



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 18, 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.

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 April 20, 2021, Planning & Zoning Commission meeting.

B. 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)

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)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No.117 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)

V. **ADJOURNMENT:**

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

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

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



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 20, 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	Present	
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 5:31 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the March 16, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Conveyance Plat for Meza Addition, being an approximately 7 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas; generally located west of Preston Road, and approximately 1,330 feet north of Frontier Parkway. (Meza Addition – Conveyance Plat)

Minutes Acceptance: Minutes of Apr 20, 2021 5:30 PM (Minutes Approval)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio) on an approximately 1.3 acre tract of land, generally located at the northeast corner of Preston Road and Founders Lane, within the City Limits. (Patriot Tattoo - SUP)

Madhuri Mohan, Planning Manager, presented the staff report.

Roberto and Gissela Minuta, Applicants, 880 S. Coit Road, Prosper, Texas 75078, presented the item and stated they were available to answer questions.

Chairman Hangartner opened the public hearing.

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

The commissioners discussed the item.

Mr. Minuta addressed the commission.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

The motion was approved 6 to 1, with commissioner Becker being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Poché
NAYS:	Becker

- B. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No.117 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)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Brock Babb, Applicant, 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, requested the item be tabled.

David Martin, the owner's Attorney, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, stated that the owner did not consent to the zoning change and requested the item be tabled.

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

Commissioner Ousley motioned to table the item.

Vice Chair Haley seconded the item.

All were in favor, and the item was tabled.

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

- C. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment) (Nusser)

Abra Nusser, Consultant with Kimley-Horn, 2201 West Royal Lane, Suite 275, Irving, Texas 75063, presented the proposed Downtown Code (DTC).

Chairman Hangartner opened the public hearing.

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

Commissioner Bain motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [6 TO 0]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Becker, Poché
RECUSED:	Ousley

D. Conduct a public hearing to consider and act upon an amendment to the Comprehensive Zoning Ordinance, by rezoning approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district, generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code) (Nusser)

This item is related to the previous item.

Chairman Hangartner opened the public hearing.

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

Vice Chair Haley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [6 TO 0]
MOVER:	Charles Haley, Vice Chairman
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Becker, Poché
RECUSED:	Ousley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 7:03 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: May 18, 2021
Re: The Grove - Preliminary Plat

Action Requested:

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)

Applicant:

Bohler Engineering
6017 Main Street
Frisco, TX 75034

Background Information:

The preliminary plat shows eight lots, and is in conformance with Celina's subdivision regulations and the associated PD zoning.

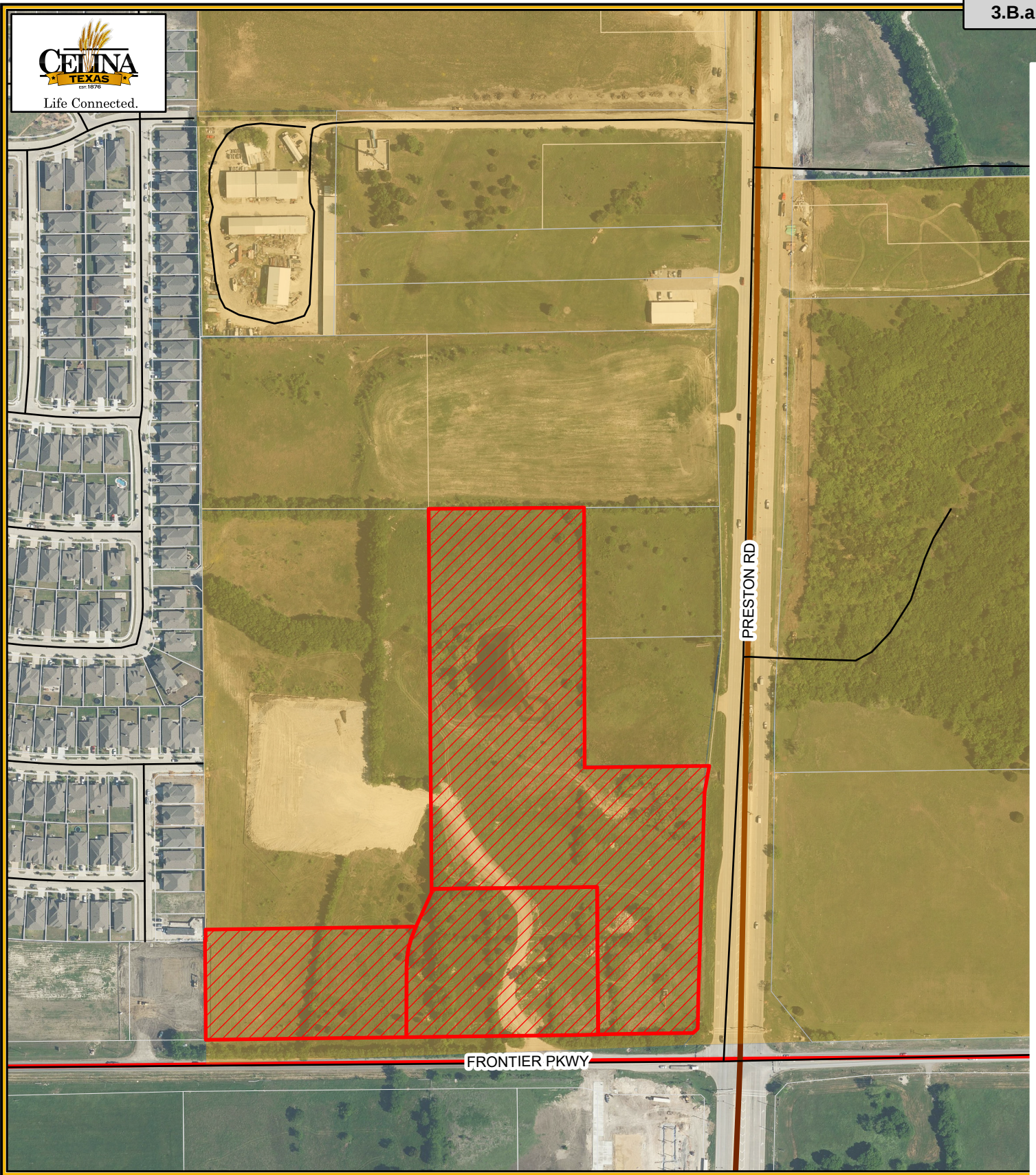
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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



Attachment: Location Map (The Grove - Preliminary Plat)

Legend

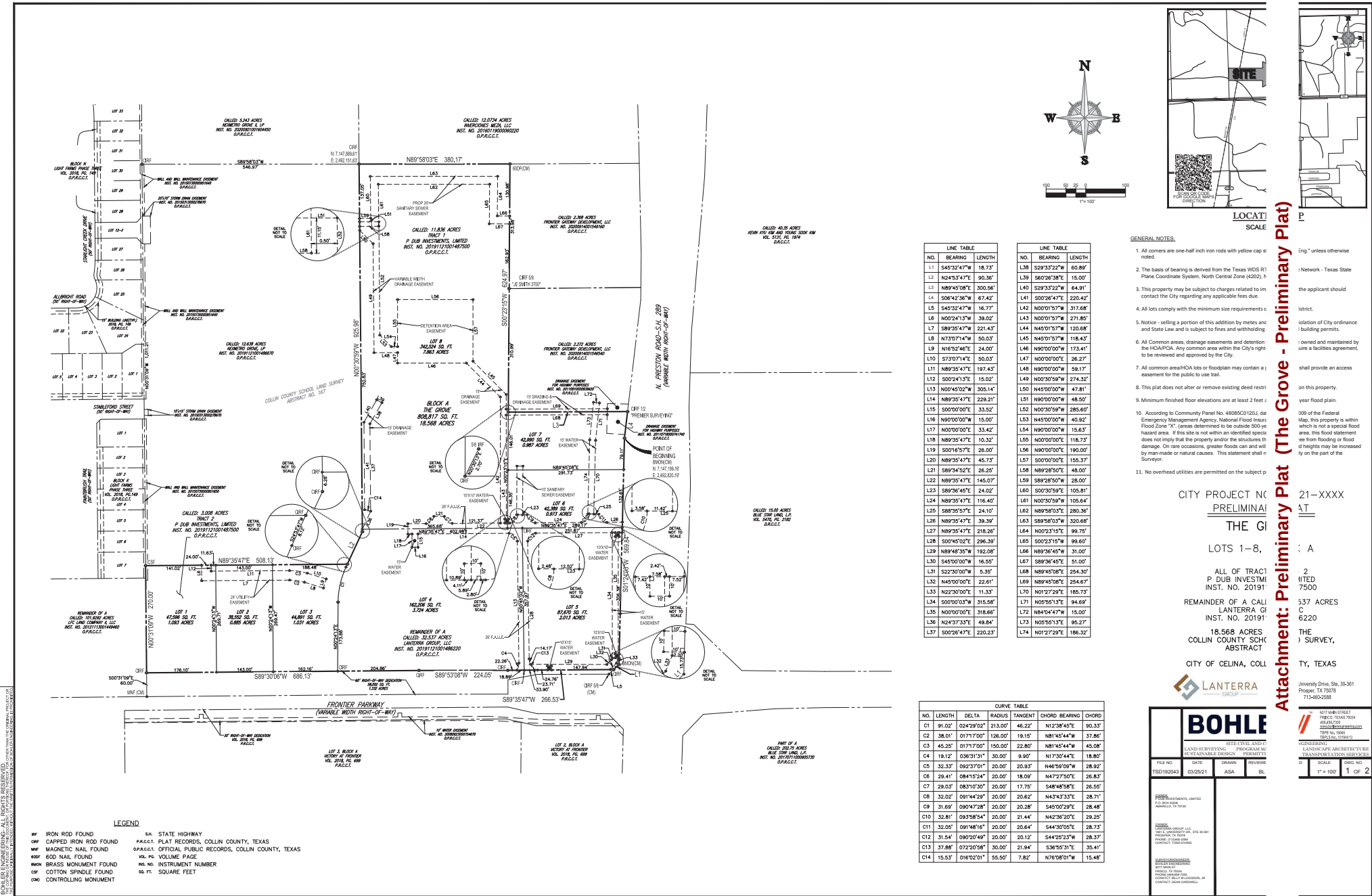
- Roads
- City Limits
- Parcels
- Subject Property

