



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 21, 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 June 16, 2020, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Light Farms Laurel Neighborhood Phase 1 and Barlett Neighborhood Phase 1, being an approximately 27.55 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Bridgewater Boulevard. (Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat)

C. Consider and act upon a Preliminary Plat for Light Farms BB Living Tract, being an approximately 23.445 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Prairie Crossing. (Light Farms BB Living - Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 149 acre tract of land within the Extraterritorial Jurisdiction (ETJ) to Commercial, Office, & Retail District (C), generally located at the northeast corner of Mayer Parkway and Punk Carter Parkway. (Edgewood Commercial - Zoning)

- B. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 41.549 acres of land situated in the C.F. Rice Survey, Abstract No. 771, within the Extraterritorial Jurisdiction (ETJ), generally located north of CR 90, south of E. Sunset Blvd., and east of CR 89. (Miller Tract - Development Agreement)
- C. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 15 acres of land within the Extraterritorial Jurisdiction (ETJ), generally located north of Frontier Parkway and east of Smiley Road. (Frontier Mini Storage - Development Agreement)

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.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 16, 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	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Absent	
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	

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the May 19, 2020, Planning & Zoning Commission meeting.
- B. Consider and act upon a Final Plat for Sutton Fields Phase 3A, being an approximately 11 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3A - Final Plat)
- C. Consider and act upon a Final Plat for Sutton Fields Phase 3B, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and west of Bothwell Boulevard. (Sutton Fields Phase 3B - Final Plat)

- D. Consider and act upon a Final Plat for Sutton Fields Phase 3C, being an approximately 13 acre tract of land situated in the Thomas B. Cox Survey, Abstract No. 309, Denton County, Texas; generally located south of Crutchfield Drive and east of Bothwell Boulevard. (Sutton Fields Phase 3C - Final Plat)
- E. Consider and act upon a Final Plat for Sutton Fields Phase 3D, being an approximately 30 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Carrol Jackson Survey, Abstract No. 1546, Jacob Rue Survey, Abstract No. 1109, and Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and east of Bothwell Boulevard. (Sutton Fields Phase 3D - Final Plat)
- F. Consider and act upon a Final Plat for Sutton Fields Phase 3E, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Sutton Fields Trail and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3E - Final Plat)

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

IV.

PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 79 acres of land, generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Development Agreement)

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

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

- B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 131 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located east of the BNSF Railroad and north of Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Eddie East, 410 E. Malone Street, Celina, Texas, 75009, asked questions about the added parcel to the development and about Malone Street.

Dick Ivy, 412 W. Pecan Street, Celina, Texas, 75009, asked questions about the buffer between the development and current residential homes as well as the Malone Street connection.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions regarding the future annexation and some general questions about the concept plan.

Allison Schultz, 180 Shawnee Trail, Celina, Texas, 75009, asked a question regarding the expansion of Lynn Stambaugh Parkway.

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

The Commissioners discussed the item.

Commissioner Haley motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker
ABSENT:	Poché

- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 58 acre tract of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). (Dickerson Tract Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, stated that the cottage-style product looked dense.

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

The Commissioners discussed the item.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:26 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Raha Pouladi, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: July 21, 2020
 Re: Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Laurel Neighborhood Phase 1 and Barlett Neighborhood Phase 1, being an approximately 27.55 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Bridgewater Boulevard. (Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat)

Applicant:

Huitt-Zollars Inc.
 1717 McKinney Ave., Suite 1400
 Dallas, TX 75202

Background Information:

This plat is for a new addition to the Light Farms single-family residential community. The plat shows 117 single-family lots and 7 open space lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

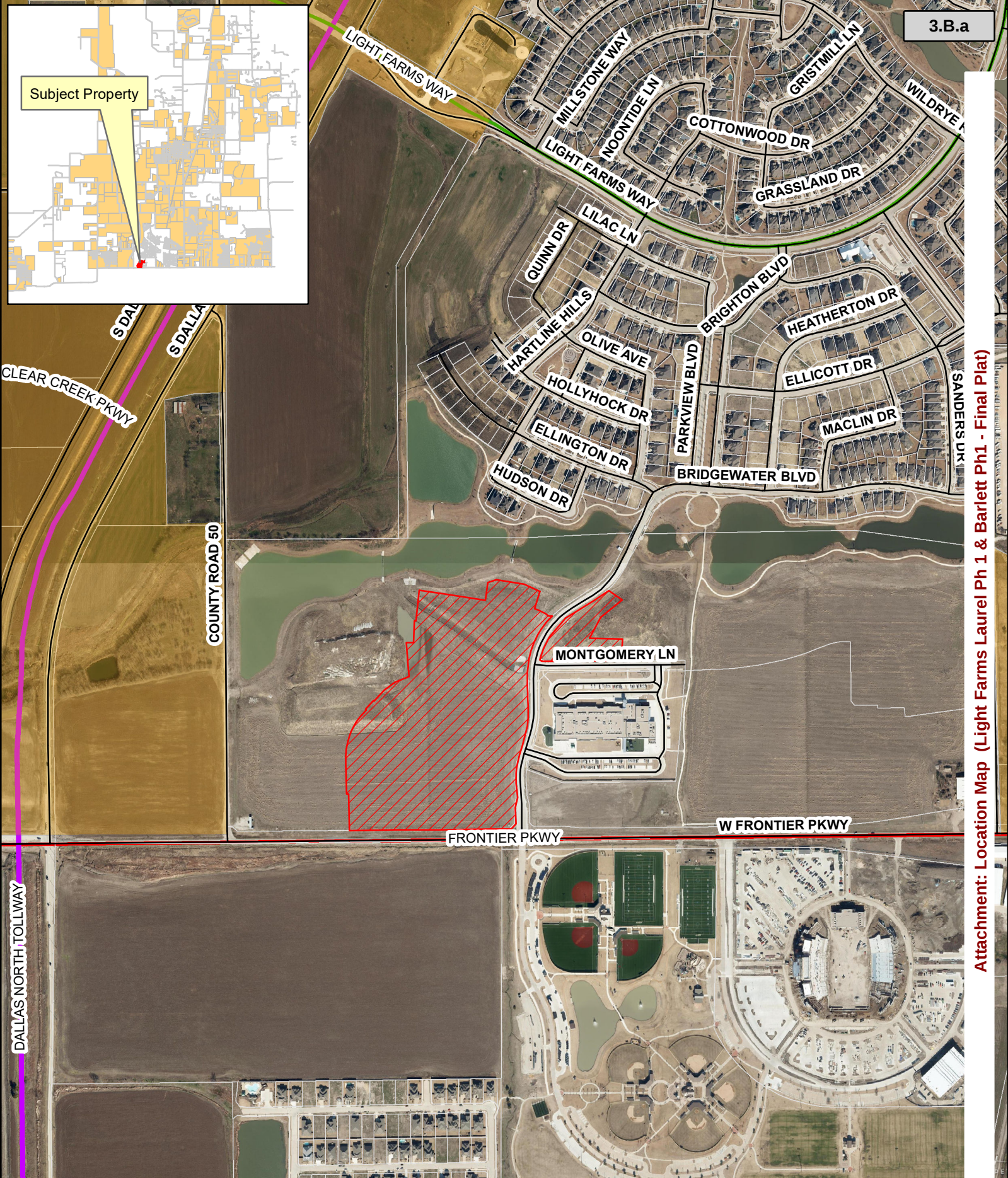
The Final Plat is in conformance with the Subdivision Ordinance. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Document:

- Location Map
- Final Plat

Staff Recommendation:

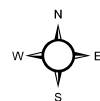
Staff recommends approval on the condition that all staff comments are addressed and that the project is inspected and accepted by the City prior to the plat being filed.

