



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 15, 2020
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 18, 2020, Planning & Zoning Commission meeting.

- B.** Consider and act upon a Preliminary Plat for Edgewood Creek, being an approximately 247 acre tract of land situated in the John Ray Survey, Abstract No. 1104, William S. Ray Survey, Abstract No. 1105, Aaron Ray Survey, Abstract No. 1106, and Daniel Ray Survey, Abstract No. 1107, Denton County, Texas; generally located north of Punk Carter Parkway Way and approximately 1,600 feet east of FM 1385. (Edgewood Creek - Preliminary Plat)

- C.** Consider and act upon a Residential Replat for Westgate Addition Section Three, Lot 5R-1 and Lot 5R-2, an approximately 0.47 acre tract of land, generally located north of Sunset Boulevard and approximately 300 feet west of Utah Drive. (Westgate Addition Replat)

- D.** Consider and act upon a Final Plat for Buffalo Ridge Phase 1, being an approximately 26 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas; generally located west of Coit Road and approximately 700 feet south of Robinson Drive. (Buffalo Ridge Ph. 1 - Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Community Facilities District (CF), generally located south of Robinson Drive and east of County Road 132, within the Extraterritorial Jurisdiction (ETJ). (Future City Park (51 Acres) – Zoning)
- B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 10 acre tract of land to Dallas North Tollway Overlay District (DNTD), generally located west of Celina Parkway, approximately 1,200 feet east of Dallas Parkway, and approximately 1,300 feet north of future Collin County Outer Loop within the Extraterritorial Jurisdiction (ETJ). (Plagge - Zoning)
- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 42 acre tract of land to Single-Family Residential Detached District (SF-R), generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Bellevue (Miller) - Zoning)
- D. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 15 acre tract of land to Commercial, Office, & Retail District (C), generally located north of Frontier Parkway and approximately 600 feet east of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Frontier Mini Storage – Zoning)
- E. Conduct a public hearing to consider testimony and act upon a request for a Specific Use Permit (SUP) to allow for Senior Living on an approximately 16 acre tract of land, generally located west of Preston Road and approximately 400 feet south of John Campbell Trail. (eVantage Senior Living - SUP)

V. ADJOURNMENT:

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by 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 18, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Absent	
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	
Angela Wu	City of Celina	Management Analyst	Present	

Chairman Hangartner called the meeting to order at 5:31 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:

- Minutes from the July 21, 2020, Planning & Zoning Commission meeting.

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

Minutes Acceptance: Minutes of Aug 18, 2020 5:30 PM (Minutes Approval)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 13 acre tract of land to Commercial, Office, & Retail Zoning District (C), generally located east of FM 1385 and approximately 1,500 feet south Punk Carter Parkway (FM 428), within the Extraterritorial Jurisdiction (ETJ). (Celina 12 Zoning)

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.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Barley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 79 acre tract of land to Mixed-Use District (MU), generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Zoning)

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.

Commissioner Barley 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:	Shelby Barley, Vice Chairman
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, generally located at the northeast corner of Choate Parkway and future Coit Road, within both the City limits and the Extraterritorial Jurisdiction (ETJ). (Bellevue Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, asked questions regarding the types of multi-family residences, maximum heights for the development, alternative street sections, and parking.

Nigel Thurlow, 5055 Summerview Lane, Celina, TX 75009, asked what residents can do to influence the Commission's decisions regarding zoning.

Frank Abbott, applicant with Kimley-Horn, 6160 Warren Parkway, Suite 210, Frisco, TX 75034, said he was available for questions.

No one else came forward and the public hearing was closed.

Minutes Acceptance: Minutes of Aug 18, 2020 5:30 PM (Minutes Approval)

Dusty McAfee, Director of Development Services, addressed the questions.
 Ms. Mohan further elaborated on the questions.
 The Commissioners discussed the item.
 Commissioner Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:02 p.m.

Minutes Acceptance: Minutes of Aug 18, 2020 5:30 PM (Minutes Approval)



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 15, 2020
Re: Edgewood Creek - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Edgewood Creek, being an approximately 247 acre tract of land situated in the John Ray Survey, Abstract No. 1104, William S. Ray Survey, Abstract No. 1105, Aaron Ray Survey, Abstract No. 1106, and Daniel Ray Survey, Abstract No. 1107, Denton County, Texas; generally located north of Punk Carter Parkway Way and approximately 1,600 feet east of FM 1385. (Edgewood Creek - Preliminary Plat)

Applicant:

Barraza Consulting Group, LLC
1651 N Glenville Drive, Suite 212
Richardson, TX 75081

Background Information:

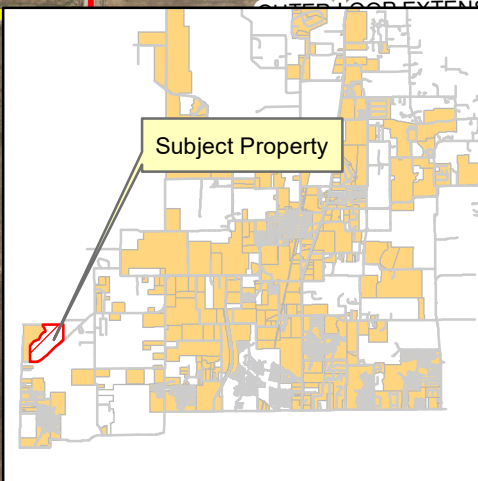
Refer to the attached documents for further information.

Supporting Documents:

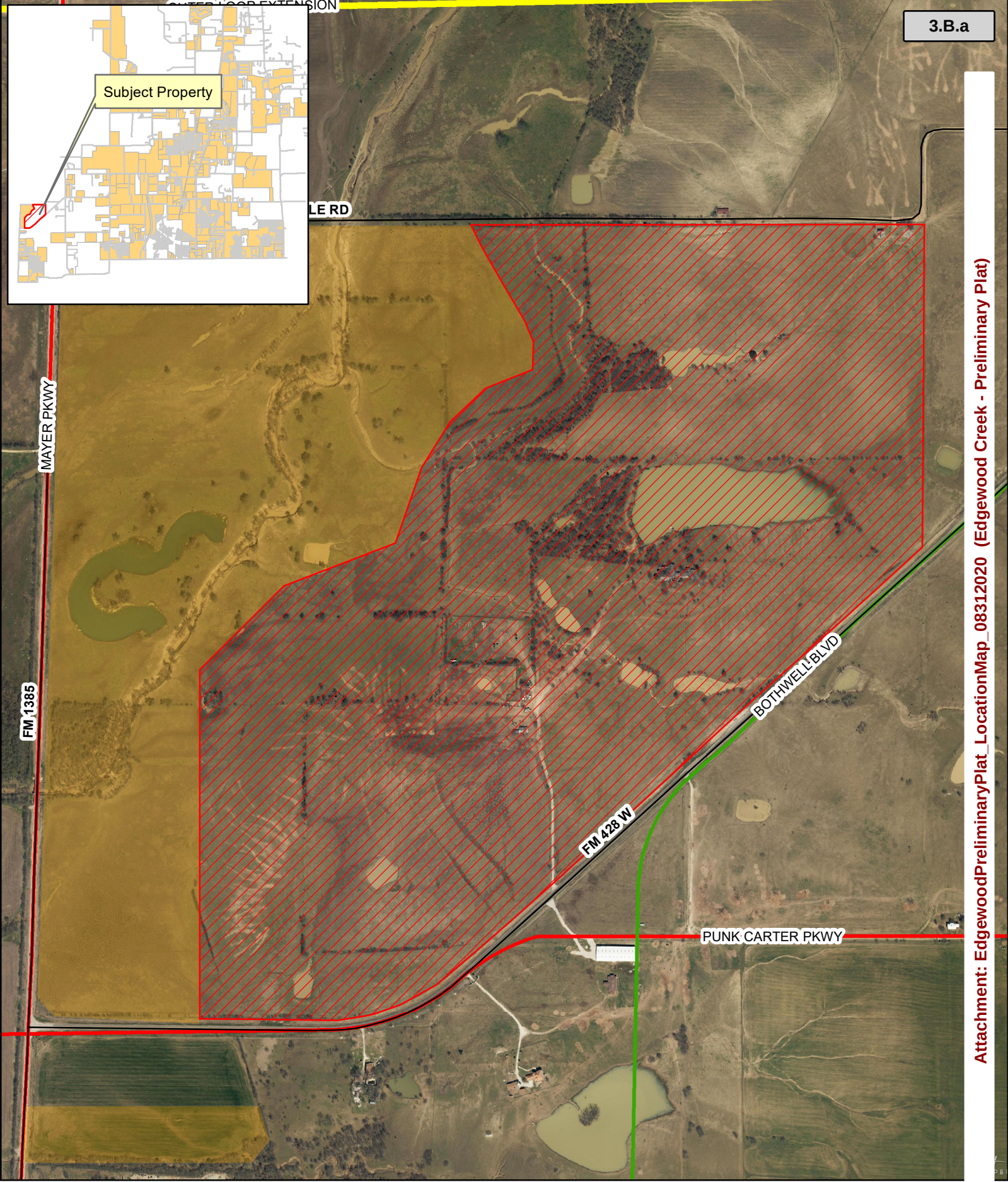
- Location Map
- Plat

Staff Recommendation:

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



3.B.a



Attachment: EdgewoodPreliminaryPlat LocationMap 08312020 (Edgewood Creek - Preliminary Plat)

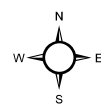


Location Map Edgewood Preliminary Plat

Date: 8/31/2020

Legend

- Roads
-  Subject Property
-  City Limits
-  Parcels



0

Packet Pg. 7

Feet

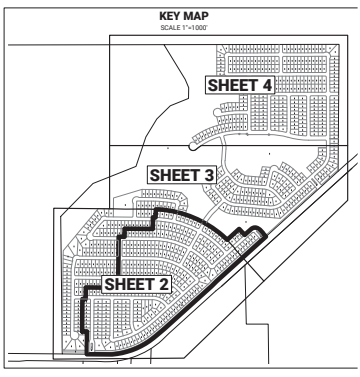
3.B.b

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §
I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:
BEING that certain tract of land situated in the William S. Ray Survey, Abstract No. 1105, the Aaron Ray Survey, Abstract No. 1106, the Daniel Ray Survey, Abstract No. 1107, and the John Ray Survey, Abstract No. 1104, in Denton County, Texas, and being part of that certain called 398.498 acre tract of land described in deed to Yousef Saadi recorded in Volume 2414, Page 572, of the Real Property Records of Denton County, Texas (RRPDT), and being more particularly described as follows:
BEGINNING at a point located on the north-right-of-way line of Farm-to-Market Road No. 428 (variable width R.O.W.), from which the called south end of a corner clip located at the intersection of said north right-of-way line of Farm-to-Market Road No. 428, and the east right-of-way line of Farm-to-Market Road No. 1385 (variable width R.O.W.), bears North 88°42'15" West, a distance of 859.50 feet;
THENCE over and across said Yousef Saadi tract, the following courses to points for corner:
North 00°40'07" West, a distance of 1952.52 feet;
North 44°26'55" East, a distance of 654.96 feet;
North 68°15'20" East, a distance of 657.88 feet;
North 19°39'12" East, a distance of 440.29 feet;
North 31°14'30" East, a distance of 299.66 feet;
North 45°47'05" East, a distance of 267.60 feet;
North 17°49'28" East, a distance of 278.25 feet;
North 00°50'00" East, a distance of 152.18 feet;
North 22°46'48" West, a distance of 128.29 feet;
And North 31°22'31" West, a distance of 577.70 feet, said point being located on the north line of said Yousef Saadi tract, and the south line of that certain tract of land described in deed to Shiny Hiney Partners I recorded in Volume 3435, Page 478, RRPDT, from which the called northwest corner of said Yousef Saadi tract bears North 89°25'04" West, a distance of 2260.28 feet;
THENCE North 89°53'49" East, with said north line of the Yousef Saadi tract, and the south line of the Shiny Hiney Partners I tract, a distance of 2486.72 feet to a point for corner;
THENCE South 00°27'07" West, with the east line of said Yousef Saadi tract, and a west line of the Shiny Hiney Partners I tract, a distance of 1802.78 feet to a point for corner, said point being located on the northwest right-of-way line of said Farm-to-Market Road No. 428;
THENCE South 47°50'53" West, with said northwest right-of-way line of Farm-to-Market Road No. 428, a distance of 2328.57 feet to a point for corner;
THENCE South 44°58'53" West, continuing with said northwest right-of-way line of Farm-to-Market Road No. 428, a distance of 100.10 feet to a point for corner;
THENCE South 47°53'03" West, continuing with said northwest right-of-way line of Farm-to-Market Road No. 428, a distance of 898.69 feet to a point for corner;
THENCE South 50°11'22" West, continuing with said northwest right-of-way line of Farm-to-Market Road No. 428, a distance of 133.71 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;
THENCE continuing with said northwest right-of-way line of Farm-to-Market Road No. 428, and said curve having a central angle of 37°16'03", a radius of 1095.92 feet, a chord which bears South 66°28'29" West, a chord distance of 700.33 feet, for an arc distance of 712.83 feet to a point for corner;
THENCE North 89°24'59" West, with said north right-of-way line of Farm-to-Market Road No. 428, a distance of 708.37 feet to the POINT OF BEGINNING, containing a calculated area of 246.506 acres of land.
NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as EDGEWOOD CREEK, 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: _____ (Company Name if applicable),
Owner:
Title: _____
Date: _____
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority in and for Denton County, 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/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.
Notary Public in and for the State of Texas
Type or Print Notary's Name
My Commission Expires: _____

