



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 28, 2017
5:30 PM**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. DIRECTOR'S REPORT:

1. Introduction of new Planning & Development Services Director Alexis Jackson.
2. Report on City Council meeting items from November 14, 2017.

IV. 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.

1. Minutes for the regularly scheduled October 17, 2017 meeting.

V. PUBLIC HEARING:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 3.247 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of Summerview Lane and north of Choate Parkway. (Summerview East Replat)
2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 2.578 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of CR 1224, west of Summerview Lane, and north of Choate Parkway. (Summerview West Replat)
3. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of C-1, Retail being a .17 acre tract of land situated in the Celina Original Donation, Block 51, Lot 1, more specifically defined as 311 E. Pecan Street. The property is generally located at the southwest corner of East Pecan Street and New Mexico Dr. (Pecan Street PD)

4. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HD, being a .32 acre tract of land situated in the Celina Original Donation, lot 17 and 18, block 7, more specifically defined as 203 W. Pecan and 206 N. Louisiana. The property is generally located at the northwest corner of North Louisiana Drive and West Pecan St. (Firehouse PD)
5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Greenway 63 Extraterritorial Jurisdiction Development Agreement. The property is an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 DA)
6. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 PD)
7. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.007 RO- Retail and Office District. (RO, Retail Office District Amendments)

VI. ACTION:

1. Nomination and election of Chairman and Vice-Chairman.
2. Consider and act upon a General Development Plan for Jalopies, being an ±25 acre tract of land situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)
3. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 1, being an ±72.55 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and 11 open space lots, located west of Preston Road, south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway. (Ownsby Farms Phase 1 Final Plat)

VII. 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 Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times

and said Notice was posted on the following date and time: _____ at _____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”



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

Date Notice Removed



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Robyn Miga, Planner
Date: November 28, 2017
Re: Introduction of new Planning & Development Services Director Alexis Jackson.

Action Requested:

Introduction of new Planning & Development Services Director Alexis Jackson.

Alexis Jackson is a senior planning professional with a demonstrated record of accomplishment, capable of combining critical thinking, with a strong work ethic and effective communication skills. Mrs. Jackson has over 17 years of experience in urban planning and urban design. She has managed a wide variety of community planning projects while also contributing as a senior planner on numerous local, state and federal planning projects. Professional areas of expertise include; comprehensive planning, redevelopment, urban design, land use and zoning analysis, and public involvement with an emphasis on integrating technology and social media tools.

Mrs. Jackson received her Masters of Urban and Regional Planning from the University of Florida in 2002. She received her American Institute of Certified Planners registration in 2007. She has practiced extensively throughout the State of Florida and the State of Texas.

She is active in both the American Planning Association and the Congress for the New Urbanism. Mrs. Jackson has served as a board member for the North Central Texas section of the APA.

Alexis considers herself a Texan, although she was born and raised in Florida. (She got here as fast as she could 10 years ago.) She is an avid college football fan and tailgater. On the weekends, you can either find her on the playground chasing after her 3-year-old son, Wyatt or watching sports with her husband, Ben. Alexis loves to travel as well. Her favorite destination these days typically involves palm trees and white sand beaches. One of her most fond travel memories was running with the bulls in Pamplona.

Staff Recommendation:



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Report

Action Requested:

Report on City Council meeting items from November 14, 2017.

Plats:

- Approved a Final Plat for Mustang Lakes Phase 2B, located north of Frontier Parkway, south of Choate Parkway, and east of Roseland Parkway.
- Approved a Final Plat for Light Farms Grange 4, located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway.

Zoning:

- Approved a Planned Development for Celina Crossing, located at the southwest corner of Preston Road and Ash Street.

Staff Recommendation:



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Robyn Miga, Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Minutes for October 17, 2017 Planning & Zoning Commission meeting.

Action Requested:

Minutes for the regularly scheduled October 17, 2017 meeting.

Staff Recommendation:

Staff recommends approval as presented.



NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, OCTOBER 17, 2017
5:30 P.M.

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at 5:33 p.m.

Commissioners present: Shelby Barley, Ben Hangartner, Mitch Freeman, Mike Terry, Charles Haley, Shawn Bain and Chairman Jace Ousley.

Staff present: City Manager Jason Laumer; Ben Rodriguez, Senior Planner; and Robyn Miga, Planner.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission meeting on September 19, 2017.

Commissioner Barley moved to approve the consent agenda.

Seconded by Commissioner Hangartner.

Motion carried 7-yes; 0-no

IV. DIRECTOR'S REPORT:

A. Report on City Council meeting items from October 10, 2017.

Senior Planner Rodriguez spoke on the agenda items that went before City Council on October 10, 2017.

V. AGENDA:

A. Discuss changing the date for the regularly scheduled Planning & Zoning Commission meetings in November and December. (PZ Date Change)

Commissioner Haley moved to rescheduled the Planning & Zoning Commission meeting from Nov. 21, 2017 to Nov. 28, 2017.

Seconded by commissioner Barley.

Motion carried 7-yes; 0-no

B. Consider and act upon a Final Plat for Mustang Lakes Phase 2B, being an ±45.753 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, generally located west of FM 2478, north of Frontier Parkway, south of Choate Parkway, and east of Roseland Parkway, containing 121 residential lots and 9 HOA lots. (Mustang Lakes Phase 2B Final Plat)

Commissioner Hangartner moved to approve the Final Plat.

Seconded by Commissioner Terry.

Motion carried 7-yes; 0-no.

- C. Consider and act upon a Final Plat for Light Farms Grange 4, being an ±15.73 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 39 residential lots, and 3 open space lots. (Light Farms Grange 4 Final Plat)
Commissioner Terry moved to approve the Final Plat.
Seconded by Commissioner Freeman.
Motion carried 7-yes; 0-no.
- D. Consider and act upon a General Development Plan for The Homeplace at The Columns, being an ±48.78 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, generally located north of Frontier Parkway and future Punk Carter Parkway, east of Dallas Parkway, west of Light Farms Way, and south of the future Collin County Outer Loop, containing 264 residential lots and five open space lots. (The Homeplace at the Columns GDP)
This item was moved to the end of the meeting.
Commissioner Terry Recused himself at 6:07 p.m.
Staff provided an overview of the GDP.
Commissioner Hangartner moved to approve the GDP.
Seconded by Commissioner Haley.
Motion passed 6-yes; 1-recused (Terry); 0-no
- E. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, from a zoning designation of C-1, retail district, to PD, Planned Development with a base zoning designation of C-1, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing Zoning)
Staff provided an overview of the zoning case and explained that the main purpose of the Planned Development was to allow for the use of a quasi-public street to be owned and maintained by the property owner's association, which would help the development with the flow of the overall property and the need for street frontage. Staff also explained that the entire tract would meet the Preston Road Overlay standards, even though the entire tract was not completely in the PRO.
Dale Bainum, 3541 Heritage Trail, requested the city ensure that there is recourse in order to force the property owner to maintain the street adequately should it ever be in disrepair.
Rodriguez explained that it would have to be brought up to standard if it were in disrepair.
Commissioner Haley moved to approve the zoning case.
Seconded by Commissioner Barley.
Motion passed 7-yes; 0-no.
- F. Consider and act upon a General Development Plan for Celina Crossing, being an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing GDP)
Staff provided an overview of the request.
Commissioner Terry moved to approve the GDP pending zoning approval at City Council on November 14, 2017.
Seconded by Commissioner Haley.
Motion passed 7-yes; 0-no.

- G. Consider and act upon a General Development Plan for Jalopies, being an ±25 situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)

Staff provided an overview of the request.

Commissioners discussed the entire scope of the Jalopies project and had concerns about how it would work as a whole.. Since the applicant was not present to answer further questions regarding specifics of the development, commissioners motioned to table to further discuss when the applicant was present.

Commissioner Terry moved to table the item.

Seconded by Commissioner Hangartner.

Motion passed 7-yes; 0-no.

VI. ADJOURNMENT:

Meeting adjourned at 6:16 p.m.



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Summerview East Replat

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 3.247 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of Summerview Lane and north of Choate Parkway. (Summerview East Replat)

Background Information:

The applicant has submitted a request to replat a single 2.578 acre lot in Summerview Estates into 2 lots that are each 1.289 acres in size. Additionally, the applicant is establishing a private access easement on the lots to provide adequate access to both lots via a circular drive.

Summerview Estates is a development within the City's Extra-Territorial Jurisdiction. In 2008 the City approved a Replat to divide an lot within this subdivision into two. Due to the subdivisions ETJ status there are no minimum or maximum lot sizes required within the subdivision.

Collin County has not yet approved the OSSF, septic facility plan for these lots.

Board Review/Citizen Input:

Staff sent notices to property owners within 200 feet of the subject property notifying them of the applicants request. No letters either for or against the proposal have been received.

Alternatives:

N/A

Financial Considerations:

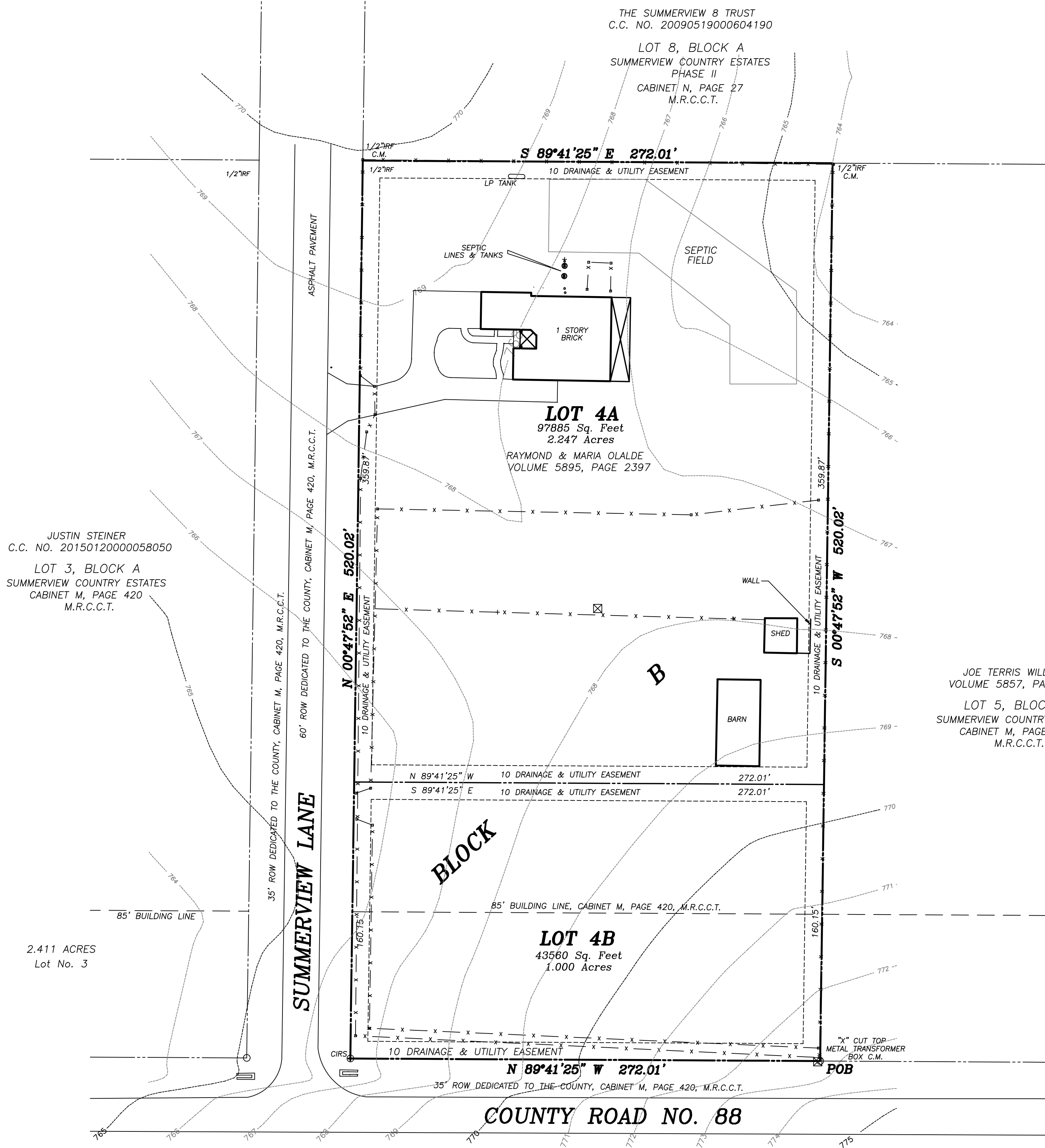
N/A

Supporting Documents:

- Proposed replat

Staff Recommendation:

Staff recommends approval pending all comments being addressed prior to its placement on a City Council agenda.





Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Summerview West Replat

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 2.578 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of CR 1224, west of Summerview Lane, and north of Choate Parkway. (Summerview West Replat)

Background Information:

The applicant has submitted a request to replat a single 2.578 acre lot in Summerview Estates into 2 lots that are each 1.289 acres in size. Additionally the applicant is establishing a private access easement on the lots to provide adequate access to both lots via a circular drive.

Summerview Estates is a development within the City's Extra-Territorial Jurisdiction. In 2008 the City approved a replat to divide an adjacent lot within this subdivision into two. Due to the subdivisions ETJ status there are no minimum or maximum lot sizes required within the subdivision.

Collin County has reviewed and approved the proposed OSSF septic system plan for the lots.

Board Review/Citizen Input:

Staff sent notices to property owners within 200 feet of the subject property notifying them of the applicants request. No letters either for or against the proposal have been received.

Alternatives:

N/A

Financial Considerations:

N/A

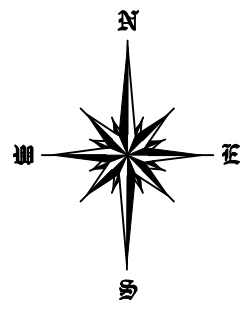
Supporting Documents:

- Proposed Replat

Staff Recommendation:

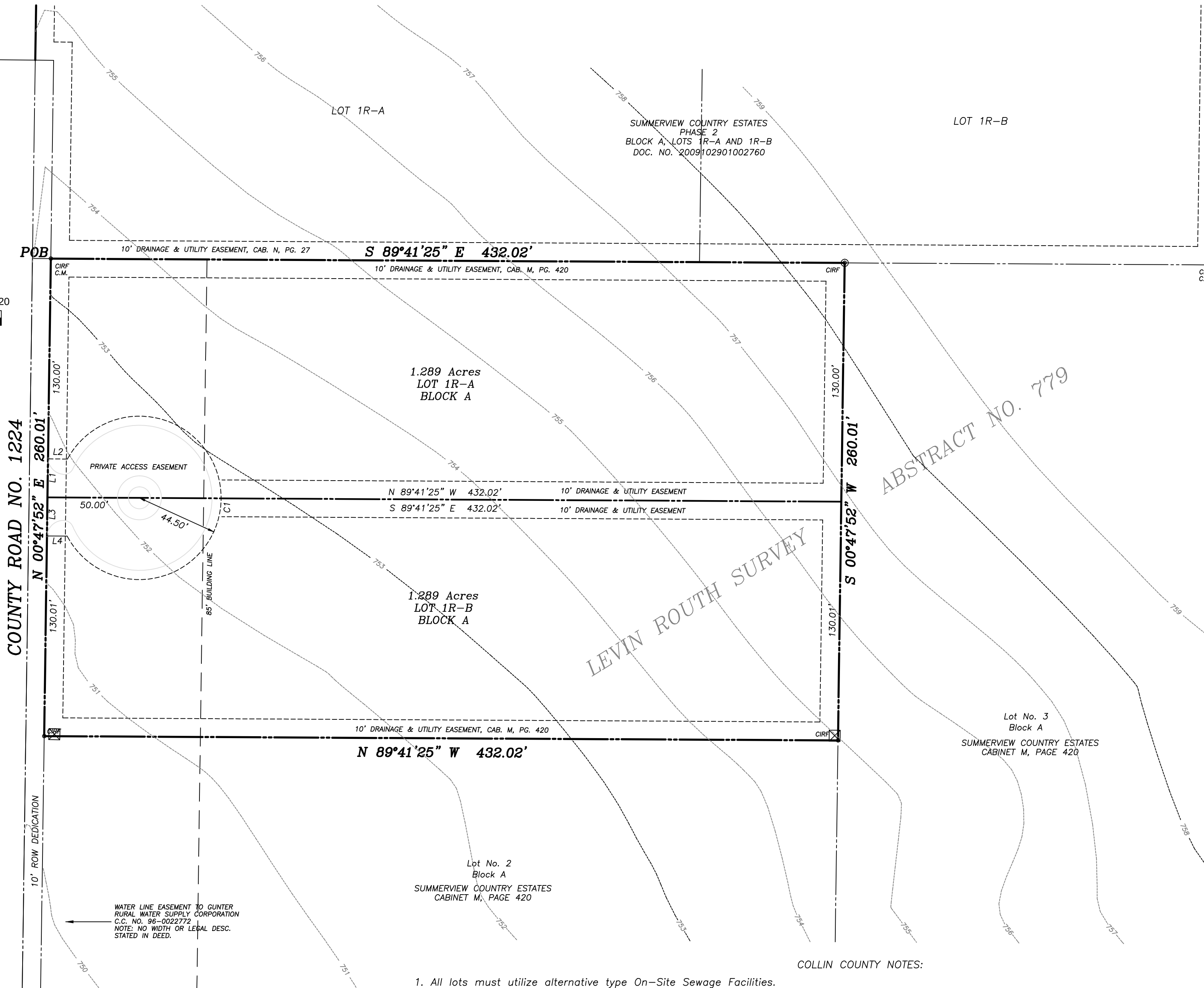
Staff recommends approval as presented.

COUNTY ROAD
NO. 1224



NORTH

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N 00°47'54" E	21.00'
L2	S 89°12'06" E	10.54'
L3	S 00°47'52" W	21.00'
L4	S 89°41'25" E	10.95'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	303°48'41"	44.50'	235.96'	N 00°14'44" E	41.91'	

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 _____

- COLLIN COUNTY NOTES:
- All lots must utilize alternative type On-Site Sewage Facilities.
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
 - Tree removal and/or grading for OSSF may be required on individual lot.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual 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.



DAVID J. SURDUKAN
R.P.L.S. NO. 4613

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 David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Hamid Niyati, Fatemeh Sabetpour and Pejman Niyati are the Owners a tract of land situated in the Levin Routh Survey, Abstract 779, Collin County, Texas and being all of a tract conveyed to Hamid Niyati, Fatemeh Sabetpour and Pejman Niyati as recorded in Volume 5685, Page 5792, Land Records of Collin County, Texas, and being Lot 1, Block A, of Summerview Country Estates, a Addition to Collin County, Texas, according to the Map thereof recorded in Cabinet M, Page 420, Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner located at the northwest corner of said Lot 1, said 1/2" iron rod being in the east ROW line of CR No. 88;
THENCE S 89°41'25" E a distance of 432.02' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE S 00°47'52" W a distance of 260.01' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE N 89°41'25" W a distance of 432.02' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE N 00°47'52" E a distance of 260.01' to the POINT OF BEGINNING and containing 112,324 Square Feet or 2.579 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hamid Niyati, Fatemeh Sabetpour and Pejman Niyati acting herein, does hereby adopt this plat designating the herein above described property as Replat of the Summerview Country Estates, Block A, Lots 1R-A and 1R-B, Being a replat of Block A, Lot 1 of the Summerview Country Estates an addition to Collin County, Texas, as recorded in Cabinet M, Page 420 of the Plat Records of Collin County, 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 Commissioners Court. 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 use thereof. Collin County, 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. Collin County, and public utility entities shall at all times have the full right ingress and egress to or from their respective systems 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 Collin County, Texas.

