



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 21, 2022
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. OPEN FORUM

Open Forum is for information only. If you wish to speak, please sign a "Speaker Card" and provide it to City Staff. Speakers are limited to three (3) minutes. The Planning & Zoning Commission can take no action and cannot discuss non-agenda items.

IV. CONSENT AGENDA

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

A. Minutes Approval:

1. Minutes from the May 17, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Legacy Hills Parcel 11, being approximately 63 acres; generally located at the northwest corner of future Celina Parkway and future Legacy Drive. (Legacy Hills Parcel 11 – Preliminary Plat)

C. Consider and act upon a Preliminary Plat for The Ranch at Uptown, Phases 3 & 4, being approximately 151 acres; generally located west of FM 455 and approximately 1,300 south of future J Fred Smith Parkway. (The Ranch at Uptown Phases 3 & 4 - Preliminary Plat)

V. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Commercial, Retail & Office District (C) zoning, generally located west of Smiley Road and approximately 2,900 feet south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley – Zoning)
- B. Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 86 with Multi-Family District, Urban Edge (MF-2), generally located south of Ash Street and approximately 700 feet west of the Preston Road, within the City Limits. (Celina Station, The Depot – PD Amendment)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning district, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church - Zoning)
- D. Conduct a public hearing to consider and act upon a request to rezone approximately 68 acres to a Planned Development with a base zoning of Mixed Use District (MU), generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (Celina Landing – PD Zoning)
- E. Conduct a public hearing to consider and act upon a request to amend approximately 23 acres of Planned Development (PD) No. 43 with Multi-Family Urban Edge District (MF-2), generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. (Chalk Hill MF– PD Amendment)

VI. ADJOURNMENT

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 17, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived	Departed
KJ Clark	City of Celina	Commissioner	Present		
Ben Hangartner	City of Celina	Chairman	Present		
Shawn Bain	City of Celina	Commissioner	Present		
Shelby Barley	City of Celina	Vice Chair	Present		
Jace Ousley	City of Celina	Commissioner	Present		
Eric Becker	City of Celina	Commissioner	Present		
Bryan Poché	City of Celina	Commissioner	Present		6:32 PM
Wendie Wigginton	City of Celina	City Council Liaison	Present		
Dusty McAfee AICP	City of Celina	Director of Development Services	Present		
Madhuri Mohan AICP	City of Celina	Planning Director	Present		
Kari White	City of Celina	Senior Planner	Present		
Jonathan Pollard	City of Celina	Senior Planner	Present		
Bella Lopez	City of Celina	Senior Planner	Present		

Chair Hangartner called the meeting to order at 5:31 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

II. WORKSESSION:

The Planning & 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 April 19, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for The Ranch at Uptown, being approximately 150 acres; generally located east of FM 455 and south of future J Fred Smith Parkway. (The Ranch at Uptown - Preliminary Plat)

- C. Consider and act upon a Final Plat for Florida Duplex Addition, being approximately 5 acres; generally located east of Florida Drive and approximately 155 feet north of Mulberry Court. (Florida Duplex Addition – Final Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 65 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Celina Junction – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Tony Creme, Applicant, 2828 North Harwood Street, Suite 1900, Dallas, Texas 75201, presented the item and stated he was available to answer questions.

Chair Hangartner opened the public hearing.

David Quick, 403 S. Oklahoma, Celina, Texas 75009, expressed concerns about the intensity of the user, timeline of TXDOT road improvements, issues with the ingress and egress of site, and incompatibility with the recently approved Downtown Code (DTC). He recommended to table the item.

Matthew Kiran, 12400 Preston Road, Suite 100, Frisco, Texas 75033, stated that the development does not comply with the Comprehensive Plan, the vision of the city, nor the Preston Road Overlay. He also expressed concerns over traffic & infrastructure issues, and the mixture of uses being incompatible. He considers a Multi-family use next to an Industrial use as poor planning and respectfully asked to deny the item.

Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas 75072, the adjacent property owner's attorney, expressed concerns of public safety regarding road designs, traffic impact, the increase of accidents due to the grade of the deceleration lane, atypical mixture of uses, and the use being contradictory to the City's Comprehensive Plan.

Carlo Andreani, 118 N. Ohio Street, Celina, Texas 75009, KBC representative, addressed traffic concerns stating that a Traffic Impact Analysis (TIA) will be done in compliance with the City, and stated he trusts the City's process. He also explained peak hour truck traffic would be manageable.

Jim Knight, 3501 Olympus Boulevard, Suite 100, Coppell, Texas 75019, stated there is no way to know truck traffic without known users. He also expressed concerns regarding odd traffic patterns and too much traffic going through Downtown.

Angela Hunt, 500 N. Akard, Dallas, Texas 75201, KBC land use attorney, stated the property is zoned Industrial, and the purpose of the request is to take out obnoxious, incompatible, and undesirable uses to which the property is already entitled.

The commissioners discussed the item.

Commissioner Ousley motioned to deny the item as proposed.

Commissioner Clark seconded the item.

Motion was approved 5-1, with commissioner Bain being the dissenting vote.

Minutes Acceptance: Minutes of May 17, 2022 5:30 PM (Minutes Approval)

RESULT: DEFEATED [5 TO 1]
MOVER: Jace Ousley, Commissioner
SECONDER: KJ Clark, Commissioner
AYES: Clark, Hangartner, Barley, Ousley, Becker
NAYS: Bain
ABSENT: Poché

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 9 acres to the Dallas North Tollway Overlay District (DNTD) zoning, generally located east of the future Dallas North Tollway and approximately 1,300 feet north of the Collin County Outer Loop, within the City Limits. (NEC DNT & Outer Loop – Rezoning)

Mr. Pollard presented the Staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice-Chair Barley 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: Shelby Barley, Vice Chair
SECONDER: Jace Ousley, Commissioner
AYES: Clark, Hangartner, Bain, Barley, Ousley, Becker
ABSENT: Poché

- C. Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to Commercial, Retail, & Office (C) zoning, generally located at the northwest corner of future Legacy Drive and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Blanks Property (NWC Legacy & O'Brien) - Zoning)

Mr. Pollard 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 Clark 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: KJ Clark, Commissioner
SECONDER: Eric Becker, Commissioner
AYES: Clark, Hangartner, Bain, Barley, Ousley, Becker
ABSENT: Poché

- D. Conduct a public hearing to consider and act upon a request to zone approximately 30 acres to Mixed-Use (MU) zoning, generally located at the northwest corner of Future Celina Parkway and FM 455, within the Extraterritorial Jurisdiction (ETJ). (Cornelius Tract – Zoning)

Bella Lopez, Senior Planner, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.

The commissioners discussed the item.
 Commissioner Bain motioned to approve the item as proposed.
 Vice-Chair Barley seconded the item.
 All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 6 acres to a Planned Development (PD) with Commercial, Retail & Office (C) base zoning with the Preston Road Overlay (PRO), generally located east of Oklahoma Drive and approximately 1,400 feet south of Ash Street, within the City Limits. (Celina Self-Storage Expansion – Rezoning)

Madhuri Mohan, Planning Director, 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 Clark motioned to approve the item as proposed.
 Commissioner Becker seconded the item.
 The motion was approved 5 to 1, with Commissioner Ousley being the dissenting vote.

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

- F. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 43 on approximately 23 acres, generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. TO BE TABLED. (Chalk Hill MF – Rezoning)

Ms. Lopez presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Becker motioned to table the item.
 Commissioner Ousley seconded the motion.
 All were in favor, and the item was tabled.

RESULT: TABLED [UNANIMOUS]
MOVER: Eric Becker, Commissioner
SECONDER: Jace Ousley, Commissioner
AYES: Clark, Hangartner, Bain, Barley, Ousley, Becker
ABSENT: Poché

- G. Conduct a public hearing to consider and act upon a request to zone approximately 1,100 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail, & Office (C), Multi-Family (MF-0, MF-2, & MF-3), and Industrial (I) base zoning, generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch PD – Zoning)

Ms. Lopez presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice-Chair 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 Chair
SECONDER: Eric Becker, Commissioner
AYES: Clark, Hangartner, Bain, Barley, Ousley, Becker
ABSENT: Poché

- H. Conduct a public hearing to consider and act upon a request to zone approximately 566 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail and Office (C), and Multi-Family (MF-0, MF-2, & MF-3) base zoning, generally located at the northwest corner of Legacy Drive and Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic - PD Zoning)

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

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

- I. Conduct a public hearing to consider and act upon a request to zone approximately 513 acres to Agricultural District (AG), generally located west of Peterman Parkway, east of future North Dallas Tollway, north of Mobberly Road, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic - Remainder Zoning)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice-Chair Barley motioned to approve the item as proposed.
 Commissioner Bain seconded the item.
 The motion was approved 5 to 1, with commissioners Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Shelby Barley, Vice Chair
SECONDER:	Shawn Bain, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker
NAYS:	Ousley
ABSENT:	Poché

- J. Conduct a public hearing to consider and act upon a request to zone approximately 414 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Multi-Family (MF-0, MF-2, & MF-3) base zoning, generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Bray (Huffines) – PD Zoning)

Ms. Mohan presented the staff report.
 Chairman Hangartner opened the public hearing.
 Kevin Eldridge, 10388 CR 106, Celina, Texas 75009, cited concerns about land uses and the possibility of MF-0 turning into MF-2 & MF-3, which are much denser.
 No one else came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Ousley motioned to table the item.
 Vice-Chair Barley seconded the motion.
 All were in favor, and the item was tabled.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shelby Barley, Vice Chair
AYES:	Clark, Hangartner, Bain, Barley, Ousley, Becker
ABSENT:	Poché

- K. Conduct a public hearing to consider and act upon a request to zone approximately 122 acres to Agricultural District (AG), generally located west of Custer Road, east of FM 1385, north of future Punk Carter, and south of Stallcup Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Bray (Huffines) - Remainder Zoning)

Ms. Mohan presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Becker motioned to approve the item as proposed.
 Commissioner Clark seconded the item.
 The motion was approved 5 to 1, with commissioners Ousley being the dissenting vote.

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

V. **ADJOURNMENT:**

Chair Hangartner adjourned the meeting at 7:17 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: Legacy Hills Parcel 11 - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Legacy Hills Parcel 11, being approximately 63 acres; generally located at the northwest corner of future Celina Parkway and future Legacy Drive. (Legacy Hills Parcel 11 – Preliminary Plat)

Owner/Developer:

Kimley-Horn & Associates
400 N. Oklahoma Dr., Ste. 105
Celina, TX 75009

Background Information:

The preliminary plat shows 278 single-family lots and 23 HOA/open space lots for a new residential neighborhood, and is in conformance with Celina's subdivision regulations, the zoning, and the associated Development Agreement.

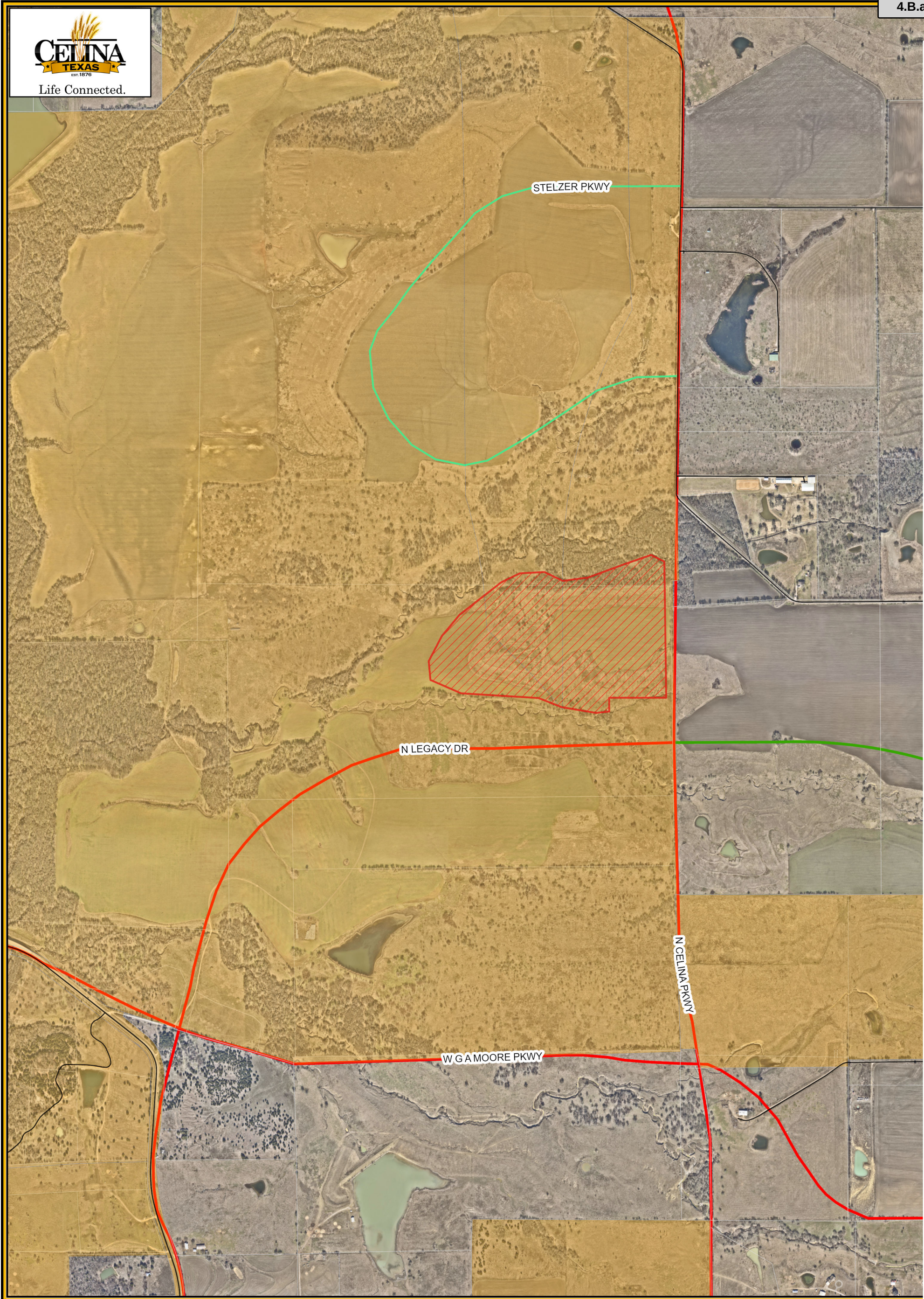
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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



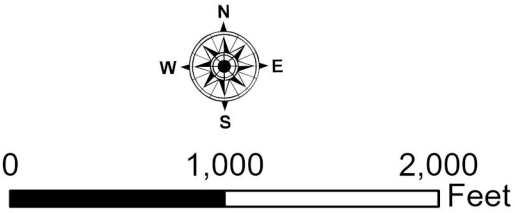
Attachment: Location Map (Legacy Hills Parcel 11 – Preliminary Plat)

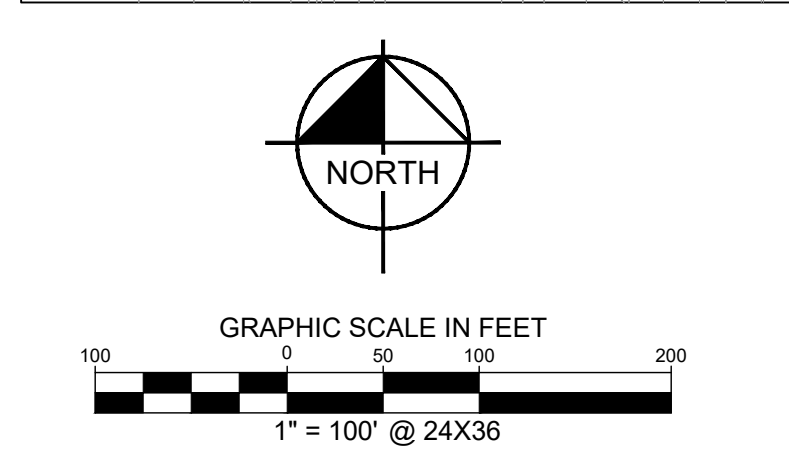
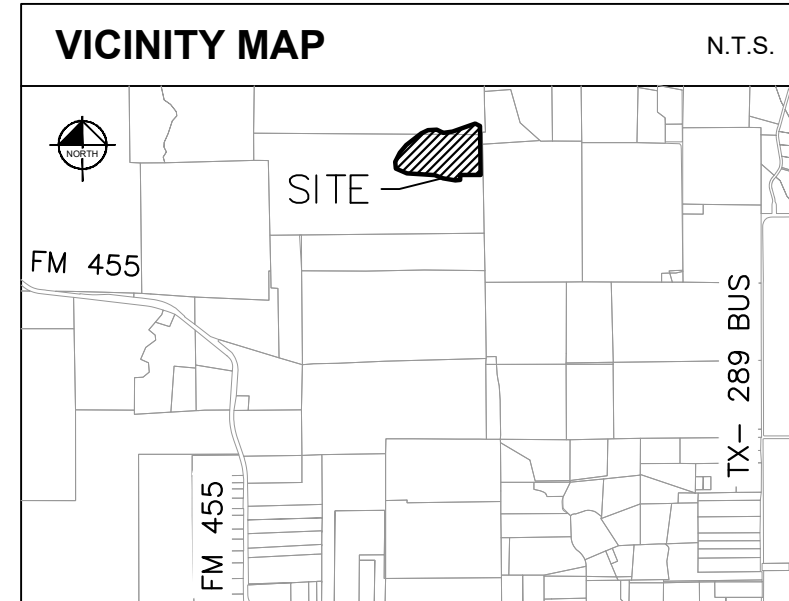
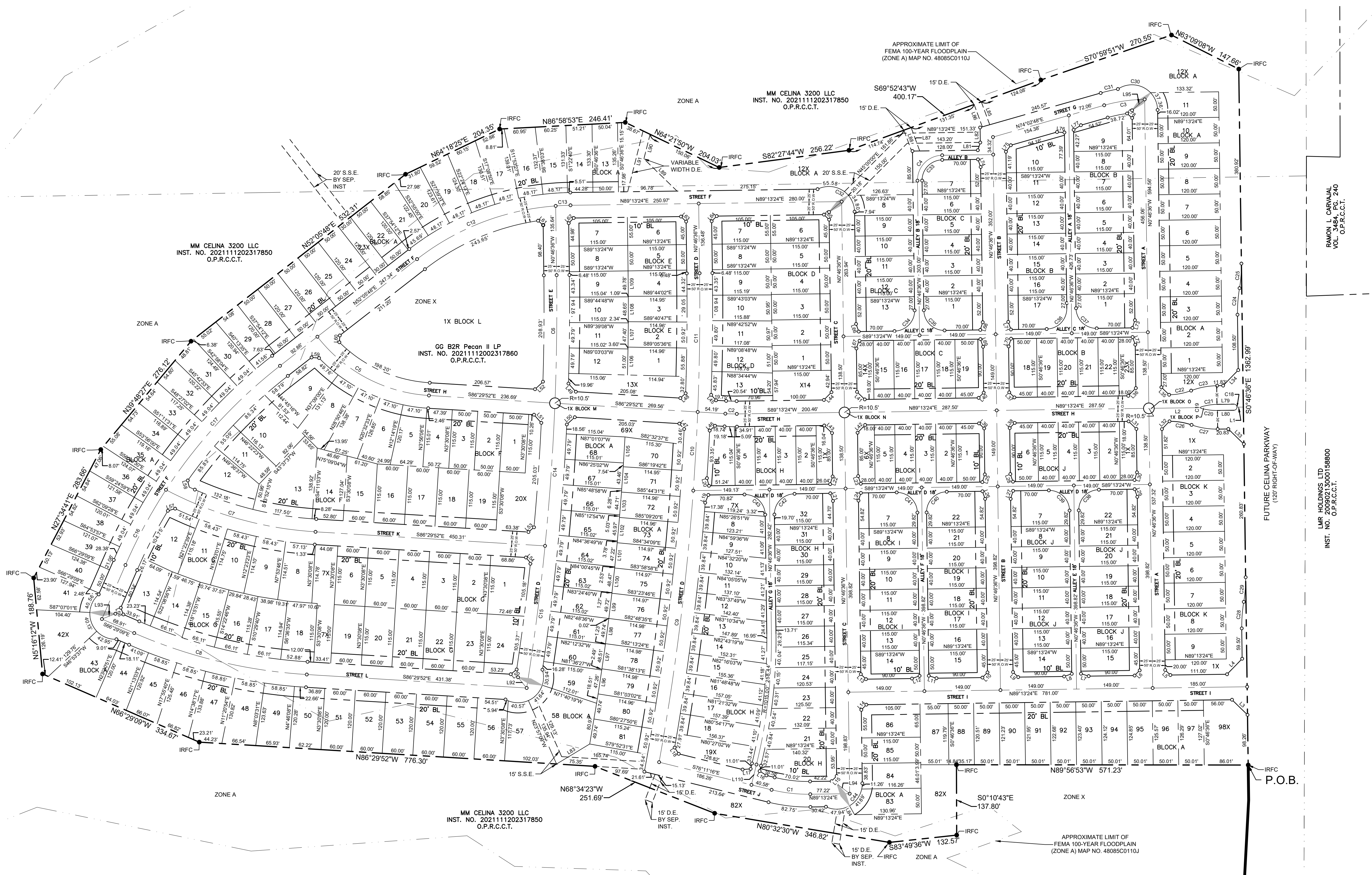
Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Legacy Hills Parcel 11
Location Map
City of Celina**