**Lanterra
Location Map**
City of Celina

5/3/2021



0 255 510
Feet



STATE OF TEXAS §
COUNTY OF COLLIN §

We, P DUB INVESTMENTS, LIMITED AND LANTERRA GROUP, LLC, are the owners of the land shown on this plat within the area described by metes and bounds as follows:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS, P DUB INVESTMENTS, LIMITED and LANTERRA GROUP, LLC are the owners of a tract of land situated in the City of Celina, Collin County, Texas, a part of the Collin County School Land Survey, Abstract No. 167, and being all of a called 11.836 acre tract of land and being all of a called 3.008 acre tract of land described as Tracts 1 and 2 in a Warranty Deed to P Dub Investments, Limited, recorded in Instrument No. 20191121001487500, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being part of a called 32.537 acre tract of land described in a Special Warranty Deed to Lanterra Group, LLC, recorded in Instrument No. 20191121001486220, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a brass monument stamped "TXDOT" (herein after called brass monument) found, said monument being in the east line of said 11.836 acre tract of land and the west line of N. Preston Road S.H. 289 (a variable width right-of-way);

THENCE South 01 degrees 24 minutes 03 seconds West, a distance of 569.84 feet along the east line of said 11.836 acre tract of land and the west line of said N. Preston Road S.H. 289 to a brass monument found at the northeast end a corner clip between the west line of said N. Preston Road S.H. 289 and the north line of Frontier Parkway (a variable width right-of-way);

THENCE South 45 degrees 32 minutes 47 seconds West, a distance of 18.73 feet along said corner clip to a one-half inch iron rod with yellow plastic cap stamped "Boltor Eng." (herein after called "capped iron rod") found for corner, from which a five-eighths inch iron rod with yellow plastic cap "stamp illegible" found at the southwest end of said corner clip bears South 45 degrees 32 minutes 47 seconds West a distance of 16.77 feet;

THENCE South 89 degrees 35 minutes 47 seconds West, passing at a distance of 225.38 feet a capped iron rod found at the most east southwest corner of said 11.836 acre tract of land, and continuing a total distance of 266.53 feet to a capped iron rod found for corner;

THENCE South 89 degrees 53 minutes 08 seconds West, a distance of 224.05 feet to a capped iron rod found for corner;

THENCE South 89 degrees 30 minutes 06 seconds West, passing at a distance of 204.86 feet the southeast corner of said 3.008 acre tract of land, and continuing a total distance of 686.13 feet to a capped iron rod found at the southwest corner of said 3.008 acre tract of land, from which a flag nail found at the southeast corner of a called 101.5292 acre tract of land described in a General Warranty Deed to LTC Land Company II, LLC, recorded in Instrument No. 20171113001448460, O.P.R.C.C.T., said MAG nail being in the north line of Frontier Parkway (a variable width right-of-way), bears South 00 degrees 31 minutes 09 seconds East a distance of 60.00 feet;

THENCE North 00 degrees 31 minutes 09 seconds West, a distance of 270.00 feet along the west line of said 3.008 acre tract of land to a cotton spindle found at the southwest corner of said 3.008 acre tract of land and the southwest corner of a called 12.638 acre tract of land described in a Special Warranty Deed to Nexmetro Grove, LP, recorded in Instrument No. 20191121001486670, O.P.R.C.C.T., from which a capped iron rod found at the northwest corner of said 12.638 acre tract of land and the southwest corner of a called 5.243 acre tract of land described in a Special Warranty Deed to Nexmetro Grove II, LP, recorded in Instrument No. 202009021001604450, O.P.R.C.C.T., bears North 00 degrees 31 minutes 09 seconds West a distance of 1,011.21 feet;

THENCE North 89 degrees 35 minutes 47 seconds East, a distance of 508.13 feet to a capped iron rod found at the northeast corner of said 3.008 acre tract of land and the southeast corner of said 12.638 acre tract of land;

THENCE North 24 degrees 53 minutes 47 seconds East, a distance of 90.36 feet to a capped iron rod found for corner;

THENCE North 00 degrees 30 minutes 59 seconds West, a distance of 925.98 feet to a capped iron rod found at the northwest corner of said 11.836 acre tract, the northeast corner of a said 12.638 acre tract of land and the southeast corner of said 5.243 acre tract of land, from which a capped iron rod found at the northwest corner of said 12.638 acre tract of land and the southwest corner of said 5.243 acre tract of land bears South 89 degrees 58 minutes 03 seconds West a distance of 546.97 feet;

THENCE North 89 degrees 58 minutes 03 seconds East, a distance of 380.17 feet along the north line of said 11.836 acre tract of land and the south line of a called 12.0734 acre tract of land described in a Warranty Deed with Vendor's Lien to Inversiones Meza, LLC, recorded in Instrument No. 20160119000080220, O.P.R.C.C.T. to a 600 nail found at the most west northeast corner of said 11.836 acre tract of land and the northwest corner of a called 2.368 acre tract of land described in a Special Warranty Deed to Frontier Gateway Development, LLC, recorded in Instrument No. 20200914001549160, O.P.R.C.C.T.;

THENCE South 50 degrees 23 minutes 15 seconds West, passing at a distance of 313.98 feet a five-eighths inch iron rod with yellow plastic cap stamped "JE Smith 3700" found at the southwest corner of said 2.368 acre tract of land and the northwest corner of a called 2.272 acre tract of land described in a Special Warranty Deed to Frontier Gateway Development, LLC, recorded in Instrument No. 20200914001549450, O.P.R.C.C.T., and continuing a total distance of 624.57 feet to capped iron rod found at an angle point of said 11.836 acre tract of land and the southwest corner of said 2.272 acre tract of land, from which a five-eighths inch iron rod found bears North 20 degrees 30 minutes 13 seconds East a distance of 2.70 feet;

THENCE North 89 degrees 45 minutes 08 seconds East, a distance of 300.56 feet to a one-half inch iron rod with orange plastic cap stamped "Premier Surveying" found at the most east northeast corner of said 11.836 acre tract of land and the southeast corner of said 2.272 acre tract of land, said capped iron rod being in the west line of said N. Preston Road S.H. 289;

THENCE South 06 degrees 42 minutes 36 seconds West, a distance of 67.42 feet along the west line of said N. Preston Road S.H. 289 to the **POINT OF BEGINNING** and containing 808,817 square feet or 18.568 acres.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT P DUB INVESTMENTS, LIMITED AND LANTERRA GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOTS 1-8, BLOCK A, THE GROVE, 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, roadways, 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.

P DUB INVESTMENTS, LIMITED:

NAME: _____ DATE: _____

TITLE: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, _____, 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 the _____ of P Dub Investments, Limited, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the State of _____

Print Notary's Name _____

My Commission Expires: _____

LANTERRA GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY

TODD EVANS
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared TODD EVANS, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Managing Member of Lanterra Group, LLC, a Texas limited liability company, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

Print Notary's Name _____

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Billy M Logsdon, Jr., 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 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".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Billy M. Logsdon, Jr., 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 _____, 20____.

Notary Public, State of Texas _____

CITY PROJECT NO. 21-XXXX
PRELIMINARY AT
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ALL OF TRACT
P DUB INVESTMENTS
INST. NO. 20191
REMAINDER OF A CALL
LANTERRA GROUP
INST. NO. 20191
18.568 ACRES
COLLIN COUNTY SCHOOL
ABSTRACT

CITY OF CELINA, COLLIN COUNTY



BOHLE
LAND SURVEYING & ENGINEERING
REGISTERED PROFESSIONAL LAND SURVEYOR

FILE NO. DATE DRAWN BY REVISION
TSD192043 03/25/21 ASA BL

OWNER:
P DUB INVESTMENTS, LIMITED
4400 W. PARKWAY
SUITE 100
FARMERSVILLE, TX 75844

OWNER:
LANTERRA GROUP, LLC
1611 E. UNIVERSITY DR., STE. 200
FARMERSVILLE, TX 75844
PREPARED BY: BOHLE
CONTACT: TODD EVANS

REGISTERED PROFESSIONAL LAND SURVEYOR
BOHLE & ASSOCIATES
1611 E. UNIVERSITY DR., STE. 200
FARMERSVILLE, TX 75844
CONTACT: BOHLE & ASSOCIATES, INC.
CONTACT: BOHLE & ASSOCIATES, INC.

