



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 20, 2022
5:30 PM**

AGENDA

I. CALL TO ORDER

Staff will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

A. Oaths of Office

II. WORKSESSION

The Planning & 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. ROUTINE BUSINESS & PRESENTATIONS

A. Chair & Vice Chair Appointments

B. Annual CIP Presentation

C. Overlay Districts Discussion

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 Planning & Zoning Commission.

A. Minutes Approval:

1. Minutes from the August 16, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Lilyana Phase 7 (CR 83), being approximately 3 acres; generally located at the southwest corner of future Coit Road and Vest Lane. (Lilyana Ph 7 (CR 83) – Final Plat)

- C. Consider and act upon a Conveyance Plat for The Village at Ownsby Farms Retail, being approximately 44 acres; generally located at the southwest corner of Preston Road and Ownsby Parkway. (The Village at Ownsby Farms Retail – Conveyance Plat)
- D. Consider and act upon a Conveyance Plat for The Legacy North (West Tract), being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West Tract) (First Leo) – Conveyance Plat)
- E. Consider and act upon a Conveyance Plat for The Legacy North (East Tract), being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East Tract) (First Leo) – Conveyance Plat)
- F. Consider and act upon a Conveyance Plat for Outer Loop/DNT, being approximately 12 acres; generally located at the northeast corner of the future Dallas North Tollway and the Collin County Outer Loop. (Outer Loop/DNT 12 Acre MF – Conveyance Plat)

V. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the alcohol regulations. (Alcohol (Chapter 14) – Zoning Text Amendment)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the southeast corner of future Legacy Drive and future Mobberly Road, within the Extraterritorial Jurisdiction (ETJ). (Hollifield Tract – Zoning)
- C. Conduct a public hearing to consider and act upon a request to rezone approximately one acre from Old Town Residential District (OT-R) to Downtown Code, Preston Streams District (DTC) zoning, generally located north of Malone Street and approximately 1,375 feet west of Preston Road, within the City Limits. (My Swim Buddy – Rezoning)
- D. Conduct a public hearing to consider and act upon a request to zone multiple tracts comprising of approximately 376 acres to Agricultural District (AG), generally located west of future Custer Road, east of Smiley Road, north of Punk Carter Parkway, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (November Batch – Zoning)

VI. ADJOURNMENT

The Commission 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 16, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	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	Executive Director of Development Service	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Kari White	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

Chair 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:

1. Presentation of the Annual Downtown Update (McAfee)

Dusty McAfee, Executive Director of Development Services, presented the Annual Downtown Update.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the July 19, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Plat Vacation for Celina 22 Addition, being an approximately 23 acre tract of land; generally located west of Louisiana Drive and 430 feet north of Malone Street. (Celina 22 Plat Vacation)

Minutes Acceptance: Minutes of Aug 16, 2022 5:30 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Shelby Barley, Vice Chair
AYES:	Hangartner, Bain, Barley, Ousley, Becker, Poché

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 106 on approximately 253 acres, generally located 1,100 feet south of Sunset Boulevard and east and west of future Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 – PD Rezoning)

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

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 51 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Commercial, Retail, & Office (C) base zoning, generally located south of future Sunset Boulevard and 1,100 feet west of future Custer Road, within the Extraterritorial Jurisdiction (ETJ). (Matusek – PD Zoning)

Ms. Lopez presented the staff report.
 Chair 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, Bain, Barley, Ousley, Becker, Poché

Minutes Acceptance: Minutes of Aug 16, 2022 5:30 PM (Minutes Approval)

- C. Conduct a public hearing to consider and act upon a request to zone approximately 123 acres to Agricultural District (AG), generally located west of Peterman Parkway, east of Smiley Road, north of Parvin Road, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 & Matusek Remainder – Zoning)

Madhuri Mohan, Planning Director, presented the staff report.

Chair Hangartner opened the public hearing.

No one came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Poché motioned to approve the item as proposed. Commissioner Becker seconded the item.

The motion was approved 5 to 1, with Commissioner Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Barley, Becker, Poché
NAYS:	Ousley

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 6:08 p.m.

Minutes Acceptance: Minutes of Aug 16, 2022 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: Lilyana Ph 7 (CR 83) - Final Plat

Action Requested:

Consider and act upon a Final Plat for Lilyana Phase 7 (CR 83), being approximately 3 acres; generally located at the southwest corner of future Coit Road and Vest Lane. (Lilyana Ph 7 (CR 83) – Final Plat)

Applicant:

Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

Background Information:

The Final Plat shows a roadway west of a future residential neighborhood, and is in conformance with both Celina's subdivision and zoning regulations.

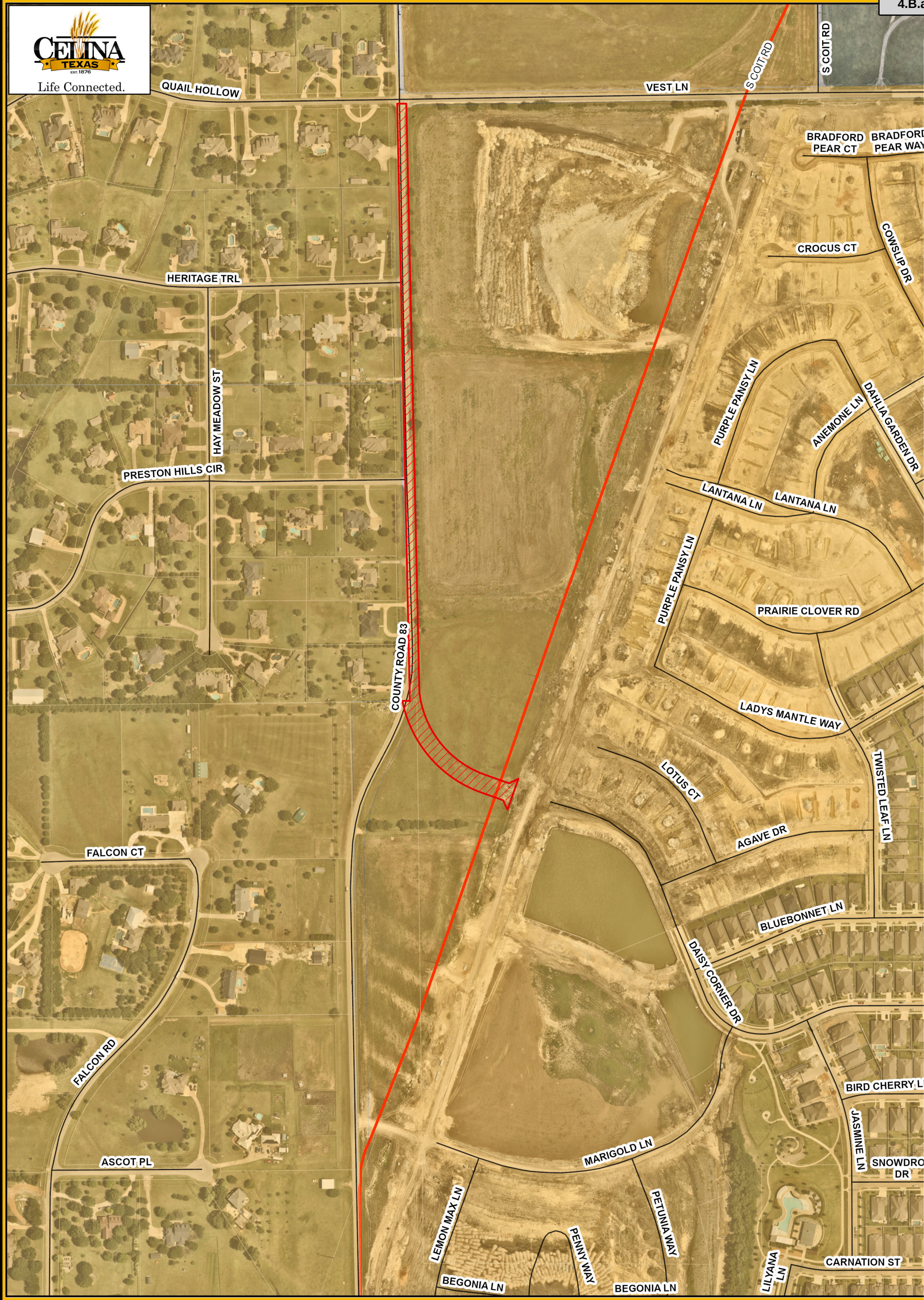
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Final Plat

Staff Recommendation:

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



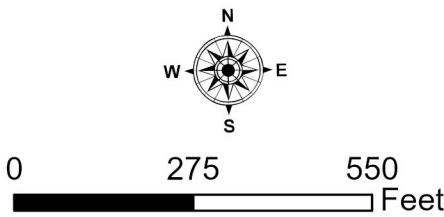
Attachment: Location Map (Liliyana Ph 7 (CR 83) – Final Plat)

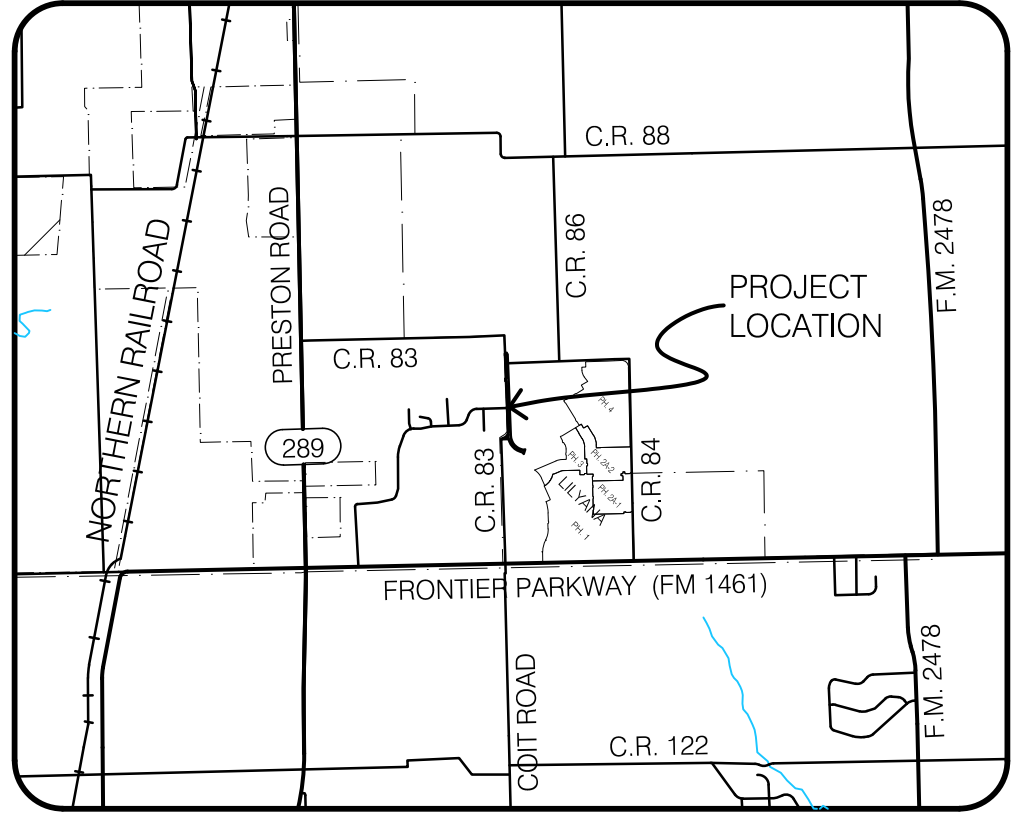
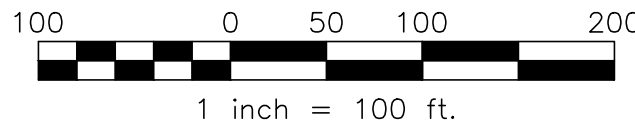
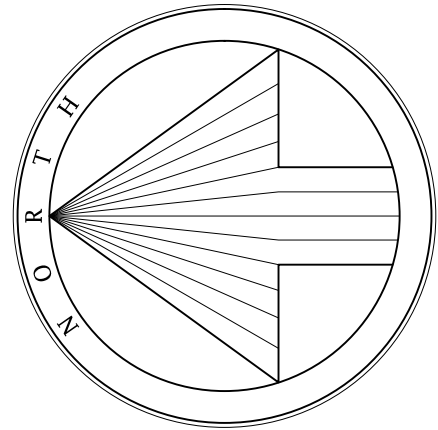
Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

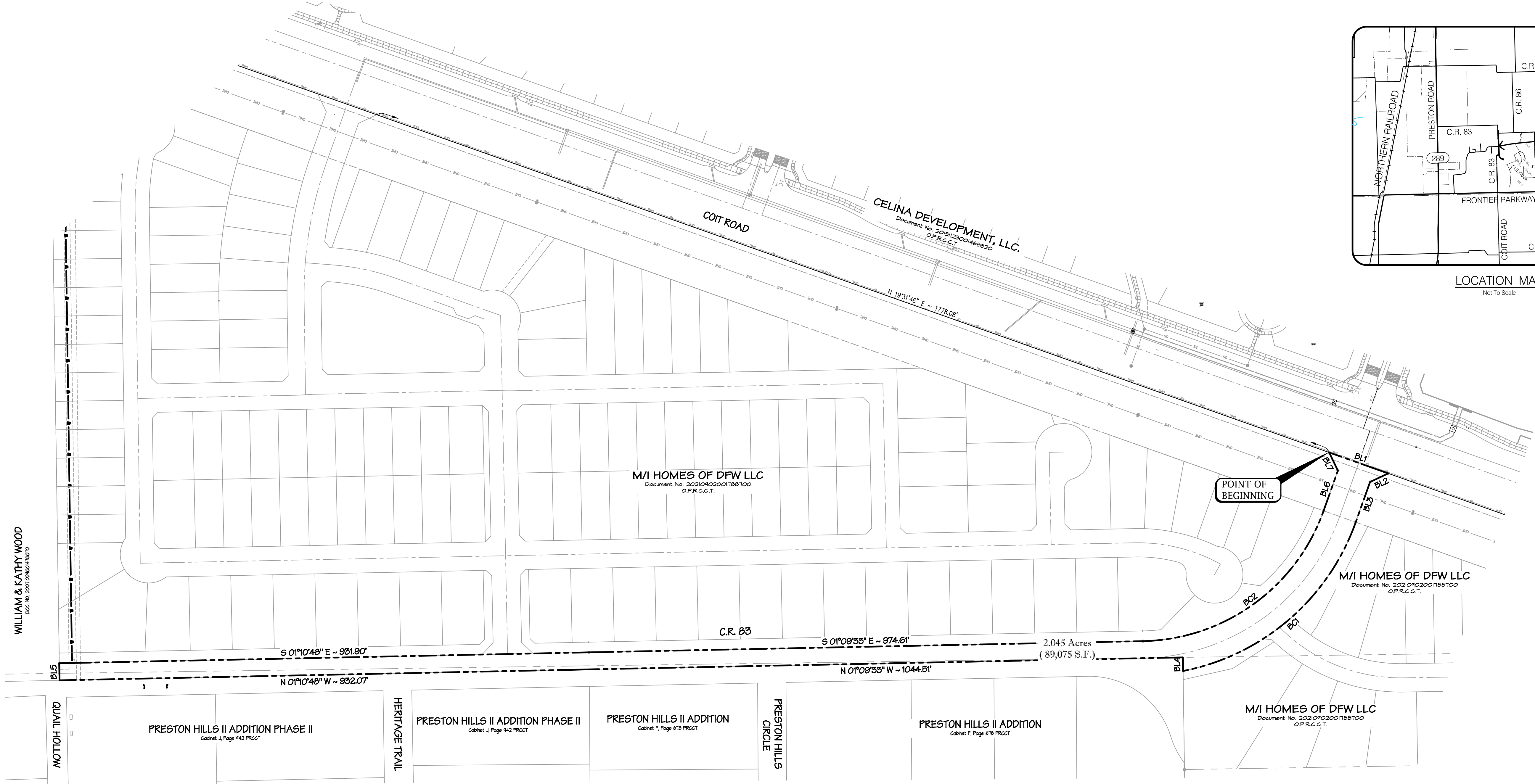
**Liliyana Phase 7 (CR 83)
Location Map
City of Celina**