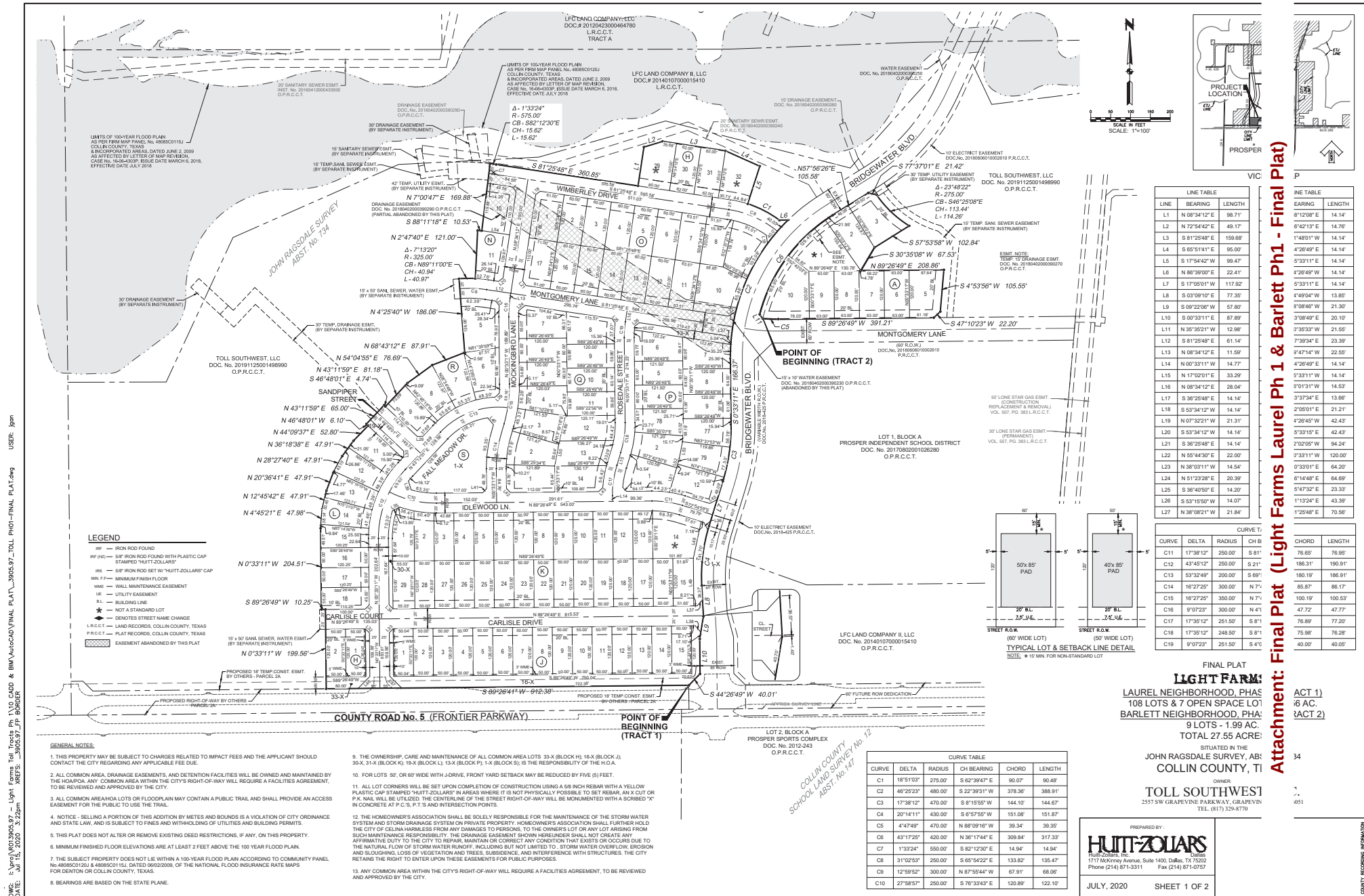


Attachment: Location Map (Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat)

Legend

- Roads
- Subject
- City Limits
- Parcels





OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

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

LAUREL NEIGHBORHOOD, PHASE 1 (TRACT 1)

WHEREAS, Toll Southwest LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of 67.33 acres of land described in instrument as Tract 2 to Toll Southwest LLC as recorded under Document No. 20191125001486990 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" on the west right-of-way line of Bridgewater Boulevard (a variable width right-of-way) as shown on final plat of Light Farms Elementary School No. 2 Addition & Bridgewater Boulevard & Montgomery Lane Addition, an addition to Collin County as recorded under Document No. 2018-425 of the Plat Records of Collin County, Texas (P.R.C.C.T.) from which a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the southwest corner of Bridgewater Boulevard in the approximate centerline of County Road No. 5 bears South 00 degrees 33 minutes 11 seconds East at a distance of 60.00 feet;

THENCE South 89 degrees 26 minutes 49 seconds West departing the west right-of-way line of Bridgewater Boulevard, a distance of 912.38 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 00 degrees 33 minutes 11 seconds West a distance of 199.56 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 89 degrees 26 minutes 49 seconds West a distance of 10.25 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 00 degrees 33 minutes 11 seconds West a distance of 204.51 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 04 degrees 45 minutes 21 seconds East a distance of 47.98 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 12 degrees 45 minutes 42 seconds East a distance of 47.91 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 20 degrees 36 minutes 41 seconds East a distance of 47.91 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 28 degrees 27 minutes 40 seconds East a distance of 47.91 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 36 degrees 18 minutes 38 seconds East a distance of 47.91 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 44 degrees 09 minutes 37 minutes East a distance of 52.80 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 46 degrees 48 minutes 01 second West a distance of 6.10 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 43 degrees 11 minutes 59 seconds East a distance of 65.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 46 degrees 48 minutes 01 second East a distance of 4.74 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 43 degrees 11 minutes 59 seconds East a distance of 81.18 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 54 degrees 04 minutes 55 seconds East a distance of 76.69 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 68 degrees 43 minutes 12 seconds East a distance of 87.91 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 04 degrees 25 minutes 40 seconds West a distance of 186.06 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner, said point being the beginning of a non-tangent curve to the right having a central angle of 7 degrees 13 minutes 20 seconds, a radius of 325.00 feet and being subtended by a 40.94 foot chord which bears North 89 degrees 11 minutes 00 seconds East;

THENCE continuing easterly along said curve to the right, an arc distance of 40.97 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE North 02 degrees 47 minutes 40 seconds East a distance of 120.99 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 88 degrees 11 minutes 18 seconds East a distance of 10.53 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 7 degrees 00 minutes 47 seconds East a distance of 169.88 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars", said point being the beginning of a non-tangent curve to the right having a central angle of 1 degree 33 minutes 26 seconds, a radius of 575.00 feet and being subtended by a 15.63 foot chord which bears South 82 degrees 12 minutes 49 seconds East;

THENCE continuing easterly along said curve to the right, an arc distance of 15.63 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE South 61 degrees 25 minutes 47 seconds East a distance of 360.85 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 08 degrees 34 minutes 12 seconds East a distance of 98.71 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 72 degrees 54 minutes 42 seconds East a distance of 49.17 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 81 degrees 25 minutes 48 seconds East a distance of 159.67 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 65 degrees 51 minutes 41 seconds East a distance of 95.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 17 degrees 54 minutes 42 seconds West a distance of 99.47 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars", said point being the beginning of a non-tangent curve to the right having a central angle of 18 degrees 51 minutes 03 seconds, a radius of 275.00 feet and being subtended by a 90.07 foot chord which bears South 62 degrees 39 minutes 47 seconds East;

THENCE continuing southeasterly along said curve to the right, an arc distance of 90.48 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE North 86 degrees 39 minutes 00 seconds East a distance of 22.41 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" on the west right-of-way line of said Bridgewater Boulevard (a 60 foot wide right-of-way at this point) from which a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" bears North 51 degrees 55 minutes 09 seconds East at a distance of 100.95 feet, said 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" being the beginning of a non-tangent curve to the left having a central angle of 48 degrees 25 minutes 23 seconds, a radius of 480.00 feet and being subtended by 378.36 foot chord which bears South 22 degrees 38 minutes 31 seconds West;

THENCE continuing southerly along said west right-of-way of Bridgewater Boulevard and curve to the left, an arc distance of 388.91 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE following along the west right-of-way line of said Bridgewater Boulevard the following corners:

South 00 degrees 33 minutes 11 seconds East a distance of 166.37 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle of 17 degrees 38 minutes 12 seconds, a radius of 470.00 feet and being subtended by a 144.10 foot chord which bears South 08 degrees 15 minutes 55 seconds West;

Continuing along said curve to the right an arc distance of 144.67 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

South 17 degrees 05 minutes 01 second West a distance of 117.92 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 20 degrees 14 minutes 11 seconds, a radius of 430.00 feet and being subtended by a 151.08 foot chord which bears South 06 degrees 57 minutes 55 seconds West;

Continuing along said curve to the left an arc distance of 151.87 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

South 03 degrees 09 minutes 10 seconds East a distance of 77.35 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars";

South 09 degrees 22 minutes 06 seconds West a distance of 57.80 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars";

South 00 degrees 33 minutes 11 seconds East a distance of 87.89 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars";

South 44 degrees 26 minutes 49 seconds West a distance of 40.69 feet to the POINT OF BEGINNING and containing 25.56 acres of land, more or less.

BARLETT NEIGHBORHOOD, PHASE 1 (TRACT 2)

WHEREAS, Toll Southwest LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of 37.879 acres of land described in instrument as Tract 1 to Toll Southwest LLC as recorded under Document No. 20191125001486990 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the intersection of the north right-of-way line of Montgomery Lane (a 60 foot wide right-of-way) with the east right-of-way line of Bridgewater Boulevard (a 60 foot wide right-of-way) at the southeast corner clip as shown on final plat of Light Farms Elementary School No. 2 Addition & Bridgewater Boulevard & Montgomery Lane Addition, an addition to Collin County as recorded under Document No. 2018-425 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE North 35 degrees 35 minutes 21 seconds West continuing along said right-of-way corner clip, a distance of 12.98 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars", said point being the beginning of a non-tangent curve to the right having a central angle of 43 degrees 17 minutes 25 seconds, a radius of 420.00 feet and being subtended by a 309.84 foot chord which bears North 36 degrees 17 minutes 14 seconds East;

THENCE continuing along the east right-of-way line of said Bridgewater Boulevard and curve to the right, an arc distance of 317.33 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 57 degrees 56 minutes 26 seconds East departing the east right-of-way line of said Bridgewater Boulevard, a distance of 105.58 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 77 degrees 37 minutes 01 seconds East continuing along said right-of-way corner clip, a distance of 21.42 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars", said point being the beginning of a non-tangent curve to the left having a central angle of 23 degrees 48 minutes 22 seconds, a radius of 275.00 feet and being subtended by a 113.44 foot chord which bears South 48 degrees 25 minutes 08 seconds East;

THENCE continuing along the curve to the left, an arc distance of 114.26 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 57 degrees 53 minutes 58 seconds West a distance of 102.84 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 30 degrees 35 minutes 08 seconds West a distance of 67.53 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE North 89 degrees 26 minutes 49 seconds East a distance of 208.86 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 105.55 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE South 47 degrees 10 minutes 23 seconds West a distance of 22.20 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" for a corner on the north right-of-way line of said Montgomery Lane from which a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the east end of Montgomery Lane bears North 89 degrees 26 minutes 49 seconds East at a distance of 356.55;

THENCE South 89 degrees 26 minutes 49 seconds West along the north right-of-way line of said Montgomery Lane a distance of 391.21 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle 4 degrees 47 minutes 49 seconds, a radius of 470.00 feet and being subtended by a 39.34 foot chord which bears North 88 degrees 09 minutes 16 seconds West;