5/31/2022





LEGEND	
IRFC	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
D.E.	DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
BL	BUILDING LINE
INST.	INSTRUMENT NO.
VOL.	VOLUME
PG.	PAGE
PROCT.	CREED RECORDS, COLLIN COUNTY, TEXAS
OPROCT.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
STREET NAME CHANGE	

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK

PRELIMINARY PLAT LEGACY HILLS PARCEL 11

BLOCK A, LOTS 1-11, 12X, 13-22, 23X, 24-41, 42X; BLOCK B, LOTS 1-22, 23X; BLOCK C, LOTS 1-13, 14X, 15-19; BLOCK D, LOTS 1-13, 14X; BLOCK E, LOTS 1-12, 13X; BLOCK F, LOTS 1-19, 20X; BLOCK G, LOTS 1-6, 7X, 8-24; BLOCK H, LOTS 1X, 2-6, 7X, 8-18, 19X, 20-32; BLOCK I, LOTS 1-5, 6X, 7-22; BLOCK J, LOTS 1X, 2-22; BLOCK K, LOTS 1X, 2-9; BLOCK L, LOT 1X; BLOCK M, LOT 1X; BLOCK N, LOT 1X; BLOCK O, LOT 1X; BLOCK P, LOT 1X;

AN ADDITION TO
COLLIN COUNTY, TEXAS

62.2148 ACRES
OUT OF THE

B.B.B. & C R.R. Co. SURVEY, ABSTRACT NO. 131
HENRY COCHRAN SURVEY, ABSTRACT NO. 192
COLLIN COUNTY, TEXAS

278 RESIDENTIAL LOTS
23 HOME OWNER'S ASSOCIATION (HOA) LOTS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	Mar. 2022	068290000	1 OF 2

OWNER/DEVELOPER:
GG B2R PECAN II, LP
351 King Street East, Suite 1300
Toronto, ON, M1W 3Z4
Email: aole.ansari@greatgulf.com
Contact: Aole Ansari

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Anthony M. Loeffel, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Sean Patton, R.P.L.S.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°13'24"W	12.44'	L19	S22°08'52"W	16.22'	L37	S45°46'36"E	14.14'	L55	S51°07'10"W	14.77'	L73	N17°39'30"E	15.81'	L91	S14°13'24"W	122.84'
L2	S89°13'24"W	90.74'	L20	N14°57'46"W	15.42'	L38	S44°13'24"W	14.14'	L56	S21°28'09"E	14.14'	L74	S19°12'42"E	15.81'	L92	N38°46'01"W	27.03'
L3	S45°46'36"E	42.43'	L21	S19°12'42"E	15.81'	L39	N45°46'36"W	14.14'	L57	S73°36'48"W	14.84'	L75	S36°38'06"W	15.89'	L93	N68°30'51"E	28.28'
L4	N44°13'24"E	42.43'	L22	N17°39'30"E	15.81'	L40	N44°13'24"E	14.14'	L58	S14°53'02"E	12.87'	L76	N86°32'15"W	14.52'	L94	N52°07'01"W	32.02'
L5	S45°46'36"E	14.14'	L23	N19°12'42"W	15.81'	L41	S45°46'36"E	21.21'	L59	S85°33'04"E	14.78'	L77	N57°33'50"E	17.01'	L95	S49°08'37"W	32.67'
L6	N44°13'24"E	14.14'	L24	S17°39'30"W	15.81'	L42	S44°13'24"W	21.21'	L60	S03°58'10"W	13.35'	L78	S48°48'30"E	13.37'	L96	N08°38'02"E	49.74'
L7	S72°20'30"E	15.81'	L25	N17°39'30"E	15.81'	L43	S45°46'36"E	21.21'	L61	S49°20'35"E	13.23'	L79	S89°13'24"W	32.39'	L97	S08°04'27"W	49.74'
L8	S70°47'18"W	15.81'	L26	S19°12'42"E	15.81'	L44	N44°13'24"E	21.21'	L62	N44°10'28"E	14.15'	L80	S89°13'24"W	32.39'	L98	S07°28'16"W	49.74'
L9	S45°46'36"E	14.14'	L27	S17°39'30"W	15.81'	L45	S42°14'55"E	14.33'	L63	S45°46'36"E	14.14'	L81	N17°39'30"E	15.81'	L99	S06°54'04"W	49.74'
L10	N44°13'24"E	14.14'	L28	N19°12'42"W	15.81'	L46	S48°05'37"W	14.04'	L64	N44°13'24"E	14.14'	L82	N00°46'36"W	29.44'	L100	S06°18'52"W	49.74'
L11	S72°20'30"E	15.81'	L29	S19°12'42"E	15.81'	L47	S41°54'38"E	14.24'	L65	S45°46'36"E	14.14'	L83	S58°54'34"W	75.75'	L101	S05°43'40"W	49.74'
L12	S70°47'18"W	15.81'	L30	N17°39'30"E	15.81'	L48	S47°44'38"W	13.95'	L66	N19°12'42"W	15.81'	L84	N29°52'16"W	20.00'	L102	S05°08'28"W	49.74'
L13	S45°46'36"E	14.14'	L31	S45°46'36"E	21.21'	L49	S42°18'29"E	21.51'	L67	S17°39'30"W	15.81'	L85	S20°07'17"E	47.78'	L103	S04°33'15"W	49.74'
L14	N44°13'24"E	14.14'	L32	S44°13'24"W	21.21'	L50	N48°05'04"E	21.06'	L68	N17°39'30"E	15.81'	L86	S20°07'17"E	46.68'	L104	S03°58'25"W	49.74'
L15	N44°13'24"E	14.14'	L33	S45°46'36"E	42.43'	L51	S41°55'12"E	21.37'	L69	S19°12'42"E	15.81'	L87	S20°07'17"E	48.94'	L105	S03°19'29"W	58.53'
L16	S57°45'10"E	15.81'	L34	N44°13'24"E	42.43'	L52	N47°41'00"E	20.91'	L70	S17°39'30"W	15.81'	L88	S20°07'17"E	48.66'	L106	S01°12'12"W	54.59'
L17	S85°22'38"W	15.81'	L35	S45°46'36"E	21.21'	L53	N49°24'26"E	14.36'	L71	N19°12'42"W	15.81'	L89	S45°46'36"E	90.62'	L107	S00°36'58"W	49.74'
L18	S33°07'53"E	14.61'	L36	N44°13'24"E	21.21'	L54	S40°13'35"E	13.82'	L72	S19°12'42"E	15.81'	L90	S14°13'24"W	49.45'	L108	S00°02'11"W	49.74'

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°35'20"	300.00'	76.39'	S83°28'56"E	76.18'	C19	147°24'24"	1.50'	3.86'	S00°46'36"E	2.88'	C37	90°00'00"	40.00'	62.83'	S45°46'36"E	56.57'
C2	4°16'44"	300.00'	22.40'	S88°38'14"E	22.40'	C20	16°17'48"	113.50'	32.28'	S82°37'42"E	32.17'	C38	90°00'00"	40.00'	62.83'	S44°13'24"W	56.57'
C3	5°21'20"	300.00'	80.38'	S81°43'19"W	80.14'	C21	16°17'48"	113.50'	32.28'	S81°04'30"W	32.17'	C39	90°00'00"	40.00'	62.83'	N45°46'36"W	56.57'
C4	90°00'00"	400.00'	76.97'	S44°13'24"W	69.30'	C22	19°52'23"	127.00'	44.05'	N79°17'03"E	43.83'	C40	90°00'00"	40.00'	62.83'	S44°13'24"W	56.57'
C5	48°35'40"	300.00'	254.44'	S62°12'02"E	246.88'	C23	19°52'32"	150.00'	52.03'	S79°17'08"W	51.77'	C41	90°00'00"	40.00'	62.83'	N45°46'36"W	56.57'
C6	2°55'02"	4720.00'	240.31'	N00°40'55"E	240.28'	C24	10°17'10"	290.50'	52.15'	S04°21'59"W	52.08'	C42	90°00'00"	40.00'	62.83'	S44°13'24"W	56.57'
C7	24°23'09"	720.00'	306.44'	S74°18'16"E	304.14'	C25	10°17'10"	269.50'	48.38'	N89°12'59"E	48.32'	C43	90°00'00"	40.00'	62.83'	N45°46'36"W	56.57'
C8	20°00'44"	1000.00'	349.28'	S76°29'31"E	347.50'	C26	19°52'23"	127.00'	44.05'	N80°50'16"W	43.83'	C44	115°50'31"	50.00'	101.09'	N57°08'39"E	84.73'
C9	6°08'42"	5000.00'	536.26'	N07°10'38"E	536.00'	C27	19°52'32"	150.00'	52.03'	S80°50'20"E	51.77'						
C10	1°46'04"	5000.00'	154.26'	N03°13'15"E	154.25'	C28	10°17'10"	290.50'	52.15'	S04°21'59"W	52.08'						
C11	3°06'49"	5000.00'	271.72'	N00°46'49"E	271.69'	C29	10°17'10"	269.50'	48.38'	N04°21'59"E	48.32'						
C12	33°47'56"	500.00'	294.95'	N68°59'45"E	290.69'	C30	80°07'07"	50.00'	69.92'	N83°38'31"W	64.36'						
C13	3°19'41"	500.00'	29.04'	N87°33'34"E	29.04'	C31	6°06'03"	325.00'	34.61'	S77°05'50"W	34.59'						
C14	3°16'19"	4720.00'	269.55'	S04°01'53"W	269.51'	C32	115°50'31"	50.00'	101.09'	N58°41'52"W	84.73'						
C15	3°24'26"	4720.00'	280.68'	S07°22'15"W	280.64'	C33	90°00'00"	40.00'	62.83'	S44°13'24"W	56.57'						
C16	9°35'57"	1000.00'	167.54'	N28°18'50"E	167.34'	C34	90°00'00"	40.00'	62.83'	N44°13'24"E	56.57'						
C17	18°58'59"	1000.00'	331.32'	N42°36'18"E	329.80'	C35	90°00'00"	40.00'	62.83'	S45°46'36"E	56.57'						
C18	180°00'00"	6.00'	18.85'	N00°46'36"W	12.00'	C36	90°00'00"	40.00'	62.83'	N44°13'24"E	56.57'						

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS GG B2R PECAN II LP, is the sole owner of a tract of land situated in the B.B.B. & C.R.R. Co Survey, Abstract No. 131, and Henry Cochran Survey, Abstract No 192, Collin County, Texas and being all of that tract of land conveyed to GG B2R Pecan II LP., according to the document filed of record in Instrument No. 202111202317860 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 with plastic cap stamped "LANDPOINT" found in the west line of Future Celina Parkway, for the southeast corner of this tract, same being common with an interior "ell" corner of that tract of land conveyed to MM Celina 3200 LLC, according to the document filed of record in Instrument No. 202111202317850 (O.P.R.C.C.T.);

THENCE North 89°56'53" West, a distance of 571.23 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE South 00°10'43" East, a distance of 137.80 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE South 83°49'36" West, a distance of 132.57 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 80°32'30" West, a distance of 346.82 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 68°34'23" West, a distance of 251.69 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 86°29'52" West, a distance of 776.30 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 66°29'09" West, a distance of 334.67 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 05°16'12" West, a distance of 188.76 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 27°34'41" East, a distance of 283.66 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 39°48'27" East, a distance of 276.12 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 52°05'48" East, a distance of 532.31 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 64°18'25" East, a distance of 204.35 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 86°58'53" East, a distance of 246.41 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE South 64°21'50" East, a distance of 204.03 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 82°27'44" East, a distance of 256.22 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 69°52'43" East, a distance of 400.17 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE North 70°59'51" East, a distance of 270.55 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE South 63°09'08" East, a distance of 147.66 feet to a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" found for corner of this tract;

THENCE South 00°46'36" East, a distance of 1,362.99 feet to the **POINT OF BEGINNING** and containing 2,710,078 square feet or 62.2148 acres of land.

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. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- All Common area/HOA lots or floodplainmay contain a public trail and shall provide an access easement for the public to use 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.
- The subject property does lie within a 100-year floodplain according to Community Panel No. 48085C0105J and 48085C0110J, dated June 2, 2009, of the National Flood Insurance Rate Maps for Denton or Collin County, Texas.
- 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.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **GG B2R PECAN II LLC**, acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the hereinabove described property as **LEGACY HILLS, PARCEL 11**, 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: _____
Owner: _____
Title: _____
Date: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority in and for _____ 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 this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SEAN PATTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5660
KIMLEY-HORN AND ASSOCIATES, INC.
400 NORTH OKLAHOMA DRIVE, SUITE 105
CELINA, TEXAS 75009
PH - 469-501-2200
sean.patton@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Sean Patton, 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 purposes and considerations therein stated.

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

County Texas
NOTARY PUBLIC

CERTIFICATE OF PLAT APPROVAL

APPROVED

City Development Official
City of Celina, Texas

Date

Witness by this _____ day of _____, 2022.

City Secretary
City of Celina, Texas

PRELIMINARY PLAT
LEGACY HILLS
PARCEL 11

BLOCK A, LOTS 1-11, 12X, 13-22, 23X, 24-41, 42X; BLOCK B, LOTS 1-22, 23X; BLOCK C, LOTS 1-13, 14X, 15-19; BLOCK D, LOTS 1-13, 14X; BLOCK E, LOTS 1-12, 13X; BLOCK F, LOTS 1-19, 20X; BLOCK G, LOTS 1-6, 7X, 8-24; BLOCK H, LOTS 1X, 2-6, 7X, 8-18, 19X, 20-32; BLOCK I, LOTS 1-5, 6X, 7-22; BLOCK J, LOTS 1X, 2-22; BLOCK K, LOTS 1X, 2-9; BLOCK L, LOT 1X; BLOCK M, LOT 1X; BLOCK N, LOT 1X; BLOCK O, LOT 1X; BLOCK P, LOT 1X;

AN ADDITION TO
COLLIN COUNTY, TEXAS

62.2148 ACRES
OUT OF THE
B.B.B. & C.R.R. Co. SURVEY, ABSTRACT NO. 131
HENRY COCHRAN SURVEY, ABSTRACT NO. 192
COLLIN COUNTY, TEXAS

278 RESIDENTIAL LOTS
23 HOME OWNER'S ASSOCIATION (HOA) LOTS

BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES				
A	1	6000	0.138	A	39	6270	0.144	A	77	5789	0.133	B	17	7324	0.168	D	13	6666	0.153	G	4	6900	0.158	H	18	6352	0.146	J	2	4600	0.106
A	2	6000	0.138	A	40	6308	0.145	A	78	5789	0.133	B	18	6237	0.143	D	14X	6551	0.150	G	5	6900	0.158	H	19X	6686	0.153	J	3	4600	0.106
A	3	6000	0.138	A	41	7347	0.169	A	79	5789	0.133	B	19	4600	0.106	E	1	6353	0.146	G	6	6900	0.158	H	20	8757	0.201	J	4	4600	0.106
A	4	6000	0.138	A	42X	9663	0.222	A	80	5795	0.133	B	20	4600	0.106	E	2	5788	0.133	G	7X	8911	0.205	H	21	5443	0.125	J	5	4600	0.106
A	5	6000	0.138	A	43	8997	0.207	A	81	5796	0.133	B	21	4600	0.106	E	3	5788	0.133	G	8	7211	0.166	H	22	5146	0.118	J	6	6237	0.143
A	6	6000	0.138	A	44	7406	0.170	A	82X	40656	0.933	B	22	4600	0.106	E	4	5784	0.133	G	9	7199	0.165	H	23	4915	0.113	J	7	7649	0.176
A	7	6000	0.138	A	45	7665	0.176	A	83	6434	0.148	B	23X	3645	0.084	E	5	5750	0.132	G	10	7194	0.165	H	24	4748	0.109	J	8	4600	0.106
A	8	6000	0.138	A	46	8093	0.186	A	84	5755	0.132	C	1	7324	0.168	E	6	6275	0.144	G	11	7250	0.166	H	25	4644	0.107	J	9	4600	0.106
A	9	6000	0.138	A	47	8446	0.194	A	85	5750	0.132	C	2	4600	0.106	E	7	6275	0.144	G	12	7950	0.183	H	26	4603	0.106	J	10	4600	0.106
A	10	6000	0.138	A	48	7931	0.182	A	86	7425	0.170	C	3	4600	0.106	E	8	5750	0.132	G	13	7551	0.173	H	27	4600	0.106	J	11	4600	0.106
A	11	6142	0.141	A	49	7583	0.174	A	87	6566	0.151	C	4	4600	0.106	E	9	5789	0.133	G	14	7142	0.164	H	28	4600	0.106	J	12	4600	0.106
A	12X	117220	2.691	A	50	7308	0.168	A	88	6007	0.138	C	5	4600	0.106	E	10	5795	0.133	G	15	7171	0.165	H	29	4600	0.106	J	13	4600	0.106
A	13	6714	0.154	A	51	7200	0.165	A	89	6004	0.138	C	6	4600	0.106	E	11	5795	0.133	G	16	7197	0.165	H	30	4600	0.106	J	14	6237	0.143
A	14	6679	0.153	A	52	7200	0.165	A	90	6080	0.140	C	7	7324	0.168	E	12	5795	0.133	G	17	7180	0.165	H	31	4600	0.106	J	15	6238	0.143
A	15	7120	0.163	A	53	7200	0.165	A	91	6116	0.140	C	8	4718	0.108	E	13X	8779	0.202	G	18	7119	0.163	H	32	6485	0.149	J	16	4600	0.106
A	16	7352	0.169	A	54	7200	0.165	A	92	6152	0.141	C	9	4600	0.106	F	1	5750	0.132	G	19	6900	0.158	I	1	6237	0.143	J	17	4600	0.106
A	17	7385	0.170	A	55	7200	0.165	A	93	6188	0.142	C	10	4600	0.106	F	2	5750	0.132	G	20	6900	0.158	I	2	4600	0.106	J	18	4600	0.106
A	18	6853	0.157	A	56	7193	0.165	A	94	6224	0.143	C	11	4600	0.106	F	3	5750	0.132	G	21	6900	0.158	I	3	4600	0.106	J	19	4600	0.106
A	19	6648	0.153	A	57	8364	0.192	A	95	6260	0.144	C	12	4600	0.106	F	4	5783	0.133	G	22	6900	0.158	I	4	4600	0.106	J	20	4600	0.106
A	20	6687	0.154	A	58	12429	0.285	A	96	6297	0.145	C	13	7324	0.168	F	5	6490	0.149	G	23	6900	0.158	I	5	4600	0.106	J	21	4600	0.106
A	21	6464	0.148	A	59	6297	0.145	A	97	6333	0.145	C	14X	3645	0.084	F	6	6971	0.160	G	24	7780	0.179	I	6X	3645	0.084	J	22	7649	0.176
A	22	6000	0.138	A	60	5794	0.133	A	98X	10527	0.242	C	15	4600	0.106	F	7	7465	0.171	H	1X	3420	0.079	I	7	7649	0.176	K	1X	27530	0.632
A	23X	3600	0.083	A	61	5794	0.133	B	1	7324	0.168	C	16	4600	0.106	F	8	7801	0.179	H	2	4600	0.106	I	8	4600	0.106	K	2	6000	0.138
A	24	6000	0.138	A	62	5794	0.133	B	2	4600	0.106	C	17	4600	0.106	F	9	9676	0.222	H	3	4600	0.106	I	9	4600	0.106	K	3	6000	0.138
A	25	6000	0.138	A	63	5795	0.133	B	3	4600	0.106	C	18	4600	0.106	F	10	9613	0.221	H	4	4600	0.106	I	10	4600	0.106	K	4	6000	0.138
A	26	6000	0.138	A	64	5795	0.133	B	4	4600	0.106	C	19	6237	0.143	F	11	5994	0.138	H	5	4600	0.106	I	11	4600	0.106	K	5	6000	0.138
A	27	6000	0.138	A	65	5795	0.133	B	5	4600	0.106	D	1	5750	0.132	F	12	9457	0.217	H	6	5946	0.137	I	12	4600	0.106	K	6	6000	0.138
A	28	6000	0.138	A	66	5795	0.133	B	6	4600	0.106	D	2	5750	0.132	F	13	12898	0.296	H	7X	4058	0.093	I	13	4600	0.106	K	7	6000	0.138
A	29	6209	0.143	A	67	5795	0.133	B	7	4600	0.106	D	3	5750	0.132	F	14	8017	0.184	H	8	4887	0.112	I	14	6237	0.143	K	8	6000	0.138
A	30	6366	0.146	A	68	5794	0.133	B	8	4600	0.106	D	4	5750	0.132	F	15	7261	0.167	H	9	5056	0.116	I	15	6237	0.143	K	9	6000	0.138
A	31	6380	0.146	A	69X	7832	0.180	B	9	7072	0.162	D	5	5750	0.132	F	16	6900	0.158	H	10	5238	0.120	I	16	4600	0.106	L	1X	88738	2.037
A	32	6148	0.141	A	70	6295	0.145	B	10	7597	0.174	D	6	6275	0.144	F	17	6900	0.158	H	11	5434	0.125	I	17	4600	0.106	M	1X	346	0.008
A	33	6057	0.139	A	71	5788	0.133	B	11	4600	0.106	D	7	6275	0.144	F	18	6900	0.158	H	12	5644	0.130	I	18	4600	0.106	N	1X	346	0.008
A	34	6110	0.140	A	72	5789	0.133	B	12	4600	0.106	D	8	5750	0.132	F	19	6900	0.158	H	13	5867	0.135	I	19	4600	0.106	O	1X	346	0.008
A	35	6306	0.145	A	73	5789	0.133	B	13	4600	0.106	D	9	5790	0.133	F	20X	11398	0.262	H	14	6074	0.139	I	20	4600	0.106	P	1X	734	0.017
A	36	6413	0.147	A	74	5789	0.133	B	14	4600	0.106	D	10	5818	0.134	G	1	8679	0.199	H	15	6227	0.143	I	21	4600	0.106				
A	37	6261	0.144	A	75	5789	0.133	B	15	4600	0.106	D	11	5866	0.135	G	2	6900	0.158	H	16	6325	0.145	I	22	7649	0.176				
A	38	6247	0.143	A	76	5789	0.133	B	16	4600	0.106	D	12	5940	0.136	G	3	6900	0.158	H	17	6366	0.146	J	1	3645	0.084				