8/30/2022





LOCATION MAP
Not To Scale



LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Utl.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◇	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
▲	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	419.82'	405.00'	59°23'32"	N 40°46'28" W	401.27'
BC2	417.35'	345.00'	69°18'41"	S 35°48'54" E	392.36'

Line Table		
Line #	Bearing	Distance
BL1	S 19°31'46" W	3914.85'
BL2	N 25°28'14" W	35.36'
BL4	N 89°11'16" E	23.95'
BL5	N 89°09'41" E	30.00'
BL6	S 70°28'14" E	74.80'
BL7	N 64°31'46" E	35.36'

NOTES:

1. Notice – Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. No portion of the subject tract lies within a "Special Flood Hazard Area" as explained on Community Panel Number Map No. 48085C0120J of the Flood Insurance Rate Map, Collin County, Texas and Incorporated Areas, dated June 02, 2009. The subject panel lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain.
3. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
4. Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011
5. The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalks).
6. All water and sewer easements to be dedicated to the City of Celina.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.

FINAL PLAT
COUNTY ROAD 83
BEING 2.045 ACRES IN THE
W. WILHITE SURVEY ABSTRACT 1002
CITY OF CELINA, COLLIN COUNTY, TEXAS

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Denton County, Texas, being part of a tract conveyed to M/I Homes of DFW LLC, by deed recorded in Document No. 20210902001788700 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in County Road 83, a public road, on the lower west line of said Celina Development tract, from which a PK nail set in the intersection of said road with the north line of Frontier Parkway, a variable width public right-of-way (also known as Farm to Market Road 1461), for the upper southwest corner of a tract conveyed to Frontier Retail Partners, LP, recorded in Document No. 20161221001731270 DRCCT, bears S 00°57'08" E, 1419.74 feet;

THENCE N 00°57'08" W, 1750.36 feet along County Road 83 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for an inset corner thereof;

THENCE N 89°11'16" E, 173.48 feet continuing along County Road 83 to a point from which a 5/8" iron rod with plastic cap found for another inset corner thereof bears N 89°11'16" E, 23.95 feet;

THENCE departing said road, through said Celina Development tract, the following:

A non-tangent curve to the left having a central angle of 59°23'32", a radius of 405.00 feet, a chord of S 40°46'28" E - 401.27 feet, an arc length of 419.82 feet;

S 70°28'14" E, 74.80 feet;

S 25°28'14" E, 35.36 feet;

S 19°31'46" W, 1416.23 feet;

And a tangent curve to the left having a central angle of 02°43'42", a radius of 1260.26 feet, a chord of S 18°09'54" W - 60.01 feet, an arc length of 60.01 feet to the POINT OF BEGINNING with the subject tract containing 462,529 square feet or 10.618 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LILYANA PHASE 7, LLC, acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the herein above described property as LILYANA PHASE 7, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the final plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

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

WITNESS, my hand this the _____ day of _____, 2022.

M/I Homes of DFW, LLC,
a Texas limited liability company
By: _____
Elaine Ford, Senior Vice President

NOTARY CERTIFICATE

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 Elaine Ford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this _____ day of _____, 2022.

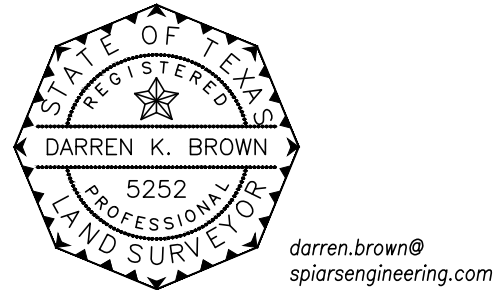
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren K. Brown, of Spiars 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 Celina, Texas.

Darren K Brown, RPLS 5252



NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

FINAL PLAT

COUNTY ROAD 83
BEING 13.002 ACRES IN THE
W. WILHITE SURVEY ABSTRACT 1002
CITY OF CELINA, COLLIN COUNTY, TEXAS

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

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: The Village at Owsnby Farms Retail - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for The Village at Owsnby Farms Retail, being approximately 44 acres; generally located at the southwest corner of Preston Road and Owsnby Parkway. (The Village at Owsnby Farms Retail – Conveyance Plat)

Applicant:

Kimley-Horn and Associates, Inc.
13455 Noel Rd., Ste. 700
Dallas, TX 75240

Background Information:

The Conveyance Plat is for two lots at the southwest corner of Preston Road and Owsnby Parkway, and is in conformance with Celina's subdivision regulations.

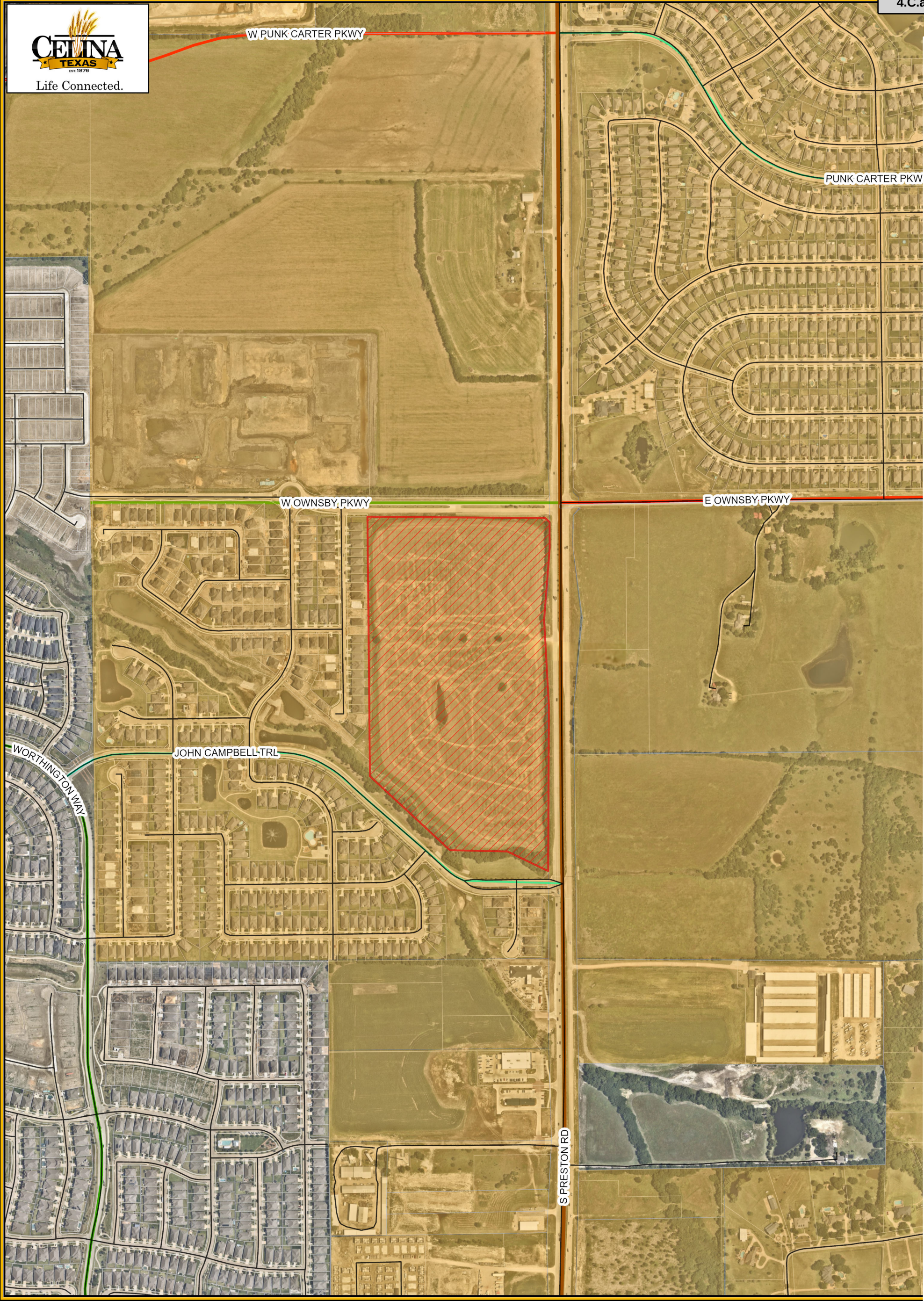
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

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



WORTHINGTON WAY

W PUNK CARTER PKWY

W OWNSBY PKWY

JOHN CAMPBELL TRL

E OWNSBY PKWY

PUNK CARTER PKW

S PRESTON RD

Legend

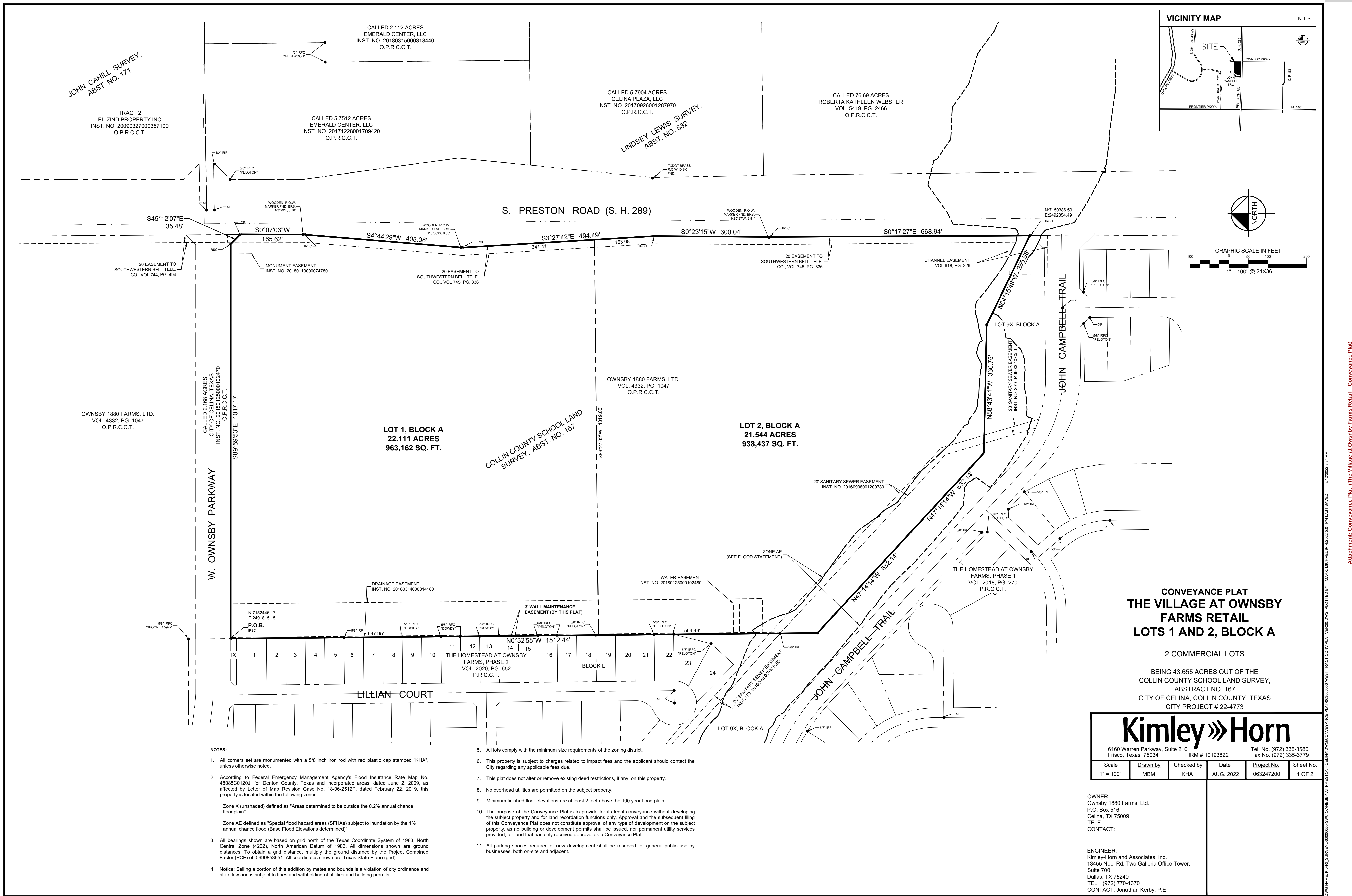
- Subject Property
- City Limits
- Roads
- Parcels

Village at Owsnby Farms
Location Map
City of Celina

9/12/2022

0 485 970 Feet

Attachment: Location Map (The Village at Owsnby Farms Retail – Conveyance Plat)





Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: September 20, 2022
 Re: Legacy North (West Tract) (First Leo) - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for The Legacy North (West Tract), being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West Tract) (First Leo) – Conveyance Plat)

Applicant:

KFM Engineering & Design
 3501 Olympus Blvd., Ste. 100
 Dallas, TX 75019

Background Information:

The Conveyance Plat is for one lot at the southwest corner of future Legacy Drive and the future Dallas North Tollway, and is in conformance with Celina's subdivision regulations.

