable acreage, and mid-rise multi-family shall not make up more than three (3) acres of this tract.

Tract 4

Located to the east of Tract 3, directly south of the future Outer Loop, this tract has a base zoning designation of MU-2, Mixed-Use Regional. This tract is designated for commercial development, large scale office, or high-density multi-family. This tract allows for two types of multi-family units, including garden and urban style multi-family, as well as single-family attached (townhomes). There is also a 20 foot landscape buffer along Light Farms Way.

The land use mix for this tract will include residential, nonresidential and multi-family uses. Single-family attached may be developed at up to 100-percent of the tract; non-residential uses may be developed at 0 to 80-percent of tract; and multi-family uses may be developed at up to 100-percent of the tract.

Lot Regulations

Garden Style multi-family units have a front, side, and rear yard setback of 25 feet when adjacent to single-family residential, and 15 feet when adjacent to non-residential uses. Urban style multi-family units have a front, side, and rear yard setback of 50 feet when adjacent to single-family residential, and 15 feet when adjacent to non-residential uses.

Non-Residential Development

This type of development will have a minimum lot size of 10,000 square feet, with a maximum height of 175 feet. There's a minimum front yard setback of 25 feet; minimum side yard setback of 10 feet, and

minimum rear yard setback of 15 feet.

Single-Family attached (townhomes)

Single-family attached (townhomes) must have a minimum lot size of 2,000 square feet, and a maximum height of 45 feet. The front yard setback is 15 feet, with no minimum interior side yard, but all units must be 10 feet apart. There is also a rear yard setback of 15 feet, or 18 feet if alley access is provided.

Tract 5

Located south of Tract 4, and east of Tract 3, this tract has a base zoning district of MU-2, Mixed-Use Residential. This tract allows for detached single-family residential. Single-family detached units may be developed at a maximum of eight (8) dwelling units per gross acre. The land-use mix shall include up to 100-percent of single-family detached, and does not allow integrated residential, non-residential, or multi-family uses. There is a required one (1) acre of open space per 100 dwelling units. The minimum lot size for single-family detached is 4,000 square feet, with a minimum 40 foot width, and a maximum height of 45 feet. There is a minimum front yard setback of 15 feet; minimum side yard setback of 5 feet, and minimum rear yard setback of 15 feet (18 feet when alley access is provided). Screening must also be provided when adjacent to Punk Carter Parkway and Light Farms Way. There shall either be a minimum six (6) foot tall masonry screening wall, or decorative metal utilized in conjunction with landscaping. There is a minimum landscape buffer of 20 feet along Punk Carter Parkway and Light Farms Way.

Comprehensive Plan:

The City's Comprehensive Plan designates this area with commercial/mixed use nodes along the majority of this development, which discourages residential uses. It encourages more intensive uses such as malls and large shopping centers and/or mixed-use developments that integrate at least two supporting uses on the same site. The proposed PD does integrate commercial and retail uses, with single-family detached only being allowed behind the commercial tracts that are directly adjacent to the major thoroughfares.

This area is also designated as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single-family detached, attached dwellings such as duplexes, and townhomes. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

Thoroughfare Plan:

The property is located along Dallas North Tollway (400 foot right-of-way), with major intersections at Doe Branch Boulevard, a four-lane divided thoroughfare (100 foot of right-of-way), Punk Carter Parkway, a six-lane divided thoroughfare (120 foot right-of-way), and the future Outer Loop (500 foot right-of-way).

Public Notice:

The public hearing notice was published in the *Celina Record* on Friday, June 23. 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. Zoning change signs were also posted on the property. As of July 7, 2017, staff has received no letters either in support or in opposition to the proposal.

Supporting Documents:

- Proposed Development Regulations
- Proposed Planned Development Zoning Exhibit
- Proposed Planned Development Concept Plan

Legal Review:

N/A

Board/Committee Recommendation:

Planning & Zoning Commission is scheduled to make a recommendation on this zoning case July 10, 2017, therefore a recommendation had not been made by the time packets were sent. A formal recommendation will be presented as City Council.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

The City Attorney has reviewed this ordinance.

Supporting Documents:

Proposed Development Regulations
Proposed Planned Development Zoning Exhibit
Proposed Planned Development Concept Plan
Proposed Ordinance

Staff Recommendation:

Staff recommends approval as presented.

CITY OF CELINA, TEXAS

**ORDINANCE 2017-
THE COLUMNS PLANNED DEVELOPMENT #84**

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 193.77 ACRE TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CITY OF CELINA, 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 #84; 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 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, #84 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

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 #84.

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 July, 2017.

 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: DRAFT ORDINANCE - THE COLUMNS (2090 : The Columns Rezoning)

**EXHIBIT A
LEGAL DESCRIPTION**

193.77 ACRES

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being part of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents filed of record in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the east line of Dallas Parkway at its intersection with the approximate centerline of Collin County Road Number 51 for the northwest corner of said Lucas Celina tract recorded in Document Number 20070109000040530, the southwest corner of that tract of land conveyed to Bobcat Trail, LTD according to the document filed of record in Document Number 20060922001372080, same being the northwest corner of the tract of land described herein;

THENCE North 89°32'21" East, generally with the center of said County Road, the south line of said Bobcat Trail tract, same being common with the north line of the tract of land described herein and passing at a distance of 573.18 feet, a point in said road for the southeast corner of said Bobcat Trail tract, same being the southwest corner of that tract of land conveyed to Martha Ann King & Peggy Sue Earthman according to the document filed of record in Document Number 92-0091304, Deed Records of Collin County, Texas, continuing with the south line of said King & Earthman tract, same being common with the north line of the tract of land described herein, for a total distance of 2638.19 feet to a point for the northeast corner of this tract, same being common with the northwest corner of that tract of land conveyed to LFC Land Company, LLC according to the document filed of record in Document Number 202120423000464780, Deed Records of Collin County, Texas, same being common with the most northerly northeast corner of the above mentioned Lucas tract recorded in Document Number 20071114001544500;

THENCE South 3°20'33" West, leaving said common corner and said County Road, with the common line of said Lucas tract and LFC Land Company tract, a distance of 51.76 feet to a point for a common corner of said tracts;

THENCE South 4°53'33" West, continuing with said common line, a distance of 1990.49 feet to a point for an interior "ell" corner of said LFC Land Company tract and the most northerly southeast corner of said Lucas tract, for a corner of this tract;

THENCE South 89°27'18" West, with the south line of said Lucas tract, same being common with the most southerly north line of said LFC Land Company tract, passing at a distance of 1249.34 feet the southwest corner of said Lucas tract, same being an exterior "ell" corner of the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, and continuing for a total distance of 1571.86 feet to a point for a common corner of said tracts;

Attachment: DRAFT ORDINANCE - THE COLUMNS (2090 : The Columns Rezoning)

THENCE South 8°36'11" East, with the common line of said tracts, a distance of 1585.77 feet to a point for a corner at the beginning of a tangent curve to the right having a central angle of 36°57'20", a radius of 3644.80 feet, a chord bearing and distance of South 9°52'29" West, 2310.34 feet;

THENCE in a southwesterly direction, with said common line and curve to the right, passing at an arc distance of 888.71 feet the southwest corner of said LFC Land Company tract, same being the northwest corner of Light Farms Phase 1, an addition to the Town of Celina according to the plat filed of record in Volume 2013, Page 278, Plat Records of Collin County, Texas, continuing and passing at an arc distance of 1748.79 feet the most westerly southwest corner of said Phase 1, same being the common northwest corner of Light Farms Phase 2A, an addition to the Town of Celina, according to the plat filed of record in Volume 2014, Page 392, Plat Records of Collin County, Texas, continuing with said common line and curve for a total arc distance of 2350.88 feet to a point for corner in the north line of Lot 1, Block A, Water Tower Addition, an addition to the Town of Celina, according to the plat filed of record in Volume 2009, Page 424 Official Public Records of Collin County, Texas;

THENCE North 58°58'59" West, with the north line of said Water Tower Addition, same being common with a southerly line of the above mentioned Lucas tract recorded in Document Number 20070109000040530, a distance of 139.64 feet to a point for an interior "ell" corner of said Lucas tract, same being the northwest corner of said Water Tower Addition;

THENCE South 30°59'59" West, with the common line of said Water Tower Addition and Lucas tract, a distance of 435.60 feet to a point for the southwest corner of said Water Tower Addition and the most southerly southeast corner of said Lucas tract and this tract;

THENCE North 59°00'44" West, a distance of 622.16 feet to a point for the approximate center of future right-of-way of Dallas Parkway and for a corner of this tract;

THENCE with the approximate center of said future Dallas Parkway right-of-way the following six (6) courses and distances as follows:

North 28°30'48" East, a distance of 391.96 feet to a point for a corner at the beginning of a tangent curve to the left having a central angle of 37°07'00", a radius of 2864.80 feet, a chord bearing and distance of North 9°57'18" East, 1823.56 feet;

With said curve to the left, an arc distance of 1855.84 feet to a point for a corner of this tract;

North 8°36'12" West, a distance of 1881.48 feet to a point for a corner at the beginning of a tangent curve to the right having a central angle of 3°23'08", a radius of 5894.50 feet, a chord bearing and distance of North 6°54'38" West, 348.25 feet;

With said curve to the right, an arc distance of 348.31 feet to a point for a corner at the beginning of a reverse curve to the left having a central angle of 3°23'08", a radius of 5564.46 feet, a chord bearing and distance of North 6°54'38" West, 328.76 feet;

With said curve to the left, an arc distance of 328.80 feet to a point for a corner of this tract;

North 8°36'12" West, a distance of 1192.81 feet to a point for a corner of this tract;

THENCE North 89°32'21" West, leaving the approximate center of said future Dallas Parkway right-of-way, a distance of 181.83 feet to the **POINT OF BEGINNING** and containing 193.77 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 ZONING MAP

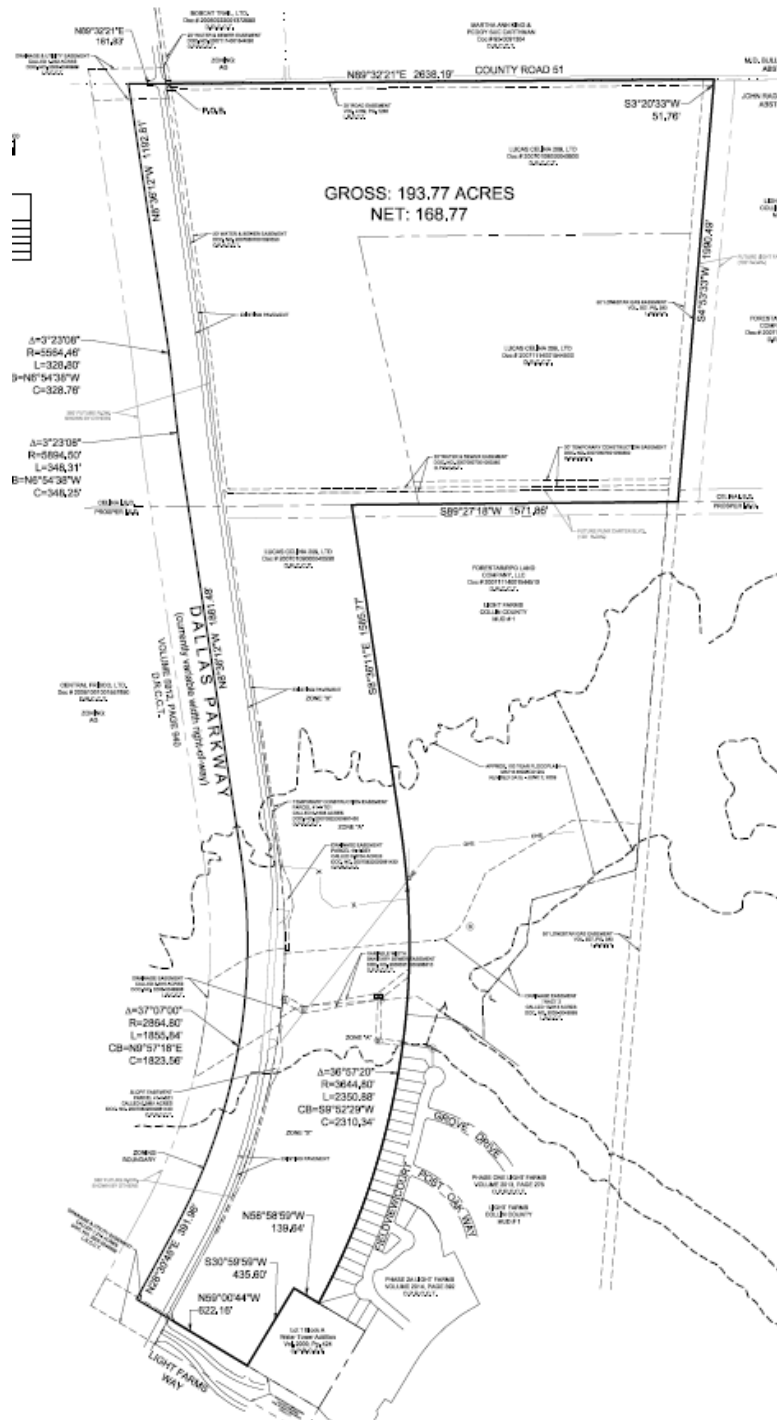


EXHIBIT C CONCEPT PLAN

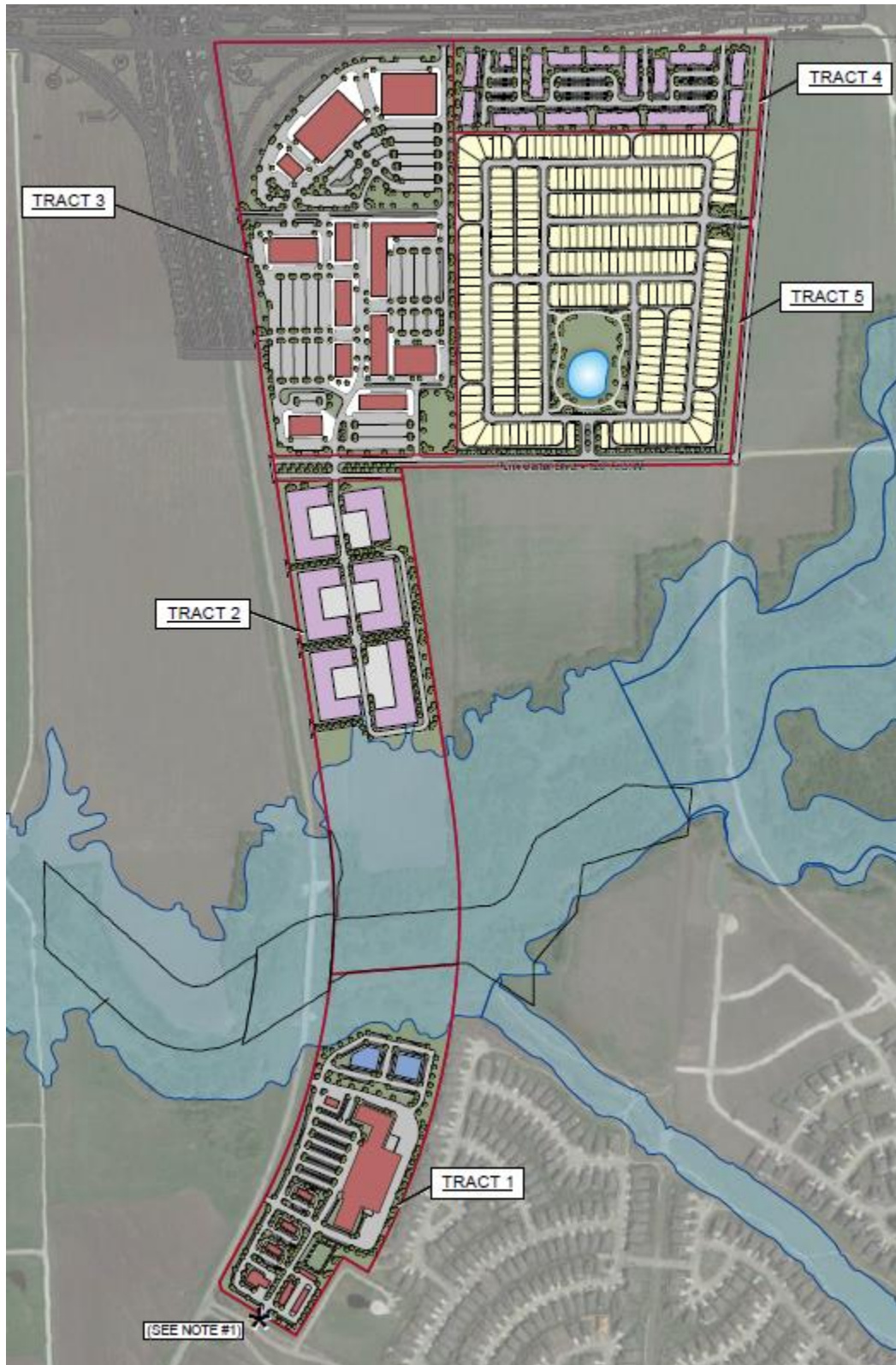


EXHIBIT D DEVELOPMENT REGULATIONS

Development within this Planned Development (PD) District must follow the regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibits C, D, E, and F. Any significant changes to the land uses depicted on the Concept Plans shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.03.031.

TRACT 1:

All Commercial and Retail Development within Tract 1 (see Exhibit D) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for retail sales and professional offices which may not be part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Auto Supply Store (new & rebuilt parts)
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Church/Place of Worship
8. Convenience Store
9. Convenience Store (with or without gas sales)
10. Food or Grocery Store
11. Franchised Private Utility
12. Gas Station
13. General Retail Store
14. Laundry/Dry Cleaning (drop off/pickup)
15. Medical Facilities
16. Offices (professional and general business)
17. Personal Services Shop
18. Pet and Animal Grooming Shop
19. Restaurant (drive-in service)
20. Restaurant (drive-through service)
21. Restaurant
22. Seasonal Business
23. Temporary Business
24. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, private (Class I & II)
4. Concrete or Asphalt Batching Plant (temporary)
5. Farmers Market (public)
6. Funeral Home (without crematorium)
7. Kiosk (providing a service, must have principal use)
8. Mini Warehouse/Self Storage
9. Nursery (retail sales outdoor)
10. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Check Cashing Services
2. Motorcycle Sales and Repair
3. Recycling Kiosk
4. Sexually Oriented Businesses

(e) Height regulations.

- (1) Main building(s). Maximum forty-five (45) feet.
- (2) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(f) Area regulations.(1) Size of lots.

- (A) Maximum lot size. No maximum lot size.
- (B) Minimum lot size. No lot shall be less than 26,000 square feet.

(2) Setbacks.

(A) Front Yard. A minimum building setback of twenty-five (25) feet shall be provided at the front of the lot. All yards adjacent to a public street shall be considered front yards.

(B) Side Yard. A minimum building setback of ten (10) feet shall be provided on the side of the lot. A minimum setback of fifteen (15) feet shall be provided on the side of the lot when adjacent to a residential lot or adjacent to public street. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

(C) Rear Yard. A minimum building setback of twenty-five (25) feet shall be provided on the rear of the lot. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (3) Minimum open space requirement. The minimum open space shall be 15% of the total tract area.

Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

- (4) Maximum impervious surface. The maximum impervious surface for this tract shall be 85%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
- (5) Building size for nonresidential structures. The building footprint area shall not exceed 250,000 square feet in size.
- (6) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided for the overall tract. Vehicular cross access shall be provided between lots within the tract.
- (g) Parking requirements. Refer to [article 14.05, division 2](#).
- (h) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (i) Special district requirements.
 - (1) Open storage. Open storage is prohibited.
 - (2) Temporary facilities.
 - (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.
 - (3) Outdoor Sales.
 - (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 2:

All Mixed-Use development within Tract 2 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, large scale office, or high density multi-family.
- (b) Permitted Uses by Right:
 - 1. Armed Services Recruiting
 - 2. Artist Studio
 - 3. Assisted Living Facility
 - 4. Bakery or Confectionary (retail)
 - 5. Bank/Credit Union
 - 6. Child Daycare (business)
 - 7. Convenience Store
 - 8. Convenience Store (with or without gas sales)
 - 9. Dwelling, Multi-Family (garden style)
 - 10. Dwelling, Multi-Family (urban style)
 - 11. Food or Grocery Store
 - 12. General Retail Store
 - 13. Laundry/Dry Cleaning (drop off/pickup)
 - 14. Offices (professional and general business)
 - 15. Personal Services Shop
 - 16. Restaurant (drive-in service)
 - 17. Restaurant (drive-through service)
 - 18. Restaurant
 - 19. Veterinarian (indoor kennels)
- (c) Permitted with a Conditional Use Permit:
 - 1. Auto Laundry or Carwash
 - 2. Auto Repair (minor)
 - 3. Funeral Home (without crematorium)
 - 4. Kiosk (providing a service, must have principal use)
 - 5. Nursery (retail sales outdoor)
 - 6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & II)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Garden Style Apartments – Multi-Family Dwellings that do not exceed three (3) stories in height. Garden Style Apartments are typically designed to have surface parking.
2. Urban Style Apartments – Multi-Family Dwellings greater than three (3) stories in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. Access drives within Urban Style Apartment developments may have parallel parking on each side of the access drive, but the intent of this type of development is to prevent large visible parking areas.

(f) Development regulations.(1) Density:

- (A) Multiple-family units (Garden Style); maximum twenty-four (24) dwelling units per net acre;
- (B) Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;

(2) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

- (A) Residential uses (stand-alone): No stand-alone residential use is allowed within this tract; and
- (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and
- (C) Nonresidential uses (stand-alone): between 0% and 80% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 100% of the net developable acres.

(3) Open space:

- (A) Regardless of the type of development, a minimum of twenty (20) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped

with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA).

- (4) Impervious surface: Maximum 80% of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- (5) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(g) Lot regulations

(1) Multiple-Family

(A) Lot Size: Minimum five (5) acres

(B) Height:

(i) Garden Style Multi-Family:

Number of Stories	Maximum Height
One (1, accessory structure)	Thirty (30) feet
Two (2)	Forty (40) feet
Three (3)	Fifty (50) feet

(ii) Urban Style Multi-Family:

Number of Stories	Maximum Height
Four (4)	Sixty-Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

(C) Setbacks:

(i) Garden Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the

standard for property adjacent to non-residential development or use.

Urban Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(D) Parking:

- (i) Number per unit:
 - a. 1.75 spaces per one-bedroom unit.
 - b. 2 spaces per two-bedroom unit.
 - c. 2.5 spaces per three-bedroom unit.
 - d. 3 spaces per unit with four or more bedrooms.
- (ii) Density bonus:
 - a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).
- (iii) Standards:
 - a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
 - b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
 - c. Parking is not allowed between the building and a public street.
 - d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
 - e. Parking areas shall comply with the landscaping requirements specified in Section 14.05.086.

- (2) Nonresidential development
- (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
 - (B) Height: Primary structure shall not exceed one hundred and seventy-five (175) feet in height as measured to the peak.
 - (C) Interior setbacks:
 - (i) Primary structure:
 - a. Front yard. A minimum building setback of twenty-five (25) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.
 - b. Side yard. A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (h) Parking requirements. Refer to [article 14.05, division 2](#).
- (1) For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.
- (i) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (j) Special district requirements.
- (1) Open storage. Open storage is prohibited.
- (2) Temporary facilities
- (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in

height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.

(3) Outdoor Sales.

(a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 3:

All Mixed-Use development within Tract 3 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, with the opportunity for mid-rise residential, intense commercial, and large scale office.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (mid-rise)
10. Food or Grocery Store
11. General Retail Store
12. Laundry/Dry Cleaning (drop off/pickup)
13. Offices (professional and general business)
14. Personal Services Shop
15. Restaurant (drive-in service)
16. Restaurant (drive-through service)
17. Restaurant
18. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, private (Class I & II)
4. Funeral Home (without crematorium)
5. Kiosk (providing a service, must have principal use)
6. Nursery (retail sales outdoor)
7. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Dwelling, Single Family Detached
2. Dwelling, Single Family Attached
3. Dwelling, Multi-Family (garden style or urban)
4. Check Cashing Services
5. Motorcycle Sales and Repair
6. Recycling Kiosk
7. Sexually Oriented Businesses

(e) Definitions:

1. Mid-Rise Multi-Family – Multi-Family Dwellings greater than six (6) stories in height with structures parking.

(f) Development regulations.(1) Lot size:

- (A) Minimum size; one (1) acre.
- (B) Maximum of three (3) acres may be developed as Mid-Rise Multi-Family.

(2) Density:

- (A) Mid-Rise Multi-Family shall not have a maximum density, but shall have a minimum building height of six (6) stories;

(3) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

- (A) Residential uses (stand-alone): No stand-alone detached residential use is allowed within this tract; and
- (B) Residential uses (integrated): Integrated residential shall only be allowed in conjunction with Mid-Rise Multi-Family as outlined below; and
- (C) Nonresidential uses (stand-alone): between 100% and 95% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Shall not exceed three (3) acres and shall be Mid-Rise Multi-Family.

- (4) Perimeter setbacks:
 - (A) Front yard. Fifteen (15) feet.
 - (B) Side yard. Fifteen (15) feet.
 - (C) Rear yard. Twenty-five (25) feet.
 - (D) Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to two-thirds the height of the building, but not less than twenty-five (25) feet.
- (5) Minimum open space requirement. The minimum open space shall be 10% of the total tract area.

Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

- (6) Maximum impervious surface. The maximum impervious surface for this tract shall be 90%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
 - (7) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided. Vehicular cross access shall be provided between lots within the tract.
- (d) Lot regulations
- (1) Multiple-family
 - (A) Lot Size: Maximum three (3) acres of the overall tract.
 - (B) Height: Primary structure shall not have a height requirement, but shall be a minimum of six (6) stories.
 - (C) Setbacks:
 - (i) Primary structure:
 - a. Front yard. Minimum fifteen (15) foot.
 - b. Side yard. Minimum ten (10) feet or per perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. Minimum fifteen (15) feet or per perimeter setbacks above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (ii) Accessory structure – shall meet the setback requirements of the primary structure.
- (2) Nonresidential development
 - (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
 - (B) Height: Primary structure shall not have a height requirement.
 - (C) Interior setbacks:
 - (i) Primary structure:
 - a. Front yard. Minimum fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 - b. Side yard. Minimum ten (10) feet or per the perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. Minimum fifteen (15) feet or per the perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (e) Parking requirements. Refer to [article 14.05, division 2](#).
- (f) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (g) Special requirements.
 - (1) Open storage. Open storage is prohibited.
 - (2) Temporary facilities.
 - (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be

composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.

(3) Outdoor Sales.

(a) Large retail centers may include departments on the exterior of the air- conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 4:

All Mixed-Use development within Tract 4 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, large scale office, or high density multi-family.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (garden style or urban style)
10. Dwelling, Single Family Attached (townhome)
11. Food or Grocery Store
12. General Retail Store
13. Laundry/Dry Cleaning (drop off/pick up)
14. Offices (professional and general business)
15. Personal Services Shop
16. Restaurant (drive-in service)
17. Restaurant (drive-through service)
18. Restaurant
19. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Funeral Home (without crematorium)
4. Kiosk (providing a service, must have principal use)
5. Nursery (retail sales outdoor)
6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & II)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Garden Style Apartments – Multi-Family Dwellings that do not exceed three (3) stories in height. Garden Style Apartments are typically designed to have surface parking.
2. Urban Style Apartments – Multi-Family Dwellings greater than three (3) stories in height. Urban Style Apartments are designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. Access drives within Urban Style Apartment developments may have parallel parking on each side of the access drive, but the intent of this type of development is to prevent large visible parking areas.

(f) Development regulations.(1) Density:

- (A) Multiple-family units (Garden Style); maximum twenty-four (24) dwelling units per net acre;
- (B) Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;
- (C) Single Family Attached (Townhomes); maximum of twelve (12) dwelling units per net acre;

(2) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

- (A) Residential uses (stand-alone): Stand-alone single-family attached residential use may be up to 100% of the net developable acres; and
- (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and

- (C) Nonresidential uses (stand-alone): between 80% and 0% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 100% of the net developable acres.
- (3) Open space:
- (A) Regardless of the type of development, a minimum of twenty (15) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA).
- (4) Impervious surface: Maximum 85% of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- (5) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided. Vehicular cross access shall be provided between lots within the tract.
- (g) Lot regulations
- (1) Multiple-Family
- (A) Lot Size: Minimum five (5) acres
- (B) Height:
- (i) Garden Style Multi-Family (CUP required):

Number of Stories	Maximum Height
One (1)	Thirty (30) feet
Two (2)	Forty (40) feet
Three (3)	Fifty (50) feet

- (ii) Urban Style Multi-Family:

Number of Stories	Maximum Height
Four (4)	Sixty-Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

(C) Setbacks:

(i) Garden Style Multi-Family (CUP required):

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Twenty-Five (25) feet	Fifteen (15) feet
Side Yard	Twenty-Five (25) feet	Fifteen (15) feet
Rear Yard	Twenty-Five (25) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(ii) Urban Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(D) Parking:

(i) Number per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least fifty percent (50%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
- d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- e. Parking areas shall comply with the landscaping requirements specified in Section 14.05.086.

(2) Nonresidential Development

- (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed one hundred and seventy-five (175) feet in height as measured to the peak.
- (C) Interior setbacks:
 - (i) Primary structure:
 - a. Front yard. A minimum building setback of twenty-five (25) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.
 - b. Side yard. A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

(3) Single Family Attached:

- (A) Lot size: Minimum two thousand (2,000) square feet and twenty (20) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.

(C) Interior setbacks:(i) Primary structure:

- a. Front yard. A minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet.
- b. Side yard. For attached units there is no minimum interior side yard. A minimum building setback of five (5) feet is required for each side yard at the end of an attached unit so that there is a minimum of ten (10) feet total between structures. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- c. Rear yard. A minimum building setback of fifteen (15) feet. A garage door must be setback a minimum of eighteen (18) feet if alley access is provided. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

(ii) Accessory structure – shall meet the setback requirements of the primary structure.(h) Parking requirements. Refer to [article 14.05, division 2](#).

- (1) For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.

(i) Landscaping requirements. Refer to [article 14.05, division 3](#).(j) Special requirements.(1) Open storage. Open storage is prohibited.(2) Temporary facilities.

- (a) There shall be no permanent use of temporary facilities or buildings.
- (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
- (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure.

(3) Outdoor Sales.

- (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 5:

All Mixed-Use development within Tract 5 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas to allow for the development of detached single-family residential.
- (b) Permitted Uses by Right:
1. Dwelling, Single Family Detached
- (c) Permitted with a Conditional Use Permit:
- (d) Prohibited Uses
1. Armed Services Recruiting
 2. Artist Studio
 3. Assisted Living Facility
 4. Auto Laundry or Carwash
 5. Auto Repair (major or minor)
 6. Bakery or Confectionary (retail)
 7. Bank/Credit Union
 8. Check Cashing Services
 9. Child Daycare (business)
 10. Club, private (Class I & II)
 11. Convenience Store
 12. Convenience Store (with or without gas sales)
 13. Dwelling, Multi-Family (garden style or urban style)
 14. Dwelling, Single-Family Attached
 15. Food or Grocery Store (with or without beer and wine sales)
 16. Funeral Home (with or without crematorium)
 17. General Retail Store
 18. Kiosk (providing a service)
 19. Laundry/Dry Cleaning (drop off/pick up)

20. Motorcycle Sales and Repair
21. Nursery (retail sales outdoor)
22. Offices (professional and general business)
23. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)
24. Personal Services Shop
25. Recycling Kiosk
26. Restaurant (drive-in service)
27. Restaurant (drive-through service)
28. Restaurant
29. Sexually Oriented Business
30. Veterinarian (indoor kennels)

(e) Development regulations.

- (1) Lot size:
 - (A) Minimum size; four thousand (4,000) square feet.
- (2) Density:
 - (A) Single-family detached units; maximum eight (8) dwelling units per gross acre (du/ga);
- (3) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
 - (A) Residential uses (stand-alone): Stand-alone Single Family detached residential use may be up to 100% of the net developable acres; and
 - (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and
 - (C) Nonresidential uses (stand-alone): No stand-alone nonresidential use is allowed within this tract; or
 - (D) Multiple-family uses (stand-alone): No stand-alone multiple-family use is allowed within this tract.
- (4) Open space:
 - (A) Single Family Use: A minimum of one (1) acre per one hundred (100) dwelling units will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Open space must be maintained through an HOA.
- (6) Impervious surface: Maximum 70% of the total gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, and alleys.