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: The Ranch at Uptown Phases 3 & 4 - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for The Ranch at Uptown, Phases 3 & 4, being approximately 151 acres; generally located west of FM 455 and approximately 1,300 south of future J Fred Smith Parkway. (The Ranch at Uptown Phases 3 & 4 - Preliminary Plat)

Owner/Developer:

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Ste. 200
Plano, TX 75093

Background Information:

The Preliminary Plat shows 587 single-family lots and 15 HOA/open space lots for a new residential neighborhood, and is in conformance with Celina's subdivision regulations, the zoning, and the associated Development Agreement.

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

Supporting Documents:

- Location Map
- Preliminary Plat

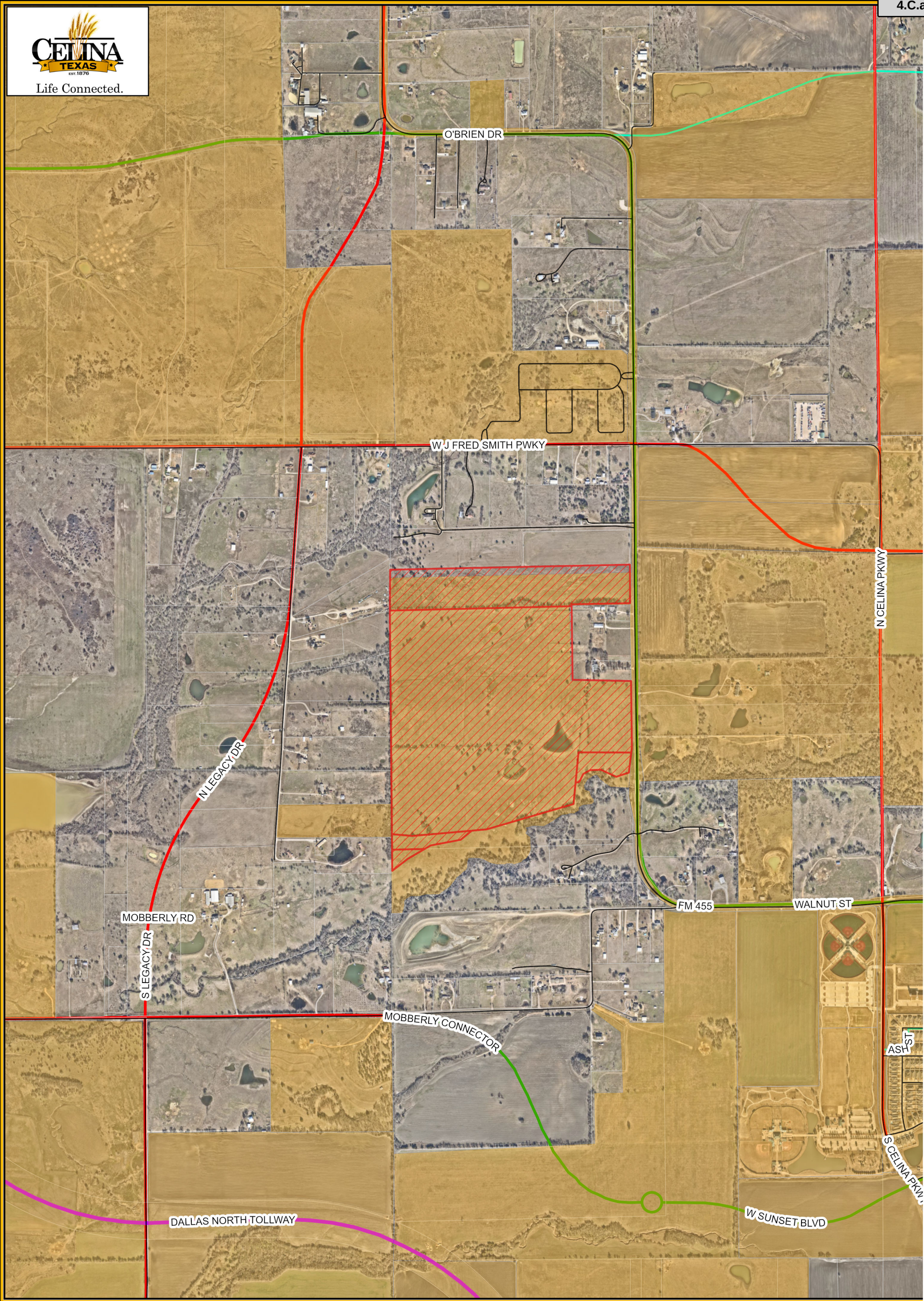
Staff Recommendation:

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



Life Connected.

4.C.a



Attachment: Location Map (The Ranch at Uptown Phases 3 & 4 – Preliminary Plat)

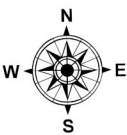
Legend

- Subject Property
- City Limits
- Roads
- Parcels

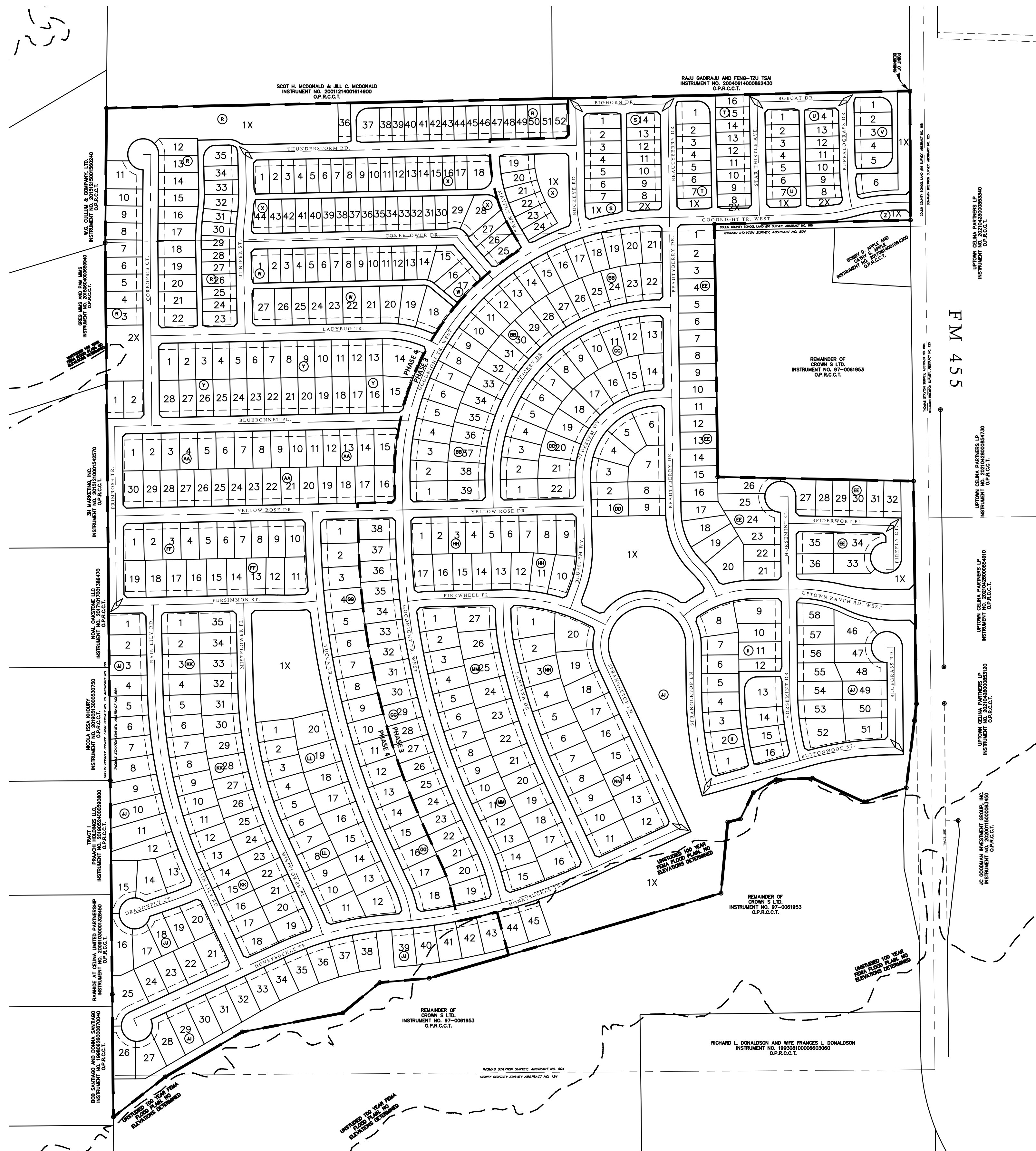
**The Ranch at Uptown Phases 3 and 4
Location Map**

City of Celina

5/31/2022

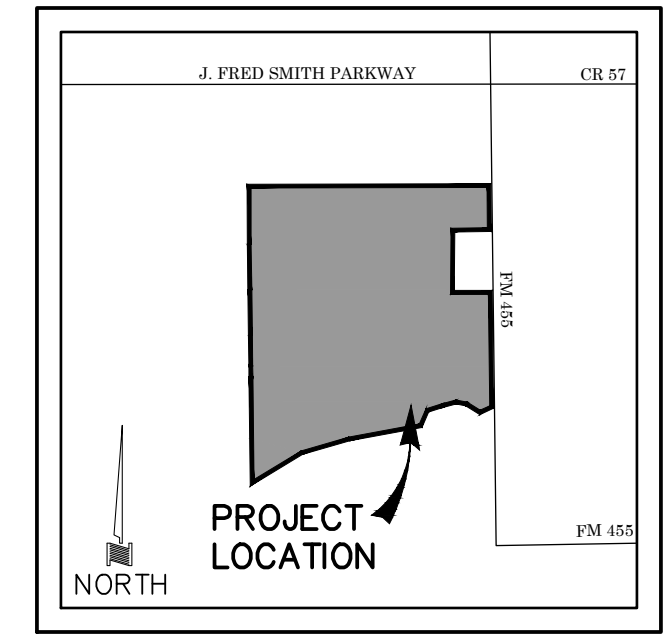
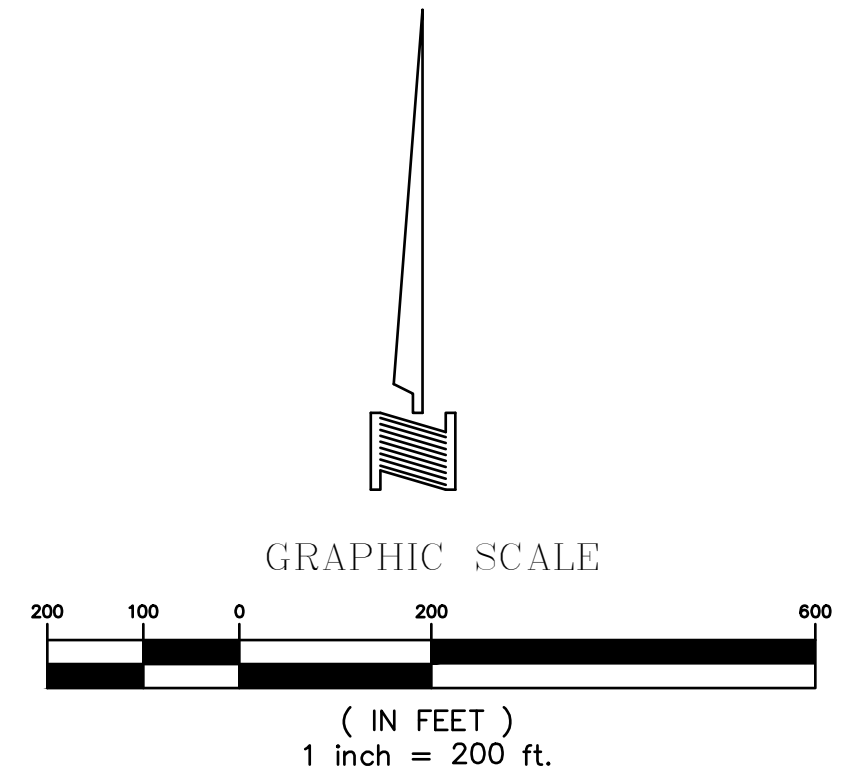


0 1,250 2,500
Feet



NOTES:

1. All lots comply with the minimum size requirements of the zoning district." (ETJ plate may omit)
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
4. All common area/HOA lots or floodplain may contain a public trail and shall provide an easement for the public to use the Trail.
5. Notice - selling a portion of this addition by metes and bounds is a violation of the City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
8. The subject property lies within a 100-year flood plain according to Community Panel No. 48085C0105J & 48085C0110J, dated 06/02/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
10. No overhead utilities are permitted on the subject property.



VICINITY MAP
NOT TO SCALE

- LEGEND**
- ⊗ BLOCK DESIGNATION
 - ⊙ SURVEY MONUMENTATION
 - BL BUILD LINE
 - SBL SIDE BUILD LINE
 - RBL REAR BUILD LINE
 - ◇ STREET NAME CHANGE

D22-XXXX
PRELIMINARY PLAT
THE RANCH AT UPTOWN
PHASES THREE AND FOUR
587 TOTAL RESIDENTIAL LOTS
15 HOA LOTS
150.203 ACRES
3.9 LOT/ACRE DENSITY
35.736 AC ROW DEDICATION

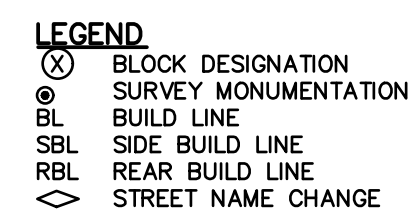
COLLIN COUNTY SCHOOL LAND SURVEY
NO.16 ABSTRACT NO. 168
THOMAS STAYTON SURVEY ABSTRACT NO. 804
HENRY BENTLEY SURVEY ABSTRACT NO. 124
AN ADDITION TO THE CITY OF CELINA
COLLIN COUNTY, TEXAS
APRIL 2022 SCALE: 1" = 200"

SURVEYOR
AXIS SURVEYING
ADDRESS: P.O. BOX 575
WAXAHACHIE, TEXAS 75168
CONTACT: SEAN SHROPSHIRE
PHONE: 214-903-8200

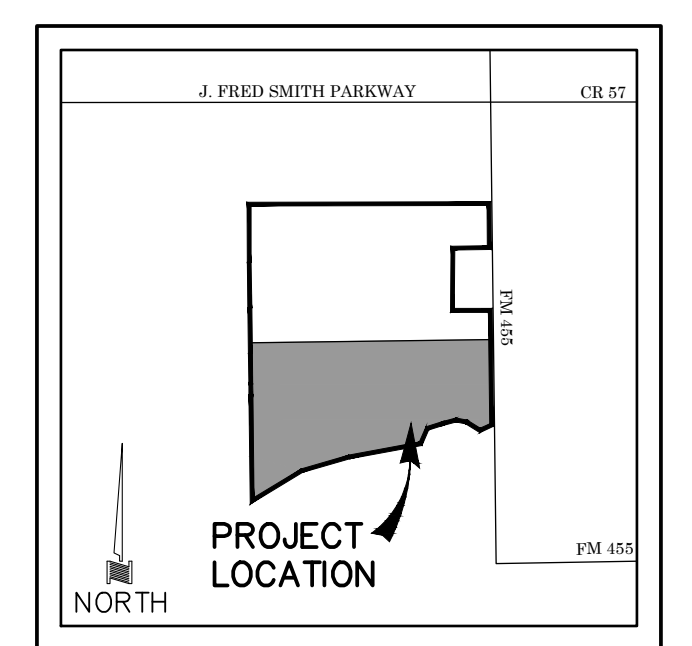
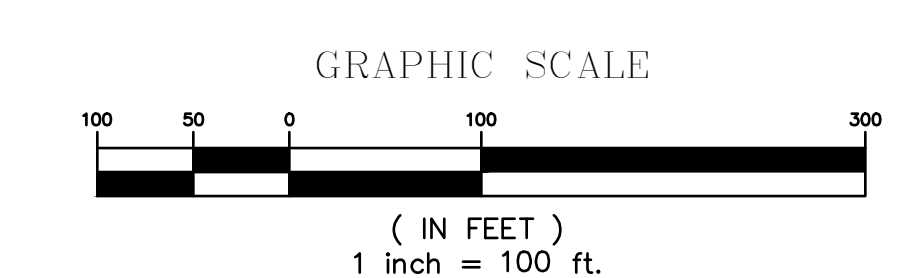
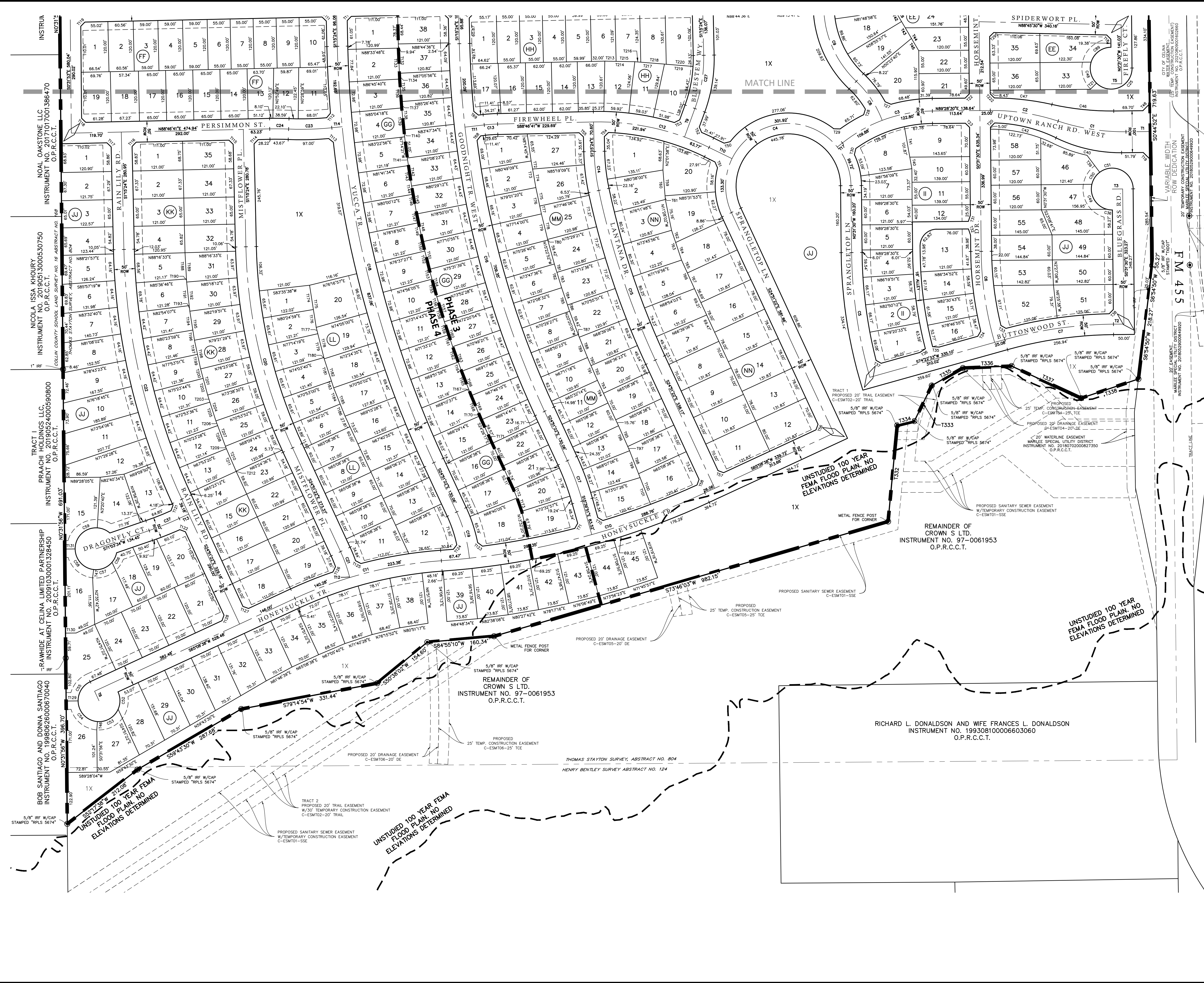
OWNER
UPTOWN CELINA PARTNERS LP
ADDRESS: 9550 JOHN W. ELLIOTT, SUITE 106
FRISCO, TEXAS 75033
CONTACT: NEAL HECKEL
PHONE: 214-869-4943



ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER



ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER



KEY MAP
NOT TO SCALE

- LEGEND
- (X) BLOCK DESIGNATION
- (S) SURVEY MONUMENTATION
- BL BUILD LINE
- SBL SIDE BUILD LINE
- RBL REAR BUILD LINE
- ◇ STREET NAME CHANGE

D22-XXXX
PRELIMINARY PLAT
THE RANCH AT UPTOWN
PHASES THREE AND FOUR
587 TOTAL RESIDENTIAL LOTS
15 HOA LOTS
150.203 ACRES
3.9 LOT/ACRE DENSITY
35.736 AC ROW DEDICATION

COLLIN COUNTY SCHOOL LAND SURVEY
NO.16 ABSTRACT NO. 168
THOMAS STAYTON SURVEY ABSTRACT NO. 804
HENRY BENTLEY SURVEY ABSTRACT NO. 124
AN ADDITION TO THE CITY OF CELINA
COLLIN COUNTY, TEXAS
APRIL 2022 SCALE: 1" = 100"

SURVEYOR
AXIS SURVEYING
ADDRESS: P.O. BOX 575
WAXAHACHIE, TEXAS 75168
CONTACT: SEAN SHROPSHIRE
PHONE: 214-903-8200

OWNER
UPTOWN CELINA PARTNERS LP
ADDRESS: 9550 JOHN W. ELLIOTT, SUITE 106
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STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER

Attachment: Preliminary Plat (The Ranch at Uptown Phases 3 & 4 - Preliminary Plat)

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	R	6662	0.153
2	R	7775	0.178
3	R	6600	0.152
4	R	6600	0.152
5	R	6600	0.152
6	R	6600	0.152
7	R	6683	0.153
8	R	6606	0.152
9	R	6600	0.152
10	R	6600	0.152
11	R	9949	0.228
12	R	7206	0.165
13	R	7035	0.162
14	R	7129	0.164
15	R	7163	0.164
16	R	6943	0.159
17	R	6752	0.155
18	R	6797	0.156
19	R	6754	0.155
20	R	6792	0.156
21	R	6831	0.157
22	R	7491	0.172
23	R	5486	0.126
24	R	4440	0.102
25	R	4440	0.102

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
26	R	4440	0.102
27	R	4440	0.102
28	R	4440	0.102
29	R	4755	0.109
30	R	4805	0.110
31	R	4511	0.104
32	R	5551	0.127
33	R	5241	0.120
34	R	5106	0.117
35	R	6917	0.159
36	R	5083	0.117
37	R	7869	0.181
38	R	4400	0.101
39	R	4400	0.101
40	R	4400	0.101
41	R	4400	0.101
42	R	4400	0.101
43	R	4400	0.101
44	R	4400	0.101
45	R	4400	0.101
46	R	4400	0.101
47	R	4400	0.101
48	R	4400	0.101
49	R	4400	0.101
50	R	4400	0.101

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	S	5953	0.137
2	S	4800	0.110
3	S	4800	0.110
4	S	4800	0.110
5	S	4800	0.110
6	S	4800	0.110
7	S	4800	0.110
8	S	4400	0.101
9	S	4400	0.101
10	S	4400	0.101
11	S	4400	0.101
12	S	4400	0.101
13	S	4400	0.101
14	S	5445	0.125

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	T	7664	0.176
2	T	4418	0.101
3	T	4430	0.102
4	T	4442	0.102
5	T	4454	0.102
6	T	4466	0.103
7	T	4478	0.103
9	T	4400	0.101
10	T	4400	0.101
11	T	4400	0.101
12	T	4400	0.101
13	T	4400	0.101
14	T	4400	0.101
15	T	4400	0.101
16	T	4406	0.101

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	U	5416	0.124
2	U	4400	0.101
3	U	4400	0.101
4	U	4400	0.101
5	U	4400	0.101
6	U	4400	0.101
7	U	4400	0.101
8	U	4523	0.104
9	U	4414	0.101
10	U	4400	0.101
11	U	4400	0.101
12	U	4400	0.101
13	U	4400	0.101
14	U	5416	0.124

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	V	5539	0.127
2	V	5239	0.120
3	V	5219	0.120
4	V	5335	0.122
5	V	5646	0.130
6	V	7906	0.182

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	W	5894	0.135
2	W	4400	0.101
3	W	4400	0.101
4	W	4400	0.101
5	W	4400	0.101
6	W	4400	0.101
7	W	4400	0.101
8	W	4400	0.101
9	W	4400	0.101
10	W	4400	0.101
11	W	4400	0.101
12	W	4400	0.101
13	W	4400	0.101
14	W	5622	0.129
15	W	7927	0.182
16	W	4991	0.115
17	W	6131	0.141
18	W	10654	0.245
19	W	8848	0.203
20	W	7986	0.183
21	W	7200	0.165
22	W	7268	0.167
23	W	6600	0.152
24	W	6600	0.152
25	W	6600	0.152

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
26	W	6600	0.152
27	W	8609	0.198

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	X	5415	0.124
2	X	4400	0.101
3	X	4400	0.101
4	X	4400	0.101
5	X	4400	0.101
6	X	4400	0.101
7	X	4400	0.101
8	X	4400	0.101
9	X	4400	0.101
10	X	4400	0.101
11	X	4400	0.101
12	X	4400	0.101
13	X	4400	0.101
14	X	4400	0.101
15	X	4400	0.101
16	X	4400	0.101
17	X	4400	0.101
18	X	8167	0.187
19	X	6029	0.138
20	X	4859	0.112
21	X	4859	0.112
22	X	4859	0.112
23	X	4750	0.109
24	X	4440	0.102
25	X	6134	0.141

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
26	X	5009	0.115
27	X	5401	0.124
28	X	9985	0.229
29	X	6798	0.156
30	X	4398	0.101
31	X	4400	0.101
32	X	4400	0.101
33	X	4400	0.101
34	X	4400	0.101
35	X	4400	0.101
36	X	4400	0.101
37	X	4400	0.101
38	X	4730	0.109
39	X	4730	0.109
40	X	4730	0.109
41	X	4730	0.109
42	X	4730	0.109
43	X	4780	0.110
44	X	5633	0.129

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	Y	7513	0.172
2	Y	6600	0.152
3	Y	6600	0.152
4	Y	6600	0.152
5	Y	6600	0.152
6	Y	6600	0.152
7	Y	6600	0.152
8	Y	6600	0.152
9	Y	6600	0.152
10	Y	6600	0.152
11	Y	6600	0.152
12	Y	6600	0.152
13	Y	6600	0.152
14	Y	14222	0.326
15	Y	8916	0.205
16	Y	6600	0.152
17	Y	6600	0.152
18	Y	6600	0.152
19	Y	6600	0.152
20	Y	6600	0.152
21	Y	6600	0.152
22	Y	6600	0.152
23	Y	6600	0.152
24	Y	6600	0.152
25	Y	6600	0.152
26	Y	6600	0.152
27	Y	6600	0.152
28	Y	7696	0.177

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	AA	7811	0.179
2	AA	7175	0.165
3	AA	7080	0.163
4	AA	7080	0.163
5	AA	7080	0.163
6	AA	7080	0.163
7	AA	7080	0.163
8	AA	7080	0.163
9	AA	7080	0.163
10	AA	6600	0.152
11	AA	6600	0.152
12	AA	6600	0.152
13	AA	6600	0.152
14	AA	6600	0.152
15	AA	8526	0.196
16	AA	7778	0.179
17	AA	7491	0.172
18	AA	7200	0.165
19	AA	7200	0.165
20	AA	7200	0.165
21	AA	7200	0.165
22	AA	7200	0.165
23	AA	6600	0.152
24	AA	6600	0.152
25	AA	6600	0.152
26	AA	6600	0.152
27	AA	6600	0.152
28	AA	6600	0.152
29	AA	6600	0.152
30	AA	7842	0.180

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	BB	8021	0.184
2	BB	7797	0.179
3	BB	7700	0.177
4	BB	7694	0.177
5	BB	7688	0.176
6	BB	7683	0.176
7	BB	7037	0.162
8	BB	7034	0.161
9	BB	7034	0.161
10	BB	7032	0.161
11	BB	7025	0.161
12	BB	7020	0.161
13	BB	7017	0.161
14	BB	7016	0.161
15	BB	7017	0.161
16	BB	7016	0.161
17	BB	7010	0.161
18	BB	7007	0.161
19	BB	7006	0.161
20	BB	7008	0.161
21	BB	8149	0.187
22	BB	8210	0.188
23	BB	7084	0.163
24	BB	7084	0.163
25	BB	7084	0.163
26	BB	7084	0.163
27	BB	7084	0.163
28	BB	7084	0.163
29	BB	7084	0.163
30	BB	7084	0.163

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
31	BB	7084	0.163
32	BB	7084	0.163
33	BB	7084	0.163
34	BB	7084	0.163
35	BB	7084	0.163
36	BB	7084	0.163
37	BB	7084	0.163
38	BB	7073	0.162
39	BB	7970	0.183

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	CC	8043	0.185
2	CC	7888	0.181
3	CC	7338	0.168
4	CC	7338	0.168
5	CC	7338	0.168
6	CC	7338	0.168
7	CC	7338	0.168
8	CC	7338	0.168
9	CC	7338	0.168
10	CC	7338	0.168
11	CC	7338	0.168
12	CC	7338	0.168
13	CC	8463	0.194
14	CC	8617	0.198
15	CC	7532	0.173
16	CC	8367	0.192
17	CC	8358	0.192
18	CC	8364	0.192
19	CC	8363	0.192
20	CC	8359	0.192
21	CC	7882	0.181
22	CC	8052	0.185

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	DD	6600	0.152
2	DD	6600	0.152
3	DD	8003	0.184
4	DD	8703	0.200
5	DD	8703	0.200
6	DD	10334	0.237
7	DD	12373	0.284
8	DD	6615	0.152
9	DD	6588	0.151

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)</

LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T18	N44°38'30"W	14.36'	T43	S30°31'48"E	46.94'	T68	S38°09'27"W	14.04'	T93	S24°51'22"E	34.10'	T118	S45°52'36"E	14.06'
T19	N45°31'30"W	21.21'	T44	S30°31'48"E	63.51'	T69	S51°03'19"E	14.04'	T94	N24°07'24"W	59.86'	T119	S44°07'24"W	14.23'
T20	S44°53'04"W	14.04'	T45	S30°31'48"E	33.99'	T70	N61°08'55"W	14.02'	T95	S23°56'46"E	54.24'	T120	S45°52'36"E	14.06'
T21	N44°28'30"E	20.71'	T46	S41°41'41"W	20.00'	T71	N29°49'12"E	14.02'	T96	N23°56'46"W	65.24'	T121	N20°20'30"E	14.09'
T22	N44°28'30"E	14.14'	T47	S6°46'31"W	20.00'	T72	S10°04'46"E	19.65'	T97	N23°56'46"W	11.00'	T122	N69°40'16"W	14.19'
T23	N45°31'30"W	14.14'	T48	N44°28'30"E	21.21'	T73	N10°04'46"W	64.66'	T98	S21°25'14"E	59.11'	T123	S53°51'34"E	14.57'
T24	S30°31'48"E	36.06'	T49	N45°38'16"W	19.71'	T74	N10°04'46"W	45.01'	T99	N21°25'14"W	68.97'	T124	N36°46'00"E	13.37'
T25	S30°31'48"E	50.89'	T50	N75°59'13"E	15.30'	T75	N11°52'20"W	45.13'	T100	N21°25'14"W	78.65'	T125	S61°56'49"E	14.58'
T26	S30°31'48"E	63.51'	T51	N23°51'49"W	15.30'	T76	N11°52'20"W	64.38'	T101	S21°25'14"E	68.79'	T126	N26°13'27"E	14.07'
T27	S67°03'32"E	15.48'	T52	S23°38'10"E	14.47'	T77	S11°52'20"E	19.25'	T102	N46°14'21"W	14.15'	T127	S69°51'22"E	14.14'
T28	N17°37'19"E	13.66'	T53	N63°36'47"E	14.48'	T78	N13°39'40"W	62.77'	T103	N43°45'39"E	14.14'	T128	N20°08'38"E	14.14'
T29	S88°28'43"E	15.68'	T54	S45°15'24"W	13.76'	T79	N13°39'40"W	64.38'	T104	N36°46'23"W	14.15'	T129	N89°28'04"E	28.64'
T30	S13°11'40"W	15.26'	T55	N46°14'21"W	14.15'	T80	N13°39'40"W	1.60'	T105	N43°45'39"E	14.14'	T130	N89°28'05"E	25.45'
T31	N17°54'36"E	15.81'	T56	N20°08'38"E	14.14'	T81	N17°01'56"W	20.99'	T106	S46°14'21"E	14.15'	T131	N89°28'04"E	25.00'
T32	N18°57'36"W	15.81'	T57	S69°51'22"E	14.14'	T82	N17°01'56"W	59.42'	T107	S43°45'39"W	14.14'	T132	N22°04'48"W	60.16'
T33	S59°44'46"E	13.99'	T58	N20°21'31"E	14.13'	T83	N17°01'56"W	38.43'	T108	N46°14'21"W	14.15'	T133	N22°04'48"W	74.03'
T34	N30°04'10"E	14.31'	T59	N4°36'32"W	61.94'	T84	N18°41'01"W	43.59'	T109	N43°45'39"E	14.14'	T134	S22°04'48"E	13.87'
T35	S87°05'09"E	15.72'	T60	N4°36'32"W	70.79'	T85	N18°41'01"W	59.42'	T110	S43°45'39"W	14.14'	T135	N4°05'01"W	54.04'
T36	N56°02'49"E	15.90'	T61	S4°36'32"E	8.85'	T86	N18°41'01"W	15.84'	T111	N46°14'21"W	14.15'	T136	N4°05'01"W	69.41'
T37	S60°05'49"E	14.01'	T62	S18°31'51"E	30.72'	T87	N21°59'10"W	6.76'	T112	N39°51'40"E	14.18'	T137	S4°05'01"E	15.37'
T38	N44°20'07"E	14.18'	T63	N18°31'51"W	75.15'	T88	N21°59'10"W	52.66'	T113	N50°49'56"W	14.27'	T138	N5°46'23"W	52.55'
T39	N36°44'43"W	50.68'	T64	N18°31'51"W	44.43'	T89	N21°59'10"W	59.42'	T114	S43°45'39"W	14.14'	T139	N5°46'23"W	69.41'
T40	S10°05'08"E	27.99'	T65	S24°18'12"E	33.84'	T90	N23°35'25"W	20.95'	T115	N46°14'21"W	14.15'	T140	S5°46'23"E	16.86'
T41	S10°05'08"E	73.87'	T66	N24°18'12"W	75.15'	T91	N23°35'25"W	59.42'	T116	S43°45'39"W	14.14'	T141	N8°41'13"W	18.36'
T42	S30°31'48"E	31.26'	T67	N24°18'12"W	41.32'	T92	N23°35'25"W	38.48'	T117	N46°14'21"W	14.15'	T142	N8°41'13"W	67.91'

LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T143	S8°41'13"E	49.55'	T168	N22°59'32"W	52.73'	T193	N6°10'59"W	13.50'	T218	N85°21'00"W	61.16'	T243	N78°39'18"E	52.36'
T144	N10°20'24"W	19.86'	T169	N22°59'32"W	62.69'	T194	N9°09'20"W	45.62'	T219	S85°21'00"E	68.58'	T244	N86°35'23"E	62.77'
T145	N10°20'24"W	67.91'	T170	S22°59'32"E	9.96'	T195	N9°09'20"W	70.24'	T220	S85°21'00"E	64.29'	T245	N45°57'00"W	14.09'
T146	S10°20'24"E	48.06'	T171	S24°51'22"E	2.37'	T196	N9°09'20"W	24.62'	T221	S44°07'24"W	14.23'	T246	N44°03'00"E	14.19'
T147	N11°59'32"W	21.35'	T172	N22°37'35"W	24.11'	T197	N12°07'41"W	34.51'	T222	S45°18'16"E	14.20'	T247	S1°13'51"W	63.61'
T148	N11°59'32"W	67.86'	T173	N19°23'29"W	33.59'	T198	N12°07'41"W	70.24'	T223	N40°37'18"W	12.69'	T248	S6°33'47"W	64.46'
T149	S11°59'32"E	46.50'	T174	N8°59'15"W	58.87'	T199	N12°07'41"W	35.73'	T224	N51°25'31"E	15.90'	T249	S11°56'00"W	64.46'
T150	N13°38'43"W	22.91'	T175	N8°59'15"W	102.10'	T200	N14°59'11"W	23.40'	T225	N18°46'01"W	13.61'	T250	S17°18'14"W	64.46'
T151	N13°38'43"W	67.97'	T176	N18°59'15"W	43.23'	T201	N14°59'11"W	64.84'	T226	N73°39'29"E	15.03'	T251	S22°40'27"W	64.46'
T152	S13°38'43"E	45.06'	T177	N14°14'11"W	15.68'	T202	N14°59'11"W	41.44'	T227	N1°59'25"E	49.34'	T252	S28°02'40"W	64.46'
T153	N15°17'57"W	24.35'	T178	N14°14'11"W	77.57'	T203	N17°43'49"W	17.69'	T228	N27°48'13"E	46.44'	T253	S33°24°54"W	64.46'
T154	N15°17'57"W	67.91'	T179	N14°14'11"W	58.88'	T204	N17°43'49"W	64.84'	T229	N52°58'14"E	46.44'	T254	S38°47'07"W	64.46'
T155	S15°17'57"E	43.57'	T180	N14°14'11"W	3.00'	T205	N17°43'49"W	47.15'	T230	N89°15'47"E	58.55'	T255	S44°09'21"W	64.46'
T156	N16°53'19"W	25.84'	T181	N18°04'16"W	55.88'	T206	N20°28'27"W	11.98'	T231	N45°57'00"W	14.09'	T256	S49°31'34"W	64.46'
T157	N16°53'19"W	62.69'	T182	N18°04'16"W	73.03'	T207	N20°28'27"W	64.84'	T232	N44°03'00"E	14.19'	T257	S54°53'48"W	64.46'
T158	S16°53'19"E	36.85'	T183	N18°04'16"W	17.15'	T208	N20°28'27"W	52.86'	T233	N2°33'10"E	56.50'	T258	S60°16'01"W	64.46'
T159	N18°24'52"W	32.56'	T184	N21°54'56"W	41.74'	T209	N23°13'47"W	6.27'	T234	N10°25'44"E	52.36'	T259	S65°38'14"W	64.46'
T160	N18°24'52"W	62.69'	T185	N21°54'56"W	73.04'	T210	N23°13'47"W	64.84'	T235	S18°00'34"W	52.36'	T260	S71°00'28"W	64.46'
T161	S18°24'52"E	30.13'	T186	N21°54'56"W	31.30'	T211	N23°13'47"W	59.12'	T236	N25°35'25"E	52.36'	T261	S76°22'41"W	64.46'
T162	N19°56'25"W	39.28'	T187	N44°38'30"W	14.36'	T212	N23°13'47"W	0.55'	T237	N33°10'15"E	52.36'	T262	S81°44'55"W	64.46'
T163	N19°56'25"W	62.69'	T188	N19°56'25"W	62.93'	T213	S88°55'11"E	27.02'	T238	N40°45'06"E	52.36'	T263	N87°15'26"E	73.66'
T164	S19°56'25"E	23.41'	T189	N31°4'50"W	70.24'	T214	S88°55'11"E	71.74'	T239	N48°19'56"E	52.36'	T264	S43°45'39"W	14.14'
T165	N21°27'59"W	46.00'	T190	N31°4'50"W	7.31'	T215	N88°55'11"W	44.72'	T240	N55°54'46"E	52.36'	T265	N44°21'44"E	20.36'
T166	N21°27'59"W	62.69'	T191	N6°10'59"W	56.74'	T216	S85°21'00"E	14.39'	T241	N63°29'37"E	52.36'	T266	S56°53'20"E	13.81'
T167	S21°27'59"E	16.68'	T192	N6°10'59"W	70.24'	T217	N85°21'00"W	71.26'	T242	N71°04'27"E	52.36'	T267	N33°38'06"E	14.26'

LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T268	S72°43'38"E	15.81'	T293	N72°46'52"W	15.81'	T318	N12°27'12"W	18.78'
T269	N70°24'05"E	15.81'	T294	S43°48'27"W	14.15'	T319	S80°35'15"E	18.91'
T270	S46°09'44"E	14.14'	T295	S45°21'30"W	13.92'	T320	N70°20'23"E	15.81'
T271	N43°50'14"E	14.14'	T296	N44°07'24"E	14.23'	T321	S72°47'26"E	15.81'
T272	S72°43'41"E	15.81'	T297	N44°07'24"E	14.23'	T322	N72°49'38"W	15.84'
T273	N70°24'08"E	15.81'	T298	S17°38'56"W	15.85'	T323	S70°18'03"W	15.78'
T274	S45°57'00"E	14.09'	T299	N45°58'46"W	14.08'	T324	N30°43'26"W	40.00'
T275	N44°03'00"E	14.19'	T300	S70°23'32"W	15.85'	T325	N29°08'19"W	38.47'
T276	S44°03'00"W	14.19'	T301	N72°44'20"W	15.77'	T326	N23°24'44"W	37.92'
T277	N45°57'00"W	14.09'	T302	S44°01'14"W	14.20'	T327	N17°30'20"W	37.92'
T278	S77°35'55"E	15.32'	T303	N19°13'12"W	15.77'	T328	N11°35'55"W	37.92'
T279	N63°44'36"E	16.46'	T304	N44°01'14"E	14.20'	T329	N11°5'24"W	46.49'
T280	S58°25'51"E	13.55'	T305	N45°58'46"W	14.08'	T330	S11°4'30"W	10.00'
T281	N28°57'07"E	15.03'	T306	S46°14'21"E	14.15'	T331	N45°31'46"E	24.41'
T282	N79°24'52"E	15.97'	T307	N43°45'39"E	14.14'	T332	S5°25'46"W	231.12'
T283	N39°51'11"E	15.90'	T308	S72°47'26"E	15.81'	T333	S26°02'46"W	94.84'
T284	S84°26'29"E	14.39'	T309	N70°20'23"E	15.81'	T334	S76°09'55"W	42.18'
T285	N3°33'26"E	14.39'	T310	S45°52'36"E	14.06'	T335	S60°36'39"W	85.53'
T286	N59°15'46"E	15.90'	T311	N45°52'36"W	14.06'	T336	S87°43'55"W	116.47'
T287	N20°25'01"E	15.90'	T312	S17°10'54"W	15.81'	T337	N65°17'11"W	183.52'
T288	S16°27'22"W	15.74'	T313	S19°41'17"E	15.81'	T338	S71°30'57"W	144.40'
T289	S19°35'52"E	15.81'	T314	S44°04'13"E	13.60'			
T290	S17°15'58"W	15.82'	T315	S20°36'59"W	16.12'			
T291	N46°11'33"W	14.13'	T316	S18°44'38"E	15.73'			
T292	S70°20'57"W	15.82'	T317	S43°45'39"W	14.14'			

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C40	26°35'05"	350.00'	82.69'	162.37'	N77°14'06"W 160.92'
C41	28°57'12"	50.00'	12.91'	25.27'	N76°02'54"W 25.00'
C42	24°59'07"	350.00'	77.55'	152.37'	N76°24'59"W 151.17'
C43	74°02'55"	50.00'	37.71'	64.62'	N24°32'50"W 60.22'
C44	78°45'52"	50.00'	41.04'	68.73'	N51°51'34"E 63.45'
C45	88°14'01"	50.00'	48.48'	77.00'	S44°38'30"E 69.61'
C46	13°07'46"	650.00'	74.80'	148.95'	S83°57'37"E 148.62'
C47	12°14'53"	650.00'	69.74'	138.95'	S83°31'10"E 138.68'
C48	62°27'27"	50.00'	30.32'	54.50'	N14°17'46"W 51.85'
C49	88°26'28"	50.00'	48.66'	77.18'	N31°10'24"W 69.74'
C50	40°12'27"	50.00'	18.30'	35.09'	N33°09'03"E 34.37'
C51	126°13'14"	50.00'	98.60'	110.15'	S63°38'07"E 89.19'
C52	48°35'18"	50.00'	22.57'	42.40'	S03°33'43"E 41.14'
C53	70°30'45"	50.00'	35.34'	61.53'	S58°59'19"W 57.72'
C54	85°13'23"	50.00'	46.00'	74.37'	S43°08'38"W 67.70'
C55	65°40'36"	50.00'	32.27'	57.31'	N32°18'22"E 54.23'
C56	59°29'30"	50.00'	13.03'	25.50'	S24°00'06"W 25.22'
C57	26°29'53"	50.00'	26.86'	49.30'	S68°31'35"W 47.33'
C58	82°41'33"	50.00'	44.00'	72.16'	N41°52'43"W 66.06'
C59	93°52'36"	50.00'	53.50'	81.92'	N46°24'22"E 73.06'
C60	89°21'43"	40.00'	39.56'	62.39'	N45°09'22"E 56.25'
C61	90°41'49"	40.00'	40.49'	63.32'	N45°52'24"W 56.91'
C62	97°26'13"	40.00'	45.56'	68.01'	N40°03'35"E 60.12'
C63	72°03'54"	40.00'	29.10'	50.32'	N55°11'22"W 47.06'
C64	4°21'30"	479.00'	18.23'	36.44'	S28°32'41"E 36.43'

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 16, ABSTRACT NO. 168, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO UPTOWN CELINA PARTNERS LP, RECORDED INSTRUMENT NO. 20210428000856900, 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 WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST RIGHT–OF–WAY LINE OF FARM–TO–MARKET ROAD (FM) 455, A 90–FOOT RIGHT–OF–WAY, AT THE NORTHEAST CORNER OF SAID UPTOWN CELINA PARTNERS TRACT, FROM WHICH A 1/2–INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RAJU GADIRAJU AND FENG–TZU TSAI, RECORDED IN INSTRUMENT NO. 200406140086243, O.P.R.C.C.T. BEARS NORTH 00°13'52" WEST, A DISTANCE OF 377.52 FEET;

THENCE SOUTH 00°13'52" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 417.67 FEET TO A 1/2–INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°50'14" WEST, LEAVING SAID WEST RIGHT–OF–WAY LINE, PASSING A 1/2–INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 450.82 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.77 FEET TO A 1/2–INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 00°44'11" EAST, A DISTANCE OF 817.09 FEET TO A 1/2–INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°45'30" EAST, PASSING A 1/2–INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 120.60 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.26 FEET TO A 1/2–INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER IN SAID WEST RIGHT–OF–WAY LINE OF FM 455;

THENCE SOUTH 00°44'52" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 719.63 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T.;

THENCE SOUTH 06°54'50" WEST, ALONG THE WEST LINE OF SAID STATE OF TEXAS TRACT, A DISTANCE OF 273.54 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 71°30'57" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 144.40 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE NORTH 65°17'11" WEST, A DISTANCE OF 183.52 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 87°43'55" WEST, A DISTANCE OF 116.47 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 60°36'39" WEST, A DISTANCE OF 85.53 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 26°02'46" WEST, A DISTANCE OF 94.84 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 76°09'55" WEST, A DISTANCE OF 42.18 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 05°25'46" WEST, A DISTANCE OF 231.12 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 73°46'03" WEST, A DISTANCE OF 982.15 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 84°55'10" WEST, A DISTANCE OF 160.34 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 50°38'02" WEST, A DISTANCE OF 154.60 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 79°14'54" WEST, A DISTANCE OF 331.44 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 59°43'30" WEST, A DISTANCE OF 287.68 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 52°17'38" WEST, A DISTANCE OF 212.08 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE SOUTHWEST CORNER OF SAID UPTOWN CELINA PARTNERS TRACT, FROM WHICH A 5/8–INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NO. 97–0061953, O.P.R.C.C.T. BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 455.68 FEET;

THENCE NORTH 00°31'56" WEST, ALONG THE WEST LINE OF SAID UPTOWN CELINA PARTNERS TRACT PASSING A 1/2–INCH IRON ROD FOUND AT A DISTANCE OF 396.70 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1087.73' TO A 1/2–INCH IRON ROD FOUND FOR CORNER

THENCE NORTH 00°31'53" WEST, CONTINUING ALONG SAID WEST LINE, PASSING AT A DISTANCE OF 1733.98 FEET A 1–INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GREG MIMS AND PAM MIMS, RECORDED IN INSTRUMENT NO. 20150604000659940, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO W.G. CULLUM & COMPANY, LTD., RECORDED IN INSTRUMENT NO. 20151215001560240, O.P.R.C.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 1,739.11 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 00°31'46" EAST, A DISTANCE OF 434.69 FEET TO A 1/2–INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHWEST CORNER OF SAID UPTOWN CELINA PARTNERS TRACT;

THENCE NORTH 88°46'41" EAST, ALONG THE NORTH LINE OF SAID UPTOWN CELINA PARTNERS TRACT, A DISTANCE OF 2,597.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,542,831 SQUARE FEET OR 150.203 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT UPTOWN CELINA PARTNERS LP, acting herein by and through its duly authorized officer, does hereby adopt this preliminary plat designating the hereinabove described property as THE RANCH AT UPTOWN, 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 preliminary plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

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

WITNESS, my hand this the _____ day of _____, 20____.

UPTOWN CELINA PARTNERS LP

By: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared _____ of UPTOWN CELINA PARTNERS LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR’S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" _____

Registered Professional Land Surveyor No. _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under me and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

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	

D22–XXXX
PRELIMINARY PLAT
THE RANCH AT UPTOWN
PHASES THREE AND FOUR
587 TOTAL RESIDENTIAL LOTS
15 HOA LOTS
150.203 ACRES
3.9 LOT/ACRE DENSITY
35.736 AC ROW DEDICATION

COLLIN COUNTY SCHOOL LAND SURVEY
NO.16 ABSTRACT NO. 168
THOMAS STAYTON SURVEY ABSTRACT NO. 804
HENRY BENTLEY SURVEY ABSTRACT NO. 124
AN ADDITION TO THE CITY OF CELINA
COLLIN COUNTY, TEXAS
APRIL 2022 SCALE: 1" = 100"

SURVEYOR
AXIS SURVEYING
ADDRESS: P.O. BOX 575
WAXAHACHIE, TEXAS 75168
CONTACT: SEAN SHROPSHIRE
PHONE: 214–903–8200

OWNER
UPTOWN CELINA PARTNERS LP
ADDRESS: 9550 JOHN W. ELLIOTT, SUITE 106
FRISCO, TEXAS 75033
CONTACT: NEAL HECKEL
PHONE: 214–869–4943

ENGINEER
 DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: 5513 Smiley - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Commercial, Retail & Office District (C) zoning, generally located west of Smiley Road and approximately 2,900 feet south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley – Zoning)

Applicant:

Bill & Eden Morgan
P.O. Box 7490
Redlands, CA 92375

Background Information:

This item is for the zoning of approximately 5 acres to Commercial, Retail & Office District (C) zoning, with the additional allowed use of mini-warehouse/self storage. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

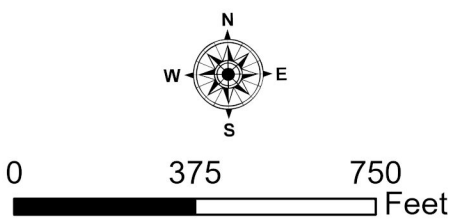


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**5513 Smiley Rd
Location Map
City of Celina**

3/28/2022



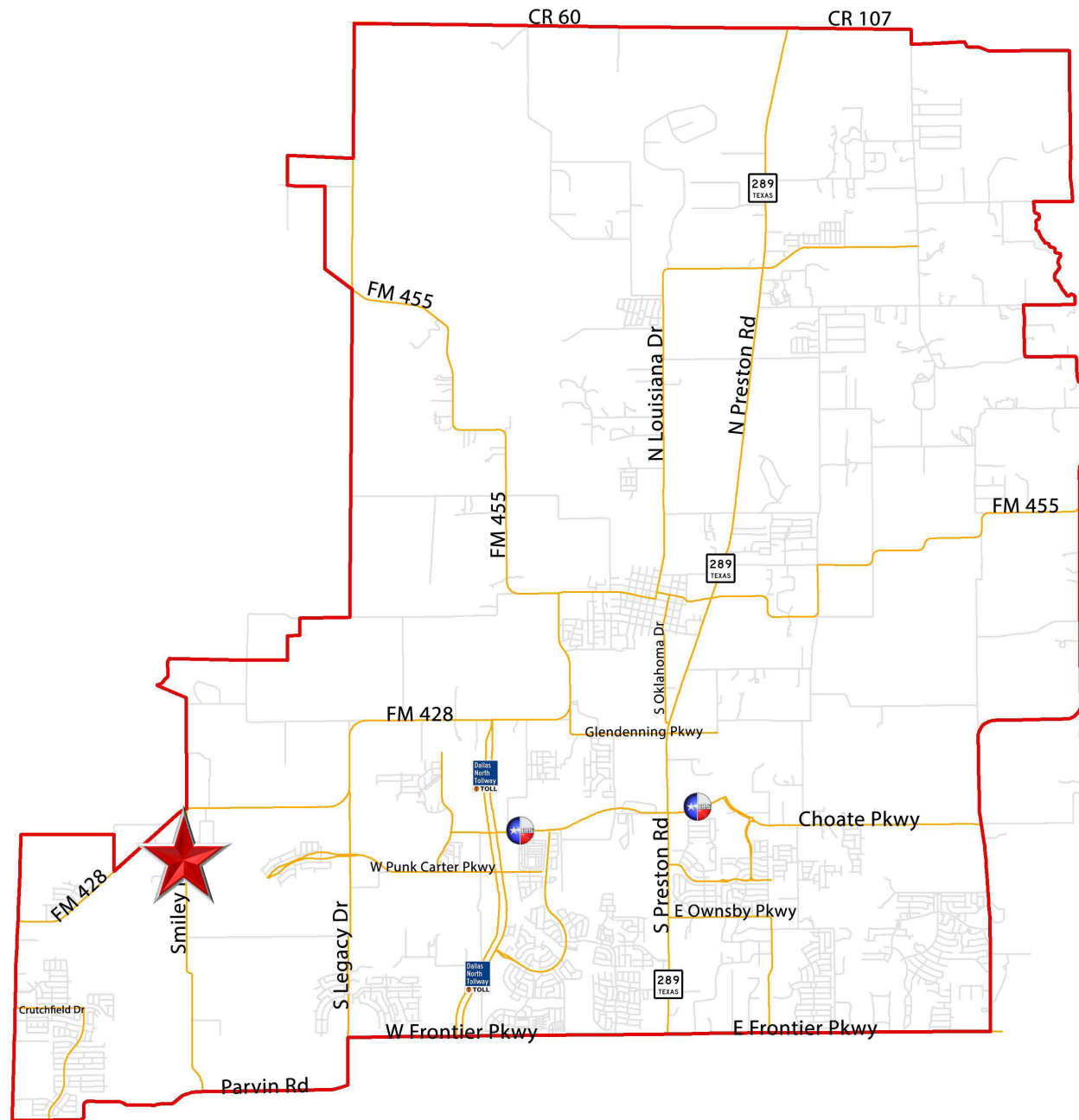
Attachment: Location Map (5513 Smiley - Zoning)

5513 SMILEY ROAD

Zoning

Planning & Zoning Commission
June 21, 2022







LOCATION MAP

The subject property is generally located west of Smiley Road and approximately 2,900 feet south of FM 428.

BACKGROUND

- The Development Agreement was approved by City Council in May 2022, which outlined the subject property's future annexation and zoning
- The subject property is approximately 5 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The subject property proposes an interim land use of open vehicle storage, which has a sunset clause of 15 years
- The property will be annexed and zoned to Commercial, Office, & Retail District (C), in conformance with the governing DA

POLICY CONSIDERATIONS

- The request is in conformance with the governing Development Agreement
- ROW dedication and landscape buffer for Smiley Road are consistent with modern standard
- The interim use will cease after 15 years, per the agreement
- The interim use is allowed in the County today with no regulations

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: Celina Station, The Depot - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 86 with Multi-Family District, Urban Edge (MF-2), generally located south of Ash Street and approximately 700 feet west of the Preston Road, within the City Limits. (Celina Station, The Depot – PD Amendment)

Applicant:

New Parkwood, LP
PO Box 3328
Sherman, TX 75091

Background Information:

The applicant is requesting to amend approximately 10 acres of Planned Development (PD) No. 86 with Multi-Family District, Urban Edge (MF-2) zoning district. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.





Life Connected.