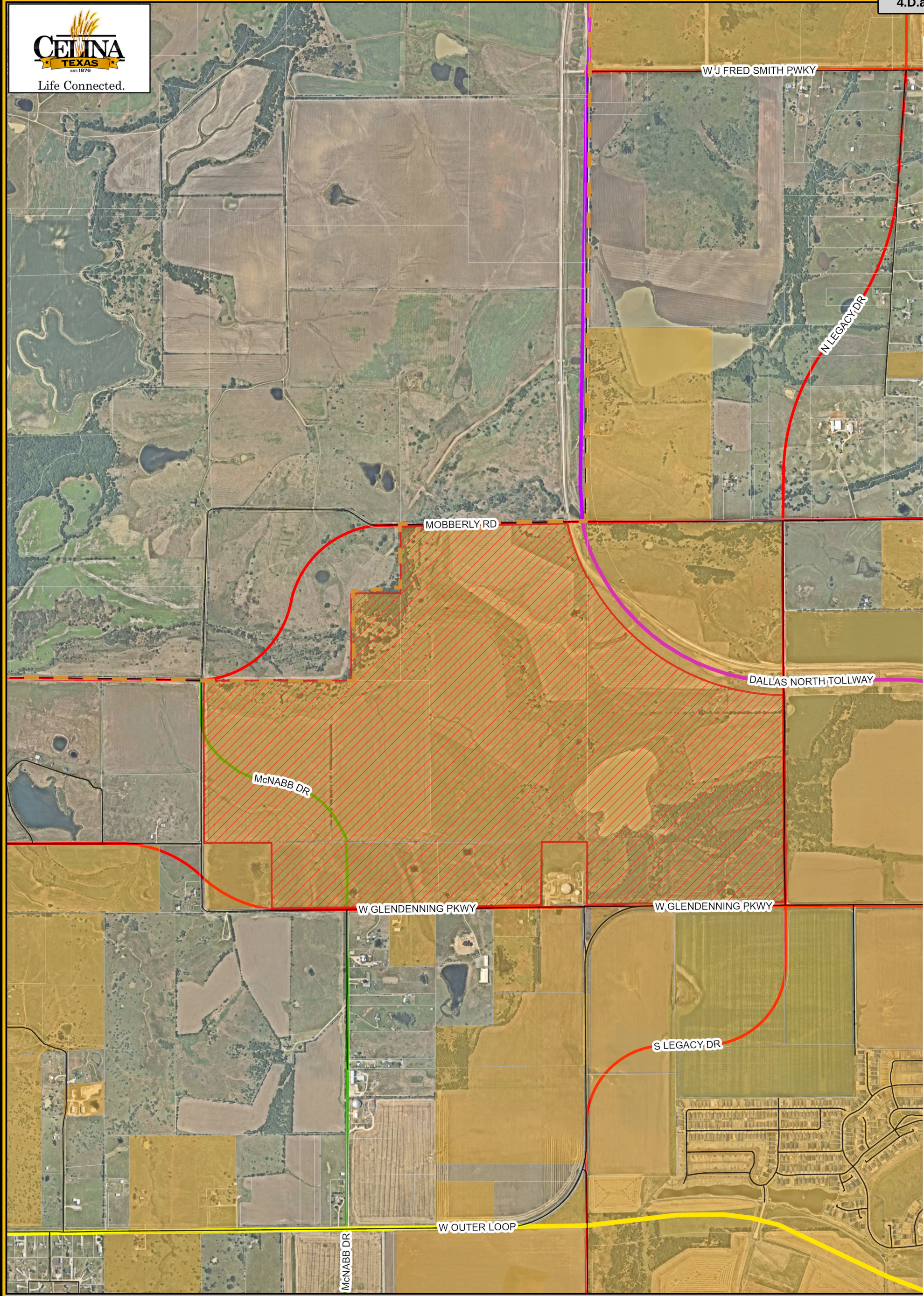
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

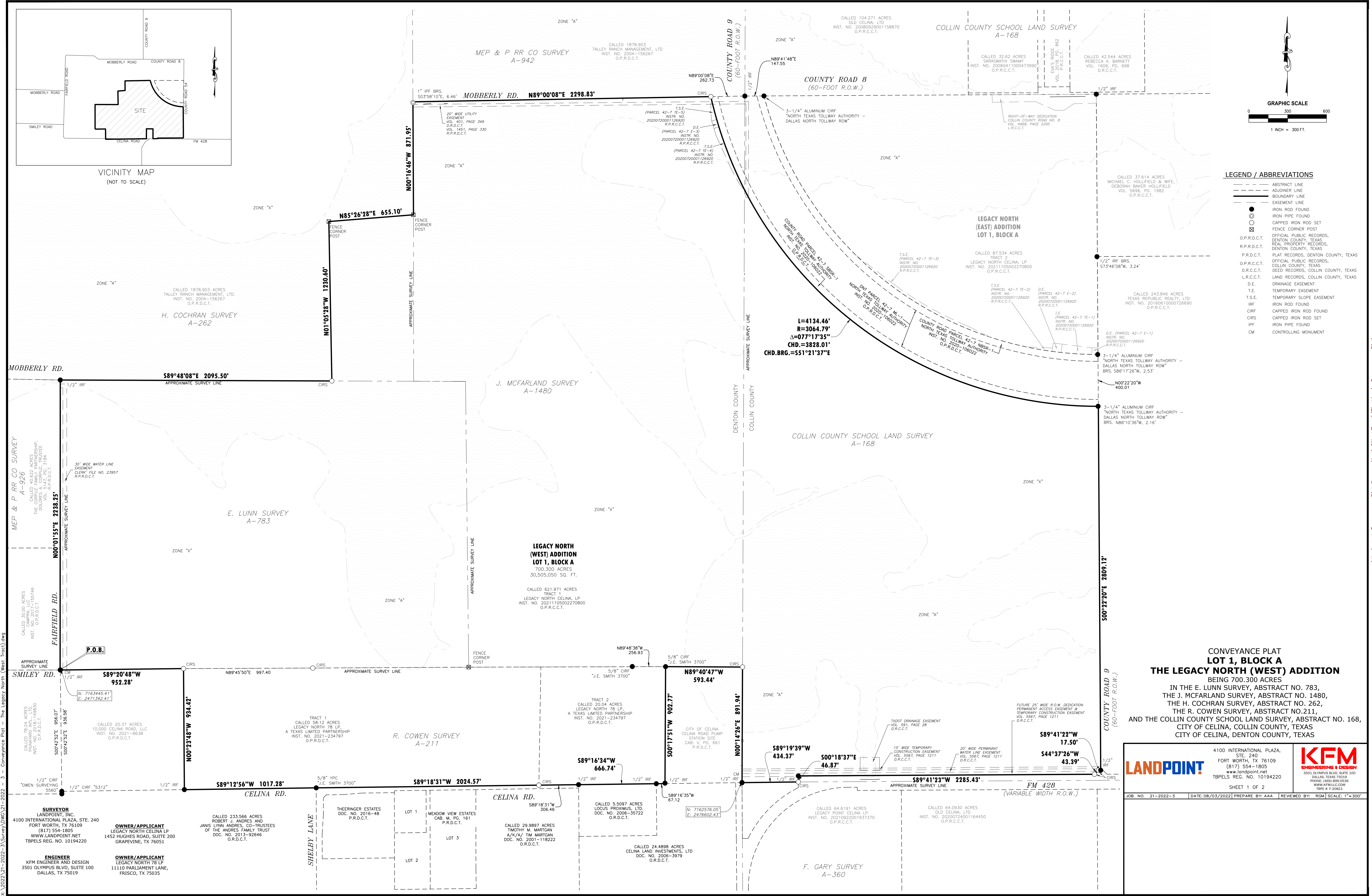
Staff Recommendation:

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



Attachment: Location Map (Legacy North (West Tract) (First Leo) - Conveyance Plat)

Legend Subject Property City Limits Roads Parcels	Legacy North (West Tract) Location Map City of Celina 8/30/2022	N W E S 01,0002,000 Feet
---	--	---



X:\2022\21-2022-3\Survey\DWG\21-2022-3 - Conveyance Plat - The Legacy North (West Tract).dwg

Attachment: Conveyance Plat (Legacy North (West Tract) (First Leo) - Conveyance Plat)

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Legacy North Celina, LP, is the sole owner of a tract of land situated in the E. Lunn Survey, Abstract No. 783, the J. McFarland Survey, Abstract No. 1480, the H. Cochran Survey, Abstract No. 262, the R. Cowen Survey, Abstract No. 211 and the Collin County School Land Survey, Abstract No. 168, Collin County, Texas and Denton County, Texas, and being all of that certain called 621.971 acre tract of land described as Tract 1, conveyed to Legacy North Celina, LP, recorded in Instrument No. 202110500270800, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 58.12 acre tract of land described as Tract 1, and all of that certain 20.04 acre Tract of land described as Tract 2, conveyed to Legacy North 78 LP, recorded in Instrument No. 2021-234797, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2--inch iron rod found for the Southwest corner of the tract being described herein, same as the Southwest corner of said 621.971 acre tract of land, and being the Northwest corner of that certain called 20.37 acre tract of land as conveyed by deed to 10,000 Celina Road, LLC, recorded in Instrument No. 2021-8638, Official Public Records, Denton County, Texas, and being the Northeast corner of that certain called 78.24 acre tract of land as conveyed by deed to Pignataro Int'l., LTD., recorded in Instrument No. 2018-149830, Official Public Records, Denton County, Texas, and being the Southeast corner of that certain called 30.00 acre tract of land as conveyed by deed to Compru, LLC, recorded in Instrument No. 2017-155746, Official Public Records, Denton County, Texas, and being or near the intersection of Smiley Road and Fairfield Road, and being the Southeast corner of the M.E.P. & P. R.R. Co. Survey, Abstract No. 926 and the Southwest corner of the E. Lunn Survey, Abstract No. 783, and being in the North line of the R. Cowen Survey, Abstract No. 211, from which a 1/2-inch capped iron rod stamped "5312" for the Southwest corner of said 20.37 acre tract of land bears S00°42'52"E, a distance of 936.58 feet, and a 1/2--inch capped iron rod stamped "Owen Surveying 5560" found for the Southeast corner of said 78.24 acre tract of land bears S00°42'52"E, a distance of 956.07 feet;

THENCE N00°01'55"E, with the West line of said 621.971 acre tract of land and the East lines of said 30.00 acre tract of land and that certain called 40.622 acre tract of land as conveyed by deed to The Corpus Family Partnership, Dolores A. Corpus, Trustee, recorded in Volume 5147, Page 3164, Real Property Records, Denton County, Texas, and the East line of said M.E.P. & P. R.R. Co. Survey and the West line of said E. Lunn Survey, a distance of 2,238.25 feet to a 1/2--inch iron rod found for the southernmost Northwest corner of said 621.971 acre tract of land and the Northeast corner of said 40.622 acre tract of land, and being in the South line of that certain called 1,878.903 acre tract of land as conveyed to Talley Ranch Management, LTD., recorded in Instrument No. 2004-156267, Official Public Records, Denton County, Texas, and being at or near the intersection of Moberly Road and Fairfield Road and being the Northwest corner of said E. Lunn Survey and the southernmost Northeast corner of said M.E.P. & P. R.R. Co. Survey, and being in the South line of the H. Cochran Survey, Abstract No. 262;

THENCE S89°48'08"E, with a North line of said 621.971 acre tract of land and a South line of said 1,878.903 acre of land, a distance of 2,095.50 feet to a 5/8--inch iron rod with plastic cap stamped "Landpoint" (hereinafter referred to as a capped iron rod) set for a reentrant corner of said tract being described herein;

THENCE N01°05'28"W, with a westerly line of said 621.971 acre tract of land and an easterly line of said 1878.903 acre tract of land, a distance of 1,230.60 feet to a fence post for corner;

THENCE N85°26'28"E, with a North line of said 621.971 acre tract of land and a South line of said 1,878.903 acre tract of land, a distance of 655.10 feet to a fence post for corner, and being in the East line of said H. Cochran Survey and the northernmost West line of the J. McFarland Survey, Abstract No. 1480;

THENCE N00°16'46"W, with a westerly line of said 621.971 acre tract of land and an easterly line of said 1,878.903 acre tract of land, a distance of 871.93 feet to a point at or near the centerline of said Moberly Road, and being the Northwest corner of said J. McFarland Survey, the southernmost Southwest corner of the M.E.P. & P. R.R. Co. Survey, Abstract No. 942, and being in the East line of said H. Cochran Survey, from which a 1--inch iron pipe found bears S03°58'10"E, a distance of 6.46 feet;

THENCE N89°00'08"E, with the North line of said 621.971 acre tract of land and a southerly line of said 1,878.903 acre tract of land, and being at or near the centerline of said Moberly Road, a distance of 2,298.83 feet to a capped iron rod set in a curve being the West right-of--way line of County Road Parcel 42-7 SBSR-1, as described by deed to North Texas Tollway Authority, recorded in Instrument No. 2020-106022, Official Public Records, Denton County, Texas, from which a 1/2--inch iron rod found bears N89°00'08"E, a distance of 262.73 feet;

THENCE severing said 621.971 acre tract of land, with the West right-of--way line of said County Road Parcel 42-7 SBSR-1, being a curve to the right, an arc length of 4,134.46 feet, having a radius of 3,064.79 feet, a central angle of 77°17'35", and a chord which bears S51°13'37"E, a distance of 3,828.01 feet to a point for corner, and being in the East line of said 621.971 acre tract of land and the West line of that certain called 243.846 acre tract of land, described by deed to Texas Republic Realty, LTD., No. 2016061000107, Official Public Records, Collin County, Texas, and being a 5/8--inch iron rod with aluminum cap stamped "North Texas Tollway Authority - Dallas North Tollway ROW" for a point of tangency bears N86°10'36"W, a distance of 2.16 feet;

THENCE S00°22'20"E, with the East line of said 621.971 acre tract of land and the West line of said 243.846 acre tract of land, a distance of 2,809.12 feet to a 1/2--inch iron rod found being in the North right-of--way line of Farm-to-Market 428 (FM 428);

THENCE S89°41'22"W, with the North right-of--way line of said FM 428, a distance of 17.50 feet to a capped iron rod set;

THENCE S44°37'26"W, continuing with the North right-of--way line of said FM 428, a distance of 43.39 feet to a capped iron rod set;

THENCE S89°41'23"W, continuing with the North right-of--way line of said FM 428, a distance of 2,285.43 feet to a 1/2--inch iron rod found for a reentrant corner in the South line of said 744.7079 acre tract of land;

THENCE S00°18'37"E, a distance of 46.87 feet to a capped iron rod set at or near the approximate centerline of Celina Road;