- (7) Connectivity: A minimum of two (2) public roadway, fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

Public Alley: Alley ROW shall be a minimum of fifteen (15) feet in width with a minimum of twelve (12) feet of paving. Alley radii, intersections, flares, etc. shall meet City design requirements unless otherwise approved by the City Engineer.

(f) Lot regulations

(1) Single Family Detached:

- (A) Lot size: Minimum four thousand (4,000) square feet and twenty (40) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.
- (C) Interior setbacks:
- (i) Primary structure:
- a. Front yard. A minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet.
- b. Side yard. A minimum building setback of five (5) feet; On a corner lot, the side adjacent to the public street shall have a minimum building setback of ten (10) feet.
- c. Rear yard. A minimum building setback of fifteen (15) feet. A garage door must be setback a minimum of eighteen (18) feet if alley access is provided.

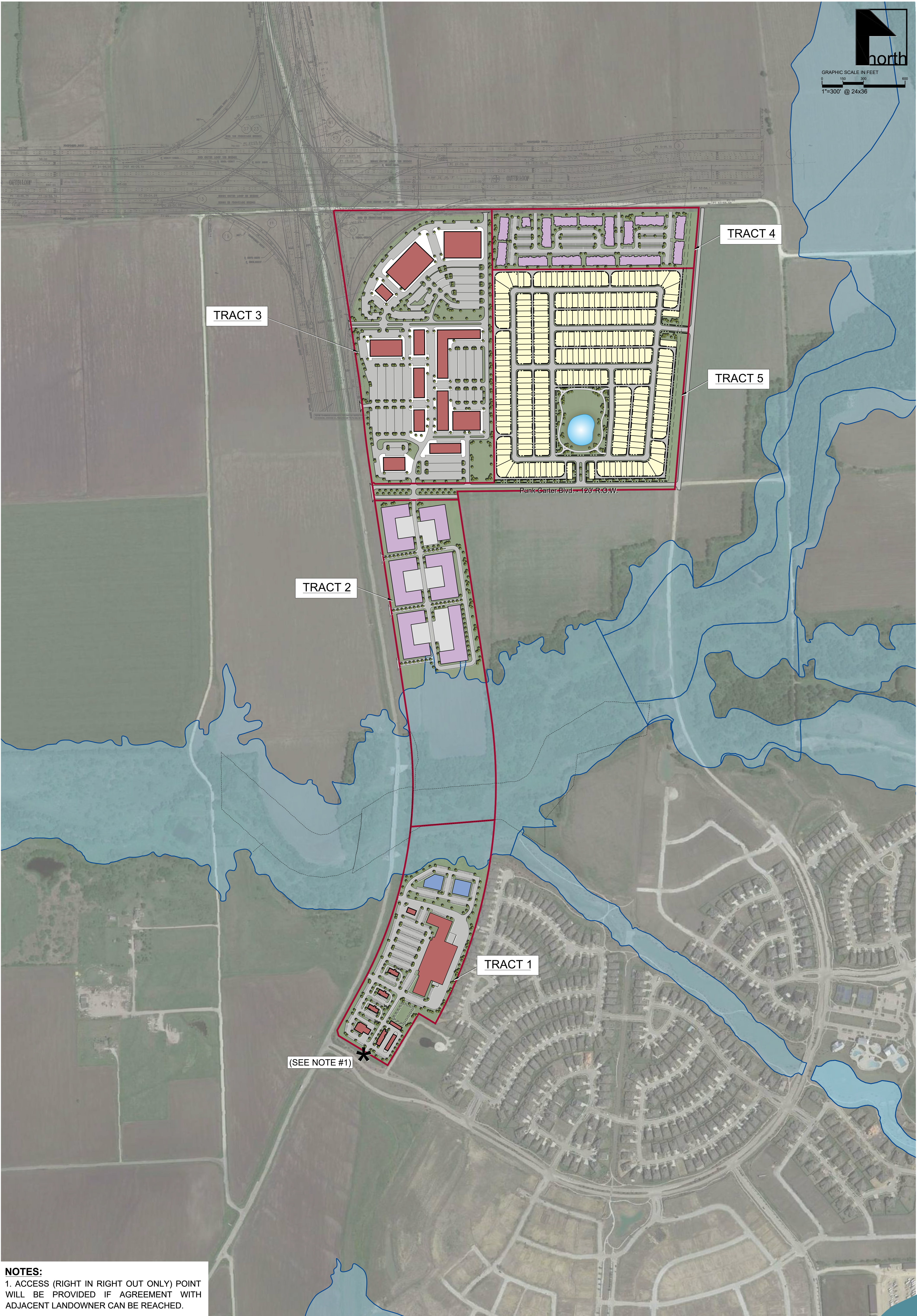
- (g) Parking requirements. Refer to [article 14.05, division 2](#).

- (h) Landscaping requirements. Refer to [article 14.05, division 3](#) except as note below.

(1) Screening, Buffering, and Landscaping of future Punk Carter Blvd. and E. Light Farms Way:

- (A) Screening: A screening wall shall be provided adjacent to Punk Carter Blvd. and E. Light Farms Way. The purpose of the screening wall is to provide a visual and protective barrier between the development and the thoroughfare. The screening wall shall be a minimum of six-foot (6') in height and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:
- (i) Solid masonry consisting of rock, stone, precast, or other material that is equivalent, visually and qualitatively;
- (ii) Decorative metal, tubular steel, or wrought iron in conjunction with landscape that once mature will provide solid screening;

- (B) Buffering: A minimum landscape buffer of twenty (20) feet shall be provided.
- (C) Landscaping: The following landscaping requirements shall be met within the landscape buffer:
- (i) A minimum of one (1) three (3) inch caliper tree shall be provided for every fifty (50) linear feet of screening wall.
 - (ii) Where a masonry screen wall is provided, there shall be a minimum of 50% of the screen wall length that provides a bed of shrubs and ground cover. Landscape bed shall extend out from the wall a minimum of six (6) feet.
 - (iii) Where a decorative metal, tubular steel, or wrought iron fence is provided there shall be a bed of shrubs and ground cover that screen 100% of the screen wall length. Landscape bed shall extend out from the wall a minimum of six (6) feet. Landscaping shall provide solid screening within three (3) years of planting.



NOTES:
1. ACCESS (RIGHT IN RIGHT OUT ONLY) POINT
WILL BE PROVIDED IF AGREEMENT WITH
ADJACENT LANDOWNER CAN BE REACHED.

The Homeplace at the Columns

EXHIBIT D - CONCEPT PLAN

Celina, Texas
June 2017

DWG NAME: KIPRI CIVIL SINGLE FAMILY PURSUITS2016117 - CENTURION AMERICAN CELINA TRACT/CAD/EXHIBITS/CONCEPT OVERALL EXHIBIT_170629.DWG
LAST SAVED: 7/20/2017 12:28 PM

Kimley»Horn

5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A
SURVEY OR CONTACT WITH THE CITY COUNTY ETC.

THE COLUMNS

Planned Development District
City of Celina, Collin County, Texas

INTRODUCTION:

Purpose and Intent.

The goal of the proposed Planned Development (PD) as set forth within this document, and in accordance with the City of Celina ordinance, is to encourage the unified design and development of commercial, retail, mixed use, and residential uses as well as provide flexibility for the development of this tract in a manner that is beneficial to Celina and its residents.

Location.

The 193.77-acre (168.77 net) subject tract is located along the east side of the Dallas North Tollway south of County Road 51 within the City of Celina, Texas. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted in Zoning Exhibit B.

EXISTING CONDITIONS:

Site Description.

The property is undeveloped farm land that is currently being used for Agriculture. Doe Branch Creek crosses the property on the southern end. The proposed alignment of the Outer Loop is along the northern portion of the property with right-of-way for the interchange with Dallas North Tollway required at the northwest corner of the tract.

Surrounding Land Use.

The properties immediately surrounding the subject tract are undeveloped with the exception that the southern portion of the tract is bounded to the east by Light Farms. Light Farms will eventually develop along the entire eastern boundary of the subject tract. This tract will be situated in the southwest corner of Dallas North Tollway and the Outer Loop which are both Regional thoroughfares.

EXHIBIT "A"
LEGAL DESCRIPTION
193.77 ACRES

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being part of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents filed of recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the east line of Dallas Parkway at its intersection with the approximate centerline of Collin County Road Number 51 for the northwest corner of said Lucas Celina tract recorded in Document Number 20070109000040530, the southwest corner of that tract of land conveyed to Bobcat Trail, LTD according to the document filed of record in Document Number 20060922001372080, same being the northwest corner of the tract of land described herein;

THENCE North 89°32'21" East, generally with the center of said County Road, the south line of said Bobcat Trail tract, same being common with the north line of the tract of land described herein and passing at a distance of 573.18 feet, a point in said road for the southeast corner of said Bobcat Trail tract, same being the southwest corner of that tract of land conveyed to Martha Ann King & Peggy Sue Earthman according to the document filed of record in Document Number 92-0091304, Deed Records of Collin County, Texas, continuing with the south line of said King & Earthman tract, same being common with the north line of the tract of land described herein, for a total distance of 2638.19 feet to a point for the northeast corner of this tract, same being common with the northwest corner of that tract of land conveyed to LFC Land Company, LLC according to the document filed of record in Document Number 202120423000464780, Deed Records of Collin County, Texas, same being common with the most northerly northeast corner of the above mentioned Lucas tract recorded in Document Number 20071114001544500;

THENCE South 3°20'33" West, leaving said common corner and said County Road, with the common line of said Lucas tract and LFC Land Company tract, a distance of 51.76 feet to a point for a common corner of said tracts;

THENCE South 4°53'33" West, continuing with said common line, a distance of 1990.49 feet to a point for an interior "ell" corner of said LFC Land Company tract and the most northerly southeast corner of said Lucas tract, for a corner of this tract;

THENCE South 89°27'18" West, with the south line of said Lucas tract, same being common with the most southerly north line of said LFC Land Company tract, passing at a distance of 1249.34 feet the southwest corner of said Lucas tract, same being an exterior "ell" corner of the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, and continuing for a total distance of 1571.86 feet to a point for a common corner of said tracts;

Attachment: PD regs (2090 : The Columns Rezoning)

THENCE South 8°36'11" East, with the common line of said tracts, a distance of 1585.77 feet to a point for a corner at the beginning of a tangent curve to the right having a central angle of 36°57'20", a radius of 3644.80 feet, a chord bearing and distance of South 9°52'29" West, 2310.34 feet;

THENCE in a southwesterly direction, with said common line and curve to the right, passing at an arc distance of 888.71 feet the southwest corner of said LFC Land Company tract, same being the northwest corner of Light Farms Phase 1, an addition to the Town of Celina according to the plat filed of record in Volume 2013, Page 278, Plat Records of Collin County, Texas, continuing and passing at an arc distance of 1748.79 feet the most westerly southwest corner of said Phase 1, same being the common northwest corner of Light Farms Phase 2A, an addition to the Town of Celina, according to the plat filed of record in Volume 2014, Page 392, Plat Records of Collin County, Texas, continuing with said common line and curve for a total arc distance of 2350.88 feet to a point for corner in the north line of Lot 1, Block A, Water Tower Addition, an addition to the Town of Celina, according to the plat filed of record in Volume 2009, Page 424 Official Public Records of Collin County, Texas;

THENCE North 58°58'59" West, with the north line of said Water Tower Addition, same being common with a southerly line of the above mentioned Lucas tract recorded in Document Number 20070109000040530, a distance of 139.64 feet to a point for an interior "ell" corner of said Lucas tract, same being the northwest corner of said Water Tower Addition;

THENCE South 30°59'59" West, with the common line of said Water Tower Addition and Lucas tract, a distance of 435.60 feet to a point for the southwest corner of said Water Tower Addition and the most southerly southeast corner of said Lucas tract and this tract;

THENCE North 59°00'44" West, a distance of 622.16 feet to a point for the approximate center of future right-of-way of Dallas Parkway and for a corner of this tract;

THENCE with the approximate center of said future Dallas Parkway right-of-way the following six (6) courses and distances as follows:

North 28°30'48" East, a distance of 391.96 feet to a point for a corner at the beginning of a tangent curve to the left having a central angle of 37°07'00", a radius of 2864.80 feet, a chord bearing and distance of North 9°57'18" East, 1823.56 feet;

With said curve to the left, an arc distance of 1855.84 feet to a point for a corner of this tract;

North 8°36'12" West, a distance of 1881.48 feet to a point for a corner at the beginning of a tangent curve to the right having a central angle of 3°23'08", a radius of 5894.50 feet, a chord bearing and distance of North 6°54'38" West, 348.25 feet;

With said curve to the right, an arc distance of 348.31 feet to a point for a corner at the beginning of a reverse curve to the left having a central angle of 3°23'08", a radius of 5564.46 feet, a chord bearing and distance of North 6°54'38" West, 328.76 feet;

With said curve to the left, an arc distance of 328.80 feet to a point for a corner of this tract;

North 8°36'12" West, a distance of 1192.81 feet to a point for a corner of this tract;

THENCE North 89°32'21" West, leaving the approximate center of said future Dallas Parkway right-of-way, a distance of 181.83 feet to the **POINT OF BEGINNING** and containing 193.77 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
Zoning Exhibit

Attachment: PD regs (2090 : The Columns Rezoning)

EXHIBIT C

Development Regulations

Development within this Planned Development (PD) District must follow the regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibits C, D, E, and F. Any significant changes to the land uses depicted on the Concept Plans shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.03.031.

TRACT 1:

All Commercial and Retail Development within Tract 1 (see Exhibit D) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for retail sales and professional offices which may not be part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Auto Supply Store (new & rebuilt parts)
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Church/Place of Worship
8. Convenience Store
9. Convenience Store (with or without gas sales)
10. Food or Grocery Store
11. Franchised Private Utility
12. Gas Station
13. General Retail Store
14. Laundry/Dry Cleaning (drop off/pick up)
15. Medical Facilities
16. Offices (professional and general business)
17. Personal Services Shop
18. Pet and Animal Grooming Shop
19. Restaurant (drive-in service)
20. Restaurant (drive-through service)
21. Restaurant
22. Seasonal Business
23. Temporary Business
24. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, private (Class I & II)
4. Concrete or Asphalt Batching Plant (temporary)
5. Farmers Market (public)
6. Funeral Home (without crematorium)
7. Kiosk (providing a service, must have principal use)
8. Mini Warehouse/Self Storage
9. Nursery (retail sales outdoor)
10. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Check Cashing Services
2. Motorcycle Sales and Repair
3. Recycling Kiosk
4. Sexually Oriented Businesses

(e) Height regulations.

- (1) Main building(s). Maximum forty-five (45) feet.
- (2) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(f) Area regulations.

- (1) Size of lots.
 - (A) Maximum lot size. No maximum lot size.
 - (B) Minimum lot size. No lot shall be less than 26,000 square feet.
- (2) Setbacks.
 - (A) Front Yard. A minimum building setback of twenty-five (25) feet shall be provided at the front of the lot. All yards adjacent to a public street shall be considered front yards.
 - (B) Side Yard. A minimum building setback of ten (10) feet shall be provided on the side of the lot. A minimum setback of fifteen (15) feet shall be provided on the side of the lot when adjacent to a residential lot or adjacent to public street. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - (C) Rear Yard. A minimum building setback of twenty-five (25) feet shall be provided on the rear of the lot. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (3) Minimum open space requirement. The minimum open space shall be 15% of the total tract area.

Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.

- (4) Maximum impervious surface. The maximum impervious surface for this tract shall be 85%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
- (5) Building size for nonresidential structures. The building footprint area shall not exceed 250,000 square feet in size.
- (6) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided for the overall tract. Vehicular cross access shall be provided between lots within the tract.
- (g) Parking requirements. Refer to [article 14.05, division 2](#).
- (h) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (i) Special district requirements.
 - (1) Open storage. Open storage is prohibited.
 - (2) Temporary facilities.
 - (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.
 - (3) Outdoor Sales.
 - (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 2:

All Mixed-Use development within Tract 2 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, large scale office, or high density multi-family.
- (b) Permitted Uses by Right:
 - 1. Armed Services Recruiting
 - 2. Artist Studio
 - 3. Assisted Living Facility
 - 4. Bakery or Confectionary (retail)
 - 5. Bank/Credit Union
 - 6. Child Daycare (business)
 - 7. Convenience Store
 - 8. Convenience Store (with or without gas sales)
 - 9. Dwelling, Multi-Family (garden style)
 - 10. Dwelling, Multi-Family (urban style)
 - 11. Food or Grocery Store
 - 12. General Retail Store
 - 13. Laundry/Dry Cleaning (drop off/pick up)
 - 14. Offices (professional and general business)
 - 15. Personal Services Shop
 - 16. Restaurant (drive-in service)
 - 17. Restaurant (drive-through service)
 - 18. Restaurant
 - 19. Veterinarian (indoor kennels)
- (c) Permitted with a Conditional Use Permit:
 - 1. Auto Laundry or Carwash
 - 2. Auto Repair (minor)
 - 3. Funeral Home (without crematorium)
 - 4. Kiosk (providing a service, must have principal use)
 - 5. Nursery (retail sales outdoor)
 - 6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & II)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Garden Style Apartments – Multi-Family Dwellings that do not exceed three (3) stories in height. Garden Style Apartments are typically designed to have surface parking.
2. Urban Style Apartments – Multi-Family Dwellings greater than three (3) stories in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. Access drives within Urban Style Apartment developments may have parallel parking on each side of the access drive, but the intent of this type of development is to prevent large visible parking areas.

(f) Development regulations.(1) Density:

- (A) Multiple-family units (Garden Style); maximum twenty-four (24) dwelling units per net acre;
- (B) Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;

(2) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

- (A) Residential uses (stand-alone): No stand-alone residential use is allowed within this tract; and
- (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and
- (C) Nonresidential uses (stand-alone): between 0% and 80% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 100% of the net developable acres.

(3) Open space:

- (A) Regardless of the type of development, a minimum of twenty (20) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped

with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA).

- (4) Impervious surface: Maximum 80% of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- (5) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(g) Lot regulations

(1) Multiple-Family

(A) Lot Size: Minimum five (5) acres

(B) Height:

(i) Garden Style Multi-Family:

Number of Stories	Maximum Height
One (1, accessory structure)	Thirty (30) feet
Two (2)	Forty (40) feet
Three (3)	Fifty (50) feet

(ii) Urban Style Multi-Family:

Number of Stories	Maximum Height
Four (4)	Sixty-Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

(C) Setbacks:

(i) Garden Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(ii) Urban Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(D) Parking:

(i) Number per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
- d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- e. Parking areas shall comply with the landscaping requirements specified in Section 14.05.086.

- (2) Nonresidential development
- (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
 - (B) Height: Primary structure shall not exceed one hundred and seventy-five (175) feet in height as measured to the peak.
 - (C) Interior setbacks:
 - (i) Primary structure:
 - a. Front yard. A minimum building setback of twenty-five (25) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.
 - b. Side yard. A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (h) Parking requirements. Refer to [article 14.05, division 2](#).
- (1) For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.
- (i) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (j) Special district requirements.
- (1) Open storage. Open storage is prohibited.
 - (2) Temporary facilities
 - (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in

height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.

(3) Outdoor Sales.

(a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 3:

All Mixed-Use development within Tract 3 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, with the opportunity for mid-rise residential, intense commercial, and large scale office.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Assisted Living Facility
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Convenience Store
8. Convenience Store (with or without gas sales)
9. Dwelling, Multi-Family (mid-rise)
10. Food or Grocery Store
11. General Retail Store
12. Laundry/Dry Cleaning (drop off/pick up)
13. Offices (professional and general business)
14. Personal Services Shop
15. Restaurant (drive-in service)
16. Restaurant (drive-through service)
17. Restaurant
18. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, private (Class I & II)
4. Funeral Home (without crematorium)
5. Kiosk (providing a service, must have principal use)
6. Nursery (retail sales outdoor)
7. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Dwelling, Single Family Detached
2. Dwelling, Single Family Attached
3. Dwelling, Multi-Family (garden style or urban)
4. Check Cashing Services
5. Motorcycle Sales and Repair
6. Recycling Kiosk
7. Sexually Oriented Businesses

(e) Definitions:

1. Mid-Rise Multi-Family – Multi-Family Dwellings greater than six (6) stories in height with structures parking.

(f) Development regulations.(1) Lot size:

- (A) Minimum size; one (1) acre.
- (B) Maximum of three (3) acres may be developed as Mid-Rise Multi-Family.

(2) Density:

- (A) Mid-Rise Multi-Family shall not have a maximum density, but shall have a minimum building height of six (6) stories;

(3) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

- (A) Residential uses (stand-alone): No stand-alone detached residential use is allowed within this tract; and
- (B) Residential uses (integrated): Integrated residential shall only be allowed in conjunction with Mid-Rise Multi-Family as outlined below; and
- (C) Nonresidential uses (stand-alone): between 100% and 95% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Shall not exceed three (3) acres and shall be Mid-Rise Multi-Family.

- (4) Perimeter setbacks:
- (A) Front yard. Fifteen (15) feet.
 - (B) Side yard. Fifteen (15) feet.
 - (C) Rear yard. Twenty-five (25) feet.
 - (D) Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to two-thirds the height of the building, but not less than twenty-five (25) feet.
- (5) Minimum open space requirement. The minimum open space shall be 10% of the total tract area.
- Open space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.
- (6) Maximum impervious surface. The maximum impervious surface for this tract shall be 90%. Open space/pervious surface provided by the overall tract must be managed by a Property Owner's Association (POA) to ensure it is preserved and maintained.
- (7) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided. Vehicular cross access shall be provided between lots within the tract.
- (d) Lot regulations
- (1) Multiple-family
 - (A) Lot Size: Maximum three (3) acres of the overall tract.
 - (B) Height: Primary structure shall not have a height requirement, but shall be a minimum of six (6) stories.
 - (C) Setbacks:
 - (i) Primary structure:
 - a. Front yard. Minimum fifteen (15) foot.
 - b. Side yard. Minimum ten (10) feet or per perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. Minimum fifteen (15) feet or per perimeter setbacks above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

- (ii) Accessory structure – shall meet the setback requirements of the primary structure.
- (2) Nonresidential development
 - (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
 - (B) Height: Primary structure shall not have a height requirement.
 - (C) Interior setbacks:
 - (i) Primary structure:
 - a. Front yard. Minimum fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 - b. Side yard. Minimum ten (10) feet or per the perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
 - c. Rear yard. Minimum fifteen (15) feet or per the perimeter setbacks established for Tract 3 in (f)(4) on pages 15 & 16 above where applicable. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- (e) Parking requirements. Refer to [article 14.05, division 2](#).
- (f) Landscaping requirements. Refer to [article 14.05, division 3](#).
- (g) Special requirements.
 - (1) Open storage. Open storage is prohibited.
 - (2) Temporary facilities.
 - (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view and located on a concrete pad. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be

composed of materials that match those used on the main structure. Use of shipping containers shall be limited to a continuous time-frame of two months.

(3) Outdoor Sales.

- (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 4:

All Mixed-Use development within Tract 4 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist, or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas for mixed use development, encourage and promote well-planned, compact and viable commercial development, large scale office, or high density multi-family.
- (b) Permitted Uses by Right:
1. Armed Services Recruiting
 2. Artist Studio
 3. Assisted Living Facility
 4. Bakery or Confectionary (retail)
 5. Bank/Credit Union
 6. Child Daycare (business)
 7. Convenience Store
 8. Convenience Store (with or without gas sales)
 9. Dwelling, Multi-Family (garden style or urban style)
 10. Dwelling, Single Family Attached (townhome)
 11. Food or Grocery Store
 12. General Retail Store
 13. Laundry/Dry Cleaning (drop off/pick up)
 14. Offices (professional and general business)
 15. Personal Services Shop
 16. Restaurant (drive-in service)
 17. Restaurant (drive-through service)
 18. Restaurant
 19. Veterinarian (indoor kennels)

(c) Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Funeral Home (without crematorium)
4. Kiosk (providing a service, must have principal use)
5. Nursery (retail sales outdoor)
6. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)

(d) Prohibited Uses:

1. Dwelling, Single Family Detached
2. Check Cashing Services
3. Club, private (Class I & II)
4. Motorcycle Sales and Repair
5. Recycling Kiosk
6. Sexually Oriented Businesses

(e) Definitions

1. Garden Style Apartments – Multi-Family Dwellings that do not exceed three (3) stories in height. Garden Style Apartments are typically designed to have surface parking.
2. Urban Style Apartments – Multi-Family Dwellings greater than three (3) stories in height. Urban Style Apartments are designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. Access drives within Urban Style Apartment developments may have parallel parking on each side of the access drive, but the intent of this type of development is to prevent large visible parking areas.

(f) Development regulations.(1) Density:

- (A) Multiple-family units (Garden Style); maximum twenty-four (24) dwelling units per net acre;
- (B) Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre;
- (C) Single Family Attached (Townhomes); maximum of twelve (12) dwelling units per net acre;

(2) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:

- (A) Residential uses (stand-alone): Stand-alone single-family attached residential use may be up to 100% of the net developable acres; and
- (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and

- (C) Nonresidential uses (stand-alone): between 80% and 0% of the net developable acres; or
- (D) Multiple-family uses (stand-alone): Stand-alone Multiple-Family use may be up to 100% of the net developable acres.
- (3) Open space:
- (A) Regardless of the type of development, a minimum of twenty (15) percent of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped with trees spaces at not greater than sixty-feet (60') centers and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA).
- (4) Impervious surface: Maximum 85% of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
- (5) Connectivity: A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided. Vehicular cross access shall be provided between lots within the tract.
- (g) Lot regulations
- (1) Multiple-Family
- (A) Lot Size: Minimum five (5) acres
- (B) Height:

- (i) Garden Style Multi-Family (CUP required):

Number of Stories	Maximum Height
One (1)	Thirty (30) feet
Two (2)	Forty (40) feet
Three (3)	Fifty (50) feet

- (ii) Urban Style Multi-Family:

Number of Stories	Maximum Height
Four (4)	Sixty-Five (65) feet
Five (5)	Eighty (80) feet
Six (6) or more	One Hundred thirty (130) feet

(C) Setbacks:

(i) Garden Style Multi-Family (CUP required):

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Twenty-Five (25) feet	Fifteen (15) feet
Side Yard	Twenty-Five (25) feet	Fifteen (15) feet
Rear Yard	Twenty-Five (25) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(ii) Urban Style Multi-Family:

	Common Property Line Adjacent to Single Family Residential*	Common Property Line Adjacent to Non-Residential
Front Yard	Fifty (50) feet	Fifteen (15) feet
Side Yard	Fifty (50) feet	Fifteen (15) feet
Rear Yard	Fifty (50) feet	Fifteen (15) feet

* If a public road, public alley, fire lane, or open space separates a multi-family development from a single-family development or use, then half (1/2) the width of the public road, public alley, or open space can be deducted from the required setback, but the setback cannot be any less than the standard for property adjacent to non-residential development or use.

(D) Parking:

(i) Number per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least fifty percent (50%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
- d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- e. Parking areas shall comply with the landscaping requirements specified in Section 14.05.086.

(2) Nonresidential Development

- (A) Lot size: Minimum ten thousand (10,000) square feet and one hundred (100) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed one hundred and seventy-five (175) feet in height as measured to the peak.
- (C) Interior setbacks:

(i) Primary structure:

- a. Front yard. A minimum building setback of twenty-five (25) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A corner lot shall have two front yards.
- b. Side yard. A minimum building setback of ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- c. Rear yard. A minimum building setback of fifteen (15) feet. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

(3) Single Family Attached:

- (A) Lot size: Minimum two thousand (2,000) square feet and twenty (20) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.

(C) Interior setbacks:(i) Primary structure:

- a. Front yard. A minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet.
- b. Side yard. For attached units there is no minimum interior side yard. A minimum building setback of five (5) feet is required for each side yard at the end of an attached unit so that there is a minimum of ten (10) feet total between structures. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.
- c. Rear yard. A minimum building setback of fifteen (15) feet. A garage door must be setback a minimum of eighteen (18) feet if alley access is provided. A minimum building setback of twenty-five (25) feet when adjacent to an SF-D zoning district.

(ii) Accessory structure – shall meet the setback requirements of the primary structure.(h) Parking requirements. Refer to [article 14.05, division 2](#).

- (1) For All Mixed-Use Developments, on-street or off-street parking may be shared among residential and non-residential users as well as among users of different properties so long as the shared parking agreement is executed among property owners.

(i) Landscaping requirements. Refer to [article 14.05, division 3](#).(j) Special requirements.

- (1) Open storage. Open storage is prohibited.
- (2) Temporary facilities.
 - (a) There shall be no permanent use of temporary facilities or buildings.
 - (b) Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the parking spaces are in excess of the minimum required based on the City of Celina parking ratios.
 - (c) Shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight (8) feet in height or the height of the container, whichever is greater. The wall must be composed of materials that match those used on the main structure.

(3) Outdoor Sales.

- (a) Large retail centers may include departments on the exterior of the air-conditioned portion of the building that allows for sales of additional goods and services including but not limited to, plants and garden materials, equipment, tools, appliance, etc. When this option is utilized, the following standards must be met:

The structure must be built of permanent materials and connected to the main building. Screening shall provide 85% opacity and be constructed with dark grey metal mesh or other material as approved by the City of Celina. Nothing shall be stored higher than the screening.

TRACT 5:

All Mixed-Use development within Tract 5 (see Exhibit D) shall meet the standards in the Mixed Use Regional (MU-2) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

- (a) General purpose and description. This district is established to provide areas to allow for the development of detached single-family residential.
- (b) Permitted Uses by Right:
1. Dwelling, Single Family Detached
- (c) Permitted with a Conditional Use Permit:
- (d) Prohibited Uses
1. Armed Services Recruiting
 2. Artist Studio
 3. Assisted Living Facility
 4. Auto Laundry or Carwash
 5. Auto Repair (major or minor)
 6. Bakery or Confectionary (retail)
 7. Bank/Credit Union
 8. Check Cashing Services
 9. Child Daycare (business)
 10. Club, private (Class I & II)
 11. Convenience Store
 12. Convenience Store (with or without gas sales)
 13. Dwelling, Multi-Family (garden style or urban style)
 14. Dwelling, Single-Family Attached
 15. Food or Grocery Store (with or without beer and wine sales)
 16. Funeral Home (with or without crematorium)
 17. General Retail Store
 18. Kiosk (providing a service)
 19. Laundry/Dry Cleaning (drop off/pick up)

20. Motorcycle Sales and Repair
21. Nursery (retail sales outdoor)
22. Offices (professional and general business)
23. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire structure)
24. Personal Services Shop
25. Recycling Kiosk
26. Restaurant (drive-in service)
27. Restaurant (drive-through service)
28. Restaurant
29. Sexually Oriented Business
30. Veterinarian (indoor kennels)

(e) Development regulations.

- (1) Lot size:
 - (A) Minimum size; four thousand (4,000) square feet.
- (2) Density:
 - (A) Single-family detached units; maximum eight (8) dwelling units per gross acre (du/ga);
- (3) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
 - (A) Residential uses (stand-alone): Stand-alone Single Family detached residential use may be up to 100% of the net developable acres; and
 - (B) Residential uses (integrated): No integrated residential use is allowed within this tract; and
 - (C) Nonresidential uses (stand-alone): No stand-alone nonresidential use is allowed within this tract; or
 - (D) Multiple-family uses (stand-alone): No stand-alone multiple-family use is allowed within this tract.
- (4) Open space:
 - (A) Single Family Use: A minimum of one (1) acre per one hundred (100) dwelling units will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and improved with sidewalks and benches on a minimum of two (2) sides. Open space must be maintained through an HOA.
- (6) Impervious surface: Maximum 70% of the total gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, and alleys.

- (7) Connectivity: A minimum of two (2) public roadway, fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

Public Alley: Alley ROW shall be a minimum of fifteen (15) feet in width with a minimum of twelve (12) feet of paving. Alley radii, intersections, flares, etc. shall meet City design requirements unless otherwise approved by the City Engineer.

