



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 21, 2021
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

1. Minutes from the August 17, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Lilyana Phase 6 Marigold Lane, being an approximately 2 acre tract of land situated in the W. Wilhite Survey, Abstract 1002, Collin County, Texas; generally located east of County Road 83 (future Coit Road) and approximately 1,800 feet north of Frontier Parkway. (Lilyana Phase 6 Marigold Lane- Final Plat)

C. Consider and act upon a Final Plat for Coit Frontier Villas, being an approximately 11 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located 440 feet east of the County Road 83 (future Coit Road) and approximately 330 feet north of Frontier Parkway. (Coit Frontier Villas - Final Plat)

D. Consider and act upon a Preliminary Plat for Hillside Village, being an approximately 72 acre tract of land situated in the Collin County School Land Survey 14, Abstract No. 167, Collin County, Texas; generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane. (Hillside Village - Preliminary Plat)

- E. Consider and act upon a Preliminary Plat for Green Meadows Phase 2 & 3, being an approximately 346 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas; generally located south of FM 428 (Future Outer Loop), and approximately 3,200 feet west of Legacy Drive. (Green Meadows Phase 2 & 3- Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 93 on 8 acres, generally located east of FM 1385, and approximately 560 feet north of Ballenger Road within the City Limits. (Legacy Storage – PD Amendment)
- B. Conduct a public hearing to consider and act upon a request to zone an approximately 1.3-acre tract of land to Commercial, Office & Retail Zoning District (C), generally located east of FM 1385, and approximately 990 feet north of Tudor Place, within the Extraterritorial Jurisdiction (ETJ). (FM 1385 Retail – Zoning)
- C. Conduct a public hearing to consider and act upon a request to zone an approximately 30-acre tract of land to Multi-Family Zoning Districts (MF-2/MF-3), generally located west of Louisiana Drive, and approximately 660 feet north of Poplar Street, within the City Limits. (Uptown Multi-Family – Zoning)
- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5- DA)
- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an “Auto, Gas Pumps/Fuel Sales” use on an approximately 2.4 acre tract of land, generally located at the southeast corner of Preston Road and Punk Carter Parkway, within the City Limits. (7-Eleven – Carter Ranch - SUP)

V. ADJOURNMENT:

The {BoardType} 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 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 ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina 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.



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 17, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Charles Haley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

Chairman Hangartner called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas Flags

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the July 20, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for Northside at Rollertown, being an approximately 131 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown - Preliminary Plat)

Minutes Acceptance: Minutes of Aug 17, 2021 5:30 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Brvan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Louisiana Drive, and approximately 235 feet north of Poplar Street, within the City Limits. (Southcreek (South Tract) – Rezoning)

Raha Pouladi, Senior Planner, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Barley motioned to approve the item as proposed.
 Vice Chair Haley seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shelby Barley, Commissioner
SECONDER:	Charles Haley, Vice Chairman
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

- B. Conduct a public hearing to consider and act upon a request to rezone approximately one acre to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Florida Drive, and approximately 810 feet north of Walnut Street, within the City Limits. (302 N. Florida – Rezoning)

Ms. Pouladi presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice Chair Haley motioned to approve the item as proposed.
 Commissioner Poché seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Vice Chairman
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

- C. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No. 91 on approximately 10.4 acres, generally located west of Louisiana Drive, and approximately 1,100 feet south of County Road 994, within the City Limits. (Celina 10 – PD Amendment)

Madhuri Mohan, Planning Manager, presented the staff report.
 Chairman Hangartner opened the public hearing.
 Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about the thickness of the gravel.
 No one else came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Mr. McAfee and Mrs. Mohan addressed the commission.

Commissioner Becker motioned to approve the item with the condition to use decomposed granite only.
 Commissioner Barley seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Shelby Barley, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres of land, generally located north of the future Collin County Outer Loop, and approximately 1,045 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Matusek Tract (PAWC) – DA)

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 263 acres of land, generally located south of the future Collin County Outer Loop, and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Belknap Tract - DA)

Ms. Lopez presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Becker motioned to approve the item with the added uses of MF-0 and C to the southwestern tract along the Outer Loop.
 Commissioner Poché seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:29 p.m.

Minutes Acceptance: Minutes of Aug 17, 2021 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: Lilyana Phase 6 Marigold Lane- Final Plat

Action Requested:

Consider and act upon a Final Plat for Lilyana Phase 6 Marigold Lane, being an approximately 2 acre tract of land situated in the W. Wilhite Survey, Abstract 1002, Collin County, Texas; generally located east of County Road 83 (future Coit Road) and approximately 1,800 feet north of Frontier Parkway. (Lilyana Phase 6 Marigold Lane- Final Plat)

Applicant:

Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075

Background Information:

The Final Plat is for Marigold Lane, a roadway extension connecting Daisy Corner Drive to Coit Road within the Lilyana Phase 6 subdivision, and is in conformance with Celina's subdivision regulations.

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

Supporting Documents:

- Location Map
- Final Plat

Staff Recommendation:

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



Life Connected.

COTT RD

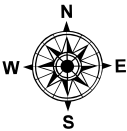
FRONTIER PKWY

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

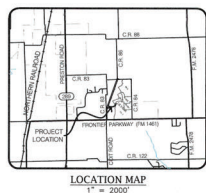
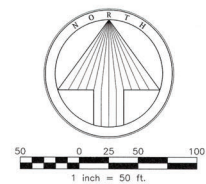
**Lilyana 6 Offsite
Location Map**
City of Celina

9/7/2021



0 220 440 Feet

Attachment: Location Map (Lilyana Phase 6 Marigold Lane- Final Plat)



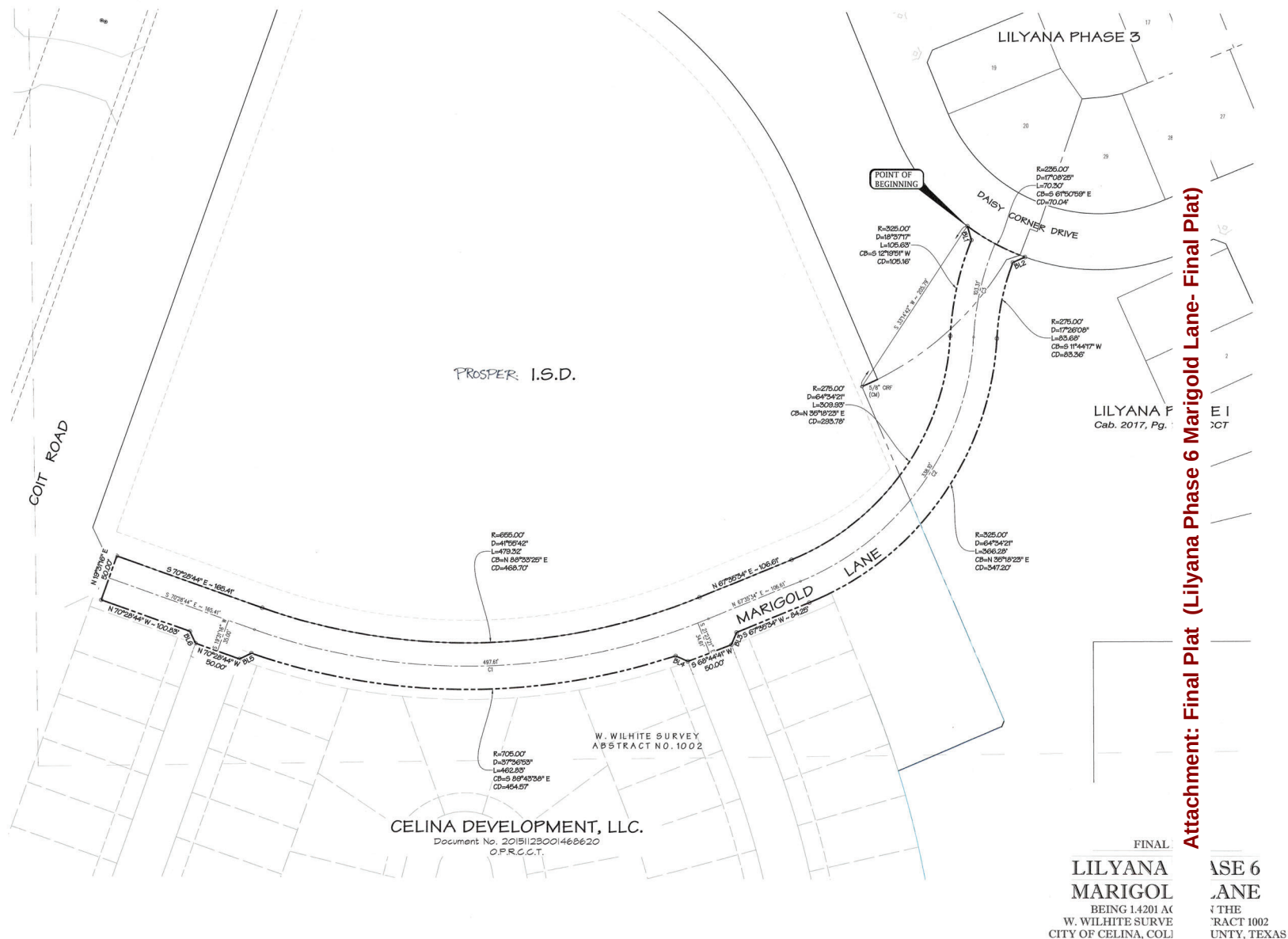
LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARKING" SET, UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
PT	IRON PIPE FOUND
AM	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
LA	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
H&B	HKE & BKE TRAIL EASEMENT
RTW	RIGHT-OF-WAY
BL	BUILDING LINE
CB	CORNER
VAL	VOLUME
PS	PAGE
FM	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT
DEED	DEED RECORDS, COLLIN COUNTY, TEXAS
PLAT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCT	DEED RECORDS, DENTON COUNTY, TEXAS

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Readjustment 2011.
- 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.

Line Table		
Line #	Bearing	Distance
BL.1	N 15°59'18" W	15.80'
BL.2	S 68°08'54" W	14.23'
BL.3	S 23°00'00" W	14.27'
BL.4	N 65°09'54" W	14.44'
BL.5	N 64°22'42" E	14.36'
BL.6	N 25°28'44" W	14.14'

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	497.61'	466.00'	47°05'42"	N 80°29'21" E
C2	326.10'	300.00'	6°34'27"	N 30°07'27" E
C3	103.31'	300.00'	19°45'48"	S 12°57'07" W



FINAL
**LILYANA
 MARIGOLD**
 BEING 1.4201 AC
 W. WILHITE SURVEY
 CITY OF CELINA, COLI

ASE 6
 ANE
 THE
 RACT 1002
 UNTY, TEXAS

OWNER / APPLICANT
 Celina Development, LLC
 3000 Turtle Creek Blvd.
 Dallas, Texas 75219
 Telephone (214)
 777-4396
 Contact: Patrick Cowden

ENGINEER / SURVEYOR
 Spans Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TPBELS No. F-2121 and No. F-10043100
 Contact: Tim Spans

Scale: 1" = 50' July, 2021 SEI Job No. 21-082

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS, CELINA DEVELOPMENT, LLC, is the owner of a 1.4201 acre tract of land situated in the W. White Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a point on the south right-of-line of Daisy Corner Drive (a 50' R.O.W.) from which a 5/8" iron rod with plastic cap stamped "Hult-Zollars" found for the northwest corner of Lot 1X, Block L, Lilyana Phase I, an addition to the City of Celina, recorded in Cabinet 2017, Page 199, Plat Records, Collin County, Texas (PRCCT);

THENCE, Around a curve to the left having a central angle of 17°08'25", a radius of 235.00 feet, a chord of S61°50'59"E - 70.04 feet, an arc length of 70.30 feet;

THENCE, S66°08'54"W, 14.23 feet leaving the south right-of-way line thereof ;

THENCE, Around a non-tangent curve to the left having a central angle of 17°26'08", a radius of 275.00 feet, a chord of S11°44'17"W - 83.36 feet, an arc length of 83.68 feet;

THENCE, Around a reverse curve having a central angle of 64°34'21", a radius of 325.00'feet, a chord of S35°18'23"W - 347.20 feet, an arc length of 366.28' feet;

THENCE, S67°35'34"W, 84.25 feet;

THENCE, S23°06'06"W, 14.27 feet;

THENCE, S68°44'41"W, 50.00 feet;

THENCE, N65°09'54"W, 14.44 feet;

THENCE, Around a non-tangent curve to the left having a central angle of 37°36'53", a radius of 705.00 feet, a chord of N89°43'38"W - 454.57 feet, an arc length of 462.83 feet;

THENCE S64°27'40"W, 14.16 feet;

THENCE, N70°28'44"W, 50.00 feet;

THENCE, N25°28'44"W, 14.14 feet;

THENCE N70°28'44"W, 100.83 feet;

THENCE, N19°31'16"E, 50.00 feet;

THENCE, S70°28'44"E, 165.41 feet;

THENCE, Around a tangent curve to the left having a central angle of 41°55'42", a radius of 655.00 feet, a chord of N88°33'25"E - 468.70 feet, an arc length of 479.32 feet;

THENCE, N67°35'34"E, 106.61 feet;

THENCE, Around a tangent curve to the left having a central angle of 64°34'21", a radius of 275.00 feet, a chord of N35°18'23"E - 293.78 feet, an arc length of 309.93 feet;

THENCE, Around a reverse curve having a central angle of 18°37'17", a radius of 325.00'feet, a chord of N12°19'51"E - 105.16 feet, an arc length of 105.63 feet;

THENCE, N15°59'16"W ,15.65 feet to the POINT OF BEGINNING with the subject tract containing 61860 square feet or 1.4201 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CELINA DEVELOPMENT, LLC., do hereby adopt this plat designating the hereinabove described property as LILYANA PHASE 6 MARIGOLD LANE, in Addition to the City of _____, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of _____, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

CELINA DEVELOPMENT, LLC

By: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2021.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

FINAL P
LILYANA I
MARIGOLD
BEING 1.4201 AC
W. WILHITE SURVEY
CITY OF CELINA, COLL
SE 6
ANE
THE
TRACT 1002
NTY, TEXAS

OWNER / APPLICANT
Celina Development, LLC
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214)
777-4380
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim Spars

July 2021 SEJ Job No. 21-006



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: Coit Frontier Villas - Final Plat

Action Requested:

Consider and act upon a Final Plat for Coit Frontier Villas, being an approximately 11 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located 440 feet east of the County Road 83 (future Coit Road) and approximately 330 feet north of Frontier Parkway. (Coit Frontier Villas - Final Plat)

Owner/Developer:

Berlin Interests
1201 N. Riverfront Blvd.
Dallas, TX 75207

Background Information:

The Final Plat shows 78 single-family lots and 3 HOA lots for a new residential, townhome subdivision, and is in conformance with Celina's subdivision regulations and the associated PD zoning.