CERTIFICATE OF PLAT APPROVAL

Approved _____ Date _____
City Development Official
City of Celina, Texas
Witness by hand this _____ day of _____, 2020.
City Secretary
City of Celina, Texas



PRELIMINARY PLAT EDGEWOOD CREEK

246.506 ACRES (GROSS)
42.300 ACRES OF RIGHT-OF-WAY DEDICATION
846 RESIDENTIAL LOTS
12 HOA/OPEN SPACE LOTS
SITUATED IN THE
WILLIAM S. RAY SURVEY - ABSTRACT NO. 1105
AARON RAY SURVEY - ABSTRACT NO. 1106
JOHN RAY SURVEY - ABSTRACT NO. 1104 &
DANIEL RAY SURVEY - ABSTRACT NO. 1107
CITY OF CELINA ETJ
DENTON COUNTY, TEXAS
BARRAZA CONSULTING GROUP, LLC
PLANNING - ENGINEERING - SURVEYING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20689
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
EMAIL - jnichols@barraza-group.com
PROJECT # - 2019013-00
DATE - September 2, 2020
SHEET 1 OF 4

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
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THENCE South 50°11'22" West, continuing with said northwest right-of-way line of Farm-to-Market Road No. 428, a distance of 133.71 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;
THENCE continuing with said northwest right-of-way line of Farm-to-Market Road No. 428, and said curve having a central angle of 37°16'03", a radius of 1095.92 feet, a chord which bears South 66°28'29" West, a chord distance of 700.33 feet, for an arc distance of 712.83 feet to a point for corner;
THENCE North 89°24'59" West, with said north right-of-way line of Farm-to-Market Road No. 428, a distance of 708.37 feet to the POINT OF BEGINNING, containing a calculated area of 246.506 acres of land.
NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as EDGEWOOD CREEK, 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: _____ (Company Name if applicable),
Owner:
Title: _____
Date: _____
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority in and for Denton County, 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/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.
Notary Public in and for the State of Texas
Type or Print Notary's Name
My Commission Expires: _____

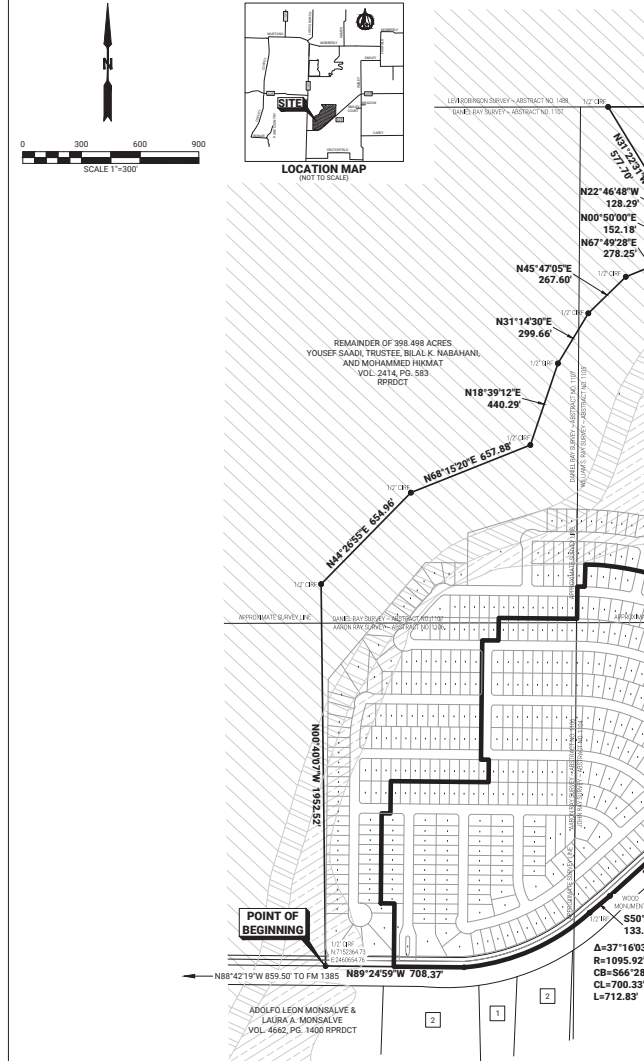
LEGEND

- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- WME WALL MAINTENANCE EASEMENT
- RRPDT REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- PROPERTY LINE
- BUILDING LINE
- EASEMENT
- MONUMENT FOUND (DESCRIPTION)
- POINT FOR CORNER

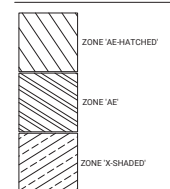
GENERAL NOTES

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA.
- All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
- 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.
- A portion of the subject property lies within the 100-year flood plain according to Community Panel No. 4812102700, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton and Collin County, Texas, as shown.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
- No overhead utilities are permitted on the subject property.

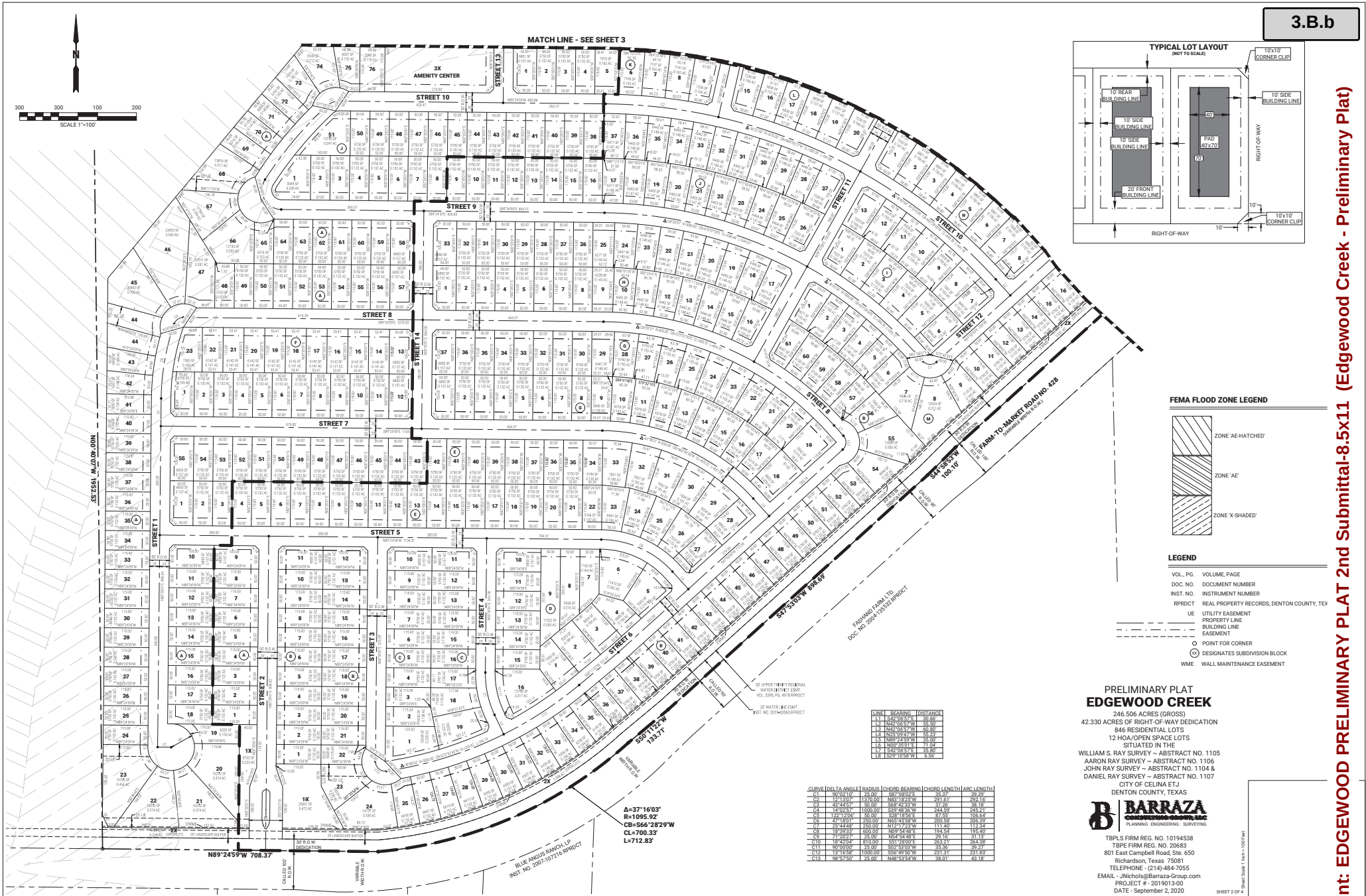
OWNER: Yousef Saadi, Trustee, Bilal K. Nabahani, and Mohammed Hikmat
Address 801 East Campbell Road, Suite 650
City, State, Zip Richardson, Texas 75081
Email: ymsaadi@yahoo.com
ENGINEER: Barraza Consulting Group
Contact: Matt Clark
801 East Campbell Road, Suite 650
Richardson, Texas 75081
Phone: (214) 484-7055
Email: mclark@barraza-group.com
SURVEYOR: Barraza Consulting Group
Contact: Jimmie D. Nichols
801 East Campbell Road, Suite 650
Richardson, Texas 75081
Phone: (214) 484-7055
Email: jnichols@barraza-group.com



FEMA FLOOD ZONE LEGEND

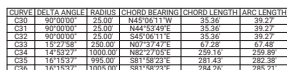


OWNERSHIP TABLE		
TRACT NUMBER	OWNER	RECORDING INFO
1	BLUE ANGUS RANCH, LP	INST. NO. 2010-82447 RRPDT
2	BLUE ANGUS RANCH, LP	INST. NO. 2007-307216 RRPDT



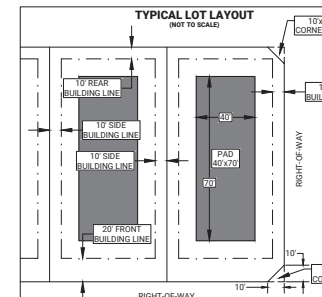


S:\2019\2019013-00 Edgewater Creek\SURVEY\Bases\EdgeWood-Preliminary Plat-Combined.dwg



LINE	BEARING	DISTANCE
L13	S13°41'40"E	35.00'
L14	N15°21'46"E	21.05'
L15	S39°28'51"E	35.00'
L16	S63°32'17"E	11.18'

VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
— — — — —	PROPERTY LINE
— — — — —	BUILDING LINE
— — — — —	EASEMENT
○	POINT FOR CORNER
xx	DESIGNATES SUBDIVISION BLOCK
WME	WALL MAINTENANCE EASEMENT



246.506 ACRES (GROSS)
42.330 ACRES OF RIGHT-OF-WAY DEDICATION
846 RESIDENTIAL LOTS
12 HOA/OPEN SPACE LOTS
SITUATED IN THE
WILLIAM S. RAY SURVEY ~ ABSTRACT NO. 1105
AARON RAY SURVEY ~ ABSTRACT NO. 1106
JOHN RAY SURVEY ~ ABSTRACT NO. 1104 &
DANIEL RAY SURVEY ~ ABSTRACT NO. 1107
CITY OF CELINA ETJ
DENTON COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, INC.
PLANNING • ENGINEERING • SURVEYING

TBPLS FIRM REG. NO. 10194538
 TBPE FIRM REG. NO. 20683
 801 East Campbell Road, Ste. 650
 Richardson, Texas 75081
 TELEPHONE - (214)-484-7055
 EMAIL - JNichols@Barraza-Group.com
 PROJECT # - 2019013-00
 DATE - September 2, 2020

SHEET 4 OF 4



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 15, 2020
Re: Westgate Addition Replat

Action Requested:

Consider and act upon a Residential Replat for Westgate Addition Section Three, Lot 5R-1 and Lot 5R-2, an approximately 0.47 acre tract of land, generally located north of Sunset Boulevard and approximately 300 feet west of Utah Drive. (Westgate Addition Replat)

Owner:

Vincenzo & Audrey Pascale
8187 Falcon Court
Prosper, TX 75078

Background Information:

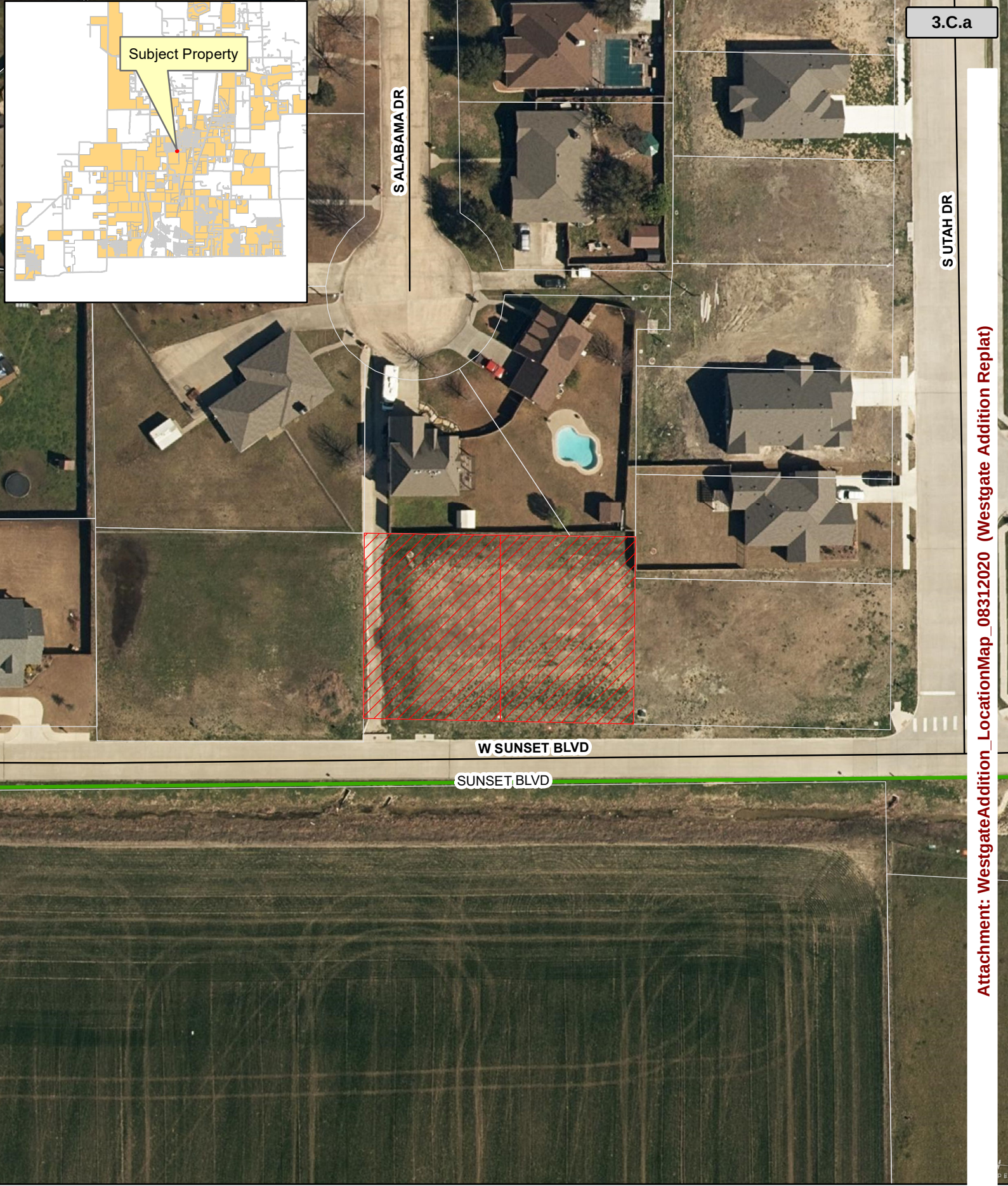
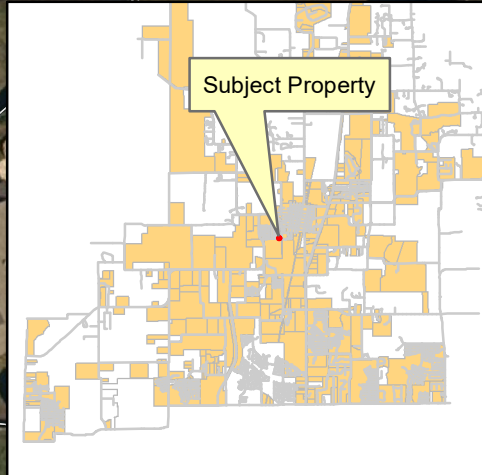
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Replat

Staff Recommendation:

Staff recommends approval on the condition that the project is inspected and accepted by the City prior to the plat being filed.



3.C.a

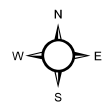
Attachment: WestgateAddition_LocationMap_08312020 (Westgate Addition Replat)



Location Map
Westgate Addition

Date: 8/31/2020

- Legend**
- Roads
 - ▨ Subject Property
 - Parcels



OWNERS CERTIFICATE

BEING a portion of Lot 5 of West Gate Addition, Section III, an Addition to the City of Celina, according to the Plat thereof recorded in the Public Records, Collin County, Texas (M.R.C.C.T.), and being a parcel of land described in deed to VINCENTO AND AUDREY PASCALE, recorded 20200602000812400 Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in West Sunset Boulevard, at the Southeast corner TOLLESON ESTATES, an Addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Slide 36 (P.R.C.C.T.), at the Southwest corner of said Lot 5, being the Southwest corner of said PASCALE parcel;

THENCE North 00 deg. 25 min. 00 sec. East, passing at a distance of 30.00 feet a 1/2 inch yellow-capped iron rod set at the Southeast corner of Lot 1, Block B of said TOLLESON ESTATES and continuing for a total distance of 125.74 feet to a 1/2 inch yellow-capped iron rod set in the East line of said Lot 1, at the Southwest corner of that remaining portion of said Lot 5;

THENCE South 89 deg. 22 min. 34 sec. East, a distance of 161.62 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 1, Block A of WEST GATE ADDITION, SECTION 4, an addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded in Instrument No. 20170620010002930 (D.R.C.C.T.), at the Northwest corner of said PASCALE tract;

THENCE South 00 deg. 25 min. 00 sec. West, passing at a distance of 111.01 feet a 1/2 inch iron found for reference at the Southwest corner of said Lot 1 of WEST GATE ADDITION, SECTION 4 and continuing for a total distance of 125.70 feet to a 1/2 inch yellow-capped iron rod set in the said West Sunset Boulevard;

THENCE North 89 deg. 23 min. 46 sec. West, a distance of 161.62 feet to the PLACE OF BEGINNING and containing 20,319 square feet or 0.47 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Vincenzo and Audrey Pascale, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lot 5B-1 and Lot 5B-2, Westgate Addition Section Three, 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.

WITNESS, my hand at Dallas, Texas, this ____ day of ____, 20__.

By:

Vincenzo Pascale

WITNESS, my hand at Dallas, Texas, this ____ day of ____, 20__.

By:

Audrey Pascale

STATE OF TEXAS:
COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared Vincenzo Pascale, 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 consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:
COUNTY OF _____:

REPLAT
LOT 5B-1 & LOT 5B-2
WESTGATE ADDITION SECTION T

BEING A REPLAT OF A PORTION OF LOT 5
20,319 SQ.FT. - 0.466 OF AN ACRE
2,377 SQ.FT. - 0.054 OF AN ACRE IN ROW
MEP & PRR CO. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER - VINCENTO & AUDREY PASCALE - 214-675-6103
8187 FALCON COURT, PROSPER, TX 75078

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SUR
7509 PENNBRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090
FIRM NO. 10194366

DATE 5-20-2020
DRAWN BY: MSO - PROJECT NO. 202003331-01



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF _____

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER/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.

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS §
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared BARRY S. RHODES, 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 consideration therein stated.

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

Notary Public in and for the State of Texas

My commission expires _____

CITY STANDARD NOTATIONS:

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE
- ALL COMMON AREAS, DRAINAGE EASEMENT, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT
- ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 4808SC01103, DATED 6/2/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON OR COLLIN COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A PORTION OF LOT 5, A PREVIOUSLY PLATTED PROPERTY IN WESTGATE ADDITION, SECTION 3, AN ADDITION TO THE CITY OF CELINA AS RECORDED IN CABINET F, SLIDE 749.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
- NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

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

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.



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 15, 2020
Re: Buffalo Ridge Ph. 1 - Final Plat

Action Requested:

Consider and act upon a Final Plat for Buffalo Ridge Phase 1, being an approximately 26 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas; generally located west of Coit Road and approximately 700 feet south of Robinson Drive. (Buffalo Ridge Ph. 1 - Final Plat)

Owner:

Pointe Buffalo Ridge, LLC
6860 N. Dallas Parkway, Suite 200
Plano, TX 75024

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Plat

Staff Recommendation:

Staff recommends approval on the condition that the project is inspected and accepted by the City prior to the plat being filed.



Attachment: BuffaloRidgePhase1_LocationMap_7292020 (Buffalo Ridge Ph. 1 - Final Plat)

CELINA
TEXAS
EST. 1876

Life Connected.

Buffalo Ridge Phase 1 Location Map

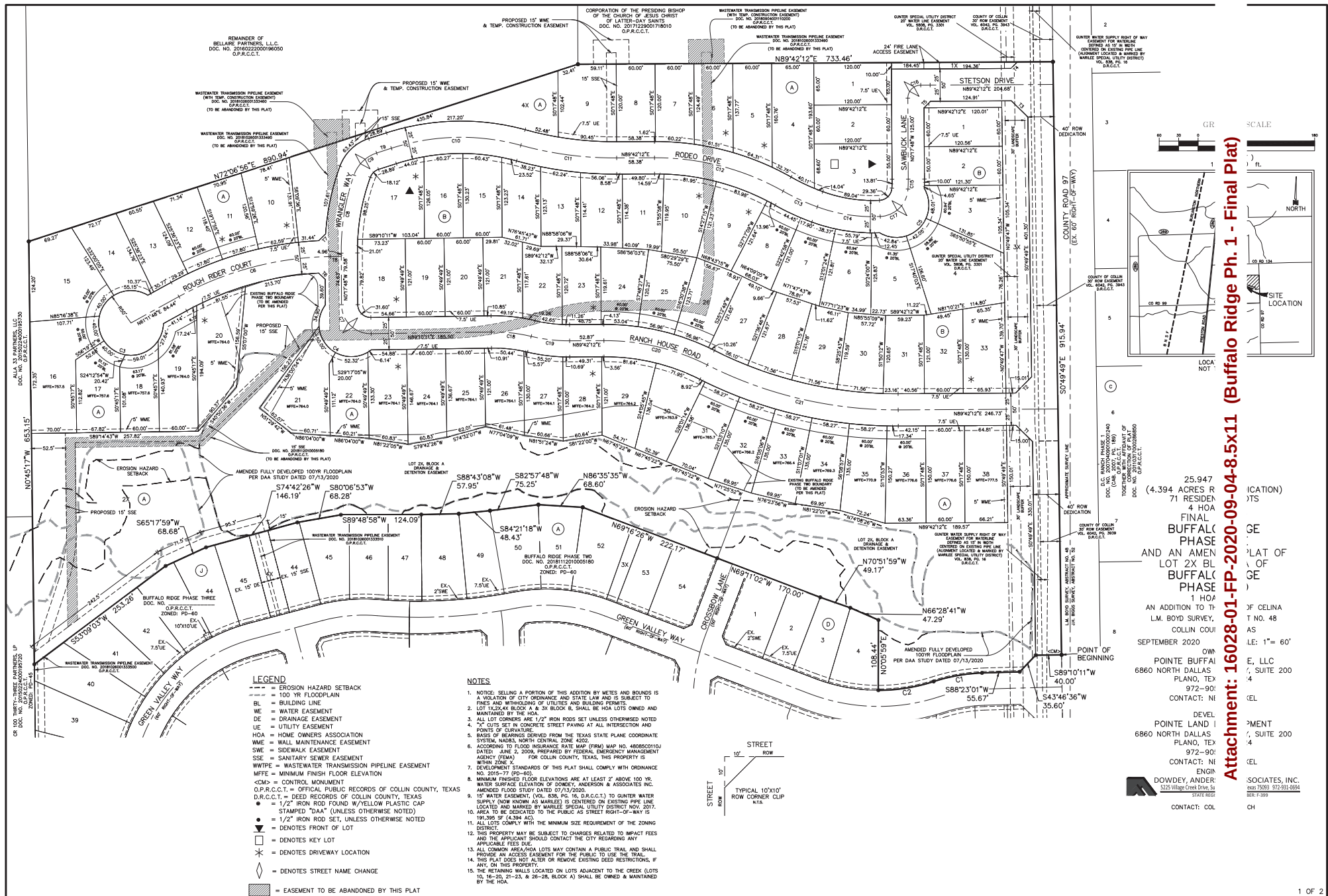
Date: 7/29/2020

Legend

- Roads
- Subject Property
- Parcels

0 285 570 Feet

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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 15, 2020
Re: Future City Park (51 Acres) - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Community Facilities District (CF), generally located south of Robinson Drive and east of County Road 132, within the Extraterritorial Jurisdiction (ETJ). (Future City Park (51 Acres) – Zoning)