(f) Lot regulations

(1) Single Family Detached:

- (A) Lot size: Minimum four thousand (4,000) square feet and twenty (40) feet in width when measured at the front yard setback line.
- (B) Height: Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.
- (C) Interior setbacks:
- (i) Primary structure:
- a. Front yard. A minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty (20) feet.
- b. Side yard. A minimum building setback of five (5) feet; On a corner lot, the side adjacent to the public street shall have a minimum building setback of ten (10) feet.
- c. Rear yard. A minimum building setback of fifteen (15) feet. A garage door must be setback a minimum of eighteen (18) feet if alley access is provided.

- (g) Parking requirements. Refer to [article 14.05, division 2](#).

- (h) Landscaping requirements. Refer to [article 14.05, division 3](#) except as note below.

(1) Screening, Buffering, and Landscaping of future Punk Carter Blvd. and E. Light Farms Way:

- (A) Screening: A screening wall shall be provided adjacent to Punk Carter Blvd. and E. Light Farms Way. The purpose of the screening wall is to provide a visual and protective barrier between the development and the thoroughfare. The screening wall shall be a minimum of six-foot (6') in height and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:
- (i) Solid masonry consisting of rock, stone, precast, or other material that is equivalent, visually and qualitatively;
- (ii) Decorative metal, tubular steel, or wrought iron in conjunction with landscape that once mature will provide solid screening;

- (B) Buffering: A minimum landscape buffer of twenty (20) feet shall be provided.
- (C) Landscaping: The following landscaping requirements shall be met within the landscape buffer:
- (i) A minimum of one (1) three (3) inch caliper tree shall be provided for every fifty (50) linear feet of screening wall.
 - (ii) Where a masonry screen wall is provided, there shall be a minimum of 50% of the screen wall length that provides a bed of shrubs and ground cover. Landscape bed shall extend out from the wall a minimum of six (6) feet.
 - (iii) Where a decorative metal, tubular steel, or wrought iron fence is provided there shall be a bed of shrubs and ground cover that screen 100% of the screen wall length. Landscape bed shall extend out from the wall a minimum of six (6) feet. Landscaping shall provide solid screening within three (3) years of planting.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Sutton Fields Phase 1 Construction Plat

Action Requested:

Consider and act on a Construction Plat for Sutton Fields North Phase 1 being a ± 43.5 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, City of Celina, Denton County, containing 162 residential lots and six (6) non-residential lots. The property is generally located east of Farm-to-Market 1385, north of Crutchfield Road, south County Road 428, and west of Smiley Road. (Sutton Fields North Phase 1 Construction Plat) (Liebman)

Background Information:

<Insert Background Info Here>

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval of the Construction Plat at the June 20, 2017 meeting.

Financial Considerations:

n/a

Legal Review:

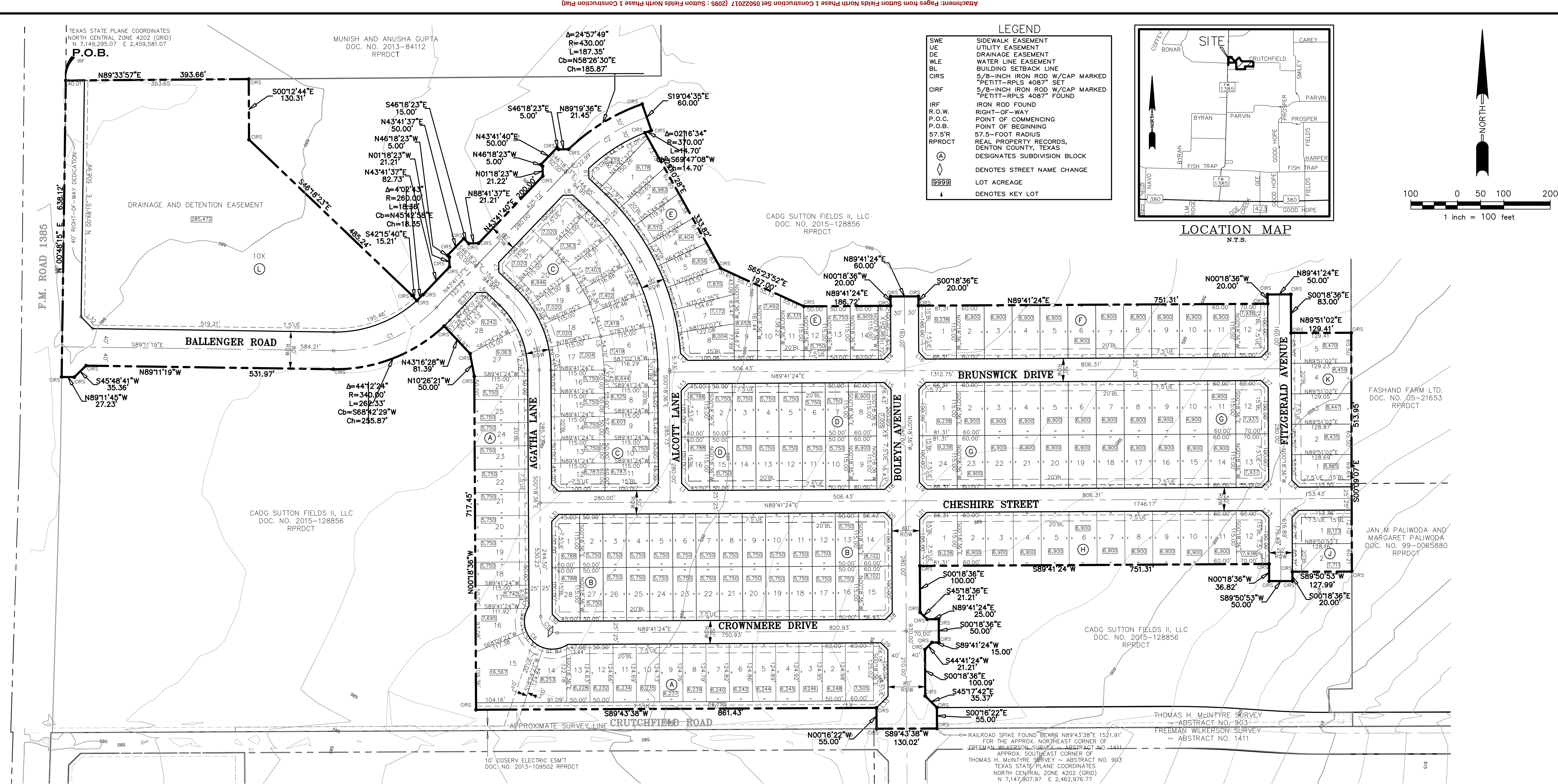
n/a

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all comments being addressed prior to scheduling a pre-construction meeting.



NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 4812102270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

2. ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS NOTED OTHERWISE.

3. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. SAID NON-RESIDENTIAL LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

4. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.

5. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS. THE PORTION OF BLOCK VVV, LOT 3X AS SHOWN ON THE PLAT IS CALLED DRAINAGE AND DETENTION EASEMENT. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

7. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP HE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

8. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

9. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO AD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES, OR SIGNS ON THE VAM EASEMENT AND TO REMOVE AND/OR OBSTRUCT THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

10. DETENTION PONDS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°18'23"E	62.02
L2	S41°00'59"E	72.10
L3	S29°25'47"E	72.47
L4	S17°42'31"E	73.47
L5	S06°04'51"E	72.40
L6	S89°41'37"W	21.21
L7	N01°18'23"W	21.21
L8	N89°41'37"E	21.21
L9	N00°34'13"W	20.94
L10	N45°18'36"W	21.21
L11	N44°41'24"E	21.21
L12	N46°46'15"W	21.75
L13	N44°41'24"E	21.21
L14	S44°41'24"W	21.21
L15	N45°18'36"W	21.21
L16	N45°18'36"W	21.21
L17	N44°41'24"E	21.21
L18	N44°41'24"E	21.21
L19	N45°18'36"W	21.21
L20	N45°18'36"W	21.21
L21	N44°41'24"E	21.21
L22	S44°41'24"W	21.21
L23	N45°18'36"W	21.21
L24	N45°18'36"W	21.21
L25	N44°41'24"E	21.21
L26	N44°41'24"E	21.21
L27	N45°18'36"W	21.21
L28	N44°41'24"E	21.21
L29	S45°18'36"E	21.21
L30	N45°18'36"W	21.21
L31	N44°41'24"E	21.21
L32	N44°11'32"W	35.36
L33	N44°42'18"E	35.35

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	47°07'04"	300.00	246.71	130.81	N67°15'09"E	239.81
C2	27°13'48"	400.00	190.10	96.88	S57°18'31"W	188.32
C3	45°59'47"	220.00	176.61	93.38	N23°18'30"W	171.91
C4	45°59'47"	500.00	401.40	212.22	N23°18'30"W	390.70
C5	90°00'00"	35.50	55.76	35.50	S45°18'36"E	50.20
C6	157°06'53"	60.00	164.53	296.43	S45°18'36"E	117.61

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

1651 N. Glenville Dr., Ste. 212
Richardson, Texas 75081

Tel. No. (214) 221-9955
Fax No. (214) 340-3550

DATE: MAY 2017
JNICHOLS@PETITTBARRAZA.COM

SCALE: 1"=100'
JOB NO. 1401302

"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."

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS CADG SUTTON FIELDS II, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE THOMAS H. MCINTYRE SURVEY, ABSTRACT NUMBER 903 IN DENTON COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO CADG SUTTON FIELDS II, LLC, RECORDED IN DOCUMENT NUMBER 2015-128856, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID CADG SUTTON FIELDS TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MUNISH AND ANUSHA GUPTA, RECORDED IN DOCUMENT NUMBER 2013-84112 (RPRDCT);

THENCE NORTH 89°33'57" EAST, ALONG THE COMMON LINE OF SAID CADG SUTTON FIELDS AND GUPTA TRACTS, A DISTANCE OF 393.66 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE, OVER AN ACROSS SAID CADG SUTTON FIELDS TRACT THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:

- SOUTH 00°12'44" EAST, A DISTANCE OF 130.31 FEET;
- SOUTH 46°18'23" EAST, A DISTANCE OF 485.24 FEET;
- SOUTH 42°15'40" EAST, A DISTANCE OF 15.21 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 45°42'58" EAST FOR 18.35 FEET, A CENTRAL ANGLE OF 04°02'43", AND A RADIUS OF 260.00 FEET, FOR AN ARC DISTANCE OF 18.36 FEET;
- NORTH 43°41'37" EAST, A DISTANCE OF 82.73 FEET;
- NORTH 01°18'23" WEST, A DISTANCE OF 21.21 FEET;
- NORTH 46°18'23" WEST, A DISTANCE OF 5.00 FEET;
- NORTH 43°41'37" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 46°18'23" EAST, A DISTANCE OF 15.00 FEET;
- NORTH 88°41'37" EAST, A DISTANCE OF 21.21 FEET;
- NORTH 43°41'40" EAST, A DISTANCE OF 200.00 FEET;
- NORTH 01°18'23" WEST, A DISTANCE OF 21.22 FEET;
- NORTH 46°18'23" WEST, A DISTANCE OF 5.00 FEET;
- NORTH 43°41'40" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 46°18'23" EAST, A DISTANCE OF 5.00 FEET;
- NORTH 89°19'36" EAST, A DISTANCE OF 21.45 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 58°26'30" EAST FOR 185.87 FEET, A CENTRAL ANGLE OF 24°57'49", AND A RADIUS OF 430.00 FEET, FOR AN ARC DISTANCE OF 187.35 FEET;
- SOUTH 19°04'35" EAST, A DISTANCE OF 60.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 69°47'08" WEST FOR 14.70 FEET, A CENTRAL ANGLE OF 02°16'34", AND A RADIUS OF 370.00 FEET, FOR AN ARC DISTANCE OF 14.70 FEET;
- SOUTH 29°10'28" EAST, A DISTANCE OF 333.82 FEET;
- SOUTH 65°23'52" EAST, A DISTANCE OF 197.00 FEET;
- NORTH 89°41'24" EAST, A DISTANCE OF 186.72 FEET;
- NORTH 00°18'36" WEST, A DISTANCE OF 20.00 FEET;
- NORTH 89°41'24" EAST, A DISTANCE OF 60.00 FEET;
- SOUTH 00°18'36" EAST, A DISTANCE OF 20.00 FEET;
- NORTH 89°41'24" EAST, A DISTANCE OF 751.31 FEET;
- NORTH 00°18'36" WEST, A DISTANCE OF 20.00 FEET;
- NORTH 89°41'24" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 00°18'36" EAST, A DISTANCE OF 83.00 FEET;

AND NORTH 89°51'02" EAST, A DISTANCE OF 129.41 FEET, SAID IRON ROD ALSO BEING IN THE EAST LINE OF SAID CADG SUTTON FIELDS TRACT, AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO FASHAND FARM, LTD., RECORDED IN DOCUMENT NUMBER 05-21653 (RPRDCT);

THENCE SOUTH 00°09'07" EAST, ALONG SAID EAST LINE, A DISTANCE OF 513.95 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JAN M AND MARGARET PALIWODA, RECORDED IN DOCUMENT NUMBER 99-0065880 (RPRDCT);

THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID CADG SUTTON FIELDS TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:

- SOUTH 89°50'53" WEST, A DISTANCE OF 127.99 FEET;
- SOUTH 00°18'36" EAST, A DISTANCE OF 20.00 FEET;
- SOUTH 89°50'53" WEST, A DISTANCE OF 50.00 FEET
- NORTH 00°18'36" WEST, A DISTANCE OF 36.82 FEET;
- SOUTH 89°41'24" WEST, A DISTANCE OF 751.31 FEET;
- SOUTH 00°18'36" EAST, A DISTANCE OF 100.00 FEET;
- SOUTH 45°18'36" EAST, A DISTANCE OF 21.21 FEET;
- NORTH 89°41'24" EAST, A DISTANCE OF 25.00 FEET;
- SOUTH 00°18'36" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 89°41'24" WEST, A DISTANCE OF 15.00 FEET;
- SOUTH 44°41'24" WEST, A DISTANCE OF 21.21 FEET;
- SOUTH 00°18'36" EAST, A DISTANCE OF 100.09 FEET;

AND SOUTH 45°17'42" EAST, A DISTANCE OF 35.37 FEET, SAID IRON ROD ALSO BEING IN THE NORTH RIGHT-OF-WAY OF CRUTCHFIELD ROAD;

THENCE SOUTH 00°16'22" EAST, A DISTANCE OF 55.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD BEING IN THE SOUTH LINE OF SAID CADG SUTTON FIELDS TRACT, AND IN THE APPROXIMATE CENTER OF SAID CRUTCHFIELD ROAD;

THENCE SOUTH 89°43'38" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 130.02 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 00°16'22" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 55.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID CRUTCHFIELD ROAD;

(CONTINUED):

THENCE SOUTH 89°43'38" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 861.43 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY OVER AND ACROSS SAID CADG TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:

- NORTH 00°18'36" WEST, A DISTANCE OF 717.45 FEET;
- NORTH 10°26'21" WEST, A DISTANCE OF 50.00 FEET;
- NORTH 43°16'28" WEST, A DISTANCE OF 81.39 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 68°42'29" WEST FOR 255.87 FEET, A CENTRAL ANGLE OF 44°12'24", AND A RADIUS OF 340.00 FEET, FOR AN ARC DISTANCE OF 262.33 FEET;
- NORTH 89°11'19" WEST, A DISTANCE OF 531.97 FEET;
- SOUTH 45°48'41" WEST, A DISTANCE OF 35.36 FEET;
- AND NORTH 89°11'45" WEST, A DISTANCE OF 27.23 FEET IN THE EAST RIGHT-OF-WAY OF FARM TO MARKET ROAD 1385, AND BEING IN THE WEST LINE OF SAID CADG SUTTON FIELDS TRACT;

THENCE NORTH 00°48'15" EAST, WITH SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, A DISTANCE OF 638.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 43.464 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG SUTTON FIELDS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HIS/HER(ITS) DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SUTTON FIELDS PHASE 2, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. 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. 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 ON 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 EASEMENT 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 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 EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT 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 _____, 2017.

BY: CADG SUTTON FIELDS, LLC,
A TEXAS LIMITED PARTNERSHIP

BY: CTMGT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
IT'S SOLE MANAGER AND MEMBER

BY: _____
AUTHORIZED SIGNATURE OF OWNER

MEHRDAD MOAYEDI
SOLE MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, THE SOLE MANAGER AND MEMBER IF CTMGT, LLC, 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, DENTON COUNTY, TEXAS.

SIGNATURE OF MAYOR

DATE OF APPROVAL

ATTEST:

CITY SECRETARY

DATE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

"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."

SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO. _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, REGISTERED PUBLIC LAND SURVEYOR, 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

UTILITY COMPANY APPROVAL

ELECTRIC & GAS COMPANY:

COSERV	DATE
TELEPHONE COMPANY:	
AT&T	DATE

CONSTRUCTION PLAT
SUTTON FIELDS NORTH – PHASE 1
43.500 ACRES TOTAL
162 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS
SITUATED IN THE
THOMAS H. MCINTYRE SURVEY ~ ABSTRACT NO. 903
CITY OF CELINA
DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

CITY PLAN No. P-201612-01

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr., Ste. 212
Richardson, Texas 75081
DATE: MA 2017
JNICHOLS@PETITTBARRAZA.COM

Tel. No. (214) 221-9955
Fax No. (214) 340-3550
SCALE: 1"=100'
JOB NO. 1401302

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City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
Date: July 11, 2017
Re: Set public hearing to amend TIRZ #4

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under sections 311.003 of the Texas Tax Code to amend the Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; providing for an effective date; and resolving other matters incident and related thereto. (Sutton Fields II) (Petty)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

CITY OF CELINA, TEXAS

RESOLUTION NO. 2017-

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTIONS 311.003 AND 311.011 OF THE TEXAS TAX CODE TO AMEND THE FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING; PROVIDING FOR AN EFFECTIVE DATE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the City of Celina, Texas (the “City”), is authorized under Chapter 311 of the Texas Tax Code, as amended (the “Act”), to create a tax increment reinvestment zone within its city limits;

WHEREAS, the City Council of the City (the “City Council”) approved the creation of *Reinvestment Zone Number Four, City of Celina* (the “Zone”), on November 5, 2015, with the boundaries being described in the metes and bounds attached as **Exhibit A**; and

WHEREAS, the City Council wishes to hold a public hearing in accordance with Section 311.003, as authorized by Section 311.011(e), of the Act to amend the Final Project and Financing Plan for the Zone, dated November 10, 2015, and adopted by the City Council; and

WHEREAS, the City Council has determined to hold a public hearing on August 8, 2017 to amend the Final Project and Financing Plan for the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for August 8, 2017, at 5:00 p.m. at City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, for the purpose of hearing any interested person speak for or against amending the Final Project and Financing Plan for the Zone.

Section 2. At such time and place, the City Council will hear testimony regarding the amendment to the Final Project and Financing Plan for the Zone, and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest amending the Final Project and Financing Plan for the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance amending the Final Project and Financing Plan for the Zone.

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before July 28, 2017, which is no later than the 7th day before the date of the hearing.

Section 5. Before the August 8, 2017 hearing concerning the amendment to the Final Project and Financing Plan for the Zone, the City shall prepare an amended preliminary project plan and financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 11th DAY OF JULY, 2017.

ATTEST:

Chad Anderson, Mayor Pro Tem

Vicki Faulkner, City Secretary

Attachment: 2014.015Amend TIRZ #4 Plan (2103 : Amend TIRZ #4)

EXHIBIT A**Metes and Bounds for the Zone**

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, in Denton County, Texas, and being part of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002- 108524, of the Real Property Records of Denton County, Texas (RPRDCT), being part of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, part of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28'19" East, with said east right-of-way line of FM No. 1385, a distance of 310.73 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract, recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22'30" East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32'20" East, continuing with the east right-of-way line of FM No. 1385, a distance of 288.55 feet to a point for corner;

THENCE leaving the east right-of-way line of FM No. 1385, the following bearings and distances to points for corner:

South 88°27'40" East, a distance of 30.00 feet; South 44°23'08" East, a distance of 34.78 feet; North 89°41'24" East, a distance of 133.33 feet; South 79°00'00" East, a distance of 50.99 feet; North 89°41'24" East, a distance of 201.87 feet; North 00°18'36" West, a distance of 260.00 feet; North 89°41'24" East, a distance of 115.01 feet; North 00°18'36" West, a distance of 30.03 feet; North 89°43'38" East, a distance of 1139.90 feet;

South 00°18'36" East, a distance of 289.29 feet;
 North 89°41'24" East, a distance of 209.80 feet;
 North 00°18'36" West, a distance of 117.53 feet;
 North 89°41'24" East, a distance of 75.00 feet;
 South 88°19'36" East, a distance of 53.07 feet;
 South 88°47'56" East, a distance of 52.10 feet;
 South 86°46'41" East, a distance of 53.14 feet;
 South 85°37'03" East, a distance of 52.58 feet;
 South 84°41'22" East, a distance of 52.33 feet;
 South 83°46'24" East, a distance of 51.94 feet;
 South 82°36'46" East, a distance of 53.09 feet;
 South 81°16'00" East, a distance of 51.64 feet;
 South 80°09'14" East, a distance of 52.01 feet;
 South 79°30'19" East, a distance of 52.38 feet;
 South 77°54'04" East, a distance of 54.04 feet;
 South 76°36'04" East, a distance of 50.78 feet;
 South 76°01'58" East, a distance of 51.81 feet;
 South 74°30'07" East, a distance of 52.51 feet;
 South 73°33'41" East, a distance of 52.39 feet;
 South 72°13'09" East, a distance of 52.58 feet;
 South 71°19'16" East, a distance of 52.45 feet;
 South 70°13'27" East, a distance of 51.48 feet;
 South 69°30'53" East, a distance of 50.91 feet;
 South 69°02'36" East, a distance of 50.00 feet;
 South 71°09'40" East, a distance of 50.07 feet;
 South 75°38'05" East, a distance of 50.17 feet;
 South 81°08'40" East, a distance of 50.08 feet;
 South 82°56'19" East, a distance of 55.00 feet;
 South 83°00'05" East, a distance of 253.99 feet;

And South 87°23'54" East, a distance of 90.00 feet, said point being the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a central angle of 00°25'00", a radius of 1985.00 feet, a chord which bears North 02°23'36" East, a chord distance of 14.43 feet, for an arc distance of 14.44 feet to the end of said curve, a point for corner;

THENCE South 88°40'51" East, a distance of 410.04 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 05°33'46", a radius of 2395.00 feet, a chord which bears South 04°49'06" West, a chord distance of 232.44 feet, for an arc distance of 232.53 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

South 82°24'01" East, a distance of 50.00 feet; South 82°59'10" East, a distance of 115.06 feet; South 08°38'01" West, a distance of 91.90 feet; South 10°31'15" West, a distance of 79.58 feet; South 12°18'08" West, a distance of 79.58 feet; South 14°05'00" West, a distance of 79.58 feet; South 15°53'29" West, a distance of 81.97 feet; South 17°38'39" West, a distance of 76.00 feet; South 13°54'11" West, a distance of 61.67 feet; South 06°55'46" West, a distance of 45.36 feet; South 00°55'40" West, a distance of 55.53 feet; South 00°23'16" East, a distance of 50.00 feet; South 89°36'44" West, a distance of 45.87 feet; South 00°23'16" East, a distance of 115.00 feet; South 89°36'44" West, a distance of 552.07 feet; South 00°23'16" East, a distance of 165.00 feet; South 89°36'44" West, a distance of 41.70 feet; South 00°23'16" East, a distance of 121.55 feet;

And North 89°18'13" East, a distance of 1367.16 feet, said point being located on a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT;

THENCE South 00°41'45" West, with said line described in Boundary Line Agreement, a distance of 445.13 feet to a point for corner;

THENCE leaving said line described in Boundary Line Agreement, the following bearings and distances to points for corner:

South 89°18'13" West, a distance of 130.62 feet;
South 00°41'47" East, a distance of 115.00 feet;
South 89°18'13" West, a distance of 420.00 feet;
South 00°41'47" East, a distance of 280.00 feet;

And South 89°18'13" West, a distance of 1596.20 feet, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 20°05'53", a radius of 1355.00 feet, a chord which bears North 14°43'52" East, a chord distance of 472.87 feet, for an arc distance of 475.30 feet to the end of said curve, a point for corner;

THENCE North 65°13'12" West, a distance of 90.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 01°50'33", a radius of 1445.00 feet, a chord which bears North 25°42'04" East, a chord distance of 46.46 feet, for an arc distance of 46.47 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

North 63°22'39" West, a distance of 51.93 feet;
 South 89°18'13" West, a distance of 618.59 feet;
 North 00°41'47" West, a distance of 5.00 feet
 And South 89°18'13" West, a distance of 129.75 feet, said point being located on the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North 00°24'23" West, with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, a distance of 452.70 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North 00°07'02" West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a point (located in tree) for corner, from which a 1/2 inch iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE North 89°39'05" East, leaving the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 9.96 feet to a point for corner;

THENCE the following bearings and distances to points for corner:

North 00°18'36" West, a distance of 694.32 feet;
 South 89°41'24" West, a distance of 1254.90 feet;
 South 00°18'36" East, a distance of 54.57 feet;
 South 89°41'24" West, a distance of 115.02 feet;
 And South 00°18'36" East, a distance of 648.96 feet, said point being located on the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 464.36 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 129.34 acres of land.

EXHIBIT B**City of Celina City Council
Notice of Public Hearing
On Amendment to Reinvestment
Zone Number Four, City of Celina**

THE CELINA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON AUGUST 8, 2017 AT 5:00 P.M. IN THE CELINA COUNCIL CHAMBERS LOCATED AT 112 N. COLORADO STREET, CELINA, TEXAS, 75009, ON THE AMENDMENT TO THE REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS, FINAL PROJECT AND FINANCING PLAN AND ITS BENEFITS TO THE CITY OF CELINA AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE REINVESTMENT ZONE TO PROTEST THE AMENDMENT TO THE REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS, FINAL PROJECT AND FINANCING PLAN GENERALLY LOCATED AT THE NORTHEAST CORNER OF FM 1385 AND PARVIN ROAD INTERSECTION, NORTH OF US 380 AND WITHIN THE CITY OF CELINA, TEXAS AND AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT CELINA CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE AMENDMENT TO THE REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS, FINAL PROJECT AND FINANCING PLAN. FOLLOWING THE PUBLIC HEARING, CELINA CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS, FINAL PROJECT AND FINANCING PLAN.

Attachment: 2014.015Amend TIRZ #4 Plan (2103 : Amend TIRZ #4)



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
Date: July 11, 2017
Re: Set public hearing to create TIRZ #8

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone Number Eight, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a Preliminary Reinvestment Zone Financing Plan. (Sutton Fields II) (Petty)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

CITY OF CELINA, TEXAS

RESOLUTION NO. 2017-

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF CELINA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Celina, Texas (the “City”), is authorized under Chapter 311 of the Texas Tax Code, as amended (the “Act”), to create a tax increment reinvestment zone within its city limits;

WHEREAS, the City Council of the City (the “City Council”) wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the “Zone”) with the boundaries being described in the metes and bounds attached as **Exhibit A**; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on August 8, 2017 on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for August 8, 2017, at 5:00 p.m. at City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before July 28, 2017.

Section 5. Before the August 8, 2017 hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 11TH DAY OF JULY, 2017.

ATTEST:

Chad Anderson, Mayor Pro Tem

Vicki Faulkner, City Secretary

Attachment: 2014.015.112b - TIRZ Creation Hearing Resolution Sutton Fields - 493 acres (2104 : Hearing to create TIRZ 8)

EXHIBIT A**Metes and Bounds for the Zone****493.439 ACRE TRACT****BEING THAT CERTAIN 493.439 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:****LEGAL DESCRIPTION - 622.779 ACRE TRACT**

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas H. McIntyre Survey, Abstract No. 903, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being all of that certain tract of land described in deed to Denton County 128 Development LLC recorded in Document No. 2013-135475, of the Real Property Records of Denton County, Texas (RPRDCT), all of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT, all of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, all of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, all of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document NO. 2008-66233, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28'19" East, with said east right-of-way line of FM No. 1385, a distance of 310.72 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22'30" East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32'20" East, continuing with the east right-of-way line of FM No. 1385, a distance of 455.39 feet to a 1/2 inch iron rod found for corner;

THENCE North 01°55'54" East, continuing with the east right-of-way line of FM No. 1385, a distance of 446.59 feet to a 1/2 inch iron rod found for corner at the intersection of the east right-of-way line of FM No. 1385, and the approximate center of Crutchfield Road (undedicated public road), the northwest corner of said Tarsan Corporation tract, and the southwest corner of said Denton County 128 Development LLC tract;

THENCE North 89°43'38" East, continuing with the east right-of-way line of FM No. 1385, a distance of 2.88 feet

to a 1/2 inch iron rod found for corner;

THENCE North 01°41'28" East, continuing with the east right-of-way line of FM No. 1385, a distance of 606.35 feet to a point for corner;

THENCE North 00°48'41" East, continuing with the east right-of-way line of FM No. 1385, a distance of 797.78 feet to a 1/2 inch iron rod found for corner at the most westerly northwest corner of said Denton County 128 Development LLC tract;

THENCE North 89°34'28" East, leaving the east right-of-way line of FM No. 1385, and with the north line of said Denton County 128 Development LLC tract, a distance of 1280.69 feet to a 1/2 inch iron rod found for corner;

THENCE North 00°20'50" West, with a west line of said Denton County 128 Development LLC tract, a distance of 546.92 feet to a 5/8 inch iron rod found for corner;

THENCE North 00°25'58" West, with a west line of said Denton County 128 Development LLC tract, a distance of 553.08 feet to a 1/2 inch iron rod found for corner;

THENCE North 00°04'10" East, with a west line of said Denton County 128 Development LLC tract, a distance of 73.78 feet to a 1/2 inch iron rod found for corner at the most northerly northwest corner of said Denton County 128 Development LLC tract, and the most southerly southwest corner of that certain tract of land described in deed to Blue Angus Ranch, LP, recorded in Instrument No. 2007-107216, RPRDCT;

THENCE South 89°46'34" East, with the most northerly north line of said Denton County 128 Development LLC tract, and the most southerly south line of said Blue Angus Ranch, LP tract, a distance of 959.68 feet to a 3/8 inch iron rod found for corner at the most southerly southeasterly corner of said Blue Angus Ranch, LP tract, and a southwest corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2004-135532, RPRDCT;

THENCE South 89°47'07" East, continuing with the most northerly north line of said Denton County 128 Development LLC tract, and with a south line of said Fashand Farm, Ltd. tract, a distance of 395.15 feet to a 1/2 inch iron rod found for corner;

THENCE South 02°54'24" West, with an east line of said Denton County 128 Development LLC tract, and a west line of said Fashand Farm, Ltd. tract, a distance of 454.69 feet to a 1/2 inch iron rod found for corner;

THENCE North 89°30'36" East, with a north line of said Denton County 128 Development LLC tract, and a south line of said Fashand Farm, Ltd. tract, a distance of 156.62 feet to 1/2 inch iron rod found for corner located at a northeast corner of said Denton County 128 Development LLC tract, a southwest corner of said Fashand Farm, Ltd. tract, and also being the northwest corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2005-21653, RPRDCT;

THENCE South 00°08'58" East, with the most easterly east line of said Denton County 128 Development LLC tract, the west line of said Fashand Farm, Ltd. tract recorded in Document No. 2005-21653, RPRDCT, and the west line of that certain tract of land described in deed to Jan M. Paliwoda and Margaret Paliwoda recorded in Volume 4364, Page 1631, RPRDCT, a distance of 2034.69 feet to a 1/2 inch iron rod found for corner located at the northeast corner of that certain tract of land described in deed to SBA Towers IV, LLC recorded in Document No. 2013-94302, RPRDCT;

THENCE South 89°15'21" West, with the north line of said SBA Towers IV, LLC tract, a distance of 50.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°56'04" East, with the west line of said SBA Towers IV, LLC tract, a distance of 50.03 feet to a 1/2 inch iron rod found for corner;

THENCE North 89°12'39" East, with the south line of said SBA Towers IV, LLC tract, a distance of 49.92 feet to a 1/2 inch iron rod found for corner located on said most easterly east line of said Denton County 128 Development LLC tract, and the west line of said Jan M. Paliwoda and Margaret Paliwoda tract;

