



Life Connected.

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

AGENDA

I. CALL TO ORDER

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

II. WORKSESSION

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

III. 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 19, 2022, Planning & Zoning Commission meeting.

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

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

IV. PUBLIC HEARINGS/ACTION ITEMS

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

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 9 acres to the Dallas North Tollway Overlay District (DNTD) zoning, generally located east of the future Dallas North Tollway and approximately 1,300 feet north of the Collin County Outer Loop, within the City Limits. (NEC DNT & Outer Loop – Rezoning)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to Commercial, Retail, & Office (C) zoning, generally located at the northwest corner of future Legacy Drive and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Blanks Property (NWC Legacy & O'Brien) - Zoning)
- D. Conduct a public hearing to consider and act upon a request to zone approximately 30 acres to Mixed-Use (MU) zoning, generally located at the northwest corner of Future Celina Parkway and FM 455, within the Extraterritorial Jurisdiction (ETJ). (Cornelius Tract – Zoning)
- E. Conduct a public hearing to consider and act upon a request to rezone approximately 6 acres to a Planned Development (PD) with Commercial, Retail & Office (C) base zoning with the Preston Road Overlay (PRO), generally located east of Oklahoma Drive and approximately 1,400 feet south of Ash Street, within the City Limits. (Celina Self-Storage Expansion – Rezoning)
- F. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 43 on approximately 23 acres, generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. TO BE TABLED. (Chalk Hill MF – Rezoning)
- G. Conduct a public hearing to consider and act upon a request to zone approximately 1,100 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail, & Office (C), Multi-Family (MF-0, MF-2, & MF-3), and Industrial (I) base zoning, generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch PD – Zoning)
- H. Conduct a public hearing to consider and act upon a request to zone approximately 566 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail and Office (C), and Multi-Family (MF-0, MF-2, & MF-3) base zoning, generally located at the northwest corner of Legacy Drive and Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic - PD Zoning)
- I. Conduct a public hearing to consider and act upon a request to zone approximately 513 acres to Agricultural District (AG), generally located west of Peterman Parkway, east of future North Dallas Tollway, north of Mobberly Road, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic - Remainder Zoning)
- J. Conduct a public hearing to consider and act upon a request to zone approximately 414 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Multi-Family (MF-0, MF-2, & MF-3) base zoning, generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Bray (Huffines) – PD Zoning)
- K. Conduct a public hearing to consider and act upon a request to zone approximately 122 acres to Agricultural District (AG), generally located west of Custer Road, east of FM 1385, north of future Punk Carter, and south of Stallcup Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Bray (Huffines) - Remainder Zoning)

V. ADJOURNMENT

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

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

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



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 19, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Chair 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 & 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 March 24, 2022, Planning & Zoning Commission meeting.

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

Minutes Acceptance: Minutes of Apr 19, 2022 5:30 PM (Minutes Approval)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend approximately 26 acres of a Planned Development (PD-80) with Multi-Family, Horizontal District (MF-0) and Multi-Family, Urban Living District (MF-3) base zoning, generally located approximately 520 feet west of future Dallas North Tollway and approximately 900 feet north of Frontier Parkway, within the City Limits. (Cottages of Celina (Mosey Tract) – Rezoning)

Madhuri Mohan, Planning Director, presented the staff report.

Chair Hangartner opened the public hearing.

Seth Carpenter, 400 South Record Street, Suite 1200, Dallas, Texas, 75202, applicant, presented the item and stated that he was available to answer any questions.

Ryan Tubbs, 3153 Turkey Creek Trail, Celina, Texas, 75078, addressed the Commission on behalf of the Creeks of Legacy Homeowners' Association and expressed his support for the proposed Multi-Family, Horizontal (MF-0) use.

Donald Tucker, 4330 Cibolo Creek Trail, Celina, Texas, 75078, asked for clarification on the public hearing process and inquired if there would be an opportunity to provide feedback on the ultimate design of the project during the permitting process.

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

The commissioners discussed the item.

Commissioner Poché motioned to approve the item as proposed.

Commissioner Clark seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the additional permitted uses of Mini-Warehouse/Self-Storage and RV/Boat Storage, generally located at the northeast corner of Old Log Trail and the Collin County Outer Loop, within the City Limits. (Old Log Trail Self-Storage – Rezoning)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Christian Alvarado, applicant, 1701 Nueces, Austin, Texas, 78701, presented the item and stated that he was available to answer any questions.

Rex Glendenning, 13269 FM 428, Celina, Texas, 75009, indicated that, after speaking with the developer about the proposed design of the covered parking, he is no longer opposed to the Boat/RV Storage use.

Jason King, 700 Calvin Way, Celina, Texas, 75009, expressed concerns about the height of the proposed self-storage building and the use overall.

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

The commissioners discussed the item.

Commissioner Clark motioned to approve the item as proposed.

Vice-Chair Barley seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the northwest corner of the future Dallas North Tollway and the Collin County Outer Loop, within the City Limits. (NWC Tollway and Outer Loop – Rezoning)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Becker motioned to approve the item as proposed.

Commissioner Bain seconded the item.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located south of future Mobberly Road and approximately 1,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Pollard Tract – Zoning)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 188 acres to Community Facilities District (CF), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) zoning, generally located at the northwest corner of future Peterman Parkway and future J. Fred Smith Parkway, within the City Limits. (Goldstein Tract – Rezoning)

Ms. Mohan presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Poché motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

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

- F. Conduct a public hearing to consider and act upon a request to rezone approximately 59 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) zoning, generally located south of Ownsby Parkway and approximately 515 feet east of Preston Road, within the City Limits. (Moore Farm – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Shari Degan, 2801 Saddlebred Trail, Celina, Texas, 75009, addressed the Commission on behalf of the Carter Ranch Homeowners' Association and expressed concerns about the size and density of the proposed multi-family use; noted existing water pressure issues in Carter Ranch; asked if drainage, light pollution, and noise studies had been conducted; questioned if screening would be provided between the residential and non-residential uses; inquired about the future tenants of the proposed commercial tract; and requested that the item be tabled so the applicant can meet with adjacent residents.

Corbett Howard, 1300 Bateman Lane, Celina, Texas, 75009, provided background on the purpose and evolution of the Preston Road Overlay and Comprehensive Plan and explained how the proposed zoning fits the City's vision for the Preston Road corridor. He then assured residents that the City's standards will ensure a high-quality, functional design.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed concerns about the 300-foot-wide lot, currently zoned for a single-family use, adjacent to the subject property being used for a single-family-for-rent product.

Dusty McAfee, Executive Director of Development Services, addressed the comments, noting that the City designates single-family-for-rent products as Multi-Family, Horizontal (MF-0), which current zoning of the adjacent property does not allow, and reiterating that the City will ensure any proposed development on the subject property adheres to City standards.

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

The commissioners discussed the item.

Vice-Chair Barley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

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

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

Mr. Pollard presented the staff report.

Chair Hangartner opened the public hearing.

Rob Daake, 5004 Falcon Hollow Road, McKinney, Texas, 75072, who had been hired by an adjacent property owner to evaluate the request, expressed concerns about traffic that would be generated by and access to the industrial portion of the site, questioned the mix of land uses, and recommended that the engineering of the site be evaluated and that the item be tabled.

Rex Glendenning, 13269 FM 428, Celina, Texas, 75009, adjacent property owner, requested a copy of the proposed Planned Development regulations to review.

David Quick, 403 South Oklahoma Drive, Celina, Texas, 75009, expressed concerns about the lack of details provided in the packet and the traffic that would be generated by an industrial development, suggesting that the ultimate tenant of the industrial development would be an Amazon distribution facility. He recommended that the item be tabled in order to gather more information about the tenant and, if it is Amazon, work out an agreement for them to help fund infrastructure improvements.

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

The commissioners discussed the item.

Commissioner Becker motioned to table the item.

Vice-Chair Barley seconded the motion.

All were in favor, and the item was tabled.