THENCE continuing along the north right-of-way line of said Montgomery Lane and curve to the right an arc distance of 39.50 feet to the POINT OF BEGINNING and containing 1.99 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TOLL, SOUTHWEST, LLC, acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **LIGHT FARMS, LAUREL NEIGHBORHOOD, PHASE 1 (TRACT 1) and BARLETT NEIGHBORHOOD, PHASE 1 (TRACT 2)**, an addition to Collin County, 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, footways, 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:
Owner:
Title:
Date:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this day of, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

PREPARER'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael S. Pillar do hereby certify that I prepared this accurate survey of the land and that the corner monuments shall be placed under my personal supervision, in accordance with the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED IF SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY. I, Michael S. Pillar, Registered Professional Land Surveyor Texas Registration No. 5491 HUITT-ZOLLARS, Inc. Firm Registration No. 10025600

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this day of, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

CERTIFICATE OF PLAT APPROV	
APPROVED	
City Development Official City of Celina, Texas	Da
Witness by hand this day of, 20.	
City of Celina	XAS

FINAL PLAT

LIGHT FARMS

LAUREL NEIGHBORHOOD, PHASE 1
108 LOTS & 7 OPEN SPACE LOTS
BARLETT NEIGHBORHOOD, PHASE 1
9 LOTS - 1.99 AC.
TOTAL 27.55 ACRES

SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT NO. 734
COLLIN COUNTY, TEXAS

OWNER:

TOLL SOUTHWEST LLC
2557 SW GRAPEVINE PARKWAY, GRAPEVINE, TEXAS 75041
TEL: (817) 329-8770

PREPARED BY:

HUITT-ZOLLARS
Huit-Zollars, Inc.
1117 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JULY, 2020 SHEET 2 OF 2

I, actual and I, were properly regulated by the City of Celina, Texas.

IPOSE AND DOCUMENT

of Texas, on the day own to me to be the expressed.

.., 2020.

ACT 1)

16 AC.

ACT 2)

34

1.

4051

COUNTY RECORDING INFORMATION

Attachment: Final Plat (Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat)



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: July 21, 2020
 Re: Light Farms BB Living - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Light Farms BB Living Tract, being an approximately 23.445 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Prairie Crossing. (Light Farms BB Living - Preliminary Plat)

Applicant:

Huitt-Zollars Inc.
 1717 McKinney Ave., Suite 1400
 Dallas, TX 75202

Background Information:

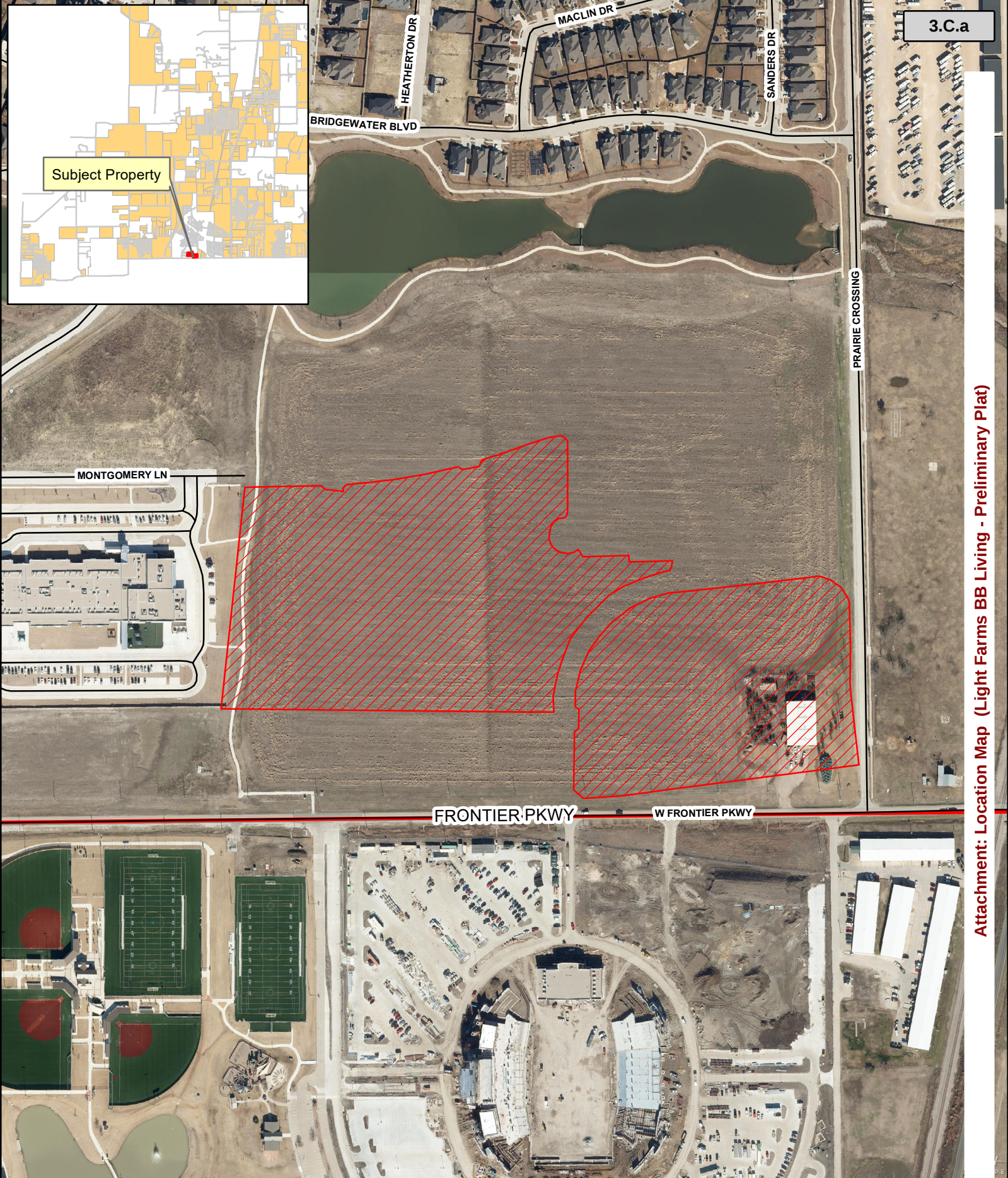
This Preliminary Plat is for a new phase to the Light Farms subdivision. The function of a Preliminary Plat is to determine the general layout of the subdivision, the adequacy of public facilities, and the overall compliance to the Code. A Preliminary Plat is not recorded at the County. A Final Plat will ultimately determine the final layout and configuration of the property.

Supporting Document:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed and the final lotting pattern be finalized at time of Final Plat. Staff reserves the right to make additional comments at the time of the Final Plat.



3.C.a

Attachment: Location Map (Light Farms BB Living - Preliminary Plat)

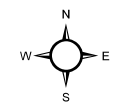


Location Map Light Farms BB Living

Date: 7/9/2020

Legend

-  BBLiving
-  Roads





CT
OW (1.826 AC)
N (0.866 AC)

34

LC

JULY 2020 SHEET 1 OF 2

Packet Pg. 12

DWG: I:\proj\R311461.01 - LF T8 BB Living Tract Prelim Plat\10 CAD & BIM\AutoCAD\1461.01_DWG\Preliminary Plat\BB LIVING_PRE PLAT.dwg
DATE: Jul 15, 2020 2:09pm XREFS: PRE PLAT-BORDER-02 USER: tom

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATION

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

TRACT 3

WHEREAS, LFC LAND COMPANY II, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described in instrument to the LFC Land Company II, LLC as recorded in Document No. 20140107000015410 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the intersection of the south right-of-way line of Montgomery Lane (a 40 foot right-of-way) with the east line of Light Farms, Light Farms Elementary School No. 2 Addition & Bridgewater Boulevard & Montgomery Lane, an addition within the extra-territorial jurisdiction of the City of Celina as recorded in Document No. 2018-426 of the Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE, departing the east line of said curve to the left an arc distance of 26 minutes 49 seconds East, a distance of 17.09 to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 87 degrees 07' minutes 39 seconds East, a distance of 123.84 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 2 degrees 20 minutes 39 seconds, a radius of 1715.00 feet, being subtended by a 70.16 foot chord which bears North 88 degrees 16 minutes 29 seconds East,

THENCE, along said curve to the left an arc distance of 70.17 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, South 45 degrees 41' minutes 35 seconds East, a distance of 13.54 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 26 minutes 17 seconds, a radius of 223.00 feet and being subtended by a 1.72 foot chord which bears South 03 degrees 10 minutes 14 seconds West,

THENCE, along said curve to the right an arc distance of 1.72 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, South 86 degrees 36 minutes 38 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 1 degree 42 minutes 56 seconds, a radius of 273.00 feet and being subtended by a 1.23 foot chord which bears North 02 degrees 31 minutes 14 seconds East,

THENCE, along said curve to the left an arc distance of 8.23 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, South 86 degrees 46 minutes 46 seconds East, a distance of 14.83 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 10 degrees 24 minutes 27 seconds, a radius of 1715.00 feet and being subtended by a 311.00 foot chord which bears North 02 degrees 31 minutes 14 seconds East,

THENCE, along said curve to the left an arc distance of 311.52 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, North 42 degrees 46 minutes 32 seconds East, a distance of 13.74 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 21 minutes 26 seconds, a radius of 223.00 feet and being subtended by a 1.40 foot chord which bears South 11 degrees 10 minutes 04 seconds East,

THENCE, along said curve to the right an arc distance of 1.40 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 79 degrees 01 minutes 39 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 1 degree 21 minutes 20 seconds, a radius of 273.00 feet, being subtended by a 6.51 foot chord which bears North 11 degrees 38 minutes 01 seconds West,