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

Supporting Documents:

- Location Map
- Final Plat

Staff Recommendation:

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



 Subject Property

 City Limits

 Roads

 Parcels

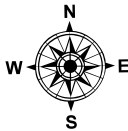
Legend

Coit Frontier Villas (Amberwood)

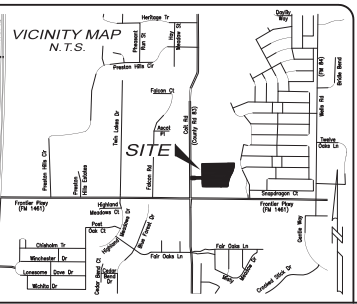
Location Map

City of Celina

9/3/2021



0 220 440 Feet



BLOCK B

Lot	Block	Square	Feet	Acres
2	B	2,750	0.082	
3	B	2,750	0.082	
4	B	2,750	0.082	
5	B	2,750	0.082	
6	B	2,750	0.082	
7	B	2,750	0.082	
8	B	2,750	0.082	
9	B	2,750	0.082	
10	B	2,750	0.082	
11	B	2,750	0.082	
12	B	2,750	0.082	
13	B	2,750	0.082	
14	B	2,750	0.082	
15	B	2,750	0.082	
16	B	2,750	0.082	
17	B	2,750	0.082	
18	B	2,750	0.082	
19	B	2,750	0.082	
20	B	2,750	0.082	
21	B	2,750	0.082	
22	B	2,750	0.082	
23	B	2,750	0.082	
24	B	2,750	0.082	
25	B	2,750	0.082	
26	B	2,750	0.082	
27	B	2,750	0.082	
28	B	2,750	0.082	
29	B	2,750	0.082	
30	B	2,750	0.082	
31	B	2,750	0.082	
32	B	2,750	0.082	
33	B	2,750	0.082	
34	B	2,750	0.082	
35	B	2,750	0.082	

BLOCK C

Lot	Block	Square	Feet	Acres
1	C	3,815	0.088	
2	C	3,815	0.088	
3	C	3,815	0.088	
4	C	3,815	0.088	
5	C	3,815	0.088	
6	C	3,815	0.088	
7	C	3,815	0.088	
8	C	3,815	0.088	
9	C	3,815	0.088	
10	C	3,815	0.088	
11	C	3,815	0.088	
12	C	3,815	0.088	
13	C	3,815	0.088	
14	C	3,815	0.088	
15	C	3,815	0.088	
16	C	3,815	0.088	
17	C	3,815	0.088	
18	C	3,815	0.088	
19	C	3,815	0.088	
20	C	3,815	0.088	
21	C	3,815	0.088	
22	C	3,815	0.088	
23	C	3,815	0.088	
24	C	3,815	0.088	
25	C	3,815	0.088	
26	C	3,815	0.088	
27	C	3,815	0.088	
28	C	3,815	0.088	
29	C	3,815	0.088	
30	C	3,815	0.088	
31	C	3,815	0.088	
32	C	3,815	0.088	
33	C	3,815	0.088	
34	C	3,815	0.088	
35	C	3,815	0.088	

BLOCK A

Lot	Block	Square	Feet	Acres
1	A	3,713	0.085	
2	A	3,713	0.085	
3	A	3,713	0.085	
4	A	3,713	0.085	
5	A	3,713	0.085	
6	A	3,713	0.085	
7	A	3,713	0.085	
8	A	3,713	0.085	
9	A	3,713	0.085	
10	A	3,713	0.085	
11	A	3,713	0.085	
12	A	3,713	0.085	
13	A	3,713	0.085	
14	A	3,713	0.085	
15	A	3,713	0.085	
16	A	3,713	0.085	
17	A	3,713	0.085	
18	A	3,713	0.085	
19	A	3,713	0.085	
20	A	3,713	0.085	
21	A	3,713	0.085	
22	A	3,713	0.085	
23	A	3,713	0.085	
24	A	3,713	0.085	
25	A	3,713	0.085	
26	A	3,713	0.085	
27	A	3,713	0.085	
28	A	3,713	0.085	
29	A	3,713	0.085	
30	A	3,713	0.085	
31	A	3,713	0.085	
32	A	3,713	0.085	
33	A	3,713	0.085	
34	A	3,713	0.085	
35	A	3,713	0.085	

BLOCK D

Lot	Block	Square	Feet	Acres
1X	D	8,118	0.186	
2X	D	8,118	0.186	
3X	D	8,118	0.186	
4X	D	8,118	0.186	
5X	D	8,118	0.186	
6X	D	8,118	0.186	
7X	D	8,118	0.186	
8X	D	8,118	0.186	
9X	D	8,118	0.186	
10X	D	8,118	0.186	
11X	D	8,118	0.186	
12X	D	8,118	0.186	
13X	D	8,118	0.186	
14X	D	8,118	0.186	
15X	D	8,118	0.186	
16X	D	8,118	0.186	
17X	D	8,118	0.186	
18X	D	8,118	0.186	
19X	D	8,118	0.186	
20X	D	8,118	0.186	
21X	D	8,118	0.186	
22X	D	8,118	0.186	
23X	D	8,118	0.186	
24X	D	8,118	0.186	
25X	D	8,118	0.186	
26X	D	8,118	0.186	
27X	D	8,118	0.186	
28X	D	8,118	0.186	
29X	D	8,118	0.186	
30X	D	8,118	0.186	
31X	D	8,118	0.186	
32X	D	8,118	0.186	
33X	D	8,118	0.186	
34X	D	8,118	0.186	
35X	D	8,118	0.186	

Lot	Block	Square Feet	Acres
1X	D	8,118	0.186
2X	D	16,033	0.368
3X	D	7,607	0.175

Line Data Table

LINE	BEARING	DISTANCE
L1	S89°46'00"W	15.18'
L2	S00°14'00"E	15.00'
L3	N44°02'52"E	4.95'
L4	S89°02'52"W	29.00'

Curve Data	Radius	Abs. Length	Chord Length	Chord Bearing	OSLA
C1	40.00	57.00	58.90	55°34'34.1"	81.34
C2	40.00	142.80	99.00	245°57'28.1"	187.92
C3	40.00	124.75	90.00	251°24'15.1"	160.00
C4	50.00	17.47	17.38	53°07'16.1"	26.01
C5	50.00	6.89	6.82	112°22'22.1"	10.00
C6	50.00	23.29	23.08	344°40'49.1"	20.01
C7	50.00	21.64	21.47	57°02'26.1"	24.58
C8	50.00	11.86	11.79	112°22'22.1"	15.00
C9	50.00	13.84	13.79	306°06'22.1"	15.81
C10	15.00	35.24	32.72	86°36'30.1"	134.58
C11	15.00	35.24	32.72	94°19'19.1"	134.58
C12	16.00	55.27	27.80	333°01'09.1"	135.00
C13	16.00	55.27	27.80	346°03'09.1"	148.00
C14	40.00	7.19	18.03	51°04'26.1"	26.02
C15	40.00	18.38	19.00	324°42'46.1"	16.00
C16	40.00	10.59	10.59	51°22'31.1"	15.13
C17	542.00	34.84	34.83	52°56'51.1"	34.00
C18	542.00	18.77	18.77	352°59'02.1"	16.00
C19	542.00	18.77	18.77	352°59'02.1"	16.00
C20	40.00	42.07	40.16	58°54'51.1"	66.16
C21	40.00	42.17	40.16	58°54'51.1"	66.07
C22	50.00	14.68	14.63	18°59'42.1"	16.00
C23	50.00	21.13	21.03	80°01'40.1"	24.21
C24	50.00	17.74	17.64	127°49'46.1"	16.00
C25	50.00	63.15	63.08	38°21'50.1"	72.21
C26	50.00	63.15	63.08	38°21'50.1"	72.21
C27	50.00	26.37	26.07	89°05'25.1"	25.03
C28	50.00	39.32	39.01	53°30'48.1"	50.17
C29	50.00	40.47	40.43	89°49'45.1"	71.00
C30	50.00	20.00	19.99	165°34'36.1"	22.50
C31	50.00	28.15	28.02	58°17'58.1"	29.50
C32	50.00	28.15	28.02	58°17'58.1"	29.50
C33	50.00	82.40	88.43	55°02'19.1"	71.00
C34	50.00	82.40	88.43	55°02'19.1"	71.00
C35	50.00	36.00	36.00	51°11'14.1"	36.00
C36	50.00	135.48	97.67	348°18'14.1"	135.12
C37	50.00	34.29	34.29	141°13'42.1"	14.00
C38	50.00	11.50	11.50	50°01'10.2"	11.50

Preliminary Plat For Review Purposes
Coit Frontier Villa
 CONTAINING
 78 Residential Lots, 3 Open Spaces
 Total of 10.093 Acres
 SITUATED IN THE
 Jonathan Westover Survey, Abstract No. 100
 City of Celina, Collin County, Texas
 July 2021

<i>Legend</i>	
RCRS	Roscoe Capped Iron Rod Set
RCRF	Roscoe Capped Iron Rod Found
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
POB	Point of Beginning

Owner:
Amberwood Duplexes, LLC
Plano, Texas
(503) 330-6252
Attn: Manivannan Raja
mani_voraman@hotmail.com

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 400
Bedford, Texas 76021
(817) 281-0572
Attn: Drew Donosky
Drew@claymooreeng.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Texas 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com

Sheet 1 of 2

Revised: P:\AC\202110

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-4373
www.roomesurveying.com / Firm No. 10





Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: Hillside Village - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Hillside Village, being an approximately 72 acre tract of land situated in the Collin County School Land Survey 14, Abstract No. 167, Collin County, Texas; generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane. (Hillside Village - Preliminary Plat)

Applicant:

Wynne/Jackson
600 N. Pearl, Suite 650
Dallas, TX 75201

Background Information:

The preliminary plat shows 289 single-family lots and 11 HOA lots for a new residential subdivision, and is in conformance with Celina's subdivision regulations and the associated PD zoning.

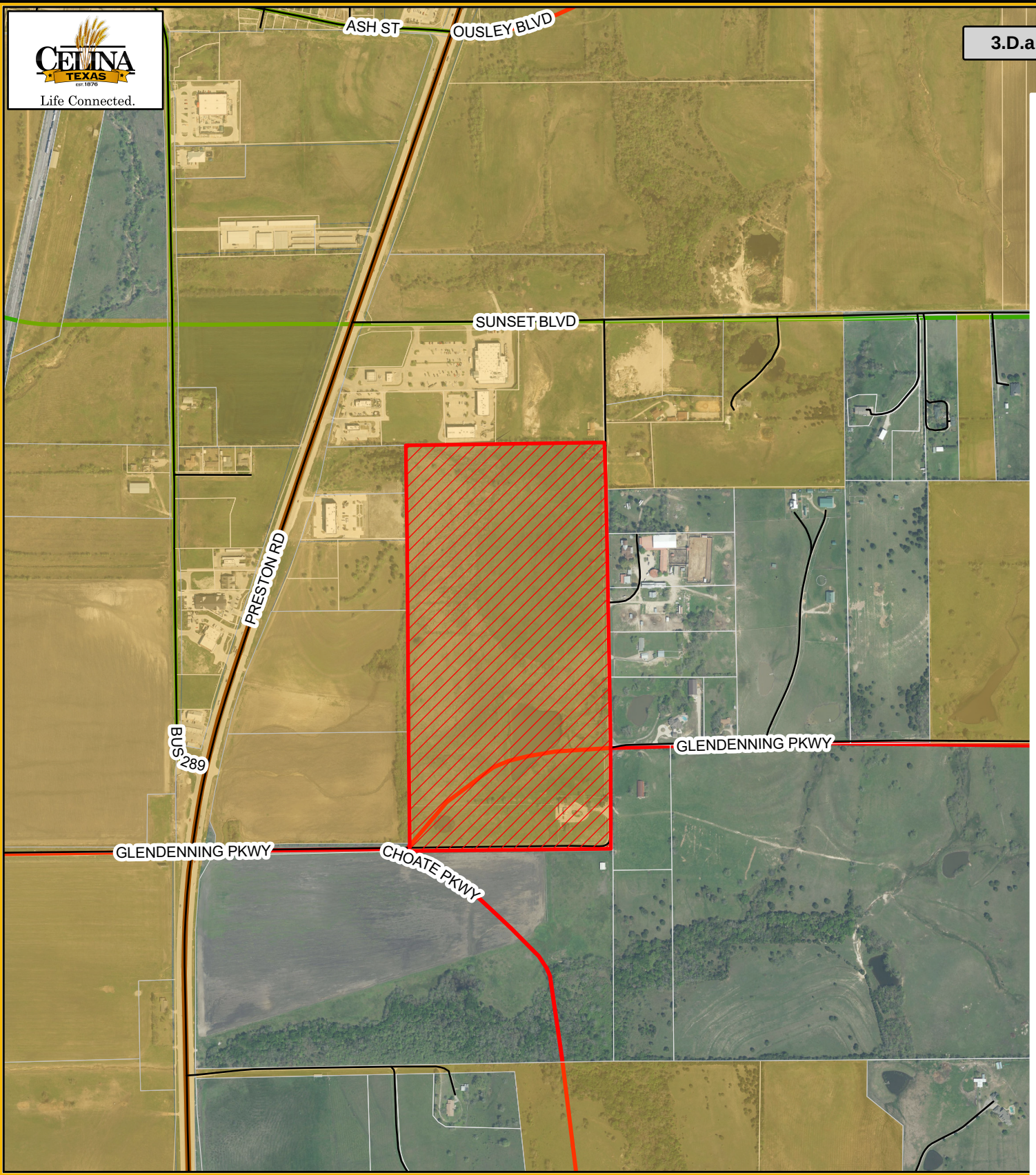
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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