RESULT:	TABLED [UNANIMOUS]	Next: 5/17/2022 5:30 PM
MOVER:	Eric Becker, Commissioner	
SECONDER:	Shelby Barley, Vice Chair	
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché	
ABSENT:	Ousley	

- H. Conduct a public hearing to consider and act upon a request to rezone approximately 12 acres to a Planned Development (PD) with a base zoning of Collin County Outer Loop Overlay District (CCOLO) and the additional permitted use of an Electric Substation, generally located north of the Collin County Outer Loop and approximately 600 feet east of future Celina Parkway, within the City Limits. (GCEC Substation – Rezoning)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Vice-Chair Barley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

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

- I. Conduct a public hearing to consider and act upon a Development Agreement on approximately 100 acres, generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina 100 – Development Agreement)

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

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

- J. Conduct a public hearing to consider and act upon a Development Agreement on approximately 5 acres, generally located west of Smiley Road and approximately 290 feet north of Magnolia Lane, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley Road – Development Agreement)

Mr. Pollard presented the staff report.
 Chair Hangartner opened the public hearing.
 Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if only the front of the proposed temporary parking lot would be fenced, if the types of vehicles that are able to be parked on the subject property can be better defined, and about the discrepancy between 45-year versus 15-year deadlines in some sections.
 Bill Morgan, P.O. Box 7490, Redlands, California, 92375, applicant, stated that the entire property would be secured with a privacy fence.
 Mr. McAfee addressed the comments, noting that the land use is defined in the Zoning Ordinance, and explaining that the development agreement includes standard legal language for future compliance, but that the proposed temporary land use is being limited to 15 years.
 No one else came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Clark motioned to approve the item as proposed.
 Vice-Chair Barley seconded the item.
 All were in favor, and the item was approved.

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

V. **ADJOURNMENT:**

Chair Hangartner adjourned the meeting at 7:21 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: The Ranch at Uptown - Preliminary Plat

Action Requested:

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

Owner/Developer:

Aaron Hunsaker
Dowdey, Anderson & Associates, Inc.
5225 Village Creek Drive, Ste. 200
Plano, TX 75093

Background Information:

The preliminary plat shows 454 single-family lots and 12 HOA/open space lots for a new residential neighborhood, and is in conformance with Celina's subdivision regulations and the associated Development Agreement.

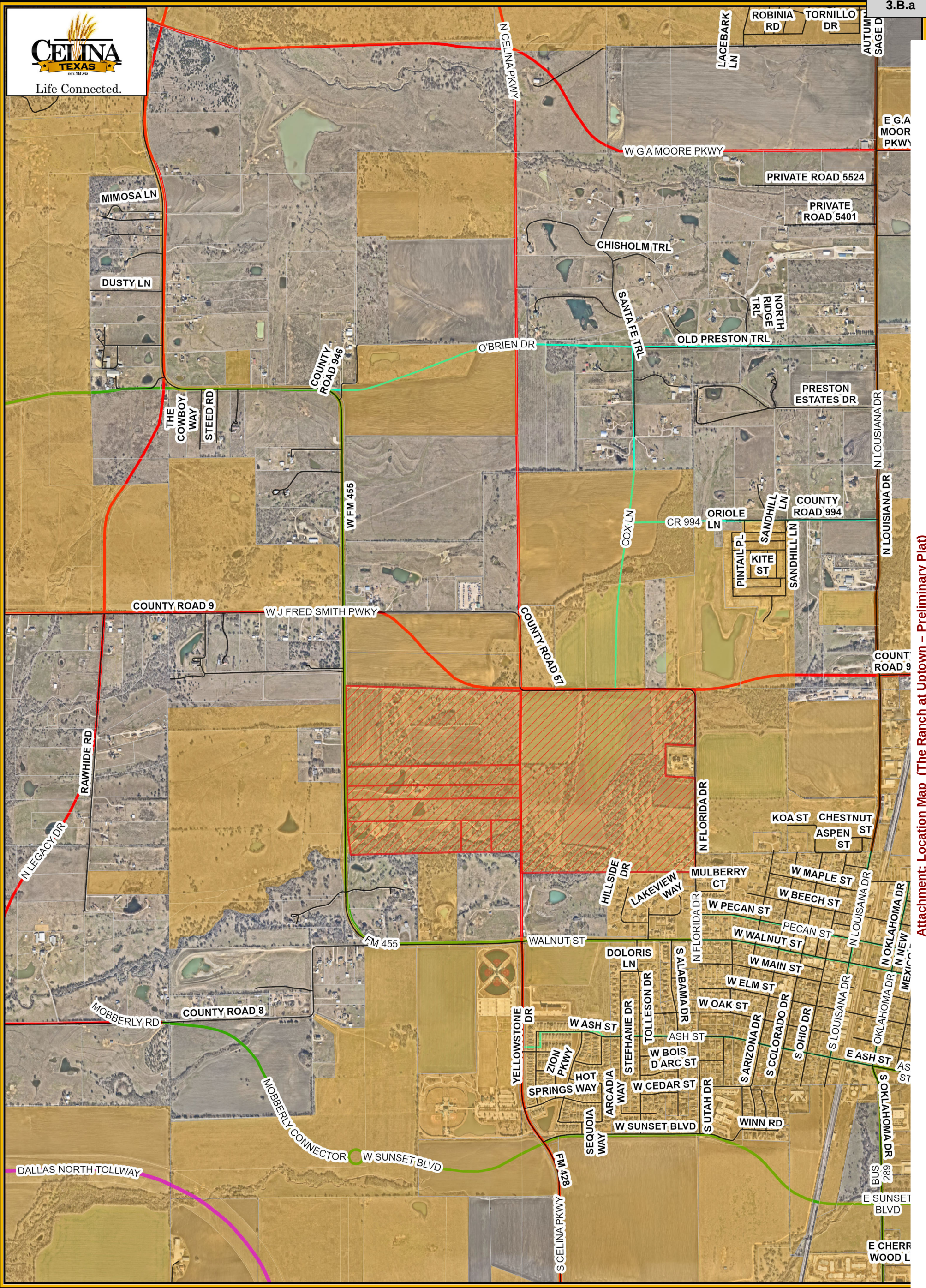
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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