Owner:

City of Celina
142 N. Ohio Street
Celina, Tx 75009

Background Information:

Refer to the attached documents for more information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

Subject Property

McILROY DR

COUNTY ROAD 132

COUNTY ROAD 134

ROBINSON DR

COUNTY ROAD 131

Attachment: FutureCityPark_LocationMap_08312020 (Future City Park (51 Acres) - Zoning)

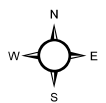


Location Map 51 Acres Future City Park

Date: 8/31/2020

Legend

- Roads
- Subject Property
- City Limits
- Parcels



0

Packet Pg. 20

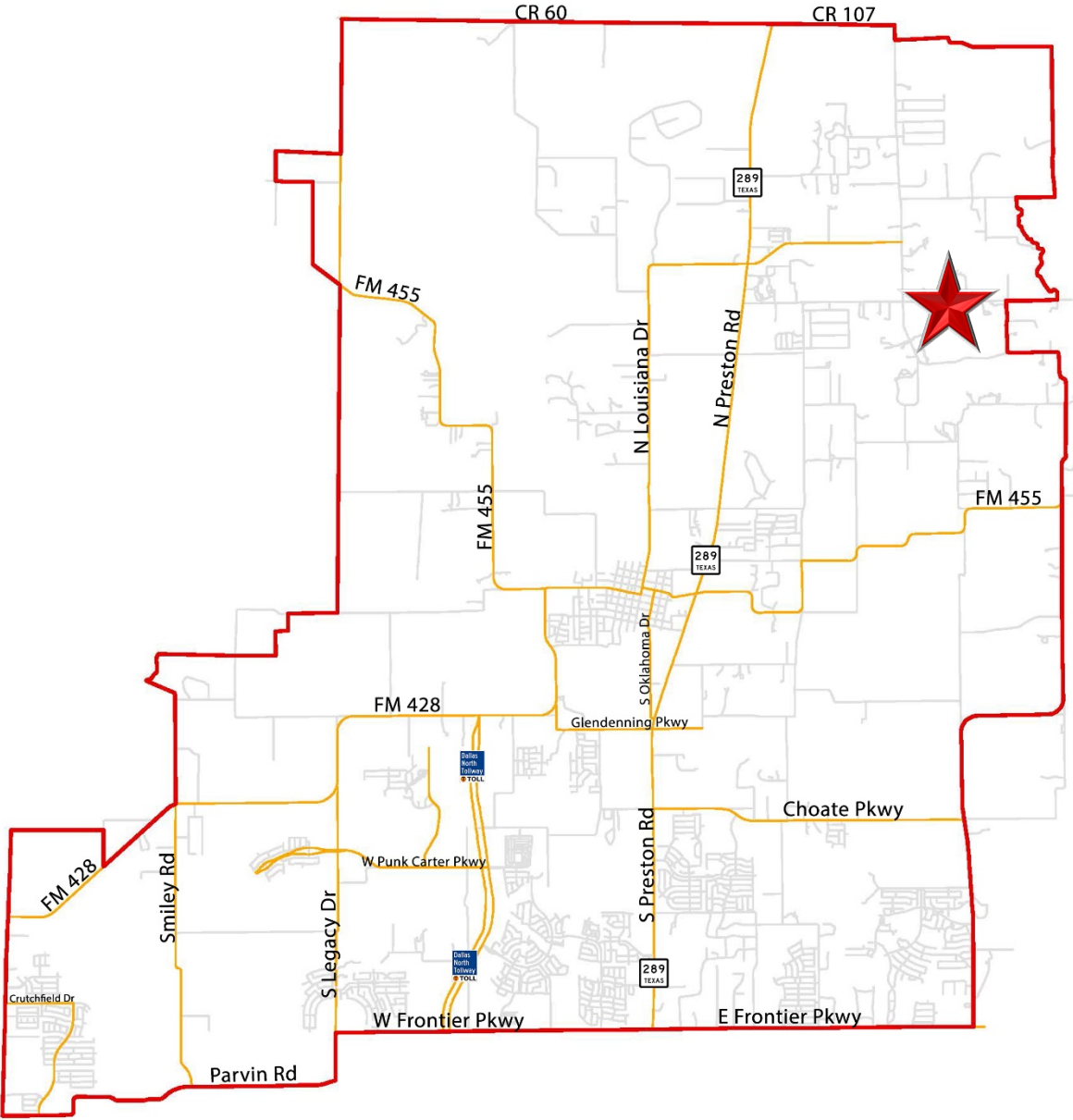
Feet

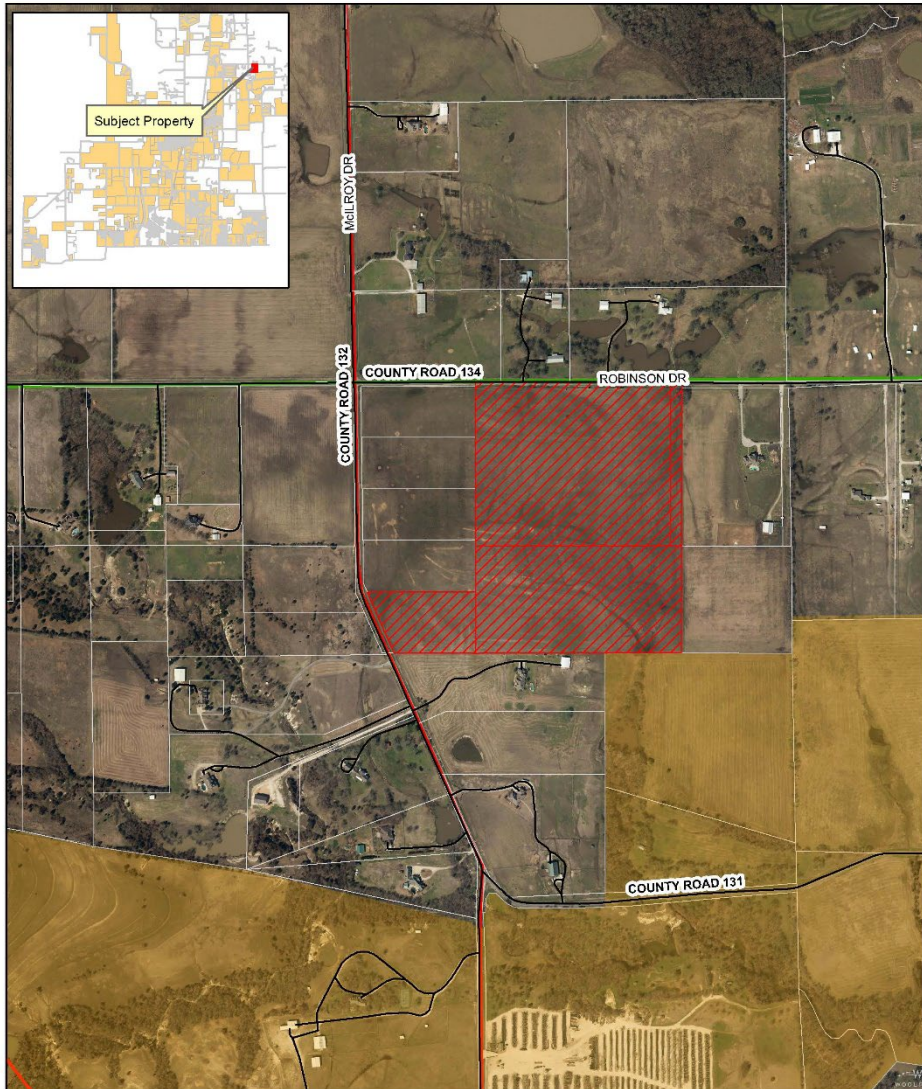
Future City Park (51 Acres)

Zoning

Planning & Zoning Commission

September 15, 2020





Location Map

The subject property is generally located south of Robinson Drive and east of County Road 132 (future McLroy Drive)

Background

- The property is approximately 51 acres and is the location of the City's future public park
- The property is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to Community Facilities District (CF), which is the zoning district for municipal facilities, including public parks

Policy Considerations

- CF is an appropriate zoning designation for the subject property
- The zoning request will be considered by the City Council at the same time as 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 15, 2020
Re: Plagge - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 10 acre tract of land to Dallas North Tollway Overlay District (DNTD), generally located west of Celina Parkway, approximately 1,200 feet east of Dallas Parkway, and approximately 1,300 feet north of future Collin County Outer Loop within the Extraterritorial Jurisdiction (ETJ). (Plagge - Zoning)

Applicant:

Coats Rose
14755 Preston Rd., Ste. 600
Dallas, TX 75254

Background Information:

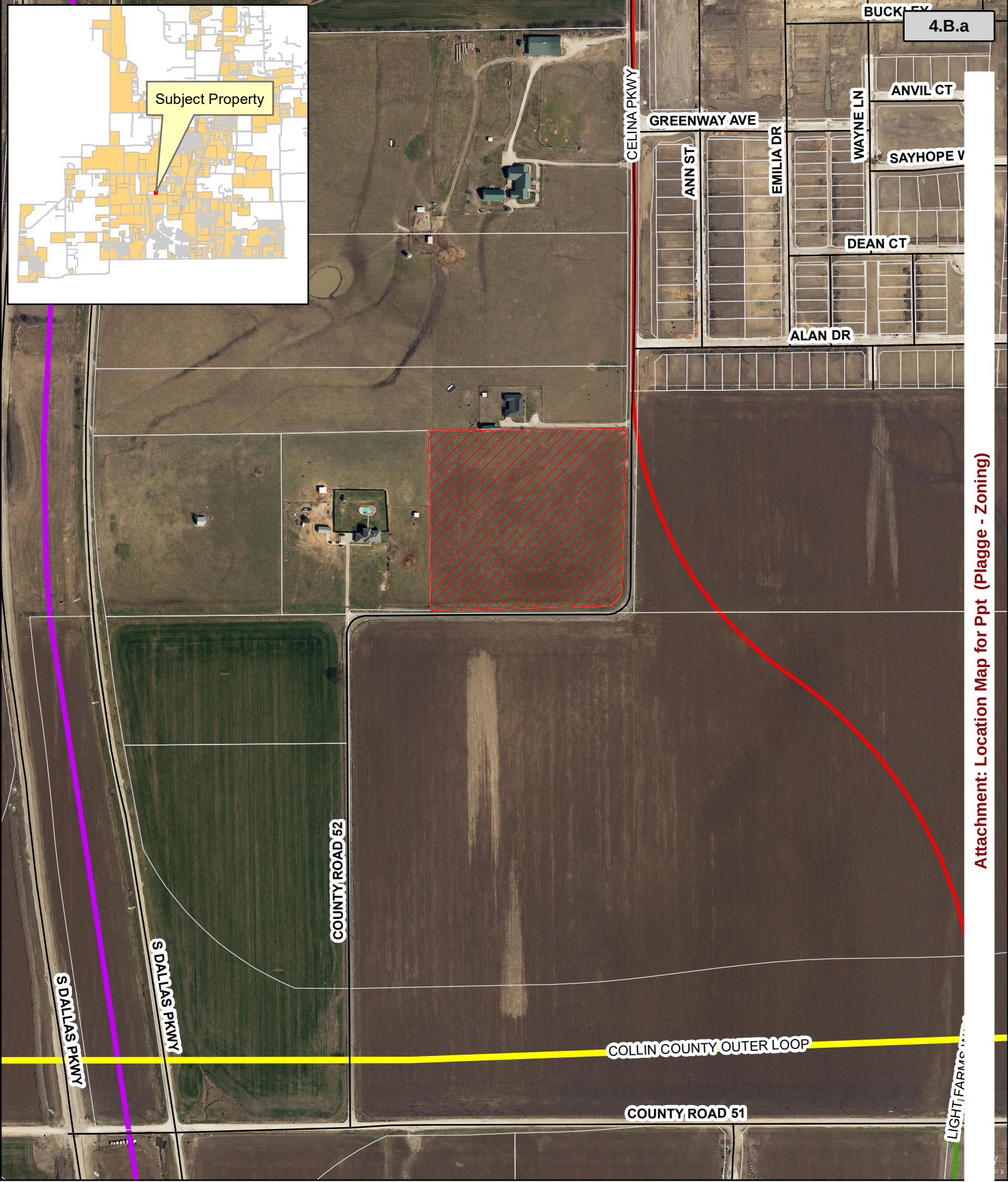
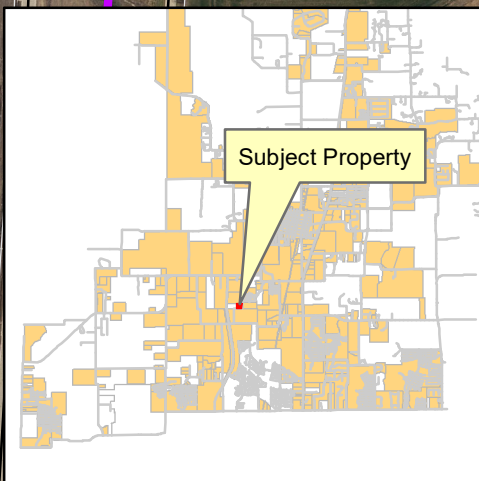
Refer to the attached documents for more information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map for Ppt (Plagge - Zoning)