Attachment: Location Map (Hillside Village - Preliminary Plat)

Legend

- Roads
- City Limits
- Parcels
- Subject Property

**Hillside Village
Location Map**
City of Celina

5/3/2021



0 500 1,000
Feet

Attachment: Preliminary Plat (Hillside Village - Preliminary Plat)

STREET E

RIGHT-OF-WAY

10' UE

20' DL

10' UE

RIGHT-OF-WAY

10' UE

10' UE

10' UE

TYPICAL LOT DIAGRAM

NOT TO SCALE

LEGAL DESCRIPTION
71.314 ACRES

o TYPICAL 40' LOT DIAGRAM
TYPICAL LOT: 40' X 120'
TYPICAL PAD: 30' X 75' OR
70'(MIN)
FRONT YARD = 10'
SIDE YARD TYP = 5', CORNER
REAR YARD TYP = 10' ZONING
MIN LOT AREA TYP = 4,000 S

TYPICAL 50' LOT DIAGRAM
TYPICAL LOT: 50' X 120'
TYPICAL PAD: 40' X 75'
FRONT YARD = 20'
SIDE YARD = 5', CORNER 15'
REAR YARD = 15' ZONING
MIN LOT AREA = 5,250 SF

* TYPICAL 60' LOT DIAGRAM
TYPICAL LOT: 60' X 120'
TYPICAL PAD: 50' X 75'
FRONT YARD = 20'
SIDE YARD = 5', CORNER 15'
REAR YARD = 15' ZONING
MIN LOT AREA = 6,300 SF

LAND USE SUMMARY					
USE	RESIDENTIAL UNITS	NONRESIDENTIAL LOTS	ACREAGE	DENSITY	POPULATION
RESIDENTIAL LOTS	289	—	41.994	6.88	867
PRIVATE OPEN SPACE	—	11	12.415	—	—
RIGHT-OF-WAY	—	—	16.887	—	—
TOTAL	289	11	71.296	—	867

BEING A 71.314 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY # 14, ABSTRACT NO. 187, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 7.296 ACRE TRACT OF LAND, CONVEY TO CELINA LAND INVESTORS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20150116000051930, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 71.314 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83) (2011) EPOCH (2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORP ARP (PID-DF8982), AND DENTON CORP ARP (PID-DF8986) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED 'SHIELDS' FOUND FOR THE NORTHWEST CORNER OF SAID 71.296 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 3.50 ACRE TRACT OF LAND CONVEYED TO AL-RAGA ENTERPRISES INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20080321000296050, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTH LINE OF LOT 3R-1, BLOCK A OF THE REPLAT OF CELINA TOWN CENTER ADDITION-PHASE 2, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140312010000780, IN CABINET 2014, PAGE 117, AND IN SLIDE 9415-1-2, PLAT RECORDS, COLLIN COUNTY, TEXAS;

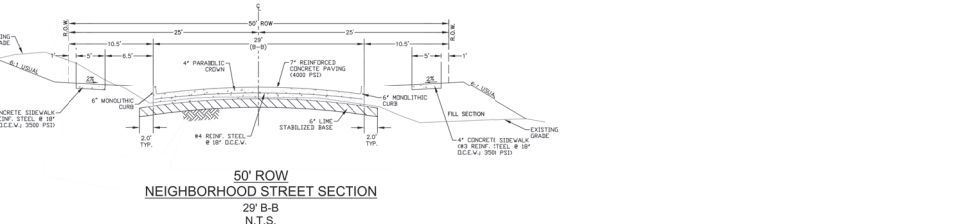
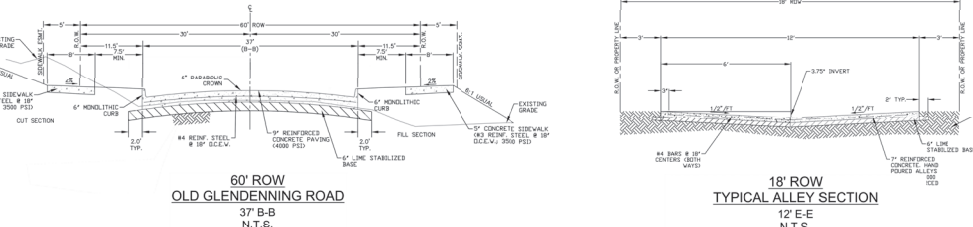
TENCE, NORTH 89 DEGREES MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SW 71.296 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID LOT 3R-1B, BLOCK A, THE SOUTH LINE OF LOT 6, BLOCK A OF CELINA TOWN CENTER ADDITION, PHASE 2, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN COUNTY CLERK'S OFFICE FOR TEXAS, AND THE SOUTH LINE OF A 9.831 ACRE TRACT OF LAND CONVEYED AS "TRACT 2," TO CELINA COMMERCIAL INVESTMENTS, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20191101001393960, OFFICIAL PUBLIC RECORDS BOOK 99, PAGE 10, INSTRUMENT NO. 2019041300003, SOUTHWEST CORNER OF SAID "TRACT 2," AT THE WEST END OF SW 71.296 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID "TRACT 2," SAID POINT BEING ON THE WEST LINE OF A 2.474 ACRE TRACT OF LAND CONVEYED TO ROBERT C. LOFTICE, AS RECORDED IN COUNTY CLERK'S OFFICE FOR TEXAS, AS RECORDED IN PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY CLERK'S OFFICE FOR TEXAS, PRESCRIPTIVE RIGHT-OF-WAY.

NORTH

ENCE, SOUTH 00 DEGREES MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF LAND 71.296 ACRA
AND THE COMMON WEST LINE S4D 2.74C ACRA TRACT, A 5.000 ACRA TRACT OF LAND CONVEYED TO MRN SQUA
INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20060110000300000060, OFFICIAL PUBLIC RECORDS, COLLIN
COUNTY, TEXAS, AND A 5.000 ACRA TRACT OF LAND CONVEYED TO BRYAN C. BRUNTON AND AITA
IN COUNTY CLERK'S FILE NO. 19960415000307290, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 5.000
ACRA TRACT OF LAND CONVEYED TO T. J. BRUNTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20060110000300000060,
CLERK'S FILE NO. 20060112000054370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 5.000 ACRA
TRACT OF LAND CONVEYED TO DANA A. BRUNTON AND TAMARA D. BRUNTON, AS RECORDED IN COUNTY CLERK'S FILE NO.
20060112000054370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND A 5.000 ACRA TRACT OF LAND
CONVEYED TO PAUL A. DAVIS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20040615000873200 OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS, AND A 5.84 ACRA TRACT OF LAND CONVEYED TO VERA LUCILLE JINKS, AS RECORDED IN
COUNTY CLERK'S FILE NO. 20040615000873200 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 5.84 ACRA
TRACT OF LAND CONVEYED TO VERA LUCILLE JINKS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20040615000873200
OF 249.93 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 71.296 ACRA TRACT
AND THE COMMON NORTHEAST CORNER OF A 77.694 ACRA TRACT OF LAND CONVEYED TO VERA LUCILLE JINKS, AS

THENCE, SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 71.296 ACRE TRACT, TO THE COMMON NORTH LINE OF SAID 1.697 ACRE TRACT, WITH THE APPROXIMATE CENTER OF SAID COMMON ROAD NO. 89. A DISTANCE OF 1250.18 FEET TO A MON ROUND, (BENT) FOR THE SOUTHWEST CORNER OF SAID 71.296 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 20.00 ACRE TRACT OF LAND CONVEYED TO SUMMIT CENTER AT PRESTON, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 20130708000945990, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 55 MINUTES 57 SECONDS, WEST, ALONG THE WEST LINE OF SAID 71.296 ACRE TRACT, TO THE COMMON EAST LINE OF SAID 20.00 ACRE TRACT, THE EAST LINE OF A 16.987 ACRE TRACT OF LAND CONVEYED TO JOYU-SHYONG HUANG AND MEI-FU LIN HUANG, AS RECORDED IN COUNTY CLERK'S FILE NO. 20102705000803410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE EAST LINE OF A 4.321 ACRE TRACT OF LAND CONVEYED TO AND RECEIVED BY THE TEP, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 20102705000803410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, TO THE EAST LINE OF A 1.100 ACRE OF THE KELLER WILLIAMS ADDITION, PHASE, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2010940120010050 AND IN CABINET 29, PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780,



ENGINEER:	DEVELOPER:	OWNER:	SERVICE PROVIDERS	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE	PRELIMINARY PLAT OF HILLSIDE VILLAGE 289 SINGLE-FAMILY LOTS, 11 OPEN SPACES/HOA LOTS & 16.89 ACRES (175.588 SF) ROW LOTS 1-76, BLOCK A; LOTS 1-28, BLOCK C; LOTS 1-28 BLOCK D; LOTS 1-30, BLOCK E; LOTS 1-35, BLOCK F; LOTS 1-19, BLOCK H; LOTS 1-19, BLOCK I A 71.314 ACRES (3,106,432 SF) ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #14 SURVEY, ABSTRACT NO. 167	PRELIMINARY PLAT - LE TABLES FOR HILLSIDE VILLAGE SCALE: N/A DATE: SEPT
LJA ENGINEERING, INC. LAUREN GILSTRAP, P.E. 2150 S CENTRAL EXPY SUITE 380 MC KINNEY, TX 75070 PHONE: (469) 621-0710 TEXAS REGISTRATION F-1386	WYNNIE/JACKSON 8333 MILLER 600 NORTH PEARL SUITE 650 DALLAS, TX 75201 PHONE: (214) 880-8619	CELINA LAND INVESTORS, LTD. 8333 DOUGLAS AVENUE SUITE 1350 DALLAS, TX 75225	ELECTRIC SERVICE: GRAYSON COLLIN ELECTRIC CO., INC. WATER SOURCE: MARLEE SPECIAL UTILITY DISTRICT SEWER SOURCE: MARLEE SPECIAL UTILITY DISTRICT SCHOOL DISTRICT: CELINA ISD	1 2 3				

PROJECT NO. N°



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Bella Lopez, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: September 21, 2021
 Re: Green Meadows Phase 2 & 3 - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Green Meadows Phase 2 & 3, being an approximately 346 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas; generally located south of FM 428 (Future Outer Loop), and approximately 3,200 feet west of Legacy Drive. (Green Meadows Phase 2 & 3- Preliminary Plat)

Owner/Developer:

Tomlin Investments
 4265 Kellway Circle
 Addison, TX 75001

Background Information:

The preliminary plat shows 1,229 single-family lots and 6 HOA lots for two new phases of the Green Meadows residential subdivision, and is in conformance with Celina's subdivision regulations and the associated Development Agreement.