THENCE S89°19'39"W, with the approximate centerline of Celina Road, a distance of 434.37 feet to a 1/2--inch iron rod found for the Southeast corner of the City of Celina Celina Road Pump Station Site, as shown on the plat in Cabinet V, Page 661, Plat Records, Collin County, Texas, from which a 1/2--inch iron rod found for the Southwest corner of said City of Celina Celina Road Pump Station Site and the Southeast corner of that certain called 20.04 acre tract of land, as described in Tract 2, by deed to Legacy North 78 LP, recorded in Inst. No. 2021-234797, Official Public Records, Collin County, Texas, bears S89°16'27"W, a distance of 594.45 feet;

THENCE N00°14'26"E, with the East line of said City of Celina Celina Road Pump Station Site, a distance of 891.94 feet to a capped iron rod set for the Northeast corner of said City of Celina Celina Road Pump Station Site;

THENCE N89°40'47"W, with the South line of said 621.971 acre tract of land and the North line of said City of Celina Celina Road Pump Station Site, a distance of 593.44 feet to a 5/8--inch capped iron rod stamped "J.E. Smith 3700" found for a deflection point and being the Northwest corner of said City of Celina Celina Road Pump Station site and the Northeast corner of said 20.04 acre tract of land, from which a 5/8--inch capped iron rod stamped "J.E. Smith 3700" found in the South line of said 621.971 acre tract bears N89°48'38"W, a distance of 256.93 feet;

THENCE S00°17'51"W, with the West line of said City of Celina Celina Road Pump Station Site, and the East line of that certain called 20.04 acre tract of land, described as Tract 2, by deed to Legacy North 78 LP, recorded in Instrument No. 2021-234797, (O.P.R.C.C.T.), a distance 902.77 feet to a 1/2--inch iron rod found for corner;

THENCE S89°16'34"W, with the South line of said 20.04 acre tract of land, passing a 1/2--inch iron rod found on the south line of said 20.04 acre tract, a distance of 67.12 feet, for a total distance of 666.74 feet to a 1/2--inch iron rod found for an angle point in said 20.04 acre tract;

THENCE S89°18'31"W, continuing along said South line of said 20.04 acre tract of land, passing a capped iron rod set for the Southwest corner of said 20.04 acre tract, same being the Southeast corner of that certain called 58.12 acre tract of land, described as Tract 1, by deed to Legacy North 78 LP, recorded in Instrument No. 2021-234797, (O.P.R.C.C.T.), for a total a distance of 2024.57 feet to a 5/8--inch capped iron rod stamped "J.E. Smith 3700" found in the South line of said 58.12 acre tract;

THENCE S89°12'56"W, continuing along said South line of said 58.12 acre tract of land, a distance 1017.28 feet to a 1/2--inch iron rod found for the Southwest corner of said 58.12 acre tract, and the Southeast corner of said 20.37 acre tract of land;

THENCE N00°23'48"W, along the East line of said 20.37 acre tract, and the West line of said 58.12 acre tract a distance of 934.42 feet to a capped iron rod set for the Northeast corner of said 20.37 acre tract, and the Northwest corner of said 58.12 acre tract, from which a capped iron rod set found in the South line of said 621.971 acre tract bears N89°45'50"E, a distance of 997.40 feet;

THENCE S89°20'48"W, continuing with the South line of said 621.971 acre tract of land and the North line of said 20.37 acre tract of land, a distance of 952.28 feet to the POINT OF BEGINNING and containing 700.300 acres (30,505,050 square feet) of land.

NOW THEREFORE, KNOW ALL PERSONS PRESENTS

THAT, Legacy North Celina, LP, acting herein by and through its duly authorized officer, does hereby adopt this Conveyance plat designating the hereinabove described property as LEGACY NORTH -- WEST, Lot 1, Block A, an addition to the City of Celina, Texas and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: Legacy North Celina, LP
Owner: _____
Title: _____
Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

Before me, the undersigned authority in and for _____ County, Texas, on this day personally appeared Legacy North Celina, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he/she is _____, and that he/she is authorized to executed the foregoing instrument for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____ 2022.

Notary Public in and for the State of Texas

Type of Print Notary's Name

My Commission Expires: _____

NOW THEREFORE, KNOW ALL PERSONS PRESENTS

THAT, Legacy North 78 LP, acting herein by and through its duly authorized officer, does hereby adopt this Conveyance plat designating the hereinabove described property as LEGACY NORTH -- WEST, Lot 1, Block A, an addition to the City of Celina, Texas and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: Legacy North 78 LP
Owner: _____
Title: _____
Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

Before me, the undersigned authority in and for _____ County, Texas, on this day personally appeared Legacy North 78 LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he/she is _____, and that he/she is authorized to executed the foregoing instrument for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____ 2022.

Notary Public in and for the State of Texas

Type of Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the grid.



Robert Glen Maloy
Robert Glen Maloy, RPLS No. 6028
08/03/2022
Date

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

BEFORE ME, the undersigned, on this personally appeared Robert Glen Maloy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

NOTARY PUBLIC

County, Texas

CERTIFICATE OF PLAT APPROVAL

Approved

City Development Official
City of Celina, Texas

Date

Witness by hand this _____ day of _____, 20_____.

City Secretary
City of Celina, Texas

CONVEYANCE PLAT
LOT 1, BLOCK A
THE LEGACY NORTH (WEST) ADDITION
BEING 700.300 ACRES
IN THE E. LUNN SURVEY, ABSTRACT NO. 783,
THE J. MCFARLAND SURVEY, ABSTRACT NO. 1480,
THE H. COCHRAN SURVEY, ABSTRACT NO. 262,
THE R. COWEN SURVEY, ABSTRACT NO.211,
AND THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 168,
CITY OF CELINA, COLLIN COUNTY, TEXAS
CITY OF CELINA, DENTON COUNTY, TEXAS

LANDPOINT	4100 INTERNATIONAL PLAZA, STE. 240 FORT WORTH, TX 76109 (817) 554-1805 www.landpoint.net TBPELS REG. NO. 10194220 SHEET 2 OF 2	KFM ENGINEERING & DESIGN 3501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (469) 899-0536 WWW.KFMLLC.COM TBPELS REG. NO. 10194220
JOB. NO. 21-2022-3 DATE: 08/03/2022 PREPARE BY: AAA REVIEWED BY: RGM SCALE: 1"=300'		
OWNER/APPLICANT LEGACY NORTH CELINA LP 1452 HUGHES ROAD, SUITE 200 GRAPEVINE, TX 76051		
OWNER/APPLICANT LEGACY NORTH 78 LP 11110 PARLIAMENT LANE, FRISCO, TX 75035		
ENGINEER KFM ENGINEER AND DESIGN 3501 OLYMPUS BLVD, SUITE 100 DALLAS, TX 75019		



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: September 20, 2022
 Re: Legacy North (East Tract) (First Leo) - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for The Legacy North (East Tract), being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East Tract) (First Leo) – Conveyance Plat)

Applicant:

KFM Engineering & Design
 3501 Olympus Blvd., Ste. 100
 Dallas, TX 75019

Background Information:

The Conveyance Plat is for one lot at the northwest corner of future Legacy Drive and the future Dallas North Tollway, and is in conformance with Celina's subdivision regulations.

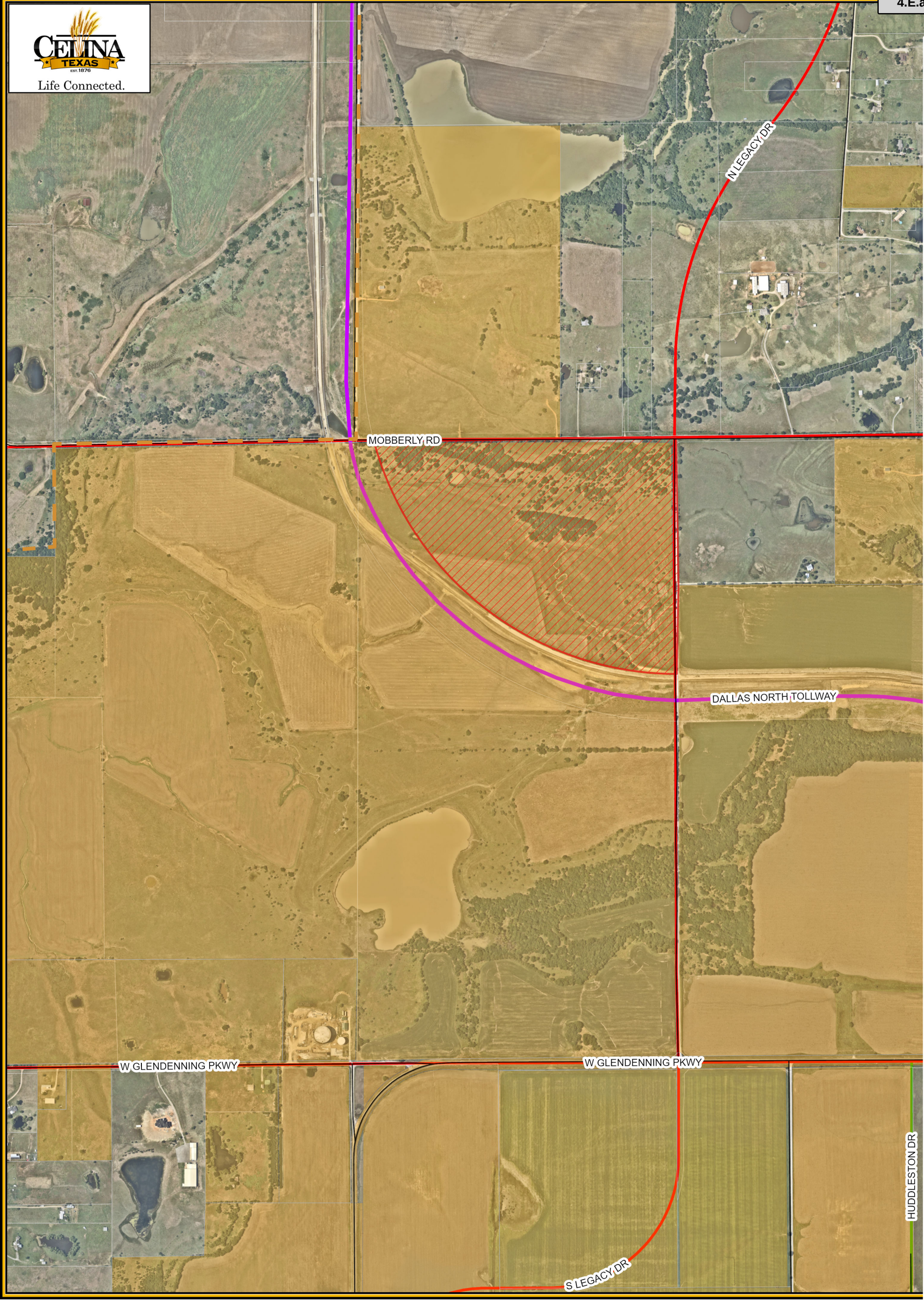
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

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



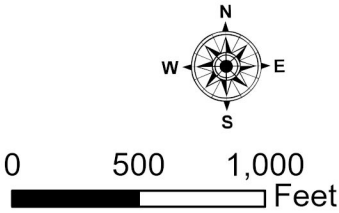
Attachment: Location Map (Legacy North (East Tract) (First Leo) - Conveyance Plat)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Legacy North (East Tract)
Location Map
City of Celina**

8/30/2022





OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Legacy North Celina, LP, is the sole owner of that certain tract or parcel of land situated in Collin County School Land Survey, Abstract No. 168, Collin County, Texas, being all of that certain called 87.534 acre tract of land described as Tract 2, conveyed to Legacy North Celina, LP, recorded in Instrument No. 2021105002270800, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2--inch iron rod found for the Northeast corner of said 87.534 acre tract of land, and being the Northwest corner of that certain called 37.614 acre tract of land conveyed by deed to Deborah Baker Hallifield, recorded in Instrument No. PB1--0436--2020, Deed Records, Collin County, Texas, some being the intersection of County Road 8 and County Road 54;

THENCE S00°22'20"E, with the East line of said 87.534 acre tract of land and the West line of said 37.614 acre tract of land, and generally along said County Road 54, passing at a distance of 1,253.09 feet, the southwest corner of said 37.614 acre tract of land and the Northwest corner of that certain called 243.846 acre tract of land conveyed by deed to Texas Republic Realty, LTD., recorded in Instrument No. 20160610000726690, Official Public Records Collin County Texas, from which a 1/2--inch iron rod found bears S73°46'08"W, a distance of 3.24 feet, and continuing on said course for a total distance of 2,009.27 feet to a point for the Southeast corner of the tract being described herein, from which an iron rod with a 3 and 1/4--inch aluminum cap stamped "North Texas Tollway Authority -- Dallas North Tollway ROW" found in the Easterly right-of-way line of that certain tract of land described as County Road Parcel 42-7 NBSR-1, as conveyed by deed to the North Texas Tollway Authority, recorded in Instrument No. 2020-106022, Official Public Records, Denton County, Texas bears S86°17'26"W, a distance of 2.53 feet, said Southeast corner being the beginning of a curve;

THENCE along a curve to the right, with the south line of said 87.534 acre tract, same being the Easterly right-of-way line of County Road Parcel 42-7 NBSR-1, having an arc distance of 3,507.22 feet, having a radius of 2,664.79 feet, a central angle of 75°24'32, and a chord that bears N52°14'51"W, a distance of 3,259.51 feet to an iron rod with 3 and 1/4--inch aluminum cap stamped "North Texas Tollway Authority -- Dallas North Tollway ROW" for the Northwest corner of said 87.534 acre tract, the Northeast corner of County Road Parcel 42-7 NBSR-1, and being in the South line of that certain called 104.271 acre tract of land, as conveyed by deed to Old Celina, LTD., recorded in Instrument No. 20080929001158870, Official Public Records, Collin County, Texas, in County Road No. 8, from which a 1/2--inch iron rod found at the Southwest corner of said 104.271 acre tract, same being the Southeast corner of a called 1878.903 acre tract of land conveyed to Talley Ranch Management, Ltd, recorded in Instrument No. 2004-156287 of the Official Public Records of Denton County, Texas, for reference bears S89°41'48"W, a distance of 147.55 feet;

THENCE N89°41'48"E, with the North line of said 87.534 acre tract, the South line of said 104.271 acre tract of land, the South line of a called 32.62 acre tract of land, as conveyed by deed to PT Swamy, recorded in Instrument No. 20190919001159500, Official Public Records, Collin County, Texas, the south line of Eva's Ridge, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Instrument Number 2018112010005160, Official Public Records, Collin County, Texas, and generally along said County Road No. 8, a distance of 2,564.15 feet to the POINT OF BEGINNING and containing 87.534 acres of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS PRESENTS THAT, Legacy North Celina, LP., acting herein by and through its duly authorized officer, does hereby adopt this Conveyance plat designating the hereinabove described property as LEGACY NORTH CELINA, LP -- EAST, Lot 1, Block A, an addition to the City of Celina, Texas and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plot and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: Legacy North Celina, LP
Owner:
Title:
Date:

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

Before me, the undersigned authority in and for County, Texas, on this day personally appeared Legacy North Celina, LP., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he/she is and that he/she is authorized to executed the foregoing instrument for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this day of 2022.