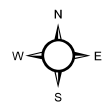


Location Map Plagge Tract

Date: 9/9/2020

Legend

- Roads
- SubjectProperty
- Parcels



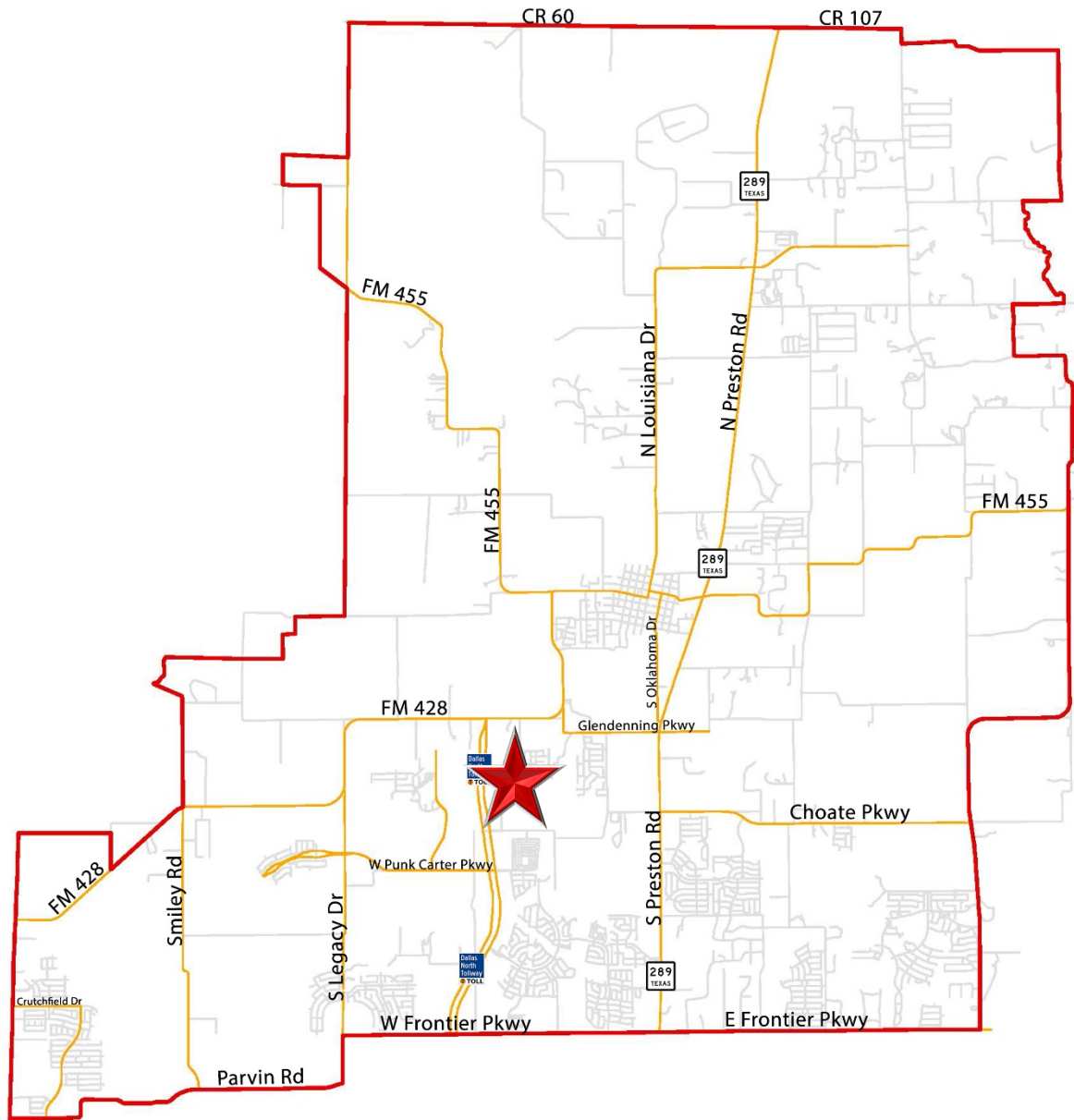
Plagge Tract

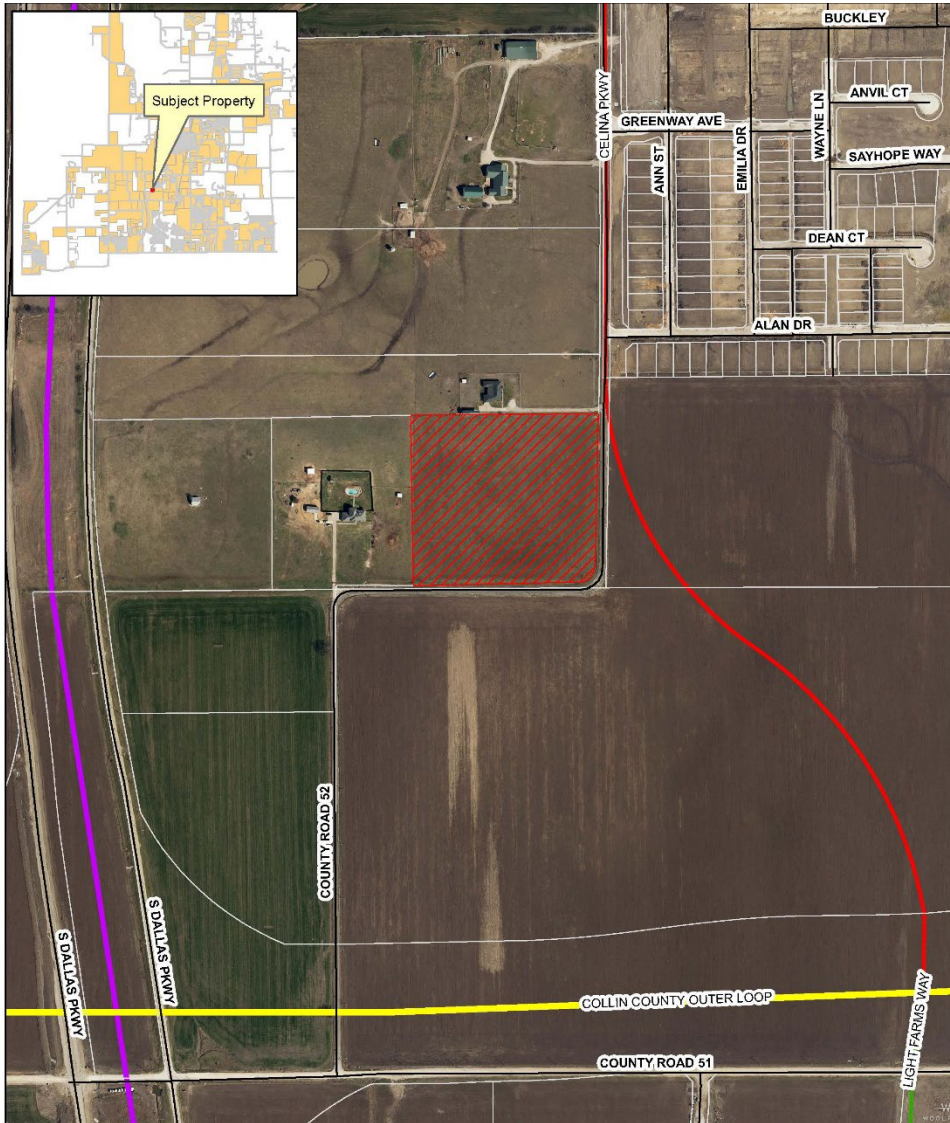
Zoning

Planning & Zoning Commission

September 15, 2020

Attachment: Plagge Tract P&Z 9.15.20 (Plagge - Zoning)





Location Map

The subject property is generally located east of the Dallas North Tollway, north of the future Collin County Outer Loop, and west of Celina Parkway

Attachment: Plagge Tract P&Z 9.15.20 (Plagge - Zoning)

Background

- The property is approximately 10 acres and is currently in the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to Dallas North Tollway Overlay District (DNTD)
- The zoning request will be considered by City Council at the same time as the associated annexation in October

Attachment: Plagge Tract P&Z 9.15.20 (Plagge - Zoning)

Policy Considerations

- DNTD is an appropriate zoning district for the subject property
- DNTD base zoning will help market the property
- This property has an existing pre-annexation agreement and the applicant is willing to zone and annex into the City 12 years prior to the expiration of that agreement

Attachment: Plagge Tract P&Z 9.15.20 (Plagge - Zoning)

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

Attachment: Plagge Tract P&Z 9.15.20 (Plagge - Zoning)



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 15, 2020
Re: Bellevue (Miller) - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 42 acre tract of land to Single-Family Residential Detached District (SF-R), generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Bellevue (Miller) - Zoning)

Applicant:

Kimley Horn
6160 Warren Pkway, Ste. 210
Frisco, TX 75034

Background Information:

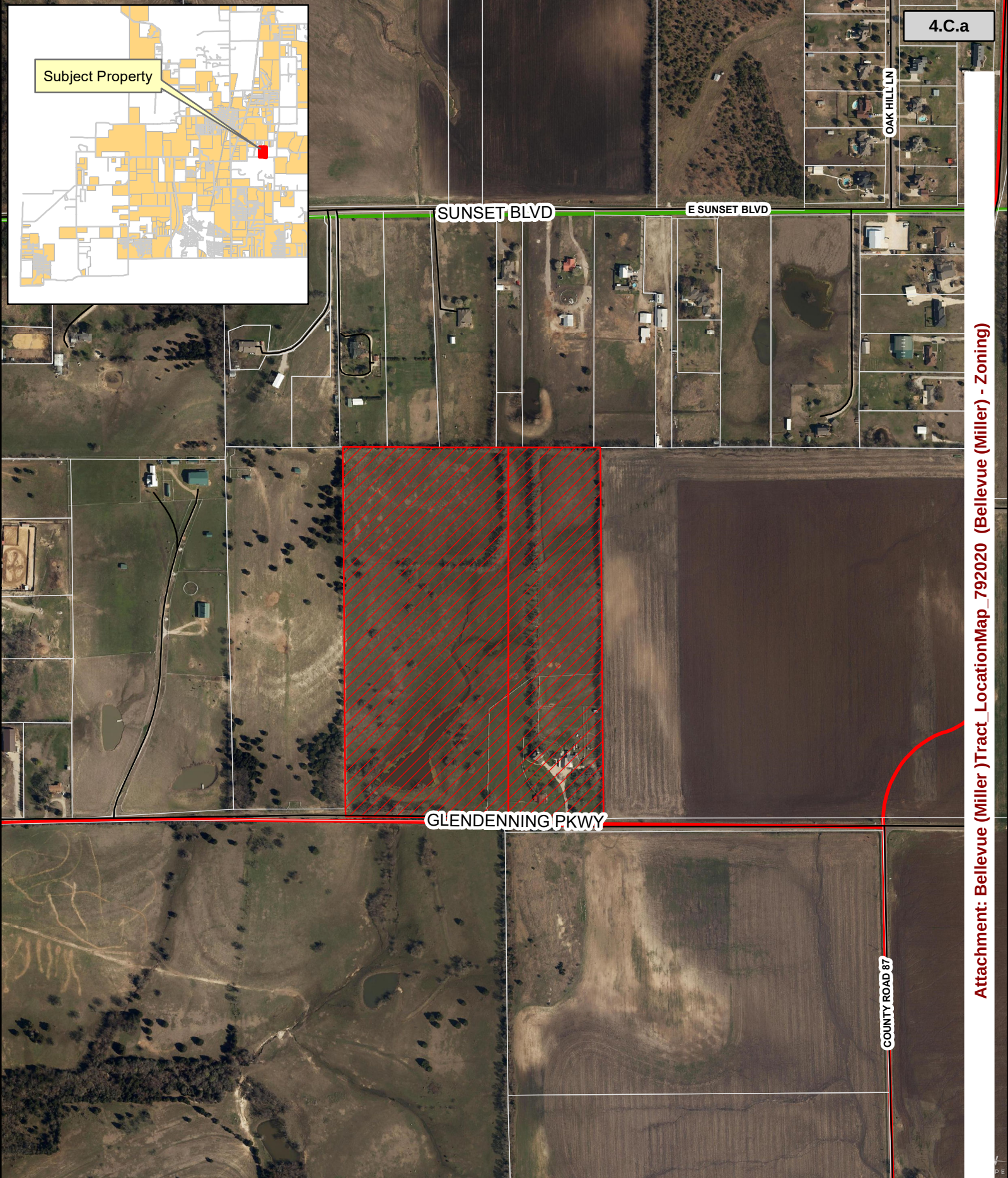
Refer to the attached documents for more information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Bellevue (Miller)Tract LocationMap_792020 (Bellevue (Miller) - Zoning)