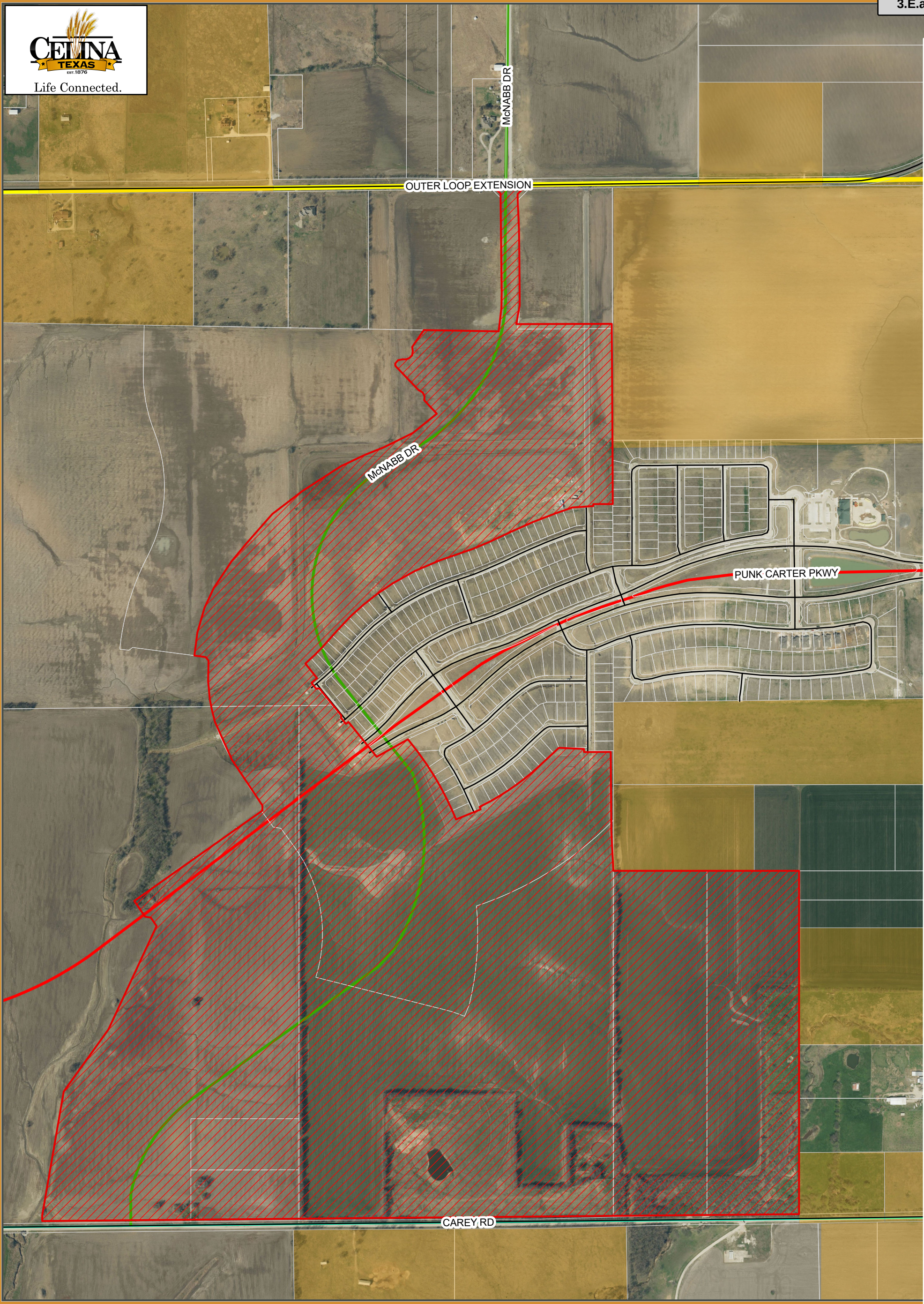
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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

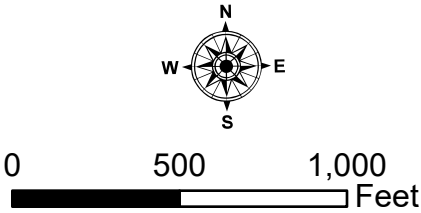


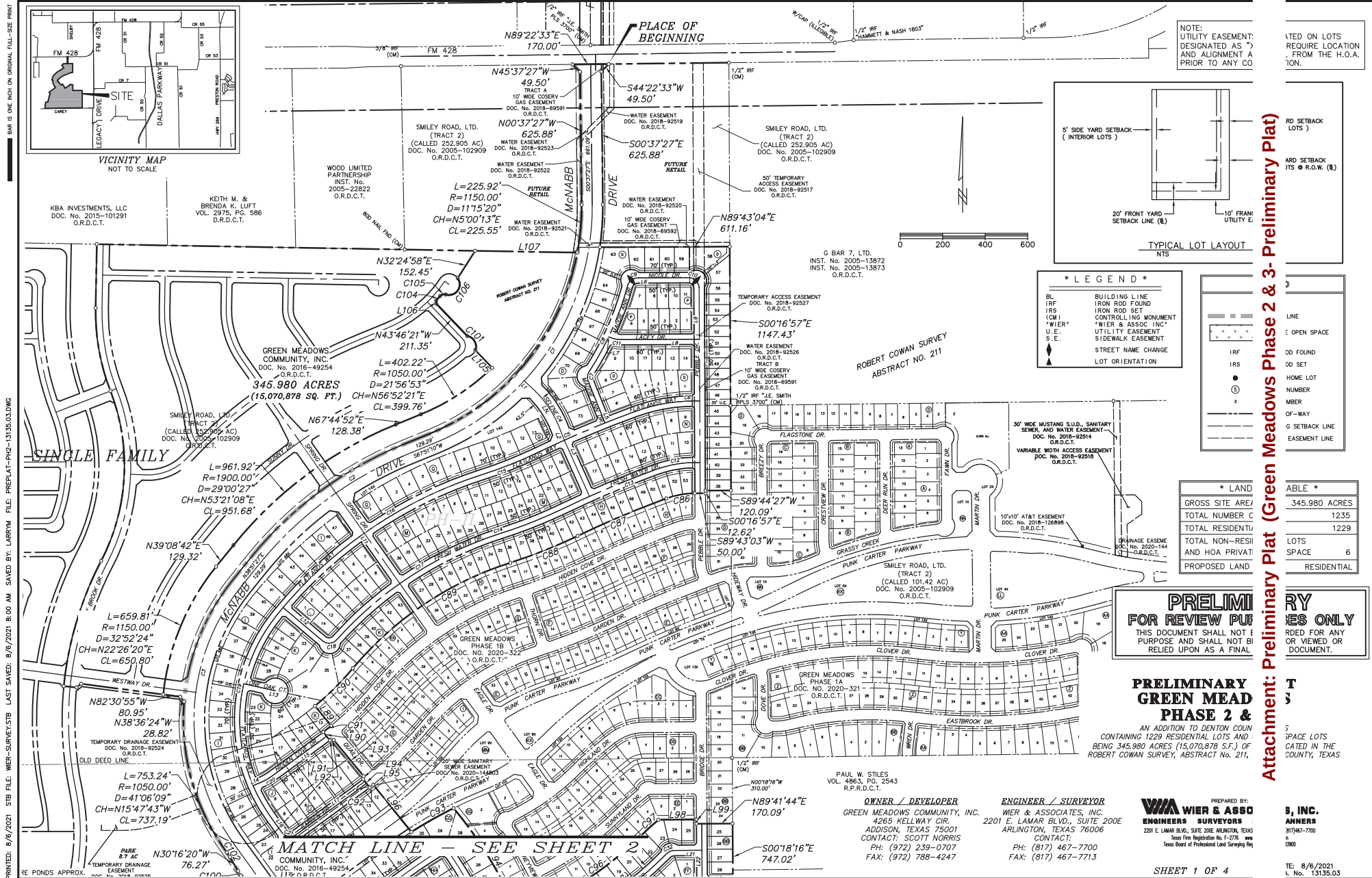
Attachment: Location Map (Green Meadows Phase 2 & 3- Preliminary Plat)

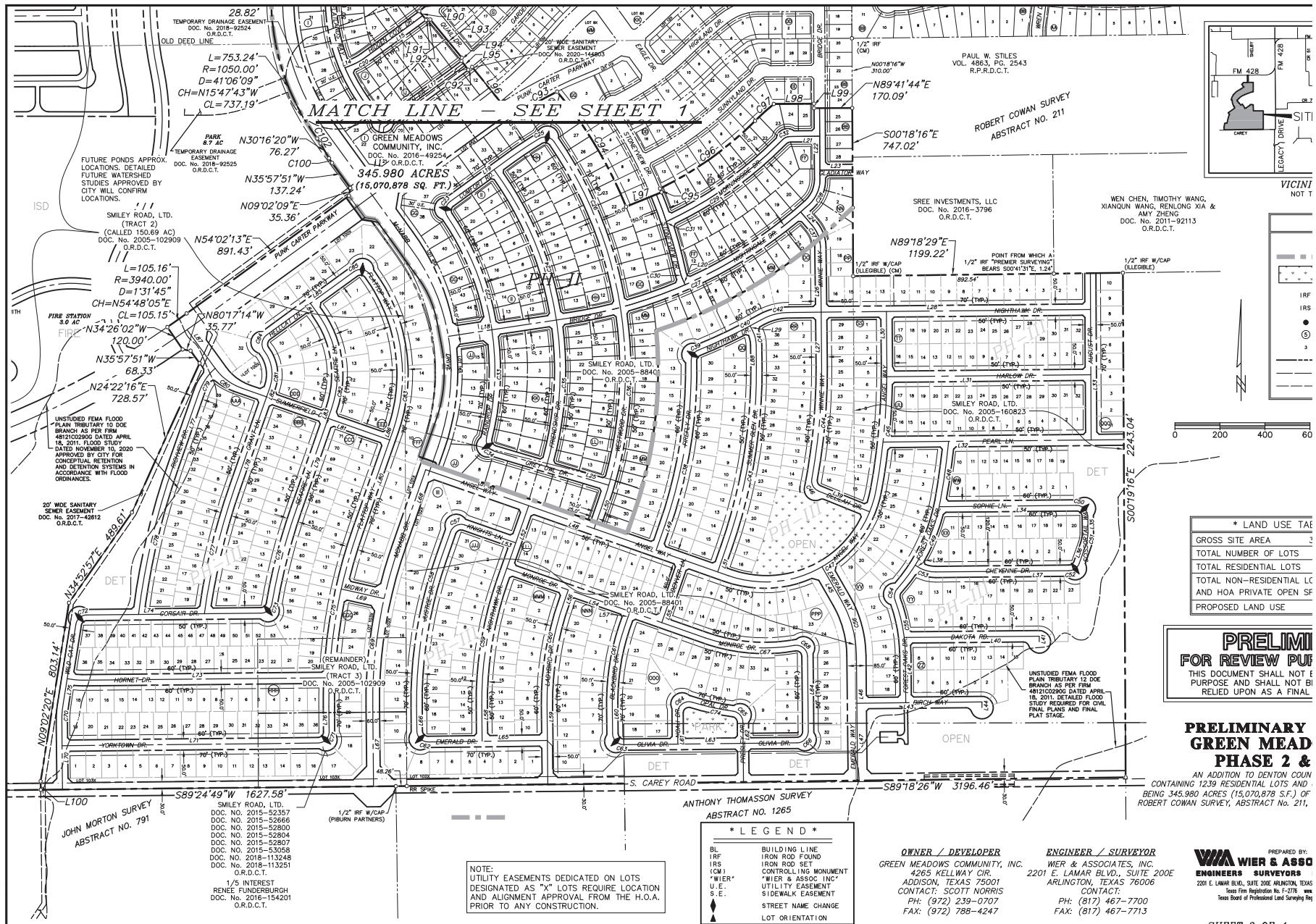
Legend

- Subject Property
- City Limits
- Roads
- Parcels

Green Meadows Ph 2 & 3
Preliminary Plat
Location Map
City of Celina
9/7/2021







Attachment: Preliminary Plat (Green Meadows Phase 2 & 3- Preliminary Plat)

Attachment: Preliminary Plat (Green Meadows Phase 2 & 3- Preliminary Plat)

Packet Pg. 22



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: Legacy Storage - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 93 on 8 acres, generally located east of FM 1385, and approximately 560 feet north of Ballenger Road within the City Limits. (Legacy Storage – PD Amendment)

Applicant:

Claymoore Engineering
301 S. Coleman, Suite 40
Prosper, TX 75078

Background Information:

The property is approximately eight acres, within the City Limits, and currently zoned PD-93. The PD allows for storage uses, with retail uses reserved for the frontage pads. The applicant's request is to amend the current PD to allow for the storage use on the entire property. Please refer to the attached documents for additional information.

Supporting Documents:

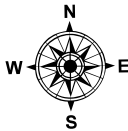
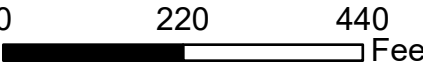
- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Legacy Storage – PD Amendment)

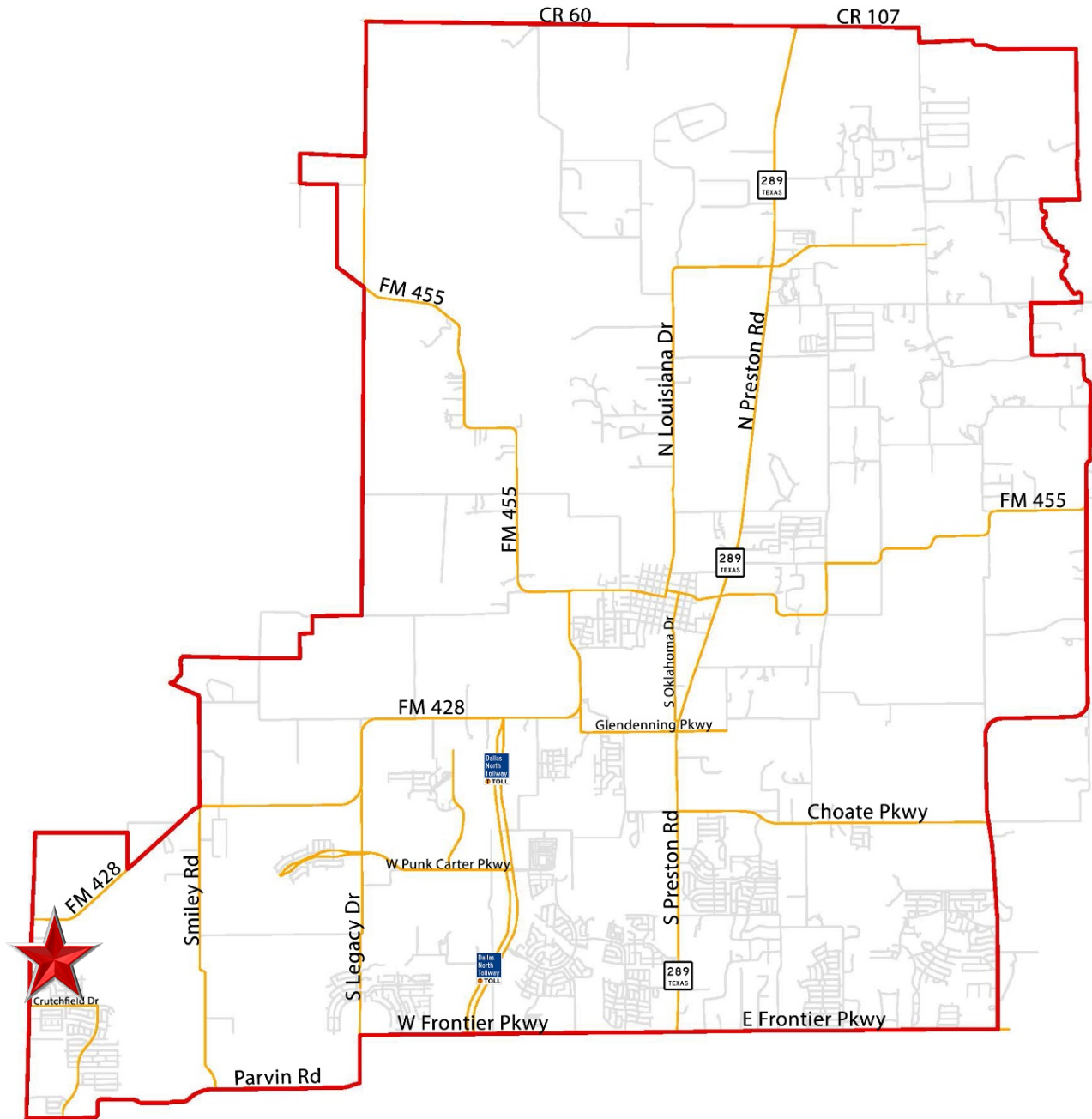
Legend  Subject Property  City Limits  Roads  Parcels	Legacy Storage Location Map City of Celina 9/7/2021	 
---	--	--