21-XXXX
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THE
SURVEY,
TY, TEXAS

University Drive, Ste. 36-361
Proper, TX 75078
715-465-2588

697 MAIN STREET
FARMERSVILLE, TEXAS 75844
409-625-2588
www.bohle.com
TYPE: N/A
DATE: 03/25/21

ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
1 SCALE 2 OF 2

BOHLE ENGINEERING, ALL RIGHTS RESERVED.
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Attachment: Preliminary Plat (The Grove - Preliminary Plat)



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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: May 18, 2021
Re: Wells Road - Final Plat

Action Requested:

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)

Applicant:

Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075

Background Information:

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

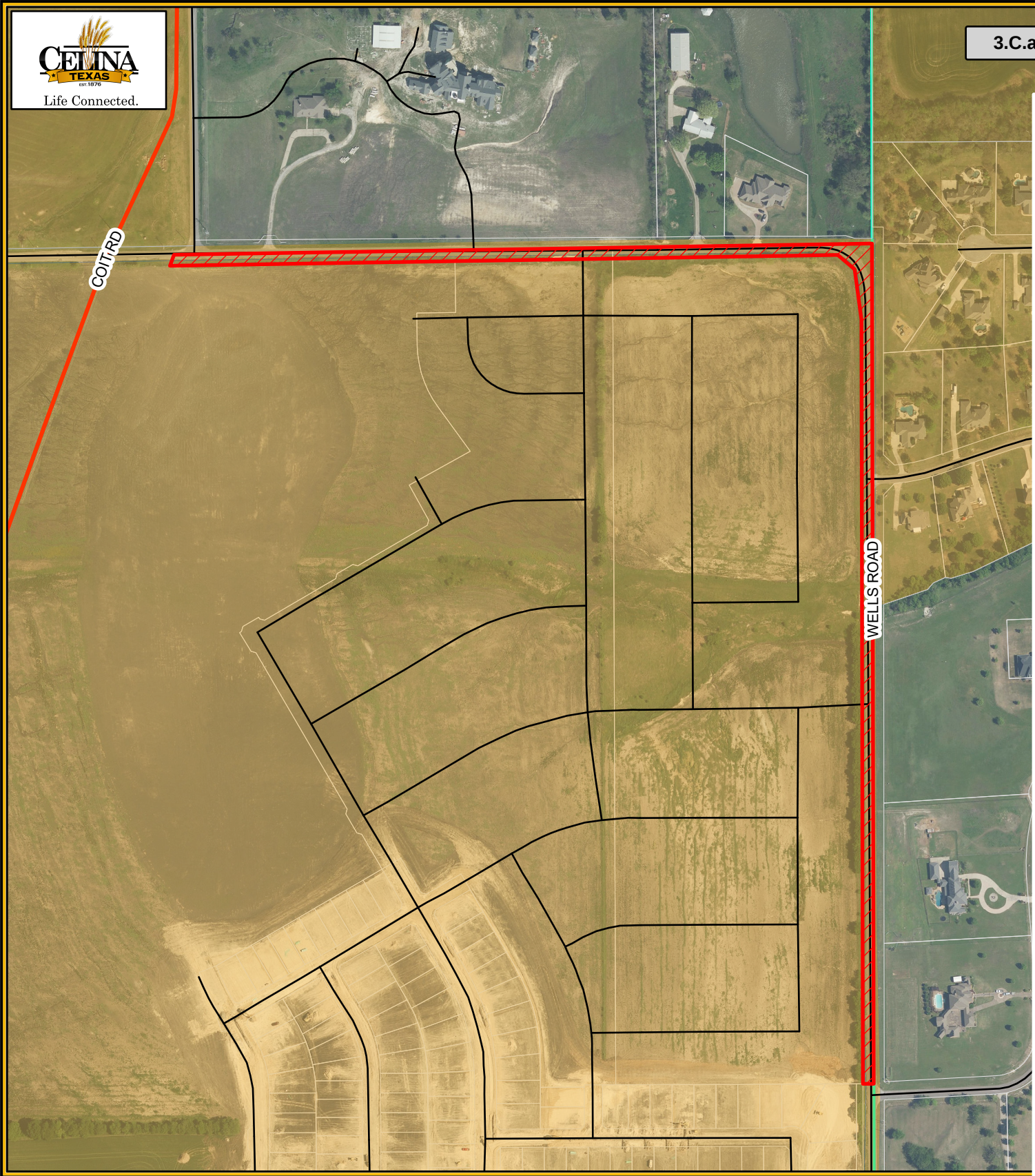
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Final Plat

Staff Recommendation:

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



Attachment: Location Map (Wells Road – Final Plat)

Legend

- Roads
- City Limits
- Parcels
- Subject Property

**Wells Rd
Location Map**
City of Celina

5/3/2021



0 288 575
Feet



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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: May 18, 2021
Re: Celina Hills - Final Plat

Action Requested:

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)

Applicant:

Kimley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240

Background Information:

The Final Plat is for approximately 279 residential lots for a new subdivision. The plat 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.



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CHOATE PKWY

COIT RD

COIT RD

PUNK CARTER PKWY



Legend

- Roads
- City Limits
- Parcels
- Subject Property

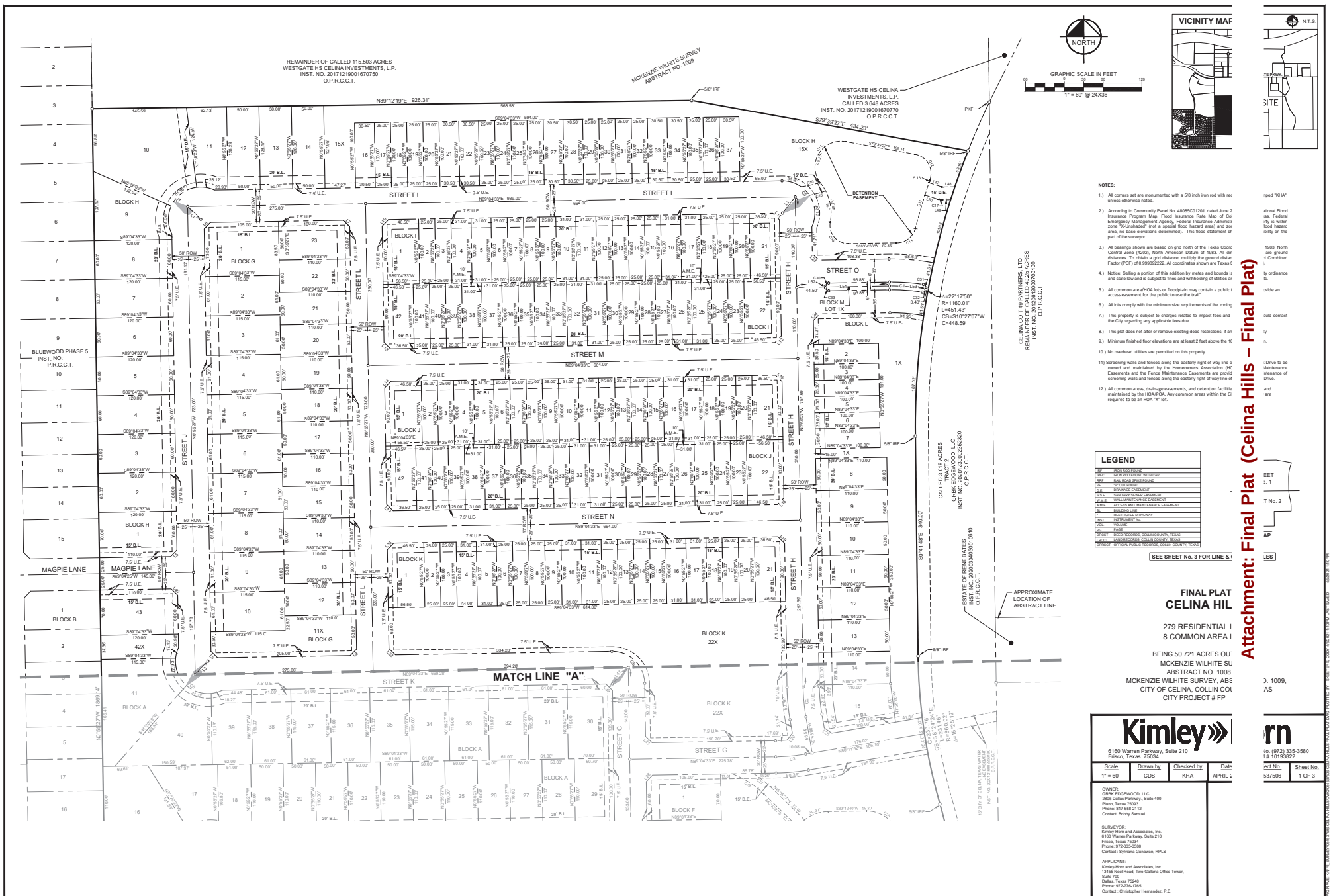
**Celina Hills
Location Map**
City of Celina

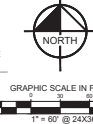
5/3/2021



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Attachment: Location Map (Celina Hills – Final Plat)





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SEE SHEET No. 3 FOR LINE 8.

