



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 15, 2021
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

A. Tree City USA Announcement

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 May 18, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for La Terra, being an approximately 98 acre tract of land situated in the J. Heath Survey, Abstract No. 387, Collin County, Texas; generally located at the northwest corner of FM 455 and County Road 9 (future J Fred Smith Parkway). (La Terra - Preliminary Plat)

C. Consider and act upon a Final Plat for Light Farms Way Extension Phase 2, being an approximately 7 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located south of Punk Carter Parkway, and approximately 640 feet west of County Road 51. (Light Farms Way Extension Ph 2 – Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to zone approximately 19 acres to Commercial, Office, & Retail Zoning District (C) with the Preston Road overlay (PRO), generally located west of Preston Road, and 1,490 feet north of J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Venya Gardens (1600 N Preston) – Zoning)
- B. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No.66 on approximately 72 acres, generally located at the northwest corner of Glendenning Parkway and County Road 89, within the City Limits. (Hillside Village– PD Amendment)

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, MAY 18, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the April 20, 2021, Planning & Zoning Commission meeting.

- Consider and act upon a Preliminary Plat for The Grove, being an approximately 19 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas; generally located at the northwest corner of Preston Road and Frontier Parkway. (The Grove - Preliminary Plat)

Minutes Acceptance: Minutes of May 18, 2021 5:30 PM (Minutes Approval)

- C. Consider and act upon a Final Plat for Wells Road, being an approximately 3 acre tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas; generally located approximately 840 feet south of future Ownsby Parkway and east of County Road 83. (Wells Road – Final Plat)
- D. Consider and act upon a Final Plat for Celina Hills, being an approximately 51 acre tract of land situated in the McKenzie Wilhite Survey, Abstract No. 1008, and McKenzie Wilhite Survey Abstract No. 1009, Collin County, Texas; generally located west of County Road 86 (future Coit Road), and north future Punk Carter Parkway. (Celina Hills – Final Plat)

RESULT:	ADOPTED
MOVER:	Shelby Barley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Haley, Barley, Ousley, Becker
ABSENT:	Bain

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 117 and PD No. 19 on approximately 3,269 acres, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Dynavest – PD Amendment)

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

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:12 p.m.



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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: June 15, 2021
Re: La Terra - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for La Terra, being an approximately 98 acre tract of land situated in the J. Heath Survey, Abstract No. 387, Collin County, Texas; generally located at the northwest corner of FM 455 and County Road 9 (future J Fred Smith Parkway). (La Terra - Preliminary Plat)

Applicant:

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

Background Information:

The preliminary plat shows 386 single-family lots and 10 HOA lots for a new subdivision, and is in conformance with Celina's subdivision regulations and the associated PD zoning.

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

Supporting Documents:

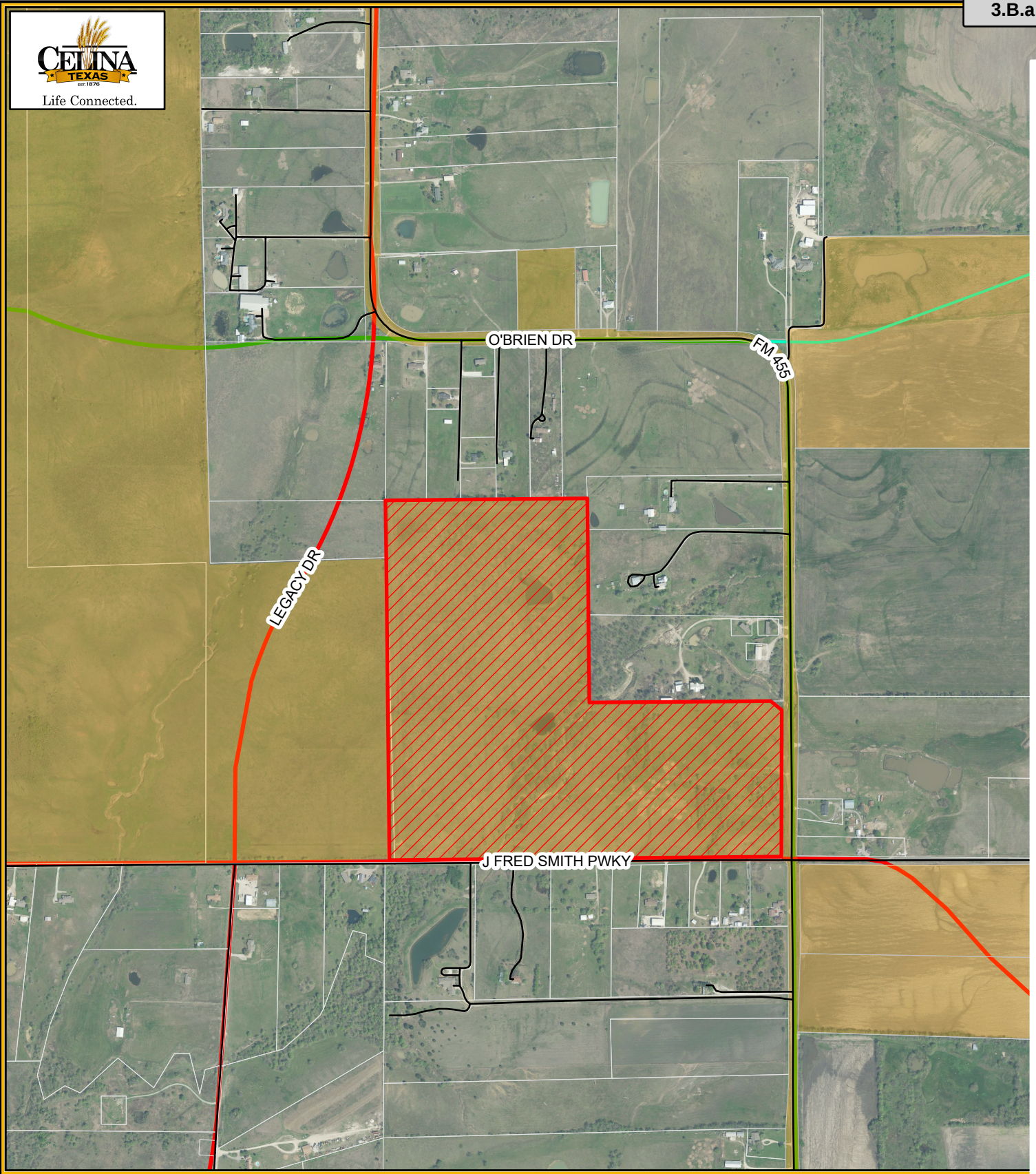
- Location Map
- Preliminary Plat

Staff Recommendation:

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



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Attachment: Location Map (La Terra - Preliminary Plat)