LEGACY STORAGE

PD Amendment

Planning & Zoning Commission
September 21, 2021







LOCATION MAP

The subject property is generally located east of FM 1385, and approximately 560 feet north of Ballenger Road

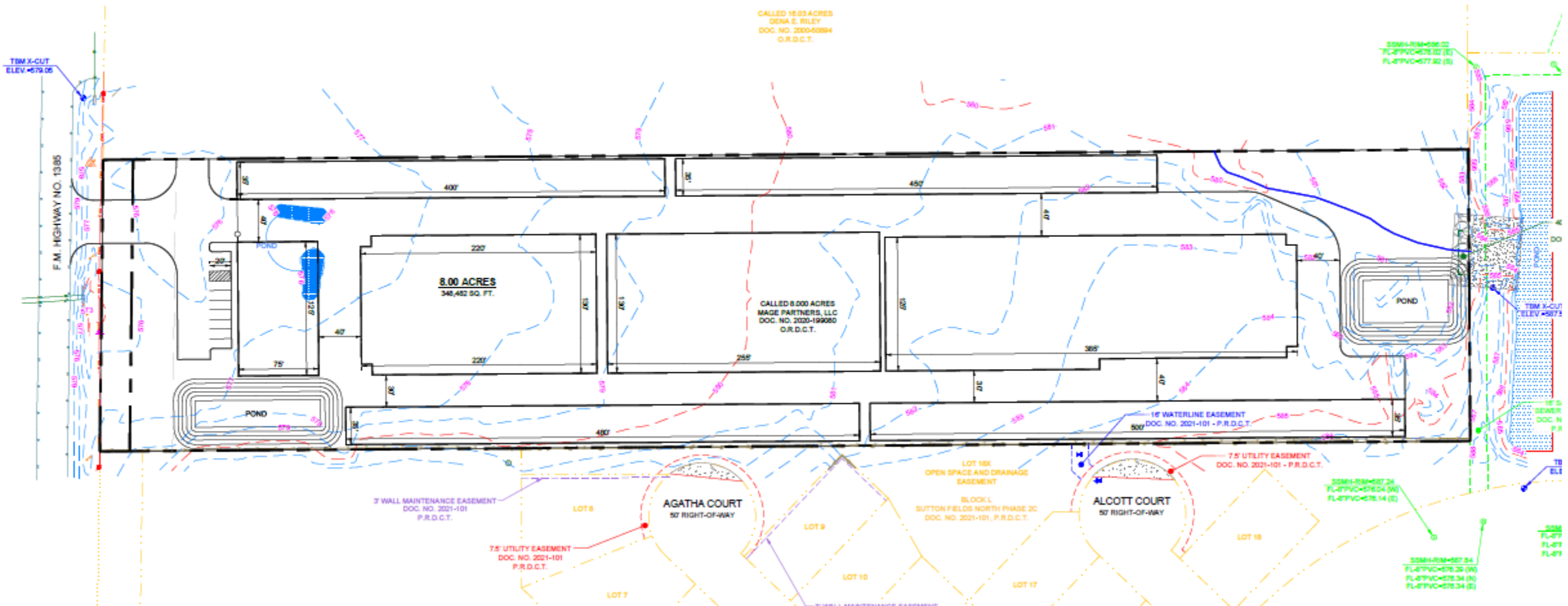
BACKGROUND

- The subject property is approximately 8 acres, located within the City Limits
- The property is currently zoned PD-93; the PD allowed for storage, and reserved the frontage pads for retail
- The applicant is proposing to revise the Planned Development to allow for storage use on the entire property

PROJECT OVERVIEW

- The applicant is proposing to develop the property as storage
- The project will abide by all zoning standards, including architecture
- The storage will be designed in a low-level “compound design,” where some of the buildings will be lined on the northern and southern perimeters and will also serve as the screening

CONCEPT PLAN



Attachment: Staff Presentation (Legacy Storage – PD Amendment)

POLICY CONSIDERATIONS

- The property was originally entitled with mini-warehouse/storage – this PD simply allows the use on the entire property
- The FM 1385 corridor is not inappropriate for a storage project
- It is uncommon for storage to maintain retail pads up front, other than the associated leasing office
- Storage tends to be value assessed well, which improves the tax base
- Low-level compound storage products historically are considered “good neighbors” from a performance standpoint

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: FM 1385 Retail - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 1.3-acre tract of land to Commercial, Office & Retail Zoning District (C), generally located east of FM 1385, and approximately 990 feet north of Tudor Place, within the Extraterritorial Jurisdiction (ETJ). (FM 1385 Retail – Zoning)

Applicant:

Claymoore Engineering
301 S. Coleman, Suite 40
Prosper, TX 75078

Background Information:

The overall subject property is approximately 3.3 acres. A portion of the property is within the City Limits and zoned Commercial, Office, and Retail zoning district (C). The remainder 1.3 acres is currently within the Extraterritorial Jurisdiction (ETJ). The applicant's request is to annex and zone the property to Commercial, Office, & Retail Zoning District (C). Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Subject Property

City Limits

Roads

Parcels

Legend

Celina Montessori and Retail Location Map

City of Celina

9/9/2021

0

220

440

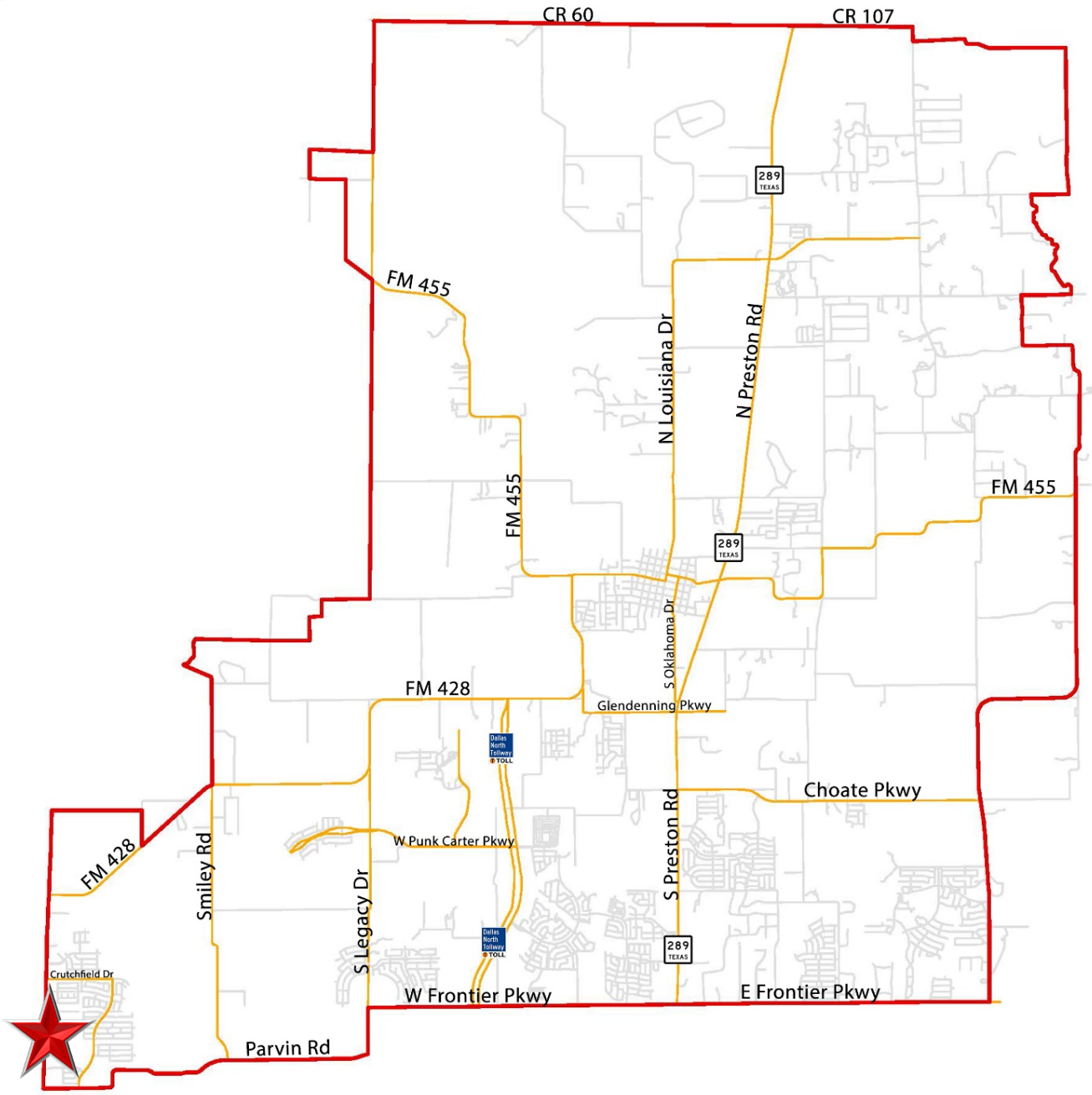
Feet

FM 1385 RETAIL

Zoning

Planning & Zoning Commission
September 21, 2021







LOCATION MAP

The subject property is generally located east of FM 1385, and approximately 990 feet north of Tudor Place

BACKGROUND

- The overall subject property is approximately 3.3 acres; a portion of the property is located within the City Limits and zoned Commercial, Office & Retail Zoning District (C)
- The zoning request is for the remainder 1.3 acres currently within the Extraterritorial Jurisdiction (ETJ)
- The project will abide by all zoning standards, including architecture
- The pre-annexation agreements existing on the property would not otherwise expire until 2032

POLICY CONSIDERATIONS

- The property is along FM 1385, a future 6-lane arterial
- The zoning will be considered by City Council concurrently with the associated annexation in October

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: Uptown Multi-Family - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 30-acre tract of land to Multi-Family Zoning Districts (MF-2/MF-3), generally located west of Louisiana Drive, and approximately 660 feet north of Poplar Street, within the City Limits. (Uptown Multi-Family – Zoning)

Applicant:

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Drive, #200
Plano, TX 75093

Background Information:

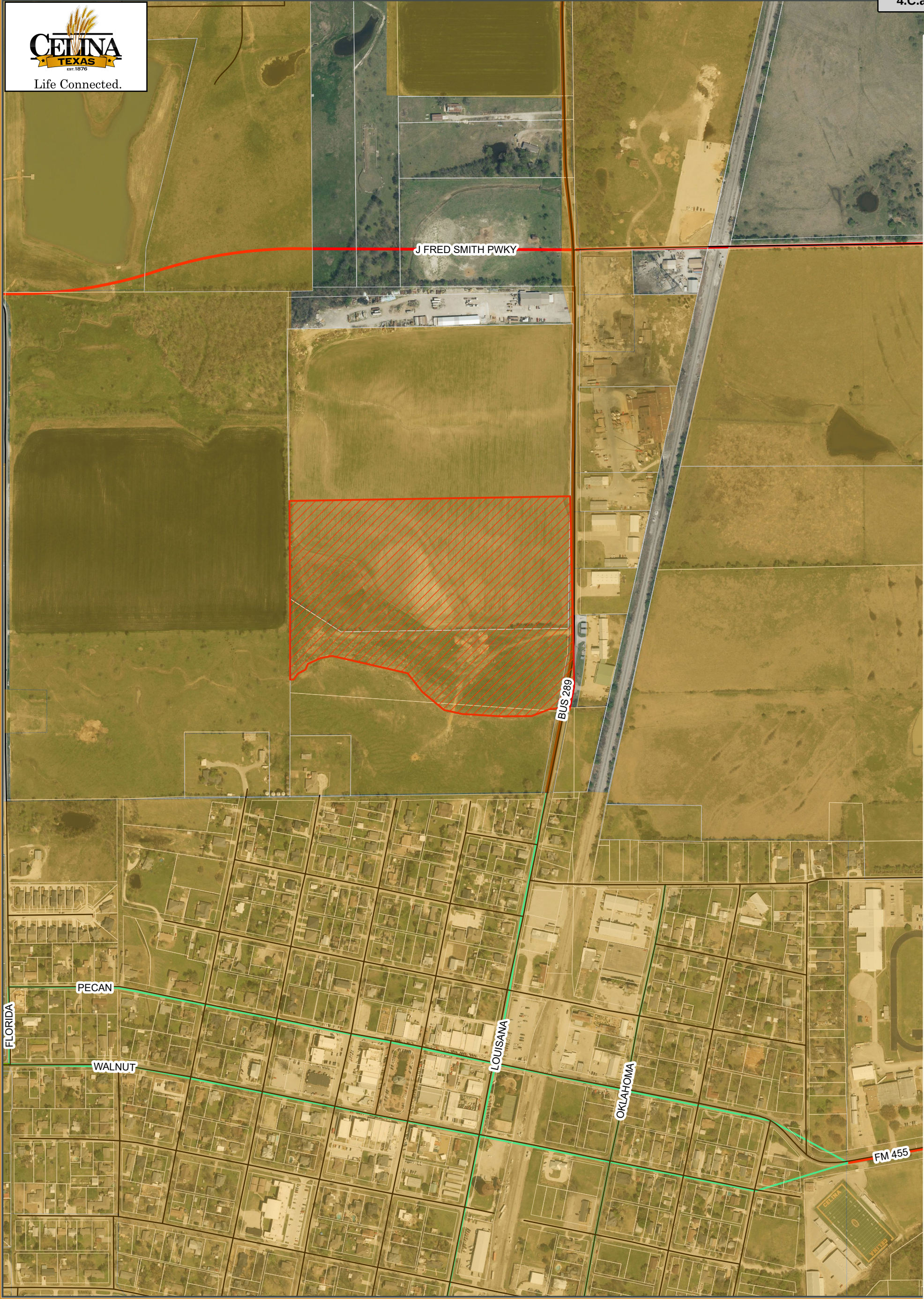
The 30-acre property is currently within the City Limits, but not zoned. The applicant's request is to zone the property to Multi-Family Zoning Districts (MF-2, MF-3). The property was originally entitled (as part of the Uptown Development Agreement) with multi-family uses. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Uptown Multi-Family – Zoning)