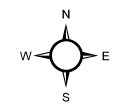


Location Map Miller Tract

Date: 7/9/2020

Legend

- Roads
-  MillerTract
-  Parcels

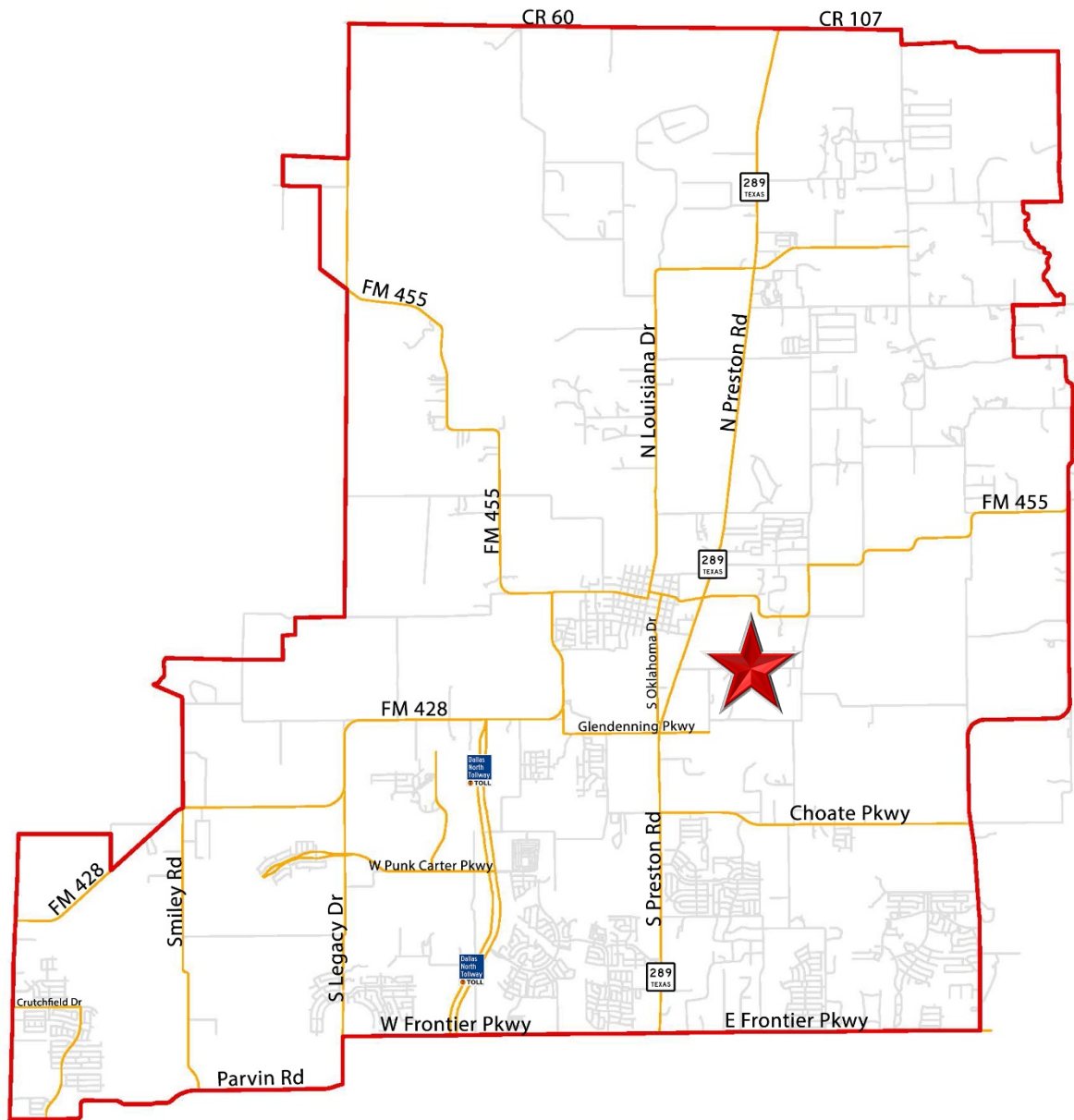


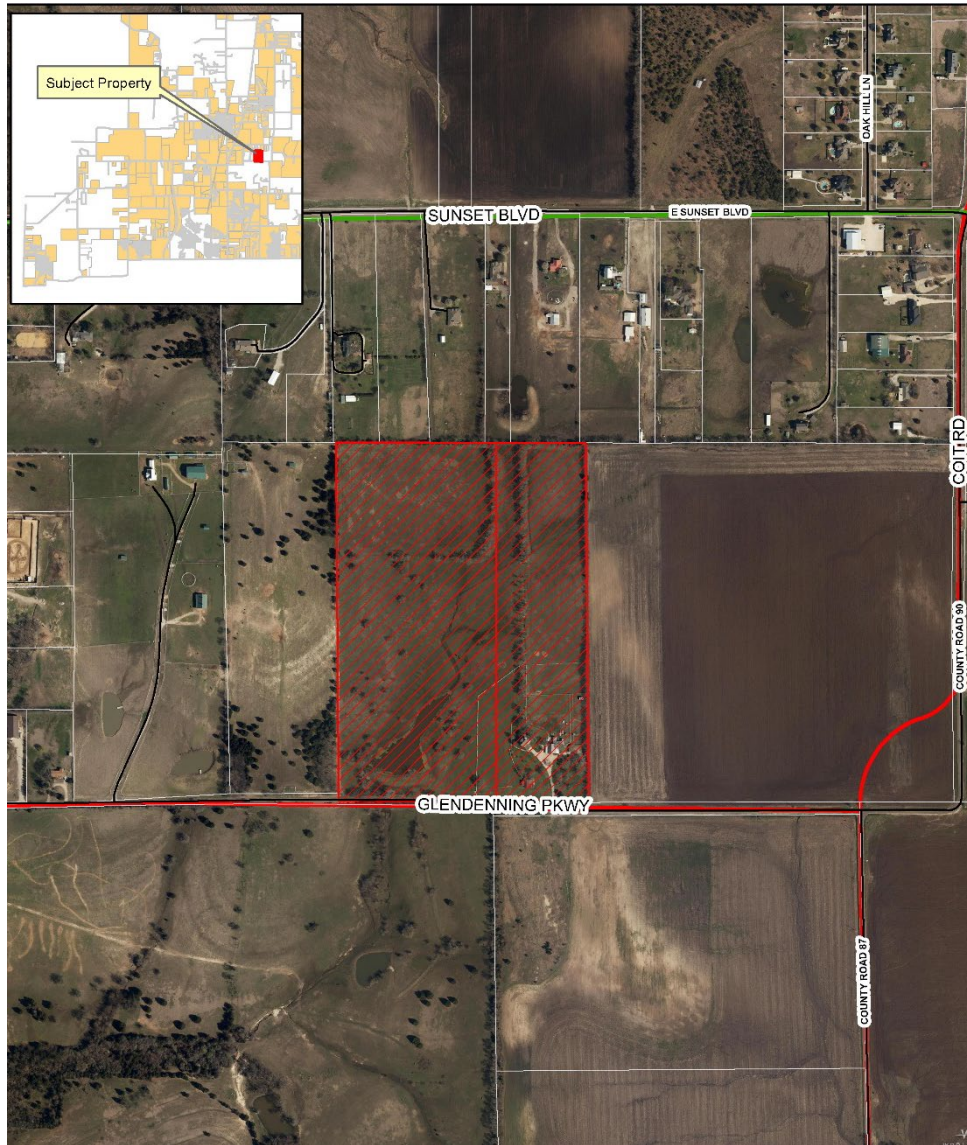
Bellevue (Miller) Tract

Zoning

Planning & Zoning Commission

September 15, 2020





Location Map

The subject property is generally located north of future Glendenning Parkway and west of Coit Road

Attachment: Miller Tract - P&Z 9.15.20 (Bellevue (Miller) - Zoning)

Background

- In August 2020, the City approved a Development Agreement that outlined the property's future annexation and zoning
- The subject property is approximately 42 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to Single-Family Residential Detached District (SF-R), with 40' and 50' wide lots with alleys

Attachment: Miller Tract - P&Z 9.15.20 (Bellevue (Miller) - Zoning)

Policy Considerations

- The development is voluntarily annexing 42 acres into the City and adheres to base zoning
- The proposed land use is appropriate for the location and is in conformance with the governing DA
- The zoning change 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 15, 2020
Re: Frontier Mini Storage - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 15 acre tract of land to Commercial, Office, & Retail District (C), generally located north of Frontier Parkway and approximately 600 feet east of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Frontier Mini Storage – Zoning)

Applicant:

Frontier Mini Storage
14673 Midway Rd., Ste. 106
Addison, TX 75001

Background Information:

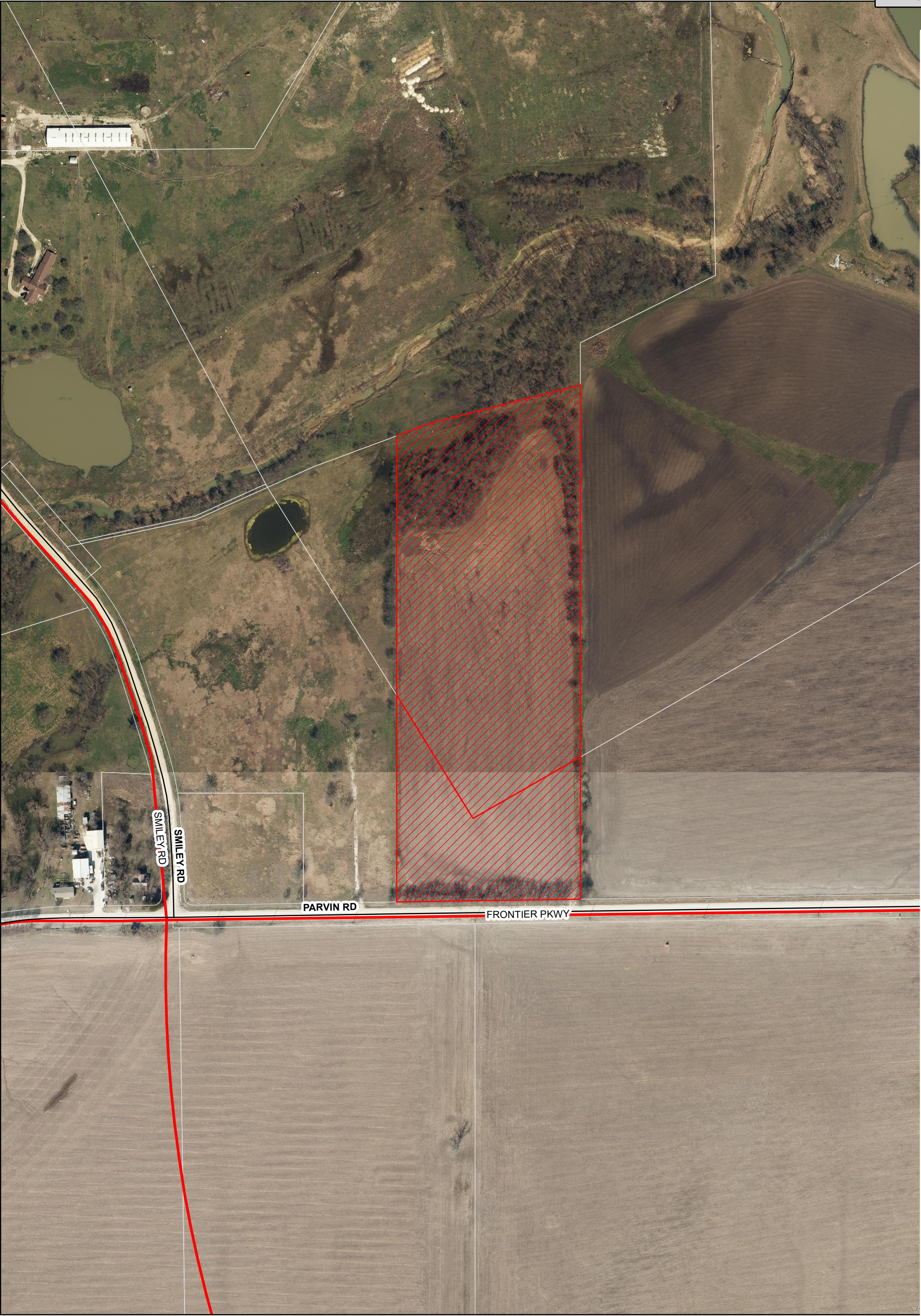
Refer to the attached documents for more information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: FrontierMiniStorage_LocationMap_6222020 (Frontier Mini Storage – Zoning)

CELINA
TEXAS
EST. 1876

Life Connected.