Legend

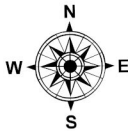
-  Subject Property
-  City Limits
-  Roads
-  Parcels

Celina Station Phase 3

Location Map

City of Celina

6/2/2022



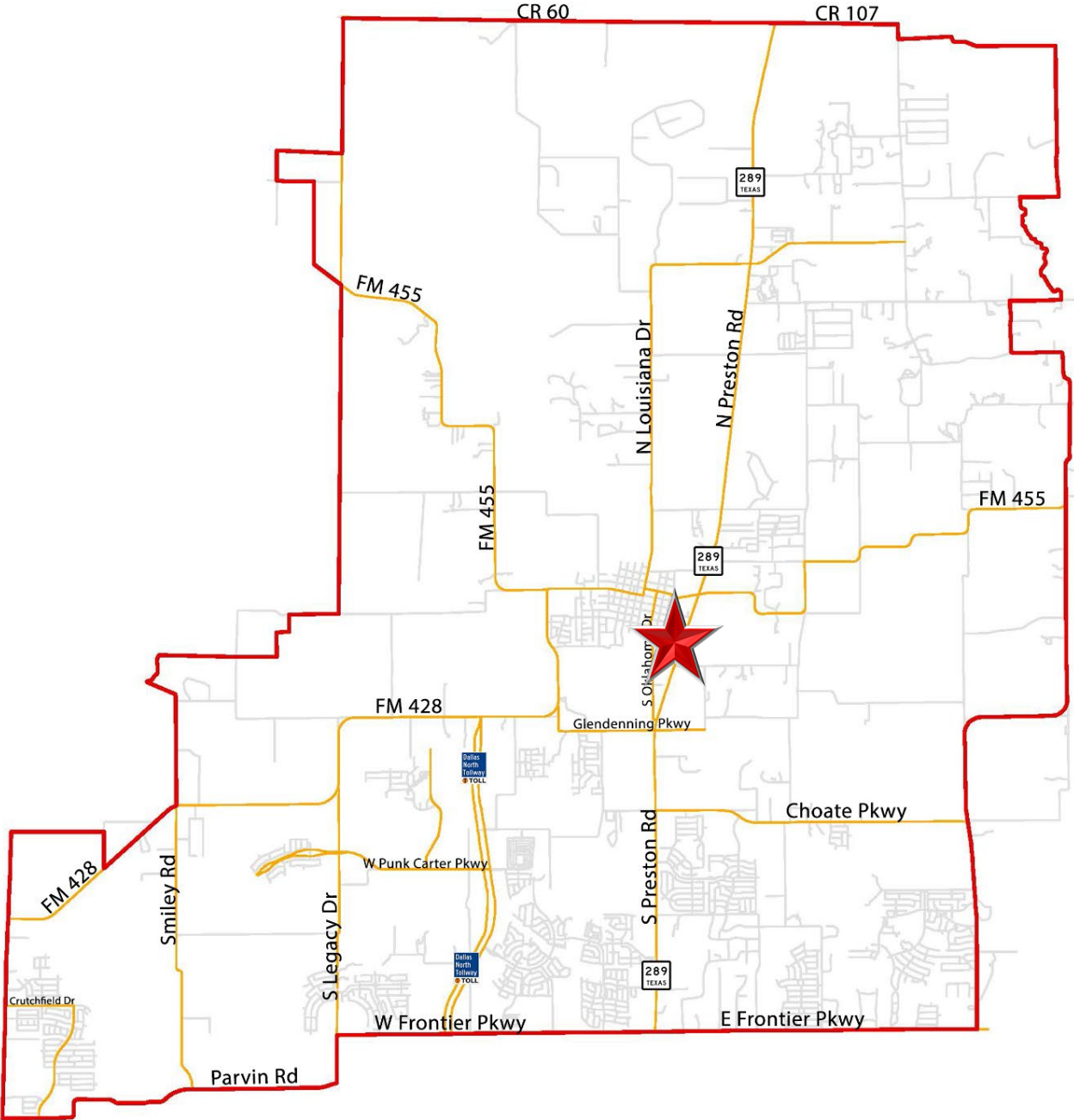
0 345 690 Feet

CELINA STATION PHASE 3

PD Amendment

Planning & Zoning Commission
June 21, 2022







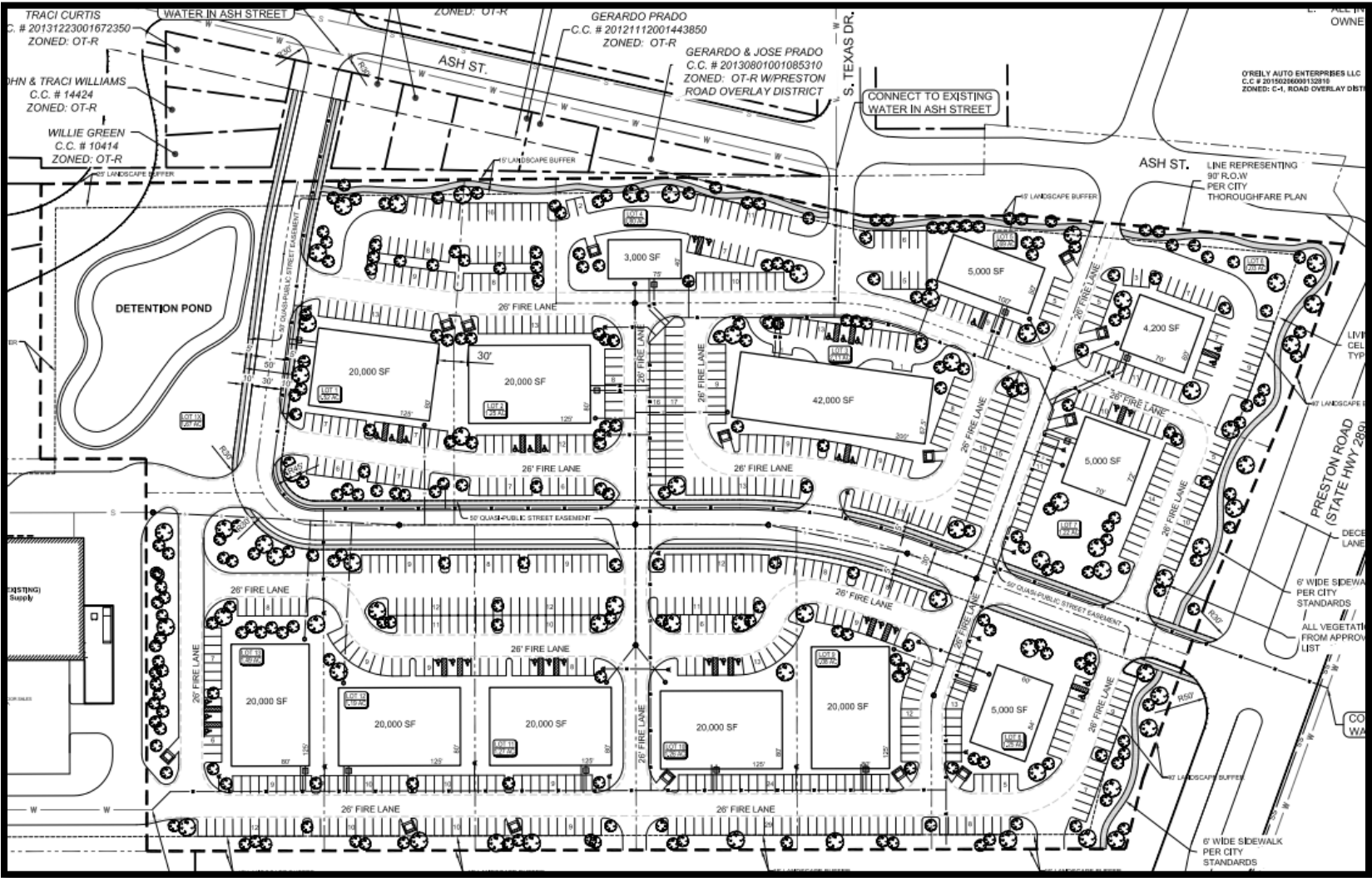
LOCATION MAP

The subject property is generally located at the southwest corner of Preston Road and Ash Street

BACKGROUND

- The subject property is approximately 9 acres, located within the City Limits
- The governing PD #86 was approved in 2017 and has a base zoning of Commercial-1 (C-1)
- The applicant's request is to amend the PD and the Concept Plan to allow for Multi-family (MF-2) behind the front retail pads and Phase 2 (middle) of the commercial/office development

ORIGINAL CONCEPT



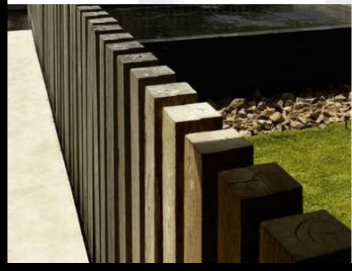
THE STATION



Preston & Ash Primary Development Entry Monument Plan



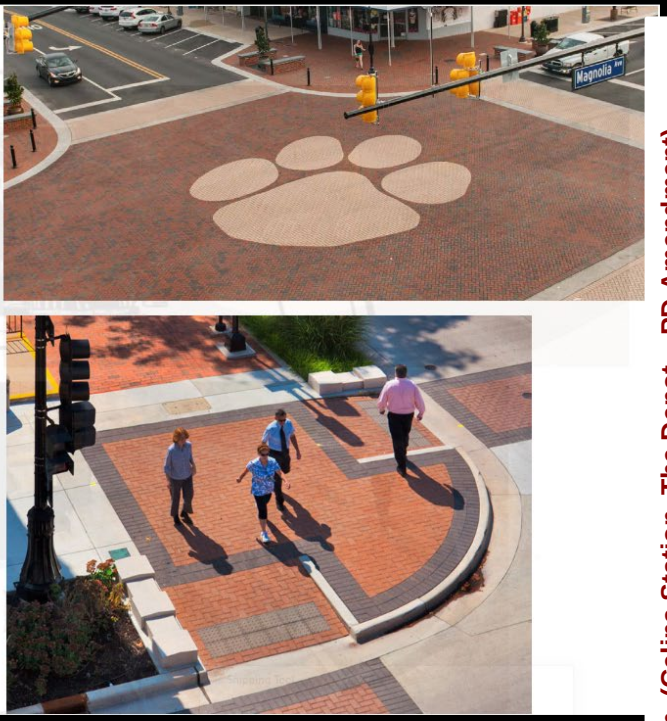
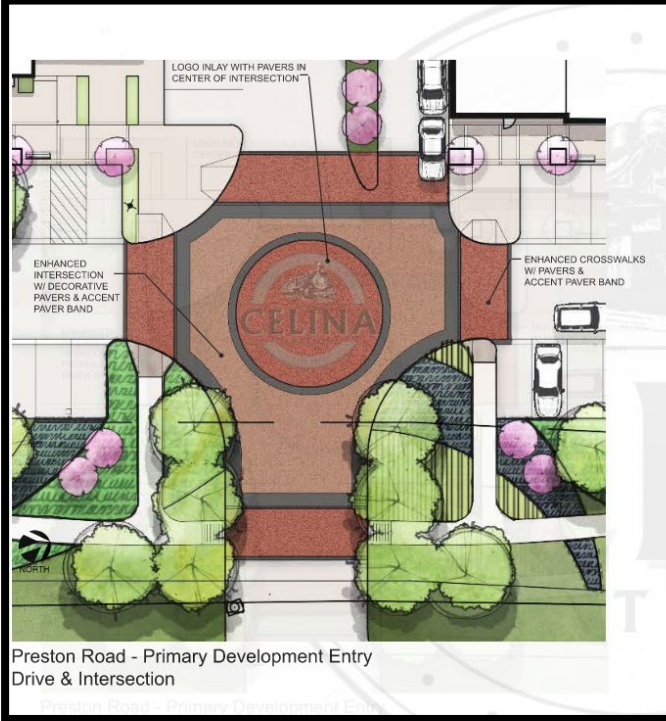
Preston & Ash Primary Development Entry Monument Plan Perspective



VTI



THE STATION



Attachment: Staff Presentation (Celina Station, The Depot - PD Amendment)

PROPOSED PHASE 3

Concept Plan



Rendering



POLICY CONSIDERATIONS

- The 2017 era concept showed a mix of retail, commercial, and office on approximately 20 acres
- The post-C19 market does not necessarily support as much commercial as originally zoned on the property, as Ash Street is not an obvious big box corner
- The Station established a strong visual connection to Celina and its history with murals, decorative paving, gateway monumentation, and railroad themed architectural brick
- The Depot (Phase 3) continues that theme

POLICY CONSIDERATIONS

- The Downtown Master Plan identified this corner as an eastern gateway into downtown, which requires higher quality, mixed use development
- The Downtown Master Plan called for more density surrounding downtown in order to support the destination elements of downtown (entertainment, retail, and restaurant)
- The Depot integrates with the linear trail associated with Traditions Park
- The design elements associated with this project are of higher quality than traditional suburban in-line retail



RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: Trails Baptist Church - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning district, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church - Zoning)

Applicant:

The Trails Church
PO Box 248
Celina, TX 75009

Background Information:

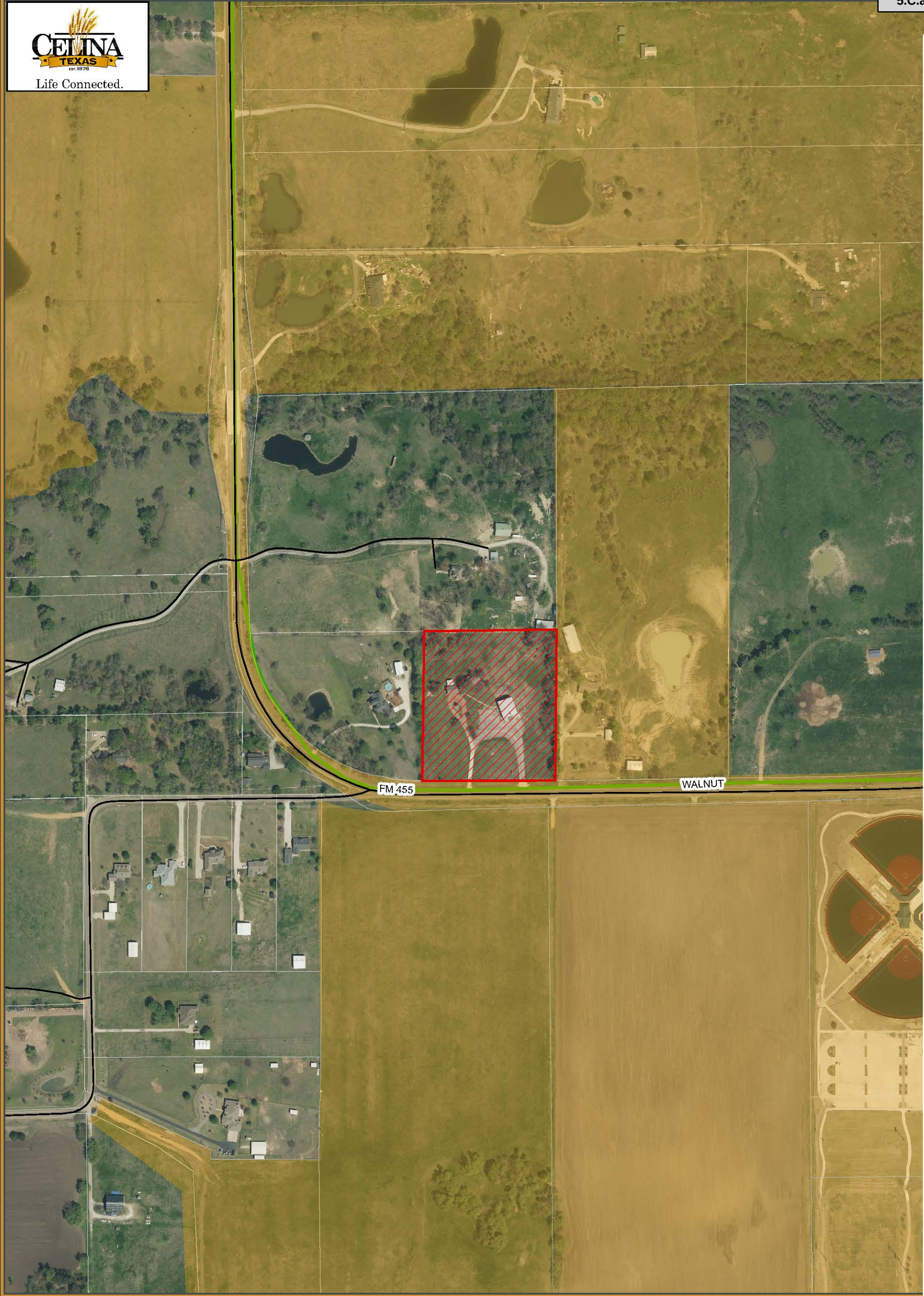
This item is for the zoning of approximately 5.3 acres to Community Facilities District (CF), in conformance with the governing Development Agreement. The applicant intends to expand the existing church building. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Trails Baptist Church – Zoning)

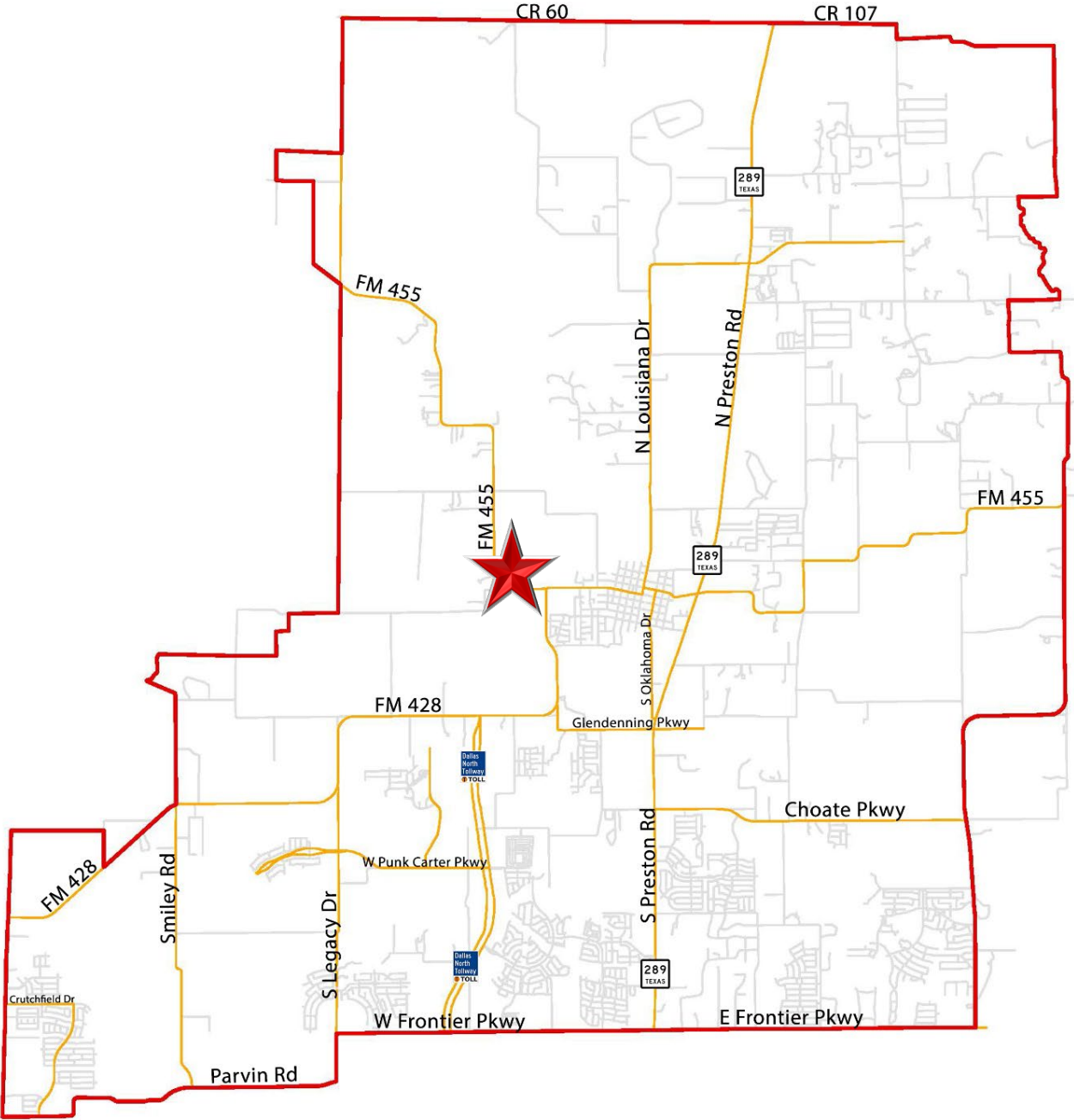
Legend - Subject Property - City Limits - Roads - Parcels	Trails Church Location Map City of Celina 9/28/2021	 0 285 570 Feet
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TRAILS BAPTIST CHURCH

Zoning

Planning & Zoning Commission
June 21, 2022







LOCATION MAP

The subject property is generally located north of FM 455 and approximately 1,565 feet west of Future Celina Parkway