Legend

- Subject Property
- City Limits
- Roads
- Parcels

The Ranch at Uptown

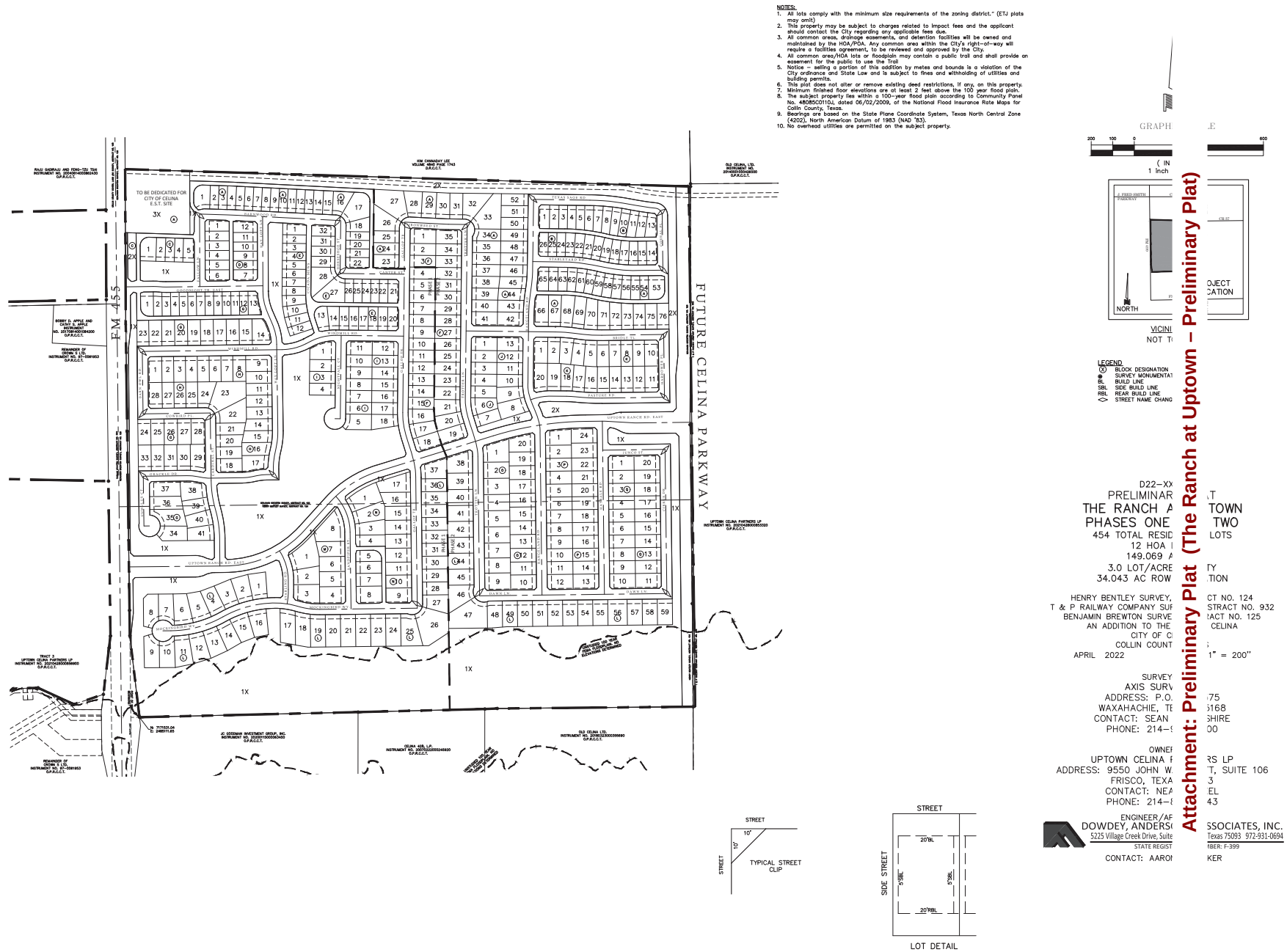
Location Map

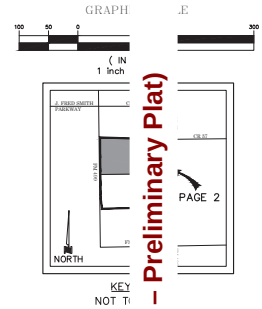
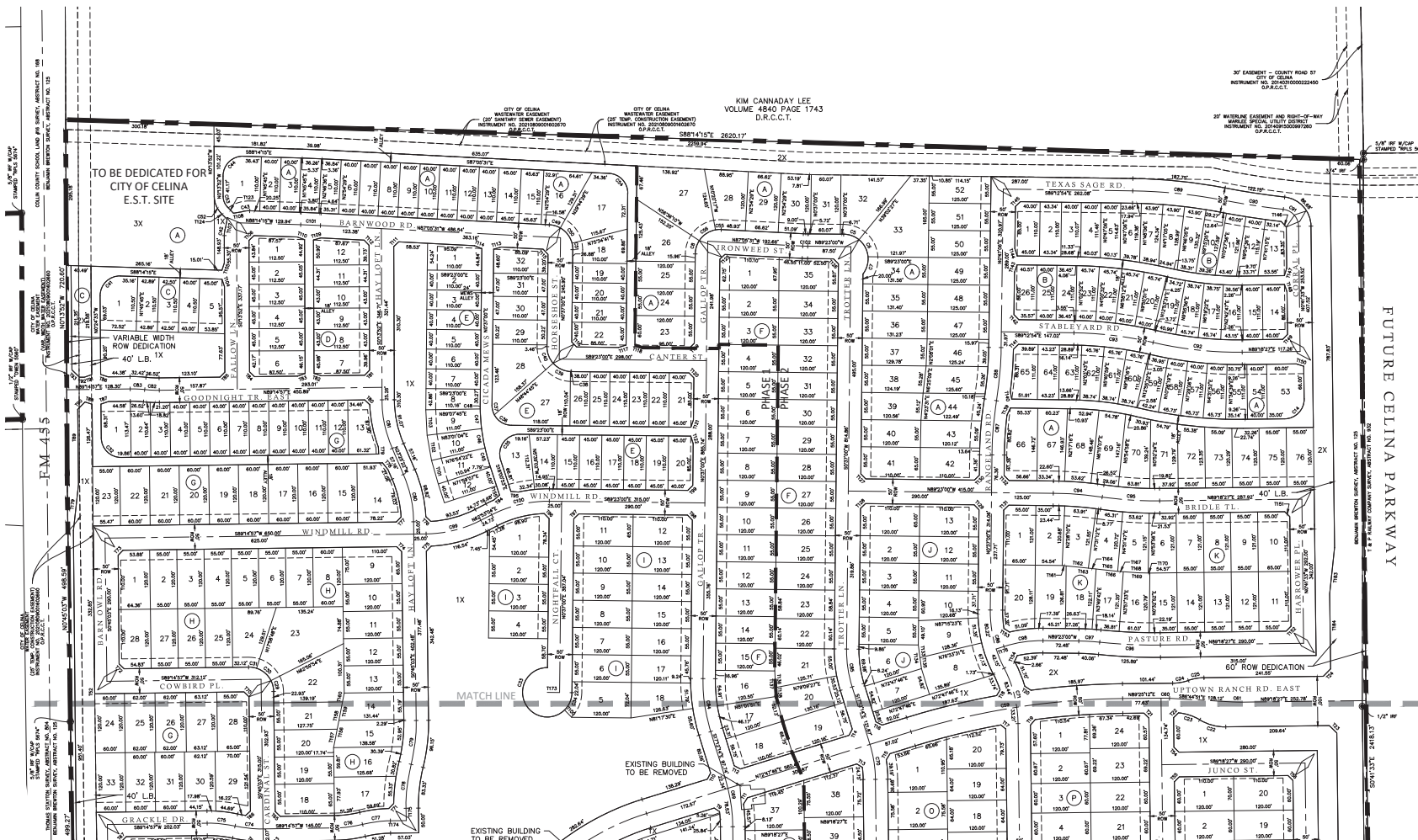
City of Celina

4/27/2022

0 1,000 2,000 Feet

Attachment: Location Map (The Ranch at Uptown – Preliminary Plat)