THENCE, along said curve to the left an arc distance of 6.51 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 29 degrees 24 minutes 17 seconds East, a distance of 14.68 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 2 degrees 57 minutes 36 seconds, a radius of 1715.00 feet and being subtended by a 68.39 foot chord which bears North 79 degrees 31 minutes 59 seconds East,

THENCE, along said curve to the left an arc distance of 68.60 feet to a 5/8 inch iron rod set with yellow plastic stamped "Huit-Zollars" at the end of said curve;

THENCE, North 69 degrees 03 minutes 07 seconds East, a distance of 62.98 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle of 19 degrees 50 minutes 50 seconds, a radius of 223.00 feet and being subtended by a 77.55 foot chord which bears North 78 degrees 58 minutes 32 seconds East,

THENCE, along said curve to the right an arc distance of 77.94 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, North 88 degrees 53 minutes 57 seconds East, a distance of 5.40 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, South 48 degrees 06 minutes 03 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, South 01 degree 08 minutes 03 seconds East, a distance of 194.94 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle of 73 degrees 23 minutes 54 seconds, a radius of 20.00 feet and being subtended by a 23.90 foot chord which bears South 35 degrees 35 minutes 54 seconds West;

THENCE, along said curve to the right an arc distance of 25.62 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the point of reverse curvature of a curve to the left having a central angle of 201 degrees 36 minutes 42 seconds, a radius of 50.00 feet and being subtended by a 98.23 foot chord which bears South 28 degrees 30 minutes 29 seconds East,

THENCE, along said curve to the left an arc distance of 175.94 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" on the southerly line of a 37.879 acre tract of land described as Tract 1 in instrument to Tract Southwest, LLC as recorded under Document No. 201912250148866, O.P.R.C.C.T., at the end of said curve;

THENCE, along the southerly line of said Tract 1 the following courses:

South 39 degrees 18 minutes 50 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars";

North 88 degrees 53 minutes 57 seconds East, a distance of 126.70 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars";

South 01 degree 06 minutes 03 seconds East, a distance of 17.42 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars";

North 88 degrees 53 minutes 57 seconds East, a distance of 120.62 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 2 degrees 38 minutes 19 seconds, a radius of 325.00 feet and being subtended by a 14.68 foot chord which bears South 05 degrees 36 minutes 48 seconds East;

THENCE, departing the southerly line of said Tract 1 and continuing along said curve to the left, an arc distance of 14.68 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, South 36 degrees 28 minutes 59 seconds West, a distance of 14.34 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 80 degrees 27 minutes 53 seconds, a radius of 380.00 feet and being subtended by a 490.85 foot chord which bears South 39 degrees 40 minutes 30 seconds West;

THENCE, along said curve to the left an arc distance of 533.66 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, South 00 degrees 41 minutes 01 seconds East, a distance of 18.49 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 26 minutes 49 seconds West, a distance of 917.28 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" on the west line of a 50 foot wide easement for construction, replacement and removal of a gas line pipeline as described in instrument to Lone Star Gas Company as recorded in Volume 307 Page 383, O.P.R.C.C.T.;

THENCE, North 04 degrees 53 minutes 56 seconds East, continuing along the west line of said 50 foot wide Lone Star Gas Co. easement and passing a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the southeast corner of Lot 1, Block A of said Light Farms, Addition, a distance of 21.23 feet and continuing in a straight line to a total distance of 615.00 feet to the POINT OF BEGINNING and CONTAINING 14.463 acres or 630.00 square feet of land, more or less.

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATION

TRACT 4

WHEREAS, LFC LAND COMPANY II, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described in instrument to the LFC Land Company II, LLC as recorded in Document No. 20140107000015410 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" at the intersection of the north line of said LFC Land Company II, LLC and the west line of the Prairie Crossing Addition (County Road 51, a 30' Right of Way) an addition to Collin County as recorded in Document No. 2016-756 of the Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE, along the west line of said Prairie Crossing Addition (County Road 51, a 30' Right of Way), South 01 degree 06 minutes 02 seconds East, a distance of 1,005.70 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" for the POINT OF BEGINNING;

THENCE, continuing along the west line of said Prairie Crossing Addition (County Road 51), South 01 degree 06 minutes 02 seconds East, a distance of 193.24 to an angle point;

THENCE, South 07 degree 50 minutes 00 seconds East, a distance 218.11 to a 5/8 inch iron rod with yellow plastic cap stamped "Huit-Zollars" set on the proposed northerly right-of-way line of Frontier Parkway (variable width right-of-way);

THENCE, departing the west line of said Prairie Crossing Addition and continuing along the proposed northerly right-of-way line of said Frontier Parkway the following courses:

South 82 degrees 13 minutes 09 seconds West a distance of 253.53 feet to an angle point;

South 73 degrees 04 minutes 40 seconds West a distance of 100.12 feet to an angle point;

South 09 degrees 49 minutes 02 seconds West a distance of 117.17 feet to an angle point;

South 80 degrees 59 minutes 38 seconds West a distance of 189.33 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" for an angle point;

South 85 degrees 04 minutes 30 seconds West a distance of 107.80 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Huit-Zollars" for a corner;

THENCE, departing the proposed northerly right-of-way line of said Frontier Parkway, North 47 degrees 44 minutes 28 seconds West a distance of 33.89 feet to a point for corner;

THENCE, North 00 degrees 33 minutes 26 seconds West, a distance of 159.72 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 44 degrees 26 minutes 41 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, South 53 degrees 33 minutes 26 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 45 degrees 33 minutes 18 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 00 degrees 33 minutes 26 seconds West, a distance of 2.37 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" and being the beginning of a curve to the right having a central angle of 82 degrees 46 minutes 49 seconds, a radius of 320.00 feet and being subtended by a 423.16 foot chord which bears North 40 degrees 49 minutes 59 seconds East;

THENCE, along said curve to the right an arc distance of 402.33 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, North 82 degrees 13 minutes 23 seconds East, a distance of 384.66 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" and being the beginning of a curve to the right having a central angle of 45 degrees 03 minutes 31 seconds, a radius of 53.00 feet and being subtended by a 40.61 foot chord which bears South 75 degrees 14 minutes 51 seconds East;

THENCE, along said curve to the right an arc distance of 41.68 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the point of reverse curvature of a curve to the right having a central angle of 05 degrees 55 minutes 34 seconds, a radius of 64.50 feet and being subtended by a 19.04 foot chord which bears South 03 degrees 35 minutes 04 seconds East;

THENCE, along said curve to the left an arc distance of 10.06 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the point of reverse curvature of a curve to the right having a central angle of 05 degrees 34 minutes 34 seconds, a radius of 68.00 feet and being subtended by a 82.05 foot chord which bears South 33 degrees 51 minutes 23 seconds East;

THENCE, along said curve to the right an arc distance of 85.36 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the point of compound curvature of a curve to the right having a central angle of 04 degrees 58 minutes 03 seconds, a radius of 225.00 feet and being subtended by a 19.50 foot chord which bears South 03 degrees 35 minutes 04 seconds East;

THENCE, along said curve to the right an arc distance of 19.51 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars" at the end of said curve;

THENCE, South 01 degree 06 minutes 02 seconds East, a distance of 5.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 53 minutes 57 seconds East, a distance of 0.98 feet to the POINT OF BEGINNING and CONTAINING 8.982 Acres or 391,259 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY II, LLC, acting herein by and through their respective duly authorized officer(s), do hereby adopt this preliminary plat designating the herein described property as **LIGHT FARMS, BB LIVING TRACT**, an addition to Collin County, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this preliminary plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of-way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this _____ day of _____, 2020.

LFC LAND COMPANY II, LLC, a Texas limited liability company.

By: RJM/Celina III, LP., a Texas limited partnership, Manager

By: RJM/Celina III GP, Inc., a Texas corporation, General Partner

Authorized Signatures of LFC LAND COMPANY II, LLC, Owner

Seeth Carpenter, Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2020
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. Webster President Collin County Municipal Utility District No. 1

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mitchell S. Pillar do hereby certify that I prepared this accurate survey of the land and that the corner monuments are placed under my personal supervision, in accordance with the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED IF SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL Mitchell S. Pillar, Registered Professional Land Surveyor HUITT-ZOLLARS, Inc. Firm Registration No. 10026000

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2020.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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COUNTY RECORDING INFORMATION

Attachment: Preliminary Plat (Light Farms BB Living - Preliminary Plat)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Raha Pouladi, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: July 21, 2020
 Re: Edgewood Commercial - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to zone an approximately 149 acre tract of land within the Extraterritorial Jurisdiction (ETJ) to Commercial, Office, & Retail District (C), generally located at the northeast corner of Mayer Parkway and Punk Carter Parkway. (Edgewood Commercial - Zoning)

Owner:

Bilal Nabahani
 2702 Cortland Street
 Houston, TX 77008-2239

Background Information:

Refer to the attached documents for further information.