BEING 50.721 ACRES OF
MCKENZIE WILHITE SURVEY,
ABSTRACT NO. 1008
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008
CITY OF CELINA, COLLIN COUNTY, TEXAS
CITY PROJECT # FP_

D. 1009,
AS

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS GRBK EDGEWOOD, LLC, is the sole owner of a tract of land situated in the McKenzie Whitte Survey, Abstract Number 1008 and the McKenzie Whitte Survey, Abstract Number 1009, City of Celina, Collin County, Texas and being all of a called 50.721 acre tract, described as Tract 1 in a Special Warranty Deed as conveyed to GRBK Edgewood, LLC, according to Document Number 20010300020303, Deed Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southeast corner of said Tract 1, common to the northeast corner of a called 1.251 acre tract of land described as Tract 3 in said Special Warranty Deed;

THENCE South 89°30'32" West, along the southerly line of said Tract 1 and the northerly line of said Tract 2, a distance of 838.31 feet to a 1/8 inch iron rod found for the southwest corner of said Tract 1, common to the northwest corner of said Tract 3, same being on the easterly line of Bluewood Phase 2A, according to the Final Plat thereof recorded in Instrument No. 201907090100002620 of the Plat Records of Collin County, Texas;

THENCE North 07°55'27" West, along the westerly line of said Tract 1, the easterly line of said Bluewood Phase 2A, the easterly line of Bluewood Phase 1, according to the Final Plat thereof recorded in Instrument No. 201709140100040303 of the Plat Records of Collin County, Texas, and the easterly line of a called 24.525 acre tract of land as described in a Special Warranty Deed to Bluewood Phase 5, LLC, as recorded in Instrument No. 20210108000031680 of the Official Public Records of Collin County, Texas, a distance of 1865.14 feet to a 5/8 inch iron rod with plastic cap stamped "NAX" set for the northeast corner of said Tract 1;

THENCE North 89°12'10" East, departing the easterly line of said 24.525 acre tract and along the northerly line of said Tract 1, a distance of 525.31 feet to 5/8 inch iron rod found for corner;

THENCE South 79°39'27" East, a distance of 434.23 feet to a 5/8 inch iron rod found for the northeast corner of said Tract 1, same being on the westerly line of a called 3.018 acre tract of land described as Tract 2 in a said Special Warranty Deed, and being at the beginning of a non-tangent curve to the left having a central angle of 22°17'50", a radius of 1160.01 feet, a chord bearing and distance of South 10°27'07" West, 448.58 feet;

THENCE along the easterly line of said Tract 1 and the westerly line of said Tract 2, the following:

In a southerly direction, with said curve to the left, an arc distance of 451.43 feet to a 5/8 inch iron rod found for corner;

South 07°41'48" East, a distance of 340.00 feet to a 5/8 inch iron rod found for corner;

1st the beginning of a tangent curve to the left having a central angle of 15°25'12", a radius of 860.02 feet, a chord bearing and distance of South 8°24'24" East, 230.76 feet;

In a southerly direction, with said curve to the left, an arc distance of 231.46 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the right having a central angle of 15°17'06", a radius of 808.38 feet, a chord bearing and distance of South 08°28'22" East, 222.42 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 224.09 feet to a 5/8 inch iron rod found for corner;

South 07°49'54" East, a distance of 137.91 feet to a 5/8 inch iron rod found for the northerly most southeast corner of said Tract 1, common to the southwest corner of said Tract 2;

THENCE South 89°12'40" West, continuing along the southerly line of said Tract 1, a distance of 482.25 feet to a 5/8 inch iron rod found for corner;

THENCE South 07°42'20" East, continuing along the southerly line of said Tract 1, a distance of 421.80 feet to the **POINT OF BEGINNING** and containing 50.721 acres (209.411 square feet of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD, LLC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinbefore described property as **CELINA HILLS**, in addition to the City of Celina, Texas, and does hereby dedicate, to the public use forever by the simple use, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, footways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements so 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, on this _____ day of _____, 2021, _____, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY OR PRINT NOTARY'S NAME _____
TYPE OR PRINT NAME

NOTARY PUBLIC EXPIRES: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

I, Sylviana Gunawan, 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.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6841
6160 WARREN PKWY., SUITE 210
FISCO, TEXAS 75034
PH: 972-335-5580
sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Sean Patten**, 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 _____ day of _____, 2021.

NOTARY PUBLIC _____ County Texas

CERTIFICATE OF PLAT APPROVAL

APPROVED _____ Date _____

City Development Official _____
City of Celina, Texas

Witness by this _____ day of _____, 2021.