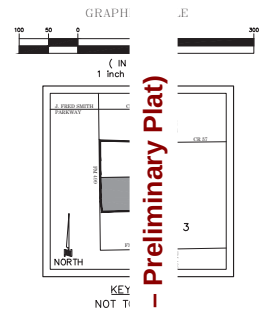
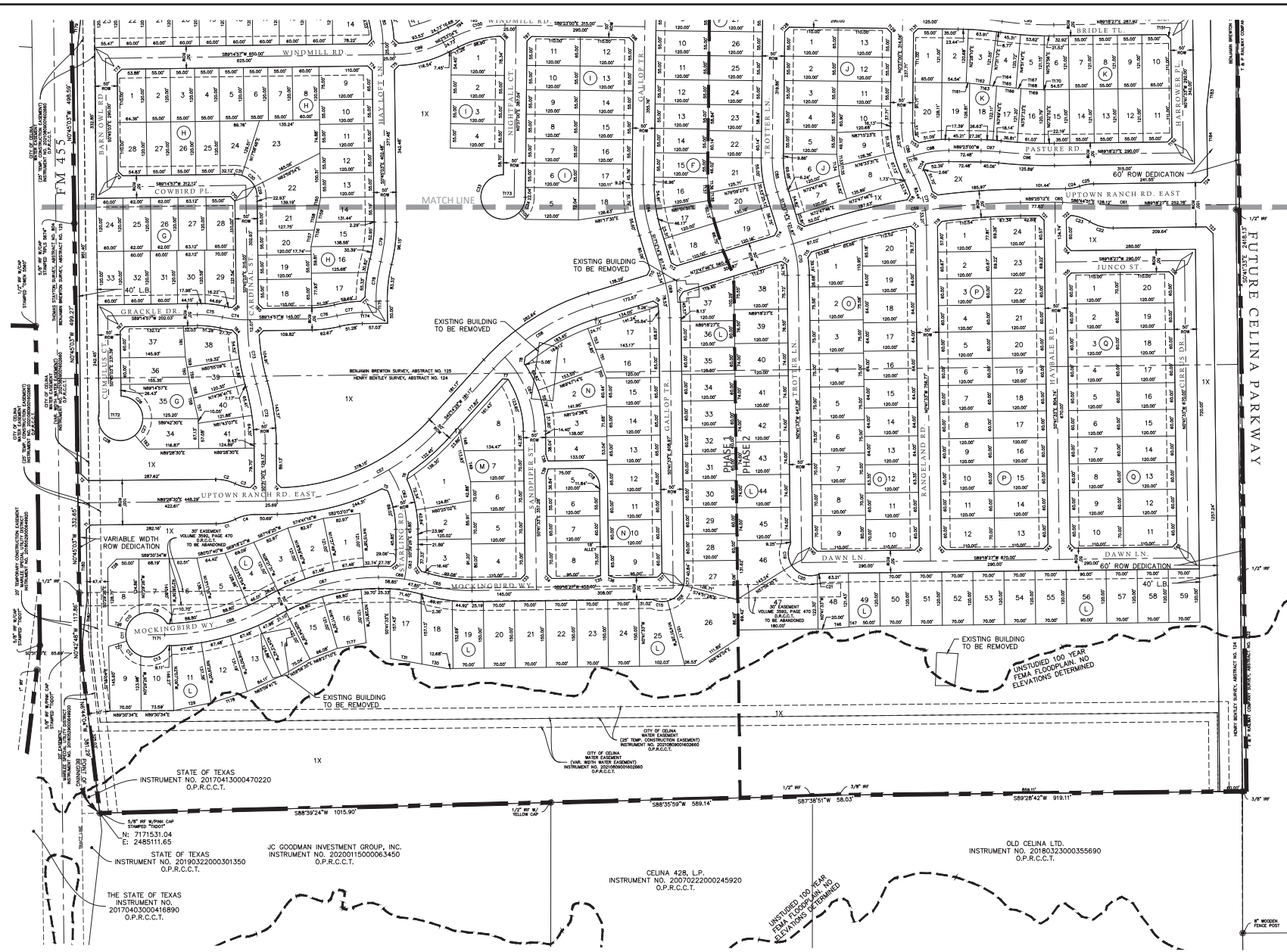


D22-XX
 PRELIMINARY
 THE RANCH AT
 PHASES ONE
 454 TOTAL RESID
 12 HOA I
 149.069 A
 3.0 LOT/ACRE
 34.043 AC ROW
 HENRY BENTLEY SURVEY,
 T & P RAILWAY COMPANY SURV
 BENJAMIN BREWSTER SURVEY
 AN ADDITION TO THE
 CITY OF C
 COLLIN COUNTY
 APRIL 2022

CT NO. 124
 STRACT NO. 932
 ACT NO. 125
 CELINA
 1" = 100'

SURVEY
 AXIS SURV
 ADDRESS: P.O.
 WAXAHACHIE, TE
 CONTACT: SEAN
 PHONE: 214-4
 OWNER
 UPTOWN CELINA F
 ADDRESS: 9550 JOHN W
 FRISCO, TEXA
 CONTACT: NEA
 PHONE: 214-4

ENGINEER/AF
 DOWDEY, ANDERS
 5225 Village Creek Drive, Suite
 STATE REGIST
 CONTACT: AAROI
 SSOCIATES, INC.
 Texas 75093 972-931-0694
 REG. F-399
 KER



D22-XX
PRELIMINARY
THE RANCH AT UPTOWN
PHASES ONE
454 TOTAL RESID
12 HOA I
149.069 A
3.0 LOT/ACRE
34.043 AC ROW

HENRY BREWSTER SURVEY, CT NO. 124
T & P RAILWAY COMPANY SURVEY, CT NO. 932
BENJAMIN BREWSTER SURVEY, CT NO. 125
AN ADDITION TO THE CITY OF CELINA
COLLIN COUNTY
APRIL 2022

1" = 100'

SURVEY
AXIS SURV
ADDRESS: P.O.
WAXAHACHIE, TX
CONTACT: SEAN
PHONE: 214-175
3168
3HIRE
00

OWNER
UPTOWN CELINA F
ADDRESS: 9550 JOHN W
FRISCO, TEXA
CONTACT: NEA
PHONE: 214-175
3168
3HIRE
00

ENGINEER/AF
DOWDNEY AND
5225 Village Creek Drive, Suite
STATE REGIST
CONTACT: AAROI
KER

SSOCIATES, INC.
Texas 75093 972-931-0694
REG: F-399
KER

Attachment: Preliminary Plat (The Ranch at Uptown - Preliminary Plat)

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE							
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	7952	0.183	26	A	10505	0.241	51	A	6875	0.158	76	A	6600	0.152	21	B	4758	0.109	23	B	4758	0.109	25	B	4758	0.109	27	B	4758	0.109
2	A	4400	0.101	27	A	16363	0.376	52	A	6875	0.158	77	A	7944	0.182	22	B	4758	0.109	24	B	4758	0.109	26	B	4440	0.102	28	B	4758	0.109
3	A	4400	0.101	28	A	6948	0.160	53	A	7944	0.182	78	A	4400	0.101	23	B	4758	0.109	24	B	4758	0.109	25	B	4440	0.102	29	B	4758	0.109
4	A	4400	0.101	29	A	7952	0.183	54	A	4440	0.102	79	A	4400	0.101	24	B	4758	0.109	25	B	4440	0.102	26	B	4758	0.109	30	B	4758	0.109
5	A	4409	0.101	30	A	7609	0.175	55	A	4684	0.108	80	A	4400	0.101	25	B	4440	0.102	26	B	4440	0.102	27	B	4440	0.102	31	B	4440	0.102
6	A	4400	0.101	31	A	7208	0.165	56	A	4758	0.109	81	A	4758	0.109	26	B	4758	0.109	27	B	4758	0.109	28	B	4758	0.109	32	B	4758	0.109
7	A	4400	0.101	32	A	11430	0.262	57	A	4758	0.109	82	A	4400	0.101	27	B	4758	0.109	28	B	4758	0.109	29	B	4758	0.109	33	B	4758	0.109
8	A	4400	0.101	33	A	16035	0.368	58	A	4758	0.109	83	A	4425	0.102	28	B	4758	0.109	29	B	4758	0.109	30	B	4758	0.109	34	B	4758	0.109
9	A	4400	0.101	34	A	6986	0.160	59	A	4758	0.108	84	A	4516	0.104	29	B	4758	0.109	30	B	4758	0.109	31	B	4758	0.109	35	B	4758	0.109
10	A	4400	0.101	35	A	7231	0.166	60	A	4690	0.108	85	A	4400	0.101	30	B	4758	0.109	31	B	4758	0.109	32	B	4758	0.109	36	B	4758	0.109
11	A	4400	0.101	36	A	7222	0.166	61	A	4690	0.108	86	A	4690	0.108	31	B	4758	0.109	32	B	4758	0.109	33	B	4758	0.109	37	B	4758	0.109
12	A	4400	0.101	37	A	7178	0.165	62	A	4690	0.108	87	A	4690	0.108	32	B	4758	0.109	33	B	4758	0.109	34	B	4758	0.109	38	B	4758	0.109
13	A	4400	0.101	38	A	6984	0.160	63	A	4661	0.112	88	A	4661	0.112	33	B	4758	0.109	34	B	4758	0.109	35	B	4758	0.109	39	B	4758	0.109
14	A	4950	0.114	39	A	6731	0.155	64	A	4799	0.110	89	A	4799	0.110	34	B	4758	0.109	35	B	4758	0.109	36	B	4758	0.109	40	B	4758	0.109
15	A	5019	0.115	40	A	6615	0.152	65	A	5694	0.131	90	A	5694	0.131	35	B	4758	0.109	36	B	4758	0.109	37	B	4758	0.109	41	B	4758	0.109
16	A	7514	0.177	41	A	7790	0.178	66	A	9488	0.218	91	A	9488	0.218	36	B	4758	0.109	37	B	4758	0.109	38	B	4758	0.109	42	B	4758	0.109
17	A	13369	0.307	42	A	7751	0.178	67	A	8521	0.196	92	A	8521	0.196	37	B	4758	0.109	38	B	4758	0.109	39	B	4758	0.109	43	B	4758	0.109
18	A	6067	0.139	43	A	6654	0.153	68	A	8684	0.199	93	A	8684	0.199	38	B	4758	0.109	39	B	4758	0.109	40	B	4758	0.109	44	B	4758	0.109
19	A	4400	0.101	44	A	6807	0.156	69	A	8175	0.188	94	A	8175	0.188	39	B	4440	0.102	40	B	4440	0.102	41	B	4440	0.102	45	B	4440	0.102
20	A	4400	0.101	45	A	6918	0.159	70	A	8254	0.189	95	A	8254	0.189	40	B	4675	0.107	41	B	4675	0.107	42	B	4675	0.107	46	B	4675	0.107
21	A	4400	0.101	46	A	6897	0.158	71	A	7509	0.172	96	A	7509	0.172	41	B	4689	0.108	42	B	4689	0.108	43	B	4689	0.108	47	B	4689	0.108
22	A	5412	0.124	47	A	6875	0.158	72	A	6946	0.159	97	A	6946	0.159	42	B	4689	0.108	43	B	4689	0.108	44	B	4689	0.108	48	B	4689	0.108
23	A	7713	0.177	48	A	6875	0.158	73	A	6884	0.153	98	A	6884	0.153	43	B	4400	0.101	44	B	4400	0.101	45	B	4400	0.101	49	B	4400	0.101
24	A	6600	0.152	49	A	6875	0.158	74	A	6802	0.152	99	A	6802	0.152	44	B	4400	0.101	45	B	4400	0.101	46	B	4400	0.101	50	B	4400	0.101
25	A	6600	0.152	50	A	6875	0.158	75	A	6600	0.152					45	B	4400	0.101	46	B	4400	0.101	47	B	4400	0.101	51	B	6600	0.152