WITNESS, my hand this the ____ day of _____, 2017.

BY: _____ NAME: Hamid Niyati, Owner
BY: _____ NAME: Fatemeh Sabetpour, Owner
BY: _____ NAME: Pejman Niyati, Owner

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 Hamid Niyati, 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:

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 Fatemeh Sabetpour, 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:

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 Pejman Niyati, 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:

PURPOSE OF THIS PLAT:

The purpose of this plat is to into 2 Lots.

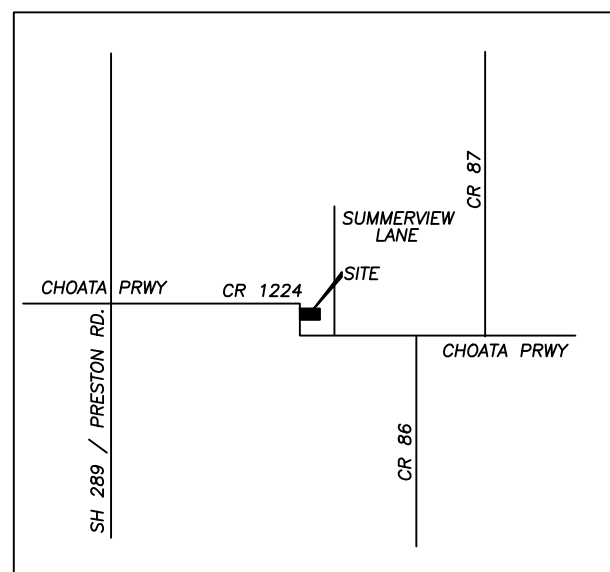
This property falls in the City of Celina, ETJ.

STANDARD 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.
- Basis of bearings is the east line of Lot 15 (S 02°39'27" E) as shown on the Plat of Whispering Meadows as recorded in Cabinet F, Page 9, Plat Records of Collin County, Texas.
- Property owners are responsible for maintenance of the drainage easement and private access easement.

FLOOD NOTE:

This tract falls in Zone X (unshaded) according to the Flood Insurance Rate Map, Panel No. 48085C0120 J, Revised June 2, 2009 as published by the Federal Emergency Management Agency.



LOCATION MAP

REPLAT
SUMMERVIEW COUNTRY ESTATES
BLOCK A, LOTS 1R-A & 1R-B
BEING A REPLAT OF SUMMERVIEW COUNTRY ESTATES
BLOCK A, LOT 1
ABSTRACT NO. 779
COLLIN COUNTY, TEXAS
ABSTRACT NO. 779
COLLIN COUNTY, TEXAS
(2 LOTS)

OWNERS
HAMID NIYATI,
FATEMEH SABETPOUR
& PEJMAN NIYATI
4539 CAPE CHARLES DR.
PLANO, TX 75024

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 625-0206
FIRM NO. 10069500

SCALE 1" = 40'

DATE: OCTOBER 11, 2017

Ref. 98118/20104
JOB No. 2017-123



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Pecan Street PD

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of C-1, Retail being a .17 acre tract of land situated in the Celina Original Donation, Block 51, Lot 1, more specifically defined as 311 E. Pecan Street. The property is generally located at the southwest corner of East Pecan Street and New Mexico Dr. (Pecan Street PD)

Background Information:

The applicant is requesting consideration of a Planned Development to propose a reduction in the City's setbacks within the C-1, retail zoning district.

Previously the City zoned all residential lots alongside East Pecan Street as C-1, Retail to encourage the area to develop as a commercial corridor leading into the downtown area. However, if the lot requirements for the C-1, Retail district as currently written were enforced on the property a pad size approximately 12 feet wide by 80 feet deep would remain. This would render the site undevelopable under the City's current ordinances.

The proposed PD reduces the building setback requirements in order to allow for a 1,100 square foot restaurant.

Additionally, the applicant is requesting a reduction in the front yard landscaping in order to utilize that landscaping in the rear yard. The applicant is proposing to move the current drainage channel onto their property in order to utilize it as an outdoor amenity for their patrons.

Finally, due to the small scale of the development, the staff has been working with the applicant on ways to incorporate on-street parking for the development. The current lot arrangement makes on-site parking difficult to accommodate. The applicant is providing additional right-of-way along New Mexico to accommodate the parking of cars.

Conformance with the Comprehensive Plan:

The proposed rezoning is in conformance with the Comprehensive Plan. The property is designated as Urban Center/Mixed use on the City's Comprehensive Plan. The Urban Center/Mixed Use district encourages a similar character of development as the City's Historic District, (limited setbacks, on street parking etc.)

Board Review/Citizen Input:

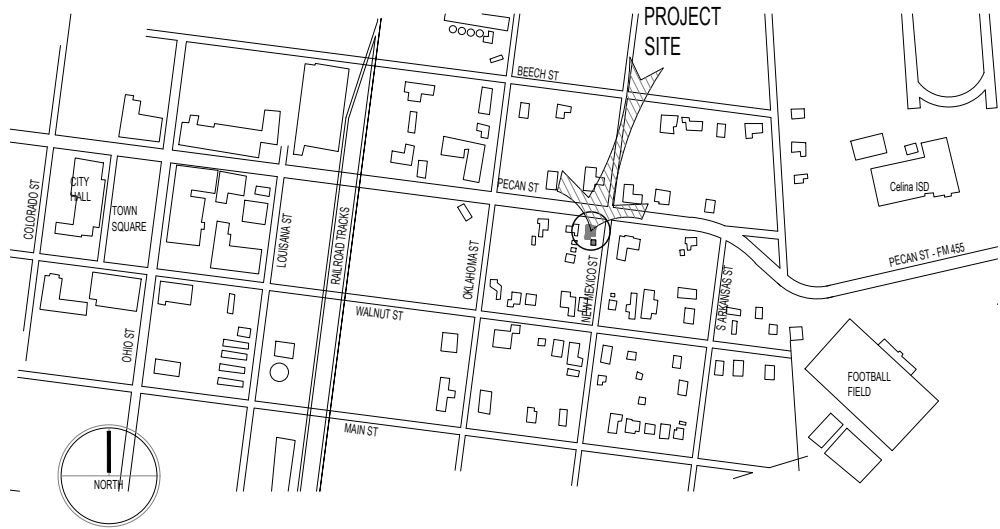
A notice of public hearing was published in the Celina Record on November 10, 2017. Notices of the public hearing were sent to all property owners, as indicated by the most recently approved City of Celina Tax Rolls, who are located within 200 feet of the subject property. As of Friday, November 22, 2017, no letters in favor or opposition had been received.

Supporting Documents:

- Proposed Concept Plan
- Proposed Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



1 Vicinity Plan
Scale: NTS

SITE DATA:

SITE AREA:	CURRENTLY	7,250 SF OR 0.17 ACRE
	AFTER ROAD WIDENING:	6,750 SF OR 0.15 ACRE
PLANNED DEVELOPMENT AREA (INCLUDING HALF OF PECAN ROW, HALF OF NEW MEXICO ROW AND HALF OF REAR UTILITY ROW):		14,400 SF OR 0.33 ACRE
EXISTING ZONING:	C-1	
CURRENT USE:	SINGLE FAMILY RESIDENCE, (NON-CONFORMING)	
FLOOD ZONING:	PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD PANEL 48085C0110J. EFFECTIVE DATE JUNE 2, 2009.	
ZONING REQUEST:	A PLANNED DEVELOPMENT TO BUILD A SMALL RESTAURANT ON THIS SITE.	



3 Existing Area Properties & Owners
Scale: 1"= 100'-0"

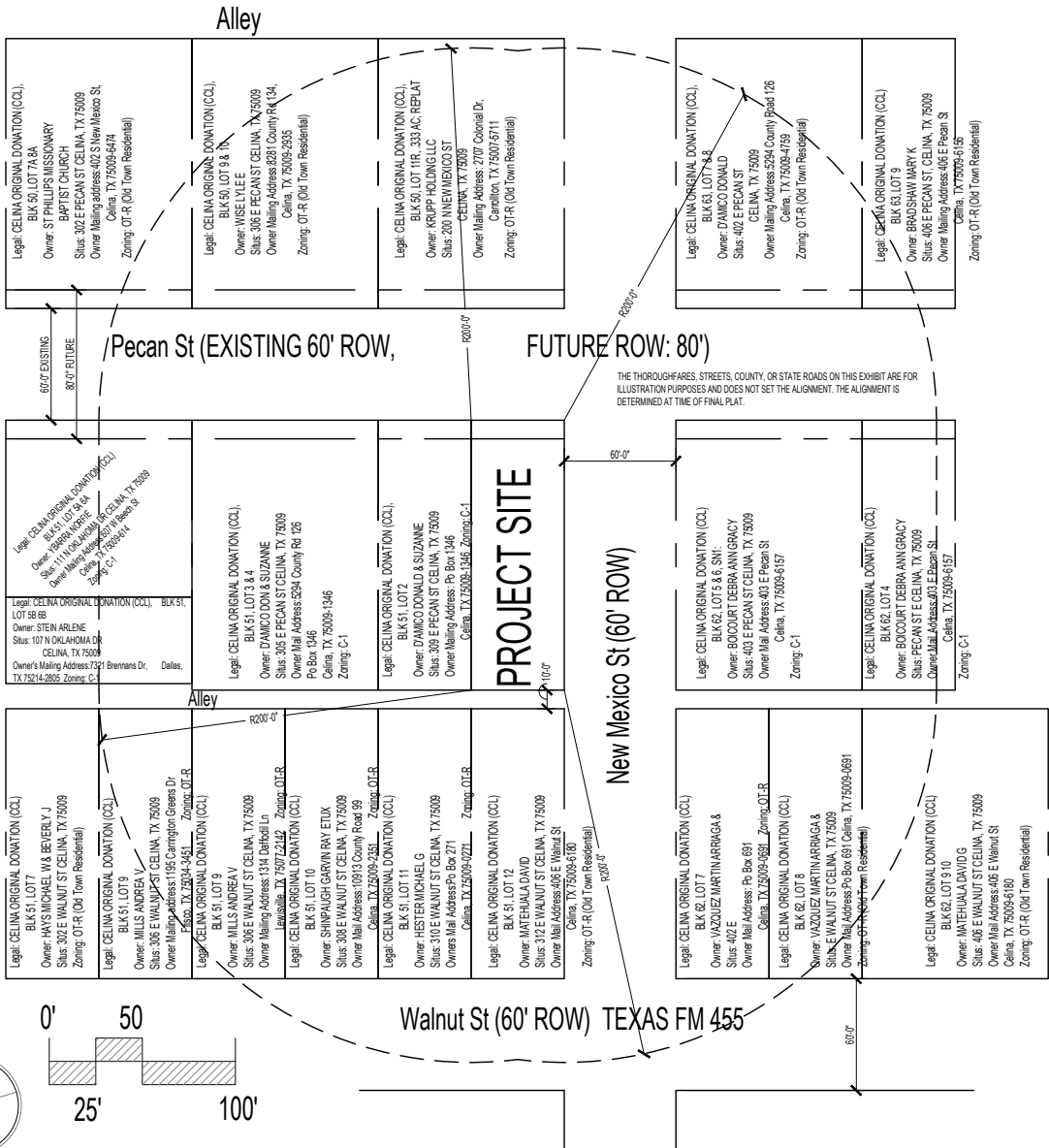
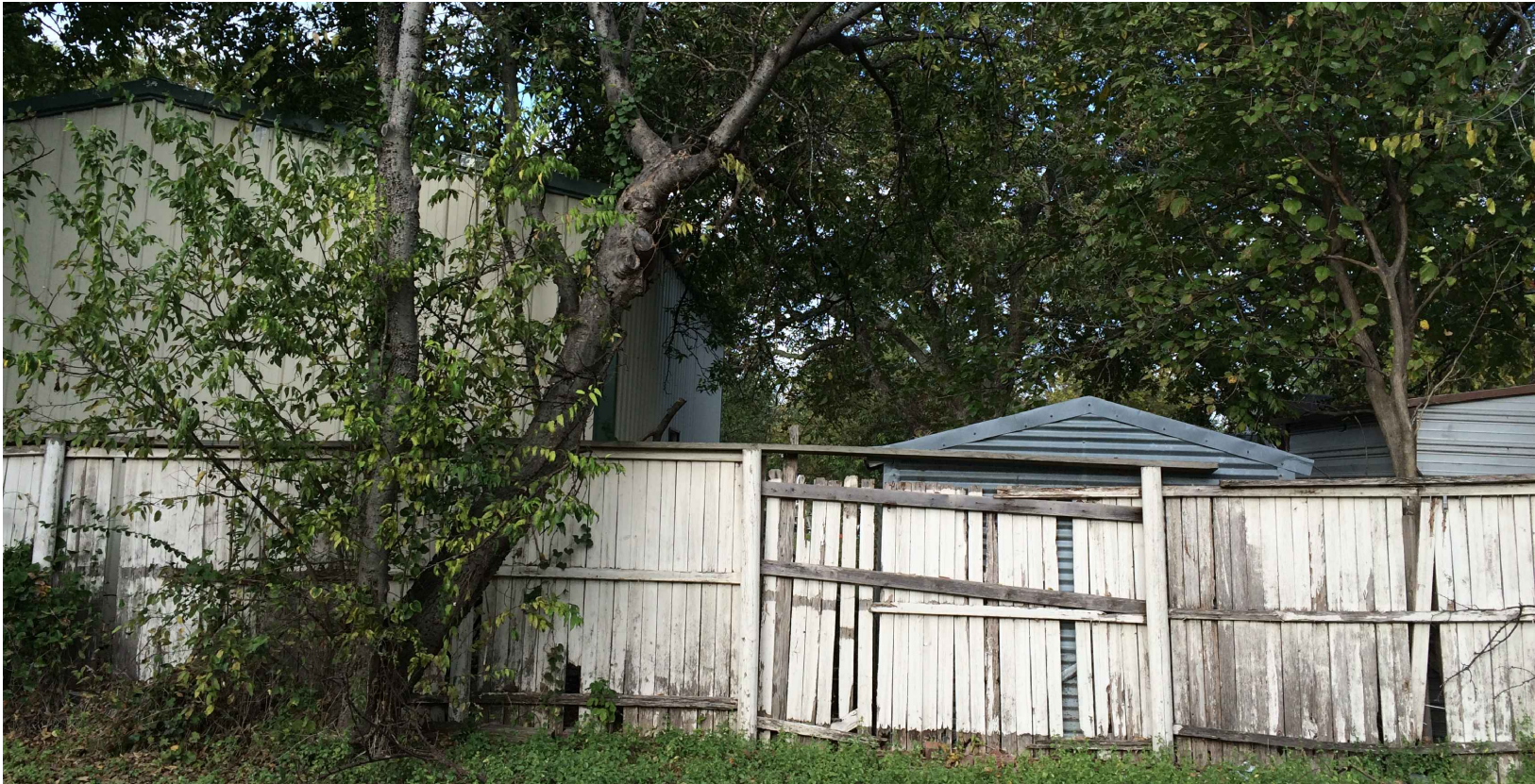
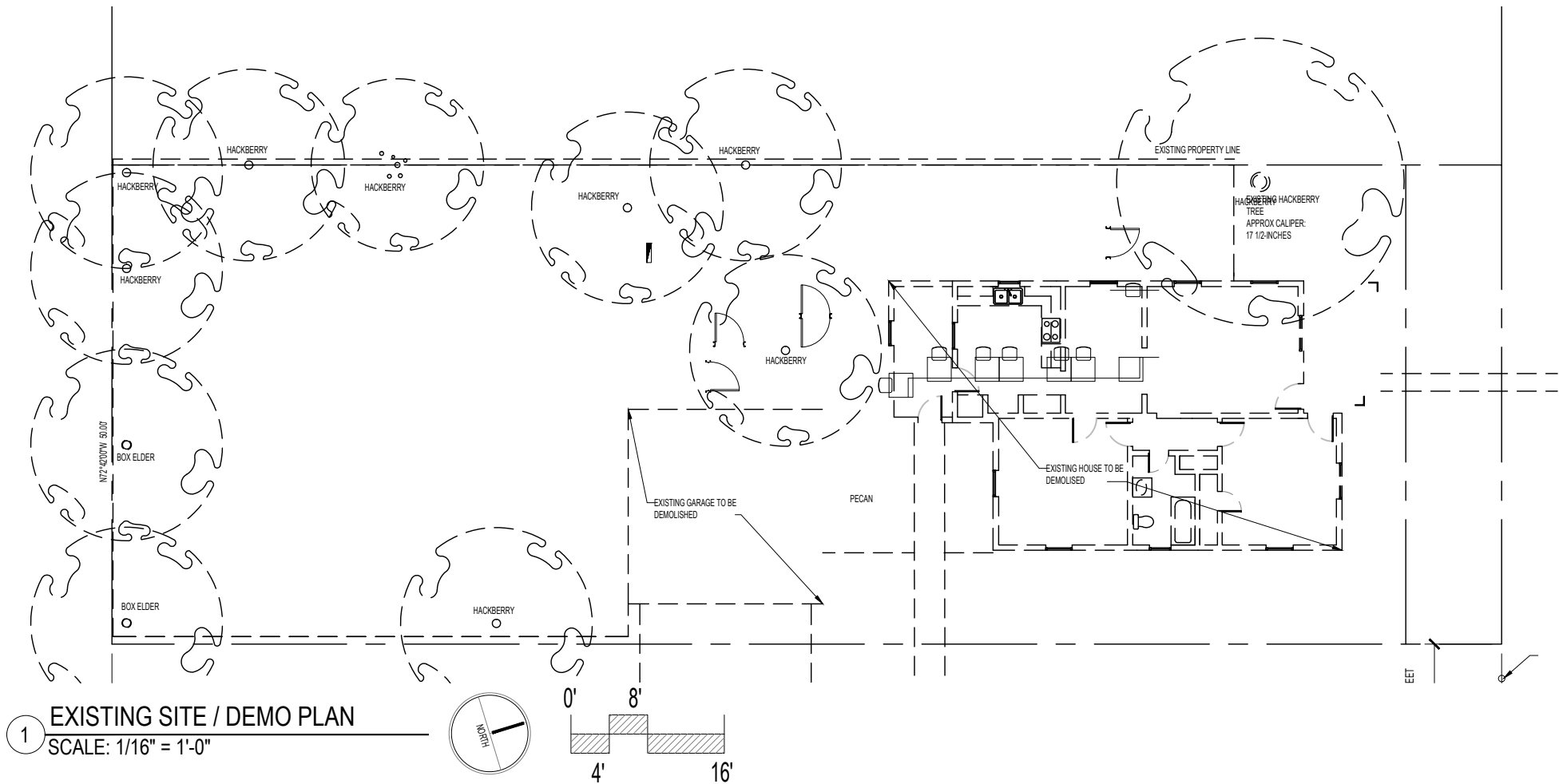


EXHIBIT B

Case #:	Date: 11-15-2017
Legal Description:	Celina Original Donation, Blk 51, Lot 1 Property ID: 981343
Owner:	Juan Llamas & Veronica Zapata, Phone: 972-955-6831 406 Mustang Tri, Celina, TX 75009
Applicant:	Amanda Boers, Architect, Phone: 214-727-6707 P.O. Box 595353, Dallas, TX 75359
Surveyor:	Michael Doyle Phone: 972-221-2838 B&D Surveying Inc 1650 Canterbury Lewisville TX75067