City Secretary
City of Celina, Texas

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	0.034	1,495	BLOCK B LOT 8	0.134	5,819	BLOCK F LOT 2	0.161	7,015	BLOCK H LOT 22	0.070	3,060	BLOCK J LOT 35	0.067	2,900
BLOCK A LOT 2	0.130	5,673	BLOCK B LOT 9	0.134	5,819	BLOCK F LOT 3	0.161	7,015	BLOCK H LOT 23	0.067	2,900	BLOCK J LOT 36	0.067	2,900
BLOCK A LOT 3	0.131	5,715	BLOCK B LOT 10X	0.060	2,605	BLOCK F LOT 4	0.161	7,015	BLOCK H LOT 24	0.067	2,900	BLOCK J LOT 37	0.071	3,100
BLOCK A LOT 4	0.131	5,715	BLOCK C LOT 1	0.167	8,140	BLOCK F LOT 5	0.161	7,015	BLOCK H LOT 25	0.067	2,900	BLOCK J LOT 38	0.071	3,100
BLOCK A LOT 5	0.131	5,715	BLOCK C LOT 2	0.161	7,020	BLOCK F LOT 6	0.161	7,026	BLOCK H LOT 26	0.067	2,900	BLOCK J LOT 39	0.067	2,900
BLOCK A LOT 6	0.131	5,715	BLOCK C LOT 3	0.161	7,020	BLOCK F LOT 7	0.161	7,026	BLOCK H LOT 27	0.070	3,060	BLOCK J LOT 40	0.067	2,900
BLOCK A LOT 7	0.131	5,715	BLOCK C LOT 4	0.161	7,020	BLOCK F LOT 8	0.161	7,026	BLOCK H LOT 28	0.070	3,060	BLOCK J LOT 41	0.067	2,900
BLOCK A LOT 8	0.131	5,715	BLOCK C LOT 5	0.161	7,020	BLOCK F LOT 9	0.161	7,015	BLOCK H LOT 29	0.067	2,900	BLOCK J LOT 42	0.106	4,600
BLOCK A LOT 9	0.131	5,715	BLOCK C LOT 6	0.161	7,020	BLOCK F LOT 10	0.161	7,015	BLOCK H LOT 30	0.067	2,900	BLOCK J LOT 1	0.129	5,600
BLOCK A LOT 10	0.131	5,715	BLOCK C LOT 7	0.161	7,020	BLOCK F LOT 11	0.161	7,015	BLOCK H LOT 31	0.067	2,900	BLOCK J LOT 2	0.067	2,900
BLOCK A LOT 11	0.131	5,715	BLOCK C LOT 8	0.167	8,140	BLOCK F LOT 12	0.161	7,015	BLOCK H LOT 32	0.067	2,900	BLOCK J LOT 3	0.067	2,900
BLOCK A LOT 12	0.131	5,715	BLOCK C LOT 9	0.167	8,140	BLOCK F LOT 13	0.161	7,015	BLOCK H LOT 33	0.070	3,060	BLOCK J LOT 4	0.071	3,100
BLOCK A LOT 13	0.131	5,715	BLOCK C LOT 10	0.161	7,020	BLOCK F LOT 14	0.161	7,015	BLOCK H LOT 34	0.070	3,060	BLOCK J LOT 5	0.071	3,100
BLOCK A LOT 14	0.131	5,715	BLOCK C LOT 11	0.161	7,020	BLOCK F LOT 15	0.161	7,015	BLOCK H LOT 35	0.067	2,900	BLOCK J LOT 6	0.067	2,900
BLOCK A LOT 15	0.162	7,063	BLOCK C LOT 12	0.161	7,020	BLOCK F LOT 16	0.161	7,015	BLOCK H LOT 36	0.067	2,900	BLOCK J LOT 7	0.067	2,900
BLOCK A LOT 16	0.130	13,487	BLOCK C LOT 13	0.161	7,020	BLOCK F LOT 17	0.161	7,015	BLOCK H LOT 37	0.070	3,060	BLOCK J LOT 8	0.067	2,900
BLOCK A LOT 17	0.185	8,056	BLOCK C LOT 14	0.161	7,020	BLOCK F LOT 18	0.161	7,026	BLOCK G LOT 1	0.129	5,600	BLOCK J LOT 9	0.067	2,900
BLOCK A LOT 18	0.128	5,550	BLOCK C LOT 15	0.161	7,020	BLOCK G LOT 12	0.126	5,500	BLOCK G LOT 10	0.071	3,100	BLOCK J LOT 10	0.071	3,100
BLOCK A LOT 19	0.128	5,550	BLOCK C LOT 16	0.167	8,140	BLOCK G LOT 13	0.126	5,500	BLOCK G LOT 11	0.071	3,100	BLOCK J LOT 11	0.071	3,100
BLOCK A LOT 20	0.128	5,550	BLOCK C LOT 17	0.167	8,140	BLOCK G LOT 14	0.126	5,500	BLOCK G LOT 12	0.067	2,900	BLOCK J LOT 12	0.067	2,900
BLOCK A LOT 21	0.128	5,550	BLOCK C LOT 18	0.126	5,500	BLOCK G LOT 15	0.126	5,500	BLOCK G LOT 13	0.071	3,100	BLOCK J LOT 13	0.067	2,900
BLOCK A LOT 22	0.128	5,550	BLOCK C LOT 19	0.126	5,500	BLOCK G LOT 16	0.126	5,500	BLOCK G LOT 14	0.067	2,900	BLOCK J LOT 14	0.067	2,900
BLOCK A LOT 23	0.126	5,500	BLOCK C LOT 20	0.126	5,500	BLOCK G LOT 17	0.126	5,500	BLOCK G LOT 15	0.067	2,900	BLOCK J LOT 15	0.067	2,900
BLOCK A LOT 24	0.126	5,500	BLOCK C LOT 21	0.126	5,500	BLOCK G LOT 18	0.126	5,500	BLOCK G LOT 16	0.067	2,900	BLOCK J LOT 16	0.067	2,900
BLOCK A LOT 25	0.126	5,500	BLOCK C LOT 22	0.126	5,500	BLOCK G LOT 19	0.126	5,500	BLOCK G LOT 17	0.071	3,100	BLOCK J LOT 17	0.071	3,100
BLOCK A LOT 26	0.126	5,500	BLOCK C LOT 23	0.126	5,500	BLOCK G LOT 20	0.126	5,500	BLOCK G LOT 18	0.067	2,900	BLOCK J LOT 18	0.067	2,900
BLOCK A LOT 27	0.126	5,500	BLOCK C LOT 24	0.126	5,500	BLOCK G LOT 21	0.126	5,500	BLOCK G LOT 19	0.067	2,900	BLOCK J LOT 19	0.067	2,900
BLOCK A LOT 28	0.126	5,500	BLOCK C LOT 25	0.126	5,500	BLOCK G LOT 22	0.126	5,500	BLOCK G LOT 20	0.067	2,900	BLOCK J LOT 20	0.067	2,900
BLOCK A LOT 29	0.152	6,627	BLOCK C LOT 26	0.126	5,500	BLOCK G LOT 23	0.150	6,580	BLOCK G LOT 21	0.106	4,600	BLOCK J LOT 21	0.106	4,600
BLOCK A LOT 30	0.184	8,000	BLOCK D LOT 11	0.126	5,500	BLOCK H LOT 1	0.192	8,351	BLOCK H LOT 14	0.067	2,900	BLOCK J LOT 22	0.129	5,600
BLOCK A LOT 31	0.161	7,015	BLOCK D LOT 12	0.157	6,825	BLOCK H LOT 2	0.165	7,200	BLOCK H LOT 15	0.067	2,900	BLOCK J LOT 23	0.067	2,900
BLOCK A LOT 32	0.161	7,015	BLOCK D LOT 13	0.194	8,431	BLOCK H LOT 3	0.165	7,200	BLOCK H LOT 16	0.071	3,100	BLOCK J LOT 24	0.067	2,900
BLOCK A LOT 33	0.161	7,015	BLOCK D LOT 14	0.161	7,020	BLOCK H LOT 4	0.165	7,200	BLOCK H LOT 17	0.071	3,100	BLOCK J LOT 25	0.071	3,100
BLOCK A LOT 34	0.161	7,015	BLOCK D LOT 15	0.161	7,020	BLOCK H LOT 5	0.165	7,200	BLOCK H LOT 18	0.067	2,900	BLOCK J LOT 26	0.071	3,100
BLOCK A LOT 35	0.161	7,015	BLOCK D LOT 16	0.161	7,020	BLOCK H LOT 6	0.165	7,200	BLOCK H LOT 19	0.067	2,900	BLOCK J LOT 27	0.067	2,900
BLOCK A LOT 36	0.161	7,015	BLOCK D LOT 17	0.161	7,020	BLOCK H LOT 7	0.165	7,200	BLOCK H LOT 20	0.067	2,900	BLOCK J LOT 28	0.067	2,900
BLOCK A LOT 37	0.161	7,015	BLOCK D LOT 18	0.161	7,020	BLOCK H LOT 8	0.165	7,200	BLOCK H LOT 21	0.106	4,600	BLOCK J LOT 29	0.067	2,900
BLOCK A LOT 38	0.161	7,015	BLOCK D LOT 19	0.161	7,020	BLOCK H LOT 9	0.215	9,353	BLOCK H LOT 22	0.126	5,500	BLOCK J LOT 30	0.067	2,900
BLOCK A LOT 39	0.162	7,078	BLOCK D LOT 20	0.161	7,020	BLOCK H LOT 10	0.444	19,334	BLOCK H LOT 23	0.067	2,900	BLOCK J LOT 31	0.071	3,100
BLOCK A LOT 40	0.258	11,250	BLOCK D LOT 21	0.161	7,020	BLOCK H LOT 11	0.160	6,953	BLOCK H LOT 24	0.067	2,900	BLOCK J LOT 32	0.071	3,100
BLOCK A LOT 41	0.328	14,281	BLOCK D LOT 22	0.194	8,431	BLOCK H LOT 12	0.147	6,411	BLOCK H LOT 25	0.071	3,100	BLOCK J LOT 33	0.067	2,900
BLOCK A LOT 42X	0.102	4,437	BLOCK E LOT 1	0.052	2,273	BLOCK H LOT 13	0.147	6,411	BLOCK J LOT 26	0.071	3,100	BLOCK J LOT 34	0.067	2,900
BLOCK A LOT 43	0.162	8,350	BLOCK E LOT 2	0.171	7,436	BLOCK H LOT 14	0.147	6,411	BLOCK J LOT 27	0.067	2,900	BLOCK J LOT 35	0.067	2,900
BLOCK B LOT 1	0.158	6,885	BLOCK E LOT 3	0.171	7,455	BLOCK H LOT 15	0.170	7,434	BLOCK J LOT 28	0.067	2,900	BLOCK J LOT 36	0.067	2,900
BLOCK B LOT 2	0.134	5,819	BLOCK E LOT 4	0.171	7,464	BLOCK H LOT 16	0.070	3,060	BLOCK J LOT 29	0.067	2,900	BLOCK J LOT 37	0.071	3,100
BLOCK B LOT 3	0.134	5,819	BLOCK E LOT 5	0.172	7,472	BLOCK H LOT 17	0.067	2,900	BLOCK J LOT 30	0.067	2,900	BLOCK J LOT 38	0.071	3,100
BLOCK B LOT 4	0.134	5,819	BLOCK E LOT 6	0.172	7,481	BLOCK H LOT 18	0.067	2,900	BLOCK J LOT 31	0.071	3,100	BLOCK J LOT 39	0.067	2,900
BLOCK B LOT 5	0.134	5,819	BLOCK E LOT 7	0.172	7,489	BLOCK H LOT 19	0.067	2,900	BLOCK J LOT 32	0.071	3,100	BLOCK J LOT 40	0.067	2,900
BLOCK B LOT 6	0.134	5,819	BLOCK E LOT 8X	0.115	4,995	BLOCK H LOT 20	0.067	2,900	BLOCK J LOT 33	0.067	2,900	BLOCK J LOT 41	0.067	2,900
BLOCK B LOT 7	0.134	5,819	BLOCK F LOT 1	0.184	8,000	BLOCK H LOT 21	0.070	3,060	BLOCK J LOT 34	0.067	2,900	BLOCK J LOT 42	0.106	4,600

LINE TABLE			LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N45°52'27"W	28.28	L28	N45°52'27"W	14.14	C1	11°28'02"	300.00	60.54	N85°11'29"W	59.94
L2	N07°44'09"E	32.02	L29	S44°04'33"W	14.14	C2	8°02'41"	300.00	46.42	S85°21'47"E	46.44
L3	S44°04'33"W	28.28	L30	N45°52'27"E	14.14	C3	8°02'41"	300.00	46.42	N44°38'13"E	46.44
L4	N62°15'51"W	32.02	L31	S44°04'33"W	14.14	C4	14°11'02"	50.00	123.64	S44°03'39"W	94.49
L5	N44°04'43"E	14.10	L32	N45°52'27"W	14.14	C5	11°50'31"	50.00	101.09	N33°01'17"W	84.73
L6	S44°04'33"W	14.14	L33	N44°04'33"E	14.14	C6	14°11'02"	50.00	123.64	S45°50'27"E	94.49
L7	N45°52'27"W	14.14	L34	N45°52'27"E	14.14	C7	11°50'31"	50.00	101.09	S56°59'49"W	84.73
L8	N44°04'33"E	14.14	L35	S44°04'33"W	14.14	C8	90°00'00"	50.00	78.54	N45°52'27"W	70.71
L9	S45°52'27"E	14.14	L36	N45°52'27"W	14.14	C9	90°00'00"	50.00	78.54	N44°43'37"E	70.71
L10	S44°04'33"E	14.14	L37	N44°04'33"E	14.14	C10	12°11'00"	142.50	30.17	N7°42'56"E	30.25
L11	N45°52'27"W	14.14	L38	N44°04'33"E	14.14	C11	138°41'00"	42.00	96.81	N10°02'45"E	74.82
L12	N44°04'33"E	14.14	L39	N45°52'27"W	14.14	C12	98°14'55"	50.00	51.44	S03°15'05"E	47.87
L13	S44°04'33"E	14.14	L40	N45°52'27"E	14.14	C13	70°03'07"	119.15	78.98	S24°01'50"E	76.96
L14	S44°04'33"E	14.14	L41	N45°52'27"E	14.14	C14	70°03'07"	119.15	39.82	S24°01'50"E	76.96
L15	N45°52'27"E	14.14	L42	S45°52'27"E	35.30	C15	110°28'49"	28.00	63.99	N41°10'29"E	63.97
L16	N44°04'33"E	14.14	L43	S44°04'33"E	35.30	C16	49°03'38"	75.00	43.99	N33°02'12"E	42.90
L17	S45°52'27"E	14.14	L44	N42°04'24"W	35.48	C17	18°47'30"	20.00	6.96	N41°34'37"E	20.91
L18	S44°04'33"W	14.14	L45	N41°17'38"E	35.48	C18	9°26'00"	157.50	25.94	N41°34'37"E	25.91
L19	N45°52'27"W	14.14	L46	N42°04'24"W	35.48	C19	23°24'42"	142.00	58.22	N37°40'50"E	57.87
L20	N37°16'25"E	13.82	L47	N27°32'58"E	21.26	C20	50°53'03"	60.00	16.41	N27°44'56"W	89.81
L21	S45°52'27"E	14.14	L48	S89°34'35"E	19.89	C21	25°52'57"	23.00	9.96	N33°10'38"E	18.54
L22	S45°52'27"E	14.14	L49	N45°52'27"E	21.26	C22	89°51'50"	60.00	16.41	N27°44'56"W	89.81
L23	S45°52'27"E	14.14	L50	N27°32'58"E	21.26	C23	89°51'50"	60.00	125.47	S45°52'27"E	113.00
L24	S44°04'33"E	14.14	L51	N00°04'35"E	143.38	C24	54°49'51"	50.00	83.82	N11°20'50"E	74.21
L25	S54°48'08"E	14.14	L52	N00°04'35"E	2.00	C25	13°17'40"	1000.00	237.89	N31°20'45"E	237.33
L26	S44°04'33"E	14.14	L53	N00°31'30"E	2.00	C26	70°24'41"	50.00	61.56	S55°05'09"W	57.78
L27	S44°02'22"W	14.19				C27	12°16'28"	157.50	33.74	N26°04'19"E	33.60