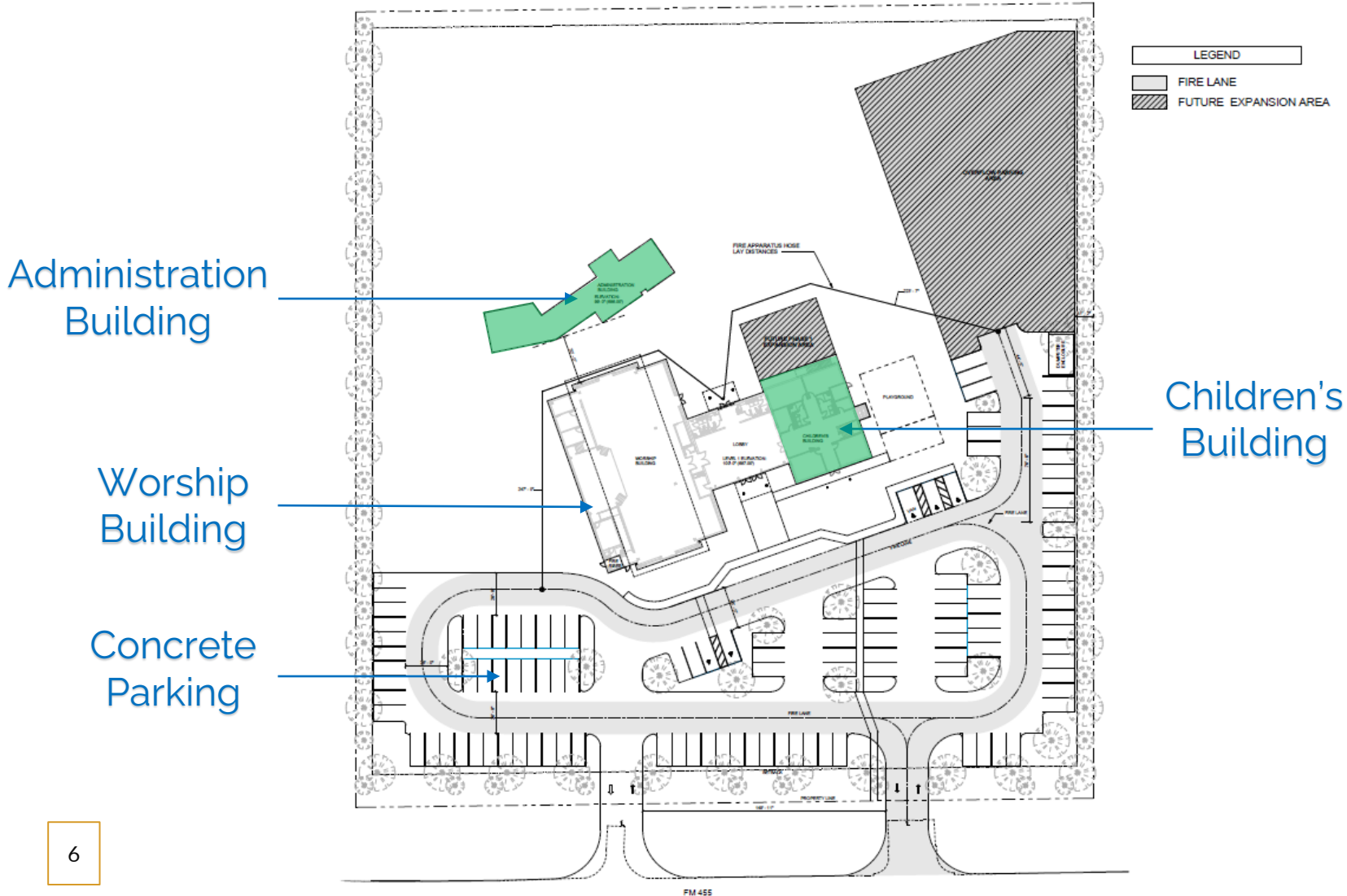
BACKGROUND

- A Development Agreement (DA), which outlined the future annexation and zoning, was approved by City Council in March 2022
- The subject property is approximately 5.3 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The property will be annexed and zoned in conformance with the governing DA

PROJECT OVERVIEW

- The applicant desires to expand the existing church building
- The proposed zoning is Community Facilities District, which is appropriate for an Assembly Use project

CONCEPT PLAN



Attachment: Staff Presentation (Trails Baptist Church – Zoning)

POLICY CONSIDERATIONS

- The property has been entitled through the governing Development Agreement
- City standards will otherwise apply (architecture, landscape, etc.)

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: Celina Landing - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 68 acres to a Planned Development with a base zoning of Mixed Use District (MU), generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (Celina Landing – PD Zoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC
PO Box 6250
McKinney, TX 75071

Background Information:

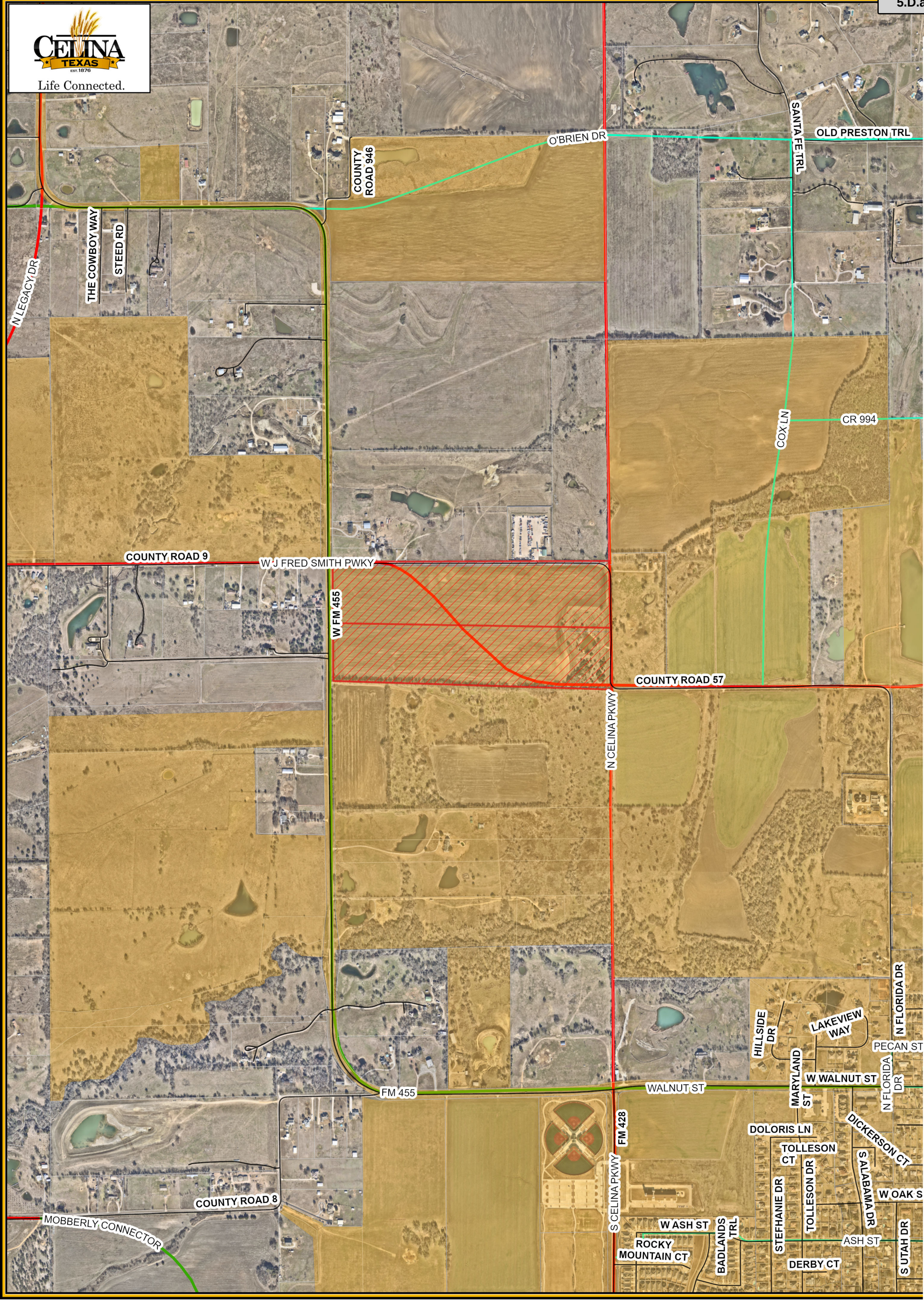
This item is for the rezoning of approximately 68 acres to a Planned Development with a base zoning of Mixed Use District (MU). This request is consistent with the governing DA which was approved in March 2022. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

**KDD Ranch
Location Map
City of Celina**

1/27/2022

0 500 1,000 Feet

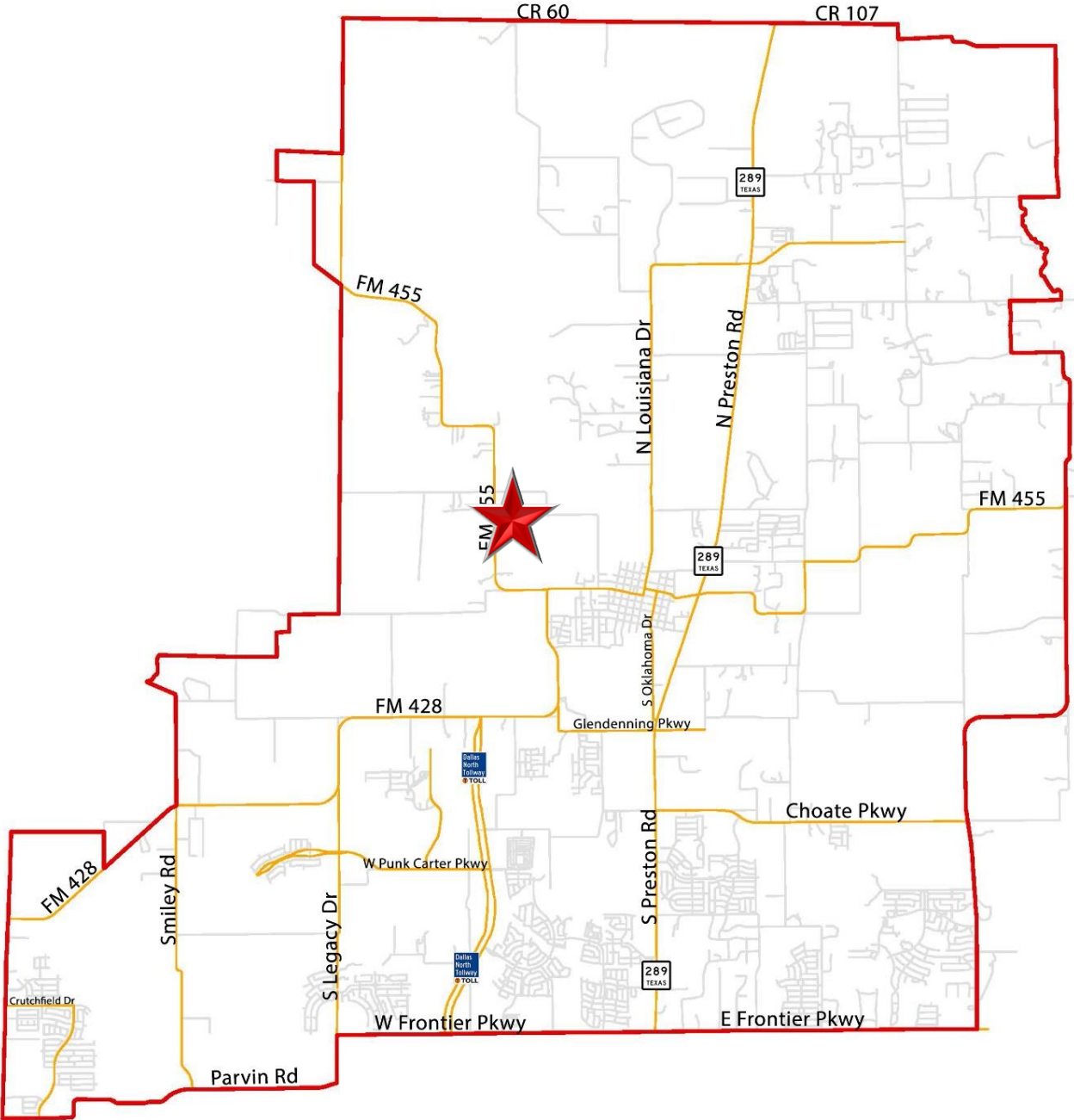
A north arrow pointing upwards with 'N', 'S', 'E', and 'W' labels. Below it is a scale bar with markings for 0, 500, and 1,000 feet.

CELINA LANDING (KDD RANCH)

Planned Development

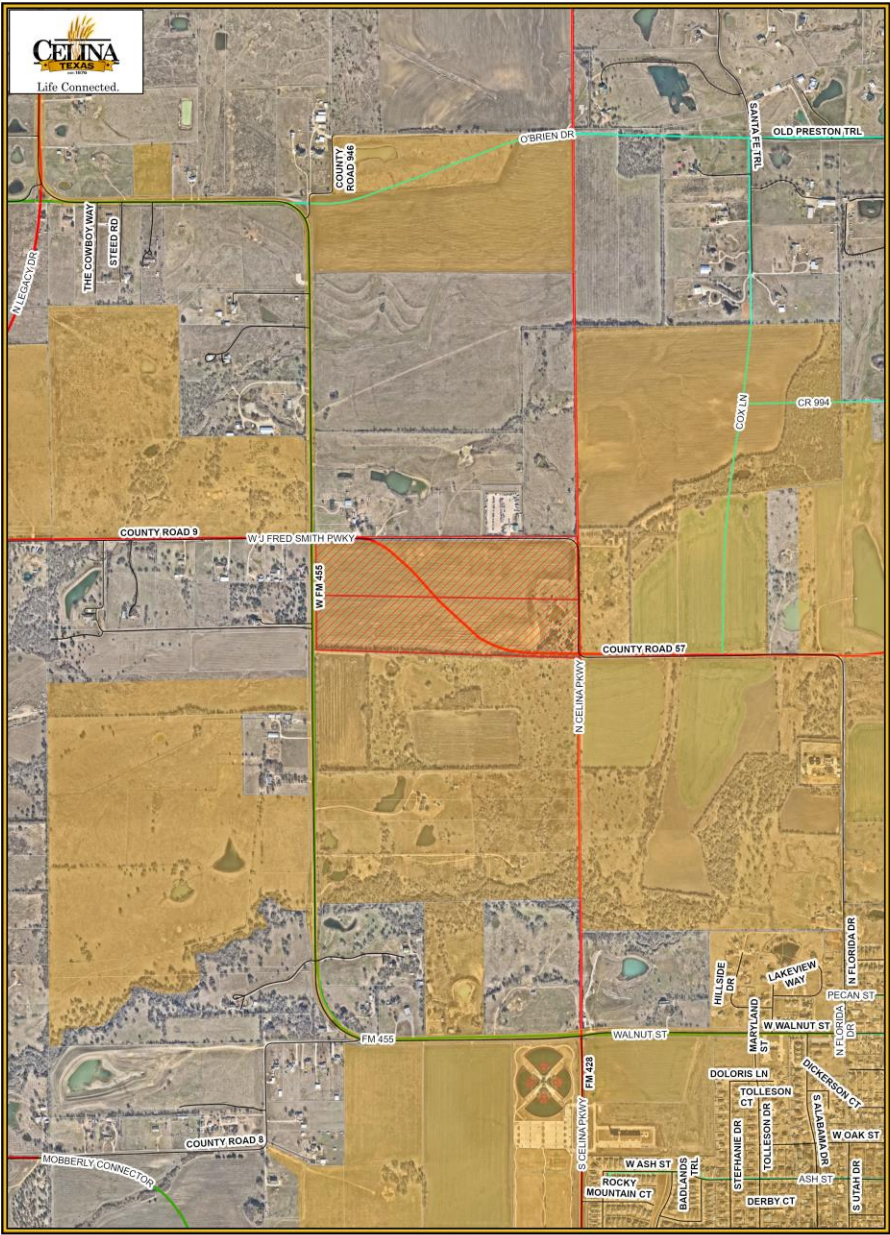
Planning & Zoning Commission
June 21, 2022





LOCATION MAP

The subject property is generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway



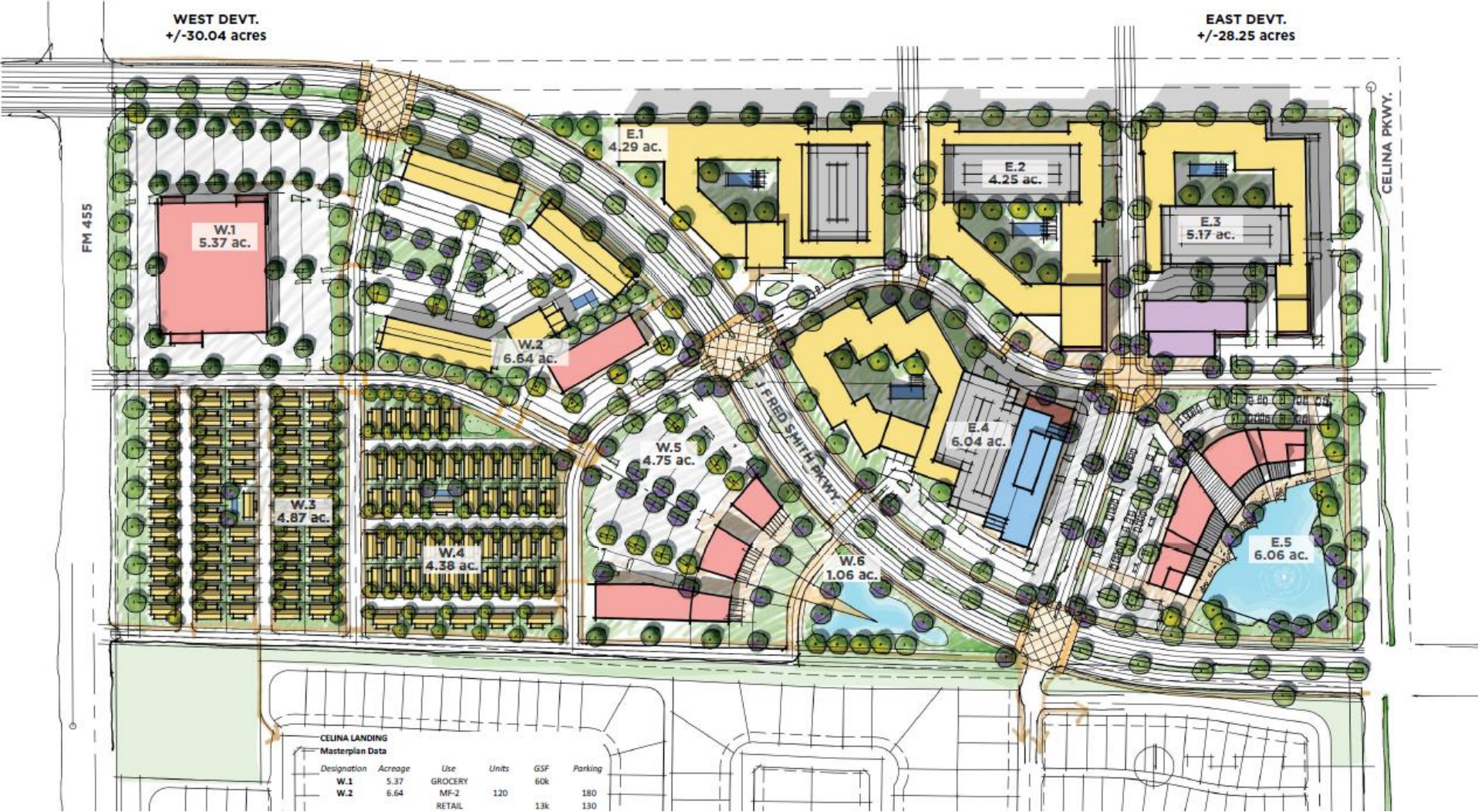
BACKGROUND

- The subject property is approximately 71 acres, located within City Limits
- The property is currently zoned both a Planned Development (PD-31) and Commercial (C-2)
- The applicant's request is to rezone the property to a Planned Development (PD) with Mixed-Use (MU) base zoning
- A Development Agreement (DA) which outlined the future annexation and zoning was approved in March 2022