Board Review/Citizen Input:

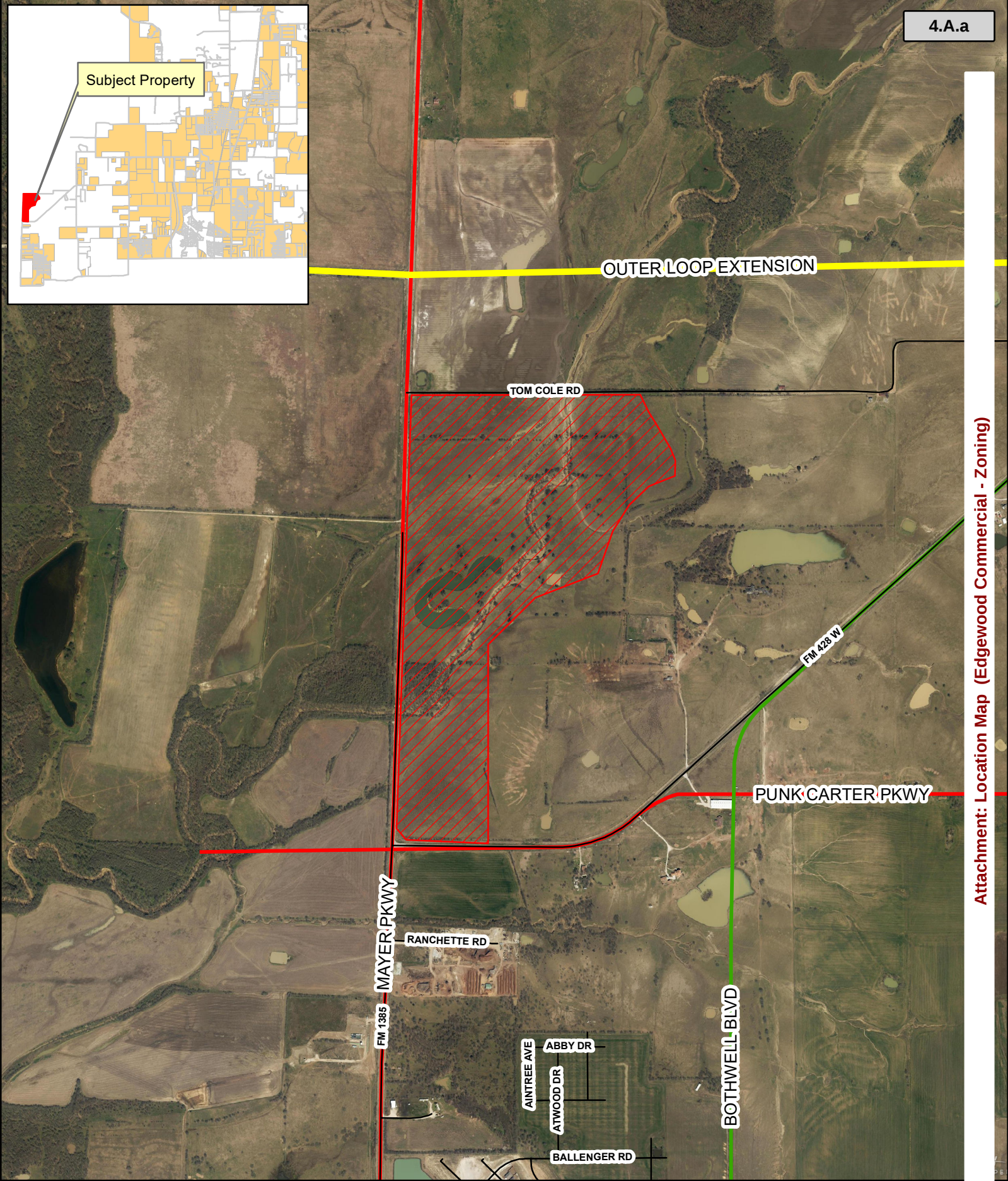
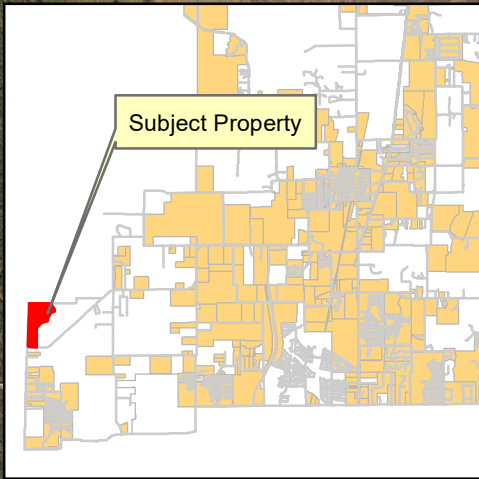
Notices of the public hearing were published in compliance with state and local law.
 As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Edgewood Commercial - Zoning)