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: May 18, 2021
Re: Dynavest PD - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No.117 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)

Owner Information:

KFM Engineering
3501 Olympus Blvd, Suite 100
Dallas, TX 75019

Background Information:

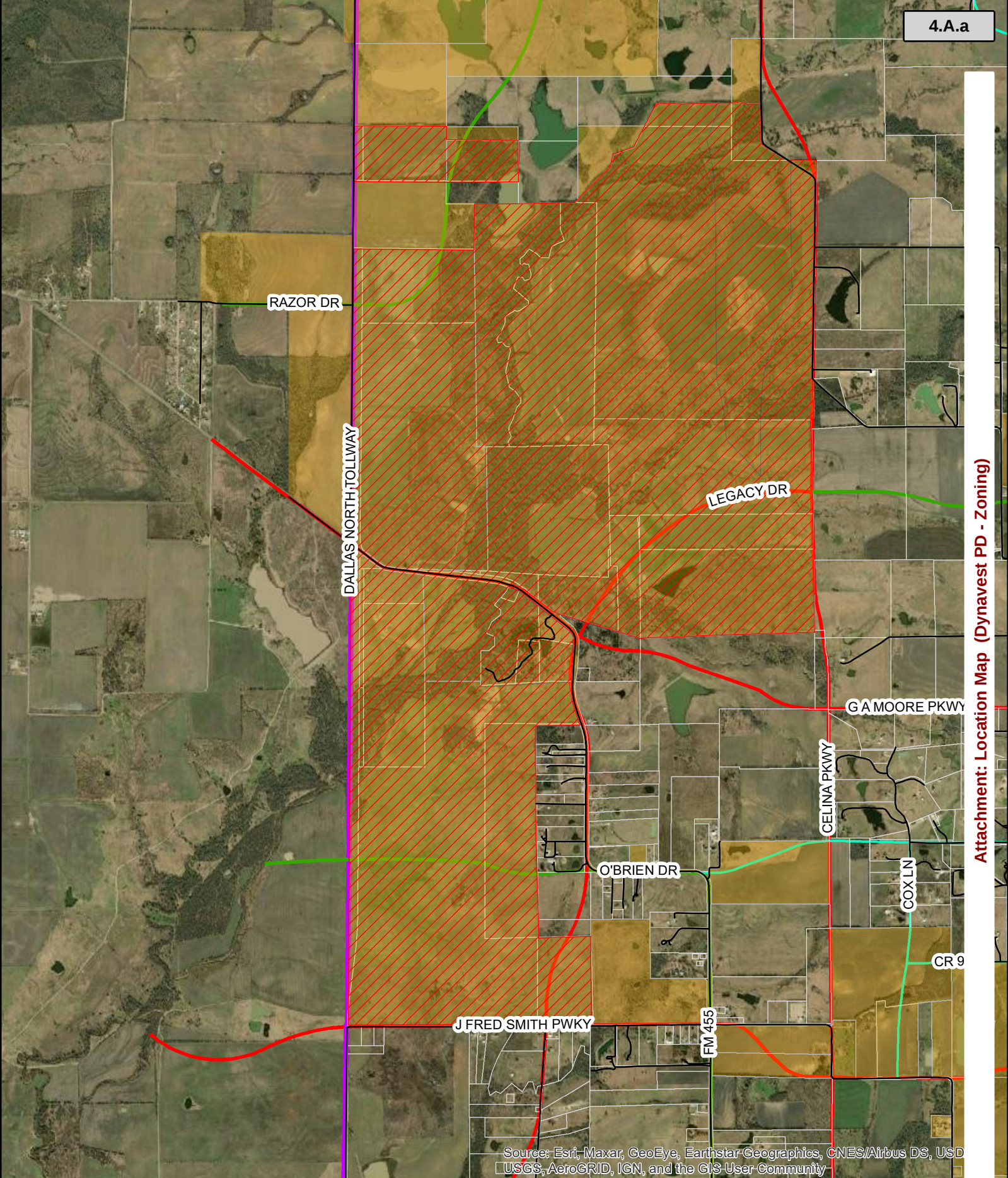
The property is approximately 3,269 acres. A Development Agreement for the subject property was approved in September 2020, and then amended in May 2021. The subsequent zoning request is to amend the PD to establish a master planned community in conformance to the approved DA. Please refer to the attached documents for further information. The item will be scheduled for the City Council meeting after the property has been transferred from the owner to the developer.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Dynavest PD - Zoning)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