Legend

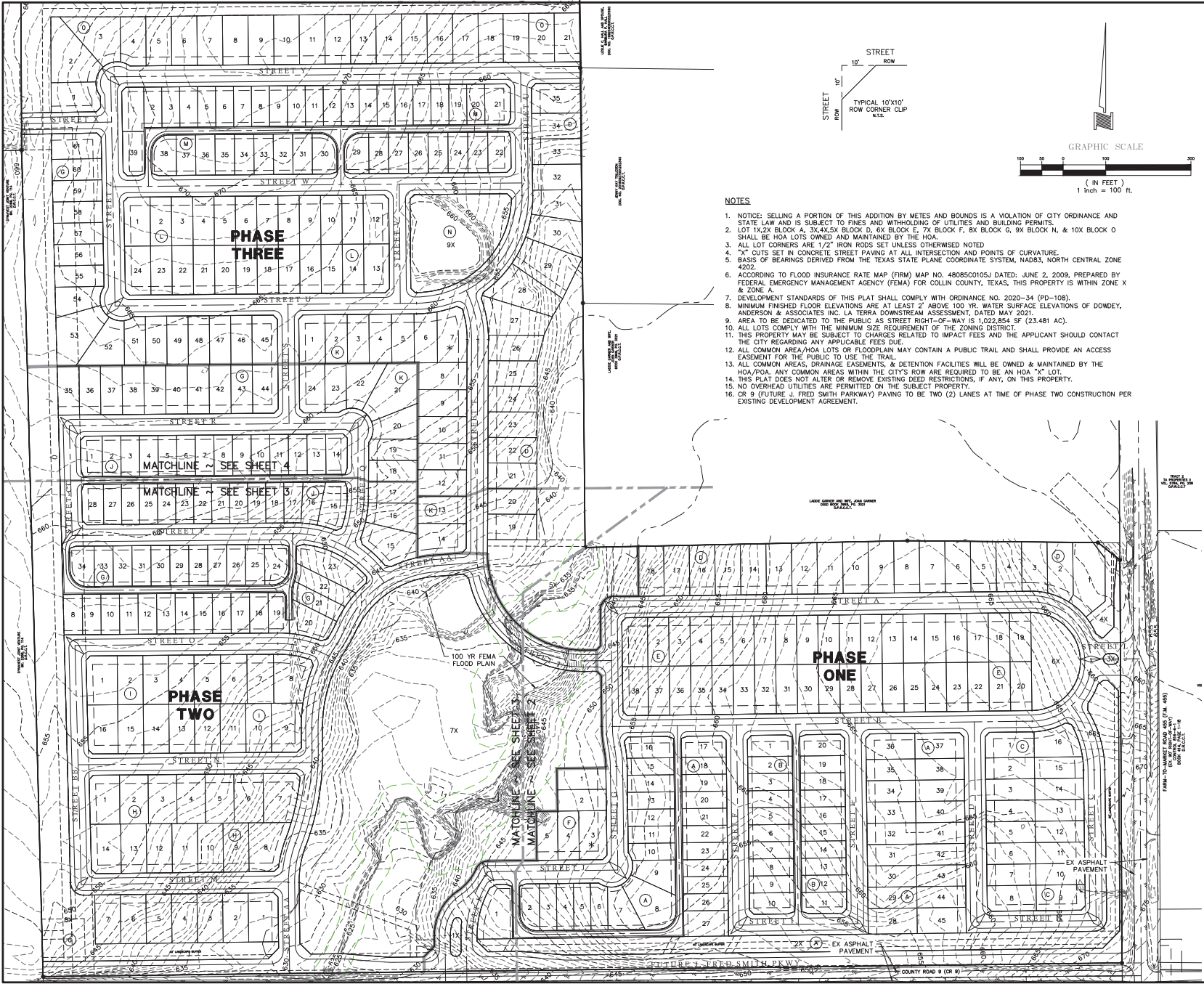
- Roads
- City Limits
- Parcels
- Subject Property

**La Terra
Location Map**
City of Celina

5/26/2021



0 500 1,000
Feet



- NOTES**
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. LOT 1X2X BLOCK A, 3X4X5X BLOCK D, 6X BLOCK E, 7X BLOCK F, 8X BLOCK G, 9X BLOCK N, & 10X BLOCK O SHALL BE HOA LOTS OWNED AND MAINTAINED BY THE HOA.
 3. ALL LOT CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
 4. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
 5. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
 6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0105J DATED: JUNE 2, 2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X & ZONE A.
 7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ORDINANCE NO. 2020-34 (PD-108).
 8. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2' ABOVE 100 YR. WATER SURFACE ELEVATIONS OF DOWDEY, ANDERSON & ASSOCIATES INC. LA TERRA DOWNSIDE ASSESSMENT, DATED MAY 2021.
 9. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 1,022,854 SF (23.481 AC).
 10. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENT OF THE ZONING DISTRICT.
 11. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 12. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
 13. ALL COMMON AREAS, DRAINAGE EASEMENTS, & DETENTION FACILITIES WILL BE OWNED & MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S ROW ARE REQUIRED TO BE AN HOA "X" LOT.
 14. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 15. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.
 16. OR 9 (FUTURE J. FRED SMITH PARKWAY) PAVING TO BE TWO (2) LANES AT TIME OF PHASE TWO CONSTRUCTION PER EXISTING DEVELOPMENT AGREEMENT.

- LEGEND**
- = EROSION HAZARD SETBACK
 - = 100 YR FLOODPLAIN
 - BL = BUILDING LINE
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - WME = WALL MAINTENANCE EASEMENT
 - SWE = SIDEWALK EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WTWPE = WASTEWATER TRANSMISSION EASEMENT
 - MFFE = MINIMUM FINISHED FLOOR ELEVATION
 - <M> = CONTROL MONUMENT
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORD
 - D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 - = 1/2" IRON ROD FOUND VISIBLE
 - = 1/2" IRON ROD SET, UNLESS NOTED OTHERWISE
 - ◆ = DENOTES FRONT OF LOT
 - ◇ = DENOTES KEY LOT
 - ◇ = DENOTES STREET NAME

TOTAL DENSITY: 38
386 LOTS DE
PD-108: SINGLE FAMILY - ZON

PRELIMINARY
LA TERRA
97.754
386 RESIDE
10 HOA
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AN ADDITION TO T
J. HEATH SURVEY,
COLLIN COU
MAY 2021

OWN
HORIZON CELINA
6950 TPC DR
MCKINNEY, TEX.
DEVEL
POINTE LAND & D
6860 NORTH DALLAS
PLANO, TX
972-740
CONTACT: NI

ENGR
DOWDEY, ANDERSON &
5225 Village Creek Drive, Su
STATE REG
CONTACT: MIC

97.754 AC
TO
INANCE NO. 2020-34

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OF CELINA
NO. 387
AS
1" = 100'

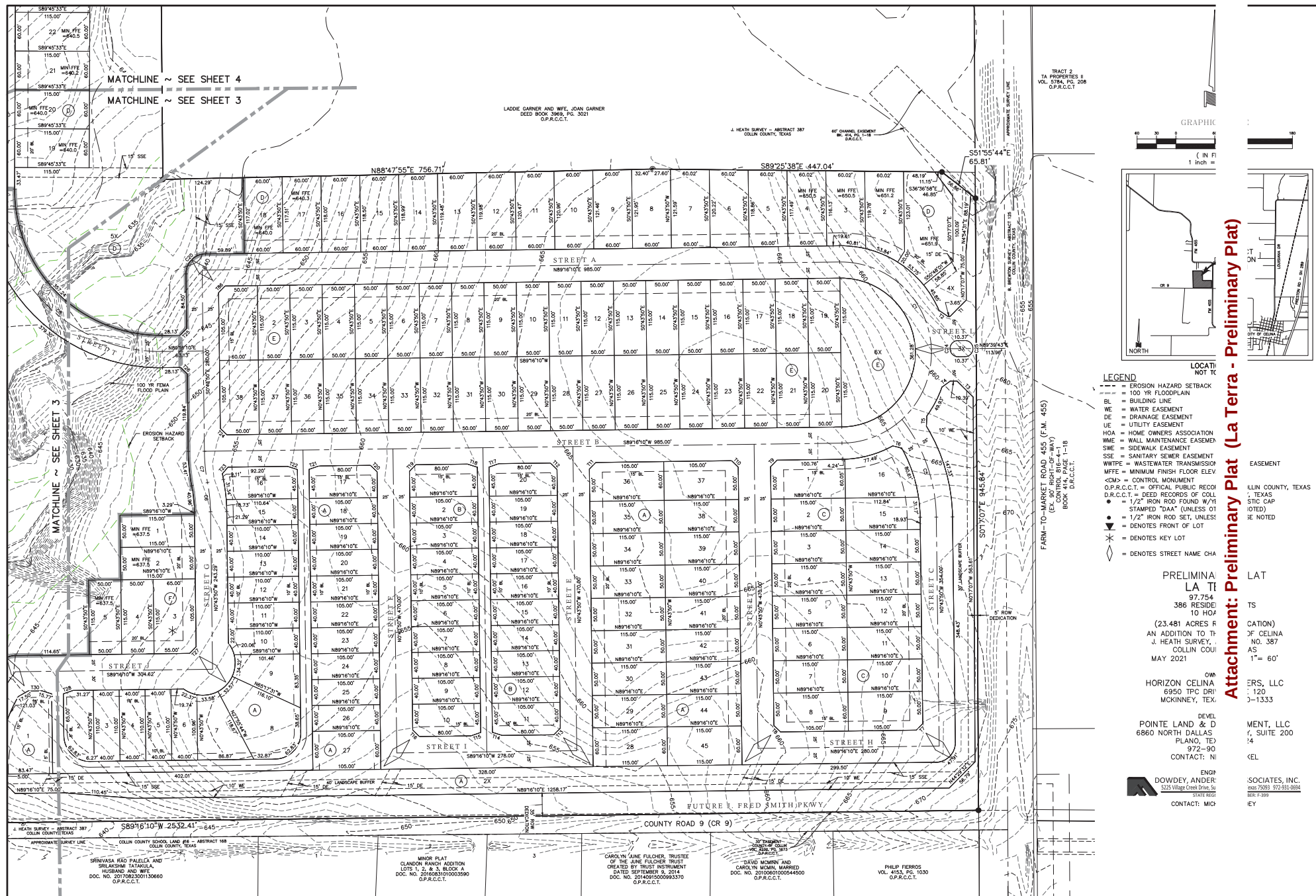
ERS, LLC
120
J-13333

MENT, LLC
1, SUITE 200
14

EL

SOCIATES, INC.
6947 75093 972-951-8894
BEN. F. 399
EY

Attachment: Preliminary Plat (La Terra - Preliminary Plat)