Notary Public in and for the State of Texas

Type of Print Notary's Name

My Commission Expires:

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Robert Glen Maloy, RPLS No. 6028

08/03/2022
Date

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

BEFORE ME, the undersigned, on this personally appeared Robert Glen Maloy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this day of 20.

NOTARY PUBLIC

County, Texas

CERTIFICATE OF PLAT APPROVAL

Approved

City Development Official
City of Celina, Texas

Date

Witness by hand this day of 20

City Secretary
City of Celina, Texas

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83--US Survey feet, derived from GPS observations and NGS Opus solutions.
- All 'CIRS' are 5/8--inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in shaded Zone "A" and Non-shaded Zone "X", in Denton County, Texas and Collin County, Texas according to FEMA map number 48121C02800 dated APRIL 18, 2011 & 48085C01050, dated JUNE 2, 2009 & 48085C01150 dated JUNE 2, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- All lots comply with the minimum size requirements of the zoning districts.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Notice--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.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- No overhead utilities are permitted on the subject property.
- This Conveyance Plat is a step in the City of Celina permitting Process for this mixed-use project consisting of office, retail, multi-Family and townhome uses as allowed by existing city ordinances/regulations on the date of submittal, 08/03/2022.

CONVEYANCE PLAT
LOT 1, BLOCK A
THE LEGACY NORTH (EAST TRACT)
BEING 87.534 ACRES
IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 168
COLLIN COUNTY, TEXAS

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

LANDPOINT

SURVEYOR
LANDPOINT, INC.
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
WWW.LANDPOINT.NET
TBPELS REG. NO. 10194220

OWNER/APPLICANT
LEGACY NORTH CELINA LP
1452 HUGHES ROAD, SUITE 200
GRAPEVINE, TX 76051

ENGINEER
KFM ENGINEER AND DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TX 75019

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 892-0536
WWW.KFM.LLC.COM
TBP # F20921

JOB: NO. 21-2022-4

DATE: 8/02/2022

PREPARE BY: MJ

REVIEWED BY: RM

SCALE: 1"=200'

SHEET 2 OF 2



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: Outer Loop/DNT 12 Acre MF - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Outer Loop/DNT, being approximately 12 acres; generally located at the northeast corner of the future Dallas North Tollway and the Collin County Outer Loop. (Outer Loop/DNT 12 Acre MF – Conveyance Plat)

Applicant:

KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:

The Conveyance Plat is for one lot at the northeast corner of the future Dallas North Tollway and the Collin County Outer Loop, and is in conformance with Celina's subdivision regulations.

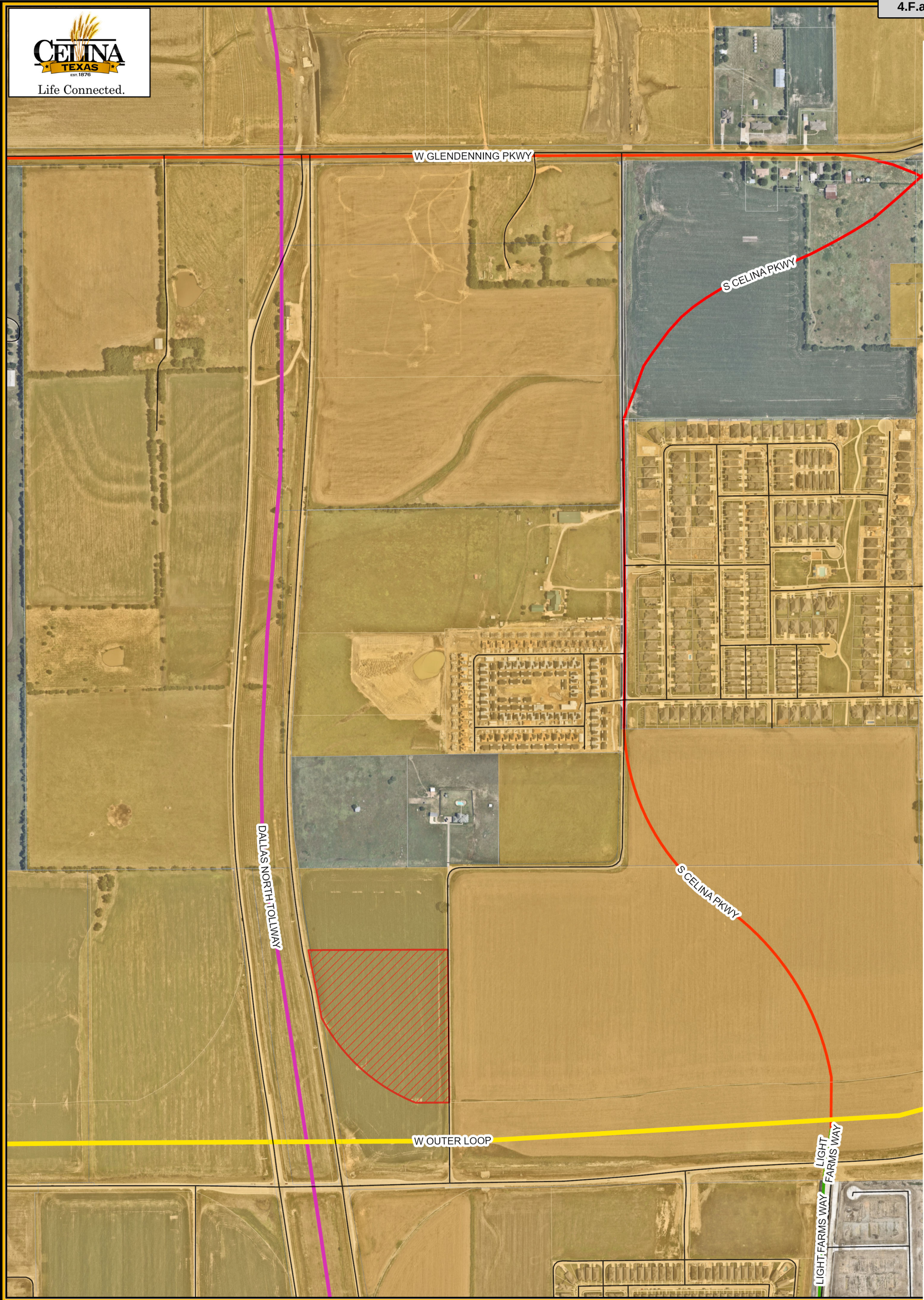
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

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



Attachment: Location Map (Outer Loop/DNT 12 Acre MF – Conveyance Plat)

Legend - Subject Property - City Limits - Roads - Parcels	Outer Loop/DNT 12 Acre Location Map City of Celina 8/30/2022	0 470 940 Feet
---	---	-----------------------

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS SOSM Group, LLC & OL Partners, LLC is the sole owner of a tract of land situated in the Thomas Stayton Survey, Abstract No. 806, Collin County, Texas, and being all of that certain called 12.040 tract of land described in the deed to SOSM Group, LLC & OL Partners, LLC, recorded in Instrument No. 20220323000460900, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a MAG Nail "RPLS 5714 WAI", for the Southeast corner of said called 12.040 acre tract in the centerline of County Road 52, being in the west line of a called 139.78 acre tract, described in a deed to Earthman Estates, LP, recorded in Instrument No. 20170623000820190, Official Public Records, Collin County, Texas, from which 5/8-inch iron rod with plastic cap stamped "Land Star" bears S00°32'50"E, a distance of 464.78 feet and S68°51'00"E, a distance of 126.81 feet for the Northernmost Northwest corner of a called 27.459 acre tract of land, described in deed to Legacy Highway 380, LP, recorded in Instrument No. 20190311000247700, Official Public Records of Collin County, Texas;

THENCE S89°32'54"W, along the South line of said called 12.040 acre tract, same being the northeast line of said 8.269 acre tract a distance of 187.26 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for the beginning of a non-tangent curve to the right;

THENCE With said non-tangent curve to the right, same being the north line of said 8.269 acre tract, an arc length of 722.92 feet, a central angle of 40°31'39", a radius of 1022.00 feet, and a chord that bears N47°57'41"W, a distance of 707.90 feet to a 5/8-inch capped iron rod stamped "Landstar" found at the beginning of a non-tangent curve to the left in the Easterly Right-of-way line of the Dallas North Parkway, a variable width right -of-way;

THENCE With said non-tangent curve to the left, and said Dallas North Parkway, an arc length of 219.90 feet, a central angle of 02°11'36", a radius of 5744.58 feet, and a chord that bears N10°53'21"W, a distance of 219.88 feet to a 5/8-inch capped iron rod stamped "Landstar" found at the beginning of a curve to the right;

THENCE With said curve to the right, continuing with said Dallas North Parkway, an arc length of 165.61 feet, a central angle of 01°39'38", a radius of 5714.58 feet, and a chord that bears N11°09'21"W, a distance of 165.60 feet to a 1/2-inch capped iron rod stamped "WAI 5714" found at the Northwest corner of said called 12.040 acre tract, and the Southwest corner of a called 8.250 acre tract, described in a deed to CAC Partners, LTD recorded in Instrument No. 20171121001550130, Official Public Records, Collin County, Texas;

THENCE N89°47'46"E, along the North line of said called 12.040 acre tract of land, and the South line of called 8.250 acre tract, a distance of 778.47 feet to a MAG Nail "RPLS 5714 WAI" found for the Northeast corner of said called 12.040 acre tract and the Southeast corner of said called 8.250 acre tract of land being in the centerline of said County Road 52 and the West line of a called 139.78 acre tract of land of land described in the deed to Earthman Estates, LP, recorded in Instrument No. 20170623000820190, Official Public Records, Collin County,

THENCE S00°32'46"E, along the East line of said called 12.040 acre tract and the West line of said called 139.780 a distance of 853.78 feet to the POINT OF BEGINNING and containing 12.040 acres of land.

NOW THEREFORE, KNOW ALL PERSONS PRESENTS:

THAT, SOSM Group & OL Partners, LLC, acting herein by and through its duly authorized officer, does hereby adopt this Conveyance plat designating the hereinabove described property as Lot 1, Block A, an addition to the City of Celina, Texas and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plot and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: SOSM Group & OL Partners, LLC

Owner: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority in and for _____ County, Texas, on this day personally appeared SOSM Group & OL Partners, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he/she is _____ and that he/she is authorized to executed the foregoing instrument for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____ 2022.

Notary Public in and for the State of Texas

Type of Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Robert Glen Maloy, RPLS No. 6028

08/03/2022

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, on this personally appeared Robert Glen Maloy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

NOTARY PUBLIC

CERTIFICATE OF PLAT APPROVAL

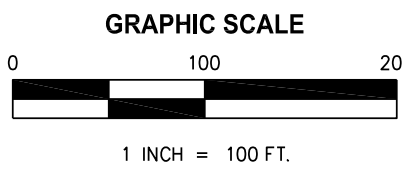
Approved

City Development Official _____ Date _____
City of Celina, Texas

Witness by hand this _____ day of _____, 20_____

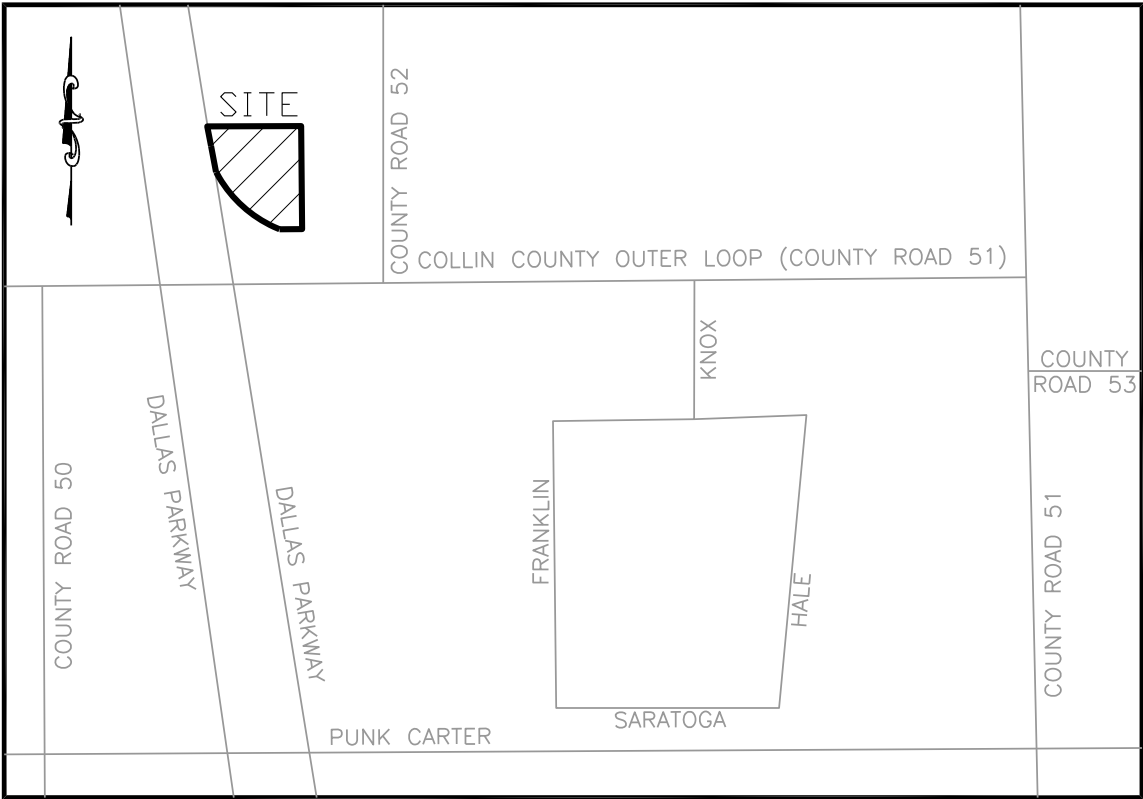
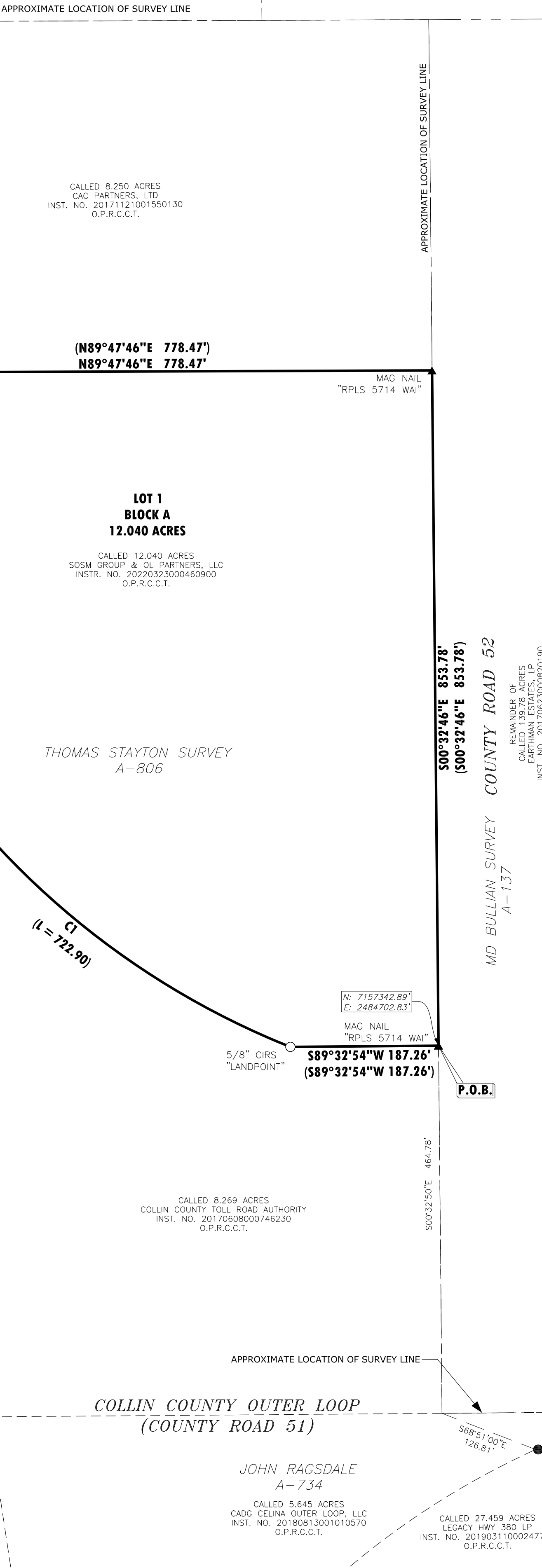
City Secretary _____
City of Celina, Texas