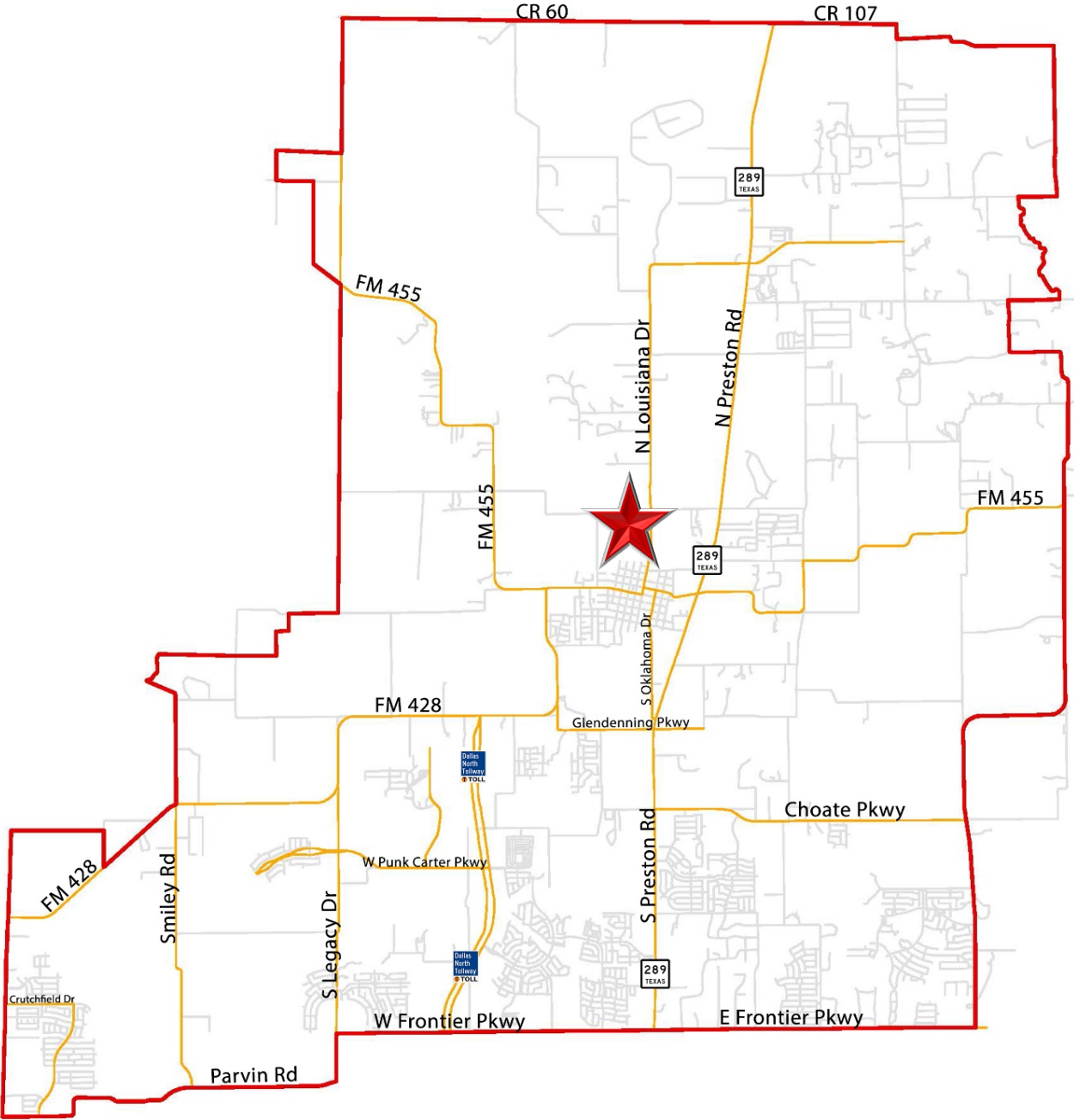
Legend Subject Property Roads Parcels City Limits	Uptown MF Zoning Location Map City of Celina 9/10/2021	0 410 820 Feet
---	---	--

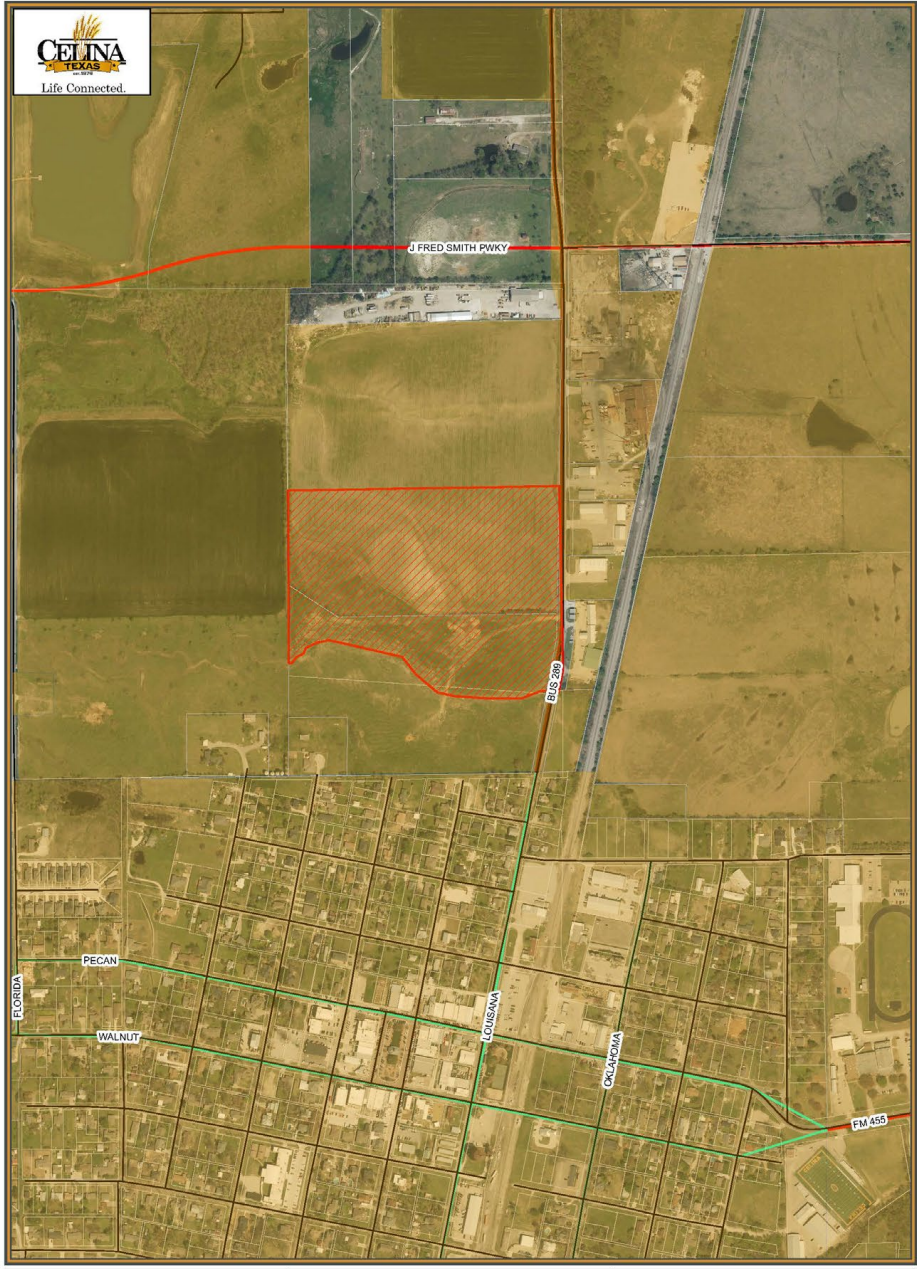
UPTOWN MF

Zoning

Planning & Zoning Commission
September 21, 2021







LOCATION MAP

The subject property is generally located west of Louisiana Drive and approximately 660 feet north of Poplar Street

BACKGROUND

- The subject property is approximately 30 acres, located within the City Limits
- The property was annexed in August 2021
- The property currently does not have as associated zoning district
- The applicant is proposing a base zoning of Multi-Family Zoning Districts (MF-2, MF-3)
- The governing Development Agreement supports multi-family at this location

PROJECT OVERVIEW

- The property was originally entitled (as part of the Uptown Development) with multi-family
- Uptown is already selling off various tracts
- The Uptown PD, approved last month, was revised from the original DA to lower the multi-family unit cap in order to accommodate this request
- The project will abide by all zoning standards, including architecture

POLICY CONSIDERATIONS

- The property was originally entitled (as part of the Uptown Development) with multi-family
- The Downtown Master Plan contemplated housing density adjacent to the downtown
- The creek serves as a natural geographic boundary for downtown, as it transitions into Uptown to the north
- No multi-family will be adjacent to existing downtown homes south of the creek

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: Legacy 58.5- DA

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5- DA)

Applicant:

Claymoore Engineering
301 S. Coleman, Suite 40
Prosper, TX 75078

Background Information:

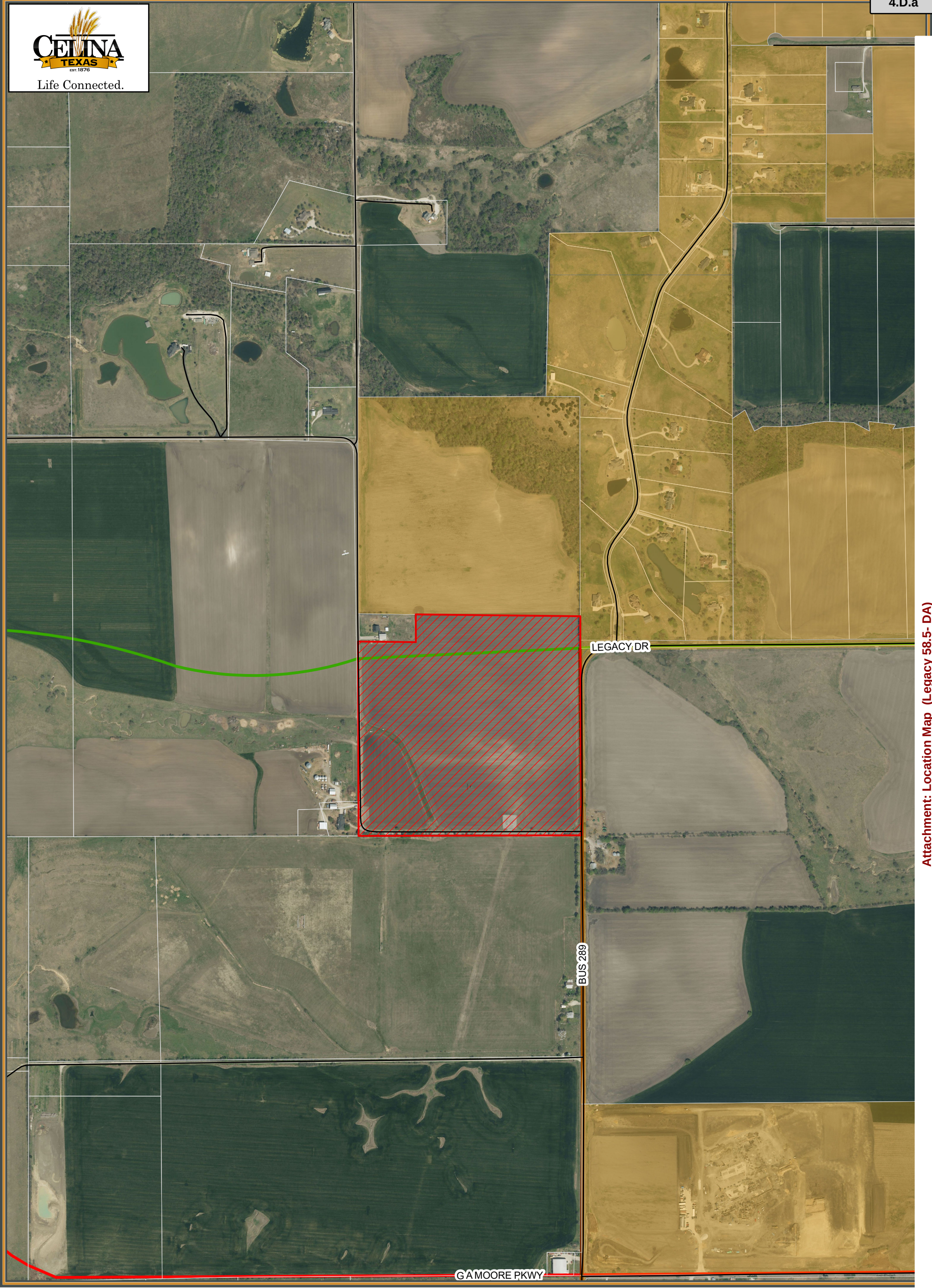
The property is approximately 56 acres, within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract for a mix of uses (Commercial, Office, and Retail; Industrial; and multi-family MF-0 or MF-2). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Subject Property