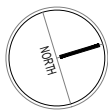
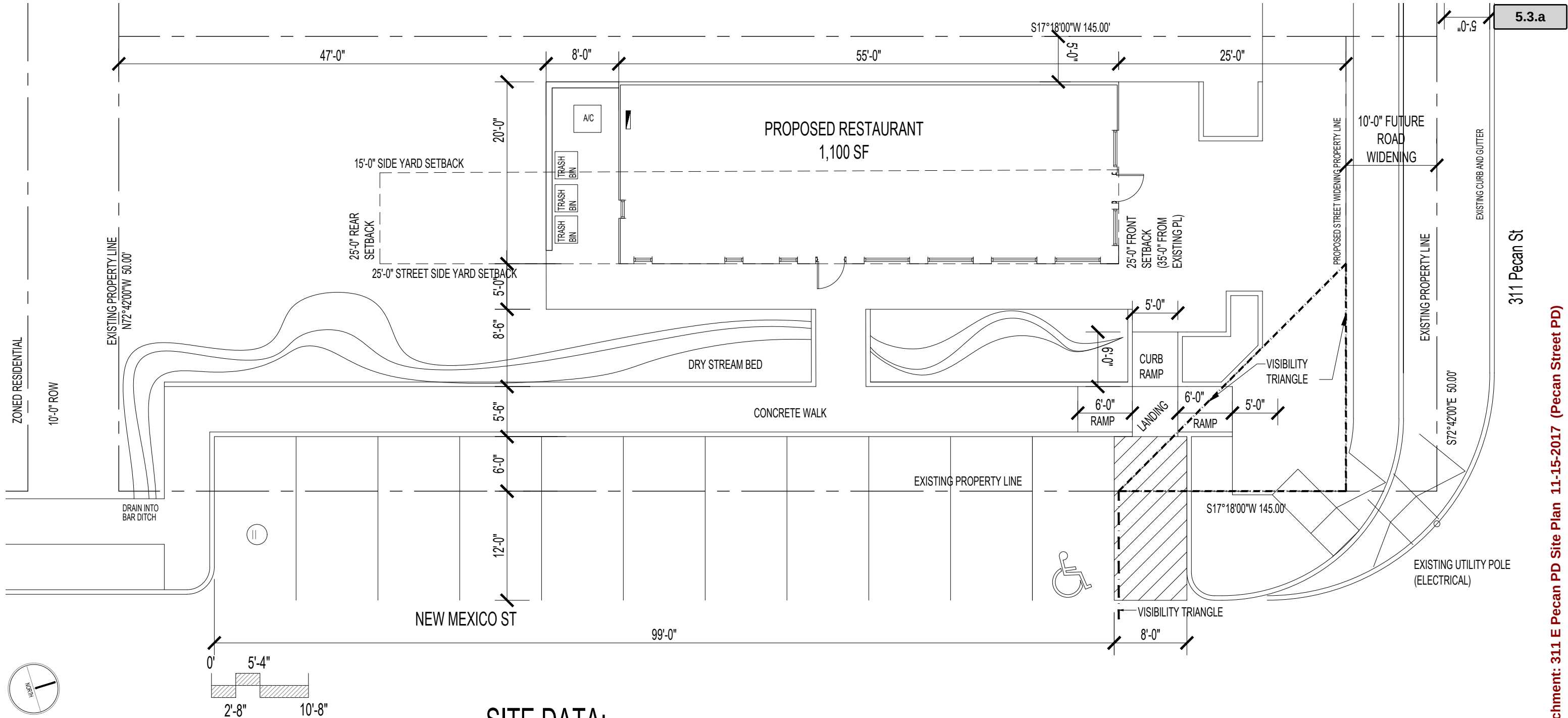
2

PHOTOS OF PROPERTY TO THE WEST

SCALE: NTS

EXHIBIT B

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1 Site Plan
3/32" = 1'-0"

SITE DATA:

EXISTING ZONING: C-1

SITE LEGAL DESCRIPTION: Celina Original Donation Blk 51, Lot 1

STREET ADDRESS: 311 E. Pecan St

SITE AREA: 7,250 SF

EXISTING IMPROVEMENT: Existing house built in 1930, approx. 1,008 SF (to be demolished)

TOTAL PROPOSED HEATED SPACE: 1,100 SF

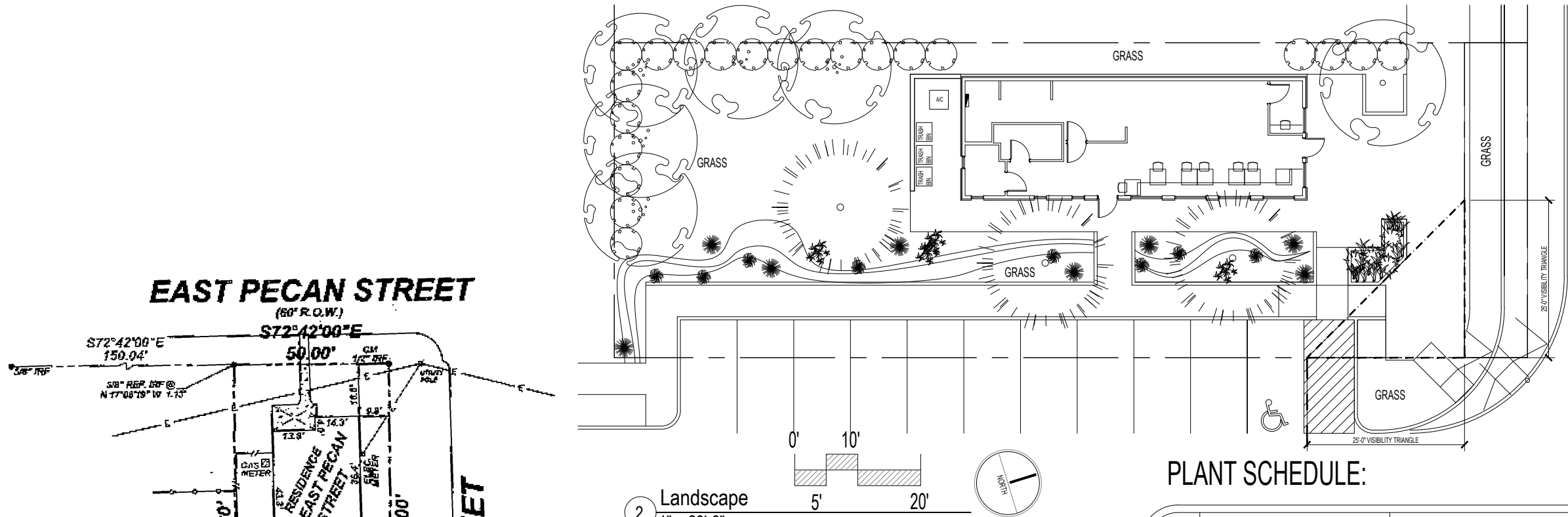
NEW USE: Restaurant

PARKING REQUIRED: 11 stalls

PARKING PROVIDED: 11 stalls

EXHIBIT B

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2 Landscape
1" = 20'-0"

LANDSCAPE DATA:

AREA OF PROPERTY: 7,250SF
AREA TO BE CONDEMMED: 500 SF
AREA OF BUILDING: 1,100 SF
AREA OF PARKING LOT / ACCESS AISLE: 645 sf
AREA OF SIDEWALKS 2,146 SF
LANDSCAPE AREAS PROVIDED:
FRONT YARD 208 SF
WEST SIDE 316 SF
EAST SIDE 486 SF
REAR YARD 1,849 SF
TOTAL 2,859 SF

FRONT YARD IS 7% OF ALL LANDSCAPE PROVIDED.

REQUIRED LANDSCAPING IN PARKING AREA (10%): 64.5 SF.
PROVIDED 0 SF

TREE MINIMUM IN PARKING AREA: 645 SF / 400 TREE /SF = 2 TREES
PARKING TREES PROVIDED = 0

PLANT SCHEDULE:

#	TREE COMMON NAME	TREE SCIENTIFIC NAME	SIZE	NOTES:
5	CREPE MYRTLE	Myrica pusilla	3" Caliper	measured 12" from ground
1	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	3" Caliper	measured 12" from ground
3	POND CYPRESS	Taxodium ascendens	3" Caliper	measured 12" from ground
#	SHRUB COMMON NAME	SHRUB SCIENTIFIC NAME	SIZE	NOTES:
21	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	3-GAL (MIN)	MUST GROW TO 3-FT TALL 3-GAL (MIN) WITHIN 1-YEAR OF PLANTING
#	PLANT COMMON NAME	SHRUB SCIENTIFIC NAME	SIZE	NOTES:
8	LINDHEIMER'S MULHLY GRASS	Muhlenbergia lindeimeri	3-GAL (MIN)	
2	CYPERUS UMBRELLA PLANT	Cyperus alternifolius	3-GAL (MIN)	
8	MEXICAN FEATHERGRASS	Stipa Tenuissima	2-GAL	
#	LAWN GRASS COMMON NAME	SHRUB SCIENTIFIC NAME	SIZE	NOTES:
15	BERMUDA GRASS	Cynodon dactylon	sod	

PROPERTY DESCRIPTION

311 EAST PECAN STREET, LOT 1, BLOCK 51, OF OLD DONATION, AN ADDITION TO THE TOWN OF CELINA, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR MAP THEREOF RECORDED IN VOLUME 533A, PAGE 2 AND REVISED IN VOLUME 1, PAGE 114, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON CORRECT AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48060C0116J PRESENT EFFECTIVE DATE OF MAP JUNE 2, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

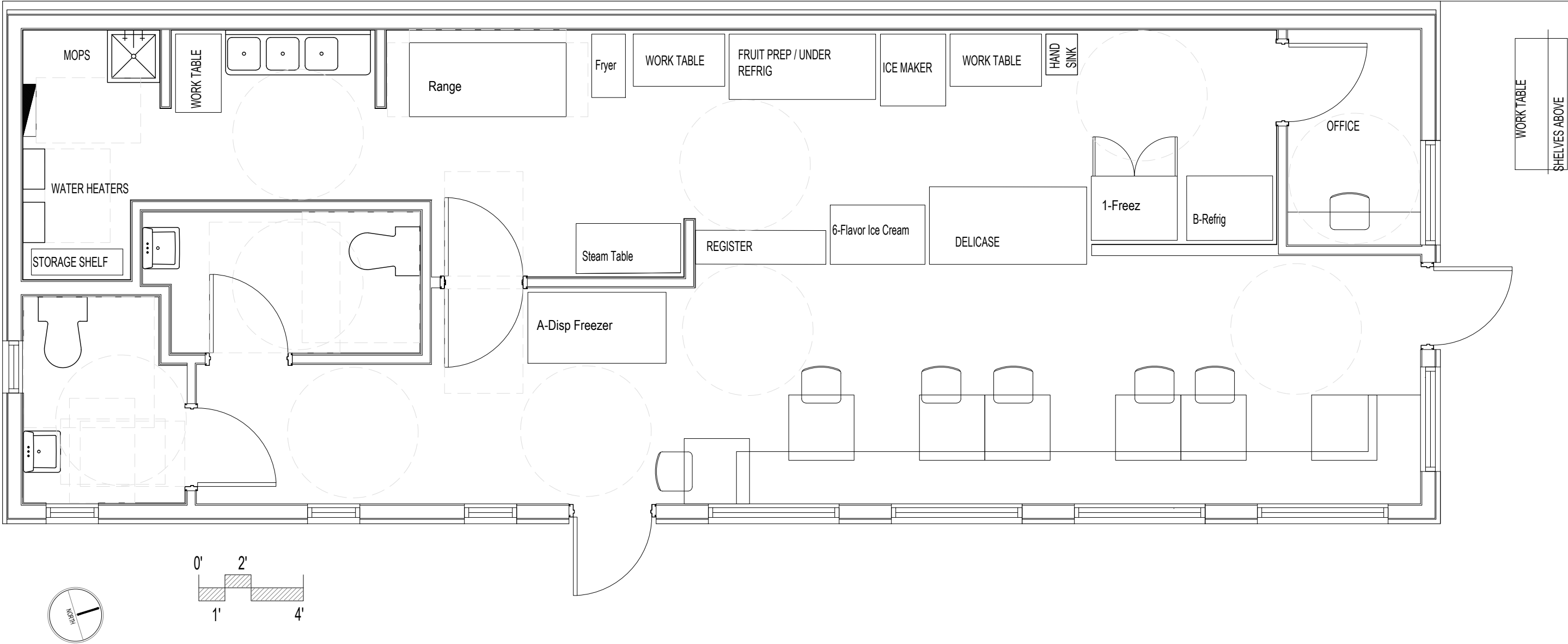
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPT TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER UNKNOWN IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

Michael R. Doyle
5517
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS

FIELD SURVEY DATE: 8/5
THIS SURVEY IS VALID ONLY FOR
ORIGINAL RECORDED PLAT/DEED

EXHIBIT B

Case #:	Date: 11-15-2017
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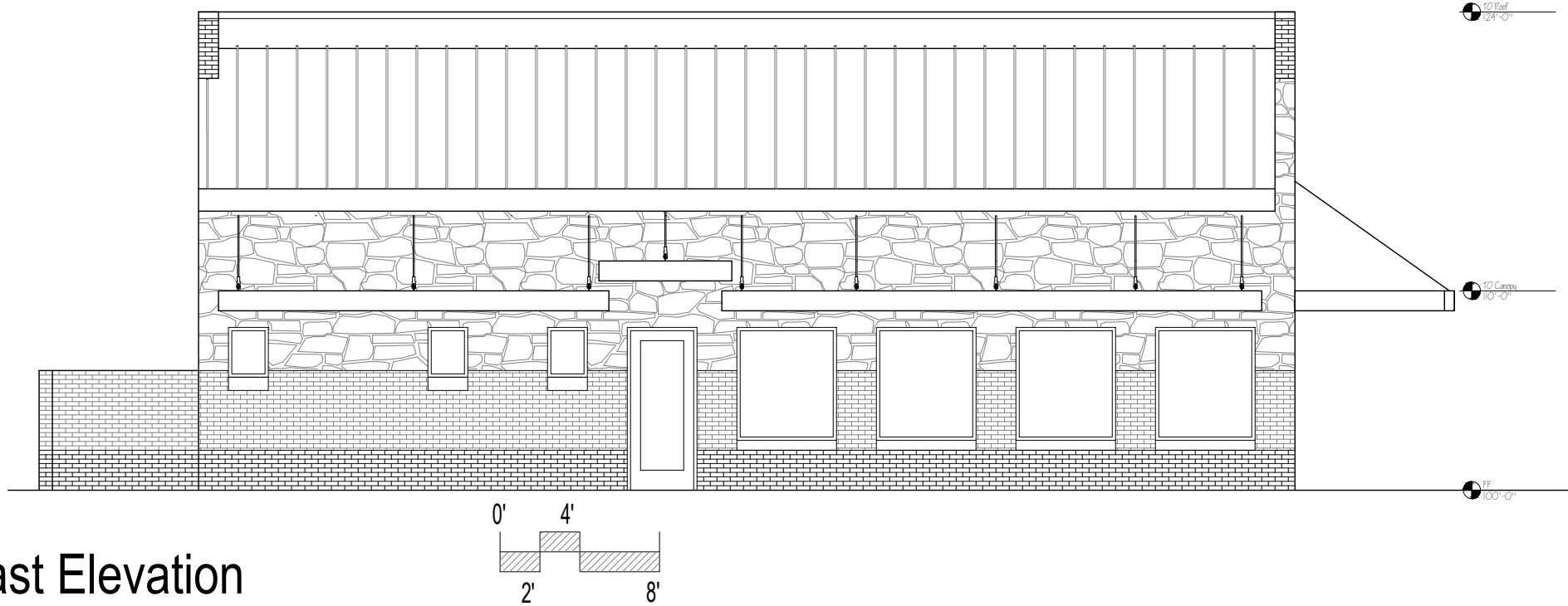


1 Floor Plan
1/4" = 1'-0"

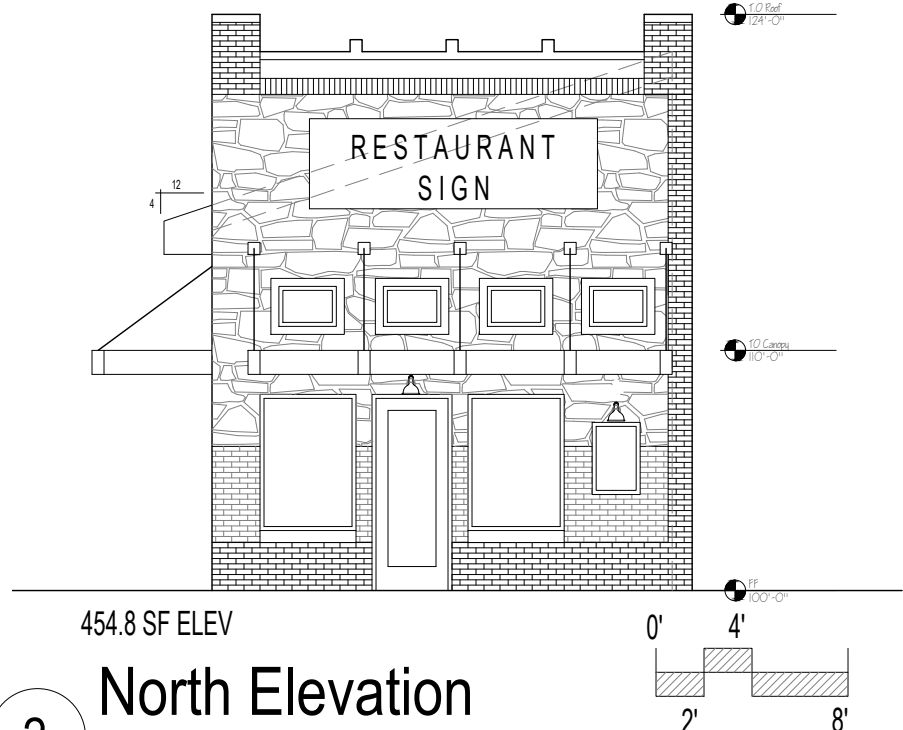
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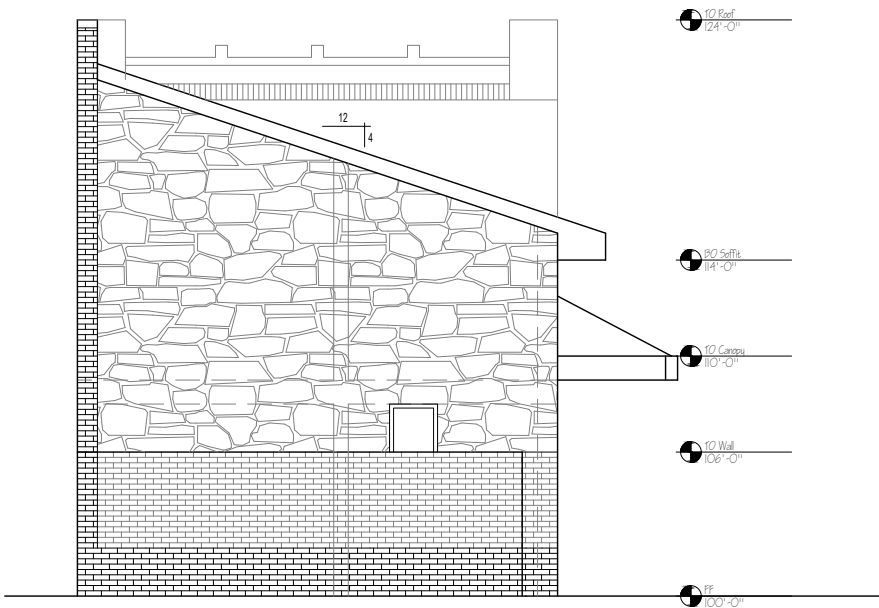
1 East Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