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	722.90'	1022.00'	40°31'39"	N47°57'41"W	707.92'
C2	219.90'	5744.58'	2°11'36"	N10°53'21"W	219.88'
C3	165.61'	5714.58'	1°39'38"	N11°09'21"W	165.60'



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJOURNER LINE
- BOUNDARY LINE
- ▲ NAIL FOUND
- CAPPED IRON ROD SET (CIRS)
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CIRS
- O.P.R.C.C.T.
- () RECORD BEARING AND DISTANCE



VICINITY MAP — NOT TO SCALE

GENERAL NOTES

- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
- Bearings based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
- All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Non-shaded Zone "X" in Collin County, Texas according to FEMA map number 48085C0120J, dated June 2, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. The determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Notice -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.
- This plot does not alter or remove existing deed restrictions, if any, on this property.
- No overhead utilities are permitted on the subject property.
- This Conveyance Plat is a step in the City of Celina permitting precess for this mixed-use project consisting of office, retail, multi-family and townhome uses as allowed by existing city ordinances/regulations on the date of submittal, 08/03/2022.

CONVEYANCE PLAT
LOT 1, BLOCK A
BEING 12.040 ACRES OUT OF THE
THOMAS STAYTON SURVEY, ABSTRACT NO. 806
CITY OF CELINA,
COLLIN COUNTY, TEXAS

4100 INTERNATIONAL PLAZA,
STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 1 OF 1

JOB. NO. 22-0713 | DATE: 08/03/2022 | PREPARE BY: JR | REVIEWED BY: RGM | SCALE:

ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-9538
WWW.KFM-LLC.COM
TBP E # F 20821

SURVEYOR
LANDPOINT, INC.
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
WWW.LANDPOINT.NET
TBPELS REG. NO. 10194220

OWNER/APPLICANT
SOSM GROUP & OL PARTNERS, LLC
17400 DALLAS PARKWAY, #121
DALLAS, TX 75287

ENGINEER
KFM ENGINEER AND DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TX 75019



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Dusty McAfee AICP, Director of Development Services
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: Alcohol (Chapter 14) - Zoning Text Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the alcohol regulations. (Alcohol (Chapter 14) – Zoning Text Amendment)

Background:

In anticipation of the November alcohol election, it is timely to review various alcohol policies and regulations. This item is for the associated text amendments to the Zoning Ordinance.

Supporting Documents:

- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

ALCOHOL REGULATIONS

Planning & Zoning Commission
September 20, 2022



BACKGROUND

- In anticipation of the November alcohol election, it is timely to discuss various alcohol policies and regulations
- Alcohol regulations can be found in both Chapter 8.09 (Alcoholic Beverages) and Chapter 14 (Zoning) of the City of Celina Code of Ordinances

ZONING

- TABC precludes cities from imposing stricter standards on alcohol establishments than are imposed on other general businesses (i.e. SUPs cannot be required for liquor stores)
- However, a city may regulate “bars” through the SUP process (*any establishment that derives 75% or more of its gross revenue from the sale for on-premise consumption*)
- Staff proposes to revise the Zoning Ordinance to define Bars and require an SUP for them to legally operate

DISTANCE SEPARATION

- State law allows a city the local option of establishing separation requirements between alcohol sales and certain protected land uses
- Variance processes exist that allow a City to waive the distance on a case-by-case basis
- Celina restricts liquor stores to the maximum separation distance allowed by State law from schools, churches, day cares, & hospitals
- Staff proposes to expand the restriction to include “Bars” as well

REVISIONS OVERVIEW

- Update the Alcohol regulations so that all definitions and land uses match current State law and other general clean-up purposes
- Require an SUP for Bars (liquor stores cannot be regulated in this manner)
- Expand the Distance Separation requirements to include Bars in addition to liquor stores
- P&Z's review is limited to Chapter 14

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

NEXT STEPS

- ~~August – work session~~
- September – P&Z
- October – City Council (effective date)
- November – alcohol election
- Feedback / questions?



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: Hollifield Tract – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the southeast corner of future Legacy Drive and future Mobberly Road, within the Extraterritorial Jurisdiction (ETJ). (Hollifield Tract – Zoning)

Applicant:

Crest Celina, LLC
115 Grand Ave., Ste. 221
Southlake, TX 76092

Background Information:

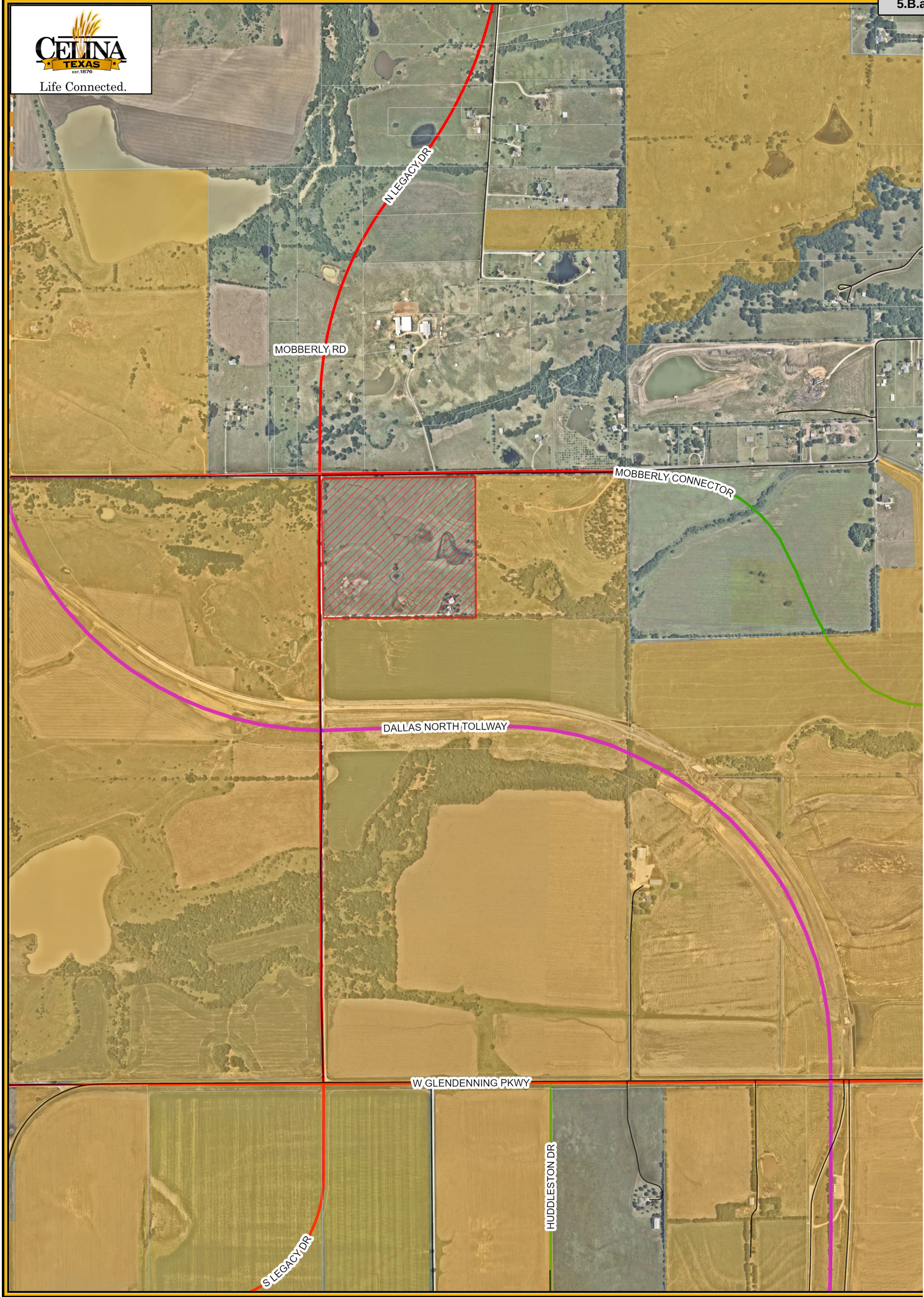
This item is for the zoning of approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



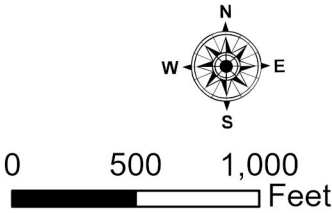
Attachment: Location Map (Hollifield Tract – Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hollifield
Location Map
City of Celina