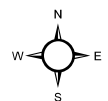


Dynavest PD Amendment Location Map

Date: 4/13/2021

Legend

- Roads
- Dynavest
- City Limits
- Parcels



0

Packet Pg. 19

Feet

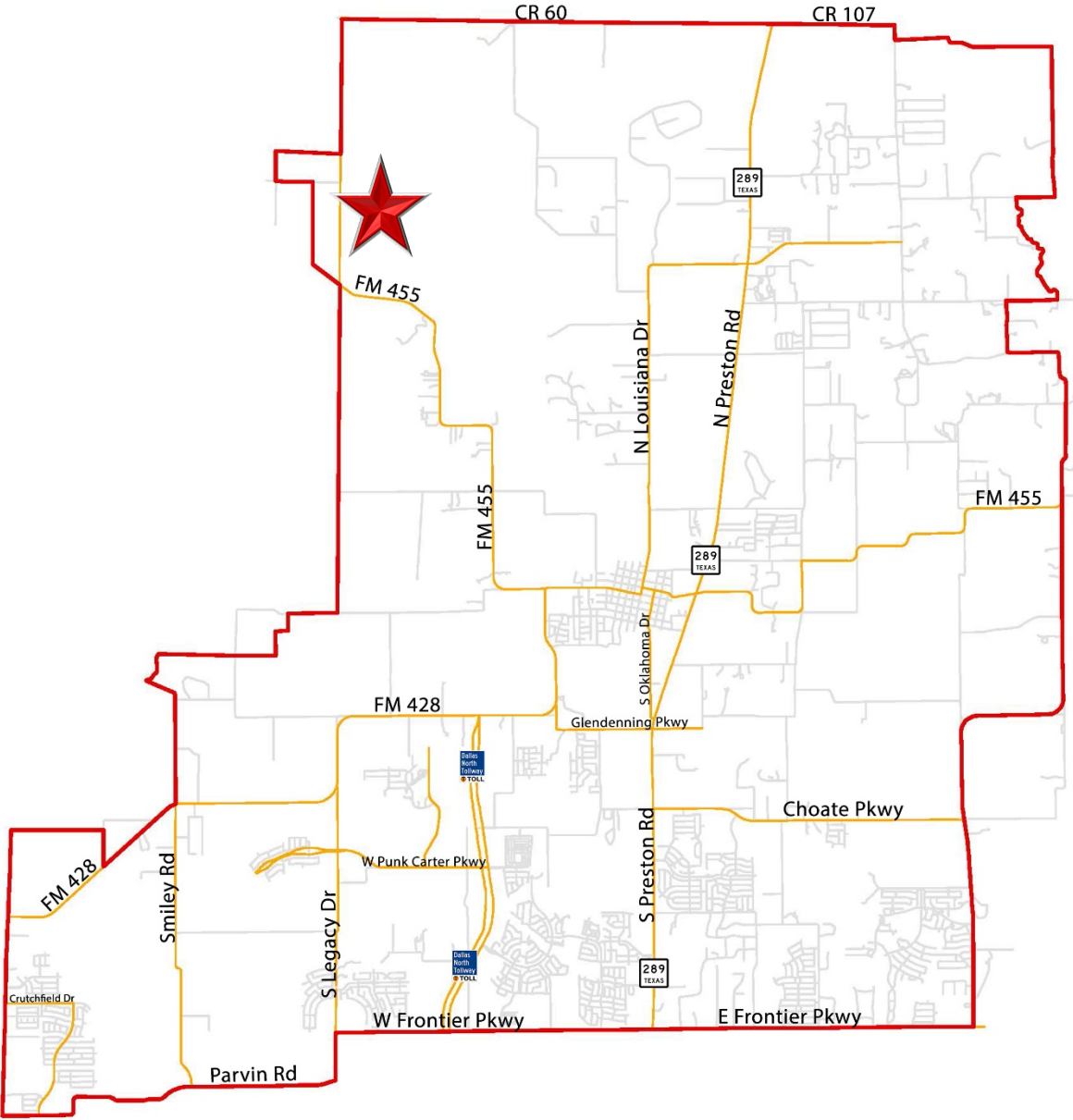
Dynavest

Planned Development Amendment

Planning & Zoning Commission

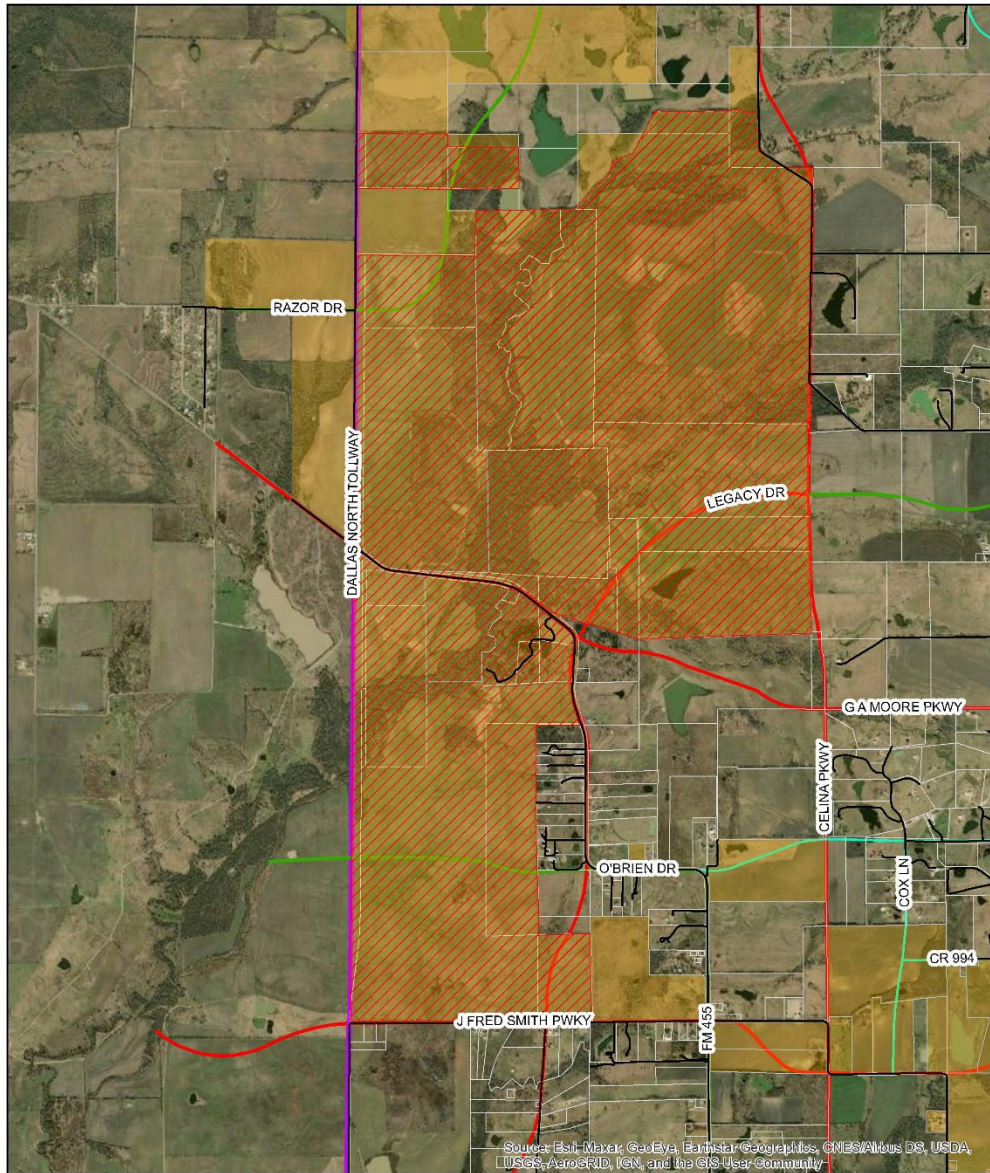
May 18, 2021

Attachment: Staff Presentation (Dynavest PD - Zoning)



Location Map

The subject property is generally located east of the Dallas North Tollway and north of J Fred Smith Parkway



Background

- The subject property is approximately 3,269 acres and located in the City Limits
- In September 2020 the City approved a Development Agreement that outlined the property's future annexation and zoning
- The property was subsequently zoned and annexed in December 2020
- In May 2021 (last week), the City approved an amendment to the Development Agreement
- The applicant's request is to amend the PD to establish a master planned community

Attachment: Staff Presentation (Dynavest PD - Zoning)

Project Overview

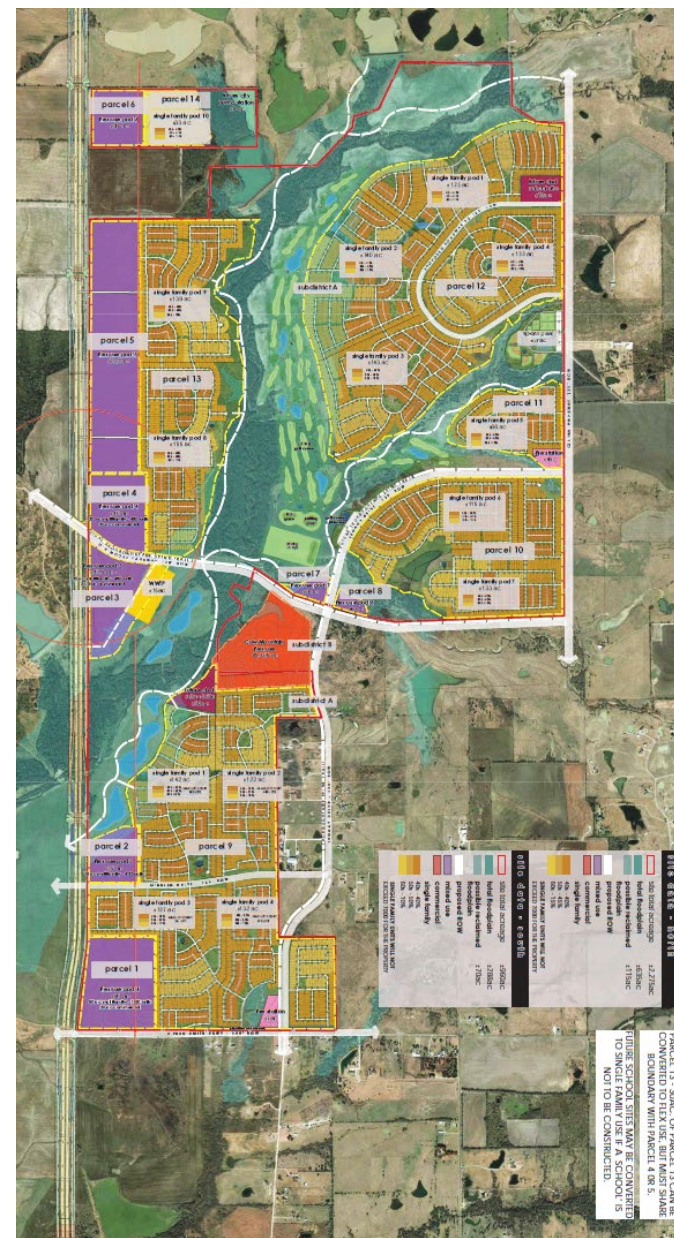
- Extensive open spaces and parks throughout community, multiple amenity centers, amenitized floodplain with trails, and golf course (or comparable park project)
- Compliance with Neighborhood Vision Book
- Proposed Lot Mix:
 - 40s: Maximum 40-45%
 - 50s: Flexible
 - 60s: Minimum 10-15%

Project Overview

- Alley required for lots less than 50'
- Flex Tracts along DNT to develop as MF-2, MF-3, or C
 - At least 100 acres reserved for C
 - Maximum MF units at 4,100
- Architectural standards apply
- Allowance for 1 small area of the 6,000+ lots to intrude into the DNT Overlay
- The overall density is remaining the same and not changing from the original DA

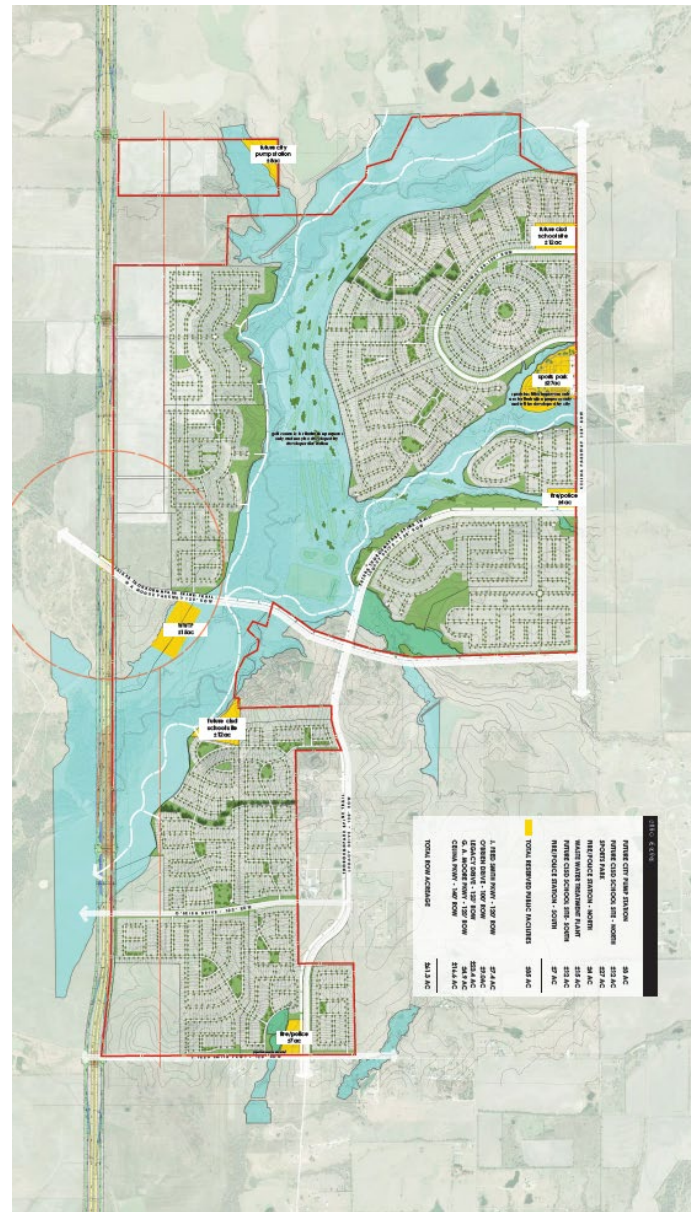
Concept Plan

4.A.b



Attachment: Staff Presentation (Dynavest PD - Zoning)