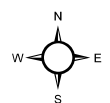


Location Map Edgewood Commercial

Date: 7/9/2020

Legend

- Roads
- EdgewoodCommercial
- Parcels



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Packet Pg. 15

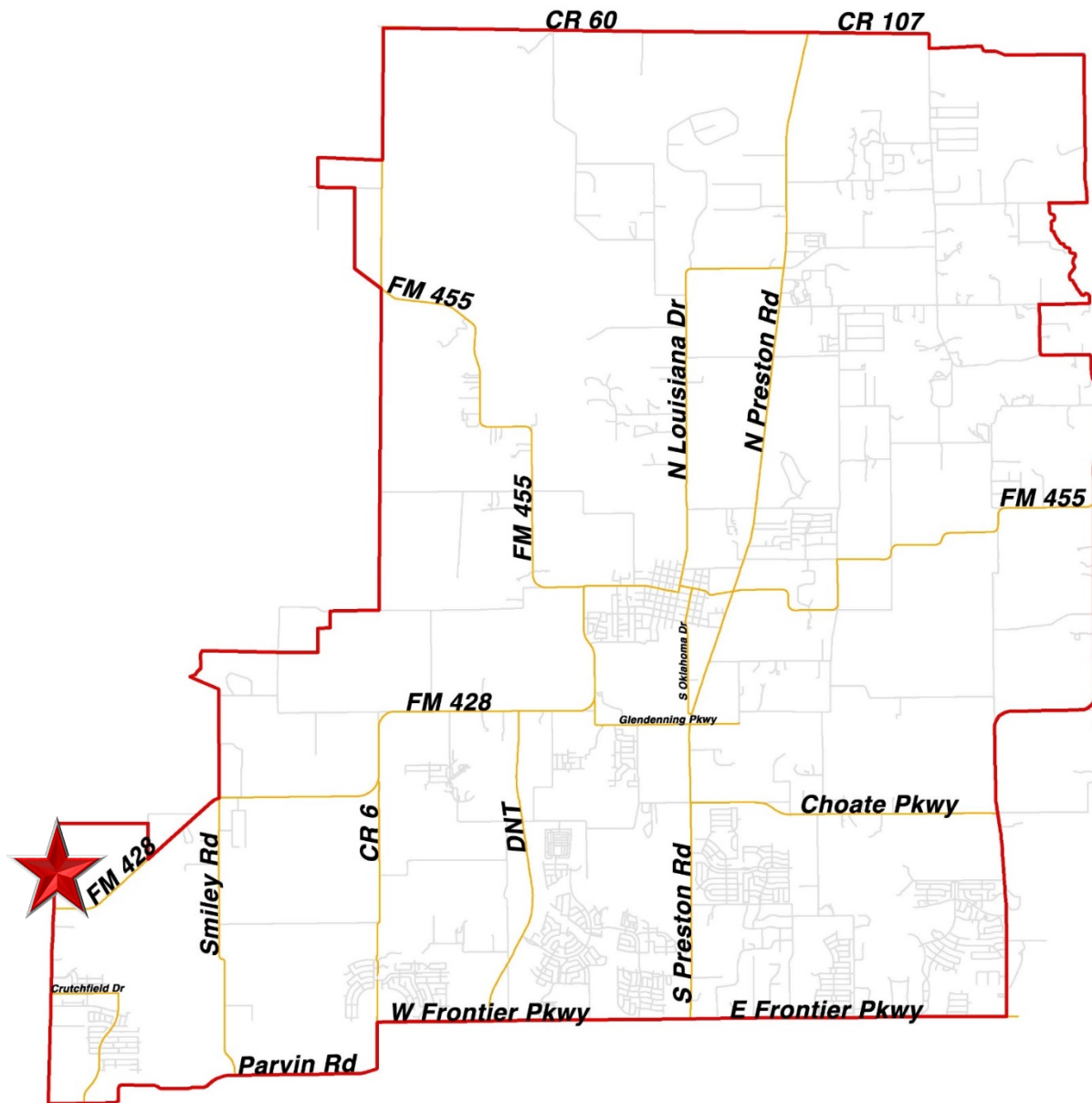
Feet

Edgewood Commercial

Zoning

Planning & Zoning Commission

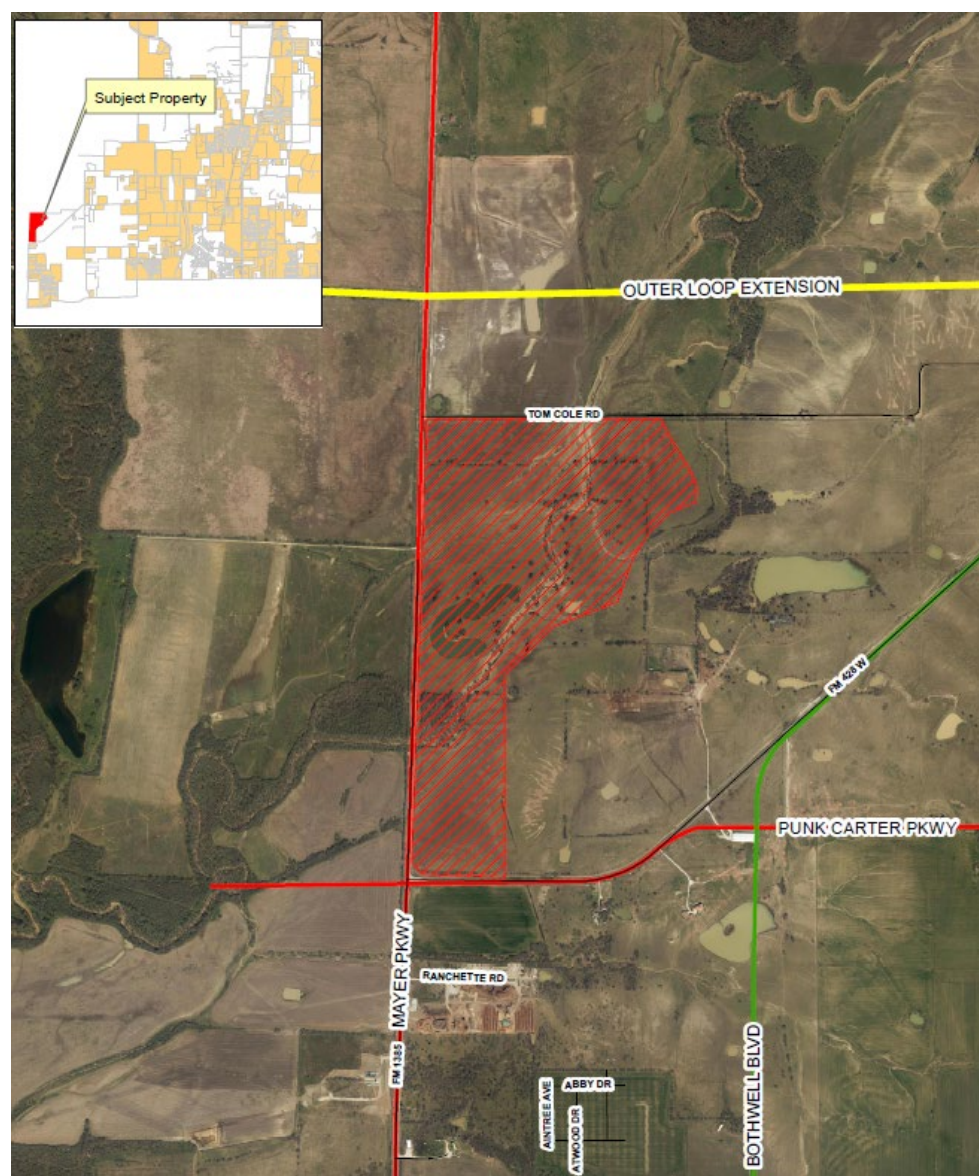
July 21, 2020



Location Map

The subject property is generally located at the northeast corner of FM 1385 and Punk Carter Parkway

Attachment: Staff Presentation (Edgewood Commercial - Zoning)



Background

- The property is approximately 149 acres within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to Commercial, Office, & Retail District (C)
- The subject property was included as part of a Development Agreement with the City in March 2020

Policy Considerations

- The development is voluntarily annexing and adheres to base zoning
- The property is at the intersection of two six-lane roadways
- The zoning change will be considered by City Council concurrently with the associated annexation in August

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in August
- 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: July 21, 2020
 Re: Miller Tract - DA

Action Requested:

Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 41.549 acres of land situated in the C.F. Rice Survey, Abstract No. 771, within the Extraterritorial Jurisdiction (ETJ), generally located north of CR 90, south of E. Sunset Blvd., and east of CR 89. (Miller Tract - Development Agreement)

Owner:

Bellevue Partners, Ltd.
 11518 Reeder Rd.
 Dallas, TX 75229

Applicant:

Kimley-Horn
 6160 Warren Parkway Suite 210
 Frisco, TX 75034

Background Information:

Refer to the attached documents for further information.

Board Review/Citizen Input:

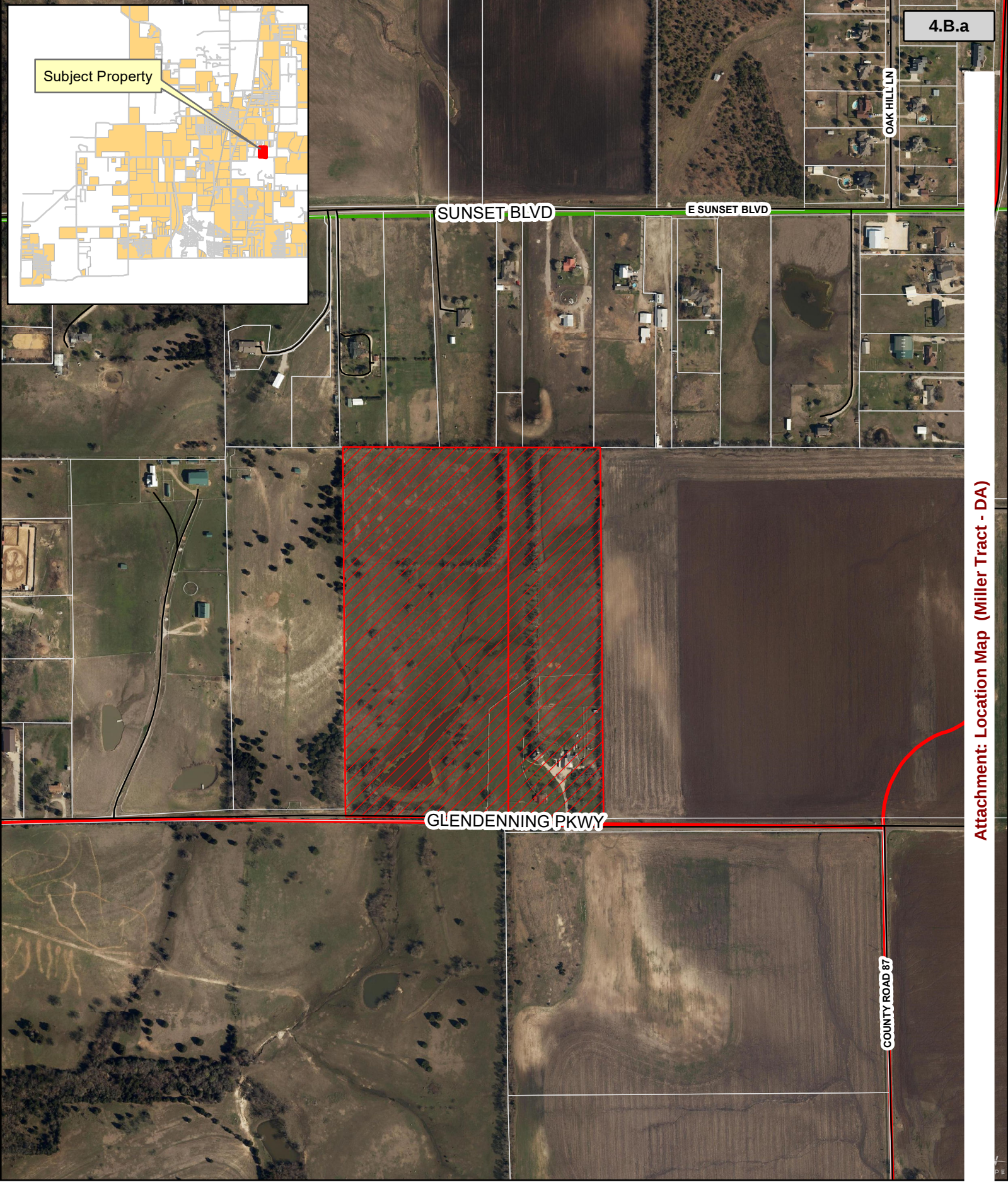
Notices of the public hearing were published in compliance with state and local law.
 As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

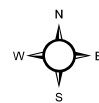
Staff recommends approval as presented.



Attachment: Location Map (Miller Tract - DA)