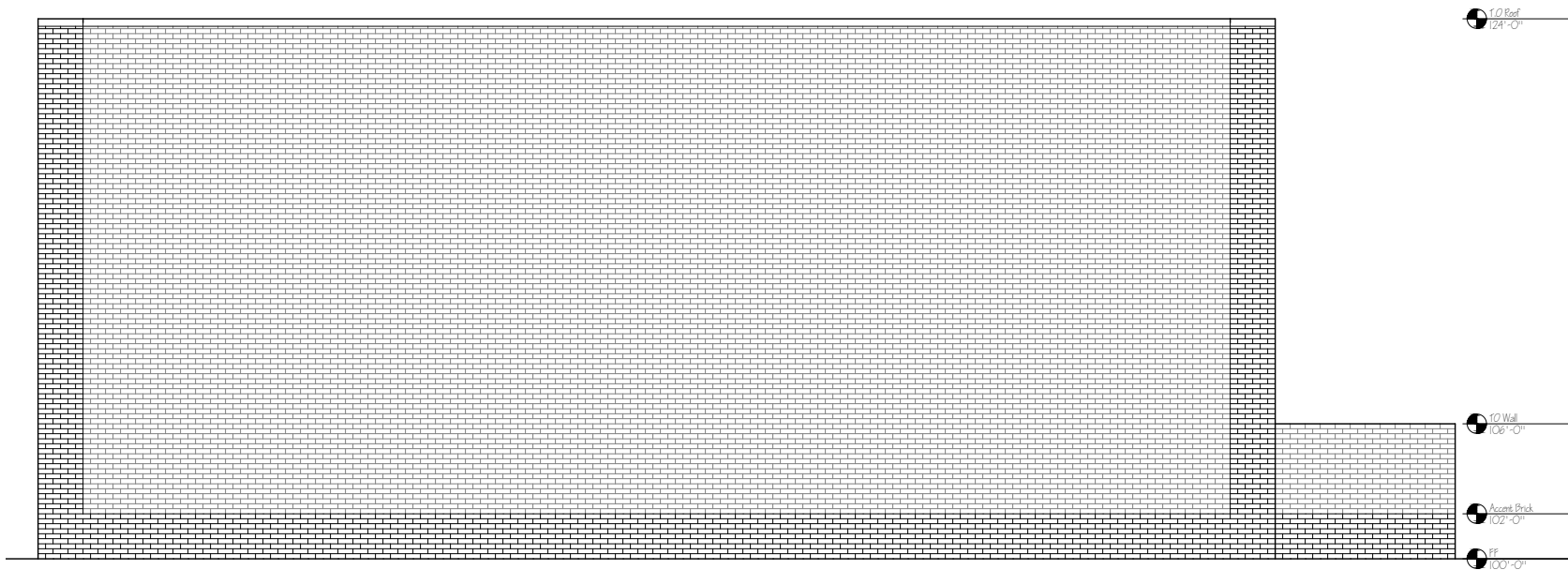


EXHIBIT B

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Planned Development Regulations

Section 14.03.-24 C-1 Retail District applies with the following revisions:

14.03.024.d.1.B Minimum Lot Width 50-feet

14.03.024.d.2.A Minimum front yard 10 feet.

14.03.024.d.2.B Minimum side yard. 5-feet; 10 feet adjacent to a public street.

14.03.024.5 Minimum building separation for nonresidential structures. There shall be a separation between structures composed of distance and/or fire rated construction to meet the city's Fire Code and the current Building Code.

14.05.045.6 Necessary access ways from the public right-of-way shall be permitted through all perimeter landscaping required in section 14.05.086.b. The width of all access ways shall be between 25 feet for non-residential two-way movements...

Sec. 14.05.046 Off Street Parking requirements based upon use

- The applicant may provide on street parking in lieu of off street parking provided that supplied on street parking is accommodated by the increase in right of way being provided by the site to mitigate the effects of vehicles parked within the right of Way.
- Off Street parking shall be a minimum of 1 space per 150 sqft of floor area.

14.05.086.a.2 Minimum front yard Landscaping. Percentage of landscaping in the front yard. In all nonresidential zoning districts, not less than 20% of the landscaping shall be located in the required front yard and shall be in accordance to subsection (c) below (open space landscaping requirements). In calculating the amount of landscaping for the front yard, if landscape areas within off-street parking/vehicular use areas are within the front yard, then they shall be counted towards the 15% landscaping minimum.

14.05.086.b Minimum landscaping requirements for off-street parking and vehicular use areas.

b.1 Interior landscaping shall not be required.

14.05.086.b.1.A Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 3 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall be landscaped with at least grass or other ground cover.

14.05.086.b.1.B Tree minimum. – One tree with a minimum of 3 caliper inches shall be required.

14.05.086.b.2 Perimeter landscaping. All parking lots and vehicular use areas shall be screened from all abutting properties and/or public rights-of-way with a minimum one-foot buffer containing a wall, fence, hedge, berm or other durable landscape barrier.

14.05.086.b.2.A Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 3 feet in depth shall be abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall be landscaped with at least grass or other ground cover.

14.05.152.6.A Construction standards. Facade articulation of at least three feet in depth or offset shall be required for every 40 feet in horizontal surface length.



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Firehouse PD

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HD, being a .32 acre tract of land situated in the Celina Original Donation, lot 17 and 18, block 7, more specifically defined as 203 W. Pecan and 206 N. Louisiana. The property is generally located at the northwest corner of North Louisiana Drive and West Pecan St. (Firehouse PD)

Background Information:

The property owner has requested that this property be rezoned from its current zoning of HD, Historic Downtown District, to PD, Planned Development with a base zoning of HD to allow for the use of a silk screen printing/T-shirt shop.

The applicant currently owns Firehouse Shirt Company and is looking to expand their business. The applicant stated that they will use the front portion of the building, which fronts Pecan St., for retail with the possibility of a restaurant in the future, and the screen printing would be done in the rear portion of the building within the old auto repair garage.

The property will still be required to go through all processes that are required for the Historic Preservation Commission for any exterior changes to the building including signage or painting schemes.

Conformance with the Comprehensive Plan:

The Historic Downtown is a component of the Urban Center/Mixed use designation. The Urban Center/Mixed classification within the Comprehensive Plan promotes the redevelopment and/or reuse of existing structures.

Board Review/Citizen Input:

Public Notice was published in the Celina Record on November 10, 2017. Notices of the public hearing were also sent to all owners of property residing within the City Limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had not received any letters of support for the zoning case.

Supporting Documents:

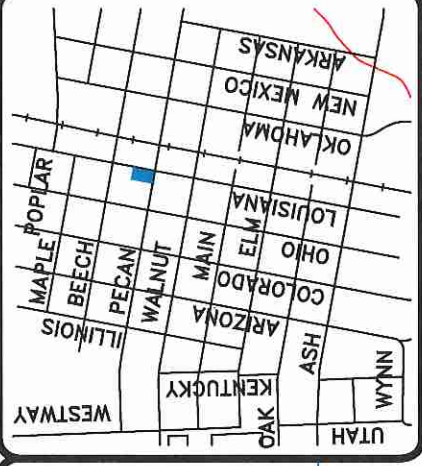
- Property Survey
- Development Regulations

Staff Recommendation:

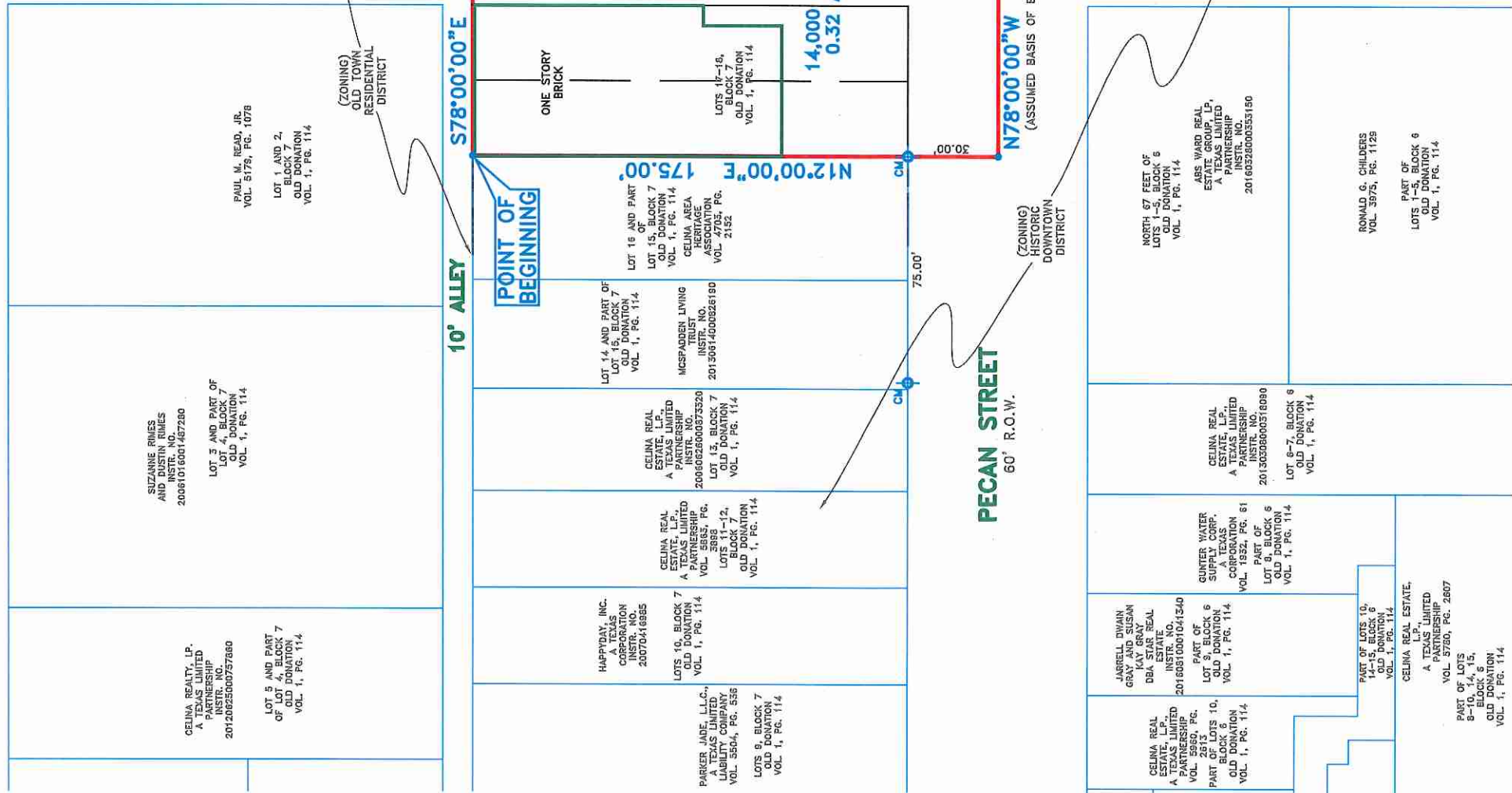
Staff recommends approval as presented.

50' 25' 0 50' 100'

SCALE: 1" = 50'



BEECH STREET
60' R.O.W.



BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG
SURVEYING INC.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

CURRENT OWNER

PAUL M. READ, JR.
1195 CARRINGTON GREENS DRIVE
FRISCO, TEXAS, 75034
PHONE NO. _____

EXHIBIT "B"

CASE NO. _____
LOTS 17 AND 18, IN BLOCK 7
OFFICIAL AMENDMENT TO THE AMENDED MAP OF
THE TOWN OF CELINA, COLLIN COUNTY, TEXAS
203 W. PECAN STREET & 206 N. LOUISIANA DRIVE
DATE: 10/02/17, JOB NO. 1720931, SH. 2 OF 2



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Robyn Miga, Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Greenway 63 DA

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Greenway 63 Extraterritorial Jurisdiction Development Agreement. The property is an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 DA)

Background Information:

An application has been made from the Greenway 63 development for a Development Agreement with the City of Celina for an approximately 63.15 acre tract of land in the ETJ. This Development Agreement outlines the development regulations and other considerations prior to the annexation and subsequent zoning of the property. The proposed Development Agreement is the mechanism that allows the property owner to be vested. These regulations will also be mimicked in the Greenway 63 Planned Development agenda item.

Land Use

GREENWAY 63 LOT SUMMARY				
<u>Desc.</u>	LOT TYPE 1 (40')	LOT TYPE 2 (50')	LOT TYPE 3 (60')	TOTAL
Max	169	30	116	315
Min	130	15	85	230

Both the 40' and 50' lots will be rear entry only with alleys so that the front facade of the house is more than a garage. One of the unique parts of this development that is unlike some of our other subdivisions is the use of mews streets with the 40' lots. A mews is defined by the Planned Development as being a minimum of 25' of an open space area to serve as a yard for the smaller lot widths. The mews will be owned and maintained by the HOA.

Density

The property will have a maximum of number of 315 single-family units, and will be required to have one acre

of open space for every 75 dwelling units.

Open Space

The open space will include a 12' wide hike and bike trail, as well as a 20' landscape buffer with a meandering 10' sidewalk along future Celina Parkway. A minimum of two acres shall be non-floodplain open space, and other amenities may include a community pool, playgrounds, and other landscaped open areas.

Board Review/Citizen Input:

Notice of the public hearing was published in the Celina Record on November 10, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved City of Celina tax rolls, who are located within 200 feet of the subject property. No letters of opposition or in favor were received by Friday, November 22, 2017.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

n/a

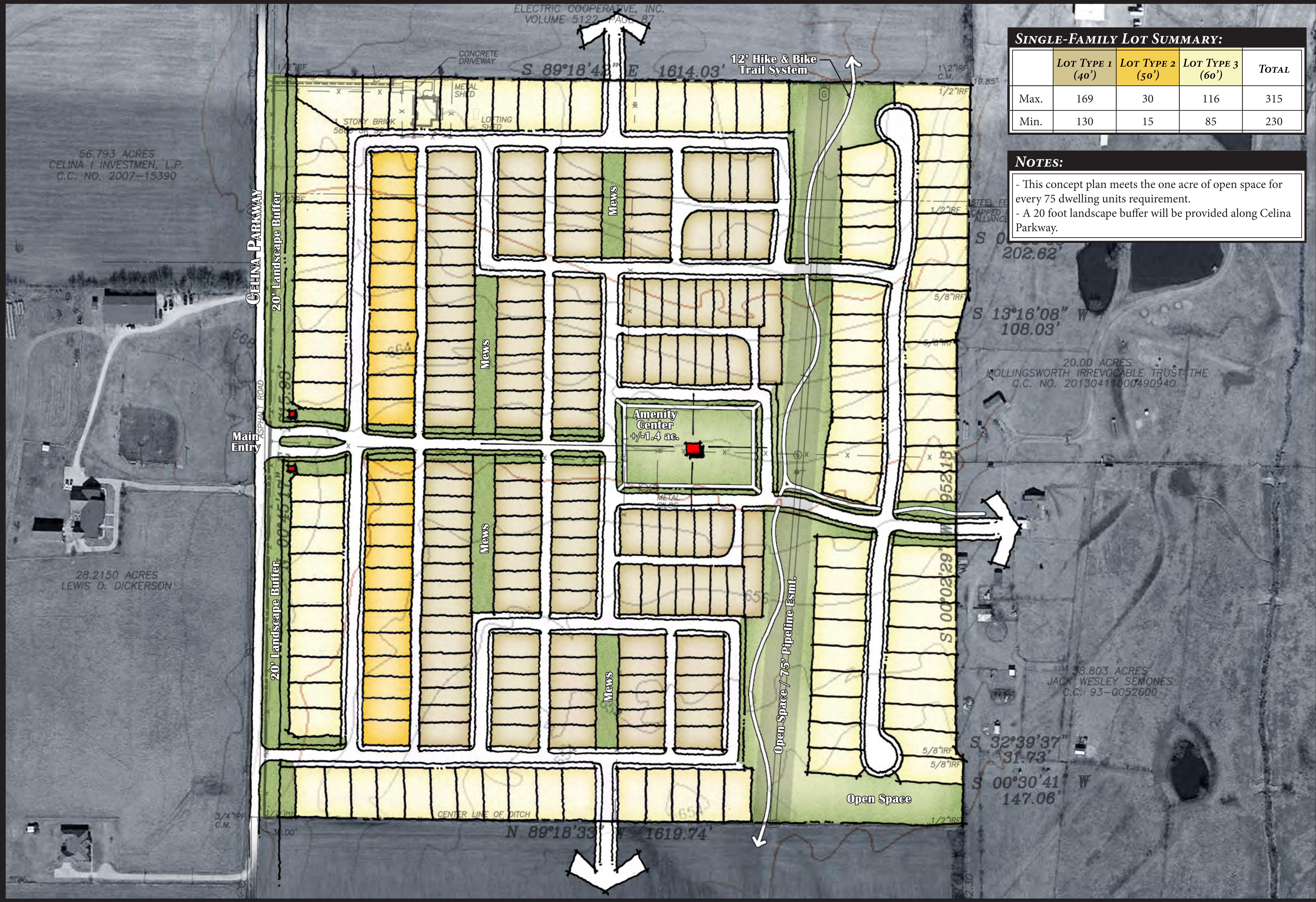
Supporting Documents:

Concept Plan

Land Use Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



GREENWAY 63
CELINA, TX
CONCEPTUAL MASTER PLAN

Scale 1"=100'

November 09, 2017

KLS

KNAPP LAND SOLUTIONS

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

EXHIBIT D

Development Standards

PROJECT LOCATION

The property is located just southeast of the intersection of two major arterial roads. The proposed Planned Development (the “PD”) offers greater flexibility in Single Family detached development. Therefore, to achieve this flexibility and to provide greater housing choices, creating the PD under Section 14.03.031 of the City’s Zoning ordinance is required. Submitted under Section 14.03.031 as a Concept Plan, this PD will provide:

- Increased amount of single family development with an expanded range of housing choices through a diversity of lot sizes ranging from 40-60 feet in width.
- Open space and mews (a row or group of houses built adjacent or around an open space or yard maintained by the HOA) to promote neighborhood community interaction and other physical assets as amenities. Mews shall be minimum twenty-five feet (25’) in width and maximum four hundred feet (400’) in length and include a five foot (5’) wide sidewalk.
- Internal sidewalks will be five feet (5’) wide to allow two people to walk side by side.
- A twelve foot (12’) wide walking trail with at least six (6) benches near streets and trail.
- Mailboxes faced away from the road, but have twelve foot (12’) sidewalk or flagstone from road to cluster boxes.

PROPOSED CONDITIONS

PROPOSED LAND USES

The proposed development is in accordance with the City of Celina Comprehensive Plan dated April, 2013 by increasing Suburban Moderate-High Residential (Suburban Mix) land use category. The following land uses are proposed:

- Base zoning district SF-R
- Suburban Moderate-High Residential (Suburban Mix)
 - Single family detached dwellings with varying lot sizes with a minimum of 4,000 SF.
- Open Space/Park Space
- Amusement and Recreation Services

PROPOSED THOROUGHFARES/ACCESS

The proposed development will utilize the existing Master Thoroughfare Plan Amended October 2017. In addition to the designating Rights of Way according to the Master Thoroughfare Plan, a divided subdivision entrance will be utilized for internal traffic circulation, and street stubs to adjacent property for future connectivity.