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
26	F	6600	0.152	1	G	6401	0.147	31	G	7200	0.165	1	H	7645	0.175	1	I	9213	0.212	1	J	7750	0.178	1	K	7815	0.179	1	L	9032	0.207
27	F	6600	0.152	2	G	4495	0.103	32	G	7200	0.165	2	H	6600	0.152	2	I	6600	0.152	2	J	6600	0.152	2	K	6833	0.157	2	L	9032	0.207
28	F	6600	0.152	3	G	4404	0.101	33	G	7200	0.165	3	H	6600	0.152	3	I	6600	0.152	3	J	6600	0.152	3	K	7115	0.163	3	L	9032	0.207
29	F	6600	0.152	4	G	4400	0.101	34	G	8877	0.204	4	H	6600	0.152	4	I	6600	0.152	4	J	6600	0.152	4	K	6873	0.158	4	L	8969	0.206
30	F	6600	0.152	5	G	4400	0.101	35	G	10912	0.251	5	H	6600	0.152	5	I	8913	0.205	5	J	6600	0.152	5	K	6985	0.160	5	L	10275	0.236
31	F	6600	0.152	6	G	4400	0.101	36	G	9038	0.207	6	H	6600	0.152	6	I	6600	0.152	6	J	8168	0.188	6	K	6794	0.156	6	L	10852	0.248
32	F	6600	0.152	7	G	4400	0.101	37	G	10031	0.230	7	H	6600	0.152	7	I	6600	0.152	7	J	6578	0.191	7	K	6805	0.153	7	L	9039	0.209
33	F	6600	0.152	8	G	4400	0.101	38	G	9681	0.222	8	H	6600	0.152	8	I	6600	0.152	8	J	9609	0.221	8	K	6805	0.153	8	L	11113	0.231
34	F	6600	0.152	9	G	4400	0.101	39	G	7709	0.177	9	H	8950	0.205	9	I	6600	0.152	9	J	7845	0.180	9	K	6455	0.153	9	L	10246	0.235
35	F	7909	0.182	10	G	4400	0.101	40	G	7868	0.181	10	H	6600	0.152	10	I	6600	0.152	10	J	6888	0.158	10	K	7815	0.179	10	L	9266	0.213
				11	G	4400	0.101	41	G	8108	0.186	11	H	6600	0.152	11	I	7750	0.178	11	J	6600	0.152	11	K	7815	0.179	11	L	10783	0.248
				12	G	4400	0.101					12	H	6600	0.152	12	I	7750	0.178	12	J	6600	0.152	12	K	6855	0.153	12	L	10143	0.233
				13	G	5576	0.128					13	H	6600	0.152	13	I	6600	0.152	13	J	7750	0.178	13	K	6655	0.153	13	L	9616	0.221
				14	G	9197	0.211					14	H	6600	0.152	14	I	6600	0.152	14	J	6600	0.152	14	K	6655	0.153	14	L	8810	0.202
				15	G	7200	0.165					15	H	7469	0.171	15	I	6600	0.152	15	J	7750	0.178	15	K	6760	0.155	15	L	8400	0.217
				16	G	7200	0.165					16	H	7906	0.181	16	I	6600	0.152	16	J	6600	0.152	16	K	6963	0.160	16	L	9444	0.217
				17	G	7200	0.165					17	H	8078	0.197	17	I	6600	0.152	17	K	6704	0.154	17	L	11001	0.235	17	L	12285	0.246
				18	G	7200	0.165					18	H	7750	0.178	18	I	7564	0.174	18	J	7123	0.164	18	K	7851	0.249	18	L	8651	0.199
				19	G	7200	0.165					19	H	6600	0.152					19	K	7384	0.163	19	L	10540	0.242	19	L	8474	0.193
				20	G	7200	0.165					20	H	6744	0.155					20	K	8501	0.195	20	L	10500	0.241	20	L	8400	0.193
				21	G	7200	0.165					21	H	7341	0.169					21	L	10500	0.241	21	L	10500	0.241	21	L	8400	0.193
				22	G	7200	0.165					22	H	11845	0.272					22	L	10500	0.241	22	L	10500	0.241	22	L	8400	0.193
				23	G	6628	0.152					23	H	17734	0.407					23	L	10500	0.241	23	L	10500	0.241	23	L	8400	0.193
				24	G	7200	0.165					24	H	8345	0.192					24	L	10500	0.241	24	L	10500	0.241	24	L	8400	0.193
				25	G	7440	0.171					25	H	6600	0.152					25	L	12338	0.283	25	L	12338	0.283	25	L	8400	0.193
				26	G	7440	0.171					26	H	6600	0.152					26	L	20103	0.461	26	L	20103	0.461	26	L	10800	0.248
				27	G	7574	0.174					27	H	6600	0.152					27	L	865	0.199	27	L	865	0.199	27	L	8400	0.193
				28	G	7750	0.178					28	H	7200	0.165					28	L	7200	0.165	28	L	7200	0.165	28	L	8400	0.193
				29	G	8741	0.201					29	H	7200	0.165					29	L	7200	0.165	29	L	7200	0.165	29	L	8400	0.193
				30	G	7457	0.171					30	H	7200	0.165					30	L	7200	0.165	30	L	7200	0.165	30	L	8400	0.193