Legend

- Roads
-  MillerTract
-  Parcels



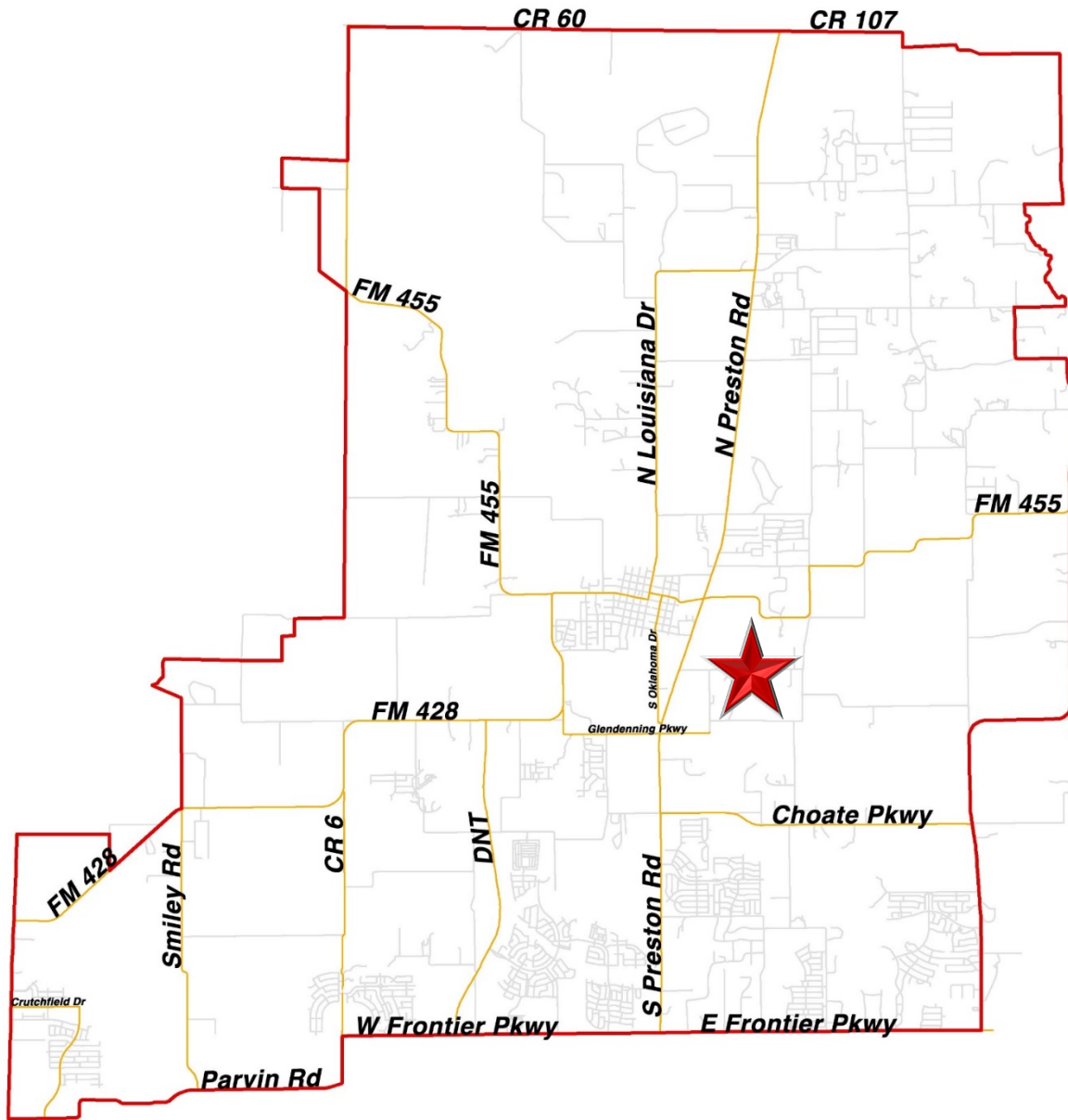
Miller Tract

Development Agreement

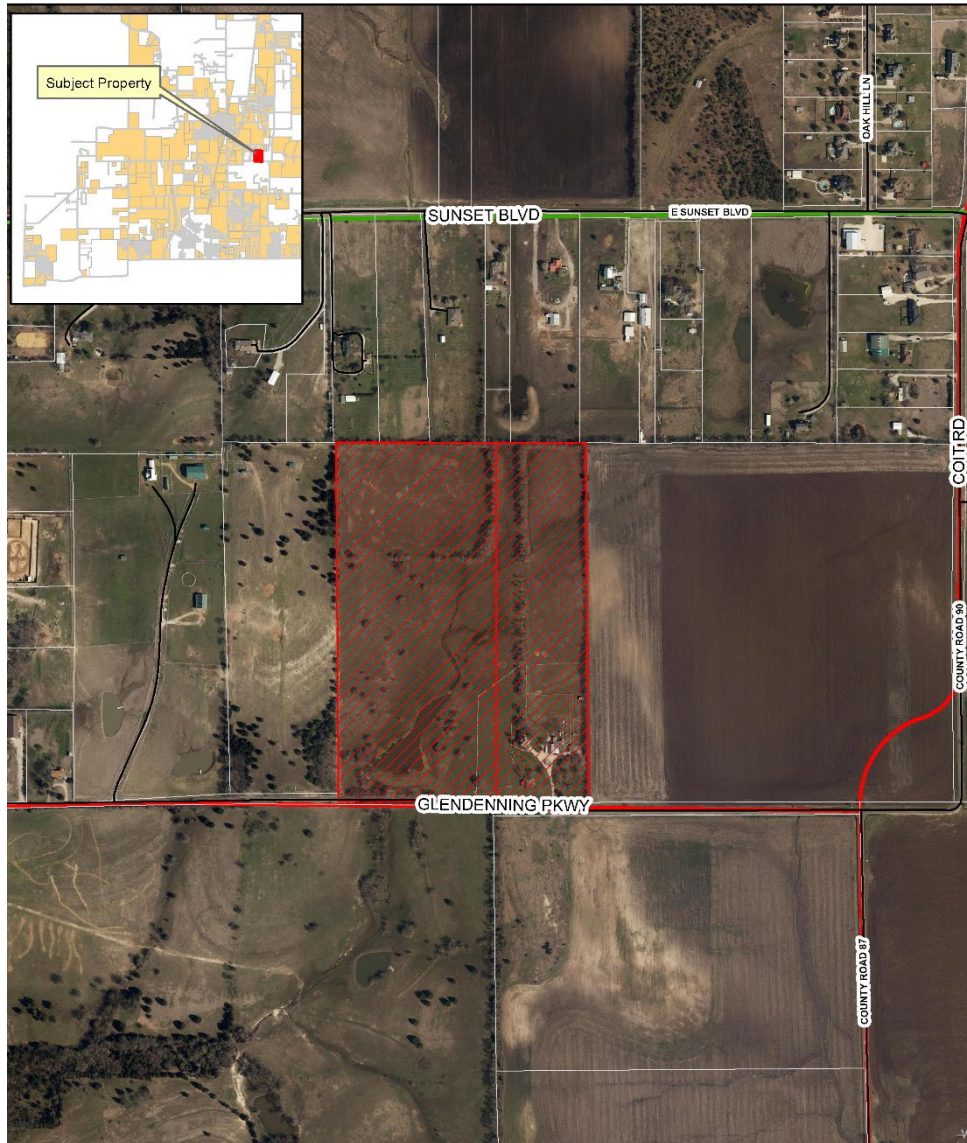
Planning & Zoning Commission

July 21, 2020

Attachment: Staff Presentation (Miller Tract - DA)



Attachment: Staff Presentation (Miller Tract - DA)



Location Map

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

Attachment: Staff Presentation (Miller Tract - DA)

Background

- The subject property is approximately 42 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City

Attachment: Staff Presentation (Miller Tract - DA)

Overview

- The Development Agreement proposes immediate annexation and zoning for the 42 acres, which is currently undeveloped land
- Single-Family Residential Detached (SF-R) base zoning, emphasizing 40' and 50' lots with alleys (minimum 20% of lots to be 50' wide)
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Attachment: Staff Presentation (Miller Tract - DA)

Policy Considerations

- The DA brings an additional 42 acres into the City Limits with SF-R entitlements
- The proposed land use is appropriate for the location
- ROW clauses are favorable to the City's thoroughfare plan

Attachment: Staff Presentation (Miller Tract - DA)

Recommendation

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

Attachment: Staff Presentation (Miller Tract - DA)



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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: July 21, 2020
Re: Frontier Mini Storage - DA

Action Requested:

Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 15 acres of land within the Extraterritorial Jurisdiction (ETJ), generally located north of Frontier Parkway and east of Smiley Road. (Frontier Mini Storage - Development Agreement)

Owner:

Frontier Mini Storage LLC
14673 Midway Road Suite # 106
Addison, TX 75001-3160

Background Information:

Refer to the attached documents for further information.

Board Review/Citizen Input:

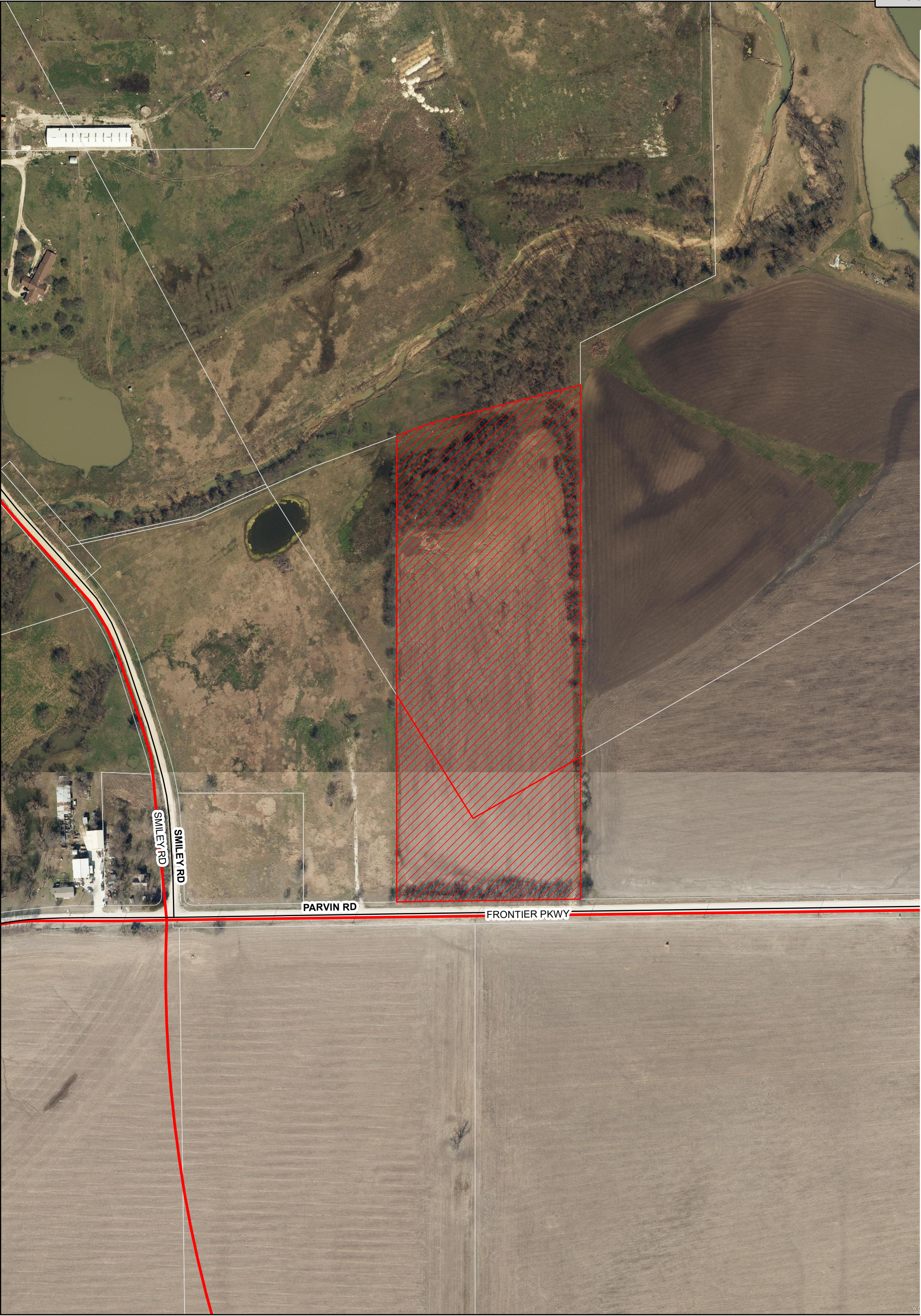
Notices of the public hearing were published in compliance with state and local law.
As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Frontier Mini Storage - DA)