4.A.b



Attachment: Staff Presentation (Dynavest PD - Zoning)

Policy Considerations

- The Dallas North Tollway Overlay District applies to the property
- City standards apply (landscaping, architecture), with a few minor requests
- The development will adhere to the Neighborhood Vision Book
- Various housing types and lot mix
- Numerous sites reserved for future elementary schools, fire stations, treatment plants, parks, and other public facilities
- The proposed zoning is appropriate for the location and is in conformance with the governing DA

Recommendation

- The Planning & Zoning Commission tabled the item at its regular meeting in April
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting *after* the property has been transferred from the owner to the developer
- Staff recommends approval as presented

Exhibit C - Development Standards

Dynavest

Being approximately 3,268.6 acres generally located along the future expansion of Dallas North Tollway Phase 4B in Collin County, Celina, TX and as further described by metes and bounds and depicted in Exhibit 'A' attached hereto (the "Property"), this Planned Development Ordinance ("PD" or "Planned Development") provides the ability to encourage and accommodate the development of a variety of uses for the Property. These uses include commercial, retail, office, mixed-use and residential uses within the City of Celina.

It is the intent of this PD to amend Planned Development #117 and adopt the City's base zoning districts SF-R, C, Flex, MF-2, and MF-3 as set forth in the City regulations, together with the uses and development regulations as designated therein, subject to modifications in this PD. Any conflict between this PD and the Zoning Ordinance or Neighborhood Vision Book shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD, and all attachments or exhibits, amends Planned Development #117 and supersedes any existing zoning, use and development regulations for the Property. The following development regulations shall apply to the entire Property and vary the Zoning Ordinance as set forth in this PD herein.

Concept Plan

The subject property shall generally develop per the Concept Plan attached as Exhibit 'B'. 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 (PD) district zoning. If the PD requires an amendment, either via text or exhibit, only the areas being amended, including Subdistricts or individual Parcels, must be noticed and included in the rezoning process.

The vision for the community includes extensive open space and amenities dispersed throughout the development, and activating the floodplain areas with concrete trails that preserve the public view of the natural beauty. Below are the required elements:

Open Space

1. Meaningful incorporation of open space in alignment with the Neighborhood Vision Book through use of pocket parks and activated open space throughout the community, per the Master Open Space Exhibit.
2. Parties will work together to create a Master Linear Park Plan to satisfy Park Dedication requirements, including determinations of private and public ownership and maintenance, along with a golf course or alternate public park improvements and amenities along the creek (if the golf course is not constructed).
3. The open space requirements for all SF-R tracts within the development for Subdistrict 'A' shall be a minimum of 10% open space within each 'Parcel', as shown on the Concept Plan attached as Exhibit B; provided, however, that other than the percentage of open space provided here, the development of the open space shall generally comply with the City's Neighborhood Vision Book.

4. Open space and neighborhood green space will not be required to build parking

Amenities

The amenities set forth herein satisfy all amenity requirements for the all SF-R tracts within the development for Subdistrict 'A'. Below are the required elements for the amenities:

1. A minimum of 7 amenity centers shall be dispersed throughout the development. There shall be a minimum of 5 amenity centers, each of which shall contain the following elements: a swimming pool, restrooms, shade structures, and a playscape area. In addition, there shall be a minimum of 2 large amenity centers, each of which shall contain the following elements: indoor air-conditioned space, restrooms, a swimming pool, and a playground.
2. Neighborhood Trails
 - a. Developer agrees to construct or cause the construction of a network of neighborhood concrete trails with main spine trails being twelve feet (12') in width and side trails and connections being eight feet (8') in width, in conformance with the Master Parks & Trails Plan.

Zoning

The following development regulations shall apply to all of the Property, other than the portion known as Cow Mountain, which is Parcels 1-14 as shown on the Concept Plan ("Subdistrict A") and the portion of the Property known as Cow Mountain, which is Subdistrict B as shown on the Concept Plan ("Subdistrict B") and vary the Zoning Ordinance as set forth in this PD herein. The base zoning shall be per the land use categories displayed on the Concept Plan, 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. Subdistrict A - SF-R (Parcels 9-14)

Areas designated as Single Family Detached Residential may contain any detached single-family unit (including patio/zero-lot-line), or single-family attached, whereas the total Development Area density shall not exceed 6 (six) units per net developable acre or maximum of 7,000 lots as illustrated on the Concept Plan.

The below lot mix shall govern the SF-R areas of Parcel 10, Parcel 11, Parcel 12, Parcel 13, and Parcel 14 of the development:

	Lot Type A	Lot Type B	Lot Type C
Min. Width	40'	50'	60'
Lot % (Min/Max)	(0/40)	N/A	(15/0)

Parcel 9 shall not exceed 2,011 lots; provided, however, that such lot count may increase if any site reserved for CISD schools is converted to SF-R. The below lot mix shall govern the SF-R areas of Parcel 9 of the development:

	Lot Type A	Lot Type B	Lot Type C
Min. Width	40'	50'	60'
Lot % (Min/Max)	(0/45)	N/A	(10/0)

- a. Any lot less than 50' in width shall be alley rear entry garage served, and any lot 50' in width or greater may be front entry garage.
- b. Architectural flexibility shall be provided for roof pitches, modern color schemes (specifically white), and incorporation of stucco as an exterior building material, so long as the front façade's materials remain primarily brick/stone (except for 100% stucco homes attempting a Mediterranean style).
- c. Sites reserved for CISD schools may develop as SF-R per the above lot mix if the school district fails to exercise rights within the development agreement.
- d. Single family shall be allowed to encroach into the DNTD overlay as shown on the attached Concept Plan.
- e. Any townhomes count against the 40's in the lot mix table.

2. Subdistrict A - Flex Tracts (Parcels 1-8 and Parcel 13)

The flex tracts are generally located along the Dallas North Tollway. These tracts may develop as Flex, MF-2 (Urban Edge multi-family), MF-3 (Urban Living multi-family), or C (Commercial, Office, & Retail). Parcels located within the Dallas North Tollway Overlay District shall comply with the Zoning Ordinance, except as provided herein.

a. C (Commercial, Office, Retail)

The City's base non-residential district anticipates a broad range of retail, office, and commercial land uses that are allowed within 100% of the Flex Tracts. Government facilities, medical office, hospital, general office, and childcare uses are allowed by right. A wholesale/distribution center requires an SUP. No less than 100 acres shall be reserved for commercial, office, and retail land uses along the DNT. 30 acres north of GA Moore in Parcel 13 may be converted to Flex if not used for single-family purposes.

b. MF-2 & MF-3 (Urban Edge & Urban Living)

The maximum number of multi-family units within the Flex Tracts of Subdistrict A shall not exceed 4,100 units and shall develop per the regulations of the MF-2 and MF-3 districts. The maximum density is 80 units per acre. "Dwelling, senior living, assisted living facility" and "Dwelling, senior living, advanced care" shall be allowed by Specific Use Permit in these Parcels, and such units shall not count towards the 4,100 maximum units as set forth herein. "Dwelling, senior living, independent living" shall be allowed by right in these Parcels, and such units shall count towards the 4,100 maximum units as set forth herein. The out-parcel commonly known as Cow Mountain (Subdistrict B below) shall not count toward the 4,100 units in Subdistrict A.

- (i) Parcel (1) will not exceed 1,100 units
- (ii) Parcel (2) will not exceed 432 units
- (iii) Parcel (3) will not exceed 480 units
- (iv) Parcel (4) will not exceed 480 units

c. Dallas North Tollway Overlay District (DNTD)

- i. The following permitted uses are allowed by right within all Subzones, unless otherwise stated herein, of the Dallas North Tollway Overlay District:
 - 1. Alcohol sales, primary

- 2. Dwelling, senior living, independent living
- 3. Gas pumps/ fuel sales – Suburban Subzone only
- ii. The following permitted uses are allowed by Specific Use Permit within all Subzones of the Dallas North Tollway Overlay District
 - 1. Dwelling, senior living, assisted living facility
 - 2. Dwelling, senior living, advanced care
- iii. Single family residential is a prohibited use except as identified in Pod 3 and Pod 1 of Parcel 9 on the Concept Plan

3. Subdistrict B.

Subdistrict B is generally located at the SW corner of the intersection of G. A. Moore Pkwy and Legacy Drive. This tract may develop as MF-2 (Urban Edge multi-family), or MF-3 (Urban Living multi-family), or C (Commercial, Office, & Retail).

4. Overall

Some land uses are allowed in all areas, such as churches, schools, government facilities, and critical infrastructure necessary to serve the area.

5. Architecture; Screening

The subject Property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a principal regional waterway and along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, landscape standards, screening standards, and neighborhood design, and as may be amended, except as set forth below.

a. Screening

- i. Required screening between residential and non-residential or multifamily uses will be constructed by owners of non-residential or multifamily uses in accordance with City regulations and by owners of residential uses at time of vertical construction.