CONCEPT PLAN

The Concept Plan locates the proposed land uses outlined within the Property. All land uses shall conform to the SF-R Regulations as they exist at the time of development. The proposed development

should have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April 2013 and compliments the City of Celina.

DEVELOPMENT REGULATIONS

Tract

Single Family Residential District the intent is to allow a mixture of single family lot sizes provided that the overall density within such SF area shall not exceed five (5) units to the gross acre or 315 lots. For single family lots, the permitted and conditional uses, as well as the regulations, under Section 14.03.008 of the City of Celina’s zoning ordinance shall apply, except as set forth herein, and further defined as Lot Types 1, 2, and 3 below.

SINGLE-FAMILY

PERMISSIBLE USES

The following uses shall be allowed:

1. 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.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
 - A. Public and private parks;
 - B. 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;
 - C. Amenity centers.
4. 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.
5. Manufactured and/or modular homes are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

The PD will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than four thousand (4,000) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.

3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Four thousand (4,000) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be fifteen hundred (1,500) square feet.
Front Yard:	Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twelve feet (12') minimum main building for rear alley lots and ten feet (10') on front entry lots. Twenty feet (20') minimum garage setback measured from the Right of Way (ROW). This setback, coupled with the alley parkway, shall insure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Forty feet typical (40') at building line; thirty-five feet (35') minimum (@ right-of-way) on cul-de-sac and knuckle lots. Lot frontage along alleys shall be fifteen feet (15') minimum.
Lot Depth:	One hundred feet (100') minimum. Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than five thousand (5,000) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Five thousand (5,000) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be fifteen hundred (1,500) square feet.
Front Yard:	Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twelve feet (12') minimum main building for rear alley lots and ten feet (10') on front entry lots. Twenty feet (20') minimum garage setback measured from the Right of Way (ROW). This

	setback, coupled with the alley parkway, shall insure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Fifty feet typical (50') at building line; forty feet (40') minimum (@ right-of-way) on cul-de-sac and knuckle lots. Lot frontage along alleys shall be fifteen feet (15') minimum.
Lot Depth:	One hundred feet (100') minimum. Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

C. Lot Type 3:

1. 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, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be eighteen hundred (1,800) square feet.
Front Yard:	Twenty feet (20') setback line in all instances, however, 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 main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Sixty feet typical (60') at building line; twenty feet (20') minimum (@ right-of-way) on cul-de-sac lots and knuckle lots, flag lots are allowed.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').

D. Lot Summary Table:

GREENWAY 63 LOT SUMMARY				
Desc.	LOT TYPE 1 (40')	LOT TYPE 2 (50')	LOT TYPE 3 (60')	TOTAL
Max	169	30	116	315
Min	130	15	85	230

CONDITIONAL USES

Uses allowed as conditional uses in the SF-R District (Section 14.03.008) as outlined in the City of Celina Zoning Ordinance No 2017-30, as amended.

DISTRICT REGULATIONS

It is the intent of this Ordinance that all uses permitted by the PD conform to the applicable City of Celina development guidelines as they exist at the time of development.

OTHER DEVELOPMENT REGULATIONS

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

Homeowner Association(s) will be established as each residential or nonresidential parcel of land is developed. The PD shall contain one or multiple Homeowner/Property Owner Association(s).

OPEN SPACE

The PD will dedicate one acre of open space for every 75 dwelling units. A minimum of 2.0 acres shall be non-floodplain open space. The remaining open space acreage may consist of any pervious areas including publicly accessible detention/drainage facilities (wet ponds included), natural open space areas including floodplain, open spaces with easements passing through, open spaces with walking, hiking, and/or bike trails, and public or private parks. Any detention/drainage areas counted toward the open space requirement shall be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. The Open Space and mews shall be owned and maintained by the Homeowner Association. Trees shall be allowed in side yards on mews lots. The amenities may include, but are not limited to; community pool, restrooms, playground/children's playscape, hike and bike trail, and landscaped open areas.

CONCEPT PLAN

The Concept Plan demonstrates locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

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

SCREENING & LANDSCAPE BUFFERS

Screening (6' masonry) shall be required for lots adjacent to County Road 52 (Celina Parkway). Screening (8' board on board fence) shall be required for lots adjacent to the entrance as well as for lots backing to the cemetery property. Black metal tubular fence shall be required on lots adjacent to or backing on open spaces. Landscape buffers shall be required for all lots adjacent to the entrance road and County Road 52 (CR 52). The landscape buffer shall be ten feet (10') in width along the entrance road. The landscape buffer shall be a minimum of twenty feet (20') along CR 52 with a meandering ten foot (10') sidewalk in width along CR 52.



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Robyn Miga, Planner
 CC: Jason Laumer, City Manager
 Date: November 28, 2017
 Re: Greenway 63 Zoning

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 PD)

Background Information:

The property owners have requested that this property be rezoned from its current zoning of AG, Agriculture, to PD, Planned Development with a base zoning of SF-R, Single-Family Residential. The total acreage of the area to be rezoned is approximately 63.15 acres

The proposed PD mirrors the ETJ Development Agreement Land Use item that is prior to this item on the agenda. The Development Agreement is necessary to vest the property, but the property owners are moving forward with annexation and zoning immediately.

Land Use

GREENWAY 63 LOT SUMMARY				
<u>Desc.</u>	LOT TYPE 1 (40')	LOT TYPE 2 (50')	LOT TYPE 3 (60')	TOTAL
Max	169	30	116	315
Min	130	15	85	230

Both the 40' and 50' lots will be rear entry only with alleys so that the front facade of the house is more than a garage. One of the unique parts of this development that is unlike some of our other subdivisions is the use of mews streets with the 40' lots. A mews is defined by the Planned Development as being a minimum of 25' of an open space area to serve as a yard for the smaller lot widths. The mews will be owned and maintained by the HOA.

Density

The property will have a maximum of number of 315 single-family units, and will be required to have one acre of open space for every 75 dwelling units.

Open Space

The open space will include a 12' wide hike and bike trail, as well as a 20' landscape buffer with a meandering 10' sidewalk along future Celina Parkway. A minimum of two acres shall be non-floodplain open space, and other amenities may include a community pool, playgrounds, and other landscaped open areas.

Board Review/Citizen Input:

Notice of the public hearing was published in the Celina Record on November 10, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved City of Celina tax rolls, who are located within 200 feet of the subject property. No letters of opposition or in favor were received by Friday, November 22, 2017.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

n/a

Supporting Documents:

Concept Plan

Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



EXHIBIT “D”

Zoning Amendment for:
GREENWAY 63



PROVIDENT REALTY ADVISORS

PLANNED DEVELOPMENT (PD #87)
In
Celina, Texas

November 8, 2017

Prepared By:



10875 John W. Elliot Dr., Suite 400 • Frisco, Texas 75033

PLANNED DEVELOPMENT – GREENWAY 63

Attachment: Greenway 63 PD Regs-11.21.2017 (Greenway 63 Zoning)

INTRODUCTION

SUMMARY AND INTENT

This zoning submittal addresses the disposition of approximately 63 acres of land within the City of Celina, more fully described on Exhibit A (the “Property”) and depicted on Exhibit C. The uses proposed for the Property are being amended to more closely follow the intent of the City of Celina Comprehensive Plan dated April 2013. It is the intent of the Planned Development (PD), to clearly identify the zoning region by metes & bounds, and to offer greater flexibility for the residential development.

This zoning submittal promotes development that is consistent with the future land use plan within the Regional Activity Center. The PD will provide an expanded range of housing choices through varying lot sizes of Single Family detached housing that currently is unavailable under the active zoning ordinance and by doing so will follow current market trends observed in surrounding cities.

PROJECT LOCATION

As shown in Exhibit B, the proposed PD is located in south Celina. A legal description (Exhibit A) and Zoning Exhibit (Exhibit C) is provided in this document.

The property is located just southeast of the intersection of two major arterial roads. This proposed Planned Development offers greater flexibility in Single Family detached development. Therefore, to achieve this flexibility and to provide greater housing choices, creating the PD under Section 14.03.031 of the City’s Zoning ordinance is required. Submitted under Section 14.03.031 as a Concept Plan, this Planned Development will provide:

- Increased amount of single family development with an expanded range of housing choices through a diversity of lot sizes ranging from 40-60 feet in width.
- Open space and mews (a row or group of houses built adjacent or around an open space or yard maintained by the HOA) to promote neighborhood community interaction and other physical assets as amenities. Mews shall be minimum twenty-five feet (25’) in width and maximum four hundred feet (400’) in length.
- Internal sidewalks will be five feet (5’) wide to allow two people to walk side by side.
- A twelve foot (12’) wide walking trail with at least six (6) benches near streets and trail.
- Mailboxes faced away from the road, but have twelve foot (12’) sidewalk or flagstone from road to cluster boxes.

EXISTING CONDITIONS

There is an existing aggregate and concrete batch plant operation to the east of this property. Glenn Crossing is located to the east of this property, and Light Farms is located to the south. All boundaries are county road or agriculture open space. The property is currently in agriculture use.

PROPOSED CONDITIONS

PROPOSED LAND USES

The proposed development is in accordance with the City of Celina Comprehensive Plan dated April, 2013 by increasing Suburban Moderate-High Residential (Suburban Mix) land use category. The following land uses are proposed:

- Base zoning district SF-R
- Suburban Moderate-High Residential (Suburban Mix)
 - Single family detached dwellings with varying lot sizes with a minimum of 4,000 SF.
- Open Space/Park Space
- Amusement and Recreation Services

PROPOSED THOROUGHFARES/ACCESS

The proposed development will utilize the existing Master Thoroughfare Plan Amended October 2017. In addition to the designating Rights of Way according to the Master Thoroughfare Plan, a divided subdivision entrance will be utilized for internal traffic circulation, and street stubs to adjacent property for future connectivity.

CONCEPT PLAN

Exhibit B identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the SF-R Regulations as they exist at the time of development. The proposed development should have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April 2013 and compliments the City of Celina.

DEVELOPMENT REGULATIONS

Tract

Single Family Residential District the intent is to allow a mixture of single family lot sizes provided that the overall density within such SF area shall not exceed five (5) units to the gross acre or 315 lots. For single family lots, the permitted and conditional uses, as well as the regulations, under Section 14.03.008 of the City of Celina’s zoning ordinance shall apply, except as set forth herein, and further defined as Lot Types 1, 2, and 3 below.

SINGLE-FAMILY

PERMISSIBLE USES

The following uses shall be allowed:

1. 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.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
 - A. Public and private parks;
 - B. 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;

November 8, 2017 - 3

- C. Amenity centers.
4. 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.
 5. Manufactured and/or modular homes are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

The PD District will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than four thousand (4,000) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Four thousand (4,000) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be fifteen hundred (1,500) square feet.
Front Yard:	Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twelve feet (12') minimum main building for rear alley lots and ten feet (10') on front entry lots. Twenty feet (20') minimum garage setback measured from the Right of Way (ROW). This setback, coupled with the alley parkway, shall insure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum.
Lot Width:	Fifteen feet (15') minimum when adjacent to street. Forty feet typical (40') at building line; thirty-five feet (35') minimum (@ right-of-way) on cul-de-sac and knuckle lots. Lot frontage along alleys shall be fifteen feet (15') minimum.
Lot Depth:	One hundred feet (100') minimum. Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than five thousand (5,000) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Five thousand (5,000) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be fifteen hundred (1,500) square feet.
Front Yard:	Fifteen feet (15') setback line when garage doors face the alley. Covered Front Porches may extend over the front building setback line up to five feet (5'). Key lots shall have two (2) front yards.
Rear Yard:	Twelve feet (12') minimum main building for rear alley lots and ten feet (10') on front entry lots. Twenty feet (20') minimum garage setback measured from the Right of Way (ROW). This setback, coupled with the alley parkway, shall insure that the alleys are passable at all times.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Fifty feet typical (50') at building line; forty feet (40') minimum (@ right-of-way) on cul-de-sac and knuckle lots. Lot frontage along alleys shall be fifteen feet (15') minimum.
Lot Depth:	One hundred feet (100') minimum. Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
Garage Orientation:	Shall face the alley with twenty feet (20') minimum setback.

C. Lot Type 3:

1. 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, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be eighteen hundred (1,800) square feet.
Front Yard:	Twenty feet (20') setback line in all instances, however, 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 main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
	Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Sixty feet typical (60') at building line; twenty feet (20') minimum (@ right-of-way) on cul-de-sac lots and knuckle lots, flag lots are allowed.
Lot Depth:	One hundred ten feet (110') minimum.
	Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').

D. Lot Summary Table:

GREENWAY 63 LOT SUMMARY				
Desc.	LOT TYPE 1 (40')	LOT TYPE 2 (50')	LOT TYPE 3 (60')	TOTAL
Max	169	30	116	315
Min	130	15	85	230

CONDITIONAL USES

Uses allowed as conditional uses in the SF-R District (Section 14.03.008) as outlined in the City of Celina Zoning Ordinance No 2017-30, as amended.

DISTRICT REGULATIONS

It is the intent of this Ordinance that all uses permitted by the Planned Development conform to the applicable City of Celina development guidelines as they exist at the time of development.

OTHER DEVELOPMENT REGULATIONS

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

Homeowner Association(s) will be established as each residential or nonresidential parcel of land is developed. The PD shall contain one or multiple Homeowner/Property Owner Association(s).

OPEN SPACE

The PD will dedicate one acre of open space for every 75 dwelling units. A minimum of 2.0 acres shall be non-floodplain open space. The remaining open space acreage may consist of any pervious areas including publicly accessible detention/drainage facilities (wet ponds included), natural open space

November 8, 2017 - 6

areas including floodplain, open spaces with easements passing through, open spaces with walking, hiking, and/or bike trails, and public or private parks. Any detention/drainage areas counted toward the open space requirement shall be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. The Open Space and mews shall be owned and maintained by the Homeowner Association. Trees shall be allowed in side yards on mew lots. The amenities may include, but are not limited to; community pool, restrooms, playground/children’s playscape, hike and bike trail, and landscaped open areas.

CONCEPT PLAN

The Concept Plan attached hereto as Exhibit B, and incorporated herein by references, demonstrates locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

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

SCREENING & LANDSCAPE BUFFERS

Screening shall be required for lots adjacent to County Road 52 (Celina Parkway). Screening (8’ board on board fence) shall be required for lots adjacent to the entrance street as well as lots backing the cemetery property. Black metal tubular fence shall be required on lots adjacent to or backing on open spaces. Landscape buffers shall be required for all lots adjacent to the entrance road and County Road 52 (CR 52). The landscape buffer shall be ten feet (10’) in width along the entrance road. The landscape buffer shall be thirty feet (30’) along CR 52 with a meandering ten foot (10’) sidewalk in width along CR 52.

LIST OF EXHIBITS

- Exhibit A – Legal Descriptions
- Exhibit B – Zoning Exhibit
- Exhibit C – Concept Plan



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: RO, Retail Office District Amendments

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.007 RO- Retail and Office District. (RO, Retail Office District Amendments)

Background Information:

Staff is proposing amendments to the RO, Retail Office Zoning District that will help facilitate the development of retail and office developments.

Currently the Retail Office zoning district has a 5 acre maximum lot size, this makes it very difficult for land owners to develop non-residential products without applying for a Planned Development District. Many retail centers are developed on properties that are larger than 5 acres in size. It is hoped that removing the acreage requirement will streamline the development process for retail and office developments.

Additionally, staff is proposing the separation of integrated and standalone drive-through restaurants. Currently all drive-through restaurants are required to obtain a Conditional Use Permit (CUP) prior to development. Staff is proposing allowing standalone drive-through restaurants by right, while requiring that all drive-through restaurants integrated into a building such as in a gas station or strip center obtain a CUP prior to development. Staff is also removing the CUP requirement from uses that sell alcoholic beverages, this is intended to bring us in line with State Law, which discourages treating alcohol uses differently than non-alcohol uses in cities that have voted for the sale of alcoholic beverages via an election.

Finally, staff is revising the facade plan review procedure for the Retail Office district. Within the RO district, facade plans are required to go to City Council for approval. Typically this is handled through the site planning process, which does not go to City Council for approval provided that the development meets all of the City's requirements. Staff's proposal will treat facade plans within the Retail Office district the same as the other zoning districts throughout the City.

Board Review/Citizen Input:

Notice of public hearing was published in the Celina Record on November 10, 2017.

Supporting Documents:

- Proposed Amendments

Staff Recommendation:

Staff recommends approval as presented.



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Election of Officers

Action Requested:

Nomination and election of Chairman and Vice-Chairman.

Background Information:

Nominate Chairman and Vice-Chairman.

Staff Recommendation:



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Robyn Miga, Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Jalopies GDP

Action Requested:

Consider and act upon a General Development Plan for Jalopies, being an ±25 acre tract of land situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)

Background Information:

The property proposed for the Jalopies development is located in Celina's Extraterritorial Jurisdiction, therefore the city's main function in reviewing the GDP is to ensure our Subdivision Ordinance regulations are met.

This would include the following:

- Concrete fire lanes;
- Drainage/detention requirements;
- Right-of-Way dedication for Smiley Road; as well as
- Adhering to the 2012 International Fire Code with NCTCOG amendments as adopted by the City.

The property is located in Mustang Special Utility District's CCN for wastewater, and Aqua Texas' CCN for water. The developer will be required to coordinate with both entities to ensure they have sewer and water services to serve the development at the time of Construction Platting. The City will not recommend approval of a Construction Plat before the utility providers have signed off on the plans, or the alternative methods laid out on the GDP for septic and water suppression storage will have to meet all requirements.

Board Review/Citizen Input:

This item was tabled at the October 17, 2017 meeting.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

n/a

Supporting Documents:

GDP Exhibit

Staff Recommendation:

Staff recommends approval as presented.