Frontier Mini Storage Location Map

Date: 6/22/2020

Legend

- Roads
- Frontier Mini Storage
- Parcels

0 230 460
Feet

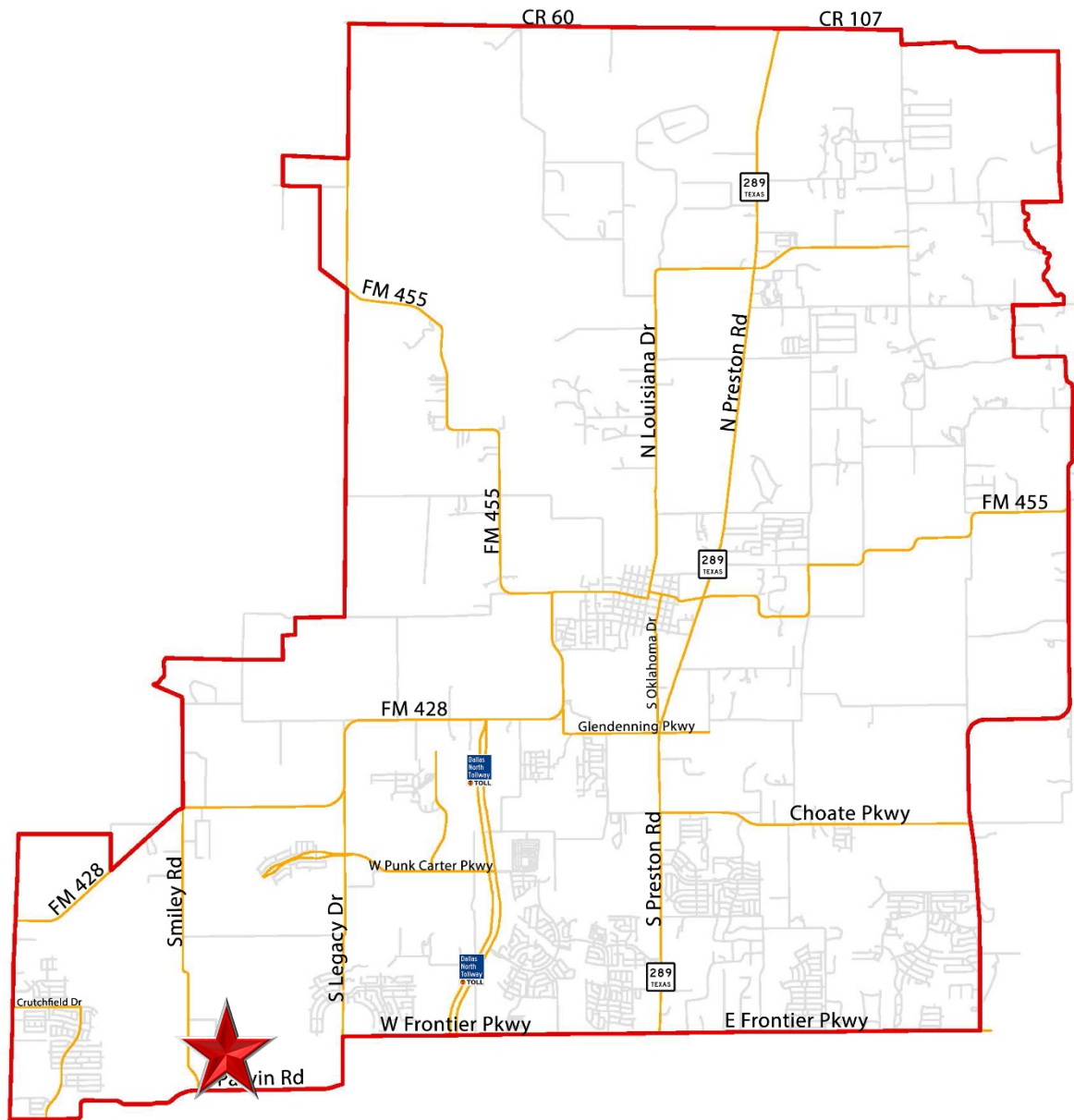
Packet Pg. 44

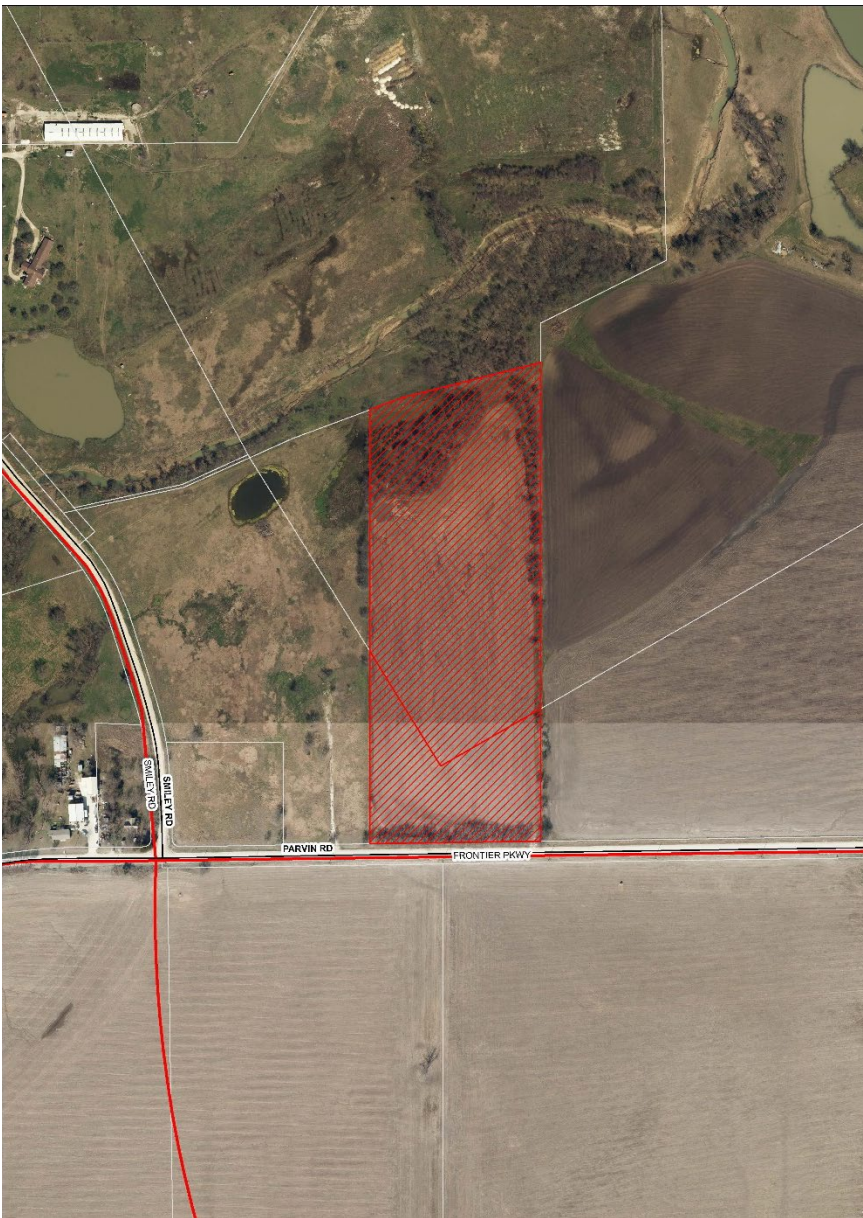
Frontier Mini Storage

Zoning

Planning & Zoning Commission

September 15, 2020





Location Map

The subject property is generally located north of Frontier Parkway (Parvin Road today) and east of Smiley Road

Background

- In August 2020, the City approved a Development Agreement that outlined the property's future annexation and zoning
- The subject property is approximately 15 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to "Commercial, Office, & Retail" District (C), with an additional use of mini-warehouse/self-storage

Policy Considerations

- The development is annexing 15 acres into the City with “C” base zoning entitlements
- The proposed zoning is appropriate for the location and is in conformance with the governing DA
- The zoning change 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 15, 2020
Re: eVantage Senior Living - SUP

Action Requested:

Conduct a public hearing to consider testimony and act upon a request for a Specific Use Permit (SUP) to allow for Senior Living on an approximately 16 acre tract of land, generally located west of Preston Road and approximately 400 feet south of John Campbell Trail. (eVantage Senior Living - SUP)

Applicant:

Winkelmann & Assoc.
6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230

Background:

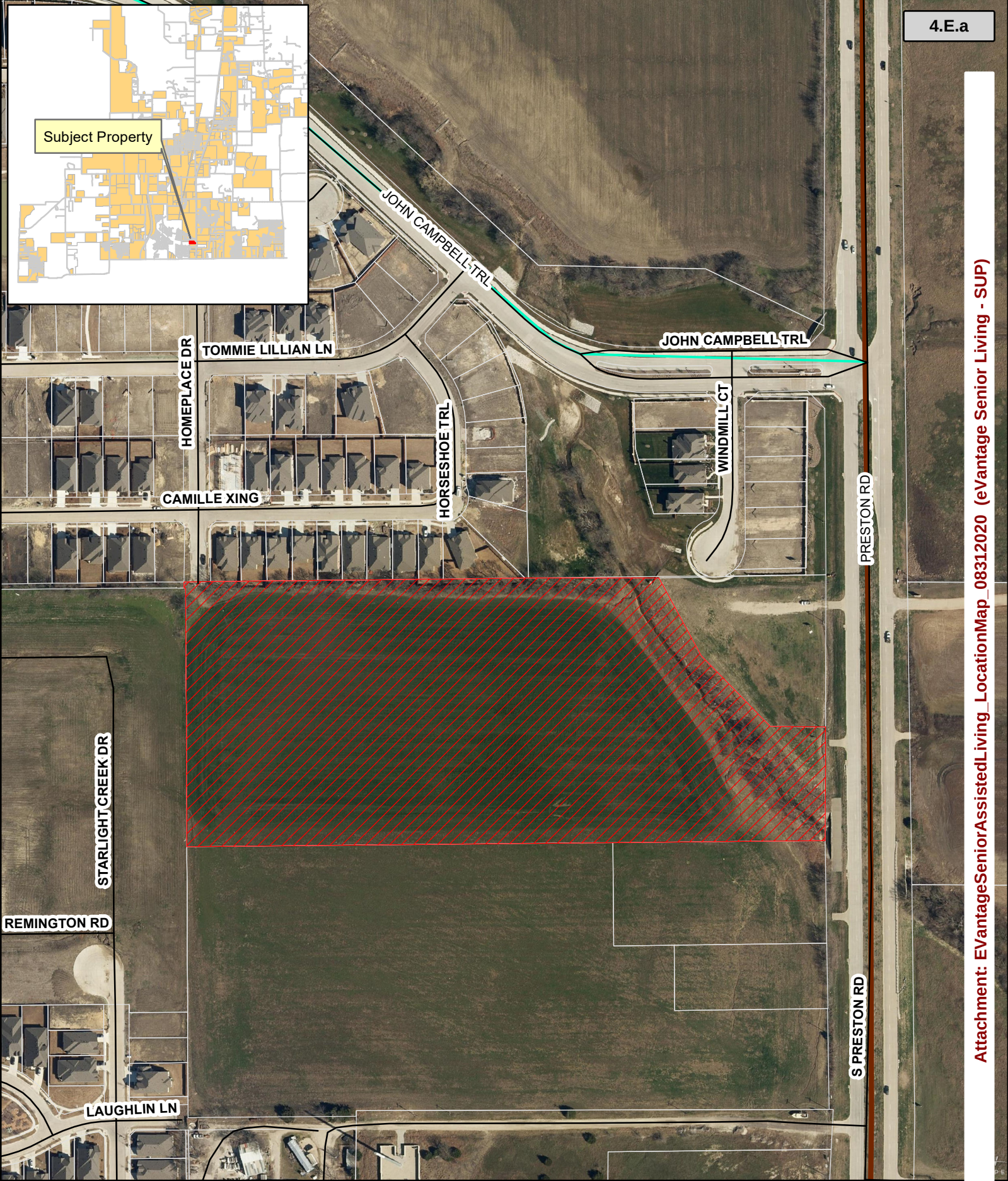
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Presentation

Staff Recommendation:

Staff recommends approval as presented.