Attachment: Preliminary Plat (La Terra - Preliminary Plat)

PRELIMINARY
LA TERRA
97.754
386 RESIDE
10 HOA
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AN ADDITION TO T
J. HEATH SURVEY,
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SOCIATES, INC.
enr 75093 972-951-8894
REV. F-399
KEY



LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	A	9130 0.210
2	A	4708 0.108
3	A	4400 0.101
4	A	4400 0.101
5	A	4400 0.101
6	A	4290 0.098
7	A	4170 0.142
8	A	10204 0.234
9	A	6002 0.138
10	A	4310 0.099
11	A	4400 0.101
12	A	4400 0.101
13	A	4400 0.101
14	A	4400 0.101
15	A	4404 0.101
16	A	5597 0.128
17	A	5163 0.119
18	A	4200 0.096
19	A	4200 0.096
20	A	4200 0.096
21	A	4200 0.096
22	A	4200 0.096
23	A	4200 0.096
24	A	4200 0.096
25	A	4200 0.096
26	A	4200 0.096
27	A	6300 0.145
28	A	6900 0.158
29	A	5750 0.132
30	A	5750 0.132
31	A	5750 0.132
32	A	5750 0.132
33	A	5750 0.132
34	A	5750 0.132
35	A	5750 0.132
36	A	6850 0.157
37	A	6850 0.157
38	A	5750 0.132
39	A	5750 0.132
40	A	5750 0.132
41	A	5750 0.132
42	A	5750 0.132
43	A	5750 0.132
44	A	5750 0.132
45	A	6900 0.158

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	B	5162 0.119
2	B	4200 0.096
3	B	4200 0.096
4	B	4200 0.096
5	B	4200 0.096
6	B	4200 0.096
7	B	4200 0.096
8	B	4200 0.096
9	B	4200 0.096
10	B	5163 0.119
11	B	5163 0.119
12	B	4200 0.096
13	B	4200 0.096
14	B	4200 0.096
15	B	4200 0.096
16	B	4200 0.096
17	B	4200 0.096
18	B	4200 0.096
19	B	4200 0.096
20	B	5163 0.119

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	H	8073 0.185
2	H	7705 0.177
3	H	7705 0.177
4	H	7705 0.177
5	H	7733 0.178
6	H	7928 0.182
7	H	8953 0.206
8	H	5919 0.214
9	H	6883 0.158
10	H	6906 0.159
11	H	6919 0.159
12	H	6933 0.159
13	H	6946 0.159
14	H	8136 0.187

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	C	6850 0.157
2	C	5750 0.132
3	C	5750 0.132
4	C	5750 0.132
5	C	5750 0.132
6	C	5750 0.132
7	C	5750 0.132
8	C	6850 0.157
9	C	6850 0.157
10	C	5750 0.132
11	C	5750 0.132
12	C	5750 0.132
13	C	5750 0.132
14	C	5750 0.132
15	C	5728 0.131
16	C	7165 0.164

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	F	5750 0.132
2	F	5750 0.132
3	F	7425 0.170
4	F	5750 0.132
5	F	5750 0.132

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	I	8296 0.190
2	I	6900 0.158
3	I	6900 0.158
4	I	6900 0.158
5	I	7158 0.164
6	I	7135 0.164
7	I	7163 0.164
8	I	8007 0.207
9	I	8087 0.186
10	I	6900 0.158
11	I	6900 0.158
12	I	6928 0.159
13	I	6900 0.158
14	I	6900 0.158
15	I	6900 0.158
16	I	8073 0.185

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	D	11498 0.264
2	D	7734 0.178
3	D	6994 0.161
4	D	7009 0.161
5	D	7090 0.163
6	D	7172 0.165
7	D	7254 0.167
8	D	7330 0.168
9	D	7302 0.168
10	D	7273 0.167
11	D	7243 0.166
12	D	7213 0.166
13	D	7184 0.165
14	D	7154 0.164
15	D	7125 0.164
16	D	7095 0.163
17	D	7065 0.162
18	D	7036 0.162
19	D	6900 0.158
20	D	6900 0.158
21	D	6900 0.158
22	D	6900 0.158
23	D	6900 0.158
24	D	6900 0.158
25	D	6900 0.158
26	D	7359 0.169
27	D	10122 0.232
28	D	11353 0.261
29	D	12388 0.285
30	D	8936 0.205
31	D	7658 0.176
32	D	6997 0.158
33	D	6997 0.158
34	D	6997 0.158
35	D	8006 0.184

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	E	6850 0.157
2	E	5750 0.132
3	E	5750 0.132
4	E	5750 0.132
5	E	5750 0.132
6	E	5750 0.132
7	E	5750 0.132
8	E	5750 0.132
9	E	5750 0.132
10	E	5750 0.132
11	E	5750 0.132
12	E	5750 0.132
13	E	5750 0.132
14	E	5750 0.132
15	E	5750 0.132
16	E	5750 0.132
17	E	5750 0.132
18	E	5750 0.132
19	E	5750 0.132
20	E	5750 0.132
21	E	5750 0.132
22	E	5750 0.132
23	E	5750 0.132
24	E	5750 0.132
25	E	5750 0.132
26	E	5750 0.132
27	E	5750 0.132
28	E	5750 0.132
29	E	5750 0.132
30	E	5750 0.132
31	E	5750 0.132
32	E	5750 0.132
33	E	5750 0.132
34	E	5750 0.132
35	E	5750 0.132
36	E	5750 0.132
37	E	5750 0.132
38	E	6850 0.157

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	G	8000 0.184
2	G	6900 0.158
3	G	6900 0.158
4	G	6900 0.158
5	G	6900 0.158
6	G	6900 0.158
7	G	6900 0.158
8	G	4218 0.097
9	G	4142 0.095
10	G	4142 0.095
11	G	4142 0.095
12	G	4142 0.095
13	G	4142 0.095
14	G	4142 0.095
15	G	4142 0.095
16	G	4142 0.095
17	G	4142 0.095
18	G	4164 0.096
19	G	4065 0.093
20	G	6399 0.147
21	G	5000 0.115
22	G	5702 0.131
23	G	9614 0.221
24	G	5634 0.116
25	G	4256 0.098
26	G	4218 0.097
27	G	4218 0.097
28	G	4218 0.097
29	G	4218 0.097
30	G	4218 0.097
31	G	4218 0.097
32	G	4218 0.097
33	G	5049 0.116
34	G	9823 0.134
35	G	5750 0.132
36	G	5865 0.135
37	G	5865 0.135
38	G	5865 0.135
39	G	5865 0.135
40	G	5865 0.135
41	G	5865 0.135
42	G	5865 0.135
43	G	5865 0.135
44	G	6850 0.157
45	G	6850 0.157
46	G	5750 0.132
47	G	5750 0.132
48	G	5750 0.132
49	G	5750 0.132
50	G	5750 0.132
51	G	9606 0.129

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
52	G	8278 0.190
53	G	11265 0.259
54	G	6265 0.144
55	G	5758 0.132
56	G	5776 0.133
57	G	5794 0.133
58	G	5812 0.133
59	G	5830 0.134
60	G	5848 0.134
61	G	6976 0.160

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	M	5297 0.122
2	M	4000 0.092
3	M	4000 0.092
4	M	4000 0.092
5	M	4000 0.092
6	M	4000 0.092
7	M	4000 0.092
8	M	4000 0.092
9	M	4000 0.092
10	M	4000 0.092
11	M	4000 0.092
12	M	4000 0.092
13	M	4000 0.092
14	M	4000 0.092
15	M	4000 0.092
16	M	4000 0.092
17	M	4000 0.092
18	M	4000 0.092
19	M	4000 0.092
20	M	4000 0.092
21	M	5621 0.129
22	M	5054 0.116
23	M	4456 0.102
24	M	4418 0.101
25	M	4418 0.101
26	M	4418 0.101
27	M	4418 0.101
28	M	4418 0.101
29	M	5032 0.116
30	M	5098 0.117
31	M	4342 0.100
32	M	4332 0.099
33	M	4332 0.099
34	M	4332 0.099
35	M	4332 0.099
36	M	4332 0.099
37	M	4332 0.099
38	M	5032 0.116
39	M	5155 0.118