City Limits

Roads

Parcels

Legend

Legacy 58.5 DA

Location Map

City of Celina

9/7/2021

N

S

E

W

0

500

1,000

Feet

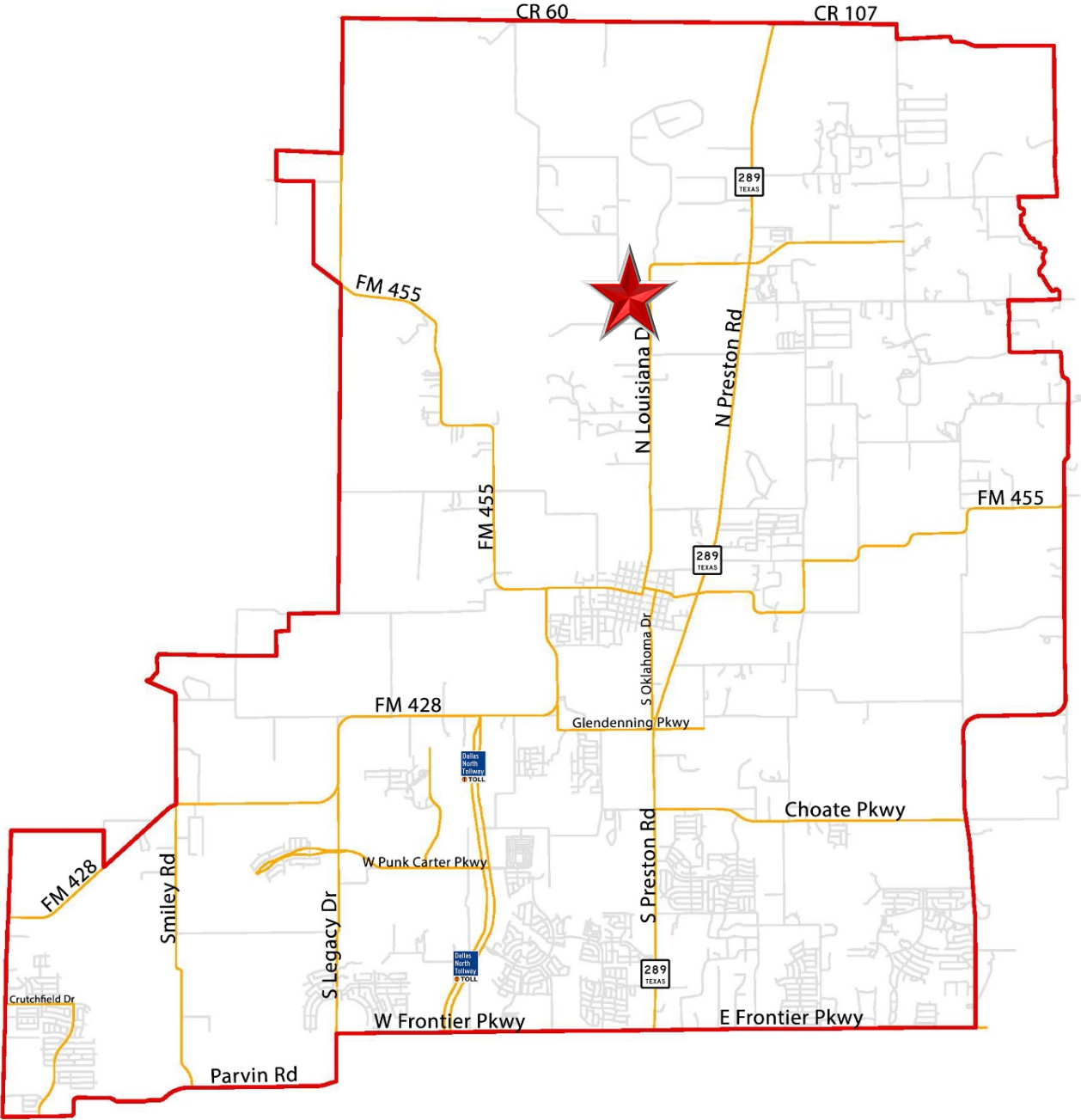
Attachment: Location Map (Legacy 58.5- DA)

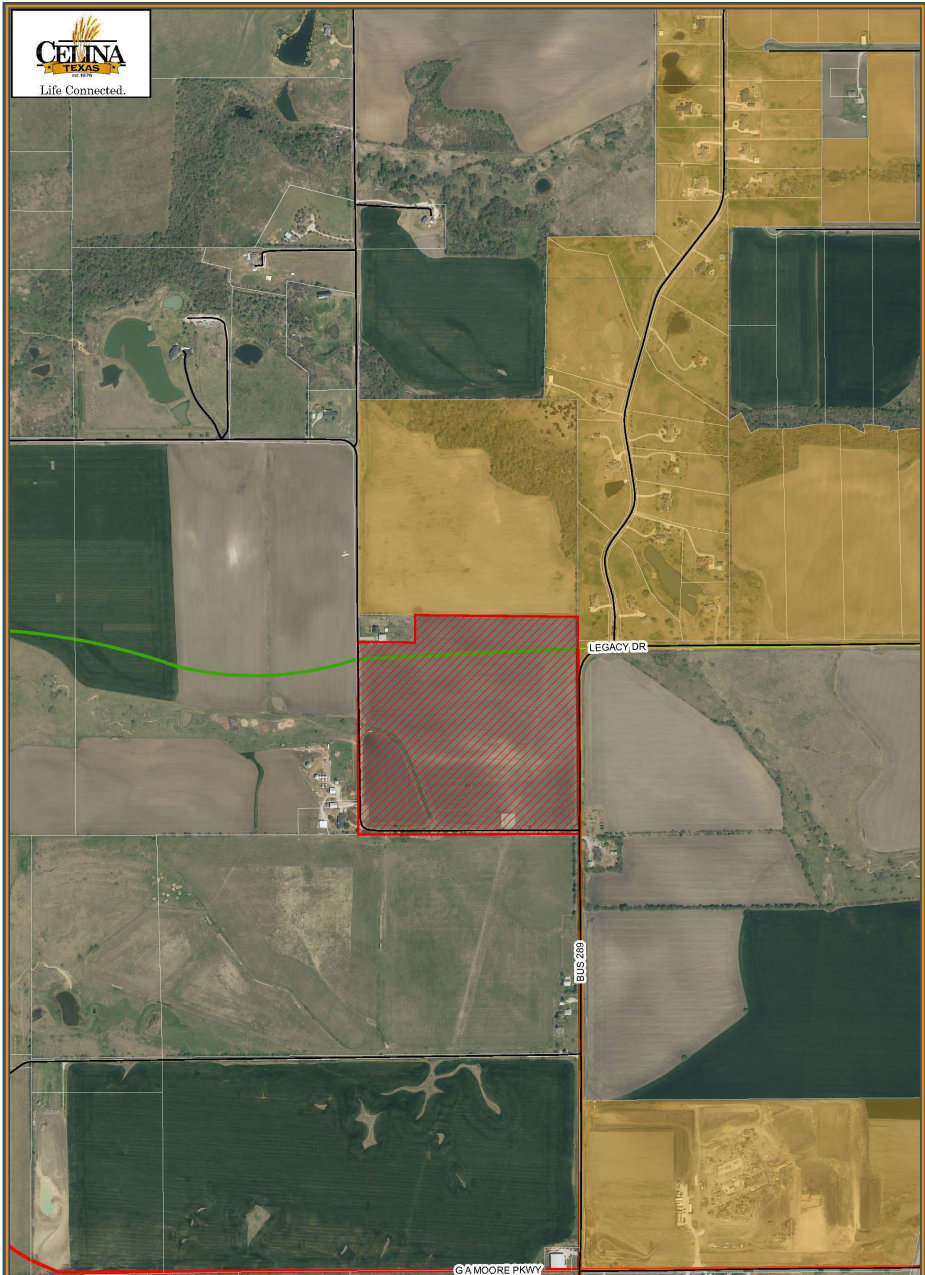
LEGACY 58.5

Development Agreement

Planning & Zoning Commission
September 21, 2021







LOCATION MAP

The subject property is generally located at the northwest corner of Louisiana Drive and County Road 58

Attachment: Staff Presentation (Legacy 58.5- DA)

BACKGROUND

- The subject property is approximately 59 acres, located within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing a Planned Development with flex base zoning (including Commercial, Office, Retail (C); Industrial (I); and MF-2 or MF-o)

PROJECT OVERVIEW

- The applicant is proposing to develop the property with flex uses:
 - Commercial Office & Retail (C)
 - Industrial (I)
 - MF-2 or MF-0
 - MF-2 limited to 350 units (max)
 - MF-0 limited to 250 units (max)
 - Only one MF project may develop (MF-2 or MF-0); not both
 - MF to be along the southern portion of the tract (not along Legacy)
- Contractor shops (warehouses) are allowed by right
- The project will abide by all zoning standards, including architecture

POLICY CONSIDERATIONS

- The property is at the hard corner of future Legacy Drive and Louisiana Drive
- The property would be annexed and zoned per the Development Agreement

RECOMMENDATION

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

Draft Development Regulations

- PD with Flex base zoning
- Flex means Commercial, Office, & Retail (C), Industrial (I), and MF-2 or MF-0
- MF-2 is limited to a max of 350 units
- MF-0 is limited to a max of 250 units
- Only 1 MF project may develop (MF-2 or MF-0) – not both
- MF should be along the southern portion of the tract, generally (not along Legacy)
- Contractor Shops (or warehousing) is allowed by right
- All design standards apply



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 21, 2021
Re: 7-Eleven - Carter Ranch - SUP

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an “Auto, Gas Pumps/Fuel Sales” use on an approximately 2.4 acre tract of land, generally located at the southeast corner of Preston Road and Punk Carter Parkway, within the City Limits. (7-Eleven – Carter Ranch - SUP)

Applicant:

Claymoore Engineering
301 S. Coleman, Suite 40
Prosper, TX 75078

Background:

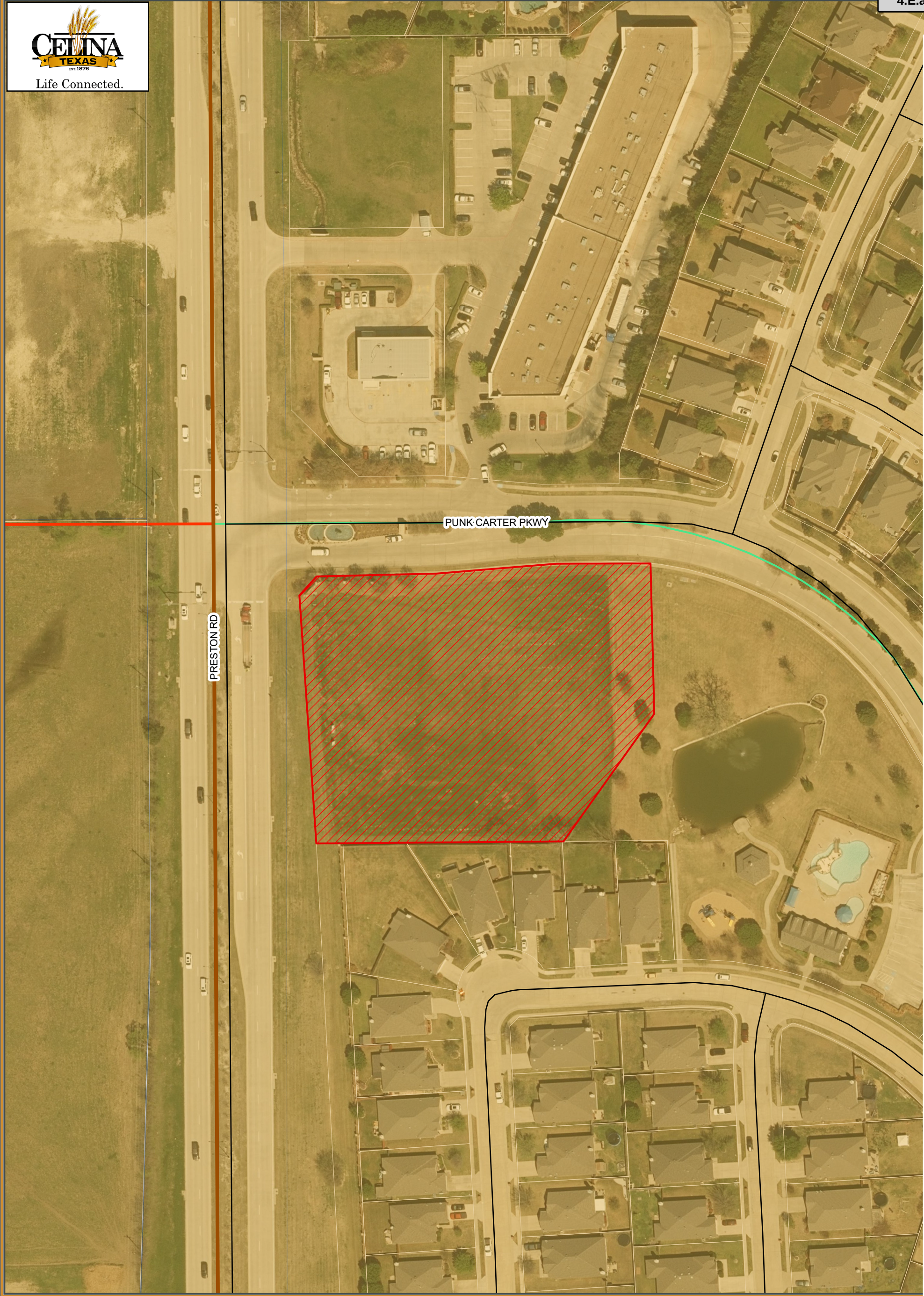
The property is approximately 2.4 acres, within the City Limits, and zoned PD-2. The applicant is requesting a Specific Use Permit to operate a gas station (“Auto, Gas Pumps/Fuel Sales” use). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