THENCE South 01°18'28" East, with said most easterly east line of said Denton County 128 Development LLC tract, and the west line of the Jan M. Paliwoda and Margaret Paliwoda tract, a distance of 31.08 feet to a 1/2 inch iron rod found for corner located on said approximate center of Crutchfield Road, and being the southeast corner of said Denton County 128 Development LLC tract;

THENCE North 89°43'38" East, with said approximate center of Crutchfield Road, the north line of said Tarsan tract, and the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, a distance of 627.96 feet to a railroad spike found for corner at the northeast corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North 00°08'37" West, continuing with the approximate center of Crutchfield Road, and with the west line of the aforementioned Amanda S. Myers Irrevocable Asset Trust tract, a distance of 858.91 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Amanda S. Myers Irrevocable Asset Trust tract, and the southwest corner of said Fashand Farm, Ltd. tract recorded in Document No. 2004-135532, RPRDCT;

THENCE North 89°30'51" East, continuing with the approximate center of Crutchfield Road, and with the north line of the Amanda S. Myers Irrevocable Asset Trust tract, a distance of 1759.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°23'19" East, with the east line of the Amanda S. Myers Irrevocable Asset Trust tract, and the west line of that certain tract of land described in deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT, a distance of 2685.16 feet to a 5/8 inch iron rod found for corner;

THENCE South 89°13'31" West, with a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 527.69 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°41'45" West, with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 2985.21 feet to a 60d nail found in asphalt for corner, said nail being located in the approximate center of Parvin Road (undedicated public road);

THENCE North 89°11'44" West, with said approximate center of Parvin Road, and with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 1163.46 feet to a 3/8 inch iron rod found for corner;

THENCE North 00°42'55" West, leaving the approximate center of Parvin Road, and with the west line of the Amanda

S. Myers Irrevocable Asset Trust tract, the east line of that certain tract of land described in deed to Donald K. Estep and Sonja K. Estep recorded in Document No. 2011-67774, RPRDCT, and that certain tract of land described in deed to Donald Kenny Estep and Sonja Kay Estep recorded in Document No. 2001-99806, RPRDCT, a distance of 280.30 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°32'42" West, with a south line of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, a distance of 239.66 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 00°49'27" East, with an easterly line of said Kim Family Living Trust tract, the west line of said Estep tracts, and the west line of that certain tract of land described in deed to Claude Adams and Kathleen Adams recorded in Document No. 2011-67775, RPRDCT, and the west line of that certain tract of land described in deed to David P. Brewer and Carolyn Brewer recorded in Document No. 2012-34990, RPRDCT, a distance of 734.88 feet to a 1/2 inch iron rod found for corner at the southwest corner of said Brewer tract, and an interior "ell" corner of the Kim Family Living Trust tract;

THENCE North 89°20'27" East, a distance of 238.85 feet to a 1/2 inch iron rod found for corner, said iron rod being located at the southeast corner of the Brewer tract, a northeast corner of the Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 00°32'10" East, with an easterly line of the Kim Family Living Trust tract, and said approximate center of Parvin Road, a distance of 490.79 feet to a 1/2 inch iron rod found for corner at the most southerly southeast corner of the Kim Family Living Trust tract;

THENCE South 89°26'22" West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, a distance of 378.96 feet to a nail in asphalt found for corner;

THENCE North 00°17'53" East, leaving the approximate center of Parvin Road, and with a west line of the Kim Family Living Trust tract, and the east line of that certain tract of land described in deed to John M. Cosper and Jackie Cosper recorded in Volume 626, Page 706, RPRDCT, passing at a distance of 27.73 feet a 5/8 inch iron rod in concrete found, continuing in all, a distance of 267.98 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 5/8 inch iron rod in concrete found bears South 00°17'53" West, a distance of 2.99 feet;

THENCE South 89°25'59" West, with a south line of the Kim Family Living Trust tract, and the north line of the Cosper tract, a distance of 824.19 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°39'57" East, with the west line of the Cosper tract, and an easterly line of the Kim Family Living Trust tract, passing at a distance of 244.64 feet a 1/2 inch iron rod found, continuing in all, a distance of 265.80 feet to a 1/2 inch iron rod found for corner at a southeast corner of Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 89°09'41" West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, passing at a distance of 411.81 feet a 1/2 inch iron rod found at the northeast corner of that certain tract of land described in deed to Swisher Partners, L.P. recorded in Document No. 2004-7927, RPRDCT, continuing in all, a distance of 462.41 feet to a 1/2 inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT;

THENCE North 00°41'57" West, with the east line of said City of Celina, Texas tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, with a north line of the City of Celina, Texas tract, and Parvin Road, a distance of 1107.30 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 00°41'04" West, leaving said north line of Parvin Road, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located on an easterly line of said City of Celina, Texas tract, and the

aforementioned east right-of-way line of FM No. 1385;

THENCE North 01°32'26" East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 89°22'47" East, leaving the east right-of-way line of FM No. 1385, and with the north line of the aforementioned tract of land described in deed to Frisco Industrial Partners recorded in Document No. 2008-66233, RPRDCT, and the south line of that certain tract of land described in deed to Anna Liz Hong recorded in Document No. 2014-15601, RPRDCT, a distance of 1908.52 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 00°41'47" West, with the east line of said Anna Liz Hong tract, and the most westerly line of the aforementioned Kim Family Living Trust tract, a distance of 1546.84 feet to an old wood corner post found for corner, from which a 5/8 inch iron rod found bears South 16°28'53" West, a distance of 1.57 feet;

THENCE North 00°24'23" West, with the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, passing at a distance of 479.75 feet a 5/8 inch iron rod found at the southeast corner of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003- 122624, RPRDCT, continuing with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Lee A. Brown tract, in all, a total distance of 951.64 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North 00°07'02" West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 1/2 inch iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE South 89°18'14" West, with the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340, RPRDCT, a distance of 1301.63 feet to a 1/2 inch iron rod found for corner at the most southerly southwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southeast corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 522.72 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 622.779 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION – 129.34 ACRE TRACT

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, in Denton County, Texas, and being part of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, of the Real Property Records of Denton County, Texas (RPRDCT), being

part of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005- 33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, part of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011- 125051, RPRDCT, and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28'19" East, with said east right-of-way line of FM No. 1385, a distance of 310.73 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract, recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22'30" East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32'20" East, continuing with the east right-of-way line of FM No. 1385, a distance of 288.55 feet to a point for corner;

THENCE leaving the east right-of-way line of FM No. 1385, the following bearings and distances to points for

corner: South 88°27'40" East, a distance of 30.00 feet;

South 44°23'08" East, a distance of 34.78 feet;

North 89°41'24" East, a distance of 133.33 feet; South 79°00'00" East, a distance of 50.99 feet; North 89°41'24" East, a distance of 201.87 feet; North 00°18'36" West, a distance of 260.00 feet; North 89°41'24" East, a distance of 115.01 feet; North 00°18'36" West, a distance of 30.03 feet; North 89°43'38" East, a distance of 1139.90 feet; South 00°18'36" East, a distance of 289.29 feet; North 89°41'24" East, a distance of 209.80 feet; North 00°18'36" West, a distance of 117.53 feet; North 89°41'24" East, a distance of 75.00 feet; South 88°19'36" East, a distance of 53.07 feet; South 88°47'56" East, a distance of 52.10 feet; South 86°46'41" East, a distance of 53.14 feet; South 85°37'03" East, a distance of 52.58 feet; South 84°41'22" East, a distance of 52.33 feet; South 83°46'24" East, a distance of 51.94 feet; South 82°36'46" East, a distance of 53.09 feet; South 81°16'00" East, a distance of 51.64 feet; South 80°09'14" East, a distance of 52.01 feet; South 79°30'19" East, a distance of 52.38 feet; South 77°54'04" East, a distance of 54.04 feet; South 76°36'04" East, a distance of 50.78 feet; South 76°01'58" East, a distance of 51.81 feet; South 74°30'07" East, a distance of 52.51 feet; South 73°33'41" East, a distance of 52.39 feet; South 72°13'09" East, a distance of 52.58 feet; South 71°19'16" East, a distance of 52.45 feet; South 70°13'27" East, a distance of 51.48 feet; South 69°30'53" East, a distance of 50.91 feet; South 69°02'36" East, a distance of 50.00 feet; South 71°09'40" East, a distance of 50.07 feet; South 75°38'05" East, a distance of 50.17 feet; South 81°08'40" East, a distance of 50.08 feet; South 82°56'19" East, a distance of 55.00 feet; South 83°00'05" East, a distance of 253.99 feet;

And South 87°23'54" East, a distance of 90.00 feet, said point being the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a central angle of 00°25'00", a radius of 1985.00 feet, a chord which bears North 02°23'36" East, a chord distance of 14.43 feet, for an arc distance of 14.44 feet to the end of said curve, a point for corner;

THENCE South 88°40'51" East, a distance of 410.04 feet to a point for corner, said point being the beginning of a non- tangent curve to the right;

THENCE with said curve to the right having a central angle of $05^{\circ}33'46''$, a radius of 2395.00 feet, a chord which bears South $04^{\circ}49'06''$ West, a chord distance of 232.44 feet, for an arc distance of 232.53 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner: South $82^{\circ}24'01''$ East, a distance of 50.00 feet;
 South $82^{\circ}59'10''$ East, a distance of 115.06 feet;
 South $08^{\circ}38'01''$ West, a distance of 91.90 feet; South $10^{\circ}31'15''$ West, a distance of 79.58 feet; South $12^{\circ}18'08''$ West, a distance of 79.58 feet; South $14^{\circ}05'00''$ West, a distance of 79.58 feet; South $15^{\circ}53'29''$ West, a distance of 81.97 feet; South $17^{\circ}38'39''$ West, a distance of 76.00 feet; South $13^{\circ}54'11''$ West, a distance of 61.67 feet; South $06^{\circ}55'46''$ West, a distance of 45.36 feet; South $00^{\circ}55'40''$ West, a distance of 55.53 feet; South $00^{\circ}23'16''$ East, a distance of 50.00 feet; South $89^{\circ}36'44''$ West, a distance of 45.87 feet; South $00^{\circ}23'16''$ East, a distance of 115.00 feet; South $89^{\circ}36'44''$ West, a distance of 552.07 feet; South $00^{\circ}23'16''$ East, a distance of 165.00 feet; South $89^{\circ}36'44''$ West, a distance of 41.70 feet; South $00^{\circ}23'16''$ East, a distance of 121.55 feet;
 And North $89^{\circ}18'13''$ East, a distance of 1367.16 feet, said point being located on a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT;

THENCE South $00^{\circ}41'45''$ West, with said line described in Boundary Line Agreement, a distance of 445.13 feet to a point for corner;

THENCE leaving said line described in Boundary Line Agreement, the following bearings and distances to points for corner:

South $89^{\circ}18'13''$ West, a distance of 130.62 feet; South $00^{\circ}41'47''$ East, a distance of 115.00 feet; South $89^{\circ}18'13''$ West, a distance of 420.00 feet; South $00^{\circ}41'47''$ East, a distance of 280.00 feet;
 And South $89^{\circ}18'13''$ West, a distance of 1596.20 feet, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of $20^{\circ}05'53''$, a radius of 1355.00 feet, a chord which bears North $14^{\circ}43'52''$ East, a chord distance of 472.87 feet, for an arc distance of 475.30 feet to the end of said curve, a point for corner;

THENCE North $65^{\circ}13'12''$ West, a distance of 90.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of $01^{\circ}50'33''$, a radius of 1445.00 feet, a chord which bears North $25^{\circ}42'04''$ East, a chord distance of 46.46 feet, for an arc distance of 46.47 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner: North $63^{\circ}22'39''$ West, a distance of 51.93 feet;
 South $89^{\circ}18'13''$ West, a distance of 618.59 feet; North $00^{\circ}41'47''$ West, a distance of 5.00 feet
 And South $89^{\circ}18'13''$ West, a distance of 129.75 feet, said point being located on the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North $00^{\circ}24'23''$ West, with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, a distance of 452.70 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North $00^{\circ}07'02''$ West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a point (located in tree) for corner, from which a 1/2 inch iron rod found bears South $89^{\circ}26'31''$ West, a distance of 1.51 feet;

THENCE North $89^{\circ}39'05''$ East, leaving the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded

in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 9.96 feet to a point for corner;

THENCE the following bearings and distances to points for corner: North 00°18'36" West, a distance of 694.32 feet;
 South 89°41'24" West, a distance of 1254.90 feet;
 South 00°18'36" East, a distance of 54.57 feet; South 89°41'24" West, a distance of 115.02 feet;
 And South 00°18'36" East, a distance of 648.96 feet, said point being located on the south line of the
 aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939
 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 464.36 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 129.34 acres of land, more or less.

LEAVING A NET AREA OF 493.439 ACRES OF LAND, MORE OR LESS.

Note: 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**City of Celina City Council
Notice of Public Hearing
On Creation of Reinvestment Zone**

THE CELINA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY AUGUST 8, 2017 AT 5:00 P.M. IN THE CELINA COUNCIL CHAMBERS LOCATED AT 112 N. COLORADO ST, CELINA, TEXAS 75009, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF CELINA AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 493.439 ACRES GENERALLY LOCATED NORTH OF PARVIN ROAD, EAST OF FM 1385, SOUTH OF CRUTCHFIELD ROAD, AND WEST OF CRUTCHFIELD ROAD AS IT TURNS SOUTH AND PARVIN ROAD AS IT TURNS NORTH IN THE CITY OF CELINA, TEXAS AND AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT CELINA CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CELINA CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE.

Attachment: 2014.015.112b - TIRZ Creation Hearing Resolution Sutton Fields - 493 acres (2104 : Hearing to create TIRZ 8)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Chalk Hill Phase 1 Construction Plat

Action Requested:

Consider and act on a Construction Plat for Chalk Hill Phase 1, being ± 40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Phase 1 Construction Plat) (Liebman)

Background Information:

Staff has reviewed the proposed Construction Plat for Chalk Hill Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to scheduling a pre-construction meeting.

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval and the June 20, 2017 meeting.

Financial Considerations:

n/a

Legal Review:

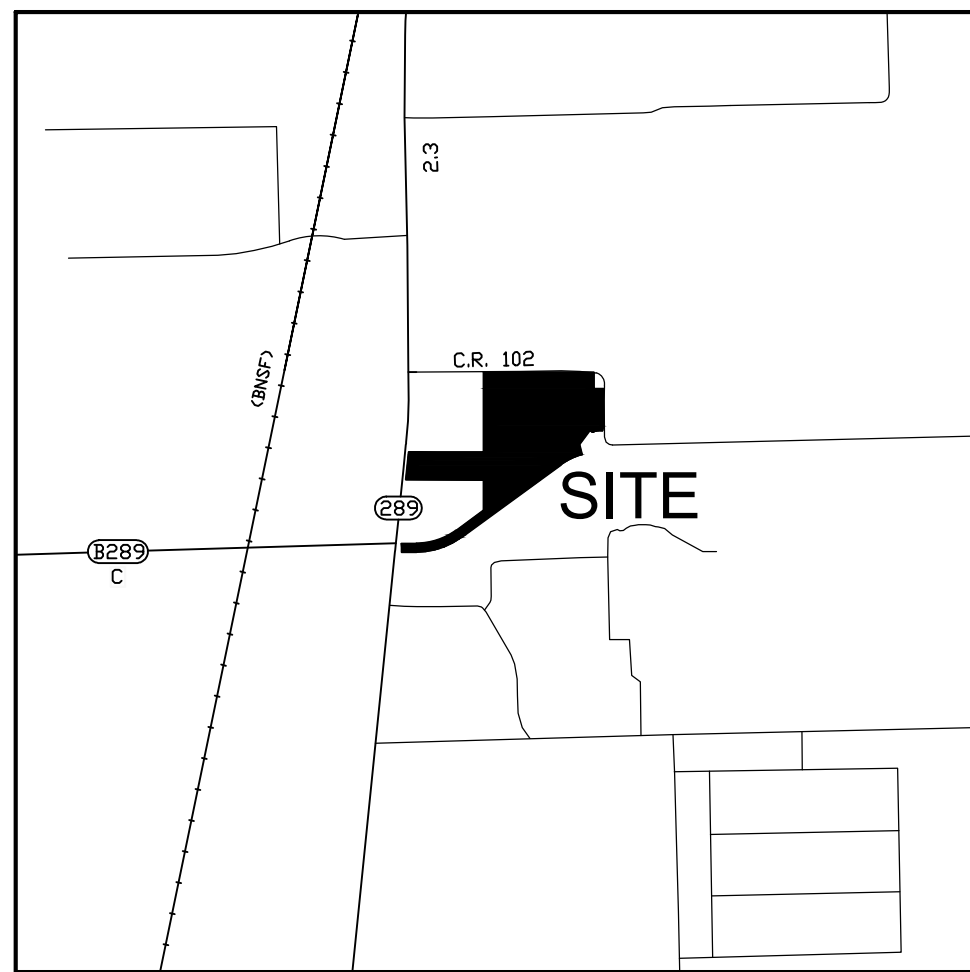
The City's land use attorney has reviewed the construction plat and is providing a supplemental letter regarding sewer capacity issues for this development.

Supporting Documents:

Plat exhibit

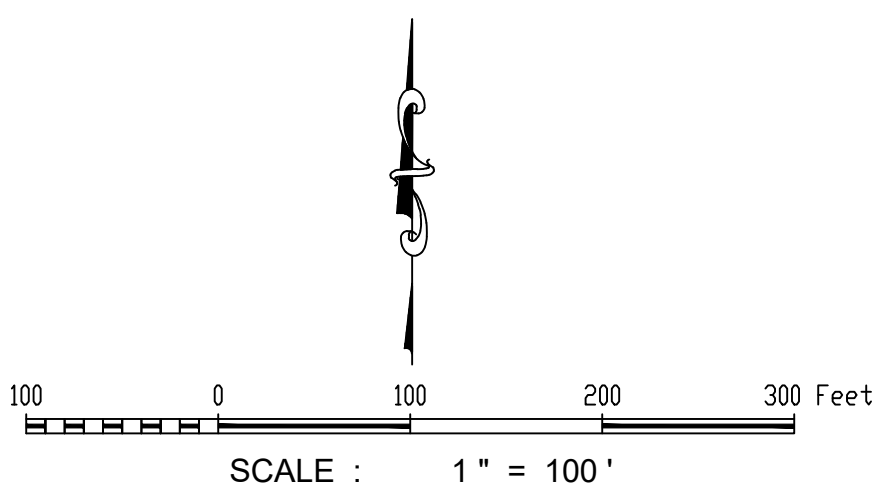
Staff Recommendation:

Staff recommends approval pending all comments being addressed prior to scheduling a pre-construction meeting with the Engineering Department.



VICINITY MAP

1" = 2000'



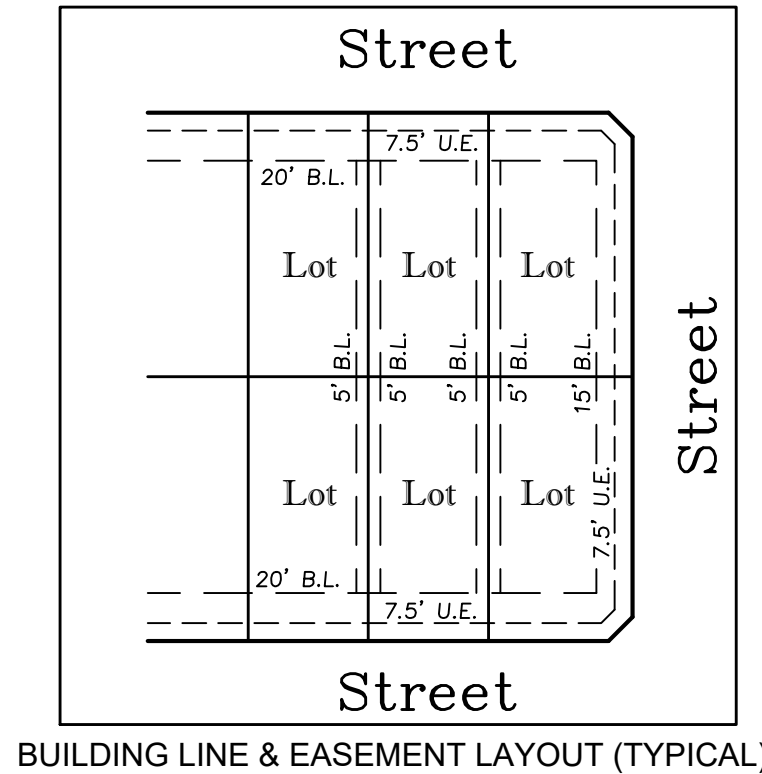
NOTES:

- Horizontal datum shown is based on Texas State Plane Coordinate System, North Central Zone NAD83 (U.S. Feet) with a combined scale factor of 1.000152710.
- All corners are 1/2 inch iron rods set with a yellow cap stamped "Arthur Surveying Company", unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
- It is my opinion that no portion of subject property appears to lie within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0020 & 0110 J, present effective date of map, June 2, 2009, herein property situated within Zone "X" (unshaded).
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatuses. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
- The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
- Subdivision Phasing Note: Phase 1 constructions is anticipated to begin in Fall of 2017. Dedication of all phase 1 rights-of-ways and street improvements are anticipated in late 2017/early 2018. The dedication of rights-of-ways and street improvements in phase 2 are anticipated in 2019.

LEGEND:

MON. - MONUMENT
I.R.S. - IRON ROD SET
I.R.F. - IRON ROD FOUND
FND. - FOUND
TX DOT. - TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
ROW - RIGHT-OF-WAY
CM - CONTROL MONUMENT
POB - POINT OF BEGINNING
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINTENANCE EASEMENT
A.S.C. - ARTHUR SURVEYING COMPANY
D.R.C.C.T. - DEED 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
CL - CENTER LINE

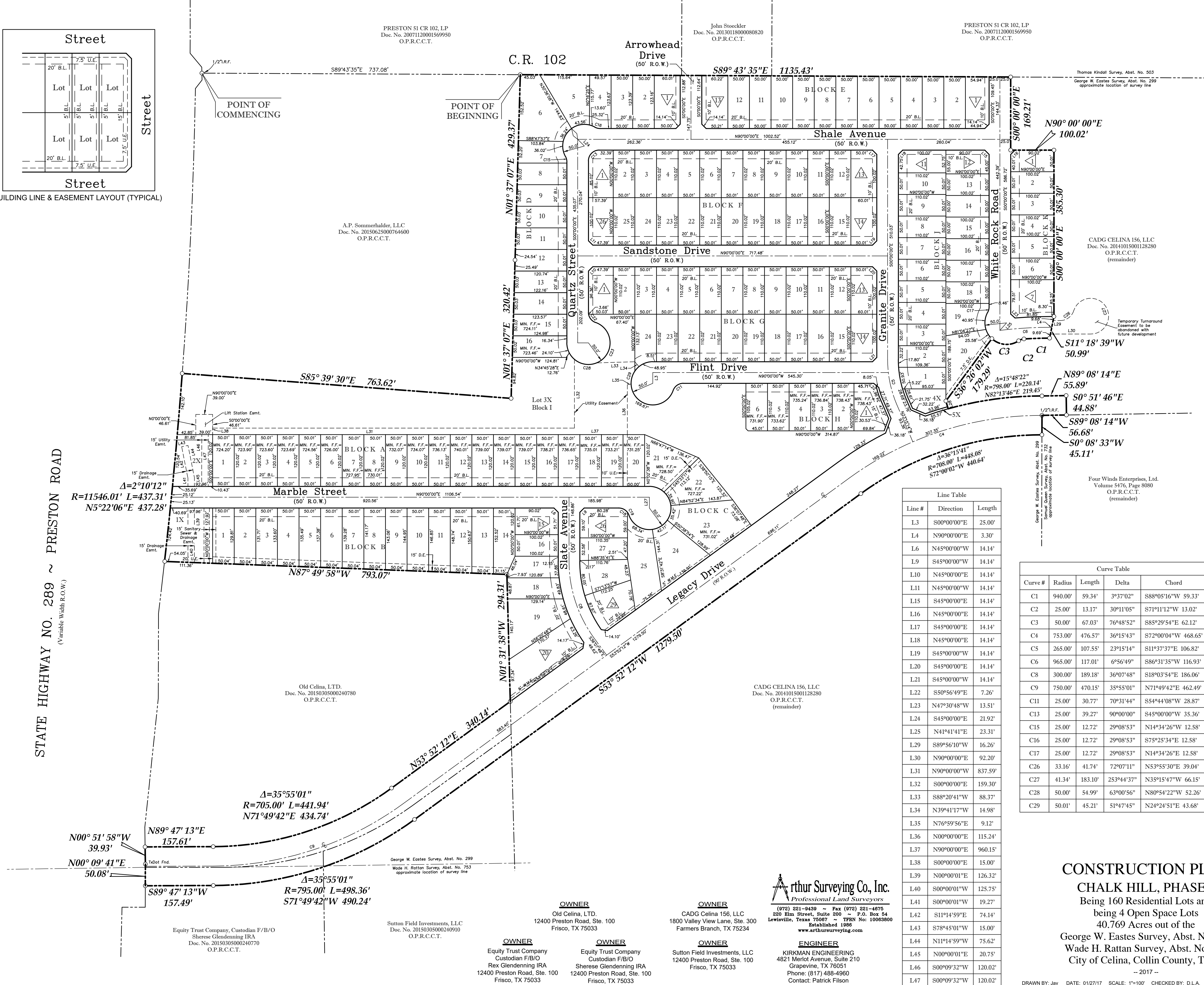
- - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED
- △ - INDICATES ORIENTATION OF CORNER LOT
- ◇ - STREET NAME CHANGE



BUILDING LINE & EASEMENT LAYOUT (TYPICAL)

STATE HIGHWAY NO. 289 ~ PRESTON ROAD

(Variable Width R.O.W.)



Line #	Direction	Length
L3	S00°00'00"E	25.00'
L4	N90°00'00"E	3.30'
L6	N45°00'00"W	14.14'
L9	S45°00'00"W	14.14'
L10	N45°00'00"E	14.14'
L11	N45°00'00"W	14.14'
L15	S45°00'00"E	14.14'
L16	N45°00'00"E	14.14'
L17	S45°00'00"E	14.14'
L18	N45°00'00"E	14.14'
L19	S45°00'00"W	14.14'
L20	S45°00'00"E	14.14'
L21	S45°00'00"W	14.14'
L22	S50°56'49"E	7.26'
L23	N47°30'48"W	13.51'
L24	S45°00'00"E	21.92'
L25	N41°41'41"E	23.31'
L29	S89°56'10"W	16.26'
L30	N90°00'00"E	92.20'
L31	N90°00'00"W	837.59'
L32	S00°00'00"E	159.30'
L33	S88°20'41"W	88.37'
L34	N39°41'17"W	14.98'
L35	N76°59'56"E	9.12'
L36	N00°00'00"E	115.24'
L37	N90°00'00"E	960.15'
L38	S00°00'00"E	15.00'
L39	N00°00'01"E	126.32'
L40	S00°00'01"W	125.75'
L41	S00°00'01"W	19.27'
L42	S11°14'59"E	74.14'
L43	S78°45'01"W	15.00'
L44	N11°14'59"W	75.62'
L45	N00°00'01"E	20.75'
L46	S00°09'32"W	120.02'
L47	S00°09'32"W	120.02'

Curve #	Radius	Length	Delta	Chord
C1	940.00'	59.34'	3°37'02"	S88°05'16"W 59.33'
C2	25.00'	13.17'	30°11'05"	S71°11'12"W 13.02'
C3	50.00'	67.03'	76°48'52"	S85°29'54"E 62.12'
C4	753.00'	476.57'	36°15'43"	S72°00'04"W 468.65'
C5	265.00'	107.55'	23°15'14"	S11°37'37"E 106.82'
C6	965.00'	117.01'	6°56'49"	S86°31'35"W 116.93'
C8	300.00'	189.18'	36°07'48"	S18°03'54"E 186.06'
C9	750.00'	470.15'	35°55'01"	N71°49'42"E 462.49'
C11	25.00'	30.77'	70°31'44"	S54°44'08"W 28.87'
C13	25.00'	39.27'	90°00'00"	S45°00'00"W 35.36'
C15	25.00'	12.72'	29°08'53"	N14°34'26"W 12.58'
C16	25.00'	12.72'	29°08'53"	S75°25'34"E 12.58'
C17	25.00'	12.72'	29°08'53"	N14°34'26"E 12.58'
C26	33.16'	41.74'	72°07'11"	N53°55'30"E 39.04'
C27	41.34'	183.10'	253°44'37"	N35°15'47"W 66.15'
C28	50.00'	54.99'	63°00'56"	N80°54'22"W 52.26'
C29	50.01'	45.21'	51°47'45"	N24°24'51"E 43.68'

CONSTRUCTION PLAT
CHALK HILL, PHASE 1
Being 160 Residential Lots and
being 4 Open Space Lots
40.769 Acres out of the
George W. Eastes Survey, Abst. No. 299
Wade H. Rattan Survey, Abst. No. 753
City of Celina, Collin County, Texas

- 2017 -

DRAWN BY: Jav DATE: 01/27/17 SCALE: 1"=100' CHECKED BY: D.L.A. ASC NO: 1508443-3

Sheet
1/2

State of Texas §
County of Collin §
Owner's Certificate and Dedication

WHEREAS CADG CELINA 156, LLC, OLD CELINA, LTD., SUTTON FIELD INVESTMENTS, LLC, EQUITY TRUST COMPANY Custodian F/B/O Rex Glendenning IRA, AND EQUITY TRUST COMPANY Custodian F/B/O Sheresse Glendenning IRA, are the owners of all those lots, tracts or parcels of land situated in the George W. Eastes Survey, Abstract Number 299 and the Wade H. Rattan Survey, Abstract Number 753, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Equity Trust Company, Custodian F/B/O Sheresse Glendenning IRA, recorded under Document Number 20150305000240770 of the Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Old Celina, LTD., recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1135.43 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, within said CADG Celina 156 tract, a distance of 169.21 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing within said CADG Celina 156 tract, a distance of 100.02 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, continuing within said CADG Celina 156 tract, a distance of 385.30 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 11 degrees 18 minutes 39 seconds West, continuing within said CADG Celina 156 tract, a distance of 50.99 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a non-tangent curve to the left having a radius of 940.00 feet, with a delta angle of 03 degrees 37 minutes 02 seconds, whose chord bears South 88 degrees 05 minutes 16 seconds West, a distance of 59.33 feet;

THENCE continuing within said CADG Celina 156 tract and with said curve, an arc length of 59.34 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left with a radius of 25.00 feet, with a delta angle of 30 degrees 11 minutes 05 seconds, whose chord bears South 71 degrees 11 minutes 12 seconds West, a distance of 13.02 feet;

THENCE continuing within said CADG Celina 156 tract and with said curve, an arc length of 13.17 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a reverse curve to the right having a radius of 50.00 feet, with a delta angle of 76 degrees 48 minutes 52 seconds, whose chord bears North 85 degrees 29 minutes 54 seconds West, a distance of 62.12 feet;

THENCE continuing within said CADG Celina 156 tract and with said curve, an arc length of 67.03 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 36 degrees 26 minutes 02 seconds West, continuing within said CADG Celina 156 tract, a distance of 179.29 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 15 degrees 40 minutes 25 seconds East, continuing within said CADG Celina 156 tract, a distance of 18.78 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a non-tangent curve to the right having a radius of 798.00 feet, with a delta angle of 15 degrees 48 minutes 22 seconds, whose chord bears North 82 degrees 13 minutes 46 seconds East, a distance of 219.45 feet;

THENCE continuing within said CADG Celina 156 tract and with said curve, an arc length of 220.14 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 89 degrees 08 minutes 14 Seconds East, continuing within said CADG Celina 156 tract, a distance of 55.89 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 00 degrees 51 minutes 46 seconds East, continuing within said CADG Celina 156 tract, a distance of 44.88 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the north line of a tract of land described by deed to Four Winds Enterprises, Ltd., recorded in Volume 5476, Page 8080, Official Public Records of Collin County, Texas;

THENCE South 89 degrees 08 minutes 14 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, a distance of 56.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, a distance of 45.11 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the west line thereof, and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE continuing within said CADG Celina 156 tract and with said curve, an arc length of 448.08 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract and within said Sutton Field Investments tract, a distance of 1279.50 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 795.00 feet, with a delta angle of 35 degrees 55 minutes 01 second, whose chord bears South 71 degrees 49 minutes 42 seconds West, a distance of 490.24 feet;

THENCE continuing within said Sutton Field Investments tract and within said Equity Trust Company tract, and with said curve, an arc length of 498.36 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 47 minutes 13 seconds West, continuing within said Equity Trust tract, a distance of 157.49 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road;

THENCE North 00 degrees 09 minutes 41 seconds East, with the east line of said Preston Road, a distance of 50.08 feet to a Texas Department of Transportation Monument (TxDot Mon.) found for corner;

THENCE North 00 degrees 51 minutes 58 seconds West, continuing with the east line of said Preston Road, a distance of 39.93 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 89 degrees 47 minutes 13 seconds East, within said Old Celina tract, a distance of 157.61 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left having a radius of 705.00 feet, with a delta angle of 35 degrees 55 minutes 01 second, whose chord bears North 71 degrees 49 minutes 42 seconds East, a distance of 434.74 feet;

THENCE continuing within said Old Celina tract and with said curve, an arc length of 441.94 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 53 degrees 52 minutes 12 seconds East, continuing within said Old Celina tract and within said CADG Celina 156 tract, a distance of 340.14 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 01 degrees 31 minutes 38 seconds West, continuing within said CADG Celina 156 tract, a distance of 294.31 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, continuing within said CADG Celina 156 tract, a distance of 79.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.62 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the southeast corner of said A.P.Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds West, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 320.42 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said A.P. Somerhalder LLC tract;

THENCE North 01 degrees 37 minutes 07 seconds East, with the east line of said A.P. Sommerhalder, LLC tract, a distance of 429.37 feet to the POINT OF BEGINNING, and containing 40.769 acres of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents: THAT CADG CELINA 156, LLC, OLD CELINA, LTD., SUTTON FIELD INVESTMENTS, LLC, EQUITY TRUST COMPANY Custodian F/B/O Rex Glendenning IRA, AND EQUITY TRUST COMPANY Custodian F/B/O Sheresse Glendenning IRA, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as CHALK HILL, PHASE I, and do hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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 on 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 easement 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 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 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 AND SEAL OF OFFICE, this ____ day of _____, 2017.