8/30/2022

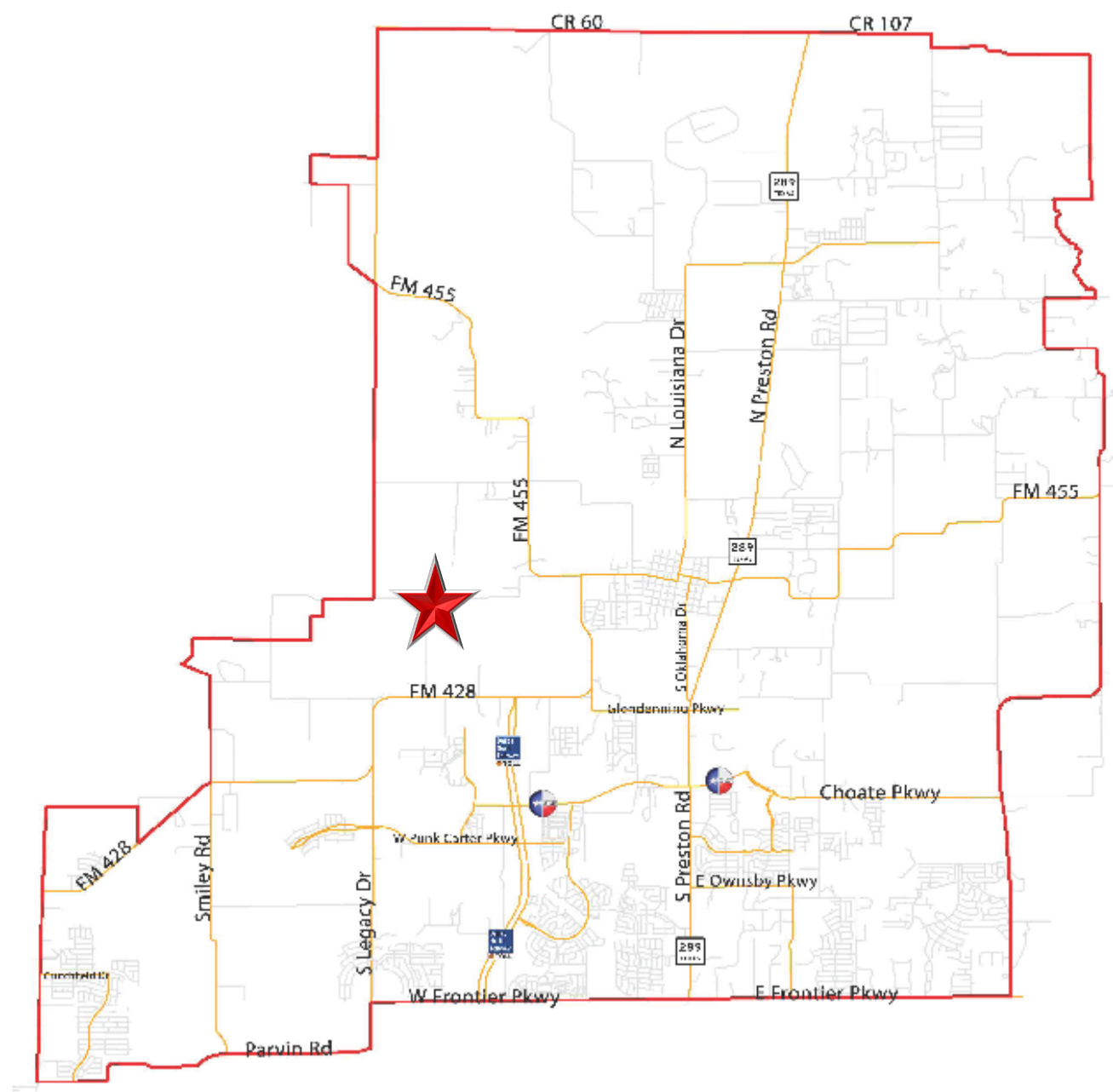


HOLLIFIELD TRACT

Zoning

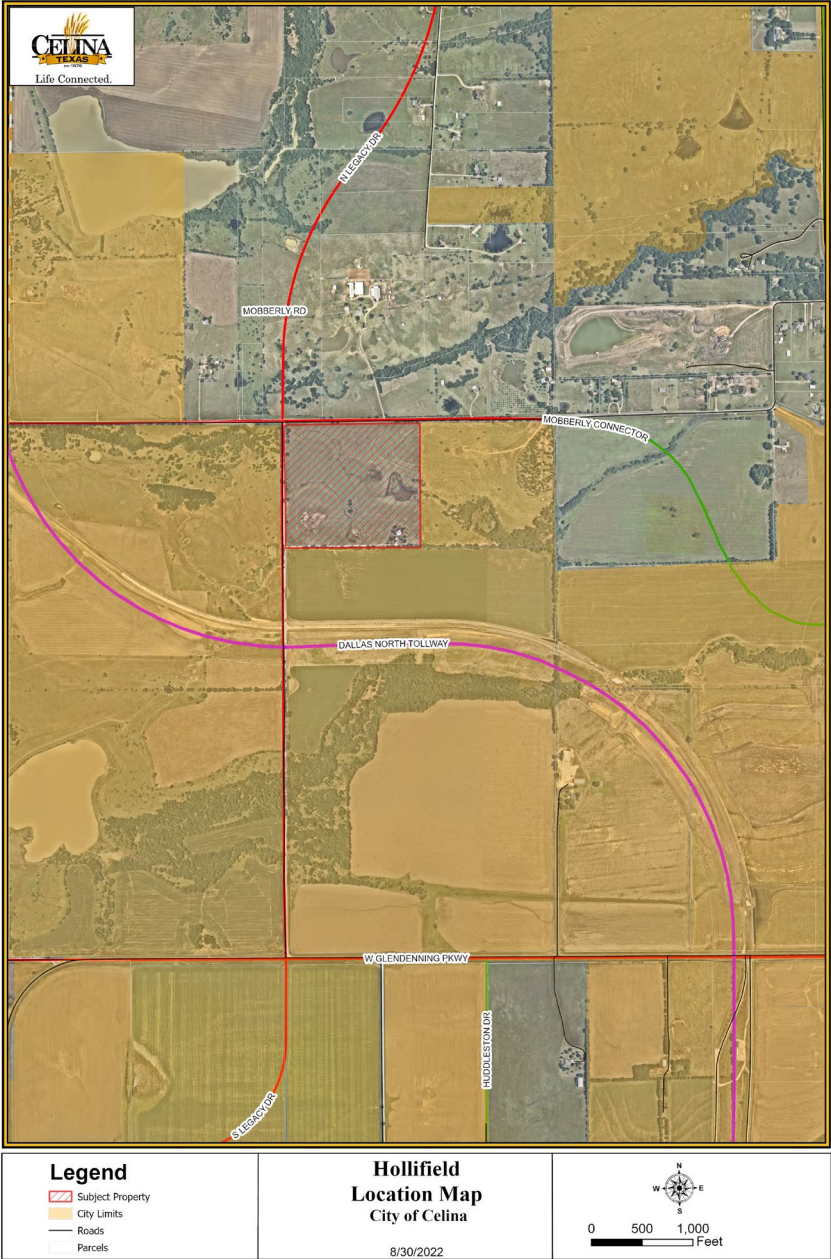
Planning & Zoning Commission
September 20, 2022





LOCATION MAP

The subject property is generally located at the southeast corner of future Legacy Drive and future Mobberly Road



BACKGROUND

- The subject property is approximately 38 acres
- The property is currently in the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that would otherwise not expire until 2032
- The applicant is proposing annex and zone the property with a base of Dallas North Tollway Overlay District (DNTD)
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- Dallas North Tollway Overlay District (DNTO) is an appropriate zoning district for properties along the Dallas North Tollway

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: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: My Swim Buddy - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately one acre from Old Town Residential District (OT-R) to Downtown Code, Preston Streams District (DTC) zoning, generally located north of Malone Street and approximately 1,375 feet west of Preston Road, within the City Limits. (My Swim Buddy – Rezoning)

Applicant:

Manhard Consulting
8400 Belleview Dr., Ste. 240
Plano, TX 75024

Background Information:

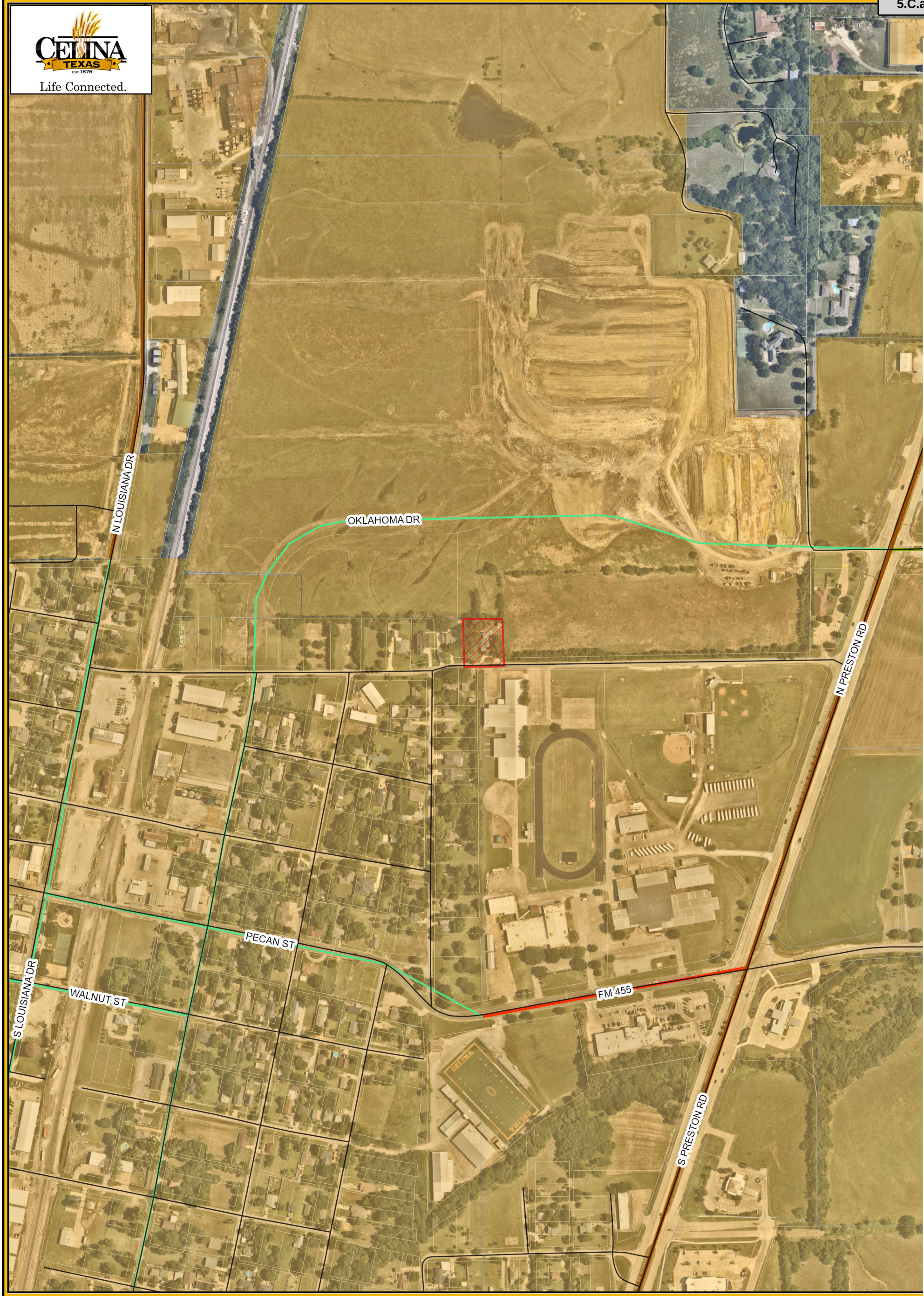
This item is for the rezoning of approximately one acre to Downtown Code, Preston Streams District (DTC) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



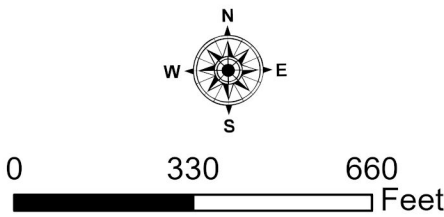
Attachment: Location Map (My Swim Buddy - Rezoning)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**My Swim Buddy
Location Map
City of Celina**

8/30/2022

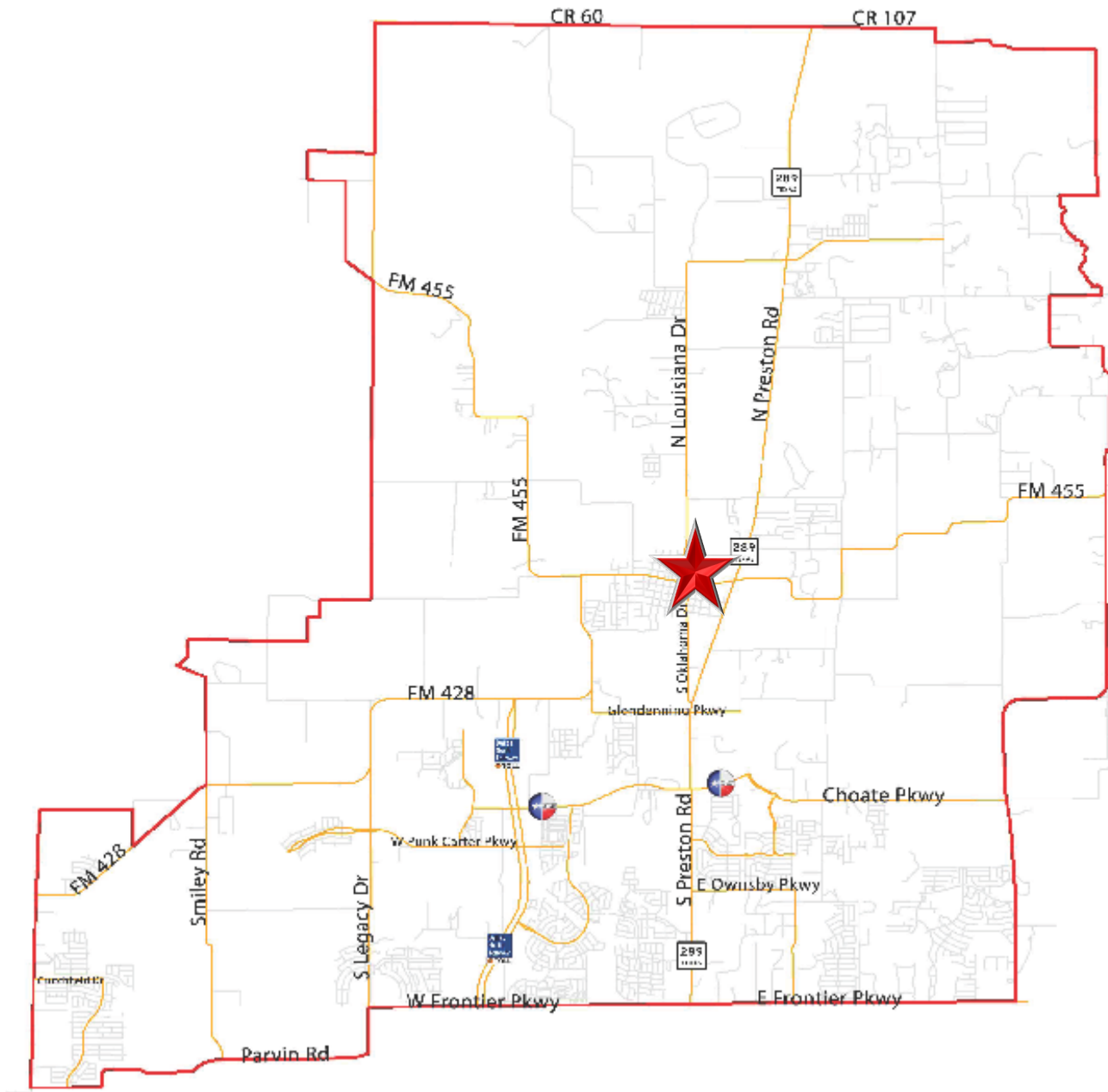


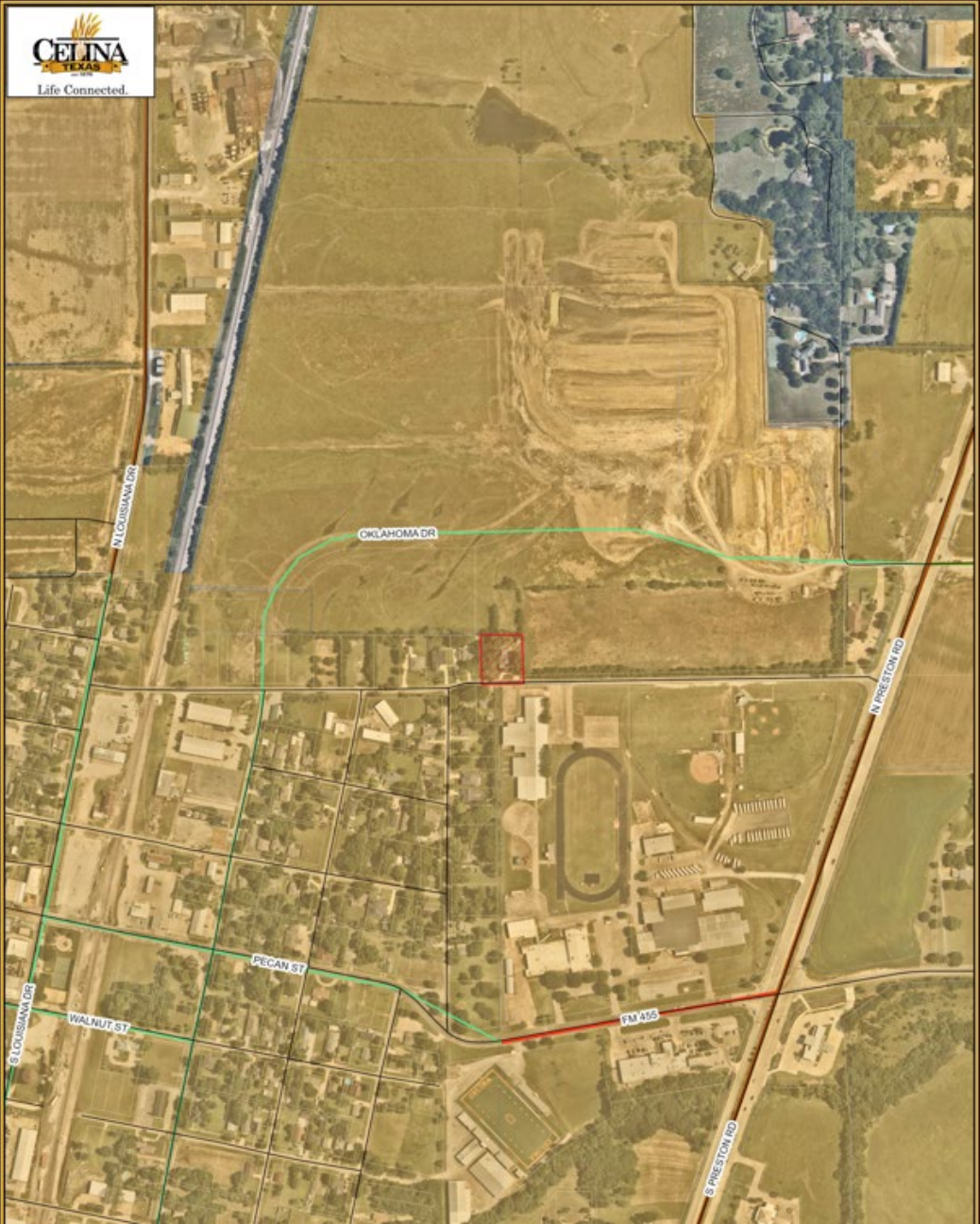
MY SWIM BUDDY

Rezoning

Planning & Zoning Commission
September 20, 2022







LOCATION MAP

The subject property is in downtown, generally located north of Malone Street and approximately 150 feet east of Texas Drive