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	J	4723 0.108
2	J	4151 0.095
3	J	4152 0.095
4	J	4151 0.095
5	J	4151 0.095
6	J	4151 0.095
7	J	4152 0.095
8	J	4151 0.095
9	J	4151 0.095
10	J	4152 0.095
11	J	4152 0.095
12	J	4151 0.095
13	J	4172 0.096
14	J	4710 0.108
15	J	6217 0.143
16	J	4485 0.103
17	J	4030 0.093
18	J	4048 0.093
19	J	4018 0.092
20	J	4018 0.092
21	J	4018 0.092
22	J	4018 0.092
23	J	4018 0.092
24	J	4018 0.092
25	J	4019 0.092
26	J	4019 0.092
27	J	4018 0.092
28	J	4723 0.108

LOT AREA TABLE		
LOT	BLOCK	AREA (SF) AREA (AC)
1	K	7035 0.161
2	K	5980 0.137
3	K	5865 0.135
4	K	6095 0.140
5	K	6095 0.140
6	K	6283 0.144
7	K	8629 0.198
8	K	7303 0.168
9	K	7245 0.166
10	K	7245 0.166
11	K	7130 0.164
12	K	7130 0.164
13	K	7344 0.169
14	K	8392 0.193
15	K	9423 0.216
16	K	6985 0.160
17	K	5752 0.132
18	K	5750 0.132
19	K	5730 0.132
20	K	6729 0.154
21	K	11967 0.275
22	K	7287 0.167
23	K	5658 0.130
24	K	6850 0.157

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (A)
1	O	7799	0.179
2	O	12357	0.284
3	O	10430	0.239
4	O	6790	0.156
5	O	6926	0.159
6	O	6949	0.160
7	O	6972	0.160
8	O	6988	0.160
9	O	6982	0.160
10	O	6976	0.160
11	O	6969	0.160
12	O	6966	0.160
13	O	6965	0.160
14	O	6965	0.160
15	O	6963	0.160
16	O	6949	0.160
17	O	6931	0.159
18	O	6746	0.155
19	O	6901	0.158
20	O	6900	0.158
21	O	6906	0.159

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land in the J. HEATH SURVEY, ABSTRACT NO. 387, Collin County, Texas, and being part of that tract of land conveyed in Deed to JASC Investments Inc., according to the document of record filed in Document Number 20160610000730460, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the common northwest corner of said JASC Investments Inc. tract and the southwest corner of that tract of land conveyed in Deed to Charles Ray Huddleston and Sherry Lynn Huddleston, according to the document filed of record in Volume 1368, Page 368, Deed Records, Collin County, Texas;

THENCE N 89° 56' 49" E, with the common north line said JASC Investments Inc. tract and the south line of said Huddleston tract, a distance of 269.47 feet to a 3/8" iron rod found for the common southeast corner of said Huddleston tract and the southwest corner of that tract of land described as Tract 1 as conveyed in Deed to Rodney L. Steed and wife, Tommie S. Steed, according to the document of record filed in Book 4393, Page 0942, Official Public Records, Collin County, Texas;

THENCE N 89° 06' 37" E, with the common north line said JASC Investments Inc. tract and the south line of said Huddleston tract and the southwest corner of that tract of land described as Tract 1 as conveyed in Deed to Rodney L. Steed and wife, Tommie S. Steed, according to the document of record filed in Document Number 20071011001400330, Official Public Records, Collin County, Texas;

THENCE N 89° 35' 00" E, with the common north line said JASC Investments Inc. tract and the south line of said Huddleston tract and the southwest corner of that tract of land described as Tract 1 as conveyed in Deed to Rodney Lynn Steed, Linda Steed Evans, Kathy Steed Hill, Sally Ann Steed and Peggy Steed Jordan, according to the document of record filed in Document Number 20160323000342410, Official Public Records, Collin County, Texas;

THENCE N 89° 29' 11" E, with the common north line said JASC Investments Inc. tract and the south line of said Tract 1, a distance of 220.84 feet to a 1/2" iron rod found for the common southeast corner of said Tract 1 and the southwest corner of that tract of land conveyed in Deed to Jacki Contrell, Co-Trustee of the Contrell Family Trust; Kenny Contrell, Co-Trustee of the Contrell Family Trust; and Debbie Contrell, Co-Trustee of the Contrell Family Trust, according to the document of record filed in Document Number 20071205001624610, Official Public Records, Collin County, Texas;

THENCE N 89° 45' 20" E, with the common north line said JASC Investments Inc. tract and the south line of said Contrell Family Trust tract, a distance of 220.24 feet to a 1/2" iron rod found for the common southeast corner of said Contrell Family Trust tract and the southwest corner of that tract of land conveyed in Deed to Celina Parkway 28 Partners, LTD, according to the document of record filed in Document Number 2017081600786060, Official Public Records, Collin County, Texas;

THENCE N 89° 28' 39" E, with the common north line said JASC Investments Inc. tract and the south line of said Celina Parkway 28 Partners, LTD, a distance of 160.17 feet to a 1/2" iron rod set in the west line of that tract of land conveyed in Deed to Leslie C. Hall and Spouse, Barbara P. Hall, according to the document of record filed in Document Number 1992040800221690, Official Public Records, Collin County, Texas, for the common northeast corner of said JASC Investments Inc. tract and the most southerly southeast corner of said Celina Parkway 28 Partners, LTD;

THENCE S 00° 34' 21" E, with the common east line of said JASC Investments Inc. tract and the west line of said Hall tract, a distance of 199.37 feet to a 1/2" iron rod found for the common southwest corner of said Hall tract and the northwest corner of that tract of land conveyed in Deed to Jenny Kay Tolleson, according to the document of record filed in Document Number 20190927001202340, Official Public Records, Collin County, Texas;

THENCE S 00° 39' 11" E, with the common east line of said JASC Investments Inc. tract and the west line of said Jenny Kay Tolleson tract, a distance of 551.88 feet to a 1/2" iron rod found for the common southwest corner of said Jenny Kay Tolleson tract and the northwest corner of that tract of land conveyed in Deed to Laddie Garner and wife, Joan Garner, according to the document of record filed in Book 3969, Page 3021, Official Public Records, Collin County, Texas;

THENCE S 00° 30' 47" E, with the common east line of said JASC Investments Inc. tract and the west line of said Garner tract, a distance of 573.65 feet to a 1/2" iron rod set for a common interior ell corner of said JASC Investments Inc. tract and the southwest corner of said Garner tract;

THENCE N 88° 47' 55" E, with the common north line of said JASC Investments Inc. tract and the south line of said Garner tract a distance of 756.71 feet to a 1/2" iron rod found;

THENCE S 89° 25' 38" E, continuing with said common line, a distance of 447.04 feet to a 1/2" iron rod set;

THENCE S 51° 55' 44" E, a distance of 65.81 feet to a 1/2" iron rod set in the west line of Farm-to-Market Road 455 (FM 455), a 90' right-of-way, for the most easterly northeast corner of said JASC Investments Inc. tract;

THENCE S 00° 17' 07" E, with the common east line of said JASC Investments Inc. tract and the west line of said FM 455, a distance of 945.84 feet to a 1/2" iron rod set at the intersection of the west line of said FM 455 and the north line of CR 9, for the southeast corner of said JASC Investments Inc. tract;

THENCE S 89° 16' 10" W, with the common south line of said JASC Investments Inc. tract and the north line of said CR 9, a distance of 2,532.41 feet to a 1/2" iron rod set in the east line of that tract of land conveyed in Deed to Dynavest Joint Venture, according to the document of record filed in Book 2288, Page 114, Deed Records, Collin County, Texas, for the southwest corner of said JASC Investments Inc. tract;

THENCE N 01° 29' 13" W, with the common west line of said JASC Investments Inc. tract and the east line of said Dynavest Joint Venture tract, a distance of 1,940.30 feet to a 1/2" iron rod with a red plastic cap stamped "PEISER-MANKIN" found for the most easterly northeast corner of said Dynavest Joint Venture tract;

THENCE N 00° 16' 43" W, over and across said JASC Investments Inc. tract, a distance of 382.83 to the POINT OF BEGINNING, and containing 97.754 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