CADG CELINA 156, LLC

By: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2017

Notary Public in and for the State of Texas

OLD CELINA, LTD.,
a Texas limited partnership

By: Rex Management, LLC,
a Texas limited liability company
Its General Partner

By: _____
Name: Rex Glendenning, President

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2017 by Rex Glendenning, the President of Rex Management, LLC, the General Partner of Old Celina, Ltd., a Texas limited partnership on behalf of said partnership.

Notary Public, State of Texas

EQUITY TRUST COMPANY,
Custodian F/B/O Rex Glendenning IRA

By: _____
Name: Rex Glendenning, Beneficiary

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2017 by Rex Glendenning, Beneficiary of Equity Trust Company, Custodian F/B/O Rex Glendenning IRA on behalf of said entity.

Notary Public, State of Texas

EQUITY TRUST COMPANY,
Custodian F/B/O Sheresse Glendenning IRA

By: _____
Name: Sheresse Glendenning, Beneficiary

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2017 by Sheresse Glendenning, Beneficiary of Equity Trust Company, Custodian F/B/O Sheresse Glendenning IRA on behalf of said entity.

Notary Public, State of Texas

SUTTON FIELD INVESTMENTS, LLC,
a Texas limited liability company

By: _____
Name: Rex Glendenning, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2017 by Rex Glendenning, Manager of Sutton Field Investments, LLC, a Texas limited liability company on behalf of said entity.

Notary Public, State of Texas

OWNER
Equity Trust Company
Custodian F/B/O
Rex Glendenning IRA
12400 Preston Road, Ste. 100
Frisco, TX 75033

OWNER
Sutton Field Investments, LLC
Custodian F/B/O
Sheresse Glendenning IRA
12400 Preston Road, Ste. 100
Frisco, TX 75033

OWNER
Old Celina, LTD.
12400 Preston Road, Ste. 100
Frisco, TX 75033

OWNER
CADG Celina 156, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, TX 75234

ENGINEER
KIRKMAN ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
Phone: (817) 488-4960
Contact: Patrick Felson

State of Texas §
County of Denton §

That I, J. R. January, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "SET" were properly placed under my supervision in accordance with the subdivision ordinance of the City of Celina, Texas.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 5/16/2017

J. R. January, R.P.L.S.
Number 5382

State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared J. R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2017.

Notary Public in and for the State of Texas

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

CERTIFICATE OF APPROVAL

Approved for preparation of Final Plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this 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 _____ Date _____

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	A	9,664	0.222
2	A	7,959	0.183
3	A	7,503	0.172
4	A	7,503	0.172
5	A	7,491	0.172
6	A	8,673	0.199
7	A	15,396	0.353
8	A	9,187	0.211
9	A	8,357	0.192
10	A	8,976	0.206
11	A	8,183	0.188
12	A	8,789	0.202
13	A	6,013	0.138
14	A	6,032	0.138
15	A	6,052	0.139
16	A	6,072	0.139
17	A	6,092	0.140
1	B	9,985	0.229
2	B	8,128	0.187
3	B	8,128	0.187
4	B	9,328	0.214
5	B	7,468	0.171
6	B	6,002	0.138
7	B	6,002	0.138
8	B	6,016	0.138
9	B	6,182	0.142
10	B	9,674	0.222
11	B	9,674	0.222
12	B	9,674	0.222
13	B	9,674	0.222
14	B	9,674	0.222
15	B	9,674	0.222
16	B	9,674	0.222
17	B	9,674	0.222
18	B	9,674	0.222
19	B	9,674	0.222
20	B	9,674	0.222
1	C	9,662	0.222
2	C	6,002	0.138
3	C	6,002	0.138
4	C	8,392	0.193
5	C	6,281	0.144
6	C	7,493	0.172
7	C	7,557	0.173
8	C	6,002	0.138
9	C	6,002	0.139
10	C	6,002	0.138
11	C	6,002	0.138
12	C	6,002	0.138
13	C	6,002	0.138
14	C	6,002	0.138
15	C	7,153	0.164
16	C	8,716	0.200
17	C	7,511	0.172
18	C	7,509	0.172
19	C	7,508	0.172
20	C	7,506	0.172
21	C	7,504	0.172
22	C	7,969	0.183
23	C	8,806	0.202
24	C	8,048	0.185
25	C	8,701	0.200
26	C	9,500	0.218
27	C	12,155	0.279
28	C	10,995	0.252
1	D	9,902	0.227
2	D	9,008	0.207
3	D	7,508	0.172
4	D	12,358	0.284
5	D	12,446	0.286
6	D	6,240	0.143
7	D	6,018	0.138
8	D	6,007	0.138
9	D	7,093	0.163
10	D	7,186	0.165
11	D	6,602	0.152
12	D	6,602	0.152
13	D	6,602	0.152
14	D	6,602	0.152
15	D	6,602	0.152
16	D	6,602	0.152
17	D	6,602	0.152
18	D	7,183	0.165
19	D	8,709	0.200
20	D	7,503	0.172
21	D	7,503	0.172

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	E	7,939	0.182
2	E	6,122	0.141
3	E	6,122	0.141
4	E	6,122	0.141
5	E	6,122	0.141
6	E	6,122	0.141
7	E	6,122	0.141
8	E	6,122	0.141
9	E	6,122	0.141
10	E	6,122	0.141
11	E	6,122	0.141
12	E	7,153	0.164
13	E	7,153	0.164
14	E	6,122	0.141
15	E	6,122	0.141
16	E	6,122	0.141
17	E	6,122	0.141
18	E	6,122	0.141
19	E	6,122	0.141
20	E	6,122	0.141
21	E	6,122	0.141
22	E	6,122	0.141
23	E	6,122	0.141
24	E	8,353	0.191
1	F	7,296	0.167
2	F	6,752	0.155
3	F	6,752	0.155
4	F	6,752	0.155
5	F	6,752	0.155
6	F	6,752	0.155
7	F	6,752	0.155
8	F	6,752	0.155
9	F	6,752	0.155
10	F	6,743	0.155
11	F	8,193	0.188
12	F	18,436	0.423
13	F	7,238	0.166
14	F	6,000	0.138
15	F	5,999	0.138
16	F	5,999	0.138
17	F	5,998	0.138
18	F	5,998	0.138
19	F	5,997	0.138
20	F	5,997	0.138
21	F	5,997	0.138
22	F	5,996	0.138
23	F	5,996	0.138
24	F	5,995	0.138
25	F	7,144	0.164
1	G	7,538	0.173
2	G	7,489	0.172
3	G	7,613	0.175
4	G	7,830	0.180
5	G	7,503	0.172
6	G	7,503	0.172
7	G	7,937	0.182
8	G	8,703	0.200
9	G	8,703	0.200
10	G	7,851	0.180
11	G	7,602	0.175
12	G	7,503	0.172
13	G	7,938	0.182
14	G	7,498	0.172
15	G	7,382	0.170
16	G	7,505	0.174
17X	G	176,702	4.057
18X	G	1,564	0.036
1	H	10,726	0.246
2	H	8,714	0.200
3	H	8,748	0.201
4	H	9,014	0.207
5	H	8,285	0.190
6	H	8,695	0.200
7	H	7,959	0.183
8	H	7,929	0.182
9	H	7,899	0.181



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Mary Petty, Petty & Associates, Inc.
Date: July 11, 2017
Re: Resolution to Release a Preliminary Official Statement for Special Assessment Revenue Bonds for Cambridge Crossing Public Improvement District

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Phase 1 Project) and approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Major Improvement Area Project); and resolving other matters incident and related thereto. (Cambridge Crossing) (Petty)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

**CITY OF CELINA, TEXAS
RESOLUTION NO. _____**

A RESOLUTION OF THE CITY OF CELINA, TEXAS APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT FOR THE CITY OF CELINA, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT PHASE 1 PROJECT) AND APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT FOR THE CITY OF CELINA, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT); AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act") authorizes the City of Celina, Texas (the "City") to create a public improvement district within the corporate limits of the City; and

WHEREAS, pursuant to Resolution 2017-10R adopted by the City Council (the "City Council") of the City on February 28, 2017, the City has created the "Cambridge Crossing Public Improvement District" (the "PID");

WHEREAS, the City intends to issue the bonds to be designated "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Phase 1 Project)" (the "Phase 1 Bonds") and "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Major Improvement Area Project)" (the "Major Improvement Area Bonds", and together with the Phase 1 Bonds, the "Bonds") to fund certain improvements in the PID as authorized by the PID Act; and

WHEREAS, there has been presented to this City Council a Preliminary Official Statement relating to each series of the Bonds (together, the "Preliminary Official Statements"); and

WHEREAS, this City Council finds and determines that it is necessary and in the best interests of the City to approve the form and content of the Preliminary Official Statements and authorize the use of the Preliminary Official Statements in the offering and sale of the respective Bonds by the Underwriter of the Bonds, FMSbonds, Inc., under the conditions outlined herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. THAT the form and content of the Preliminary Official Statements are hereby approved and deemed final, except for the omission of such information which is dependent upon the final pricing of the respective series of Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, with such changes, addenda, supplements or amendments as may be approved by the Interim City Manager.

SECTION 2. THAT the City hereby authorizes the Preliminary Official Statements to be used by the Underwriter in connection with the marketing and sale of the Bonds; provided that such Preliminary Official Statements shall not be released to the public without the approval of the Interim City Manager, which approval shall be made in consultation with Hilltop Securities, the City's financial advisor, Messer, Rockefeller, & Fort, P.L.L.C., the City's special counsel for land use, Norton Rose Fulbright, the City's bond counsel, and Petty & Associates, the City's economic development consultants.

SECTION 3. THAT the City Council hereby delegates to the Interim City Manager the authority to approve release of the Preliminary Official Statements to the public for use in marketing the Bonds under the conditions outlined herein.

SECTION 4. THAT City staff is authorized and directed are authorized to do all things proper and necessary to carry out the intent hereof.

SECTION 5. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

[Execution page follows.]

ADOPTED, PASSED, AND APPROVED on this the 25th day of May, 2017.

CITY OF CELINA, TEXAS,

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary

(City Seal)

Attachment: LEGAL-#64272-v1-Celina_Cambridge_Crossing_PID_2017 - Resolution Approving POS (Phase #1 and MIA) (003) (2074 :



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Robyn Miga, Planner
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon a Construction Plat for Lilyana Phase 2B, being a ± 36.728 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 135 residential lots and two (2) open space lots. (Lilyana Phase 2B Construction Plat)

Background Information:

<Insert Background Info Here>

Board Review/Citizen Input:

The Planning & Zoning Commission is slated to make a recommendation on July 10, 2017, therefore a recommendation was not known at the time packets were sent.

Alternatives:

<Insert Alternative here>

Financial Considerations:

<Insert Financial Considerations here>

Legal Review:

<Insert Legal Review Here>.

Supporting Documents:

<Insert Supporting Documents Here>

Staff Recommendation:

Staff recommends approval pending all comments being addressed prior to scheduling a pre-construction meeting.

CELINA DEVELOPMENT, LLC.
Document No. 2015123001468620
O.P.R.C.C.T.

Prop. Variable Width Street Access,
Water & San. Sewer Easmt.
Doc. No.

Prop. 15'x60' Street Access,
Water & San. Sewer Easmt.
Doc. No.

Lot 4X, Block P
0.05 Acres
Open Space/Common Area For
Landscaping Purposes To Be
Owned & Maintained By
The H.O.A.

Exist. Street Access,
Water & San. Sewer Easmt.
To Be Abandoned (BIP)

Exist. Street Access,
Water & San. Sewer Easmt.
To Be Abandoned (BIP)

CELINA DEVELOPMENT, LLC.
Document No. 2015123001468620
O.P.R.C.C.T.

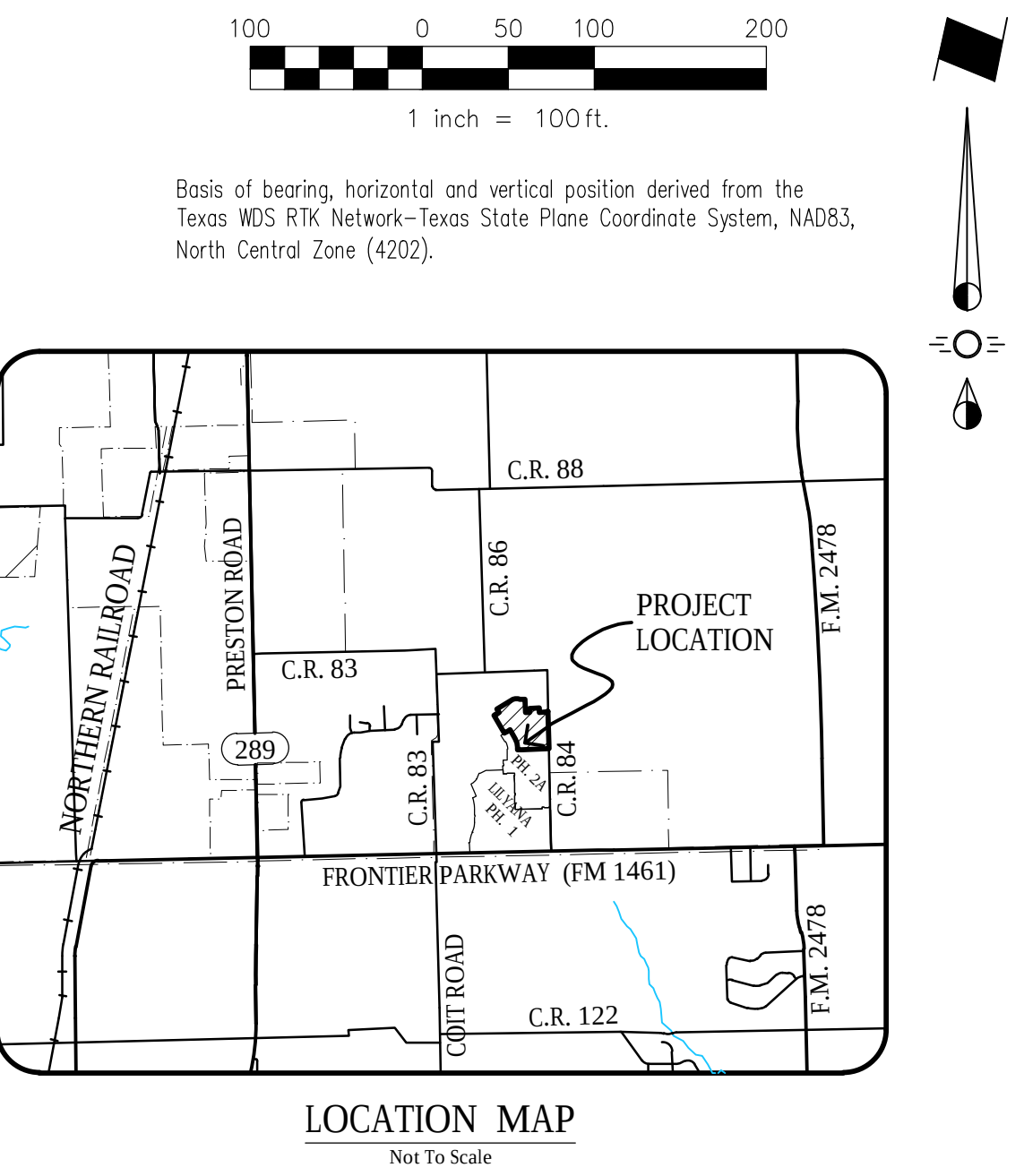
LILYANA PHASE 2A
CC# PR.C.C.T.

WILSON CREEK
ESTATES 2
Cabinet K, Slide 192
P.R.C.C.T.

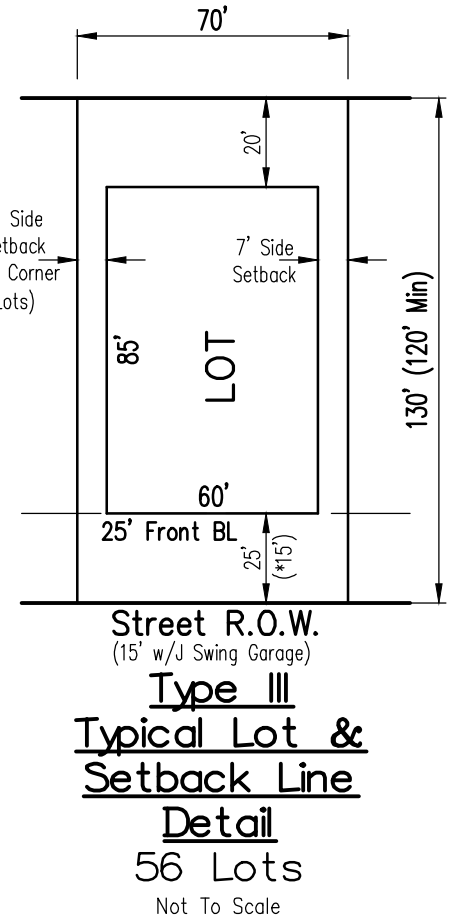
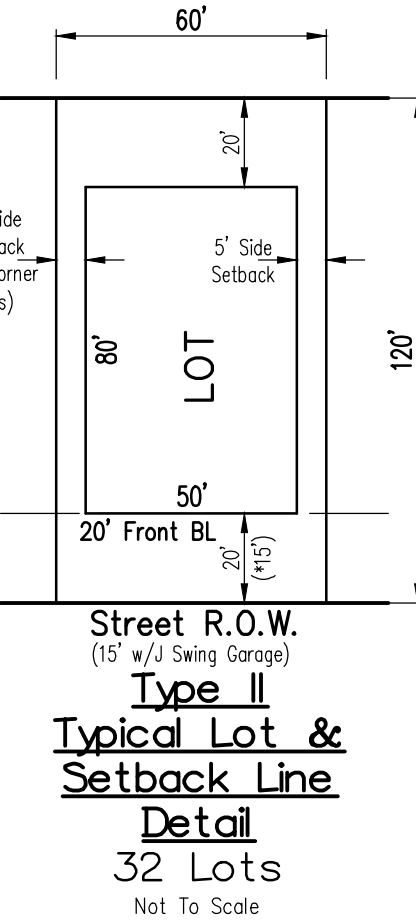
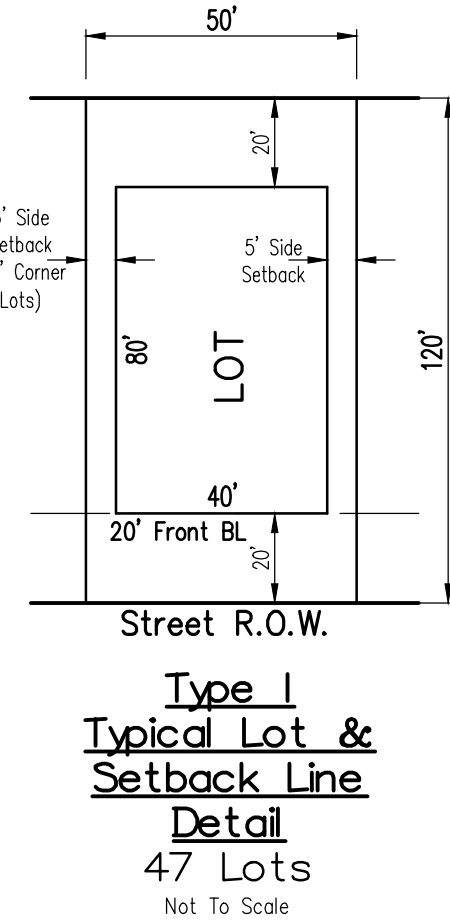
WILSON CREEK
ESTATES
Cabinet J, Slide 605
P.R.C.C.T.

POINT OF
BEGINNING

LEGEND	
(Not all items may be applicable)	
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN"	SPARSING SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRP	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
LDSP	LANDSCAPE EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
LE	LANDSCAPE EDGE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
▲	STREET NAME CHANGE
■	BLOCK DESIGNATION
→	HOUSE FRONT ORIENTATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



- 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. No part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0120J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
 3. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
 4. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD 83, North Central Zone (4204).
 5. All open space/common areas, Lot 3X Block H, are to be owned and maintained by the H.O.A.
 6. Sidewalks along open space/common areas are to be built by the developer.
 7. The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalks).
 8. All water and sewer easements to be dedicated to the City of Celina.



CONSTRUCTION PLAT
LILYANA PHASE 2B
135 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
TOTALING 36.728 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
HILLWOOD COMMUNITIES
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

STATE OF TEXAS §
§
COUNTY OF COLLIN §

WHEREAS, Celina Development LLC is the Owner of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (DRCC1), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap on the northeast corner of Liliyana Phase 1 and west line of 40 foot right-of-way dedication for County Road No. 84 as shown on the final plat of Twelve Oaks, an addition to the City of Celina, Texas as recorded in Cabinet N, Slide 755 of the Plat Records, Collin County, Texas also being the northeast corner of Liliyana Phase 1, an addition to City of Celina, Texas as recorded in Document No. _____, of the Plat Records, Collin County, Texas;

THENCE along the southerly line of said Liliyana Phase 1, the following:

THENCE: S 89°46'00" W, 792.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 0°14'00" E, 6.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 89°46'00" W, 120.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 0°14'00" W, 78.67 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 500.00, a chord of N 15°14'00" W – 258.82 feet, an arc length of 261.80 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 30°14'00" W, 295.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 59°46'00" W, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 75°14'00" W, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 59°46'00" W, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 30°14'00" W, 599.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 59°46'00" E, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 75°14'00" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 59°46'00" E, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 30°14'00" W, 125.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 59°46'00" E, 542.24 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 86°13'32" E, 64.21 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 89°20'41" E, 91.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 02°52'00", a radius of 275.00 feet, a chord of S 22°11'56" W – 13.76 feet, an arc length of 13.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 66°22'04" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 89°46'00" E, 157.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 0°14'00" E 378.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 89°46'00" E, 120.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 44°46'00" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 0°14'00" W, 120.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 89°46'00" E, 280.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 0°14'00" E, 130.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 89°46'00" E, 207.64 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 44°48'57" E, 28.31 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: N 89°51'54" E, 30.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE: S 0°08'06" E, 1088.18 feet continuing along said east line of Celina Development LLC, tract and the west line of 30 foot right-of-way dedication for said County Road No. 84 as shown on the final plat of Wilson Creek Estates, an addition to the City of Celina, Texas as recorded in Cabinet J, Slide 605 of the Plat Records, Collin County, Texas; to the POINT OF BEGINNING with the subject tract containing 1,599,862.69 square feet or 36.728 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Development, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LILYANA PHASE 2B, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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 on 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 easement 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 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 easements. The City of Celina and public utility entities shall at all times have the full right 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 _____, 2017.

BY: Elain Ford
Senior Vice President

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared _____, Owner, 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 and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren K Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

Signature of the Registered Professional

Texas Registration No.

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Darren K Brown, Registered Public Land Surveyor 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 and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date



Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
18	H	7,150	0.164
19	H	6,000	0.138
20	H	6,000	0.138
21	H	6,000	0.138
22	H	6,000	0.138
23	H	6,000	0.138
24	H	6,000	0.138
25	H	6,000	0.138
26	H	6,000	0.138
27	H	6,000	0.138
28	H	9,837	0.226
29	H	19,639	0.451
30	H	10,163	0.233
31	H	9,638	0.221
32	H	9,648	0.221
33	H	9,657	0.222
34	H	9,667	0.222
35	H	9,676	0.222
36	H	9,685	0.222
37	H	9,695	0.223
38	H	9,704	0.223
39	H	9,713	0.223
40	H	9,723	0.223

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	O	9,620	0.221
2	O	9,620	0.221
3	O	10,610	0.244

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
13	K	6,466	0.148
14	K	6,474	0.149
15	K	7,124	0.164
16	K	7,484	0.172
17	K	7,485	0.172
18	K	7,135	0.164
19	K	6,475	0.149
20	K	6,466	0.148
21	K	6,466	0.148
22	K	6,466	0.148
23	K	7,150	0.164

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	P	9,996	0.229
2	P	8,281	0.190
3	P	7,713	0.177
4	P	7,458	0.171
5	P	7,458	0.171
6	P	7,458	0.171
7	P	7,458	0.171
8	P	7,200	0.165
9	P	9,108	0.209
10	P	9,857	0.226
11	P	9,857	0.226
12	P	9,857	0.226
13	P	9,857	0.226
14	P	9,857	0.226
15	P	12,140	0.279

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	L	10,668	0.245
2	L	9,218	0.212
3	L	12,393	0.284
4	L	8,236	0.189
5	L	6,228	0.143
6	L	6,228	0.143
7	L	6,228	0.143
8	L	6,228	0.143
9	L	6,228	0.143
10	L	6,228	0.143
11	L	7,423	0.170
12	L	7,423	0.170
13	L	6,929	0.159
14	L	6,929	0.159
15	L	6,929	0.159
16	L	6,929	0.159
17	L	6,929	0.159
18	L	7,747	0.178

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	S	14,543	0.334
2	S	10,696	0.246
3	S	9,250	0.212
4	S	9,250	0.212
5	S	9,250	0.212
6	S	9,250	0.212
7	S	9,250	0.212
8	S	9,250	0.212

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	M	11,094	0.255
2	M	8,197	0.188
3	M	9,865	0.226
4	M	9,079	0.208
5	M	8,438	0.194
6	M	8,023	0.184
7	M	7,780	0.179
8	M	7,780	0.179
9	M	7,780	0.179
10	M	7,780	0.179
11	M	7,780	0.179
12	M	8,669	0.199
13	M	7,423	0.170
14	M	6,228	0.143
15	M	6,228	0.143
16	M	6,228	0.143
17	M	6,228	0.143
18	M	6,228	0.143
19	M	6,228	0.143
20	M	6,228	0.143
21	M	6,490	0.149
22	M	8,065	0.185

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	R	12,594	0.289
2	R	12,332	0.283
3	R	13,026	0.299
4	R	13,359	0.307
5	R	12,591	0.289

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	N	10,610	0.244
2	N	9,620	0.221
3	N	9,620	0.221
4	N	9,620	0.221
5	N	9,620	0.221
6	N	9,620	0.221
7	N	12,658	0.291
8	N	10,943	0.251
9	N	7,200	0.165
10	N	7,200	0.165
11	N	7,200	0.165
12	N	7,200	0.165
13	N	7,200	0.165
14	N	7,200	0.165
15	N	8,350	0.192

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	Q	11,401	0.262
2	Q	10,364	0.238
3	Q	9,851	0.226
4	Q	9,851	0.226
5	Q	9,851	0.226
6	Q	9,851	0.226
7	Q	11,910	0.273
8	Q	8,970	0.206
9	Q	11,910	0.273
10	Q	10,432	0.239
11	Q	10,432	0.239
12	Q	10,432	0.239
13	Q	10,432	0.239
14	Q	10,539	0.242
15	Q	16,041	0.368

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

Date

CONSTRUCTION PLAT LILYANA PHASE 2B

135 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
TOTALING 36.728 ACRES

OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
HILLWOOD COMMUNITIES
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Lilyana Phase 2A Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Lilyana Phase 2A, being a ± 48.720 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 207 residential lots and 10 open space lots. (Lilyana Phase 2A Construction Plat) (Liebman)

Background Information:

Staff has reviewed the proposed Construction Plat and determined that the remaining outstanding comments are minor in nature and can be addressed prior to scheduling a pre-construction meeting.

Board Review/Citizen Input:

The Planning & Zoning Commission is slated to make a recommendation on July 10, 2017, therefore a recommendation was not known at the time packets were sent.

Financial Considerations:

n/a

Legal Review:

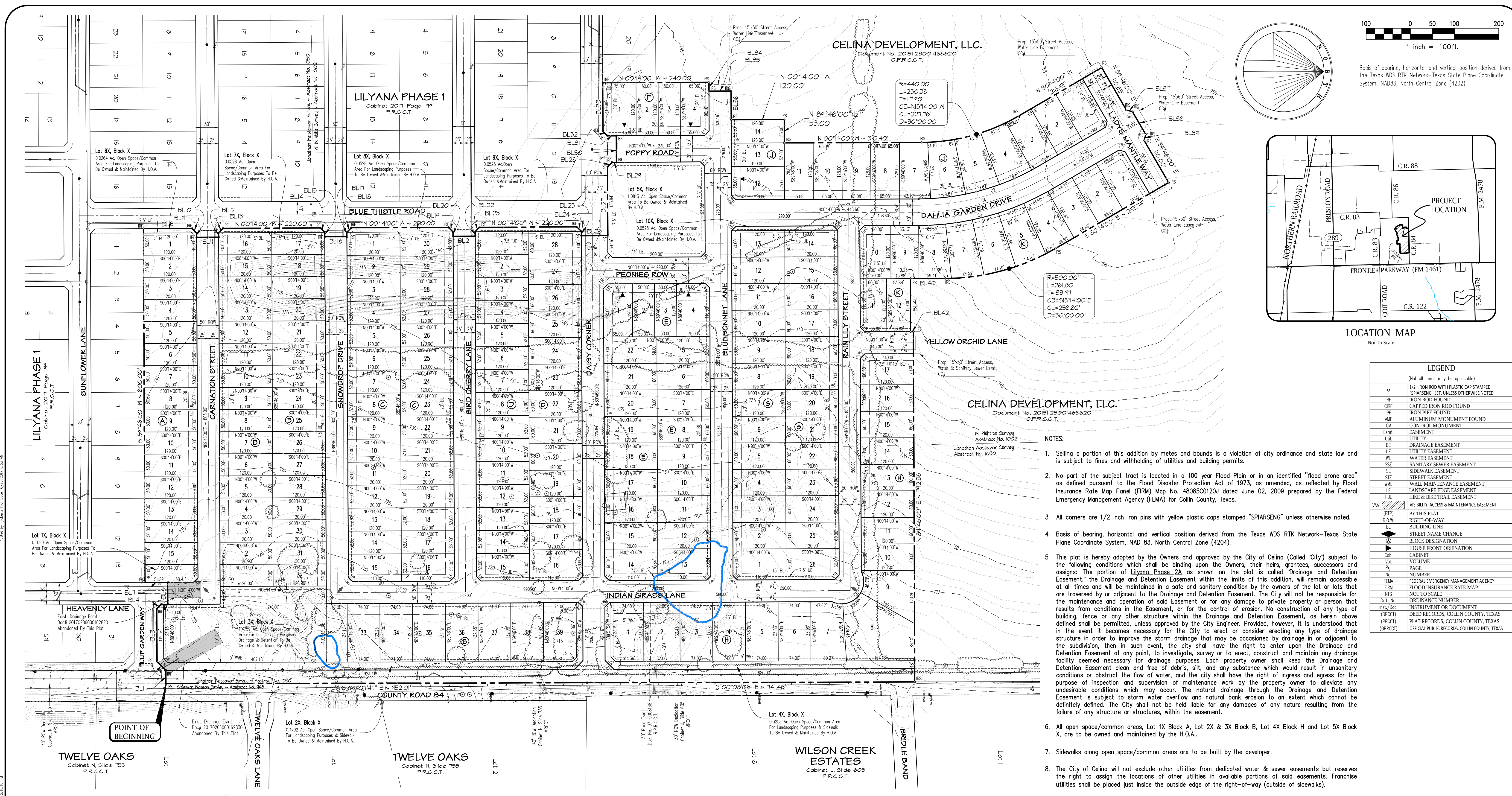
n/a

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all outstanding comments be addressed prior to scheduling a pre-construction meeting.



LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SSE	SIDEWALK EASEMENT
SE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
LE	LANDSCAPE EDGE EASEMENT
HBE	HIDE & BINE TRAIL EASEMENT
VME	VEHICLE ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	
BL	RIGHT-OF-WAY
BL	BUILDING LINE
BL	STREET NAME CHANGE
BL	BLOCK DESIGNATION
BL	HOUSE FRONT ORIENTATION
BL	CABINET
BL	VOLUME
BL	PAGE
BL	NUMBER
BL	FEDERAL EMERGENCY MANAGEMENT AGENCY
BL	FLOOD INSURANCE RATE MAP
BL	NOT TO SCALE
BL	ORDINANCE NUMBER
BL	INSTRUMENT OR DOCUMENT
BL	DEED RECORDS, COLLIN COUNTY, TEXAS
BL	PLAT RECORDS, COLLIN COUNTY, TEXAS
BL	OFFICIAL PUBLIC 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.
 - No part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C01204 dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
 - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
 - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD 83, North Central Zone (4204).
 - This plat is hereby adopted by the Owners and approved by the City of Celina (Called 'City') subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Lilyana Phase 2A as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.
 - All open space/common areas, Lot 1X Block A, Lot 2X & 3X Block B, Lot 4X Block H and Lot 5X Block K, are to be owned and maintained by the H.O.A.
 - Sidewalks along open space/common areas are to be built by the developer.
 - The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalks).
 - All water and sewer easements to be dedicated to the City of Celina.

CONSTRUCTION PLAT
LILYANA PHASE 2A

207 RESIDENTIAL LOTS & 10 OPEN SPACE LOTS
TOTALING 48.720 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
CELINA DEVELOPMENT, LLC
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spars



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Light Farms Brenham Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Light Farms Brenham, being a ± 26.15 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of County Road 5, south of County Road 51, east of the Burlington Northern Santa Fe Railroad, and west of Preston Road, containing 127 residential lots, and six (6) open space lots. (Light Farms Brenham Construction Plat) (Liebman)

Background Information:

Staff has reviewed the Construction Plat for Light Farms Brenham and determined that the outstanding comments are minor in nature and can be addressed prior to setting a pre-construction meeting.

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval at the June 20, 2017 meeting.

Financial Considerations:

n/a

Legal Review:

n/a

Supporting Documents:

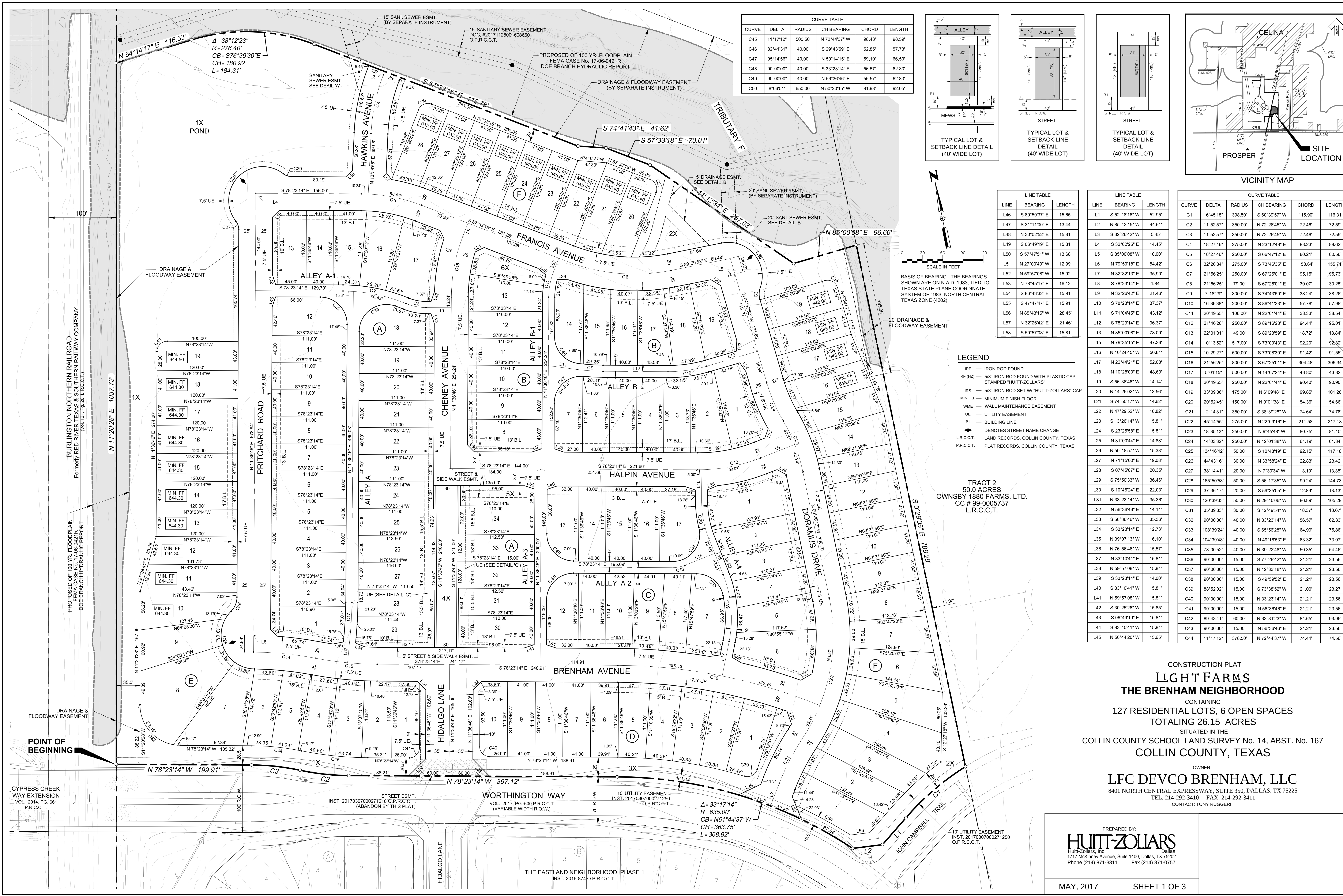
Plat Exhibit

Staff Recommendation:

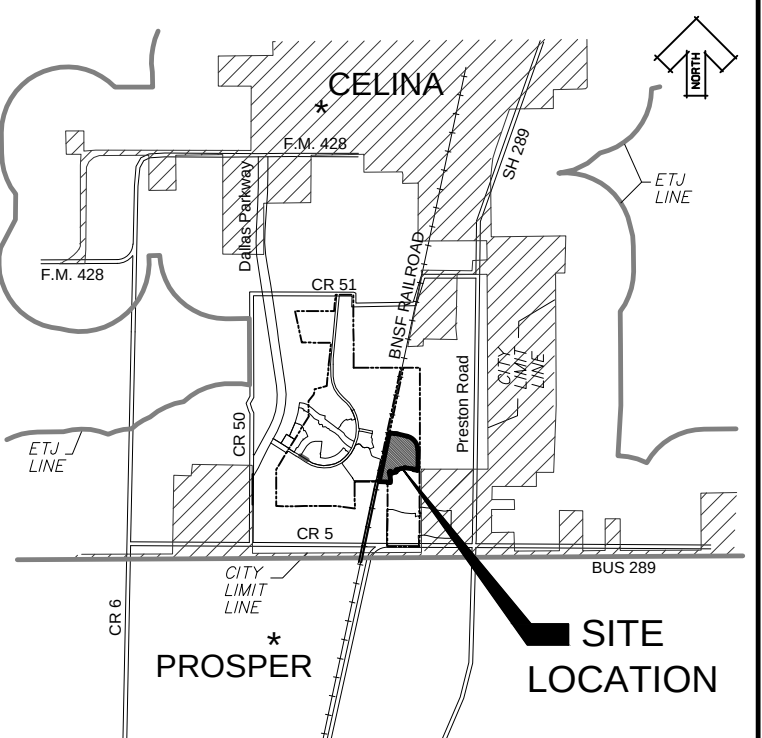
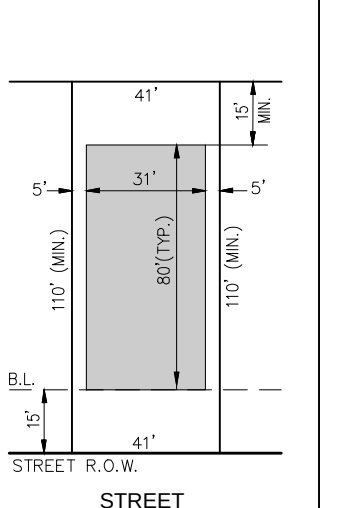
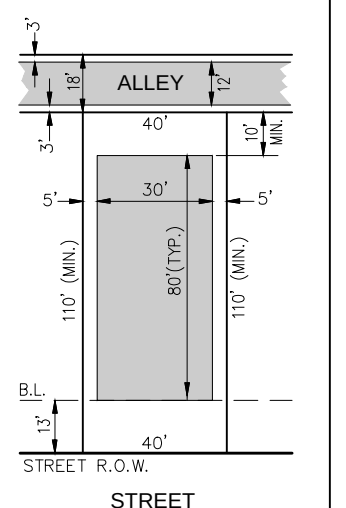
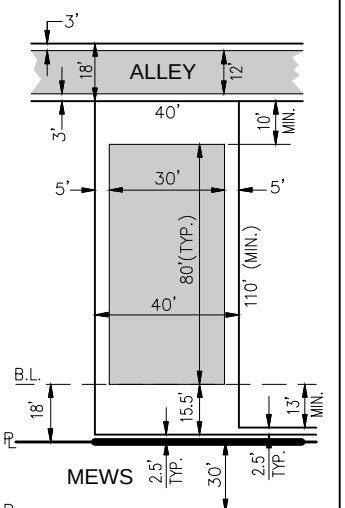
Staff recommends approval pending all outstanding comments being addressed prior to setting a pre-construction meeting.

DWG: \p\proj\013905.65 - Light Farms - Brenham Residential Dev\10 CAD & BIM\10.1 AutoCAD\Brenham_Const Plat.dwg USER: tam DATE: May 23, 2017 11:07am

Attachment: construction plat (2005 - Light Farms Brenham Construction Plat)



CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C45	11°17'12"	500.50'	N 72°44'37" W	98.43'	98.59'
C46	82°41'31"	40.00'	S 29°43'59" E	52.85'	57.73'
C47	95°14'56"	40.00'	N 59°14'15" E	59.10'	66.50'
C48	90°00'00"	40.00'	S 33°23'14" E	56.57'	62.83'
C49	90°00'00"	40.00'	N 56°36'46" E	56.57'	62.83'
C50	8°06'51"	650.00'	N 50°20'15" W	91.98'	92.05'



LINE	BEARING	LENGTH
L46	S 89°59'37" E	15.65'
L47	S 31°11'00" E	13.44'
L48	N 30°02'52" E	15.81'
L49	S 06°49'19" E	15.81'
L50	S 57°47'51" W	13.68'
L51	N 27°00'40" W	12.99'
L52	N 59°57'08" W	15.92'
L53	N 78°45'17" E	16.12'
L54	S 86°43'32" E	15.91'
L55	S 47°47'47" E	15.91'
L56	N 85°43'15" E	28.45'
L57	N 32°26'42" E	21.46'
L58	S 59°57'08" E	15.81'

LINE	BEARING	LENGTH
L1	S 52°18'16" W	52.95'
L2	N 85°43'15" W	44.61'
L3	S 32°26'42" W	5.45'
L4	S 32°02'25" E	14.45'
L5	S 85°00'08" W	10.00'
L6	N 79°50'18" E	54.42'
L7	N 32°32'13" E	35.90'
L8	S 78°23'14" E	1.84'
L9	N 32°26'42" E	21.46'
L10	S 78°23'14" E	37.37'
L11	S 71°04'45" E	43.12'
L12	S 78°23'14" E	96.37'
L13	N 85°00'08" E	78.09'
L14	N 79°35'15" E	47.36'
L15	N 10°24'45" W	56.81'
L16	N 22°44'21" E	52.08'
L17	N 10°28'00" E	48.69'
L18	S 66°36'46" W	14.14'
L19	N 14°26'02" W	13.56'
L20	S 74°50'17" W	14.62'
L21	S 47°29'52" W	16.82'
L22	S 13°26'14" W	15.81'
L23	S 23°25'58" E	15.81'
L24	S 31°00'44" E	14.88'
L25	N 50°18'57" E	15.38'
L26	N 71°15'00" E	19.08'
L27	S 07°45'07" E	20.35'
L28	S 75°50'33" W	36.46'
L29	S 10°46'24" E	22.03'
L30	N 33°23'14" W	35.36'
L31	N 56°36'46" E	14.14'
L32	S 56°36'46" W	35.36'
L33	S 33°23'14" E	12.73'
L34	N 39°07'13" W	16.10'
L35	N 76°56'46" W	15.57'
L36	N 83°10'41" E	15.81'
L37	N 59°57'08" W	15.81'
L38	S 33°23'14" E	14.00'
L39	S 83°10'41" E	15.81'
L40	N 59°57'08" W	15.81'
L41	S 30°25'26" W	15.85'
L42	S 06°49'19" E	15.81'
L43	S 83°10'41" W	15.81'
L44	S 83°10'41" W	15.81'
L45	N 56°44'20" W	15.65'

CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	16°45'18"	398.50'	S 60°39'57" W	115.90'	116.31'
C2	11°52'57"	350.00'	N 72°26'45" W	72.46'	72.59'
C3	11°52'57"	350.00'	S 32°26'42" W	72.46'	72.59'
C4	18°27'46"	275.00'	N 23°12'48" E	88.23'	88.62'
C5	18°27'46"	250.00'	S 66°47'12" E	80.21'	80.56'
C6	32°26'34"	275.00'	S 74°43'59" E	38.24'	38.26'
C7	21°56'25"	250.00'	S 67°25'01" E	95.15'	95.73'
C8	21°56'25"	79.00'	S 67°25'01" E	30.07'	30.25'
C9	7°18'29"	300.00'	S 74°43'59" E	38.24'	38.26'
C10	16°36'38"	200.00'	S 86°41'33" E	57.78'	57.98'
C11	20°49'55"	106.00'	N 22°01'44" E	38.33'	38.54'
C12	21°46'28"	250.00'	S 89°16'28" E	94.44'	95.01'
C13	22°01'31"	49.00'	S 89°23'59" E	18.72'	18.84'
C14	10°13'52"	517.00'	S 73°00'43" E	92.20'	92.32'
C15	10°29'27"	500.00'	S 73°08'30" E	91.42'	91.55'
C16	21°56'25"	800.00'	S 67°25'01" E	304.48'	306.34'
C17	5°01'15"	500.00'	N 14°07'24" E	43.80'	43.82'
C18	20°49'55"	250.00'	N 22°01'44" E	90.40'	90.90'
C19	33°09'06"	175.00'	N 6°09'48" E	98.85'	101.26'
C20	20°52'45"	150.00'	N 0°01'38" E	54.36'	54.66'
C21	12°14'31"	350.00'	S 39°32'28" W	74.64'	74.78'
C22	45°14'55"	275.00'	N 22°09'16" E	211.58'	217.18'
C23	18°35'13"	300.00'	N 9°45'48" W	80.75'	81.10'
C24	14°03'32"	250.00'	N 12°01'38" W	61.19'	61.34'
C25	134°16'42"	50.00'	N 10°38'19" E	92.15'	117.18'
C26	44°43'16"	30.00'	S 33°58'24" E	22.83'	23.42'
C27	38°14'41"	20.00'	N 7°30'34" W	13.10'	13.35'
C28	165°50'58"	50.00'	S 56°17'35" W	99.24'	144.73'
C29	37°36'17"	20.00'	S 59°35'05" E	12.89'	13.13'
C30	120°39'33"	50.00'	N 29°40'06" W	86.89'	105.29'
C31	35°39'33"	30.00'	S 12°49'54" W	18.37'	18.67'
C32	90°00'00"	40.00'	N 33°23'14" W	56.57'	62.83'
C33	108°39'24"	40.00'	S 65°56'28" W	64.99'	75.86'
C34	104°39'48"	40.00'	N 49°16'53" E	63.32'	73.07'
C35	78°00'52"	40.00'	N 39°22'48" W	50.35'	54.46'
C36	90°00'00"	15.00'	S 77°26'42" W	21.21'	23.56'
C37	90°00'00"	15.00'	N 12°33'18" W	21.21'	23.56'
C38	90°00'00"	15.00'	S 49°59'52" E	21.21'	23.56'
C39	88°52'02"	15.00'	S 73°38'52" W	21.00'	23.27'
C40	90°00'00"	15.00'	N 33°23'14" W	21.21'	23.56'
C41	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C42	89°43'41"	60.00'	N 33°31'23" W	84.65'	93.96'
C43	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C44	11°17'12"	378.50'	N 72°44'37" W	74.44'	74.56'

- LEGEND
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUIT-ZOLLARS"
 - IRS — 5/8" IRON ROD SET W/ "HUIT-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 |

TRACT 2
50.0 ACRES
OWNSBY 1880 FARMS, LTD.
CC # 99-0005737
L.R.C.C.T.

CONSTRUCTION PLAT
LIGHT FARMS
THE BRENHAM NEIGHBORHOOD
CONTAINING
127 RESIDENTIAL LOTS, 6 OPEN SPACES
TOTALING 26.15 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
OWNER
LFC DEVCO BRENHAM, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: TONY RUGGERI

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

MAY, 2017 SHEET 1 OF 3

CITY PROJECT NUMBER: P-2017XX-01

PROJECT NUMBER: R013905.65

CAD FILE PATH: \p\proj\013905.65 - Light Farms - Brenham Residential Dev\10 CAD & BIM\10.1 AutoCAD\Brenham_Const Plat.dwg

STATE OF TEXAS

COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, LFC DEVCO BRENHAM, LLC ("Company") 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 a portion of Tract B (209.022 acres of land) as described in instrument to LFC Land Company, LLC as recorded in Document No. 20120423000464780 of the Official Public Records of 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" on the north right-of-way line of Worthington Way, (a variable width right-of-way as shown on plat recorded under County Clerk's File No. 2016-601 of the Plat Records of Collin County, Texas), at the intersection with the easterly right-of-way line (100' right-of-way) of the Burlington Northern Santa Fe Railway Company (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20, O.P.R.C.C.T.;

THENCE, North 11 degree 20 minutes 28 seconds East along easterly right-of-way line of Burlington Northern Santa Fe Railway Company, a distance of 1,037.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE, North 84 degrees 14 minutes 18 seconds East departing said easterly right-of-way line of Burlington Northern Santa Fe Railway Company, a distance of 116.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the beginning of a curve to the right having a central angle of 38 degrees 12 minutes 23 seconds, a radius of 276.40 feet and being subtended by a 180.92 foot chord which bears South 76 degrees 39 minutes 30 seconds East;

THENCE easterly along said curve to the right, an arc distance of 184.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE, South 57 degrees 33 minutes 18 seconds East a distance of 418.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, South 74 degrees 41 minutes 43 seconds East a distance of 41.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, South 57 degrees 33 minutes 18 seconds East a distance of 70.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, South 44 degrees 12 minutes 31 seconds East a distance of 257.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, North 85 degrees 00 minutes 08 seconds East a distance of 96.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the east line of the aforementioned Tract B (209.022 acres), also being on the west line of Tracts 1 and 2 as described in instrument to Ownsby 1880 Farms, Ltd. (Ownsby) as recorded under the County Clerk's No. 99-0005737, O.P.R.C.C.T.;

THENCE, South 0 degrees 28 minutes 05 seconds East along the east line of said Tract B (209.022 acres) and west line of said Tracts 1 and 2 (Ownsby), a distance of 788.29 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of John Campbell Trail (60 foot right-of-way as shown on the aforementioned plat of Worthington Way), said point also being on a non-tangent curve to the left having central angle of 16 degrees 43 minutes 22 seconds, a radius of 398.50 feet and being subtended by a 115.90 foot chord which bears South 60 degrees 39 minutes 57 seconds West;

THENCE southwesterly along said northerly right-of-way line of John Campbell Trail and curve to the left, an arc distance of 116.31 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE, South 52 degrees 18 minutes 16 seconds West continuing along the northerly line of said John Campbell Trail, a distance of 52.95 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE, North 85 degrees 43 minutes 15 seconds West continuing along a northerly right-of-way corner clip at the intersection with the aforementioned Worthington Way, a distance of 44.61 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner, said point being on the northerly right-of-way line of Worthington Way (70 foot right-of-way at this point) and the beginning of a non-tangent curve to the left having a central angle of 33 degrees 17 minutes 14 seconds, a radius of 635.00 feet and being subtended by a 363.75 foot chord which bears North 61 degrees 44 minutes 37 seconds West;

THENCE continuing westerly along the northerly right-of-way line of Worthington Way the following:

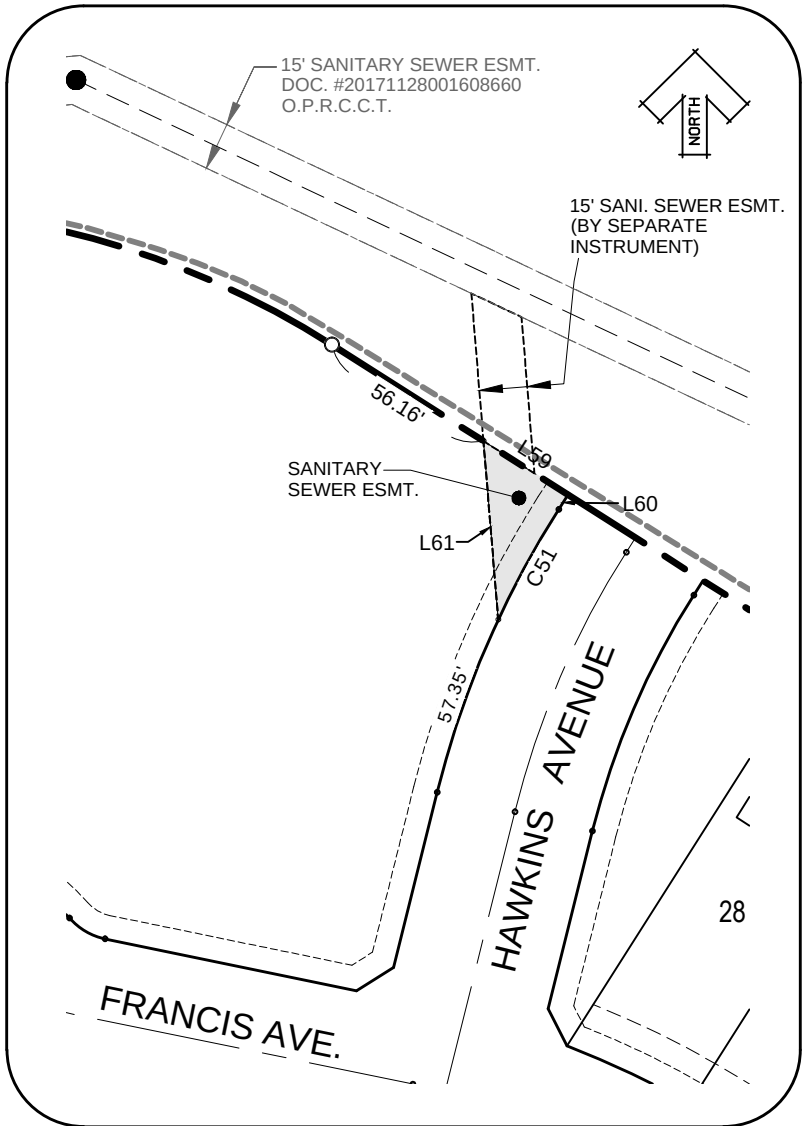
Along said curve to the left, an arc distance of 368.92 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 78 degrees 23 minutes 14 seconds West a distance of 397.12 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 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet and being subtended by a 72.46 foot chord which bears North 72 degrees 26 minutes 45 seconds West;

Along said curve to the right, an arc distance of 72.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet and being subtended by a 72.46 foot chord which bears North 72 degrees 26 minutes 45 seconds West;

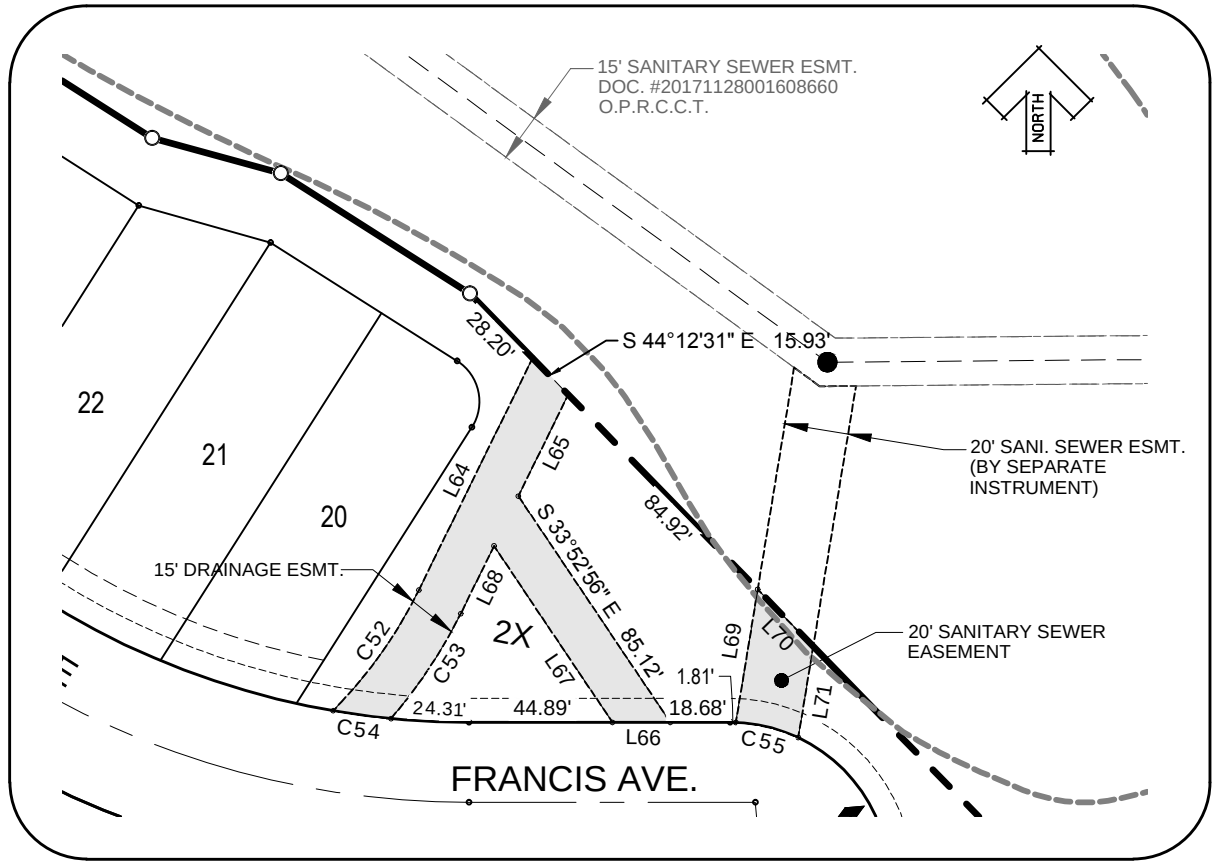
Along said curve to the left, an arc distance of 72.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve (a 100 foot right-of-way at this point);

North 78 degrees 23 minutes 14 seconds West a distance of 199.91 feet to the POINT OF BEGINNING and containing 26.15 acres of land, more or less.



DETAIL 'A'
SCALE: 1"=60'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C51	7°30'35"	300.00'	S 28°41'24" W	39.29'	39.32'
C52	18°25'37"	144.45'	N 35°23'20" E	46.26'	46.46'
C53	14°39'53"	157.50'	S 33°27'00" W	40.20'	40.31'
C54	4°11'09"	250.00'	N 82°19'59" W	18.26'	18.26'
C55	23°08'27"	50.00'	N 76°20'57" W	20.06'	20.19'



DETAIL 'B'
SCALE: 1"=60'

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 OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 3-X, 4-X & 5-X 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 CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. 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.
- THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. HOMEOWNER'S ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO BRENHAM, 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 BRENHAM NEIGHBORHOOD**, 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 _____, 2017.

LFC DEVCO BRENHAM, LLC, a Texas limited liability company

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

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

Authorized Signature of LFC Devco, 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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2017
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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2017.