7-Eleven - Carter Ranch
Location Map
City of Celina

9/7/2021

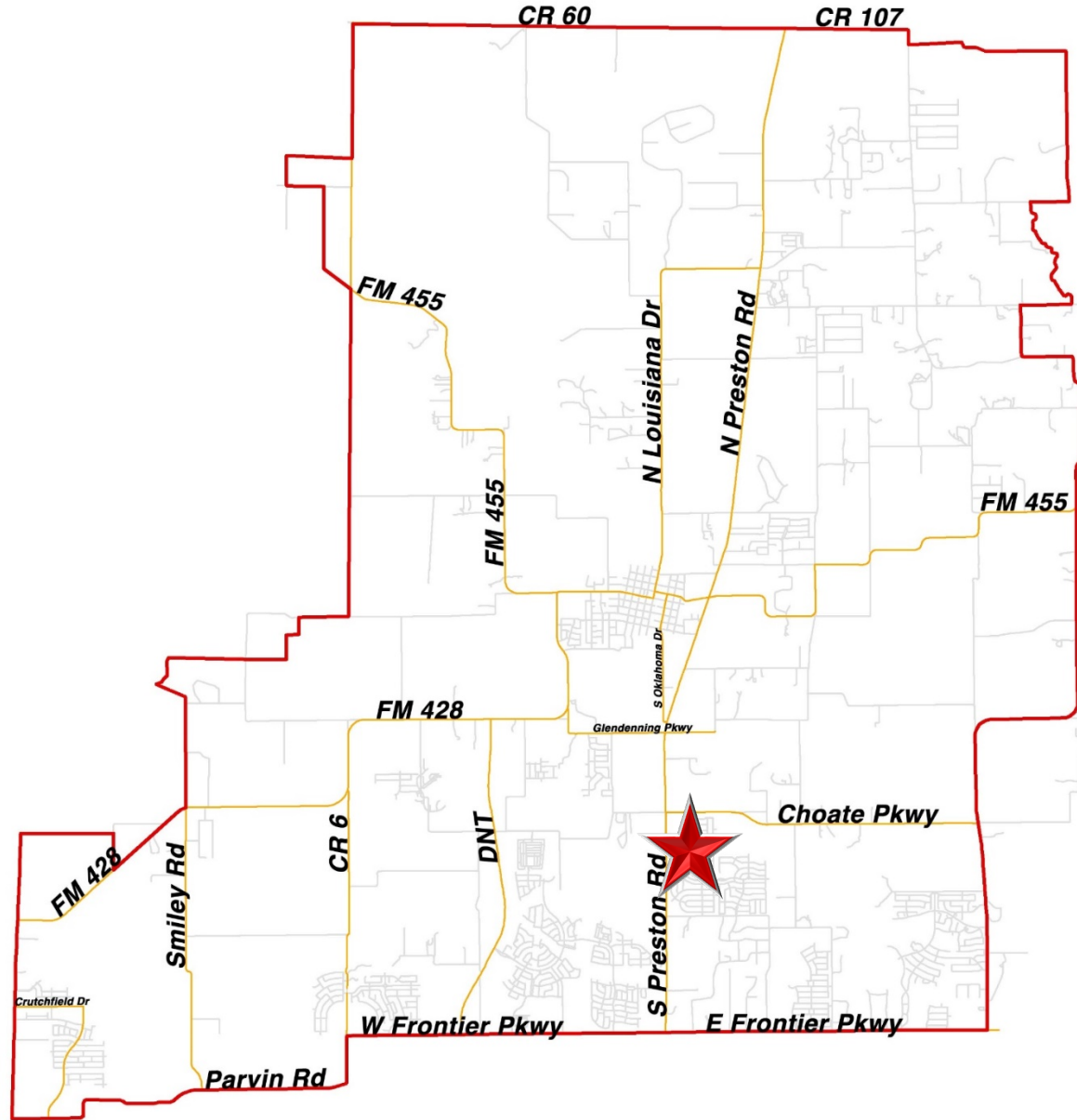
0 90 180 Feet

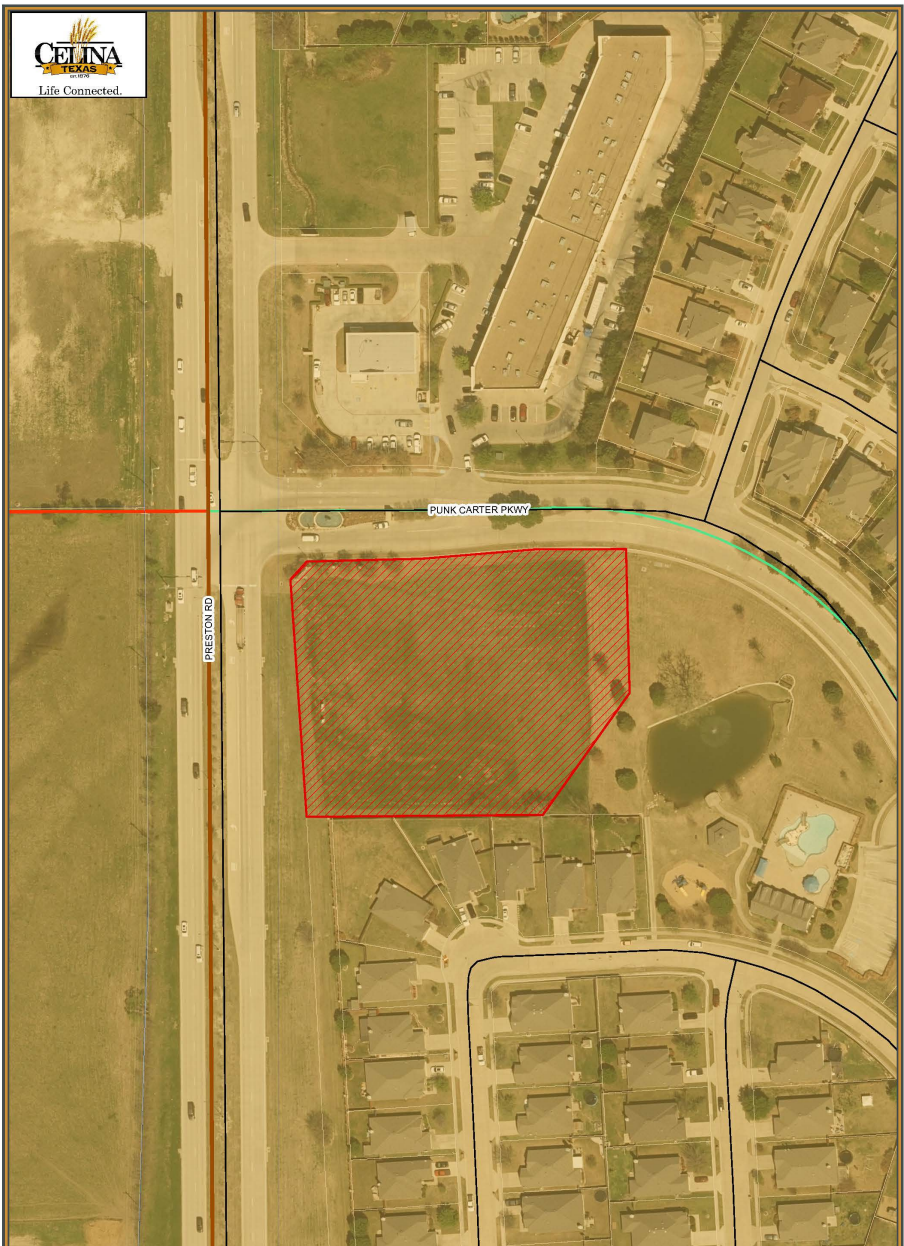
Attachment: Location Map (7-Eleven - Carter Ranch - SUP)

7-ELEVEN CARTER RANCH

Planning & Zoning Commission
September 21, 2021







LOCATION MAP

The subject property is generally located at the southeast corner of Preston Road and Punk Carter Parkway

BACKGROUND

- The subject property is approximately 2.4 acres, located within the City Limits
- The property is currently zoned PD-2, with a base zoning of Commercial
- The applicant desires to operate a Gas Station

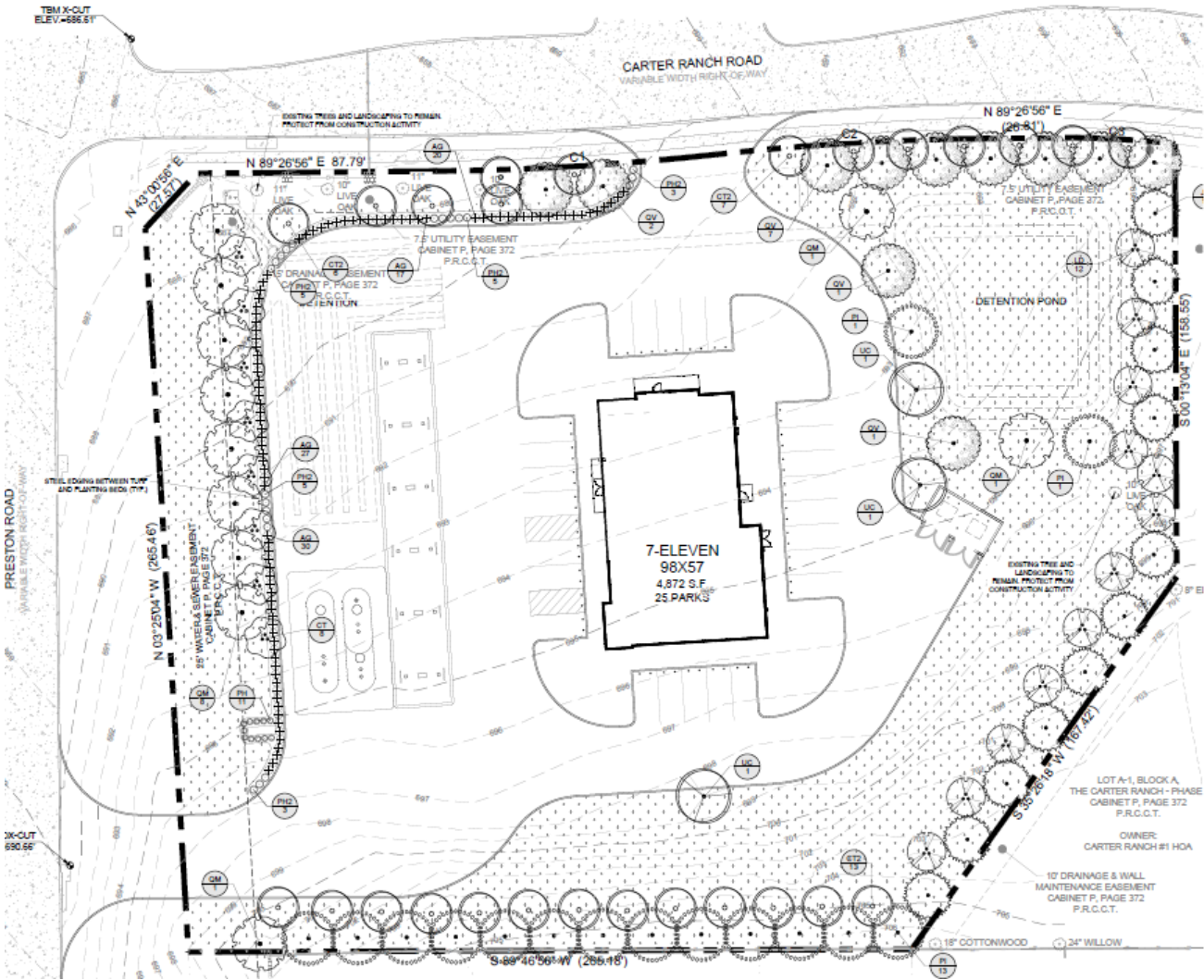
ZONING OVERVIEW

- The Zoning Ordinance requires an Auto, Gas Pumps/Fuels Sales, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district

SUP OVERVIEW

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

LANDSCAPE PLAN



CONCEPTUAL ELEVATIONS



POLICY CONSIDERATIONS

- The subject property's base zoning is Commercial
- The intersection of a 4-lane arterial and 6-lane arterial is not an inappropriate location for a gas station
- The Preston Road corridor supports more intense land uses
- The market demand for additional gas stations is high
- A diversified tax base is healthier and improved with the proposed development

RECOMMENDATION

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