CELINA
TEXAS
EST. 1876

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Frontier Mini Storage Location Map

Date: 6/22/2020

Legend

- Roads
- Frontier Mini Storage
- Parcels

0 230 460
Feet

Packet Pg. 32

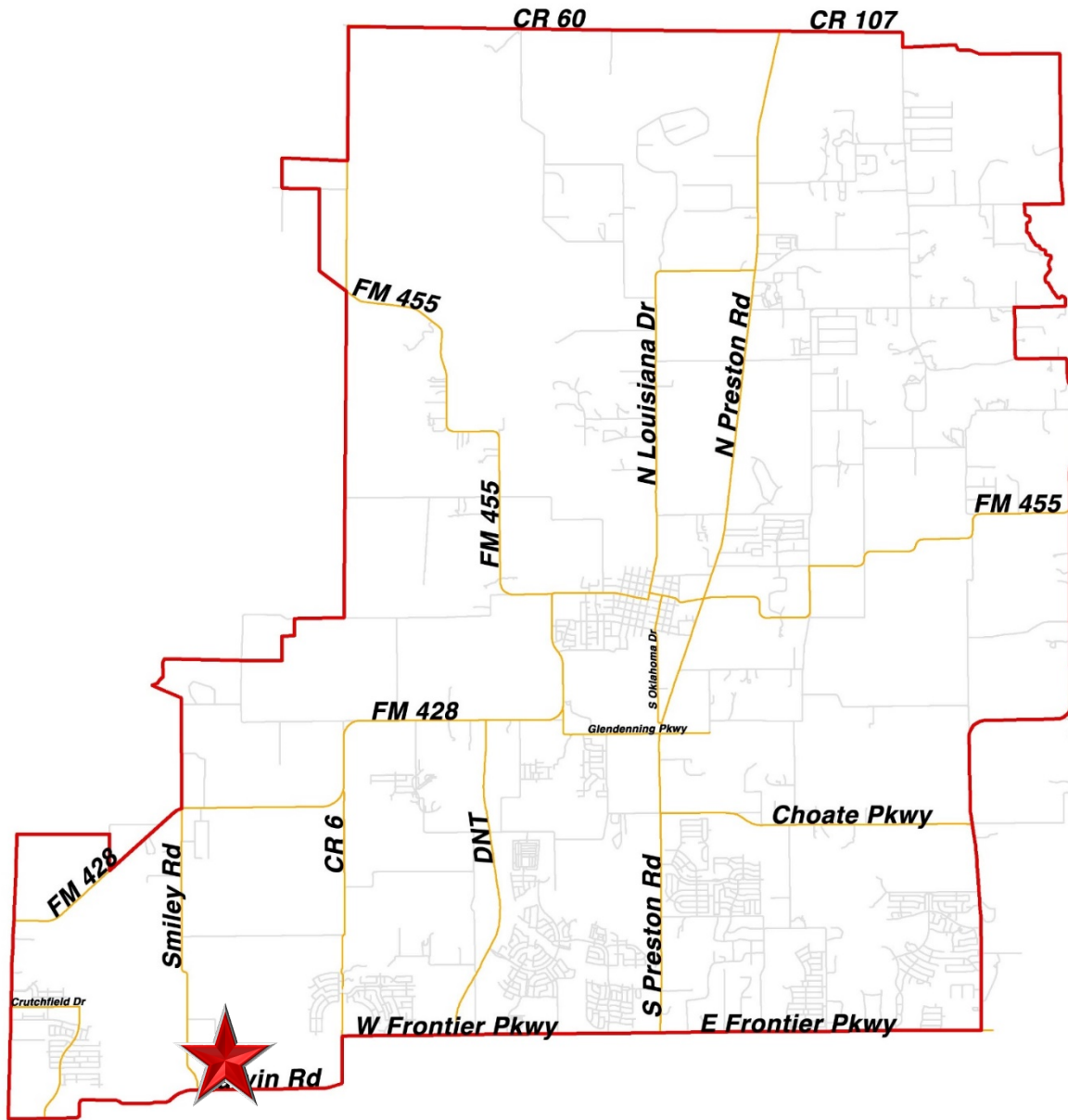
Frontier Mini Storage

Development Agreement

Planning & Zoning Commission

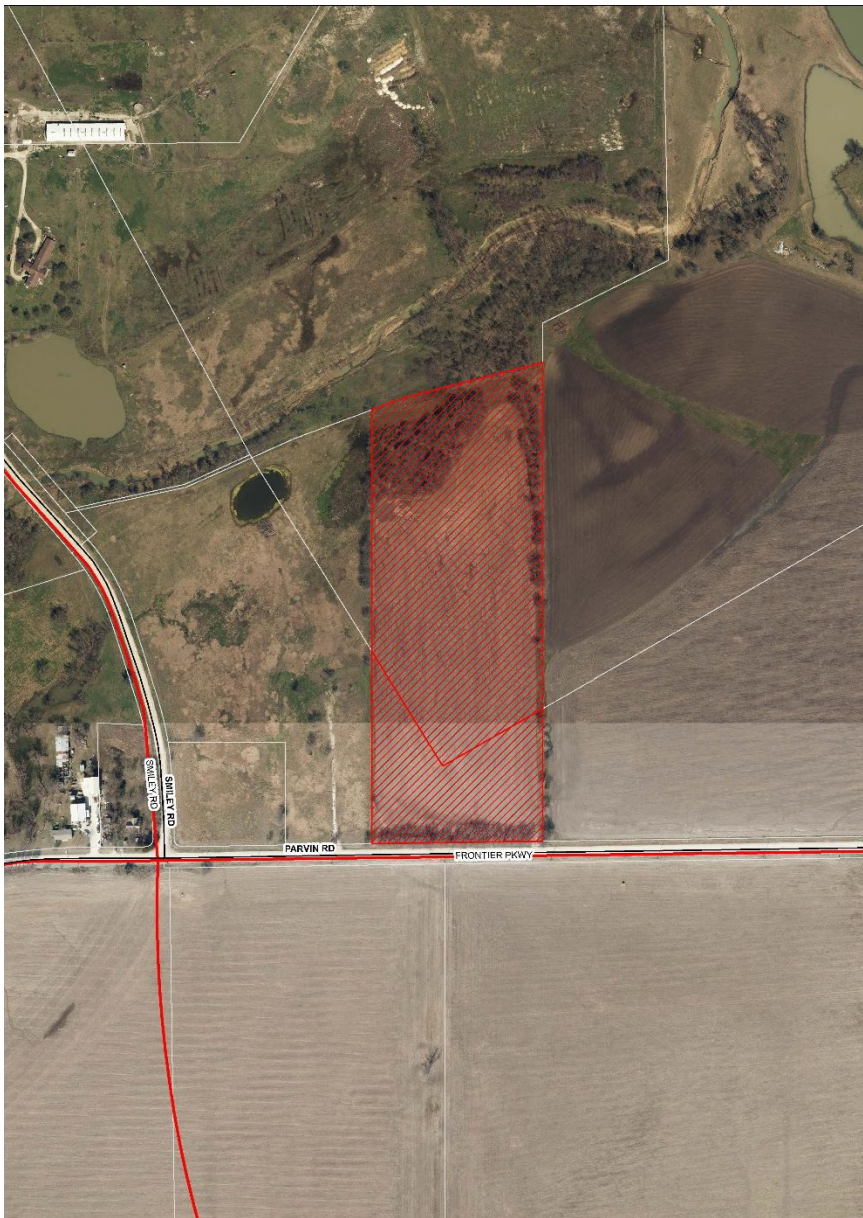
July 21, 2020

Attachment: Staff Presentation (Frontier Mini Storage - DA)



Location Map

The subject property is generally located north of Frontier Parkway and east of Smiley Road



Attachment: Staff Presentation (Frontier Mini Storage - DA)

Background

- The subject property is approximately 15 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the property through a Development Agreement with the City

Attachment: Staff Presentation (Frontier Mini Storage - DA)

Overview

- The Development Agreement proposes base zoning of “Commercial, Office, & Retail” District (“C”) with an allowed use of mini-warehouse/self-storage by right
- As an interim use, for up to 10 years after the property is annexed, the Property may include an exterior space for a self-park/storage of motor vehicles with certain regulations (maintain 40’ landscape buffer, provide screening)

Overview

- The development agreement also requires right-of-way dedication from the property owner either at time of development or when requested by the City consistent with the City's Master Thoroughfare Plan

Policy Considerations

- The DA brings an additional 15 acres into the City Limits with “C” base zoning entitlements
- The proposed zoning is appropriate for the location being close to an intersection of two six-lane thoroughfares
- The interim use will cease after 10 years per the agreement
- The interim use is allowed in the County today with no regulations
- ROW clauses are favorable to the City’s thoroughfare plan

Recommendation

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