By: _____
POINTE LAND DEVELOPMENT
NEAL HECKEL, President

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 NEAL HECKEL, President of POINTE LAND DEVELOPMENT, 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, XXXXXXXXX, do hereby certify that I prepared this plat from an actual and accurate survey and that the corner monuments shown thereon as 'set' were properly placed under my personal 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" (RELEASE DATE 07/12/2019)

XXXXXXXXXXXXXXXXXXXX

Registered Professional Land Surveyor
No. XXXX

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this appeared Jesus Lajara, Registered Professional Land Surveyor, known to me to be the person subscribed to the foregoing instrument and acknowledged to me that he executed the same in 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

PRELIMINARY
LA TERRA
97.754
386 RESIDE
10 HOA
(23.481 ACRES R
AN ADDITION TO T
J. HEATH SURVEY,
COLLIN COUNTY
MAY 2021
OWN
HORIZON CELINA
6950 TPC DRIVE
MCKINNEY, TEX.
DEVELOPER
POINTE LAND & D
6860 NORTH DALLAS
PLANO, TEX 75075
CONTACT: NICHOLAS
ENGR
DOWDEY, ANDERSON
5225 Village Creek Drive, Suite 100
STATE REG
CONTACT: MICHAEL
LAT
TS
CATION)
387 CELINA
NO. 387
AS
E: ---
ERS, LLC
: 120
J-1333

Attachment: Preliminary Plat (La Terra - Preliminary Plat)

ENGR
DOWDEY, ANDERSON
5225 Village Creek Drive, Suite 100
STATE REG
CONTACT: MICHAEL
SOCIATES, INC.
6801 75093 972-951-8894
REG. P. 399
KEY



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 15, 2021
Re: Light Farms Way Extension Ph 2 - Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Way Extension Phase 2, being an approximately 7 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located south of Punk Carter Parkway, and approximately 640 feet west of County Road 51. (Light Farms Way Extension Ph 2 – Final Plat)

Applicant:

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

Background Information:

The Final Plat is to plat a portion of Light Farms Way, and is in conformance with Celina's subdivision regulations.

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

Supporting Documents:

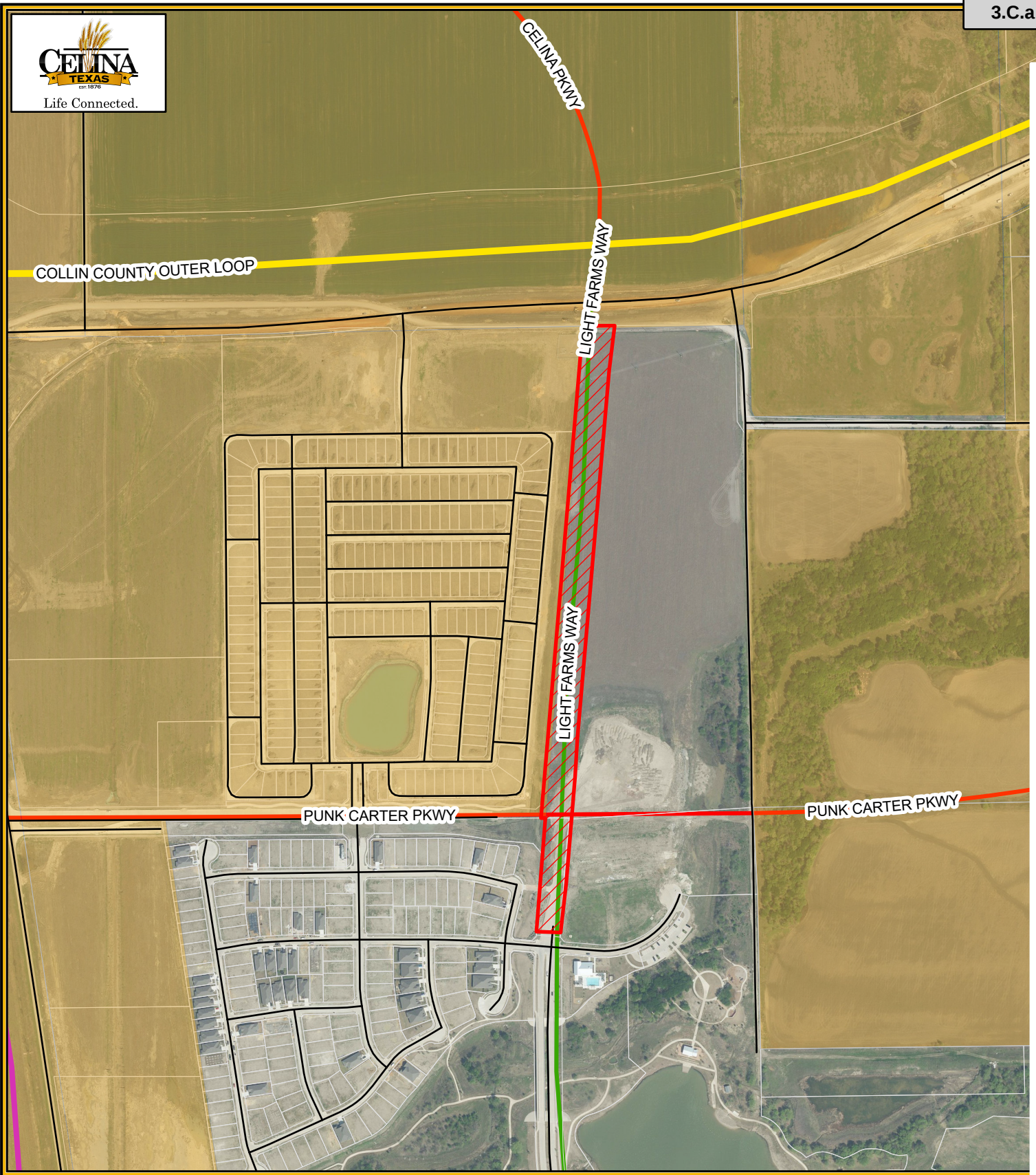
- Location Map
- Final Plat

Staff Recommendation:

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



Life Connected.



Attachment: Location Map (Light Farms Way Extension Ph 2 – Final Plat)