General Development Plan of WATER, SEWER, & DRAINAGE IMPROVEMENTS

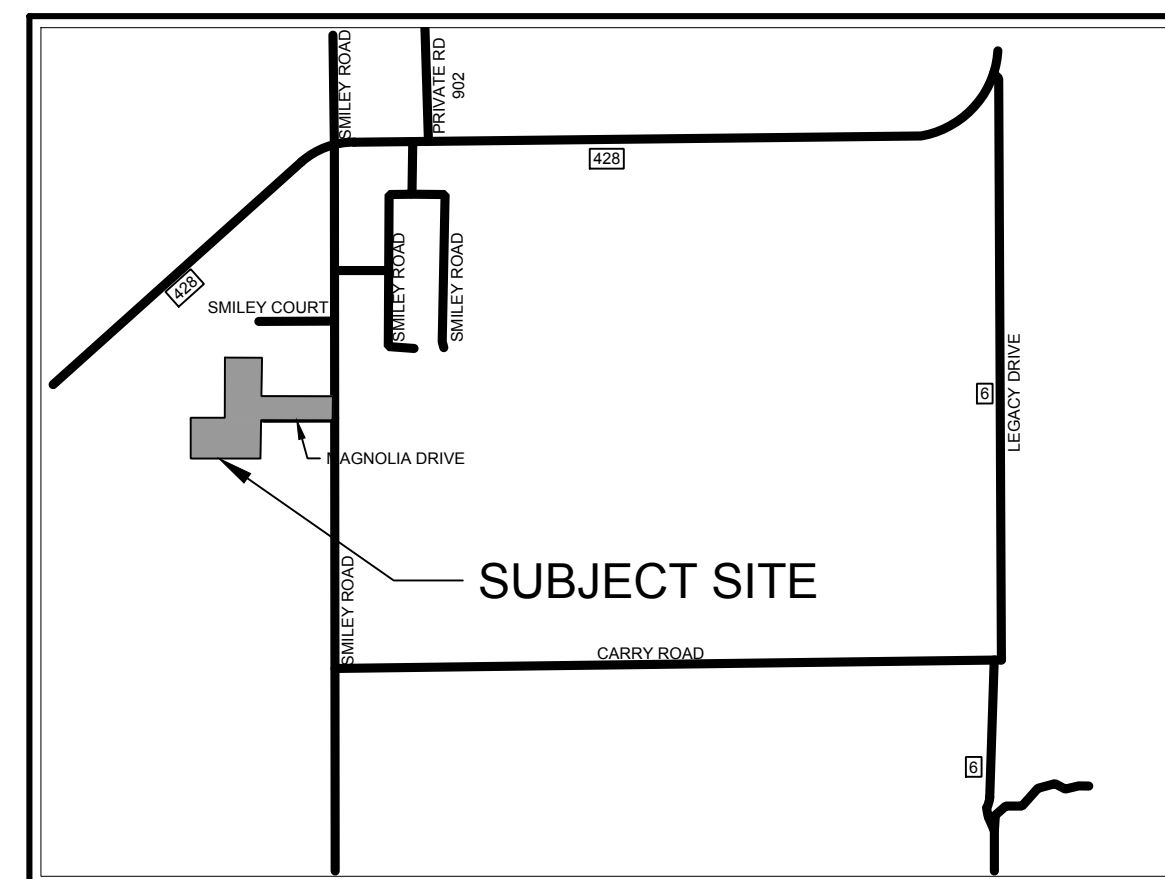
To Serve

JALOPIES

THE ETJ OF CELINA, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
SCOTT LOWRY
5405 Smiley Road
Celina, TEXAS 75009
PHONE: 954-372-6929
CONTACT: scott@scottlowry.biz

ENGINEER:
KIRKMAN ENGINEERING, LLC
4821 MERLOT AVENUE, STE. 210
GRAPEVINE, TEXAS 76051
PHONE: (817) 488-4960
CONTACT: SHEA KIRKMAN, P.E.
shea.kirkman@trustke.com



SITE MAP

N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	OFFSITE UTILITY PLAN
C2.1	WATER PLAN
C2.2	SEWER PLAN
C3.0	EXISTING DRAINAGE MAP
C4.0	DRAINAGE PLAN



PROJECT NO. JAL17001

OCTOBER 2017



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: JAL17001

DESIGNED BY: ACF

DRAWN BY: ACF

CHECKED BY: SOK

ISSUE DATE: 09-13-17

REV:

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
SHEA O. KIRKMAN
P.E.# 91865
09-13-17

Kirkman Engineering, LLC
Texas Firm No: 15874

JALOPIES

CELINA,
TEXAS

SITE
PLAN

SHEET:

C1.0

LEGEND

PROPOSED FIRE LANE PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED SEPTIC FIELD

PROPOSED DETENTION AREA

EXISTING LOT ADJOINER

PROPOSED BOUNDARY

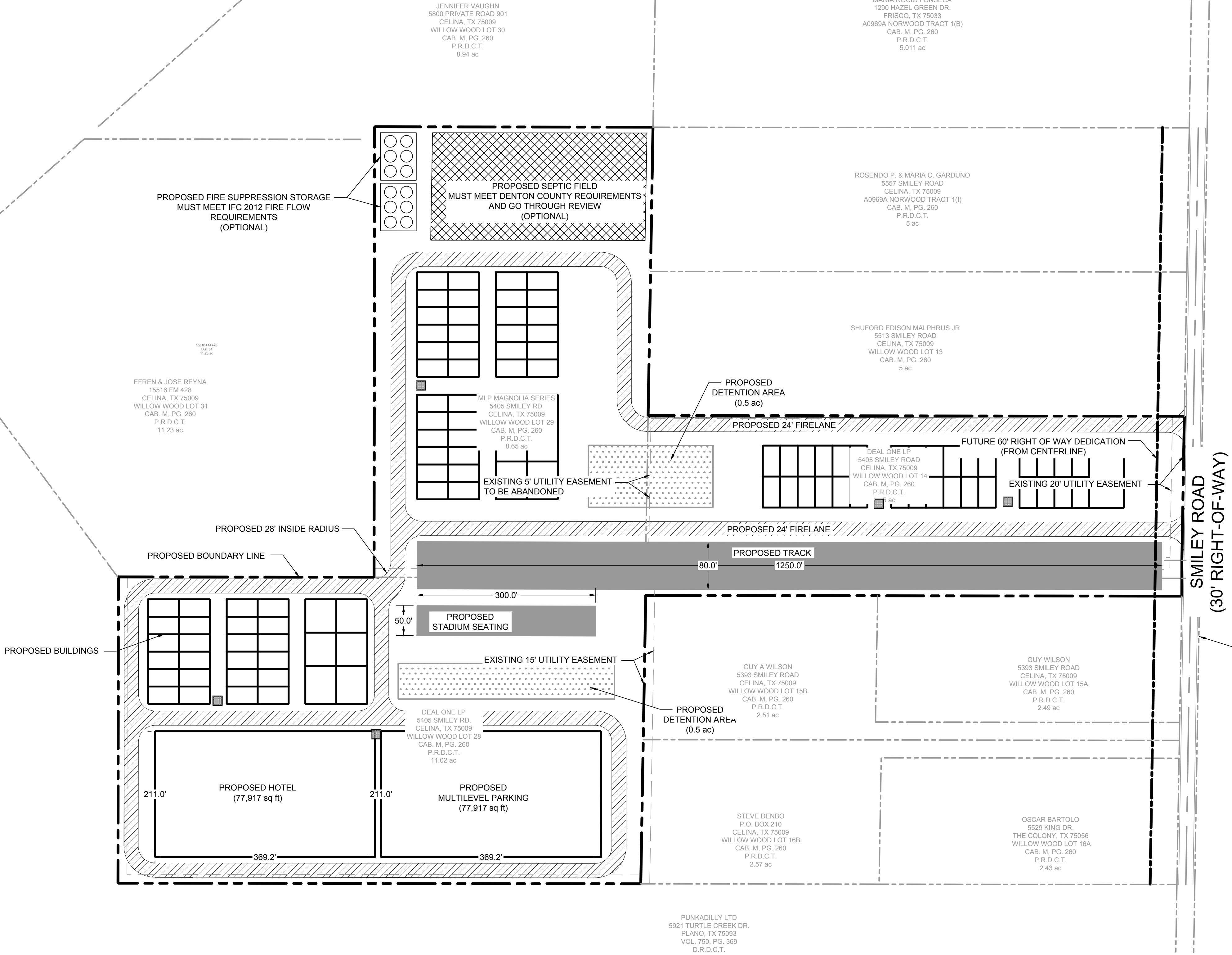
EXISTING EASEMENT

PROPOSED DUMPSTER LOCATIONS

- NOTES:
- MUST COMPLY WITH CITY OF CELINA SUBDIVISION ENGINEERING DESIGN STANDARDS.
 - MUST COMPLY WITH IFC 2012 NCTCOG AMENDMENTS
 - IF BUILDINGS EXCEED 30' IN HEIGHT, ALL FIRE LANES SHALL BE 28' WIDE.
 - DUMPSTER LOCATIONS ARE PRELIMINARY AND WILL BE ADJUSTED DURING THE DESIGN PHASE.

GRAPHIC SCALE

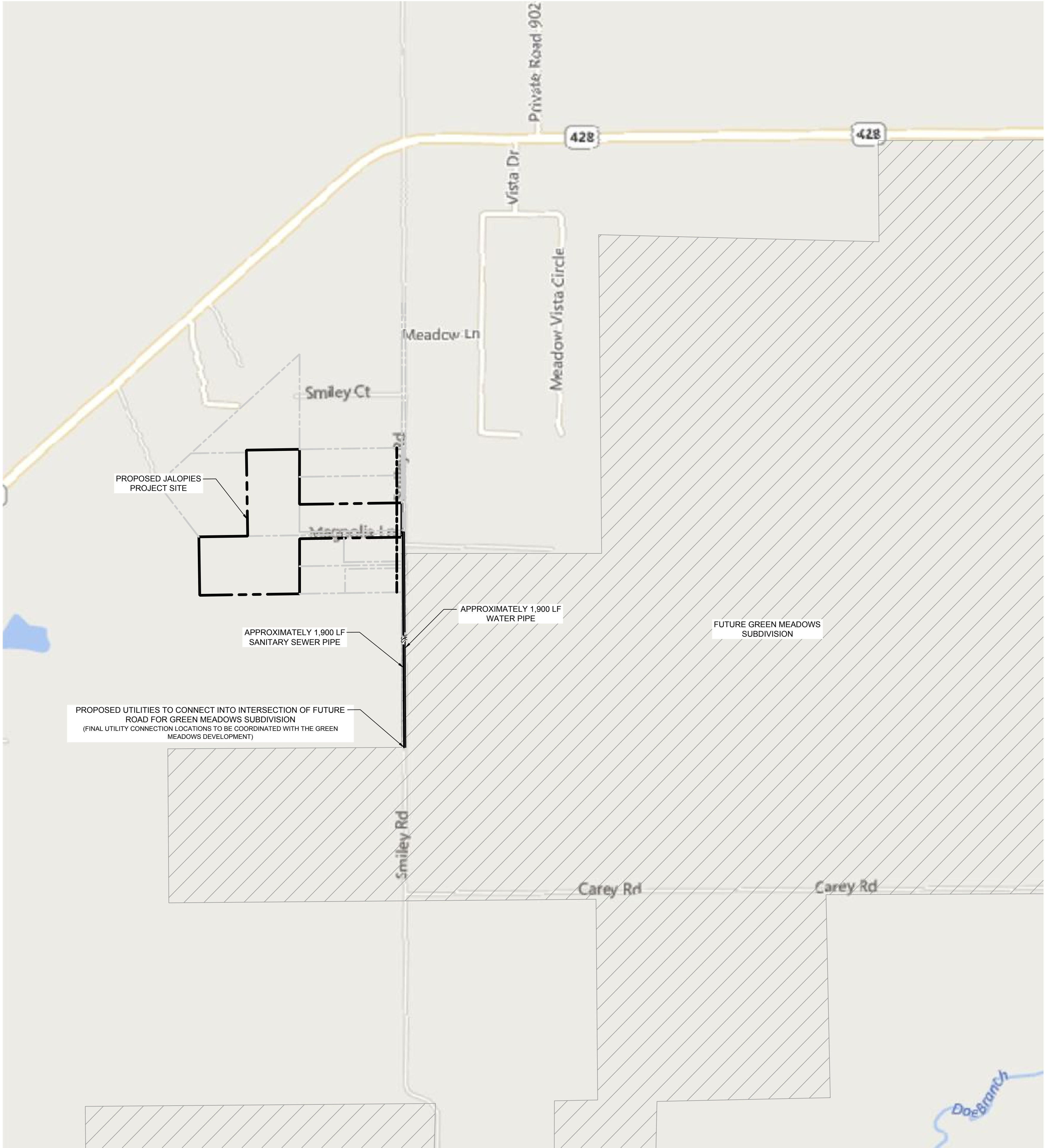
Know what's below.
Call before you dig.



FULL PATH: K:\Jobs\JAL17001_Jalopies\Drawings\03_CSD\03 - Production\03a\JAL17001_Jalopies\Drawings\03_CSD\03 - Production\03a\UTILITY PLAN

DESIGNED: C. J. KELLEY, P.E., AIA
DRAWN BY: R. K. F. F. F.
CHECKED BY: R. K. F. F. F.
NOTED BY: R. K. F. F. F.

NOTED WITH: AutoCAD PDF (General Documentation) LPS



LEGEND

FUTURE DEVELOPMENT

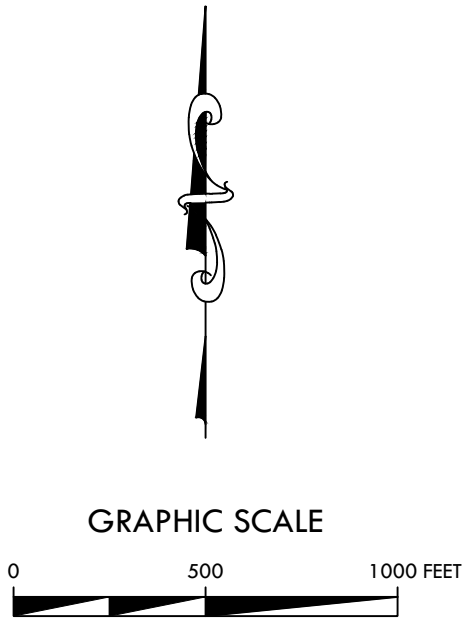
PROPOSED BOUNDARY

PROPOSED WATER LINE

PROPOSED SEWER LINE

— W —

— SS —



811

Know what's below.
Call before you dig.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: JAL17001

DESIGNED BY: ACF

DRAWN BY: ACF

CHECKED BY: SOK

ISSUE DATE: 09-13-17

REV:

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FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
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NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
SHEA O. KIRKMAN
P.E.# 91865
09-13-17

Kirkman Engineering, LLC
Texas Firm No: 15874

JALOPIES

CELINA,
TEXAS

OFFSITE
UTILITY
PLAN

SHEET:

C2.0



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: JAL17001

DESIGNED BY: #

DRAWN BY: #

CHECKED BY: #####

ISSUE DATE: 09-13-17

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09-13-17

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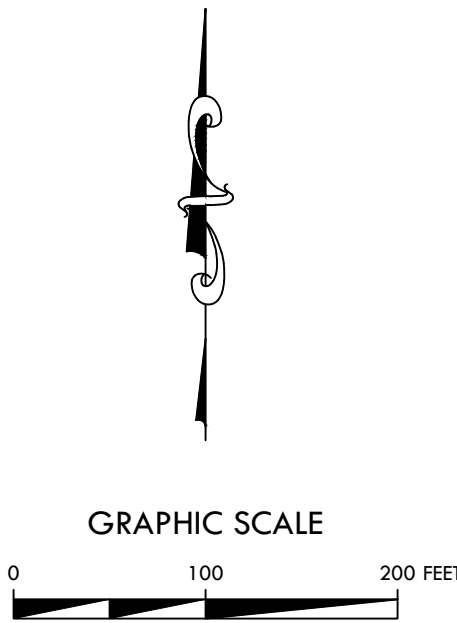
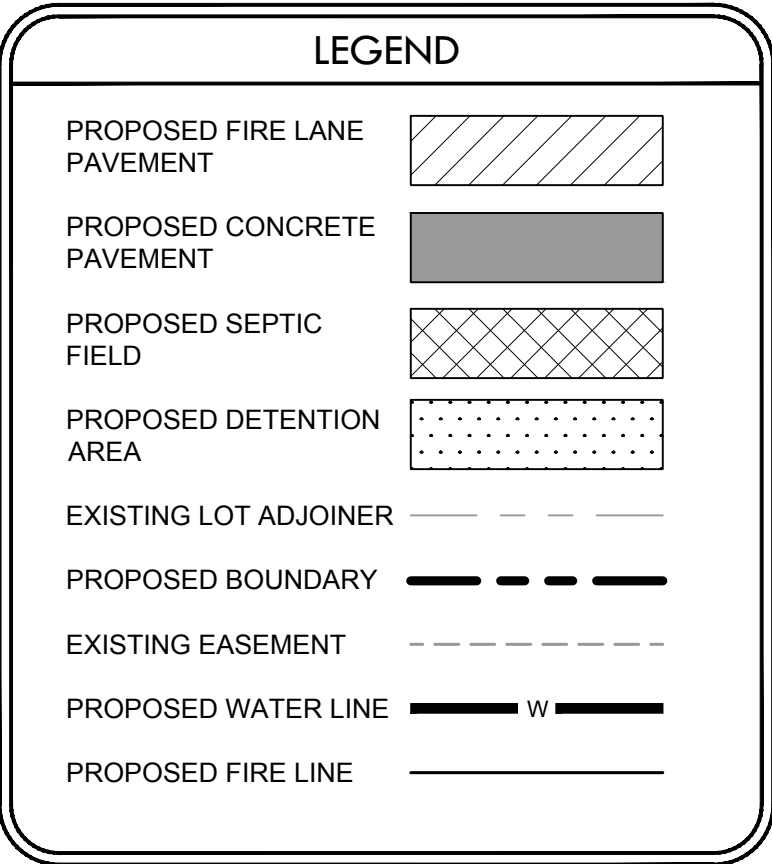
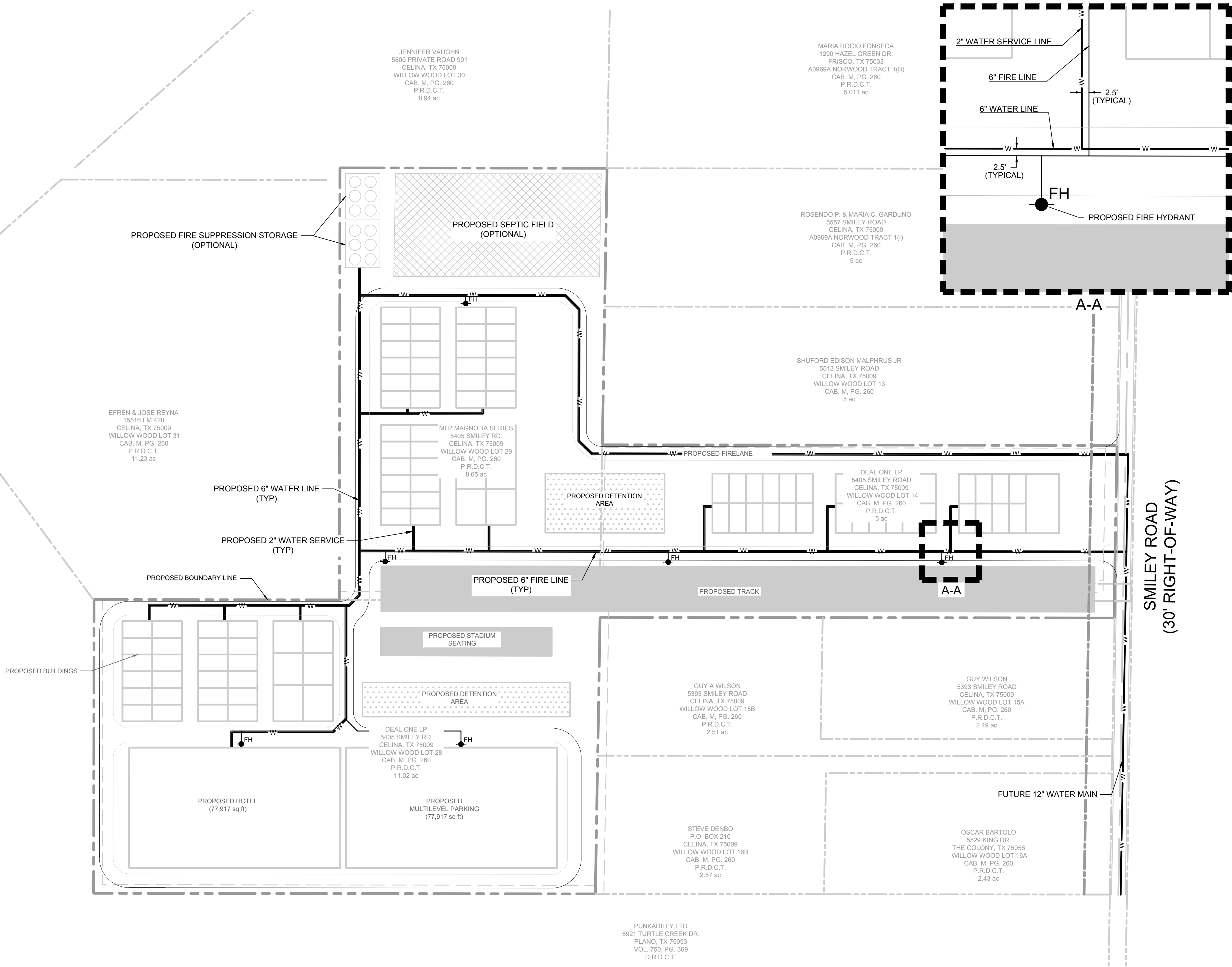
JALOPIES