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

CONSTRUCTION PLAT
LIGHT FARMS
THE BRENHAM NEIGHBORHOOD
CONTAINING
127 RESIDENTIAL LOTS, 6 OPEN SPACES
TOTALING 26.15 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO BRENHAM, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: TONY RUGGERI

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

MAY, 2017 SHEET 2 OF 3

DWG: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\BRENHAM_CONST PLAT.dwg USER: tam
DATE: May 22, 2017 3:59pm XREFS: BRENHAM_PLAT BORDER BRENHAM-BASE BRENHAM-EXISTING LF-MASTER-BASE BRENHAM_EX CONTOUR

BLOCK A		
LOT	SQ FT	ACRES
1	5,421	0.12
2	4,440	0.10
3	4,440	0.10
4	4,440	0.10
5	4,440	0.10
6	4,440	0.10
7	4,440	0.10
8	4,440	0.10
9	4,440	0.10
10	4,440	0.10
11	4,440	0.10
12	5,997	0.14
13	5,413	0.12
14	4,400	0.10
15	4,885	0.11
16	5,347	0.12
17	7,257	0.17
18	5,926	0.14
19	4,440	0.10
20	4,440	0.10
21	4,440	0.10
22	4,440	0.10
23	4,440	0.10
24	4,440	0.10
25	4,627	0.11
26	4,827	0.11
27	4,853	0.11
28	4,656	0.11
29	5,041	0.12
30	5,242	0.12
31	4,620	0.11
32	4,820	0.11
33	4,780	0.11
34	4,800	0.11
5X	3,263	0.07
4X	7,200	0.17

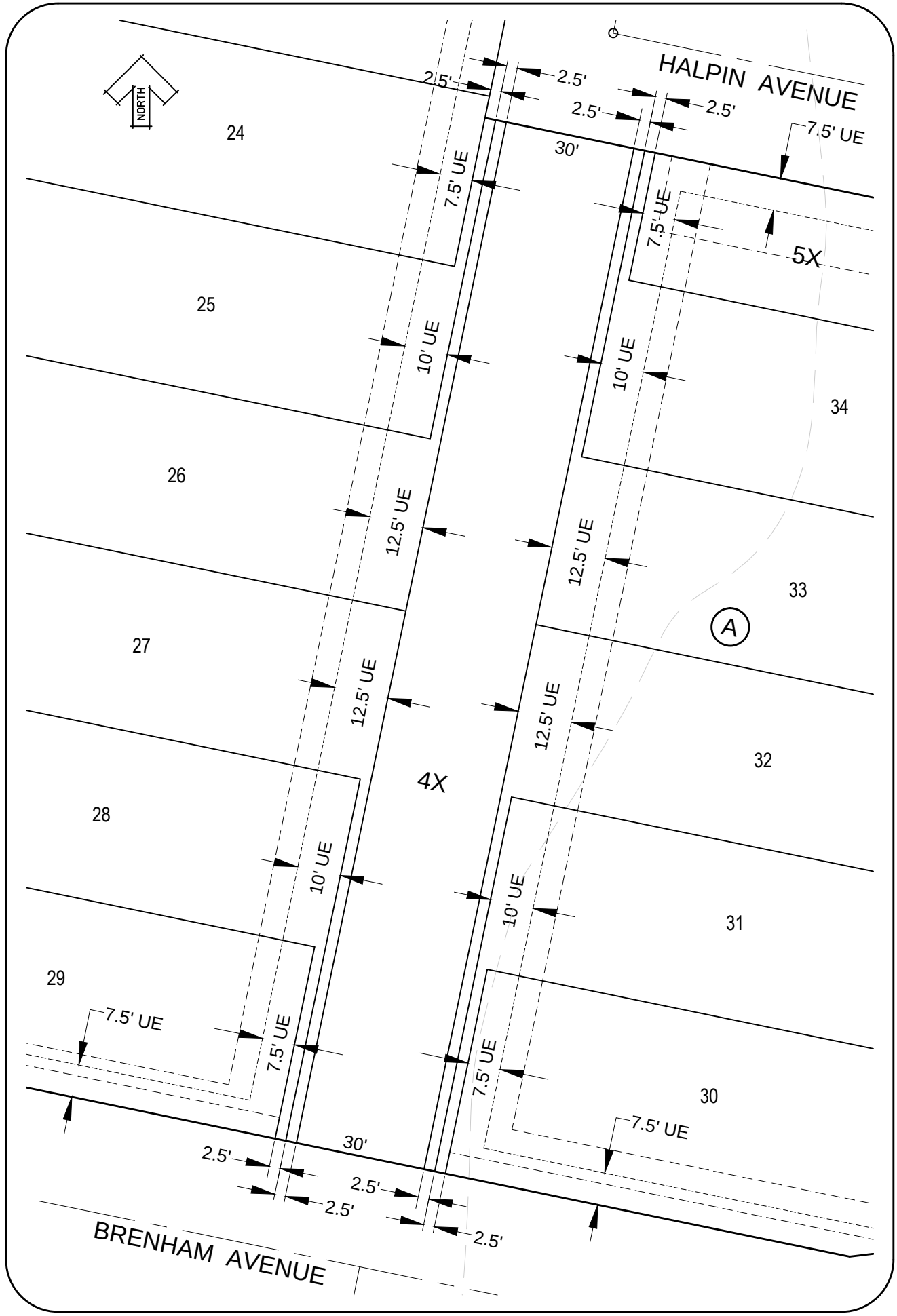
BLOCK B		
LOT	SQ FT	ACRES
1	5,943	0.14
2	5,626	0.13
3	4,471	0.10
4	4,440	0.10
5	4,440	0.10
6	4,454	0.10
7	4,343	0.10
8	5,193	0.12
9	4,400	0.10
10	4,400	0.10
11	4,400	0.10
12	4,400	0.10
13	5,130	0.12
14	4,850	0.11
15	4,591	0.11
16	4,423	0.10
17	5,095	0.12
18	5,011	0.12
19	5,371	0.12
6X	3,522	0.08

BLOCK C		
LOT	SQ FT	ACRES
1	7,734	0.18
2	4,829	0.11
3	4,552	0.10
4	4,415	0.10
5	5,228	0.12
6	7,060	0.16
7	5,920	0.14
8	4,612	0.11
9	4,732	0.11
10	4,566	0.10
11	4,440	0.10
12	4,836	0.11
13	4,836	0.11
14	4,440	0.10
15	4,440	0.10
16	4,440	0.10
17	5,843	0.13

BLOCK D		
LOT	SQ FT	ACRES
1	5,132	0.12
2	4,854	0.11
3	4,854	0.11
4	4,854	0.11
5	4,846	0.11
6	4,551	0.10
7	4,551	0.10
8	4,551	0.10
9	4,551	0.10
10	4,500	0.10
3X	14,907	0.34

BLOCK E		
LOT	SQ FT	ACRES
1	4,599	0.11
2	4,833	0.11
3	5,062	0.12
4	4,902	0.11
5	4,657	0.11
6	4,763	0.11
7	8,064	0.19
8	11,746	0.27
9	6,067	0.14
10	6,490	0.15
11	5,641	0.13
12	5,160	0.12
13	4,920	0.11
14	4,920	0.11
15	4,920	0.11
16	4,920	0.11
17	4,920	0.11
18	4,920	0.11
19	5,112	0.12
1X	156,147	3.58

BLOCK F		
LOT	SQ FT	ACRES
1	6,175	0.14
2	5,837	0.13
3	6,253	0.14
4	8,547	0.20
5	7,341	0.17
6	6,384	0.15
7	5,547	0.13
8	5,307	0.12
9	4,513	0.10
10	4,513	0.10
11	4,513	0.10
12	4,513	0.10
13	4,515	0.10
14	4,983	0.11
15	4,795	0.11
16	4,916	0.11
17	4,809	0.11
18	4,715	0.11
19	5,238	0.12
20	5,267	0.12
21	5,372	0.12
22	5,171	0.12
23	4,920	0.11
24	4,920	0.11
25	4,920	0.11
26	4,920	0.11
27	4,921	0.11
28	5,090	0.12
2X	49,916	1.15



DETAIL 'C' (UTILITY ESMT)
SCALE: 1"=30'

CONSTRUCTION PLAT
LIGHT FARMS
THE BRENHAM NEIGHBORHOOD
CONTAINING
127 RESIDENTIAL LOTS, 6 OPEN SPACES
TOTALING 26.15 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
OWNER
LFC DEVCO BRENHAM, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: TONY RUGGERI

PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
MAY, 2017	SHEET 3 OF 3

COUNTY RECORDING INFORMATION
CAD FILE PATH: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\BRENHAM_CONST PLAT.dwg

Attachment: construction plat (2085 - Light Farms Brenham Construction Plat)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Robyn Miga, Planner
 CC: Lance Vanzant, City Attorney
 Date: July 11, 2017
 Re: Light Farms Elementary School Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Light Farms Elementary School #2, Bidgewater Boulevard and Montgomery Lane, being a ±15.27 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of Frontier Parkway, south of Light Farms Way, west of the Burlington Northern Santa Fe Railroad, and east of Dallas North Tollway, containing one (1) non-residential lot, (Light Farms Elementary School Plat) (Liebman)

Background Information:

Staff has reviewed the Construction Plat for the Light Farms Elementary School located in Prosper ISD and determined that all outstanding comments are minor in nature and can be addressed prior to setting a pre-construction meeting.

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval at the June 20, 2017 meeting.

Financial Considerations:

n/a

Legal Review:

n/a

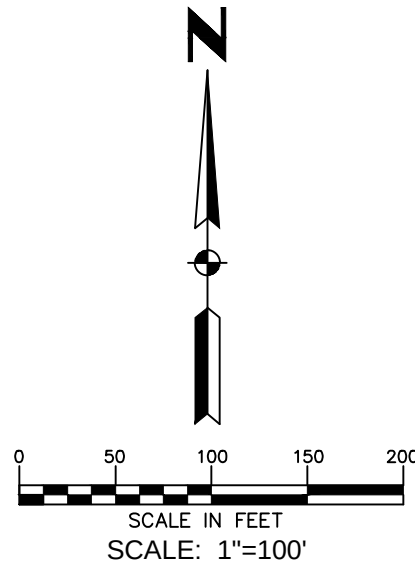
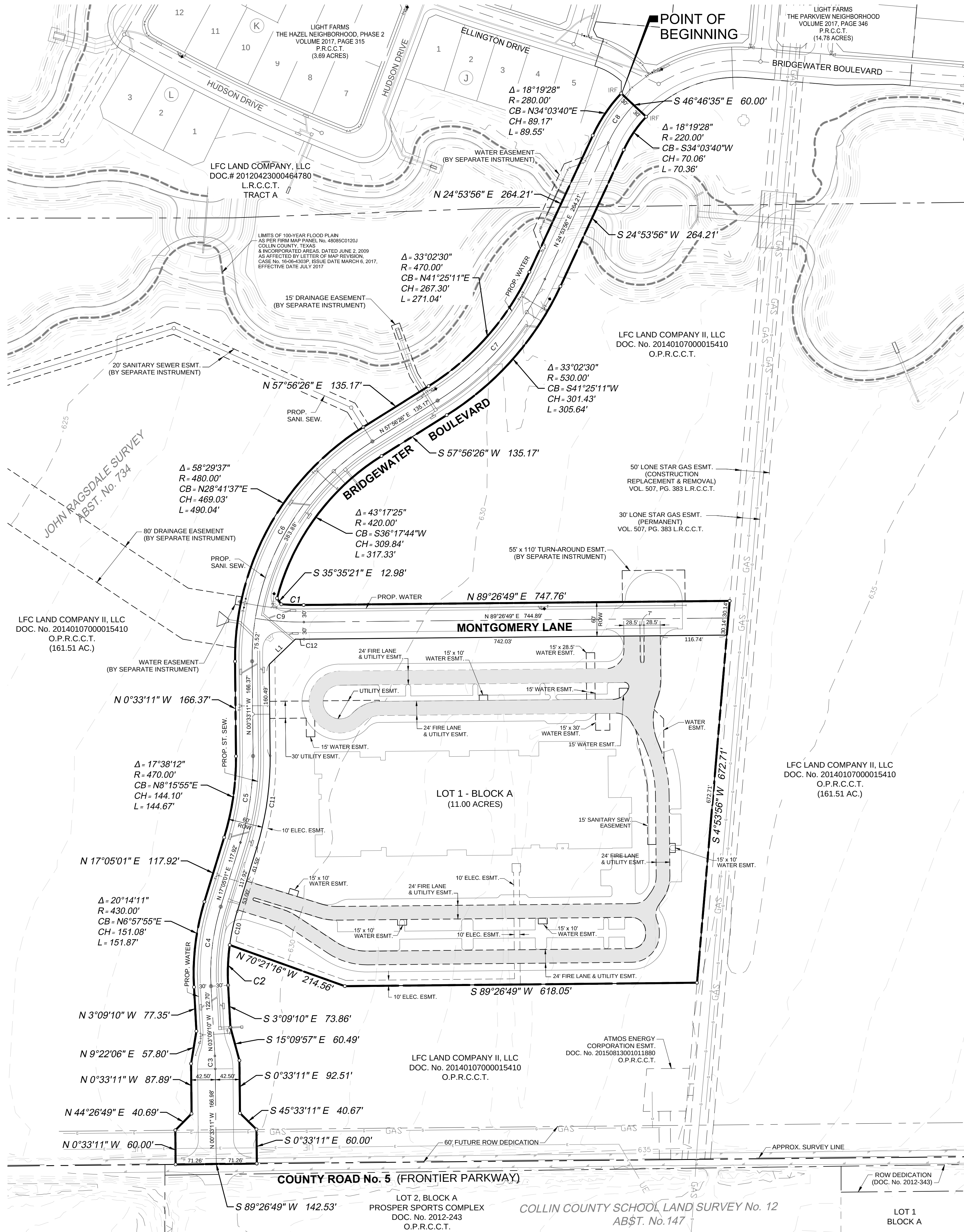
Supporting Documents:

Plat Exhibit

Staff Recommendation:

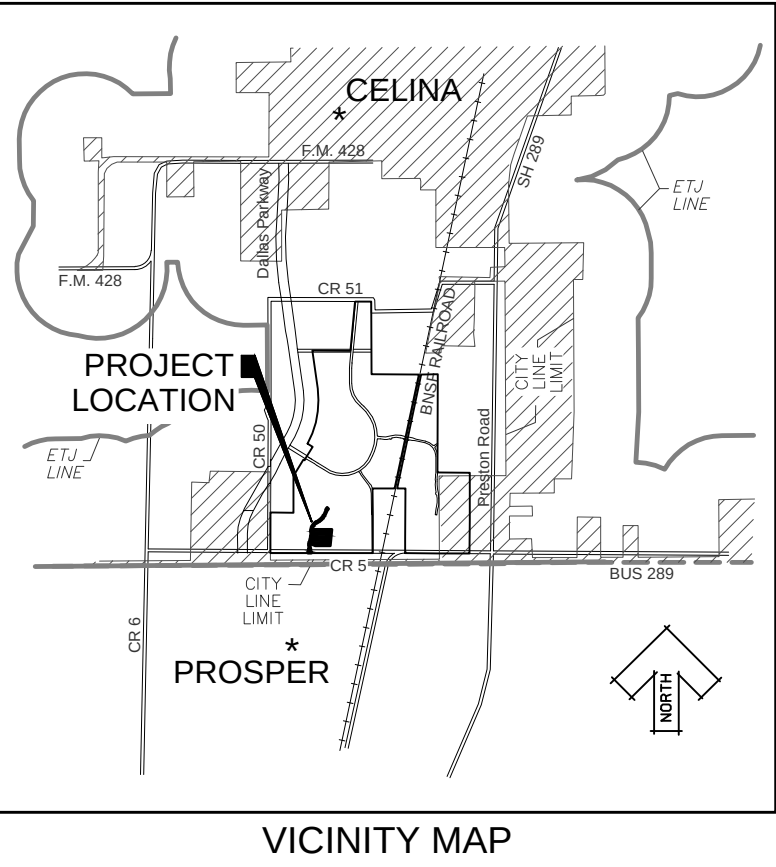
Staff recommends approval pending all comments being addressed prior to setting a pre-construction meeting.

DWG: I:\proj\R013905.83 - Light Farms Southwest Roadway and Utility CADD & BIMDWG\PROSPER ISD CONST-PLAT.dwg USER: tam
DATE: Jun 15, 2017 2:10pm XREFS: PROSPER ISD_BASE LF-MASTER-BASE PROSPER ISD_BORDER LF-MASTER-UTI PROSPER ISD_EX-CONTOUR PROSPER ISD_UTILITY



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

- 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
 - WME — WALL MAINTENANCE EASEMENT
 - UE — UTILITY EASEMENT
 - ◆ — DENOTES STREET NAME CHANGE
 - L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
 - O.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.
 - ALL BOUNDARY CORNERS ARE IRON ROD SET (IRS), EXCEPT AS NOTED.

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	4°47'49"	470.00'	S 88°09'16" E	39.34'	39.35'
C2	10°56'50"	370.00'	S 2°19'15" W	70.59'	70.69'
C3	2°35'59"	500.00'	N 1°51'11" W	22.69'	22.69'
C4	20°14'11"	400.00'	N 6°57'55" E	140.54'	141.28'
C5	17°38'12"	500.00'	N 8°15'55" E	153.30'	153.91'
C6	58°29'37"	450.00'	N 28°41'37" E	439.72'	459.41'
C7	33°02'30"	500.00'	N 41°25'11" E	284.36'	288.34'
C8	18°19'28"	250.00'	N 34°03'40" E	79.62'	79.96'
C9	9°48'12"	500.00'	S 85°39'05" E	85.45'	85.55'
C10	9°17'21"	370.00'	S 12°26'20" W	59.92'	59.99'
C11	17°38'12"	530.00'	S 8°15'55" W	162.50'	163.14'
C12	1°38'33"	530.00'	N 89°43'55" W	15.19'	15.19'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°54'16" E	63.83'

CONSTRUCTION PLAT
LIGHT FARMS
LIGHT FARMS ELEMENTARY SCHOOL No. 2 ADDITION
BRIDGEWATER BOULEVARD & MONTGOMERY LANE
TOTALING 15.27 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS
OWNER
LFC LAND COMPANY, LLC
LFC LAND COMPANY II, 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

JUNE, 2017 SHEET 1 OF 2

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC Land Company, LLC and LFC Land Company II, LLC are the owners of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described as Tract A in instrument to LFC Land Company, LLC as recorded under Document Number 20120423000464780 of the Official Public Records of Collin County, Texas, and being a portion of a 161.51 acre tract of land described in instrument to LFC Land Company II, LLC as recorded under Document No. 20140107000015410 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Ellington Drive with the northwesterly right-of-way line of Bridgewater Boulevard (a 60 foot wide right-of-way) as shown on final plat of Light Farms - The Parkview Neighborhood, an addition to Collin County, Texas as recorded in Volume 2017, Page 346 of the Plat Records, Collin County, Texas;

THENCE South 46 degrees 46 minutes 35 seconds East, along the southerly line of said Light Farms - The Parkview Neighborhood, a distance of 60.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southeasterly right-of-way line of said Bridgewater Boulevard, said point being the beginning of a non-tangent curve to the left having a delta angle of 18 degrees 19 minutes 28 seconds, a radius of 220.00 feet and being subtended by a chord which bears South 34 degrees 03 minutes 40 seconds West a distance of 70.06 feet;

THENCE departing the southerly line of said Light Farms - The Parkview Neighborhood and continuing southerly along said curve to the left an arc distance of 70.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at end of said curve;

THENCE South 24 degrees 53 minutes 56 seconds West, a distance of 264.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 33 degrees 02 minutes 30 seconds, a radius of 530.00 feet and being subtended by a chord which bears South 41 degrees 25 minutes 11 seconds West a distance of 301.43 feet;

THENCE continuing southwesterly along said curve to the right an arc distance of 305.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 57 degrees 56 minutes 26 seconds West, a distance of 135.17 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 delta angle of 43 degrees 17 minutes 25 seconds, a radius of 420.00 feet and being subtended by a chord which bears South 36 degrees 17 minutes 44 seconds West a distance of 309.84 feet;

THENCE continuing southwesterly along said curve to the left an arc distance of 317.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 35 degrees 35 minutes 21 seconds East, a distance of 12.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner at the beginning of a non-tangent curve to the left having a delta angle of 4 degrees 47 minutes 49 seconds, a radius of 470.00 feet and being subtended by a chord which bears South 88 degrees 09 minutes 16 seconds East a distance of 39.34 feet;

THENCE continuing easterly along said curve to the left an arc distance of 39.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 89 degrees 26 minutes 49 seconds East, a distance of 747.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner on the west line of a 50 foot wide easement for construction, replacement and removal of a gas pipeline as described in instrument to Lone Star Gas Company as recorded in Volume 507, Page 383 of the Land Records of Collin County, Texas;

THENCE South 4 degrees 53 minutes 56 seconds West, along the west line of said 50 foot wide Lone Star Gas Co. easement, a distance of 672.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 89 degrees 26 minutes 49 seconds West, departing from said west line of the Lone Star Gas Co. easement, a distance of 618.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 70 degrees 21 minutes 16 seconds West, a distance of 214.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner at the beginning of a non-tangent curve to the left having a delta angle of 10 degrees 56 minutes 50 seconds, a radius of 370.00 feet and being subtended by a chord which bears South 2 degrees 19 minutes 15 seconds West a distance of 70.59 feet;

THENCE continuing southerly along said curve to the left an arc distance of 70.69 feet to the end of said curve;

THENCE South 3 degrees 09 minutes 10 seconds East a distance of 73.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 15 degrees 09 minutes 57 seconds East a distance of 60.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 0 degrees 33 minutes 11 seconds East a distance of 92.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 45 degrees 33 minutes 11 seconds East a distance of 40.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 0 degrees 33 minutes 11 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner on the south line of the aforementioned 161.51 acre tract, said point also being in the approximate center of County Road No. 5, also known as Frontier Parkway;

THENCE South 89 degrees 26 minutes 49 seconds West, continuing along the south line of said 161.51 acre tract and approximate center of County Road No. 5, a distance of 142.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 0 degrees 33 minutes 11 seconds West a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 44 degrees 26 minutes 49 seconds East a distance of 40.69 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 0 degrees 33 minutes 11 seconds West a distance of 87.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 9 degrees 22 minutes 06 seconds East a distance of 57.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 3 degrees 09 minutes 10 seconds West a distance of 77.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 20 degrees 14 minutes 11 seconds, a radius of 430.00 feet and being subtended by a chord which bears North 6 degrees 57 minutes 55 seconds East a distance of 151.08 feet;

THENCE northerly along said curve to the right an arc distance of 151.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 17 degrees 05 minutes 01 second East a distance of 117.92 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 delta angle of 17 degrees 38 minutes 12 seconds, a radius of 470.00 feet and being subtended by a chord which bears North 8 degrees 15 minutes 55 seconds East a distance of 144.10 feet;

THENCE northerly along said curve to the left an arc distance of 144.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 0 degrees 33 minutes 11 seconds West a distance of 166.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 58 degrees 29 minutes 37 seconds, a radius of 480.00 feet and being subtended by a chord which bears North 28 degrees 41 minutes 37 seconds East a distance of 469.03 feet;

THENCE northeasterly along said curve to the right an arc distance of 490.04 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 57 degrees 56 minutes 26 seconds East a distance of 135.17 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 delta angle of 33 degrees 02 minutes 30 seconds, a radius of 470.00 feet and being subtended by a chord which bears North 41 degrees 25 minutes 11 seconds East a distance of 267.30 feet;

THENCE northeasterly along said curve to the left an arc distance of 271.04 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 24 degrees 53 minutes 56 seconds East a distance of 264.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 18 degrees 19 minutes 28 seconds, a radius of 280.00 feet and being subtended by a chord which bears North 34 degrees 03 minutes 40 seconds East a distance of 89.17 feet;

THENCE northeasterly along said curve to the right an arc distance of 89.55 feet to the Point of Beginning and containing 15.27 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC & LFC LAND COMPANY II, 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 ELEMENTARY SCHOOL No. 2, BRIDGEWATER BOULEVARD & MONTGOMERY LANE, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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 _____, 2017.

LFC Land Company, LLC

By: RJM/Celina III, L.P., a Texas Limited Partnership, Manager

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

Tony Ruggeri, 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 Tony Ruggeri, Owner, 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 _____,2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

LFC Land Company II, LLC

By: RJM/Celina III, L.P., a Texas Limited Partnership, Manager

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

Tony Ruggeri, 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 Tony Ruggeri, Owner, 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 _____,2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the _____ day of _____, 2017.

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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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
Firm Registration No. 10025600

Date

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 _____, 2017.

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

Date

CONSTRUCTION PLAT
LIGHT FARMS
LIGHT FARMS ELEMENTARY SCHOOL No. 2 ADDITION
BRIDGEWATER BOULEVARD & MONTGOMERY LANE
TOTALING 15.27 ACRES

SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC LAND COMPANY, LLC
LFC LAND COMPANY II, 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

JUNE, 2017

SHEET 2 of 2



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Bluewood Phase 1 Final Plat

Action Requested:

Consider and act upon a Final Plat for Bluewood Phase 1, being a ± 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 and east of Carter Ranch, containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Final Plat) (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Bluewood Phase 1 and determined that the few remaining comments are minor in nature and can be addressed prior to filing it with Collin County.

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval at the June 20, 2017 meeting.

Financial Considerations:

n/a

Legal Review:

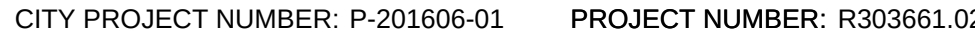
n/a

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval as presented, however, the plat will not be filed until final acceptance by the Planning & Engineering departments.





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	0.3737	16,279
11	0.1653	7,200
12	0.1632	7,110
13	0.1612	7,020
14	0.1887	8,221
15	0.1684	7,337
16	0.1607	7,001
17	0.1608	7,003
18	0.1608	7,003
19	0.1660	7,230
20	0.1759	7,664
21	0.1727	7,522
22	0.1752	7,634
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):	103.35 Ac.
Street Right of Way (Acreage):	XX.XX Ac.
NET ACREAGE:	XX.XX Ac.
Residential Lots (Acreage):	55.35 Ac. Residential Lots (Number): 337
Open Space Lots Area (Acreage):	10.05 Ac. Open Space Lots (Number): 35
Amenity Center Lot (Acreage):	1.75 Ac. Amenity Lots (Number): 1
Well Lot (Acreage):	0.01 Ac. Elementary School 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

AREA TABLE - BLOCK JJ		
Lot No.	Acres	Sq. Feet
1	0.1615	7,035
2	0.1627	7,085
3	0.1627	7,085

DWG: J:\Survey\30366102 - Hillwood North\dwg\NOWELL_FINAL PLAT.dwg USER: rmadrid
DATE: May 26, 2017 10:11am XREFS: X - PH 1-PBASE NOWELL_CONSL-PLT-BD MAP WELLS NORTH SCHOOL TRACT - Title Survey WELLS NORTH PHASE 1 Title Survey

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Celina Development North, LLC, and Celina Independent School District are the owners of a tract of land situated in the John Cahill Survey, Abstract No. 171, and in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being a portion of a tract of land described in instrument to Celina Development North, LLC, recorded in Document No. 20160324000349770, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being a portion of Streets 1, 2, and 3 as described in instrument to the City of Celina, recorded in Document No. 20160421000479030, O.P.R.C.C.T and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with plastic cap stamped "Huit-Zollars Cap at the southwest corner of a called 75.0000 acre tract of land described in instrument to Collin County Community College District, recorded under Document No. 20090818001039820, O.P.R.C.C.T., and being in the east line of The Carter Ranch Phase IIA, an addition to the City of Celina, Texas, recorded in Cabinet 2007, Page 972 of the Map Records of Collin County Texas;

THENCE, North 89 degrees 26 minutes 56 seconds East along the south line of the Collin County Community College District, passing at a distance of 1,685.00 feet a 5/8 inch iron rod found with plastic cap stamped "KHA" at the southeast corner of the Collin County Community College tract, in all a total distance of 1,704.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 26 minutes 56 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 26 minutes 56 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 117.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 26 minutes 56 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 82 degrees 37 minutes 23 seconds East, a distance of 74.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 67 degrees 33 minutes 04 seconds East, a distance of 245.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 74 degrees 01 minute 18 seconds East, a distance of 28.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 80 degrees 47 minutes 31 seconds East, a distance of 48.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 04 minutes 13 seconds East, a distance of 263.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 55 minutes 47 seconds West, a distance of 6.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 04 minutes 13 seconds East, a distance of 117.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 55 minutes 47 seconds East, a distance of 550.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 04 minutes 13 seconds West, a distance of 117.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 55 minutes 47 seconds East, a distance of 36.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 04 minutes 13 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 55 minutes 47 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 04 minutes 13 seconds West, a distance of 310.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 86 degrees 27 minutes 31 seconds West, a distance of 47.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 22 minutes 01 second West, a distance of 44.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 67 degrees 33 minutes 04 seconds West, a distance of 249.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 83 degrees 14 minutes 35 seconds West, a distance of 41.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 26 minutes 56 seconds West, a distance of 121.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 118.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 91.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 34 degrees 30 minutes 10 seconds East, a distance of 131.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 07 degrees 51 minutes 53 seconds, a radius of 303.50 feet, subtended by a 41.63 foot chord which bears South 69 degrees 33 minutes 11 seconds East;

THENCE, along said curve to the left an arc distance of 41.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 14.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 03 degrees 36 minutes 42 seconds, a radius of 317.50 feet, subtended by a 20.01 foot chord which bears South 75 degrees 17 minutes 29 seconds East;

THENCE, along said curve to the left an arc distance of 20.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 65.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 59 minutes 50 seconds, a radius of 382.50 feet, subtended by a 20.01 foot chord which bears North 74 degrees 59 minutes 03 seconds West;

THENCE, along said curve to the right an arc distance of 20.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 32.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 350.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 41 degrees 31 minutes 49 seconds West, a distance of 11.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 106.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 230.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 39.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 20 degrees 43 minutes 47 seconds, a radius of 540.00 feet, subtended by a 194.31 foot chord which bears South 09 degrees 52 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 195.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 23.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 21.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 247.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 43.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 247.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 43.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 109.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 193.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 13.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 130.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" on the north right of way line of County Road 83 (70 foot wide right of way) as described in instrument to the City of Celina, recorded in Document No. 20160421000479030, O.P.R.C.C.T.;

THENCE, South 89 degrees 30 minutes 11 seconds West, along the north right of way line of said County Road 83, a distance of 632.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, departing the north right of way line of said County Road 83, a distance of 28.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 184.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 96.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 25 degrees 00 minutes 00 seconds, a radius of 225.00 feet, subtended by a 97.40 foot chord which bears South 77 degrees 59 minutes 49 seconds East;

THENCE, along said curve to the right an arc distance of 98.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 93.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 281 degrees 58 minutes 50 seconds, a radius of 60.00 feet, subtended by a 75.53 foot chord which bears North 38 degrees 53 minutes 19 seconds East;

THENCE, along said curve to the left an arc distance of 295.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 115.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 50.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 115.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 123.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 237.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 79 degrees 43 minutes 51 seconds West, a distance of 50.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 395.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 108.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 45 degrees 29 minutes 49 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 23.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 23.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 44 degrees 30 minutes 11 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 22.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 22.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 45 degrees 29 minutes 49 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 215.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 44 degrees 30 minutes 11 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 30.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 120.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" in the east line of The Carter Ranch Phase III, an addition to the City of Celina, Texas, recorded in Cabinet 2006, Page 460, M.R.C.C.T. ;

THENCE, along the easterly lines of said Carter Ranch Phase III and said Carter Ranch Phase IIA, North 00 degrees 33 minutes 04 seconds West, passing at a distance of 1,198.00 feet a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northeast corner of Carter Ranch Road (80 foot right of way), recorded in Cabinet 2007, Page 292, M.R.C.C.T., in all a total distance of 2,467.11 feet to the **POINT OF BEGINNING** and **CONTAINING** having an area of 103.35 acres of land, more or less.

SAVE & EXCEPT TRACT

BEING all of a 12.00 acre tract of land described in instrument to Celina Independent School District, recorded in Document No. 20160404000401310, O.P.R.C.C.T.,

GROSS AREA - 103.35 Acres
NET AREA - 91.35 Acres

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Development North, LLC, the Celina Independent School District, and the City of Celina acting herein by and through his/her(s) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Bluewood Phase I, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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 on 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 easement 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 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 easements. The City of Celina and public utility entities shall at all times have the full right 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, _____ 2017.

By:

Authorized Signature of _____, Celina Development North, LLC

Title

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 _____, Owner, 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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

By:

Authorized Signature of _____, City of Celina

Title

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 _____, Owner, 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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
Firm Registration No. 10025600

Date: _____

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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the corporate limits 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



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Glen Crossing Phase 1 Final Plat

Action Requested:

Consider and act upon a Final Plat for Glen Crossing Phase 1, being a ± 41.814 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55 (Glendenning Parkway), and west of the BNSF Railroad, and east of Dallas North Tollway. (Glen Crossing Phase 1 Final Plat) (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Glen Crossing Phase 1

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval at the June 20, 2017 meeting.