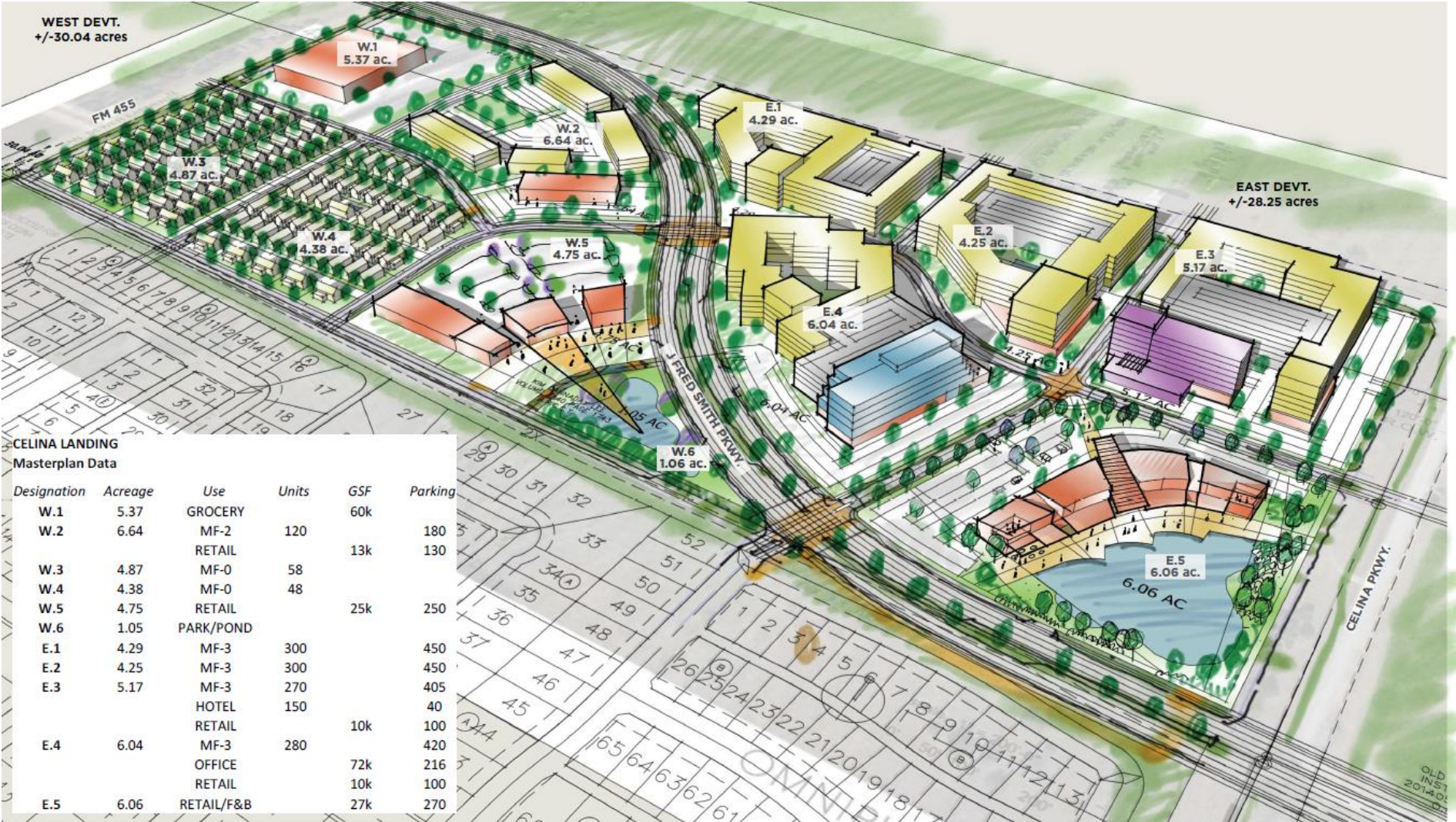
PROJECT OVERVIEW

- The proposed Mixed-Use (MU) zoning would have the following restrictions:
 - C, Commercial, Office, & Retail: Minimum 30%
 - SF-R, Single-Family detached residential uses: Maximum 25%
 - SF-A, Single-Family attached residential uses: Maximum 50%
 - MF-0, Multi-Family Horizontal: Maximum 25%
 - MF-2, Multi-Family Urban Edge: Maximum 50%
 - MF-3, Multi-Family Urban Living: Maximum 60%

CONCEPT PLAN



CONCEPT PLAN



POLICY CONSIDERATIONS

- A recent update to the Master Thoroughfare Plan bisected the subject property with J. Fred Smith Parkway
- The property is also adjacent to Celina Parkway
- MU zoning is not inappropriate for the intersection of two 6-lane thoroughfares
- J Fred Smith right-of-way would be dedicated by the property owner at the time the City requests it, which helps accelerate an east/west connection between FM 455 and Preston Road, north of downtown

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 21, 2022
Re: Chalk Hill MF- PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 23 acres of Planned Development (PD) No. 43 with Multi-Family Urban Edge District (MF-2), generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. (Chalk Hill MF– PD Amendment)

Owner Information:

Stryker Properties LLC
6521 Hickory Hill Drive
Plano, TX 75074

Background Information:

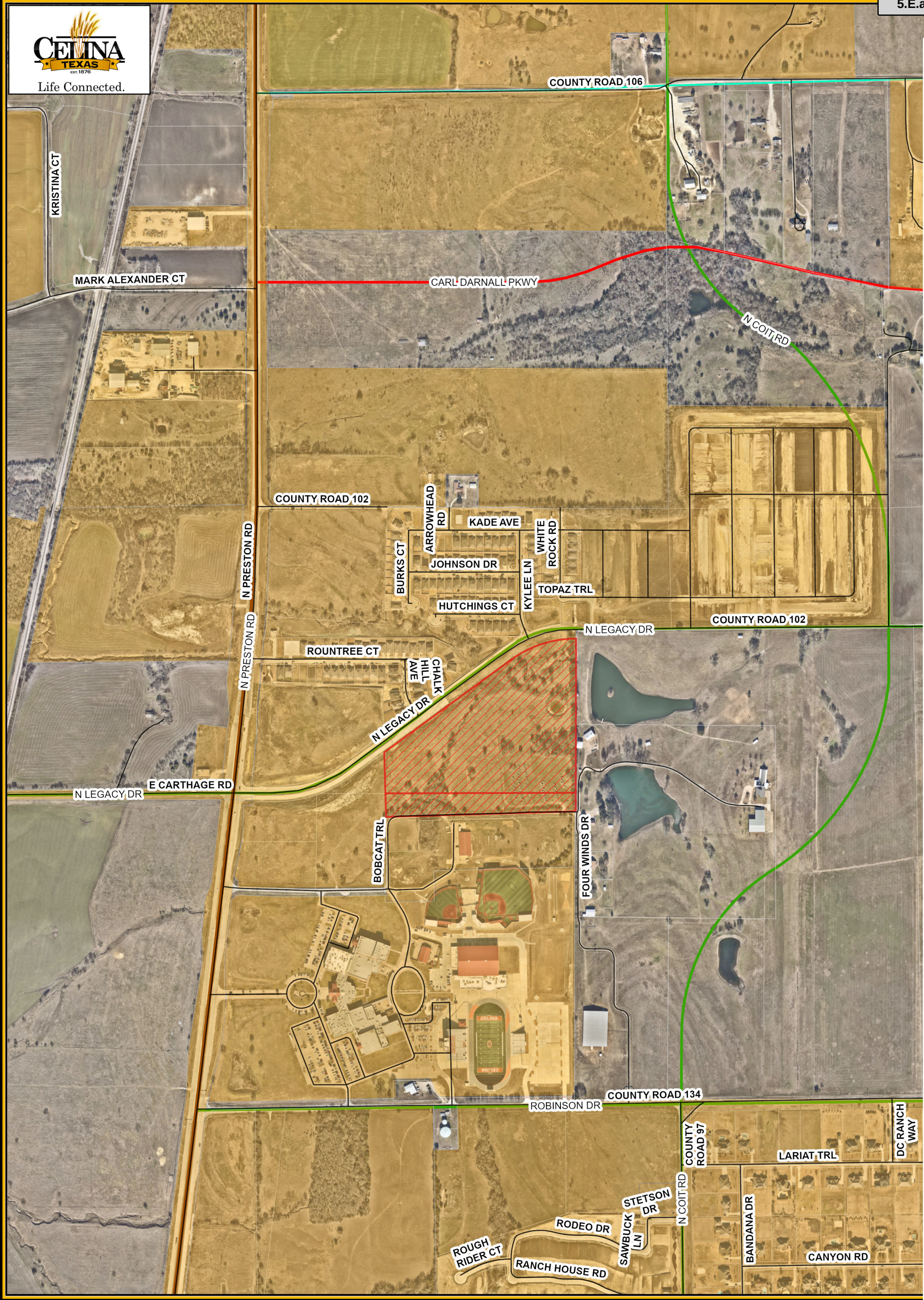
The property is approximately 23 acres, within the City Limits, and currently zoned PD-43 with a variety of uses permitted by right. The applicant's request is to amend a portion of the current PD and Concept Plan to match the DA and GDP approved in 2017, which allows Multi-Family (MF-2) use at this location. Please refer to the attached documents for additional information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Legend

 Subject Property

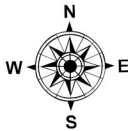
 City Limits

 Roads

 Parcels

Chalk Hill MF Location Map City of Celina

4/26/2022



0 500 1,000 Feet

Attachment: Location Map (Chalk Hill MF- PD Amendment)

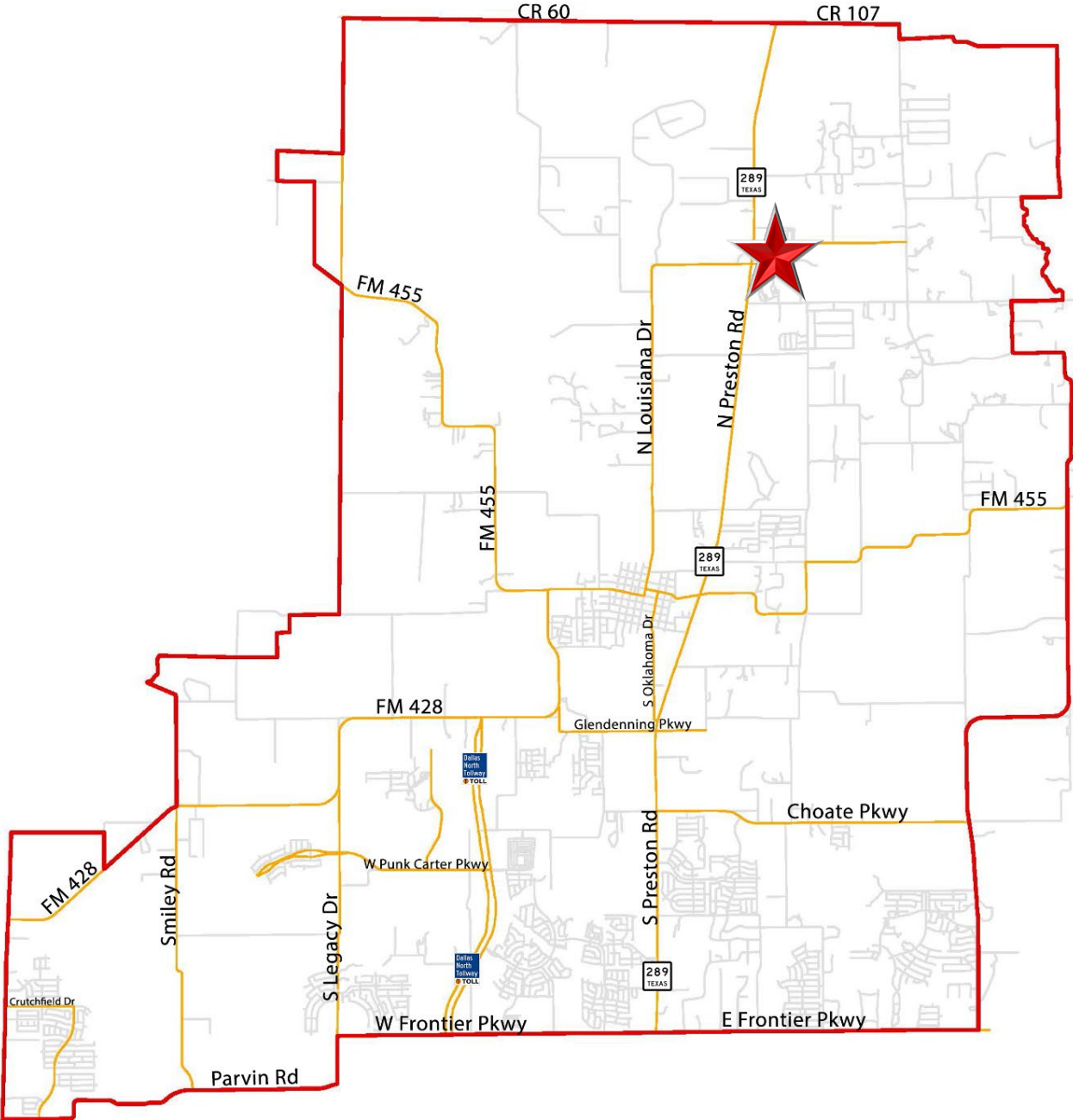
Packet Pg. 66

CHALK HILL MF

PD Amendment

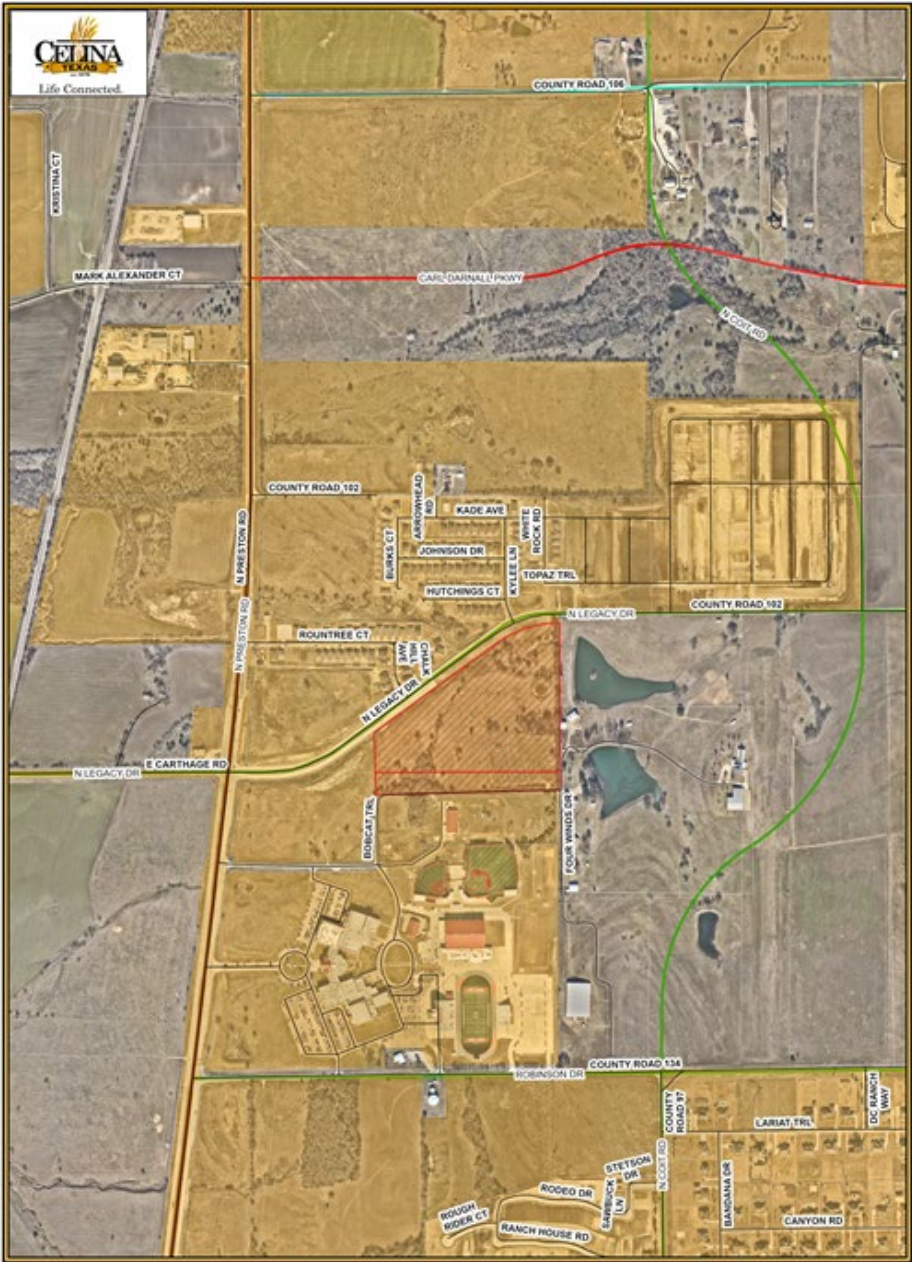
Planning & Zoning Commission
June 21, 2022





LOCATION MAP

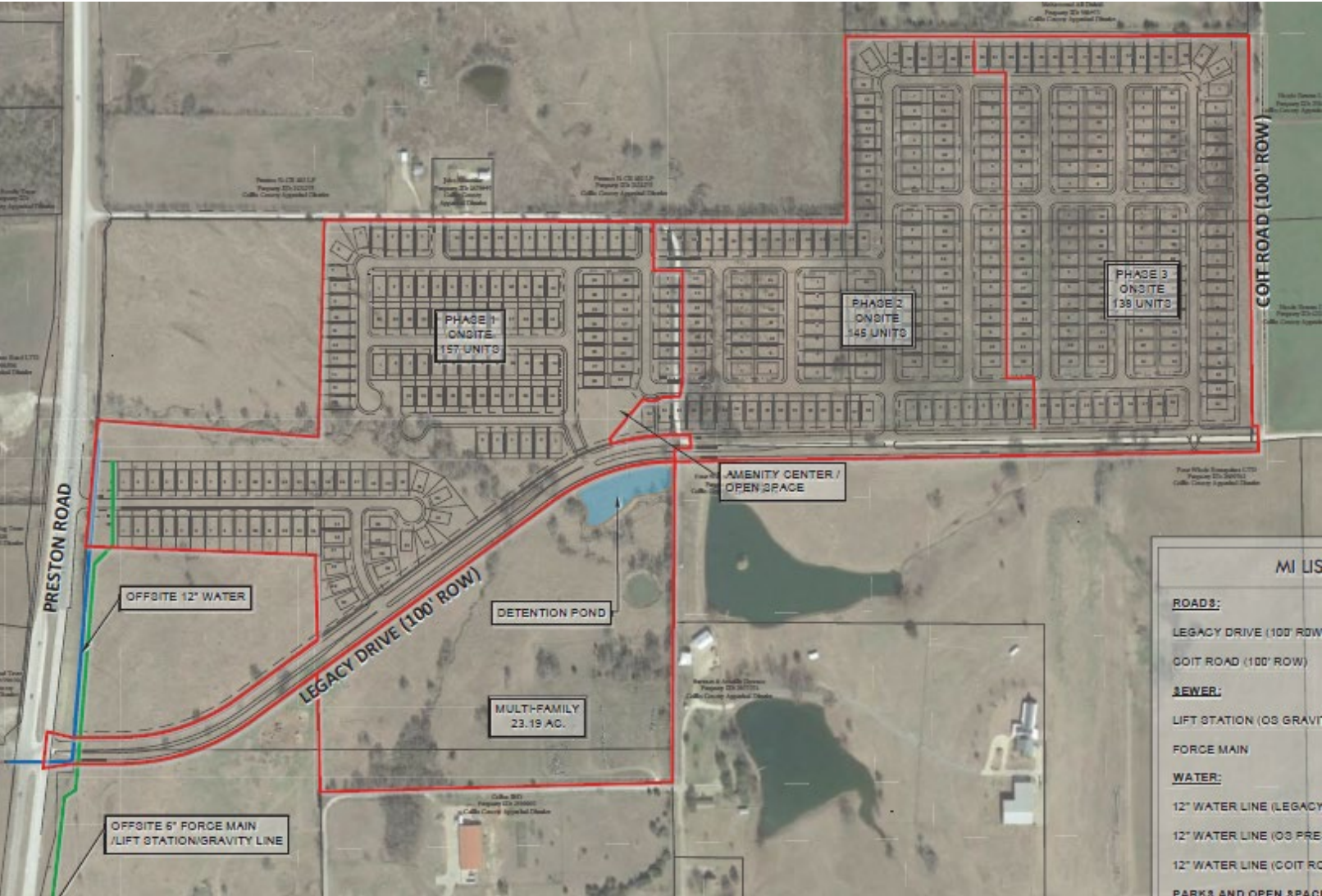
The subject property is generally located south of Legacy Drive, and approximately 1,000 feet east of Preston Road



BACKGROUND

- The subject property is approximately 23 acres, located within the City Limits
- The governing PD #43 was approved in 2010 and has a base zoning of Mixed use (MU)
- The existing 2017 Development Agreement (DA) & General Development Plan (GDP) reserve the subject property for multifamily development
- The applicant's request is to amend the PD and the concept plan to allow for Multi-family on the south side of Legacy Drive
- The request is in conformance with the governing DA and GDP

EXISTING PLANS 2017 GDP & DA



POLICY CONSIDERATIONS

- The request is in conformance with the governing DA and GDP
- The multi-family is already entitled on this tract through the DA and GDP

RECOMMENDATION

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