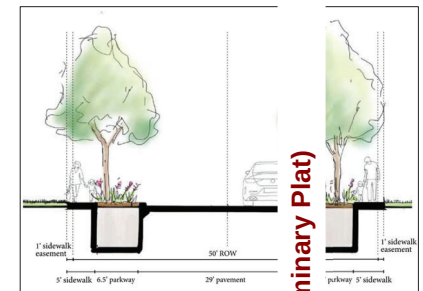
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			HOA LOT AREA TABLE								
LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (AC)
1	M	14771	0.339	1	O	11356	0.261	1	P	8775	0.201	1	Q	8350	0.192	3K	A	88054	2.033	
2	M	9231	0.212	2	O	9069	0.208	2	P	7280	0.167	2	Q	7200	0.165	2K	A	198287	4.552	
3	M	10053	0.231	3	O	9000	0.207	3	P	7200	0.165	3	Q	7200	0.165	1X	A	2496	0.057	
4	M	9550	0.219	4	O	9000	0.207	4	P	7200	0.165	4	Q	7200	0.165	1X	C	23022	0.529	
5	M	8400	0.193	5	O	9000	0.207	5	P	7200	0.165	5	Q	7200	0.165	2K	C	8920	0.205	
6	M	8400	0.193	6	O	9000	0.207	6	P	7200	0.165	6	Q	7200	0.165	1X	E	36062	0.828	
7	M	9608	0.254	7	O	8400	0.193	7	P	7200	0.165	7	Q	7200	0.165	1X	G	74062	1.719	
8	M	14923	0.343	8	O	8400	0.193	8	P	7200	0.165	8	Q	7200	0.165	1X	J	312885	7.816	
LOT AREA TABLE			9	O	9550	0.219	9	P	7200	0.165	9	Q	7200	0.165	1X	J	8680	0.199		
LOT	BLOCK	AREA (SF)	AREA (AC)	10	O	8350	0.192	10	P	7200	0.165	10	Q	8350	0.192	1X	L	969490	22.256	
1	N	12885	0.296	11	O	7200	0.165	11	P	7200	0.165	11	Q	8350	0.192	1X	M	3110	0.071	
2	N	10604	0.243	12	O	7602	0.175	12	P	8350	0.192	12	Q	7200	0.165	1X	N	4907	0.113	
3	N	8605	0.198	13	O	7680	0.176	13	P	8350	0.192	13	Q	7200	0.165					
4	N	7282	0.167	14	O	7680	0.176	14	P	7200	0.165	14	Q	7200	0.165					
5	N	5840	0.134	15	O	7680	0.176	15	P	7200	0.165	15	Q	7200	0.165					
6	N	6400	0.152	16	O	7680	0.176	16	P	7200	0.165	16	Q	7200	0.165					
7	N	7200	0.165	17	O	7680	0.176	17	P	7200	0.165	17	Q	7200	0.165					
8	N	9513	0.218	18	O	7680	0.176	18	P	7200	0.165	18	Q	7200	0.165					
9	N	8312	0.191	19	O	7680	0.176	19	P	7200	0.165	19	Q	7200	0.165					
10	N	7200	0.165	20	O	9350	0.215	20	P	7200	0.165	20	Q	8350	0.192					
11	N	7200	0.165					21	P	7200	0.165									
12	N	7800	0.179					22	P	7200	0.165									
13	N	7800	0.179					23	P	8307	0.191									
14	N	7950	0.179					24	P	8397	0.193									
15	N	7950	0.179																	
16	N	8553	0.196																	
17	N	11029	0.253																	

DESIGN OPTIONS:
70'S ~ Front Entry
 Typical Lot: 70' x 120'
 Pad: 60' x 80'; 85' deep if possible
 Front Yard = 20'
 Rear Yard = 20'
 Side Yard = 5', 10' street

60'S ~ Front Entry
 Typical Lot: 60' x 120'
 Pad: 50' x 80'
 Front Yard = 20'
 Rear Yard = 20'
 Side Yard = 5', 10' street

55'S ~ Front Entry
 Typical Lot: 50' x 120'
 Pad: 40' x 80'
 Front Yard = 20'
 Rear Yard = 20'
 Side Yard = 5', 10' street

40'S ~ Rear Entry
 Typical Lot: 40' x 110'
 Pad: 30' x 70'
 Front Yard = 20'
 Rear Yard = 20'
 Side Yard = 5', 10' street



D22-XX
 PRELIMINAR
 THE RANCH A
 PHASES ONE
 454 TOTAL RESID
 12 HOA I
 149,069 A
 3.0 LOT/ACRE
 34.043 AC ROW
 HENRY BENTLEY SURVEY,
 T & P RAILWAY COMPANY SU
 BENJAMIN BREWTON SURVE
 AN ADDITION TO THE
 CITY OF C
 COLLIN COUNT
 APRIL 2022
 SURVEY
 AXIS SURV
 ADDRESS: P.O.
 WAXAHACHIE, TE
 CONTACT: SEAN
 PHONE: 214-4-
 OWNER I
 UPTOWN CELINE
 ADDRESS: 9550 JOHN W
 FRISCO, TEXA
 CONTACT: JAS
 PHONE: 214-4-
 ENGINEER/AS
 DOWDEY, ANDERSI
 5225 Village Creek Drive, Suite
 STATE STREET
 CANTOR: AAROI
 KER
 TOWN TWO
 LOTS
 IT
 TION
 CT NO. 124
 STRACT NO. 932
 ACT NO. 125
 CELINA
 :
 1" = 100"
 75
 3168
 3HIRE
 00
 RS LP
 T, SUITE 106
 3
 EL
 43
 ASSOCIATES, INC.
 TEXAS 75093 972-931-0604
 F-399
 08R:

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S44°28'30"W	14.14'
T2	S46°31'12"E	21.99'
T3	N45°54'29"E	13.78'
T4	S45°47'21"E	14.08'
T5	N71°02'18"W	13.78'
T6	S14°56'03"W	15.19'
T7	N84°30'13"W	12.48'
T8	S71°32'3"W	14.72'
T9	N57°07'52"W	12.84'
T10	N27°47'46"E	14.14'
T11	S32°11'16"W	15.18'
T12	S62°21'41"E	14.14'
T13	N57°44'10"W	13.00'
T14	N27°47'46"E	14.14'
T15	S31°26'55"W	15.01'
T16	S62°21'41"E	14.14'
T17	N50°22'53"W	12.94'
T18	N31°26'41"E	13.24'
T19	S40°34'48"W	14.83'
T20	S56°40'22"E	15.08'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T21	N45°38'11"W	14.16'
T22	S45°44'25"W	13.78'
T23	N45°41'33"W	21.21'
T24	N44°18'27"E	21.21'
T25	N49°49'53"E	14.27'
T26	S76°28'08"E	42.01'
T27	S73°33'51"W	42.49'
T28	S44°30'34"W	28.28'
T29	N78°17'10"E	86.11'
T30	S79°57'46"E	58.34'
T31	S80°13'08"E	58.29'
T32	S33°09'58"E	15.11'
T33	N44°18'27"E	14.14'
T34	S45°41'33"E	14.14'
T35	N70°50'21"E	15.81'
T36	S72°15'28"E	15.81'
T37	N44°18'27"E	14.14'
T38	S19°07'39"E	15.81'
T39	S17°44'32"W	15.81'
T40	S45°41'33"E	14.14'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T41	N44°18'27"E	14.14'
T42	S45°31'33"E	14.14'
T43	N44°18'27"E	14.14'
T44	N44°18'27"E	14.14'
T45	N44°18'27"E	14.14'
T46	N85°13'18"E	50.13'
T47	N85°13'18"E	20.05'
T48	N12°21'4"E	42.45'
T49	N12°21'4"W	71.48'
T50	N20°18'54"W	27.04'
T51	N20°18'54"W	69.01'
T52	N40°16'03"W	7.15'
T53	N20°18'54"W	49.88'
T54	S45°41'33"E	14.14'
T55	S44°18'27"W	14.14'
T56	N45°41'33"W	14.14'
T57	N44°18'27"E	47.66'
T58	N13°22'53"W	81.55'
T59	N9°46'47"W	37.10'
T60	N9°46'47"W	60.74'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	25°50'31"	100.00'	22.94'	45.10'	S76°33'51"W 44.72'
C2	25°50'31"	100.00'	22.94'	45.10'	S77°36'1"E 44.72'
C3	20°08'36"	100.00'	17.73'	35.10'	S74°44'1"E 34.92'
C4	25°50'31"	100.00'	22.94'	45.10'	S76°33'51"W 44.72'
C5	38°25'21"	50.00'	17.42'	33.53'	S70°10'1"E 32.91'
C6	45°50'12"	50.00'	21.14'	40.00'	S28°02'27"E 38.94'
C7	42°38'33"	50.00'	19.50'	37.18'	S16°10'56"W 36.33'
C8	32°46'50"	50.00'	14.71'	28.61'	N17°00'2"E 28.22'
C9	82°37'16"	50.00'	43.94'	72.10'	S71°50'51"E 66.01'
C10	53°18'39"	50.00'	25.10'	46.52'	N40°11'1"E 44.86'
C11	29°58'00"	50.00'	13.38'	26.15'	N12°7'08"W 25.85'
C12	54°10'43"	50.00'	25.07'	47.28'	N43°31'30"W 45.54'
C13	79°55'08"	50.00'	41.89'	89.74'	S89°25'30"W 64.22'
C14	90°00'00"	40.00'	40.00'	62.83'	N44°18'27"E 56.57'
C15	40°00'25"	50.00'	18.20'	34.91'	N84°51'5"W 34.21'
C16	60°00'00"	50.00'	28.87'	52.36'	S45°06'32"W 50.00'
C17	15°50'06"	50.00'	6.95'	13.82'	S71°3'30"W 13.77'
C18	90°00'00"	40.00'	40.00'	62.83'	N45°41'33"W 56.57'
C19	57°12'23"	50.00'	27.26'	49.92'	N32°71'4"W 47.87'
C20	76°05'35"	50.00'	39.13'	66.40'	N70°06'13"W 61.83'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	8°23'04"	50.00'	3.66'	7.32'	S67°39'27"W 7.31'
C22	31°47'16"	100.00'	28.47'	55.48'	N74°47'54"W 54.77'
C23	26°03'23"	100.00'	23.14'	45.48'	N71°55'57"W 45.09'
C24	18°35'15"	100.00'	16.36'	32.44'	N80°07'35"E 32.30'
C25	18°28'29"	100.00'	16.26'	32.24'	N80°04'11"E 32.10'
C26	88°46'05"	50.00'	48.84'	77.46'	S44°05'33"E 69.95'
C27	49°08'38"	50.00'	22.84'	42.86'	S24°50'49"W 41.56'
C28	146°02'32"	50.00'	163.76'	127.45'	N57°34'36"W 95.64'
C29	26°15'04"	50.00'	11.66'	22.91'	S13°52'30"E 22.71'
C30	45°01'05"	50.00'	20.72'	39.29'	S49°30'39"E 38.28'
C31	18°43'51"	50.00'	8.25'	16.35'	S81°23'07"E 16.27'
C32	89°13'33"	40.00'	40.16'	62.89'	S45°08'1"E 56.68'
C33	225°00'00"	50.00'	120.71'	196.30'	N21°33'00"W 92.39'
C34	45°00'00"	50.00'	20.71'	39.27'	S23°07'00"W 38.27'
C35	108°37'53"	40.00'	55.70'	75.84'	S36°18'04"W 64.98'
C36	61°31'09"	40.00'	23.81'	42.95'	S58°37'25"E 40.91'
C37	28°28'51"	40.00'	10.15'	19.88'	S13°37'25"E 19.68'
C38	21°73'33"	50.00'	1.00'	2.00'	N86°14'13"W 2.00'
C39	45°50'12"	50.00'	21.14'	40.00'	N64°10'21"W 38.94'
C40	14°52'18"	50.00'	19.13'	36.54'	N20°19'08"W 35.73'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C41	92°10'18"	40.00'	41.50'	64.30'	S45°40'36"W 57.63'
C42	18°22'24"	50.00'	8.09'	16.03'	N85°72'0"E 15.97'
C43	18°22'24"	50.00'	8.09'	16.03'	N82°34'33"E 15.97'
C44	91°59'37"	40.00'	41.42'	64.22'	S45°40'36"W 57.54'
C45	4°55'10"	375.00'	16.11'	32.21'	N15°33'15"W 32.20'
C46	6°06'42"	375.00'	20.02'	40.00'	N10°02'17"W 39.98'
C47	6°06'42"	375.00'	20.02'	40.00'	N3°55'35"W 39.98'
C48	12°91'05"	375.00'	4.87'	9.74'	N0°07'37"W 9.74'
C49	26°50'00"	50.00'	11.83'	23.42'	S73°40'31"E 23.20'
C50	45°50'12"	50.00'	21.14'	40.00'	S37°20'25"E 38.94'
C51	15°02'19"	50.00'	6.60'	13.12'	S6°54'09"E 13.09'
C52	44°00'10"	48.00'	19.80'	37.63'	N22°13'56"W 36.71'
C53	44°00'11"	31.00'	12.53'	23.85'	S23°15'58"E 23.23'
C54	87°42'30"	40.00'	38.43'	61.23'	N43°14'16"W 55.43'
C55	13°44'46"	50.00'	5.81'	11.56'	N86°17'06"E 11.53'
C56	46°15'53"	50.00'	21.36'	40.37'	N56°51'47"E 39.29'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T61	N3°51'57"W	20.10'
T62	S40°35'52"E	40.99'
T63	S43°10'04"W	13.87'
T64	N43°31'07"W	15.10'
T65	S45°45'03"E	14.14'
T66	N48°04'32"E	13.17'
T67	S44°14'57"W	14.14'
T68	S13°22'57"E	33.89'
T69	S9°40'47"E	23.63'
T70	N45°45'03"W	14.14'
T71	N45°37'16"E	14.26'
T72	S45°38'16"E	14.11'
T73	S42°31'44"W	14.17'
T74	N45°45'03"W	14.14'
T75	S43°43'42"W	14.27'
T76	S46°54'30"E	14.11'
T77	N43°36'45"E	13.98'
T78	N38°40'07"W	17.54'
T79	N2°42'55"W	13.97'
T80	N45°45'53"W	14.23'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T81	N44°30'33"E	14.21'
T82	S72°15'52"E	15.77'
T83	N70°52'01"E	15.85'
T84	S45°29'27"E	14.08'
T85	N44°30'33"E	14.21'
T86	S72°16'55"E	15.78'
T87	S70°50'13"W	15.83'
T88	N72°17'36"W	15.79'
T89	N0°31'30"W	15.24'
T90	S44°21'44"W	20.80'
T91	N79°50'50"E	15.84'
T92	N89°14'57"E	10.00'
T93	S45°38'16"E	21.17'
T94	N49°55'36"E	16.14'
T95	S85°57'22"E	16.14'
T96	N45°01'12"W	13.98'
T97	S45°37'00"W	14.14'
T98	N44°23'00"W	14.14'
T99	N45°37'00"E	14.14'
T100	S44°23'00"E	20.71'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T101	S16°00'48"E	49.51'
T102	S10°02'17"E	51.82'
T103	S3°00'08"E	51.78'
T104	N18°27'31"W	15.98'
T105	N18°23'41"E	15.65'
T106	S45°45'56"W	13.89'
T107	N10°53'49"E	17.29'
T108	N80°38'03"E	17.29'
T109	S74°10'49"W	15.55'
T110	N70°00'36"W	15.98'
T111	S46°20'18"W	13.75'
T112	N43°59'42"W	14.52'
T113	S74°15'16"W	15.62'
T114	N88°53'40"W	16.02'
T115	N43°17'15"W	14.42'
T116	S44°23'00"E	14.14'
T117	N72°10'54"E	15.81'
T118	S70°56'54"E	15.81'
T119	N45°37'00"E	14.14'
T120	N44°23'00"W	14.14'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C57	47°14'01"	500.00'	218.62'	412.18'	N69°51'30"E 400.62'
C58	30°33'17"	500.00'	136.57'	266.64'	S57°31'08"W 263.49'
C59	16°37'26"	1500.00'	219.14'	435.21'	S81°06'29"W 433.69'
C60	3°56'43"	250.00'	8.61'	17.21'	N88°43'12"W 17.21'
C61	3°56'43"	250.00'	8.61'	17.21'	S88°43'12"E 17.21'
C62	32°29'50"	250.00'	72.74'	141.58'	N16°52'50"W 139.69'
C63	11°02'02"	250.00'	33.81'	67.40'	N49°13'05"E 67.30'
C64	42°03'46"	250.00'	96.12'	183.53'	N21°47'36"W 179.44'
C65	17°28'04"	350.00'	53.77'	106.70'	S18°17'32"E 106.29'
C66	17°28'03"	350.00'	53.77'	106.70'	N18°17'32"W 106.29'
C67	28°45'19"	500.00'	128.17'	250.94'	S74°50'51"E 248.31'
C68	28°45'19"	500.00'	128.17'	252.70'	N75°01'51"E 250.02'
C69	16°30'40"	500.00'	50.78'	100.86'	N18°56'53"W 100.51'
C70	16°30'40"	250.00'	36.27'	72.04'	N18°56'53"W 71.79'
C71	26°44'06"	250.00'	59.41'	116.65'	N14°03'38"W 115.80'
C72	15°38'47"	500.00'	68.70'	136.54'	N82°03'57"W 136.12'
C73	15°25'14"	500.00'	67.69'	134.57'	S82°74'0"E 134.16'
C74	13°03'23"	250.00'	28.61'	56.97'	S84°13'19"E 56.85'
C75	13°03'23"	250.00'	28.61'	56.97'	N84°13'19"W 56.85'
C76	13°03'23"	250.00'	28.61'	56.97'	N82°43'14"E 56.85'