Financial Considerations:

n/a

Legal Review:

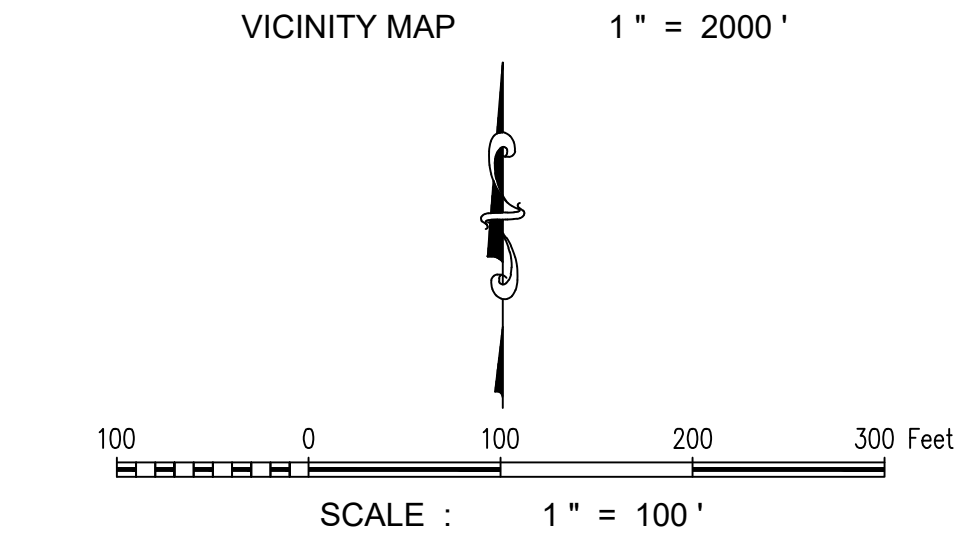
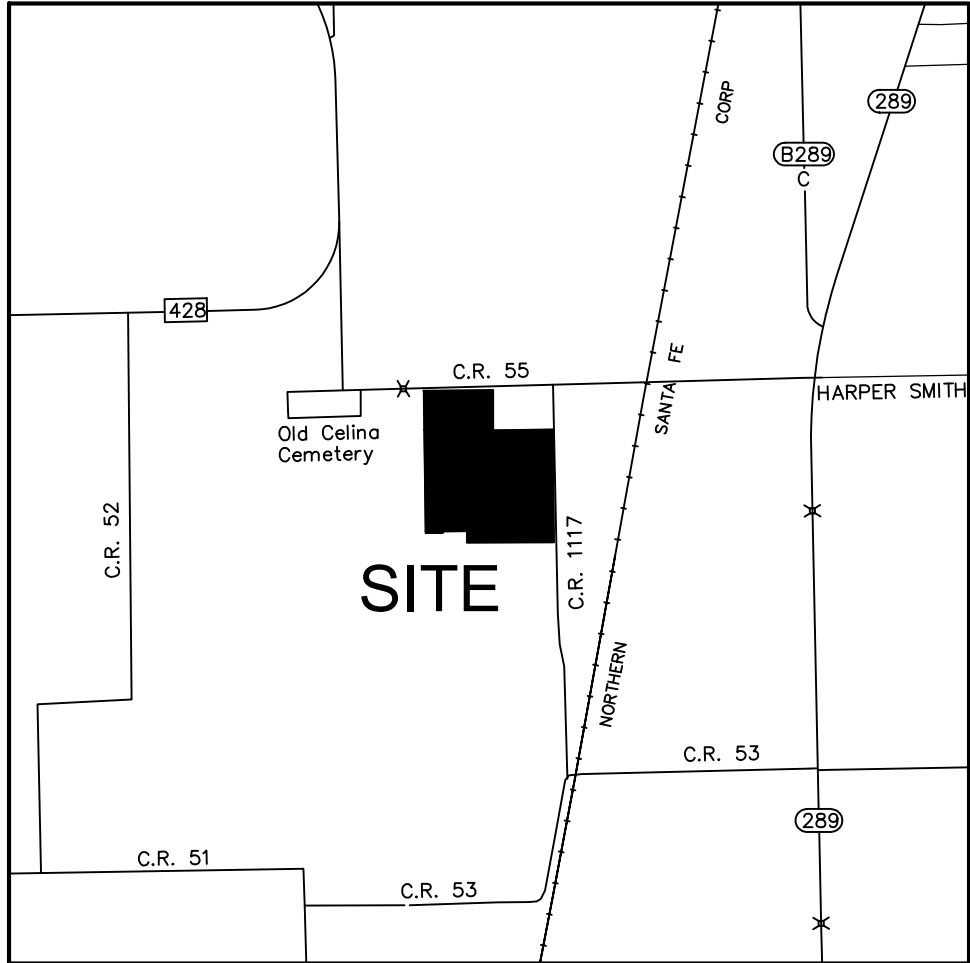
n/a

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval as presented, however, the plat will not be filed until final acceptance from the Planning & Engineering departments.



NOTES:

- Horizontal datum shown is based on Texas State Plane Coordinate System, North Central Zone NAD83 (U.S. Feet) with a combined scale factor of 1.000152710.
- All corners are 1/2 inch iron rods set with a yellow cap stamped "Arthur Surveying Company", unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
- It is my opinion that the property described hereon is partially located within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0120 J, present effective date of map, June 2, 2009, herein property situated within Zone "AE" and "X" (shaded and unshaded).
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatuses. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
- The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
- There is a 7.5 foot wide Utility Easement dedicated along all rights-of-way.

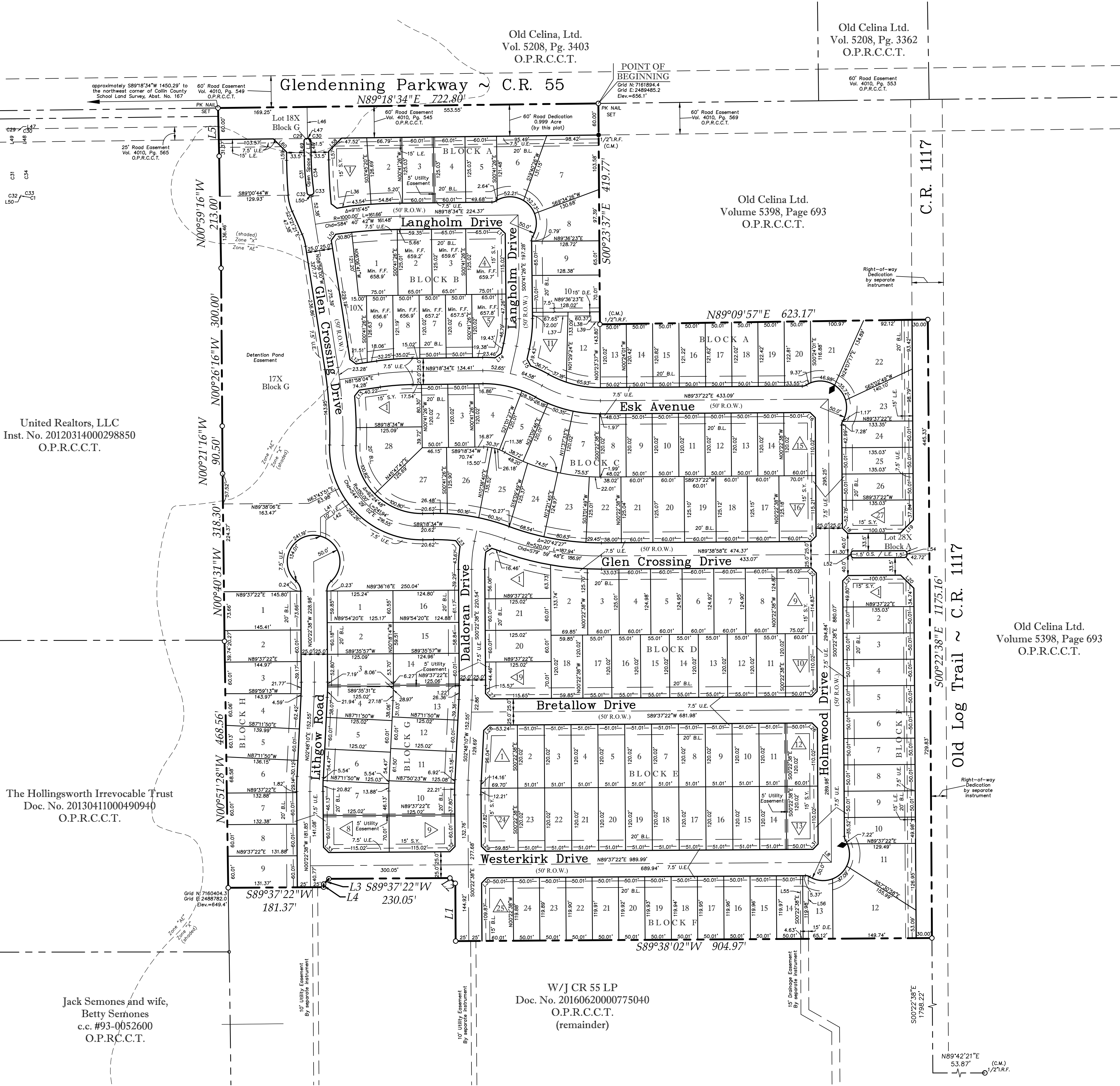
LEGEND:

- MON. - MONUMENT
I.R.S. - IRON ROD SET
I.R.F. - IRON ROD FOUND
FND. - FOUND
ROW - RIGHT-OF-WAY
CM - CONTROL MONUMENT
POB - POINT OF BEGINNING
B.L. - BUILDING LINE
S.Y. - SIDE YARD
U.E. - UTILITY EASEMENT
L.E. - LANDSCAPE EASEMENT
V.E. - VISIBILITY EASEMENT
O.S. - OPEN SPACE
A.S.C. - ARTHUR SURVEYING COMPANY
D.R.C.C.T. - DEED 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
MIN. F.F. - MINIMUM FINISH FLOOR
- ◆ - DENOTES STREET NAME CHANGE
○ - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED
△ - INDICATES ORIENTATION OF CORNER LOT

United Realtors, LLC
Inst. No. 20120314000298850
O.P.R.C.C.T.

The Hollingsworth Irrevocable Trust
Doc. No. 20130411000490940
O.P.R.C.C.T.

Jack Semones and wife,
Betty Semones
c.c. #93-0052600
O.P.R.C.C.T.



W/J CR 55 LP
Doc. No. 20160620000775040
O.P.R.C.C.T.
(remainder)

Old Celina Ltd.
Vol. 5208, Pg. 3362
O.P.R.C.C.T.

Old Celina Ltd.
Volume 5398, Page 693
O.P.R.C.C.T.

Old Celina Ltd.
Volume 5398, Page 693
O.P.R.C.C.T.

OWNER
W/J CR 55 LP
600 N. Pearl Street, Suite 650
Dallas, TX 75201
Phone:
Contact:

ENGINEER
KIRKMAN ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
Phone: (817) 488-4960
Contact: Patrick Felson

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-0430 ~ Fax (972) 221-4075
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 76067 ~ TFFN No. 1-800-8800
Established 1986
www.arthursurveying.com

FINAL PLAT
GLEN CROSSING, PHASE 1
Being 159 Residential Lots and
being 4 Open Space Lots
41.814 Acres out of the
Collin County School Land Survey, Abst. No. 167
City of Celina, Collin County, Texas

State of Texas §
County of Collin §
Owner's Certificate and Dedication

WHEREAS W/J CR 55 LP is the owner of all that certain lot, tract or parcel of land situated in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to W/J CR 55 LP, recorded under Document Number 20160620000775040 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail set for the most north northeast corner of said W/J tract, being the northwest corner of that certain tract of land described by deed to Old Celina Ltd., recorded in Volume 5398, Page 693 of the Official Public Records of Collin County, Texas, being in the south line of that certain tract of land described by deed to Old Celina Ltd, recorded in Volume 5208, Page 3403 of the Official Public Records of Collin County, Texas, and being within County Road 55 (CR 55);

THENCE South 00 degrees 23 minutes 37 seconds East, with the common line of said W/J tract and said Old Celina tract, a distance of 419.77 feet to a ½ inch iron rod found for corner;

THENCE North 89 degrees 09 minutes 57 seconds East, continuing with the common line of said W/J tract and said Old Celina tract, a distance of 623.17 feet to a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, said point being within County Road 1117 (CR 1117);

THENCE South 00 degrees 22 minutes 38 seconds East, within said CR 1117, a distance of 1175.16 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 38 minutes 02 seconds West, within said W/J tract, a distance of 904.97 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 22 minutes 38 seconds West, within said W/J tract, a distance of 109.86 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 45 degrees 22 minutes 38 seconds West, continuing within said W/J tract, a distance of 14.14 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 37 minutes 22 seconds West, continuing within said W/J tract, a distance of 230.05 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 44 degrees 37 minutes 22 seconds West, continuing within said W/J tract, a distance of 14.14 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 00 degrees 22 minutes 38 seconds East, continuing within said W/J tract, a distance of 5.71 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 37 minutes 22 seconds West, continuing within said W/J tract, a distance of 181.37 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the west line of said W/J tract and being in the east line of that certain tract of land described by deed to The Hollingsworth Irrevocable Trust, recorded under Document Number 20130411000490940 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 51 minutes 28 seconds West, with the common line of said W/J tract and said Trust tract, a distance of 468.56 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the northeast corner of said Trust tract and the southeast corner of that certain tract of land described by deed to United Realtors, LLC, recorded under Instrument Number 20120314000298850 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West, with the common line of said W/J tract and said United Realtors tract, a distance of 318.30 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 21 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 90.50 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 26 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 300.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 59 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 213.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 01 degrees 20 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 91.37 feet to a PK Nail set in asphalt road for the common north corner of said W/J tract and said United Realtors tract, being in the south line of said Old Celina tract (V.5208/P.3403), and being within said CR 55;

THENCE North 89 degrees 18 minutes 34 seconds East, within said CR 55, a distance of 722.80 feet to the POINT OF BEGINNING, and containing 41.814 acres of land, more or less

NOW, therefore, know all men by these presents: THAT W/J CR 55 LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as GLEN CROSSING, PHASE I, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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. 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 on 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 easement 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 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 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 is made subject to the following Reservation: For grantor and Grantor's Heirs, Successors, and assigns Forever: A Reservation of oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

For: W/J CR 55 LP, LP, a Texas limited partnership
By: W/J Celina, GP, LLC, a Texas limited liability company, its general partner.

By: _____
Christopher C. Jackson, Vice President

State of Texas §
County of Collin §
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017

Notary Public in and for the State of Texas

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	A	9,378	0.215
2	A	7,959	0.183
3	A	7,503	0.172
4	A	7,503	0.172
5	A	7,491	0.172
6	A	8,673	0.199
7	A	15,396	0.353
8	A	9,187	0.211
9	A	8,357	0.192
10	A	8,976	0.206
11	A	8,183	0.188
12	A	8,789	0.202
13	A	6,013	0.138
14	A	6,032	0.138
15	A	6,052	0.139
16	A	6,072	0.139
17	A	6,092	0.140
18	A	6,112	0.140
19	A	6,132	0.141
20	A	6,108	0.140
21	A	8,638	0.198
22	A	14,874	0.341
23	A	8,875	0.204
24	A	6,749	0.155
25	A	6,752	0.155
26	A	6,752	0.155
27	A	8,118	0.186
28X	A	1,357	0.031
1	B	9,985	0.229
2	B	8,128	0.187
3	B	8,128	0.187
4	B	9,328	0.214
5	B	7,468	0.171
6	B	6,002	0.138
7	B	6,002	0.138
8	B	6,016	0.138
9	B	6,182	0.142
10X	B	9,674	0.222
1	C	9,682	0.222
2	C	6,002	0.138
3	C	6,002	0.138
4	C	8,392	0.193
5	C	6,281	0.144
6	C	7,493	0.172
7	C	7,557	0.173
8	C	6,002	0.138
9	C	6,002	0.138
10	C	6,002	0.138
11	C	6,002	0.138
12	C	6,002	0.138
13	C	6,002	0.138
14	C	6,002	0.138
15	C	7,153	0.164
16	C	8,716	0.200
17	C	7,511	0.172
18	C	7,509	0.172
19	C	7,508	0.172
20	C	7,506	0.172
21	C	7,504	0.172
22	C	7,969	0.183
23	C	8,806	0.202
24	C	8,048	0.185
25	C	8,701	0.200
26	C	9,500	0.218
27	C	12,155	0.279
28	C	10,995	0.252
1	D	9,902	0.227
2	D	9,008	0.207
3	D	7,508	0.172
4	D	7,501	0.172
5	D	7,499	0.172
6	D	7,497	0.172
7	D	7,496	0.172
8	D	7,494	0.172
9	D	9,316	0.214
10	D	7,153	0.152
11	D	6,602	0.152
12	D	6,602	0.152
13	D	6,602	0.152
14	D	6,602	0.152
15	D	6,602	0.152
16	D	6,602	0.152
17	D	6,602	0.152
18	D	7,183	0.165
19	D	8,709	0.200
20	D	7,503	0.172
21	D	7,503	0.172

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	E	7,939	0.182
2	E	6,122	0.141
3	E	6,122	0.141
4	E	6,122	0.141
5	E	6,122	0.141
6	E	6,122	0.141
7	E	6,122	0.141
8	E	6,122	0.141
9	E	6,122	0.141
10	E	6,122	0.141
11	E	6,122	0.141
12	E	7,153	0.164
13	E	7,153	0.164
14	E	6,122	0.141
15	E	6,122	0.141
16	E	6,122	0.141
17	E	6,122	0.141
18	E	6,122	0.141
19	E	6,122	0.141
20	E	6,122	0.141
21	E	6,122	0.141
22	E	6,122	0.141
23	E	6,122	0.141
24	E	8,333	0.191
1	F	7,033	0.161
2	F	6,752	0.155
3	F	6,752	0.155
4	F	6,752	0.155
5	F	6,752	0.155
6	F	6,752	0.155
7	F	6,752	0.155
8	F	6,752	0.155
9	F	6,752	0.155
10	F	6,717	0.154
11	F	10,922	0.251
12	F	15,822	0.363
13	F	7,238	0.166
14	F	6,000	0.138
15	F	5,999	0.138
16	F	5,999	0.138
17	F	5,998	0.138
18	F	5,998	0.138
19	F	5,997	0.138
20	F	5,997	0.138
21	F	5,997	0.138
22	F	5,996	0.138
23	F	5,996	0.138
24	F	5,995	0.138
25	F	7,144	0.164
1	G	7,538	0.173
2	G	7,489	0.172
3	G	7,613	0.175
4	G	7,830	0.180
5	G	7,503	0.172
6	G	7,503	0.172
7	G	7,937	0.182
8	G	8,703	0.200
9	G	8,703	0.200
10	G	7,851	0.180
11	G	7,602	0.175
12	G	7,503	0.172
13	G	7,938	0.182
14	G	7,498	0.172
15	G	7,392	0.170
16	G	7,595	0.174
17X	G	176,389	4.049
18X	G	1,377	0.032
1	H	10,726	0.246
2	H	8,714	0.200
3	H	8,748	0.201
4	H	9,014	0.207
5	H	8,285	0.190
6	H	8,695	0.200
7	H	7,959	0.183
8	H	7,929	0.182
9	H	7,899	0.181

State of Texas §
County of Denton §

That I, Douglas L. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "SET" were properly placed under my supervision in accordance with the subdivision ordinance of the City of Celina, Texas.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/22/2017

Douglas L. Arthur, R.P.L.S.
Number 4357

State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Douglas L. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.

Notary Public in and for the State of Texas

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor	Date of Approval
ATTEST:	
City Secretary	Date

CERTIFICATE OF APPROVAL

Approved for preparation of Final Plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this 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	Date

FINAL PLAT
GLEN CROSSING, PHASE 1
Being 159 Residential Lots and
being 4 Open Space Lots
41.814 Acres out of the
Collin County School Land Survey, Abst. No. 167
City of Celina, Collin County, Texas

OWNER
W/J CR 55 LP
600 N. Pearl Street, Suite 650
Dallas, TX 75201
Phone:
Contact:

ENGINEER
KIRKMAN ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
Phone: (817) 488-4960
Established 1986
Contact: Patrick Filson

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-0439 ~ Fax (972) 221-4875
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 76007 ~ TFFN No: 10063800
Established 1986
www.arthursurveying.com



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Delinquent Property Tax Parcel Bids

Action Requested:

Consider and act upon acceptance of bids for delinquent property tax parcels at Block 59, Lot 3, and 601 W. Elm and from Syeda Haque. (Toutounchian)

Background Information:

Please see attached offer letters.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

The offers for Block 59, Lot 3 and 601 E. Elm Street meet minimum amounts.

Legal Review:

Reviewed by Delinquent Tax attorneys Gay, McCall, Isaacks & Roberts, P.C.

Supporting Documents:

Offers and distribution of proceeds

Staff Recommendation:

LAW OFFICES
GAY, McCALL, ISAACKS & ROBERTS, P.C.

A PROFESSIONAL CORPORATION

JOHN E. GAY
 DAVID McCALL +
 LEWIS L. ISAACKS ♦+
 WILLIAM J. ROBERTS +
 JENNIFER T. PETTIT
 ERIN MINETT
 JOHN RAPIER
 JAMES W. WILSON

777 E. 15TH STREET
 PLANO, TEXAS 75074
 (972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
 TEXAS BOARD OF LEGAL SPECIALIZATION
 +ATTORNEY - MEDIATOR

June 20, 2017

Ms. Vicki Faulkner
 City Secretary
 City of Celina
 142 N Ohio St
 Celina, TX 75009

Re: Offer from Syeda Haque to purchase
 Blk 59, Lot 3, Celina Original Donation, Celina, Texas

Dear Ms. Faulkner:

Syeda Haque has offered to purchase Blk 59, Lot 3, Celina Original Donation, Celina, Collin County, Texas (BEING LOT 3, BLOCK 59, OF CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA) for \$8,000.00.

This property was sold at a Sheriff's Sale on April 3, 2007 pursuant to delinquent tax collection suit number 380-02191-06. There were no bidders and the property was struck off to the College for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$15,000.00. The property was struck off for the minimum amount, \$3,000.00, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, if any taxing jurisdictions agree to accept \$8,000.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed. A breakdown of amounts each taxing entity will receive is enclosed.

If your entity decides to accept this offer, attached for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to our office so that we may complete the sale.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

Attachment: Offer Letter Deed-Elm St-City (2100 : Delinquent property tax parcel bids)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)

Date: _____, 2017

Grantor: CELINA INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF CELINA

Grantor's Mailing Address (including county):

142 N Ohio St
Celina, TX 75009
Collin County

Grantee: Syeda Haque

Grantee's Mailing Address (including county):

10413 Colfax Dr.
McKinney, TX 75070
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and

Attachment: Offer Letter Deed-Elm St-City (2100 : Delinquent property tax parcel bids)

all activities and uses which Grantee may elect to conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 380-02191-06 in the 0 Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

CELINA INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of the Celina Independent School District as the act and deed of said Celina Independent School District.

 Notary Public, State of Texas
 Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-Elm St-City (2100 : Delinquent property tax parcel bids)

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
_____, 2017, by _____,
_____ of Collin County, Texas as the act and deed of
said Collin County, Texas.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-Elm St-City (2100 : Delinquent property tax parcel bids)

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
 _____, 2017, by _____,

_____ of the Collin County Community College District as the act and
 deed of said Collin County Community College District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-Elm St-City (2100 : Delinquent property tax parcel bids)

CITY OF CELINA

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
 _____, 2017, by _____,
 _____ of the City of Celina as the act and deed of
 said City of Celina.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

BEING LOT 3, BLOCK 59, OF CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF
CELINA

Attachment: Offer Letter Deed-Elm St-City (2100 : Delinquent property tax parcel bids)

LAW OFFICES
GAY, McCALL, ISAACKS & ROBERTS, P.C.

A PROFESSIONAL CORPORATION

JOHN E. GAY
 DAVID McCALL +
 LEWIS L. ISAACKS ♦+
 WILLIAM J. ROBERTS +
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 (972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
 TEXAS BOARD OF LEGAL SPECIALIZATION
 +ATTORNEY - MEDIATOR

June 20, 2017

Ms. Vicki Faulkner
 City Secretary
 City of Celina
 142 N Ohio St
 Celina, TX 75009

Re: Offer from Syeda Haque to purchase
 601 W Elm St., Celina, Texas

Dear Ms. Faulkner:

Syeda Haque has offered to purchase 601 W Elm St., Celina, Collin County, Texas (601 W. ELM STREET, BEING LOT 5A, OF BATEMAN# 01 AND # 02, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN THE COLLIN COUNTY DEED RECORDS.) for \$8,000.00.

This property was sold at a Sheriff's Sale on May 1, 2012 pursuant to delinquent tax collection suit number 380-02582-2010. There were no bidders and the property was struck off to the College for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$4,000.00. The property was struck off for the minimum amount, \$3,526.13, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, if any taxing jurisdictions agree to accept \$8,000.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed. A breakdown of amounts each taxing entity will receive is enclosed.

If your entity decides to accept this offer, attached for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to our office so that we may complete the sale.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

Attachment: Offer Letter Deed-601 W Elm-City (2100 : Delinquent property tax parcel bids)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)

Date: _____, 2017

Grantor: CELINA INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF CELINA

Grantor's Mailing Address (including county):

142 N Ohio St
Celina, TX 75009
Collin County

Grantee: Syeda Haque

Grantee's Mailing Address (including county):

10413 Colfax Dr.
McKinney, TX 75070
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and

Attachment: Offer Letter Deed-601 W Elm-City (2100 : Delinquent property tax parcel bids)

all activities and uses which Grantee may elect to conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 380-02582-2010 in the 380th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

CELINA INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
 _____, 2017, by _____,

_____ of the Celina Independent School District as
 the act and deed of said Celina Independent School District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-601 W Elm-City (2100 : Delinquent property tax parcel bids)

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
_____, 2017, by _____,
_____ of Collin County, Texas as the act and deed of
said Collin County, Texas.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-601 W Elm-City (2100 : Delinquent property tax parcel bids)

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
 _____, 2017, by _____,

_____ of the Collin County Community College District as the act and
 deed of said Collin County Community College District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-601 W Elm-City (2100 : Delinquent property tax parcel bids)

CITY OF CELINA

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of the City of Celina as the act and deed of said City of Celina.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

601 W. ELM STREET, BEING LOT 5A, OF BATEMAN# 01 AND # 02, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN THE COLLIN COUNTY DEED RECORDS.

Attachment: Offer Letter Deed-601 W Elm-City (2100 : Delinquent property tax parcel bids)

Distribution of Proceeds

Blk 59, Lot 3, Celina Original Donation, Celina, Texas

R102305900301

Cause no.: 380-02191-06

Judgment date: December 19, 2006

Sheriff's sale: April 3, 2007

Taxes in Judgment:	CISD	\$545.99
	City	560.97
	County	72.48
	CCCCD	27.04
	Total	<u>\$1,206.48</u>

Other Judgment Amounts:

District Clerk Fees	\$409.00
Demolition Lien	997.00

Minimum Bid at Sale (Appraised
Value at Time of Judgment):

\$3,000.00

Current Appraised Value:

\$15,000.00

Resale price:	\$8,000.00
---------------	------------

Settlement Costs:

Constable Fee	\$129.81
Publication Fee	169.65
District Clerk Fees	409.00
Maintenance Fee	0.00
Demolition Lien	997.00
Lien Attorney Fees	<u>249.25</u>

Total Costs:	<u>1,954.71</u>
--------------	-----------------

Proceeds to be Distributed:	<u>\$6,045.29</u>
-----------------------------	-------------------

Percentage of Judgment Taxes:	501%
-------------------------------	------

Distributed to Collin County Tax Assessor on Behalf of:

CISD	\$2,735.79
City	2,810.84
County	363.17
CCCCD	<u>135.49</u>
Total	<u>\$6,045.29</u>

Attachment: Distribution of Proceeds-Elm St (2100 : Delinquent property tax parcel bids)

Distribution of Proceeds

601 W Elm St., Celina, Texas

R1027000005A1

Cause no.: 380-02582-2010

Judgment date: July 18, 2011

Sheriff's sale: May 1, 2012

Taxes in Judgment:	CISD	\$530.82
	City	215.13
	County	82.63
	CCCCD	<u>29.52</u>
	Total	<u>\$858.10</u>

Other Judgment Amounts:	District Clerk Fees	\$1,787.00
-------------------------	---------------------	------------

Post Judgment Taxes/Costs:	705.25
----------------------------	--------

Minimum Bid at Sale:	\$3,350.35
----------------------	------------

Current Appraised Value:	\$4,000.00
--------------------------	------------

Resale price:	\$8,000.00
---------------	------------

Settlement Costs:	
Constable Fee	\$175.00
Publication Fee	530.25
District Clerk Fees	<u>1,787.00</u>
 Total Costs:	 <u>2,492.25</u>

Proceeds to be Distributed:	<u>\$5,507.75</u>
-----------------------------	-------------------

Percentage of Judgment Taxes:	642%
-------------------------------	------

Distributed to Collin County Tax Assessor on Behalf of:

CISD	\$3,407.09
City	1,380.84
County	530.34
CCCCD	<u>189.48</u>
 Total	 <u>\$5,507.75</u>

Attachment: Distribution of Proceeds-601 W Elm (2100 : Delinquent property tax parcel bids)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Lance Vanzant, City Attorney
Date: July 11, 2017
Re: Delinquent Property Tax Parcel Bid

Action Requested:

Consider and act upon acceptance of a bid for a delinquent property tax parcel at 204 Arkansas from Kashif Riaz. (Toutounchian)

Background Information:

Please see attached offer letter.

Board Review/Citizen Input:

N/A

Alternatives:

Financial Considerations:

The offer for 204 Arkansas does not meet minimum amounts.

Legal Review:

Reviewed by Delinquent Tax Attorneys Gay, McCall, Isaacks & Roberts, P.C.

Supporting Documents:

Offer letter and distribution of proceeds.

Staff Recommendation:

LAW OFFICES
GAY, McCALL, ISAACKS & ROBERTS, P.C.

A PROFESSIONAL CORPORATION

JOHN E. GAY
 DAVID McCALL +
 LEWIS L. ISAACKS ♦+
 WILLIAM J. ROBERTS +
 JENNIFER T. PETTIT
 ERIN MINETT
 JOHN RAPIER
 JAMES W. WILSON

777 E. 15TH STREET
 PLANO, TEXAS 75074
 (972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
 TEXAS BOARD OF LEGAL SPECIALIZATION
 +ATTORNEY - MEDIATOR

June 28, 2017

Ms. Vicki Faulkner
 City Secretary
 City of Celina
 142 N Ohio St
 Celina, TX 75009

Re: Offer from Kashif Riaz to purchase
 204 Arkansas St. S, Celina, Texas

Dear Ms. Faulkner:

Kashif Riaz has offered to purchase 204 Arkansas St. S, Celina, Collin County, Texas (204 ARKANSAS STREET S.; BEING LOT 2C, BLOCK 69, OF CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL.1, PAGE 114, OF THE COLLIN COUNTY DEED RECORDS.) for \$6,000.00.

This property was sold at a Sheriff's Sale on February 7, 2012 pursuant to delinquent tax collection suit number 401-2192-06. There were no bidders and the property was struck off to the College for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$10,000.00. The property was struck off for the minimum amount, \$11,252.62, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code the court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the taxing jurisdictions pro-rata. Those costs total \$1,899.67. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$6,000.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

If your entity decides to accept this offer, enclosed for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to me so that I may complete the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

Attachment: Offer Letter Deed-204 Arkansas-City_ (2102 : Delinquent Property Tax)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)

Date: _____, 2017

Grantor: CELINA INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF CELINA

Grantor's Mailing Address (including county):

142 N Ohio St
Celina, TX 75009
Collin County

Grantee: Kashif Riaz

Grantee's Mailing Address (including county):

4201 Maycraft Dr
Richardson, TX 75082
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property,

Attachment: Offer Letter Deed-204 Arkansas-City_ (2102 : Delinquent Property Tax)

including without limitation (i) the nature and condition of the Property and the suitability thereof for any and all activities and uses which Grantee may elect to conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 401-2192-06 in the 401st Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

CELINA INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of the Celina Independent School District as the act and deed of said Celina Independent School District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
_____, 2017, by _____,
_____ of Collin County, Texas as the act and deed of
said Collin County, Texas.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-204 Arkansas-City_ (2102 : Delinquent Property Tax)

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
 _____, 2017, by _____,

_____ of the Collin County Community College District as the act and
 deed of said Collin County Community College District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

Attachment: Offer Letter Deed-204 Arkansas-City_ (2102 : Delinquent Property Tax)

CITY OF CELINA

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of the City of Celina as the act and deed of said City of Celina.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

204 ARKANSAS STREET S.; BEING LOT 2C, BLOCK 69, OF CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL.1, PAGE 114, OF THE COLLIN COUNTY DEED RECORDS.

Attachment: Offer Letter Deed-204 Arkansas-City_ (2102 : Delinquent Property Tax)

Distribution of Proceeds

204 Arkansas St. S, Celina, Texas

R1023069002C1

Cause no.: 401-2192-06

Judgment date: February 5, 2007

Sheriff's sale: February 7, 2012

Taxes in Judgment:	CISD	\$5,761.19
	City	2,742.08
	County	863.66
	CCCCD	<u>312.39</u>
	Total	<u>\$9,679.32</u>

Other Judgment Amounts:	District Clerk Fees	\$1,573.30
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Minimum Bid at Sale:	\$11,252.62
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Current Appraised Value:	\$10,000.00
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Resale price:	\$6,000.00
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Settlement Costs:	
Constable Fee	\$245.62
Publication Fee	80.75
District Clerk Fees	<u>1,573.30</u>
Total Costs:	<u>1,899.67</u>

Proceeds to be Distributed:	<u>\$4,100.33</u>
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Percentage of Judgment Taxes:	42%
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Distributed to Collin County Tax Assessor on Behalf of:

CISD	\$2,440.54
City	1,161.59
County	365.86
CCCCD	<u>132.34</u>
Total	<u>\$4,100.33</u>

Attachment: Distribution of Proceeds-204 Arkansas (2102 : Delinquent Property Tax)