Legend

- Roads
- City Limits
- Parcels
- Subject Property

**Light Farms Extension
Phase 2
Location Map
City of Celina**

5/26/2021

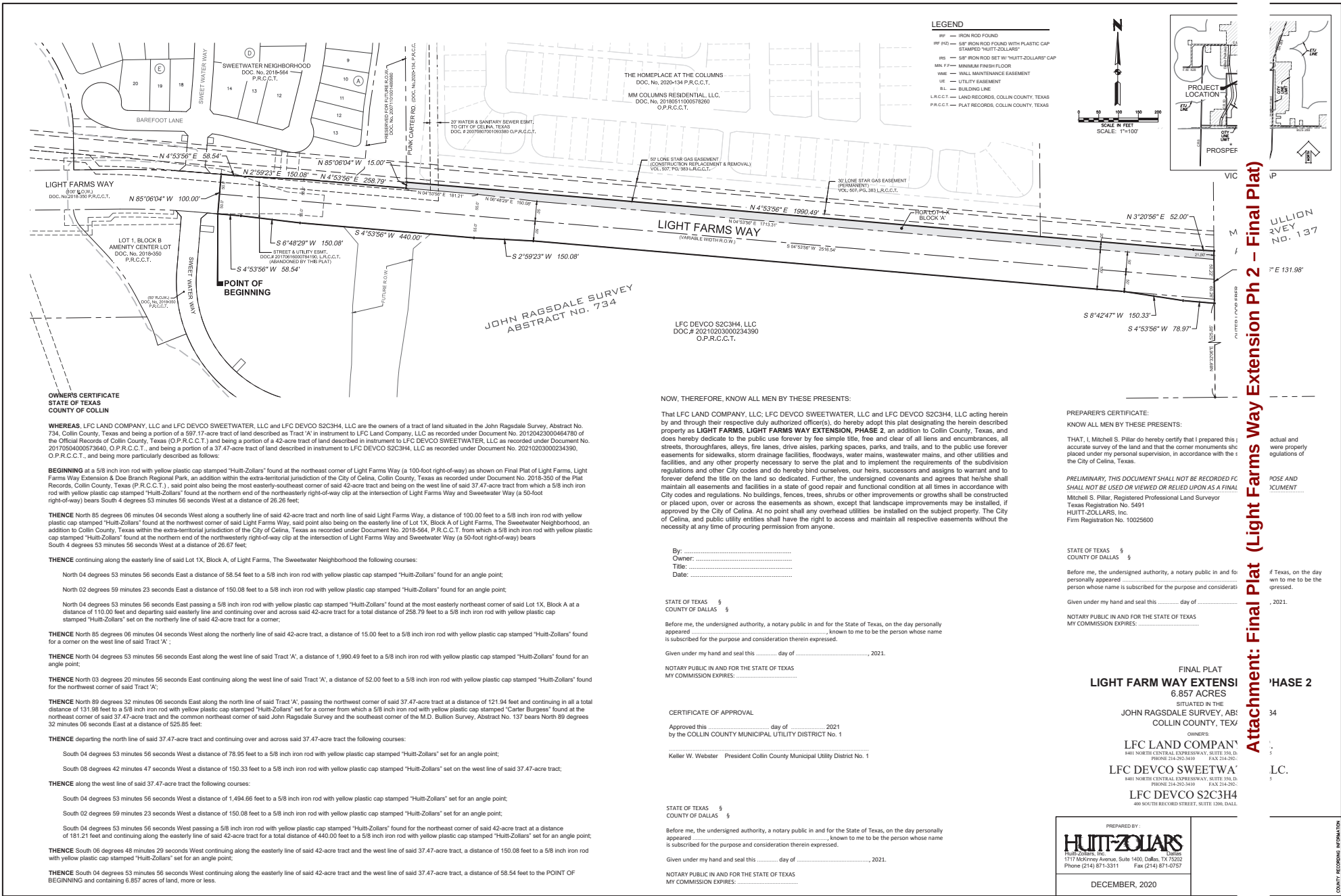


0 435 870
Feet

USER: tom

FILE: \\s01\MS1227\10 - Light Farms Way Extension Phase 2\FINAL PLAT.dwg

DATE: 12/01/2020 10:25:59 AM





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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 15, 2021
Re: Venya Gardens (1600 N Preston) - Zoning

Action Requested:

Conduct a public hearing to zone approximately 19 acres to Commercial, Office, & Retail Zoning District (C) with the Preston Road overlay (PRO), generally located west of Preston Road, and 1,490 feet north of J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Venya Gardens (1600 N Preston) – Zoning)

Applicant:

KFM Engineering & Design
3501 Olympus Boulevard
Dallas, TX 75019

Background Information:

The 19-acre property is currently in the Extraterritorial Jurisdiction (ETJ). The applicant's request is to annex and zone the property to Commercial, Office, & Retail Zoning District (C) with the Preston Road Overlay for an events center use. Refer to the attached documents for further information.

Supporting Documents:

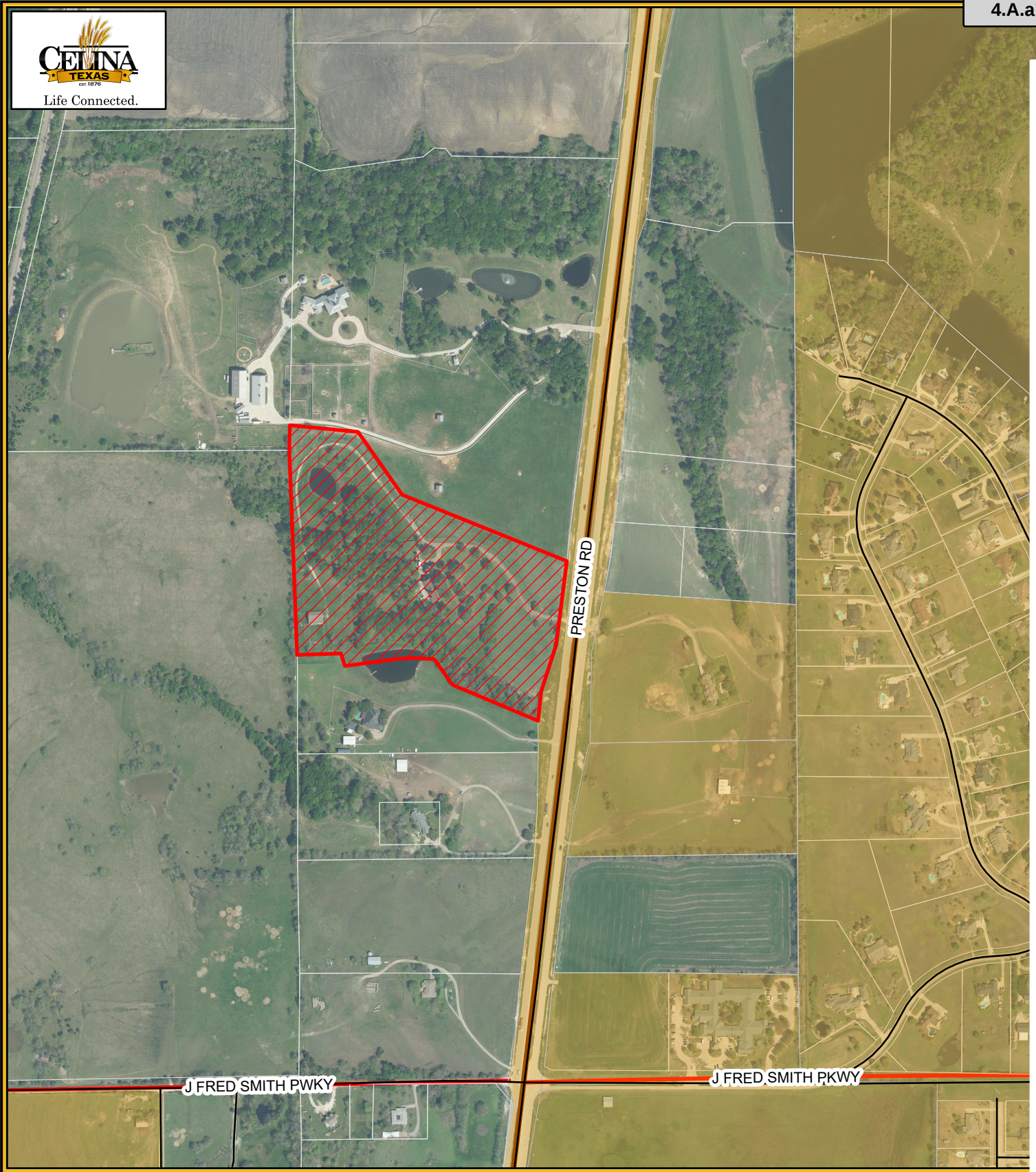
- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Life Connected.



Attachment: Location Map (Venya Gardens (1600 N Preston) – Zoning)