Attachment: Staff Presentation (My Swim Buddy - Rezoning)

BACKGROUND

- The subject property is approximately 1 acre
- The subject property was zoned to Old Town Residential (OT-R) in 2006
- The OT-R District is obsolete and does not support non-residential land uses
- The applicant is proposing to rezone the property to Downtown Code, Preston Streams District (DTC) zoning

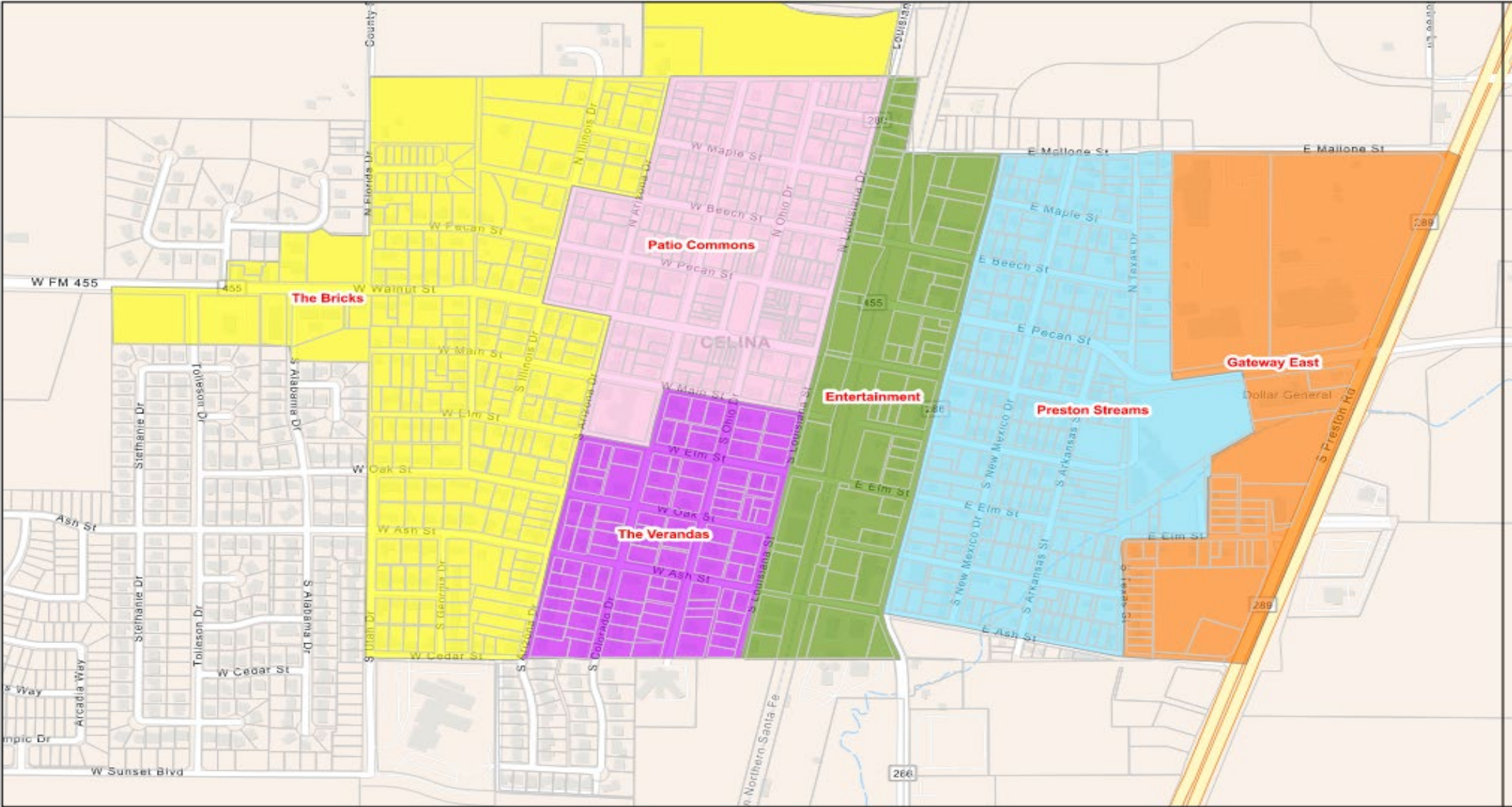


CHARACTER IMAGES



POLICY CONSIDERATIONS

- The Preston Streams District is an appropriate zoning district for properties located in this area of downtown, per the Downtown Code
- The Applicant's request (My Swim Buddy) meets both the vision and proposed zoning for downtown



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 Director
CC: Dusty McAfee AICP, Director of Development Services
Date: September 20, 2022
Re: November Batch - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone multiple tracts comprising of approximately 376 acres to Agricultural District (AG), generally located west of future Custer Road, east of Smiley Road, north of Punk Carter Parkway, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (November Batch – Zoning)

Background Information:

This item is for the zoning of multiple tracts, totaling approximately 376 acres, to Agricultural District (AG) zoning. Please refer to the attached documents for further information.

Supporting Documents:

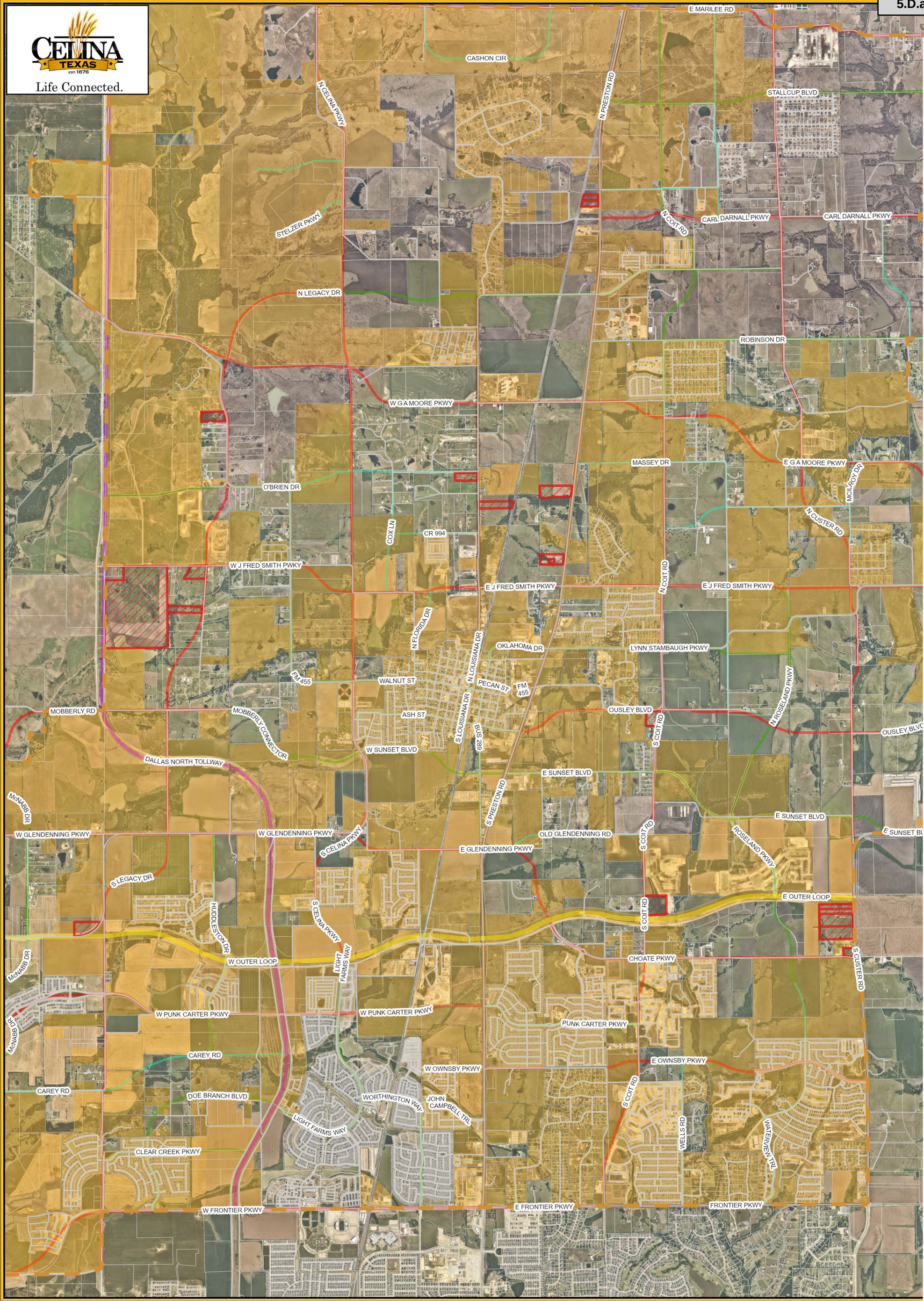
- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Life Connected.



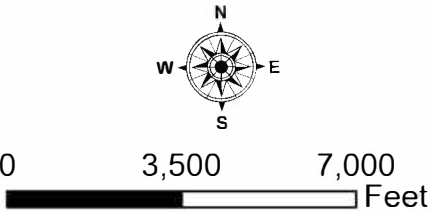
Attachment: Location Map (November Batch – Zoning)

Legend

- Subject Properties
- City Limits
- Roads
- Parcels

November Batch
Location Map
City of Celina

9/6/2022



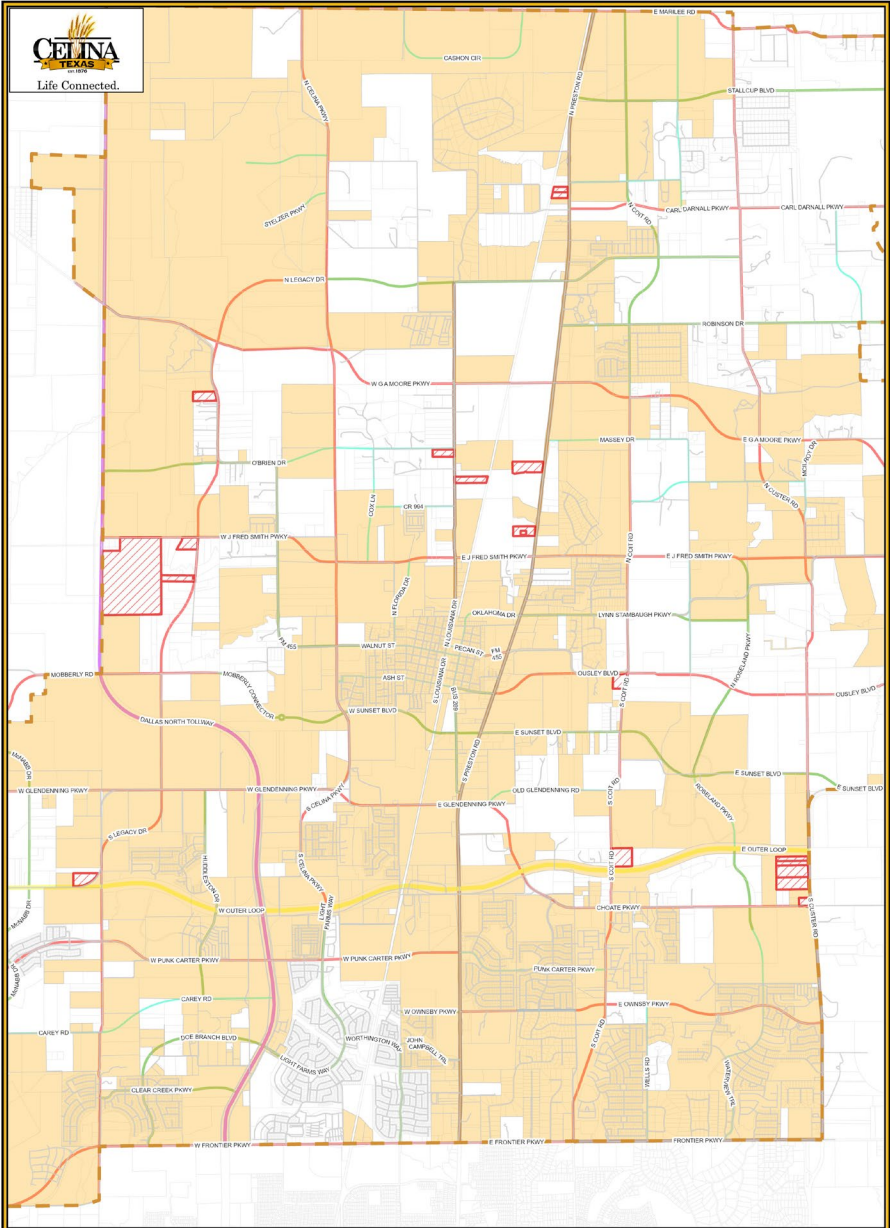
NOVEMBER BATCH

Zoning

Planning & Zoning Commission
September 20, 2022



Attachment: Staff Presentation (November Batch – Zoning)



LOCATION MAP

The subject properties are located within the ultimate growth boundary of the City of Celina

BACKGROUND

- A local option election for alcohol is on the November ballot
- Celina's most recent local option election for alcohol was held in 2010
- State law only allows properties within the City Limits, at time of the election, to participate in the outcome of the election
- Many property owners have found value in having alcohol rights as they market or develop their property going forward and are choosing to voluntarily annex and zone
- This request includes a total of 17 entities totaling approximately 376 acres

POLICY CONSIDERATIONS

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The property owner may in the future request the City to consider another zoning district
- Failure to zone the properties results in no land use restrictions

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