CELINA,
TEXAS

WATER
PLAN

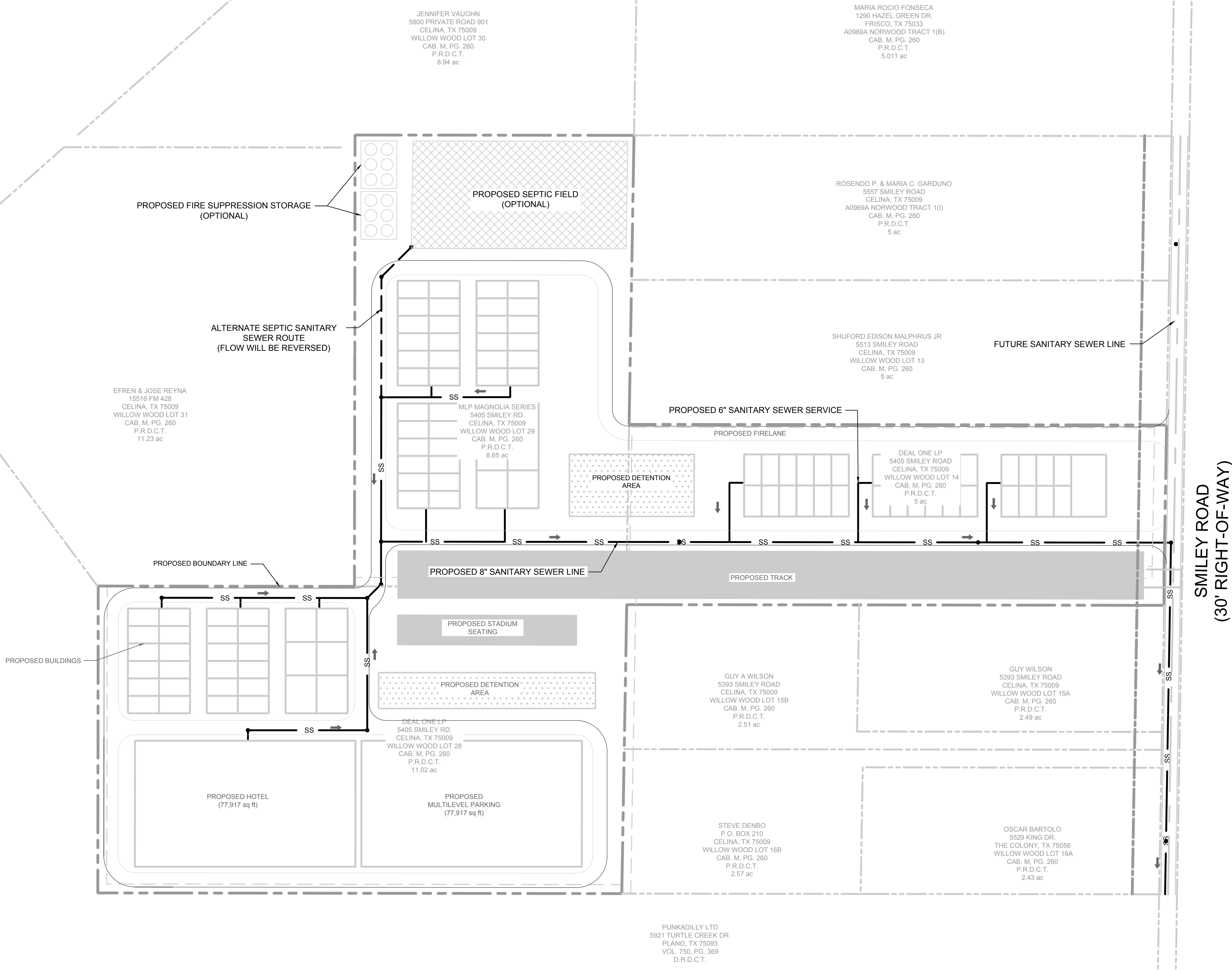
SHEET:

C2.1



FULL PATH: K:\Jal\JAL17001_Jalopie\Drawings\03_CSP\03 - Production\Jal17001_Jalopie\Drawings\03_CSP\03 - Production\03 UTILITY PLAN

DESIGNED BY: C. L. LUTLEY, P.E.
CHECKED BY: R. K. FLORES
NOTED WITH: AutoCAD PDF (General Documentation) v1.0



LEGEND

PROPOSED FIRE LANE PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED SEPTIC FIELD

PROPOSED DETENTION AREA

EXISTING LOT ADJOINER

PROPOSED BOUNDARY

EXISTING EASEMENT

PROPOSED SANITARY SEWER

SEPTIC SANITARY SEWER

PROPOSED MANHOLE

SANITARY SEWER FLOW DIRECTION

GRAPHIC SCALE

Know what's below.
Call before you dig.

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

JOB NUMBER:	JAL17001
DESIGNED BY:	ACF
DRAWN BY:	ACF
CHECKED BY:	SOK
ISSUE DATE:	09-13-17
REV:	

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P.E.# 91865
09-13-17

Kirkman Engineering, LLC
Texas Firm No: 15874

JALOPIES

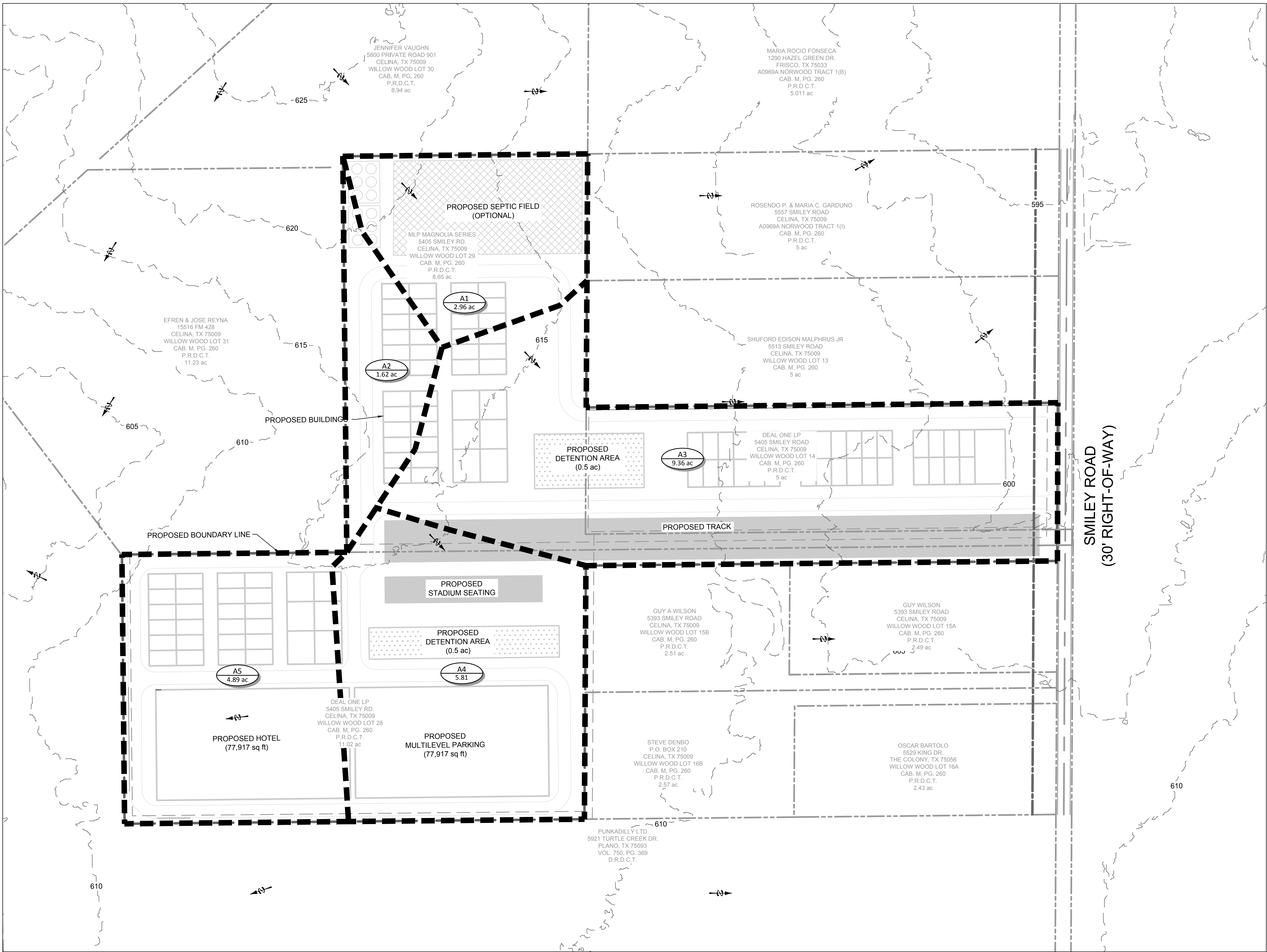
CELINA, TEXAS

SEWER PLAN

SHEET:
C2.2

Full Path: K:\Jobs\JAL17001_Jalopies\Drawings\03_CDR\03 - Production\03.1_DRAINAGE PLAN

Drawn: C3.2_DRAINAGE PLAN.dwg
Plotted By: Rick Allen
Plotted With: AutoCAD PDF (General Documentation) v1.0



LEGEND

DRAINAGE AREA LINE

EXISTING 10' CONTOUR

DRAINAGE AREA NUMBER

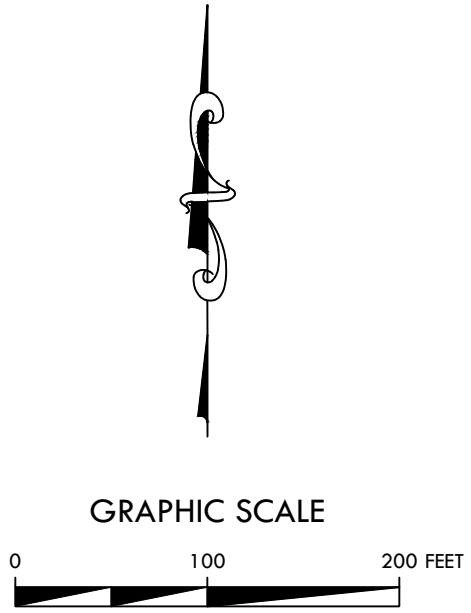
DRAINAGE AREA AREA

EXISTING FLOW ARROWS

XX

XXX ac

TOTAL DRAINAGE AREA = 24.65 ac



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: JAL17001

DESIGNED BY: ACF

DRAWN BY: ACF

CHECKED BY: SOK

ISSUE DATE: 09-13-17

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SHEA O. KIRKMAN
P.E.# 91865
09-13-17

Kirkman Engineering, LLC
Texas Firm No: 15874

JALOPIES

CELINA,
TEXAS

EXISTING
DRAINAGE
MAP

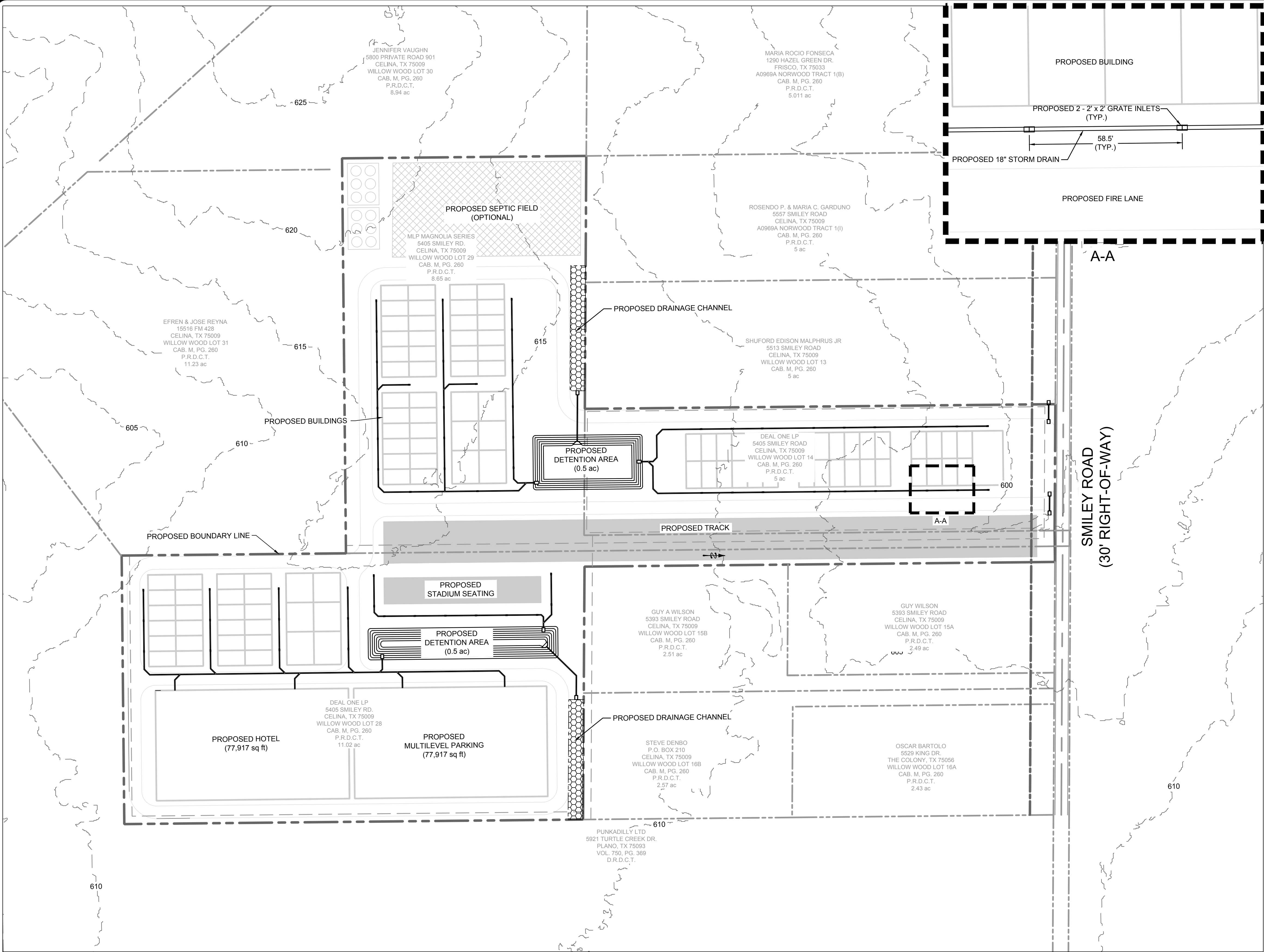
SHEET:

C3.0

FILE PATH: K:\Jalopie\JAL17001_Jalopie\Drawings\03_CDR\03 - Production\Jalopie\03_CDR\03 - Production\03.1 DRAINAGE PLAN

REVISIONS: C4.0 DRAINAGE PLAN
PLOTTED BY: Rick Allen

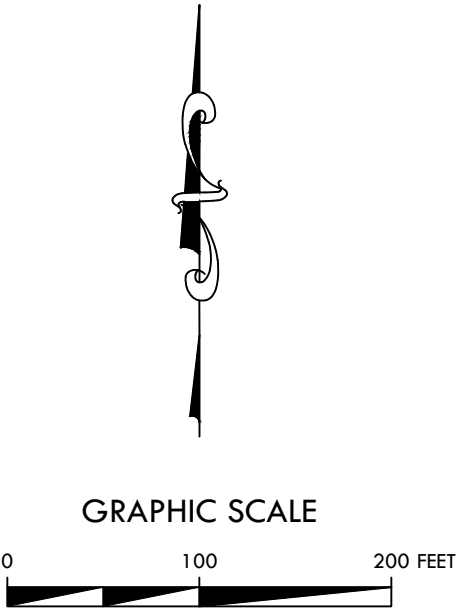
PLOTTED WITH: AutoCAD PDF (General Documentation) v1.0



LEGEND

PROPOSED GRATE INLET	
PROPOSED STORM LINE	
EXISTING 10' CONTOUR	
PROPOSED DRAINAGE CHANNEL	

NOTES:
1. THE CITY OF CELINA IS RESERVING COMMENTS ON DRAINAGE UNTIL THE DESIGN OF CIVIL PLANS AND FLOOD STUDY HAVE BEEN SUBMITTED TO THE CITY



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: JAL17001

DESIGNED BY: #

DRAWN BY: #

CHECKED BY: #####

ISSUE DATE: 09-13-17

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09-13-17

Kirkman Engineering, LLC
Texas Firm No: 15874

JALOPIES

CELINA,
TEXAS

**DRAINAGE
PLAN**

SHEET:

C4.0



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Robyn Miga, Planner
CC: Jason Laumer, City Manager
Date: November 28, 2017
Re: Ownsby Farms Phase 1 Final Plat

Action Requested:

Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 1, being an ± 72.55 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and 11 open space lots, located west of Preston Road, south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway. (Ownsby Farms Phase 1 Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for Ownsby Farms Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council on December 12, 2017.