Legend

- Roads
- City Limits
- Parcels
-  Subject Property

1600 N Preston Location Map City of Celina

5/26/2021



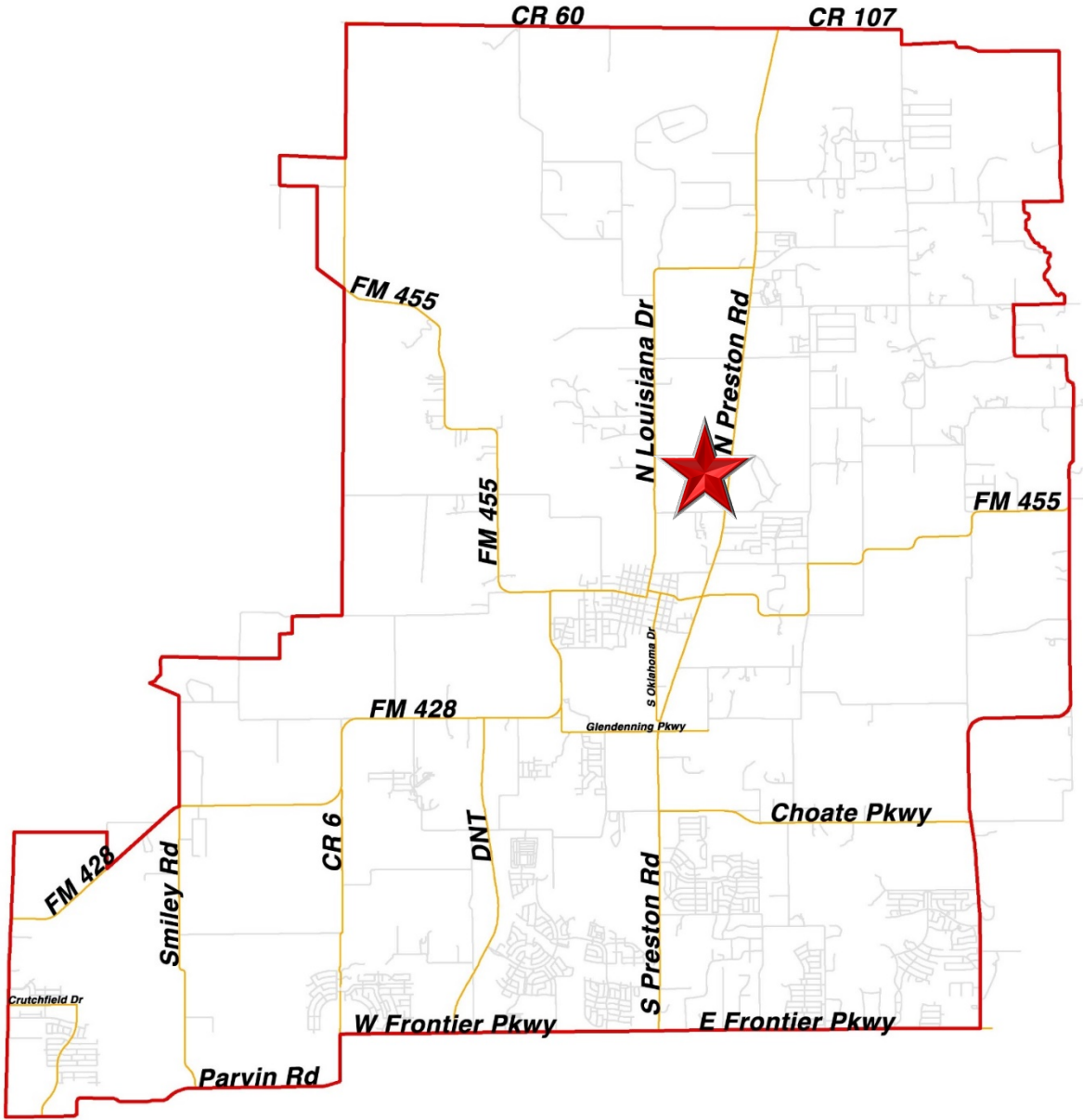
0 435 870
Feet

Venya Gardens (1600 N. Preston)

Zoning

Planning & Zoning Commission

June 15, 2021





Location Map

The subject property is generally located west of Preston Road, and 1,500 feet north of J Fred Smith Parkway, in the ETJ

Attachment: Staff Presentation (Venya Gardens (1600 N Preston) – Zoning)

Background

- The subject property is approximately 19 acres, located within the Extraterritorial Jurisdiction (ETJ), and is voluntarily annexing
- The property signed a 15-year pre-annexation deferral agreement in 2010, agreeing to future annexation, that would not expire until 2025
- The applicant is proposing a base zoning of Commercial, Office, & Retail Zoning District (C) district, with Preston Road Overlay, to operate an events center

Project Overview

- The project will abide by all zoning standards, including architecture, and will generally develop per the Concept Plan
- The wooded tract will have pond enhancements and pedestrian paths installed
- Outdoor music restricted past 11 PM and within 200' of the property line

Concept Plan



Attachment: Staff Presentation (Venya Gardens (1600 N Preston) – Zoning)

Policy Considerations

- Converting an existing residence on a large tract on Preston Road to an events center is not necessarily outside the vision for the area
- This request will bring 19 acres into the City limits before the agreement expires
- The zoning will be considered by City Council concurrently with the associated annexation in July

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: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: June 15, 2021
Re: Hillside Village- PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No.66 on approximately 72 acres, generally located at the northwest corner of Glendenning Parkway and County Road 89, within the City Limits. (Hillside Village– PD Amendment)

Owner Information:

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

Background Information:

The property is approximately 72 acres, within the City Limits. The applicant's request is to amend the current PD to establish a master planned community consisting of a total of 300 lots (with a lot mix of 40's, 50's, and 60's). Please refer to the attached documents for additional information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



City of Celina

ASH ST

OUSLEY BLVD

4.B.a

SUNSET BLVD

PRESTON RD

BUS
89

GLENDENNING PKWY

GLENDENNING PKWY

CHOATE PKWY

- Legend**
- Roads
 - City Limits
 - Parcels
 - Subject Property

Hillside Village Location Map City of Celina

5/3/2021



0 500 1,000
Feet

Attachment: Location Map (Hillside Village- PD Amendment)