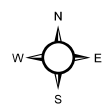


Location Map eVantage Senior & Assisted Living

Date: 9/3/2020

Legend

- Roads
-  Subject Property
-  Parcels



0

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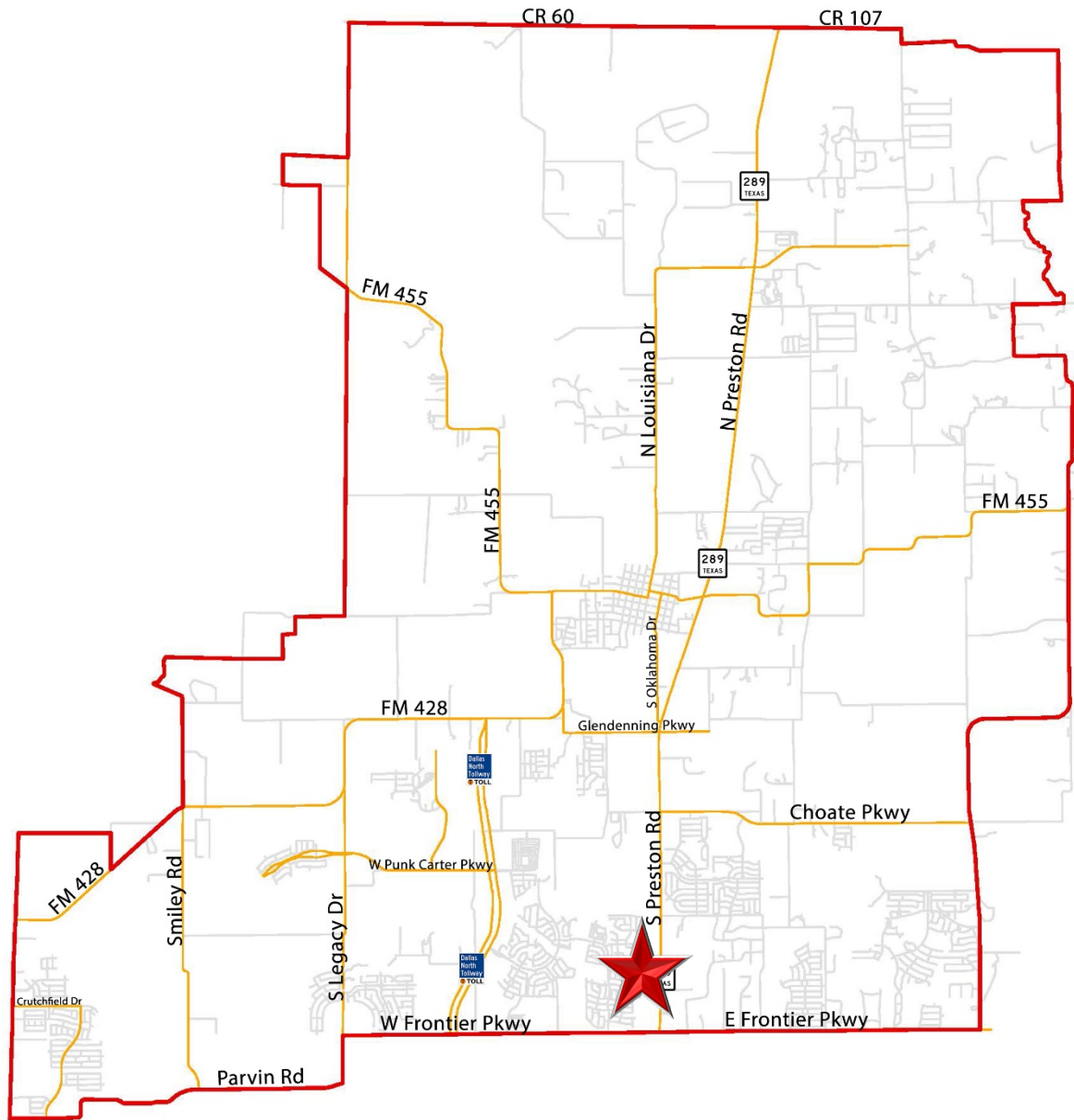
Feet

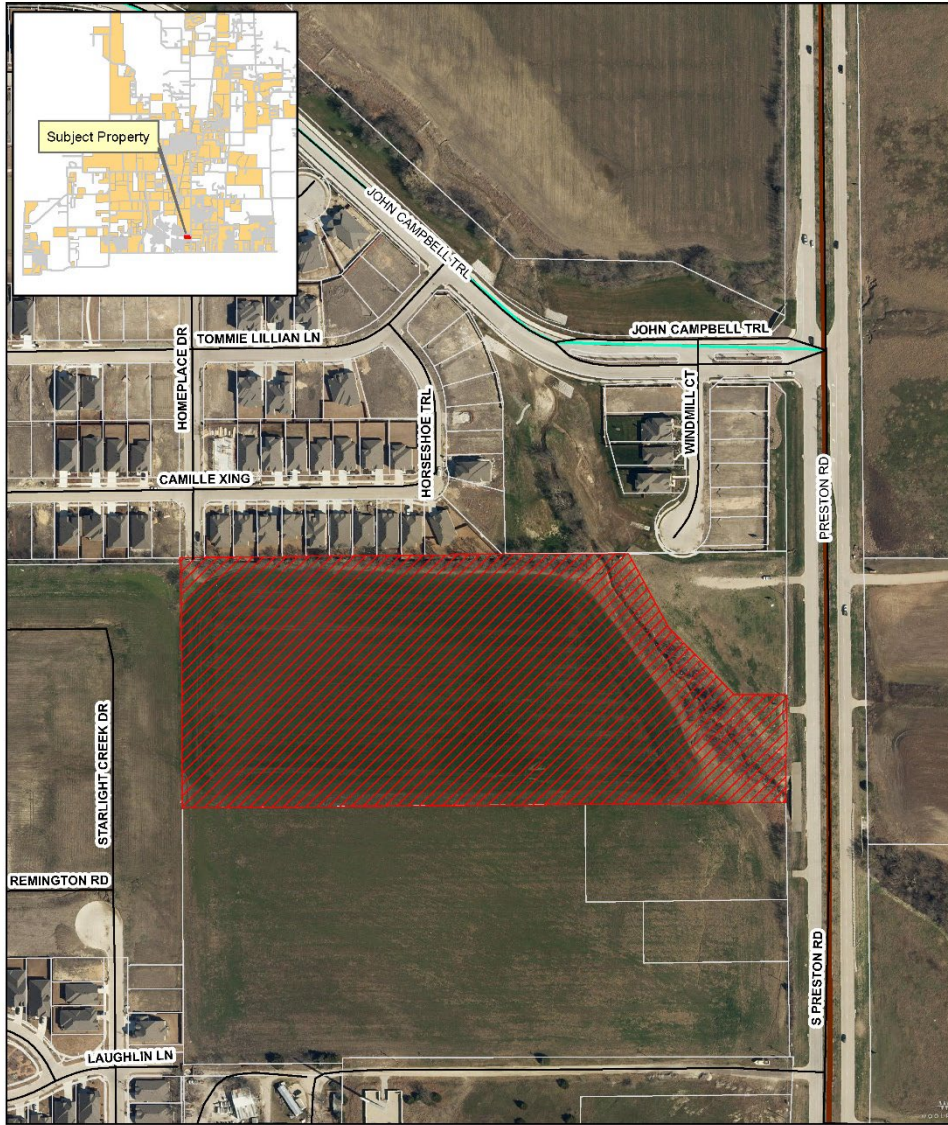
eVantage Senior Living

Specific Use Permit

Planning & Zoning Commission

September 15, 2020





Location Map

- The subject property is generally located west of Preston Road and south of John Campbell Trail
- This tract is immediately north of Celina 15 (Caliber Collision, Christian Brothers, etc.)

Attachment: eVantage Senior Living P&Z 9.15.20 (eVantage Senior Living - SUP)

Background

- The subject property is approximately 16 acres
- The property is currently zoned C-2, Commercial with the Preston Road Overlay (PRO)
- The applicant desires to develop senior housing, including senior independent living, assisted living, and memory care, along with medical offices

Zoning Overview

- The Zoning Ordinance requires Senior Housing to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district
- Senior Housing includes senior independent living, assisted living facilities, and advance care such as memory care

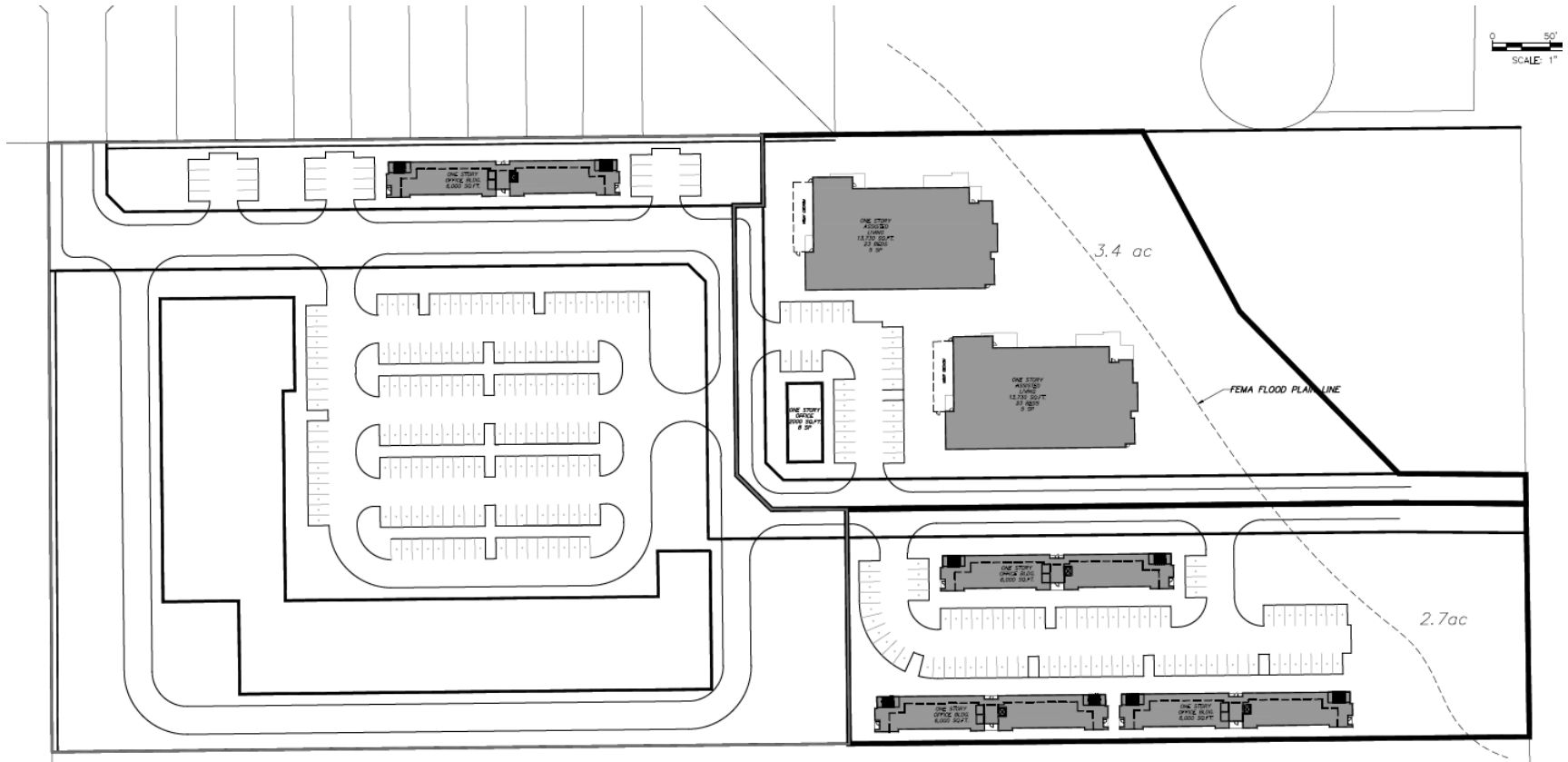
SUP Overview

- 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

Project Overview

- The senior housing project will include the following:
 - Senior Independent Living – 3 stories, 150 beds
 - Assisted Living – 1 story, 24 beds
 - Memory Care – 1 story, 24 beds
- 1 story medical offices are also proposed & allowed by the base zoning district
- An associated Development Agreement to be considered by City Council in October includes a sunset clause if building permits are not obtained within 18 months (to prevent speculative zoning)

Concept Plan



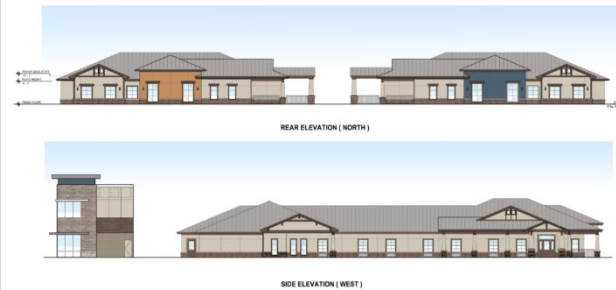
Attachment: eVantage Senior Living P&Z 9.15.20 (eVantage Senior Living - SUP)

Conceptual Elevations

Independent Living



Assisted Living / Medical Offices



Policy Considerations

- The majority of the subject property is behind a creek, without reasonable retail potential, as no buildable frontage exists along Preston
- The senior living uses are interior to the property, and not along the Preston Road frontage

Policy Considerations

- The project will generate property tax and includes medical office buildings
- The majority of the project is Independent Living (150 beds) in comparison to the 48 beds that might require more EMS service
- If building permits are not obtained soon, then the sunset clause in the DA will apply, invalidating the SUP

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