Board Review/Citizen Input:

n/a

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

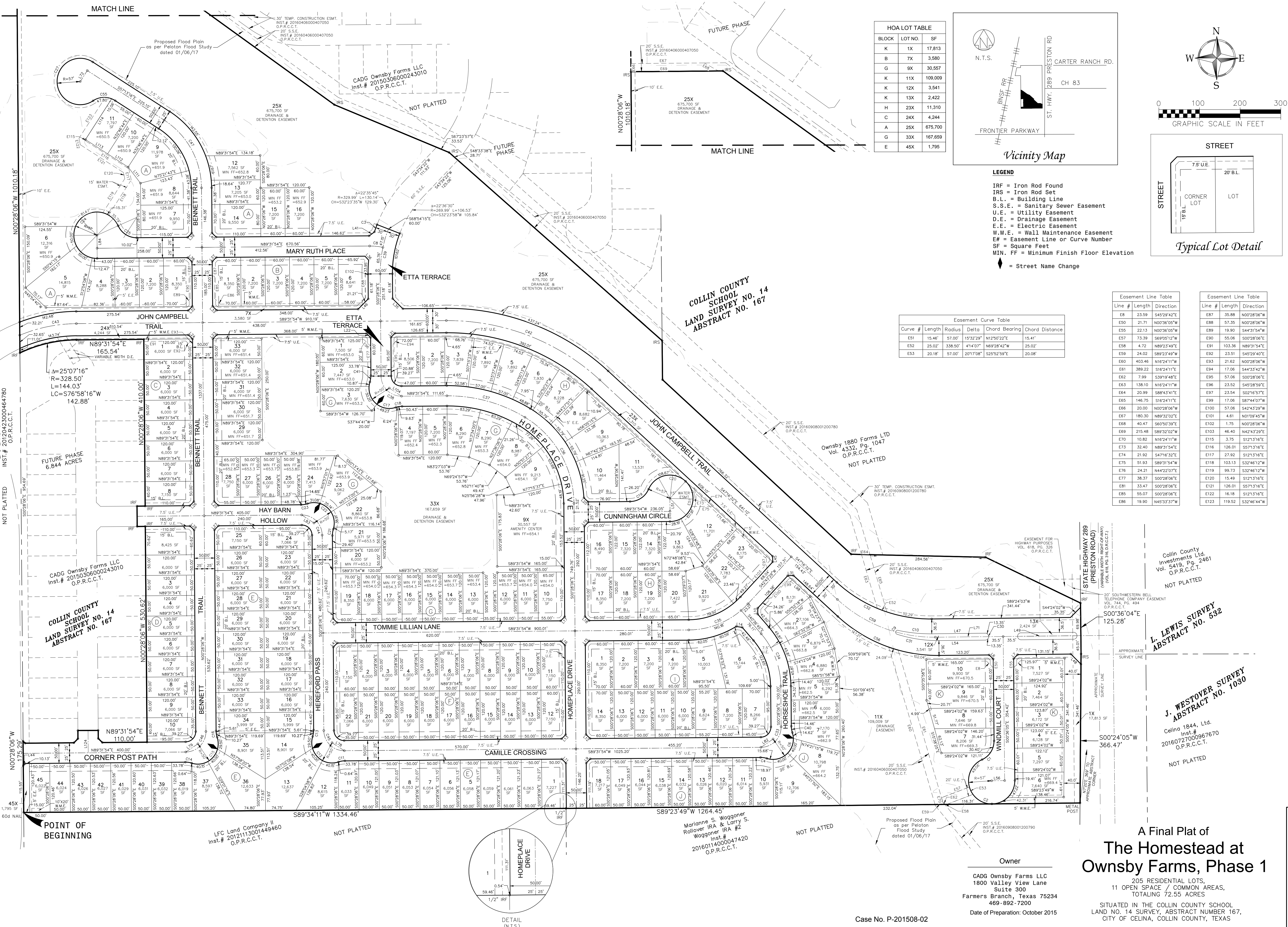
n/a

Supporting Documents:

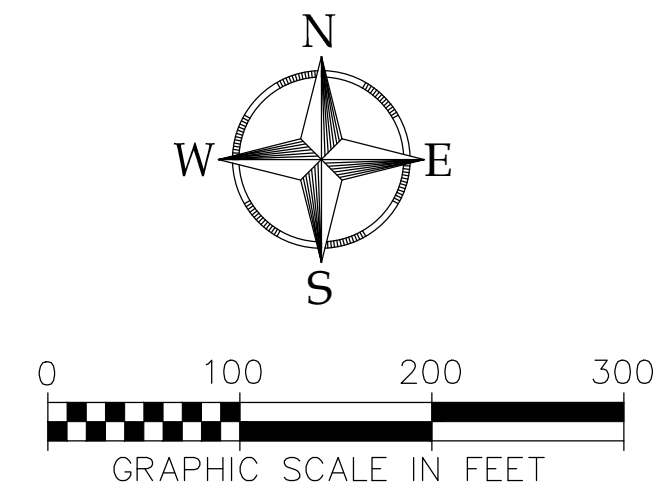
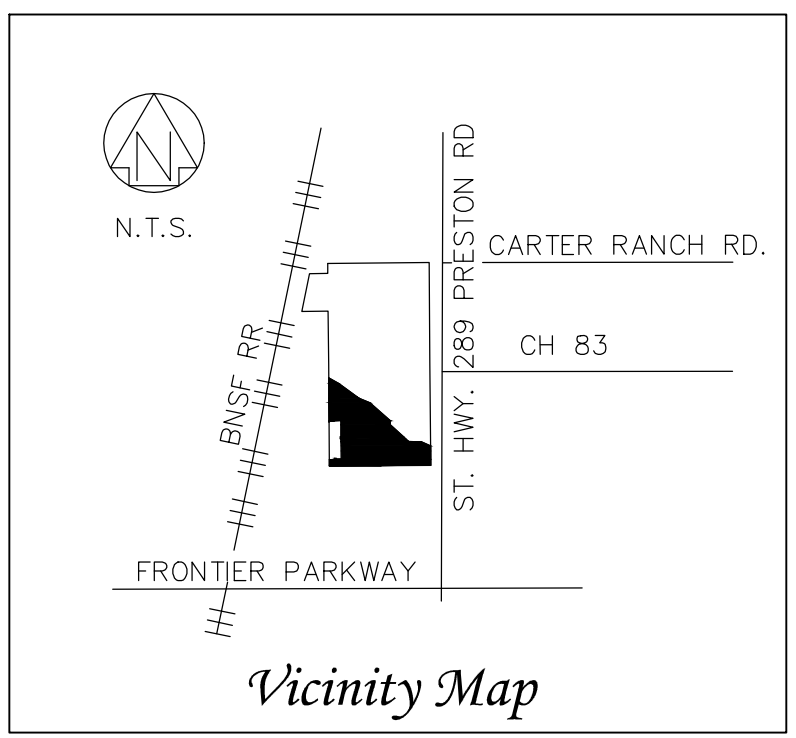
Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all outstanding comments are addressed prior to City Council.



HOA LOT TABLE		
BLOCK	LOT NO.	SF
K	1X	17,813
B	7X	3,580
G	9X	30,557
K	11X	109,009
K	12X	3,541
K	13X	2,422
H	23X	11,310
C	24X	4,244
A	25X	675,700
G	33X	167,659
E	45X	1,795



LEGEND

IRF = Iron Rod Found
IRS = Iron Rod Set
B.L. = Building Line
S.S.E. = Sanitary Sewer Easement
U.E. = Utility Easement
D.E. = Drainage Easement
E.E. = Electric Easement
W.M.E. = Wall Maintenance Easement
E# = Easement Line or Curve Number
SF = Square Feet
MIN. FF = Minimum Finish Floor Elevation

◆ = Street Name Change

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
E51	15.46'	57.00'	153°29'	N12°50'22"E	15.41'
E52	25.02'	338.50'	41°40'	N69°28'42"W	25.02'
E53	20.18'	57.00'	201°70'	S25°52'59"E	20.08'

Easement Line Table		
Line #	Length	Direction
E8	23.59	S45°29'42"E
E50	21.71	N00°36'05"W
E55	22.13	N00°36'05"W
E57	73.39	S69°06'12"W
E58	4.72	N89°23'49"E
E59	24.02	S89°23'49"W
E60	403.46	N16°24'11"W
E61	389.22	S16°24'11"E
E62	7.99	S39°19'48"E
E63	138.10	N16°24'11"W
E64	20.99	S88°43'41"E
E65	146.75	S16°24'11"E
E66	20.00	N00°28'08"W
E67	180.30	N89°32'02"E
E68	40.47	S60°50'39"E
E69	215.48	S89°32'02"W
E70	10.82	N16°24'11"W
E73	32.40	N89°31'54"E
E74	21.92	S47°16'32"E
E75	51.53	S89°31'54"W
E76	24.21	N44°22'07"E
E77	38.37	S00°28'06"E
E81	33.47	S00°28'06"E
E85	55.07	S00°28'06"E
E86	19.90	N45°33'37"W

Easement Line Table		
Line #	Length	Direction
E87	35.88	N00°28'06"W
E88	57.35	N00°28'06"W
E89	19.90	S44°31'54"W
E90	55.06	S00°28'06"E
E91	103.36	N89°31'54"E
E92	23.51	S45°29'40"E
E93	21.62	N00°28'06"W
E94	17.06	S44°33'42"W
E95	57.06	S00°28'06"E
E96	23.52	S45°28'59"E
E97	23.54	S02°16'57"E
E99	17.06	S87°44'07"W
E100	57.06	S42°43'29"W
E101	4.61	N01°09'45"W
E102	1.75	N00°28'06"W
E103	46.40	N42°43'39"E
E115	3.75	S12°31'16"E
E116	126.01	S57°31'16"E
E117	27.92	S12°31'16"E
E118	103.13	S32°46'12"W
E119	99.73	S32°46'12"W
E120	15.49	S12°31'16"E
E121	136.01	S57°31'16"E
E122	16.18	S12°31'16"E
E123	119.52	S32°46'44"W

Revisions:			
Job #:	Drawn By:	Checked By:	Date:
CEN14007	SRAMSEY	TBRIDGES	01/12/17

A Final Plat of
The Homestead at
Ownsby Farms, Phase 1
SITUATED IN THE COLLIN COUNTY SCHOOL
LAND NO. 14 SURVEY, ABSTRACT NUMBER 167,
CITY OF CELINA, COLLIN COUNTY, TEXAS

1
OF 2 SHEETS

Attachment: CEN14007 Final Plat Ownsby Farms Phase 1 Final Plat

A Final Plat of
The Homestead at
Ownsby Farms, Phase 1

205 RESIDENTIAL LOTS,
11 OPEN SPACE / COMMON AREAS,
TOTALING 72.55 ACRES

SITUATED IN THE COLLIN COUNTY SCHOOL
LAND NO. 14 SURVEY, ABSTRACT NUMBER 167,
CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner

CADG Ownsby Farms LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200
Date of Preparation: October 2015

NOTES

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
2. The 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 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.
3. 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.
4. 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. The city shall have the right but not the obligation to maintain any and all landscaping within the 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 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 add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction 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.
5. The ownership, care and maintenance of all open space(common area lots is the responsibility of the HOA.
6. Detention pond to be maintained by the HOA.
7. 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 binded upon the Owners, their heirs, grantees, successors and assigns: Lot 25X and Lot 33X as shown on the plat are 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.
8. All corners set are 5/8 inch iron rods with plastic cap stamped "Peloton" unless otherwise noted.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L6	14.14	N45°36'01"W	L43	14.14	N44°31'54"E
L7	14.14	S44°23'59"W	L44	6.88	N44°31'54"E
L9	14.14	N44°31'54"E	L45	14.14	S02°16'31"E
L10	14.94	S07°03'48"W	L46	35.36	N44°31'54"E
L11	14.14	N45°28'06"W	L47	131.31	S89°24'02"W
L12	14.14	N45°28'06"W	L48	35.05	N45°05'56"W
L13	14.14	S44°31'54"W	L49	191.15	S89°23'43"W
L14	15.05	S81°47'32"E	L51	32.00	S00°28'06"E
L15	14.14	N44°31'54"E	L54	114.20	N89°24'02"E
L16	14.14	S45°28'06"E	L56	32.00	S89°23'50"W
L17	14.14	S44°31'54"W	L71	166.76	N89°24'02"E
L18	14.14	N45°28'06"W	L72	32.00	N32°46'44"E
L19	14.14	N44°31'54"E	L78	36.06	N56°46'42"W
L20	14.36	N46°21'08"W	L79	36.06	N55°50'30"E
L21	14.14	N44°31'54"E	L82	36.06	N55°50'30"E
L22	14.14	S45°28'06"E	L83	36.06	S56°46'42"E
L23	14.14	N44°31'54"E	L84	32.00	S00°28'06"E
L24	14.14	S45°28'06"E	L98	75.89	N47°16'32"W
L25	14.14	N45°28'06"W	L104	36.06	N56°46'42"W
L26	14.14	S44°31'54"W	L111	50.00	N37°18'28"W
L27	14.14	N44°31'54"E	L112	60.00	N57°13'16"W
L28	14.14	S45°28'06"E	L113	65.00	N57°13'16"W
L31	14.14	N87°43'29"E	L114	118.99	N32°46'44"E
L32	14.14	S44°31'54"W	L124	55.00	N00°28'06"W
L33	14.14	N45°28'06"W			
L35	35.36	N45°28'06"W			
L36	13.28	S42°05'12"E			
L37	14.14	N44°31'54"E			
L38	14.14	S45°28'06"E			
L39	14.14	S44°31'54"W			
L40	14.14	N45°28'06"W			
L41	16.12	N52°12'52"E			
L42	14.14	N45°28'06"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	27.46'	50.00'	31°27'56"	N49°58'14"E	27.12'
C2	155.50'	57.00'	156°18'24"	S12°26'59"E	111.57'
C3	19.06'	330.00'	3°18'35"	S19°26'28"W	19.06'
C4	15.88'	50.00'	18°11'42"	N81°22'15"W	15.81'
C6	110.30'	50.00'	126°23'23"	N44°31'54"E	89.25'
C8	32.88'	150.00'	12°33'32"	S84°11'20"E	32.81'
C9	15.21'	5.00'	174°20'57"	S19°00'19"W	9.99'
C10	83.64'	375.00'	12°46'45"	N84°12'35"W	83.47'
C11	15.88'	50.00'	18°11'42"	S80°26'03"W	15.81'
C12	110.30'	50.00'	126°23'23"	S45°28'06"E	89.25'
C13	15.88'	50.00'	18°11'42"	N08°37'45"E	15.81'
C14	15.88'	50.00'	18°11'42"	N81°22'15"W	15.81'
C15	110.30'	50.00'	126°23'23"	N44°31'54"E	89.25'
C16	15.88'	50.00'	18°11'42"	S09°33'57"E	15.81'
C17	110.30'	50.00'	126°23'23"	S45°28'06"E	89.25'
C18	15.88'	50.00'	18°11'42"	S80°26'03"W	15.81'
C19	57.86'	50.00'	66°18'18"	S56°22'45"W	54.69'
C20	245.30'	57.00'	248°34'05"	N33°29'20"W	95.30'
C21	15.88'	50.00'	18°11'42"	S08°37'45"W	15.81'
C22	110.30'	50.00'	126°23'23"	N45°28'06"W	89.25'
C23	15.88'	50.00'	18°11'42"	N80°26'03"E	15.81'
C24	245.03'	57.00'	246°18'21"	S32°41'01"W	95.44'
C25	57.86'	50.00'	66°18'18"	S57°18'57"E	54.69'
C27	245.03'	57.00'	246°18'18"	S00°22'25"E	95.44'
C30	26.70'	8.50'	180°00'00"	N00°36'03"W	17.00'
C31	104.54'	325.00'	18°25'48"	S81°23'04"E	104.09'
C32	255.98'	338.50'	43°19'40"	S68°56'22"E	249.92'
C33	78.54'	50.00'	90°00'00"	N44°31'54"E	70.71'
C34	140.16'	200.00'	40°09'15"	S20°32'44"E	137.31'
C35	163.39'	200.00'	46°48'28"	N66°07'41"E	158.88'
C36	254.59'	250.00'	58°20'49"	N29°38'31"W	243.73'
C37	201.64'	365.00'	31°39'11"	N74°38'31"W	199.09'
C38	78.54'	50.00'	90°00'00"	S45°28'06"E	70.71'
C39	112.91'	300.00'	21°33'52"	S10°18'50"W	112.25'
C40	15.88'	50.00'	18°11'42"	S09°33'57"E	15.81'
C41	15.88'	50.00'	18°11'42"	N08°37'45"E	15.81'
C42	414.62'	550.00'	43°11'34"	N68°52'19"W	404.87'
C43	143.02'	368.50'	22°14'16"	S78°24'46"W	142.13'
C44	78.54'	50.00'	90°00'00"	N45°28'06"W	70.71'
C45	78.54'	50.00'	90°00'00"	S45°28'06"E	70.71'
C46	78.54'	50.00'	90°00'00"	N44°31'54"E	70.71'
C47	198.10'	200.00'	56°45'10"	N28°50'41"W	190.10'
C55	57.86'	50.00'	66°18'18"	S89°37'35"W	54.69'
C56	273.35'	361.50'	43°19'26"	S68°56'15"E	266.88'
C59	264.65'	350.00'	43°19'26"	S68°56'15"E	258.39'

WHEREAS, CADG OWNSBY FARMS LLC is the Owner of a tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being part of that tract of land described by deed to CADG Ownsby Farms LLC as recorded in Instrument Number 20150306000243010 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 60d nail at the southwest corner of said CADG tract, also being the northwest corner of that of that tract of land described by deed to LFC Land Company II recorded in Instrument Number 20121115001494060 of the said Official Public Records, also being a point in the east line of that tract of land described by deed to LFC Land Company II recorded in Instrument Number 20120423000464780 of said Official Public Records;

THENCE N 00°28'06" E, W 175.29 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 45°28'05" E, 6.88 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 89°31'54" E, 120.13 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 44°31'54" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 00°28'06" W, 20.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 89°31'54" E, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 00°28'06" E, 20.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 45°28'06" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 89°31'54" E, 110.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 00°28'06" W, 530.62 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE S 89°31'54" W, 20.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE N 00°28'06" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE N 89°31'54" E, 20.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE N 00°28'06" W, 410.00 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE S 89°31'54" W, 165.54 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found for the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 144.03 feet, through a central angle of 25°07'16", having a radius of 328.50 feet, the long chord which bears S 76°58'16" W, 142.88 feet;

THENCE N 00°28'06" W, 1010.18 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE N 89°32'02" E, 266.31 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 54°09'22" E, 685.45 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 67°23'57" E, 305.71 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 48°33'38" E, 699.02 feet to a 5/8" iron rod with plastic cap stamped "Peloton" set;

THENCE S 00°32'58" E, 96.17 feet;

THENCE S 47°14'14" E, 632.14 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE S 88°43'41" E, 330.75 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE S 64°15'48" E, 259.39 feet to a 5/8" iron rod with plastic cap stamped "Peloton" found in the west right-of-way line of State Highway 289 (Preston Road), a variable width right-of-way, recorded in Volume 618, Page 316 of said Official Public Records;

THENCE S 00°36'04" E, 125.28 feet with said west right-of-way line to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE S 00°24'05" W, 366.47 feet with said west right-of-way line to a metal post being the northeast corner of a tract of land described in deed to J. Altus, INC., Profit Sharing Trust recorded in volume 5870, page 5025 of said official public records;

THENCE S 89°23'49" W, 1264.45 feet departing said west right-of-way line to a 1/2" iron rod found;

THENCE S 89°34'11" W, 1334.46 feet to the POINT OF BEGINNING and containing 3,173,233 square feet or 72.85 acres of land more or less.

THENCE S 00°36'04" E, 125.28 feet with said west right-of-way line to a 5/8" iron rod with plastic cap stamped "Peloton" found;

THENCE S 00°24'05" W, 366.47 feet with said west right-of-way line to a metal post being the northeast corner of a tract of land described in deed to J. Altus, INC., Profit Sharing Trust recorded in volume 5870, page 5025 of said official public records;

THENCE S 89°34'11" W, 1334.46 feet to the POINT OF BEGINNING and containing 3,160,181 square feet or 72.55 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS THE HOMESTEAD AT OWNSBY FARMS, PHASE 1, 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 USE OF OR OF CELINA AND PUBLIC UTILITY USE THEREOF. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL 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.

CADG Ownsby Farms, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: IMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME

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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

Owner

CADG Ownsby Farms LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200
Date of Preparation: October 2015

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Todd A. Bridges, 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" 22 TAC 663.18C 11/1/2017

Todd A. Bridges
Peloton Land Solutions
Texas Registration No. 4940
10875 John W. Elliott Dr. Suite 400
Frisco, Texas 75033

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Todd A. Bridges, 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 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 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