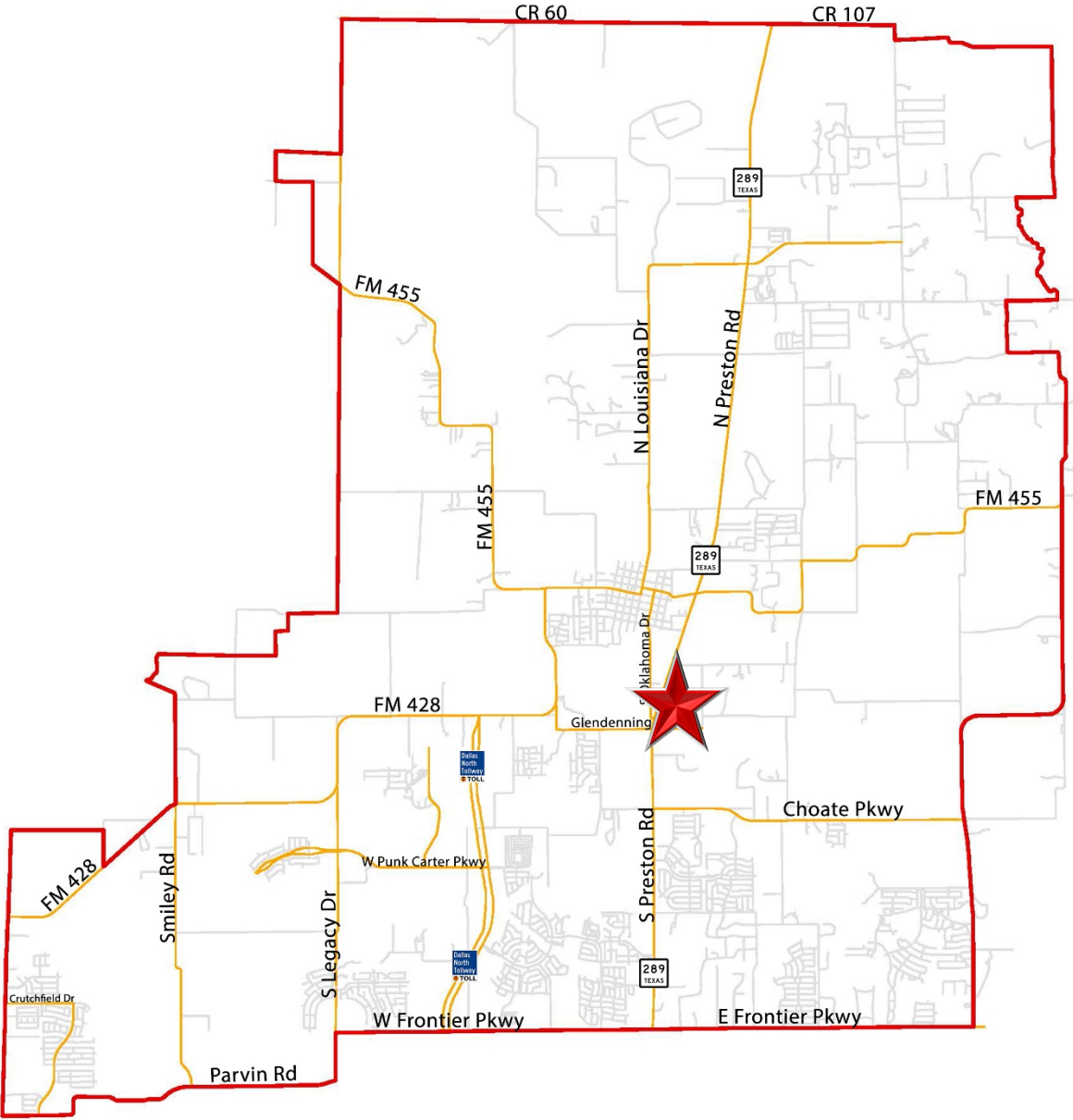
Hillside Village

Planned Development Amendment

Planning & Zoning Commission

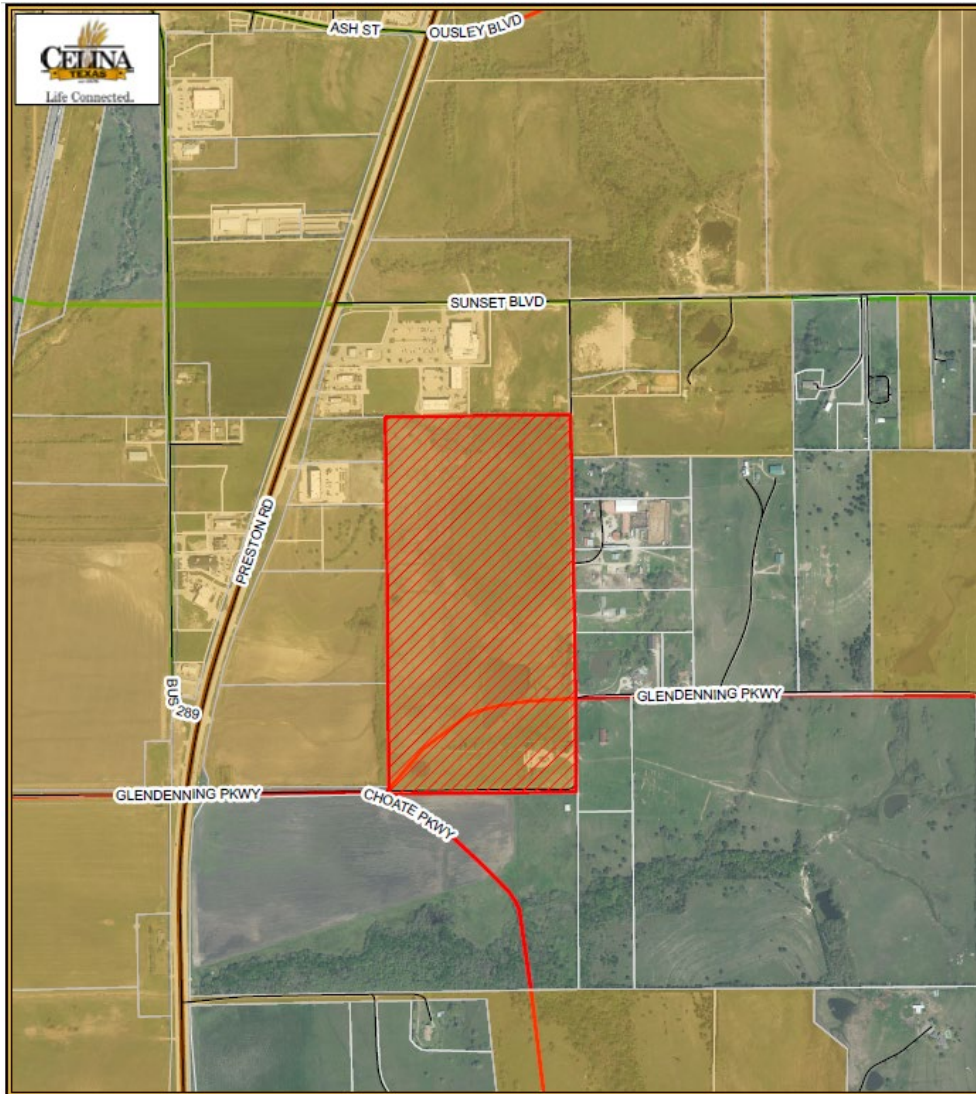
June 15, 2021

Attachment: Staff Presentation (Hillside Village- PD Amendment)



Location Map

The subject property is generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane (CR 89)



Background

- The subject property is approximately 72 acres and located in the City Limits
- The governing PD #66 was approved in 2016 and has a base zoning of residential
- The Master Thoroughfare Plan was recently amended, which resulted in Glendenning Parkway bisecting the subject property
- The applicant's request is to amend the PD to establish a master planned community

Concept Plan

TRAIL WIDTH	
	5 FT
	8 FT
SCREENING TYPE	
	MASONRY SCREENING
DETENTION	
	+/- 4.2 ACRES

PRELIMINARY LOT COUNT TABLE		
RESIDENTIAL TYPE		SUBTOTAL
	40' x 100'	83
	50' x 120'	133
	60' x 120'	73
TOTAL LOTS		289

PRELIMINARY OPEN SPACE TABLE		
	OPEN SPACE /DETENTION	+/- 12.92 ACRE



Project Overview

- Proposed Lot Mix:
 - 40s: Maximum 30% (*only on south side*)
 - 50s: Flexible
 - 60s: Minimum 25%
- Alley required for lots less than 50' in width
- Total of 11 lots are being added
- Compliance with Neighborhood Vision Book

PD Comparisons

Current

- 278 lots
- Lot Mix includes 50' and 60' lots
- No Alley Requirement
- 4 acres of open space

Proposed

- Maximum of 300 lots
- Lot Mix includes 40', 50', and 60' lots
- Alleys are required on lots under 50' in width
- 12 acres of open space

Policy Considerations

- The recent change in Glendenning Parkway configuration bisects the property
- The proposed amendment to the lot mix is relatively minor
- City standards apply (landscaping, architecture), with a few minor requests (*that the current PD already allows*)
- The development will adhere to the Neighborhood Vision Book
- The applicant is dedicating the entire Right-of-Way for Glendenning Parkway (60'), and half (50') of the required right-of-way on KC Robinson Lane

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

Exhibit D - Development Standards

Hillside Village

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications for pragmatic purposes are contemplated at time of plan review and permitting, and such modifications shall not be unreasonably withheld, subject to review and approval by the Director of Development Services. Major modifications, such as major relocations of various land uses, shall require a revision to the governing Planned Development district zoning.

Purpose

The subject property has existing PD (#66) entitlements from 2016. Since that time, Master Thoroughfare Plan amendments, in addition to market changes, necessitate revisions to PD #66. In general, design standards will follow all applicable City standards, and land uses shall be determined here within.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Open Space, Trails, & Amenities:

1. The landscape buffer that applies to CR 89 is 15' in width, with an 8' wide sidewalk and associated landscaping. The screening device shall be an eight foot tall (8') enhanced wooden fence (cedar, board-on-board with a decorative cap), along with the associated required landscaping.
2. The landscape buffer that applies to Glendenning Parkway is 15' in width, with an 8' wide sidewalk and associated landscaping. A 6' masonry wall is required for the screening device along the south side of Glendenning Parkway.
3. The screening device along the northern property line shall be an eight foot tall (8') enhanced wooden fence (cedar, board-on-board with a decorative cap).
4. An amenity center (with pool, shade structure, and bathrooms) is required on the northern tract to begin construction before the issuance of the 200th building permit.
5. The spirit and intent of the Neighborhood Vision Book must be met with reasonable exceptions taking into consideration the smaller size of the subject property, including without being limited to the following: no roundabouts, no divided boulevards at the entries, and allowing 8' wide trails internally (in lieu of 12'), subject to the review and approval by the Director.
6. One commercial grade playground is required.
7. A pedestrian connection shall be provided to the commercial development to the north, along with additional pedestrian connections as shown on the Concept Plan. Normal sidewalk regulations also apply.

Zoning

The base zoning shall be SF-R, and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, and as may be amended, except as follows:

1. The total lot count shall not exceed 300 lots, although the density cap may be exceeded within this limitation. The below lot mix shall govern the development:

	Lot Type A	Lot Type B	Lot Type C
Min. Width	40'	50'	60'
Lot % (Min/Max)	(0/30)	Flexible	(25/0)

- a. Covered front porches may extend over the Front Setback by up to 5'.
- b. Minimum Front & Rear Sliding Setback of 35' for the northern tract (50's & 60s), and a minimum front and rear sliding setback of 20' for the southern tract (40s).
- c. Front loaded garages shall not exceed 3 cars in width, and only lots 60' and wider shall be allowed garages with 3 cars facing the right-of-way.
- d. Any cul-de-sac lot less than 50' in width, at the front setback, shall be alley served.
- e. 40' wide lots are only allowed on the south side of Glendenning Parkway and the following area regulations shall be allowed:
 - i. Minimum Front & Rear Sliding Setback of 20' for such rear-loaded product
 - ii. Garage doors shall be setback from the rear property boundary, either
 - A minimum of 3' (when measured at the shallowest side-yard of the lot) with no parking allowed between garage and alley, with no Additional Parking Spaces per Unit required, or
 - A minimum of 20' from the rear property boundary to allow 2 surface parking spaces between garage and alley.