ROADWAY LINE TABLE		
LINE	BEARING	LENGTH
L171	N89°30'34"E	37.51'
L172	S89°14'57"W	25.90'
L173	S89°23'00"E	25.00'
L174	S89°14'57"W	32.03'
L175	S24°45'03"E	25.00'
L176	S72°13'54"W	16.61'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C77	13°03'23"	250.00'	28.61'	56.97'	S82°43'14"W 56.85'
C78	14°14'23"	350.00'	45.12'	89.74'	S6°35'41"W 89.50'
C79	14°14'23"	350.00'	45.12'	89.74'	N6°35'41"E 89.50'
C80	22°40'19"	250.00'	50.12'	98.93'	N12°05'12"W 98.28'
C81	23°11'29"	250.00'	51.30'	101.19'	S11°49'37"E 100.50'
C82	6°48'10"	250.00'	14.75'	29.47'	S87°22'25"E 29.45'
C83	6°48'10"	250.00'	14.75'	29.47'	N87°22'25"E 29.45'
C84	10°10'11"	350.00'	50.12'	98.93'	S12°05'12"W 98.28'
C85	17°04'14"	250.00'	62.43'	122.37'	S13°24'20"E 121.13'
C86	28°40'47"	250.00'	92.43'	122.37'	S13°24'20"E 121.13'
C87	8°29'33"	750.00'	55.25'	108.01'	S4°49'48"W 108.01'
C88	8°15'28"	750.00'	54.14'	108.01'	N4°54'50"E 108.00'
C89	11°01'11"	1038.00'	91.90'	183.33'	N4°04'50"E 183.33'
C90	12°24'27"	1625.00'	120.68'	224.27'	N4°04'50"E 124.23'
C91	8°24'37"	38.00'	30.84'	50.57'	N41°20'52"E 48.08'
C92	135°35'35"	750.00'	28.58'	181.66'	S83°45'46"E 181.22'
C93	135°35'35"	750.00'	28.58'	181.66'	N83°45'46"E 181.22'
C94	7°35'46"	250.00'	49.78'	99.35'	N65°03'37"E 99.35'
C95	8°54'20"	250.00'	56.40'	116.57'	S82°20'26"E 116.48'
C96	6°42'54"	1050.00'	61.55'	122.96'	S87°20'16"E 122.89'

PRELIMINARY PLAT
LEGAL DESCRIPTION
149.009 ACRES

BEING a tract of land located in the HENRY BENTLEY SURVEY, ABSTRACT NO. 124, the BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, and the T & P RAILWAY COMPANY SURVEY, ABSTRACT NO. 932, Collin County, Texas and being part of those tracts of land described in Deed to Uptown Celina Partners LP recorded in Instrument No. 20220420000031020 and Instrument No. 20220420000031040, Official Public Records, Collin County, Texas (D.P.A.C.C.T.), and all of those tract of land described in Deed to Uptown Celina Partners, recorded in Instrument No. 2022042000003070, Instrument No. 2022042000003100, Instrument No. 2022042000003102 and Instrument No. 2022042000003104, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a pink cap stamped "T30D1" found on the new east right-of-way line of Farm-To-Market Road 455, (P.M. 455), as established by Deed to The State of Texas, recorded in Instrument No. 202106200470320, D.P.A.C.C.T., at the common west corner of said Uptown Celina Partners LP tract (Instrument No. 20220420000031020) and a tract of land described in Deed to JC Goodman Investments Group, Inc., recorded in Instrument No. 20200115000004940, D.P.A.C.C.T.;

THENCE N 00° 44' 04" W, along said new east right of way line, a distance of 383.29 feet to a 5/8" iron rod with pink cap stamped "T30D1" found on the existing east right-of-way line of said F.M. 345;

THENCE Northerly, along said existing east right of way line, the following bearings and distances:

N 00° 42' 48" W, a distance of 117.85 feet to a 1/2" iron rod found;

N 00° 45' 03" W, a distance of 1,930.52 feet to a 5/8" iron rod with red cap stamped "9P13.5674" found;

N 00° 13' 33" W, a distance of 720.60 feet to a 5/8" iron rod with red cap stamped "9P13.5674" found at the common west corner of said Uptown Celina Partners LP tract (Instrument No. 20220420000031020) and a tract of land described in Deed to Kim Carmelley Lane, recorded in Volume 4840, Page 1743, Deed Records, Collin County, Texas (D.P.A.C.C.T.);

THENCE S 89° 14' 37" E, leaving the east right-of-way line of said F.M. 455, along the north line of said Uptown Celina Partners LP tract, a distance of 2,632.17 feet to point for corner from which a 5/8" iron rod found for the common east corner of said Uptown Celina Partners LP tract and said Kim Carmelley Lane tract bears S 89° 14' 37" E, 7.83 feet;

THENCE S 00° 42' 13" E, a distance of 3,418.13 feet to a point for corner from which a 5/8" iron rod found at the common east corner of said Uptown Celina Partners LP tract (Instrument No. 20220420000031020) and a tract of land described in Deed to Old Celina LTD., recorded in Instrument No. 2018032000305690, D.P.A.C.C.T. bears S 89° 28' 42" W, 8.94 feet;

THENCE S 89° 28' 42" W, a distance of 919.11 feet to a 3/8" iron rod found in the north line of said Old Celina LTD. tract;

THENCE S 87° 38' 52" W, along the north line of said Old Celina LTD. tract, a distance of 58.03 feet to a 1/2" iron rod found for the common north corner of said Old Celina LTD. tract and a tract of land described in Deed to Celina 428, L.P., recorded in Instrument No. 20070222000049320, D.P.A.C.C.T.;

THENCE S 88° 35' 30" W, along the north line of said Celina 428, L.P. tract, a distance of 589.16 feet to a 1/2" iron rod with yellow cap found at the common north corner of said Celina 428, L.P. tract and the above mentioned JC Goodman Investments Group, Inc. tract;

THENCE S 88° 33' 34" W, along the north line of said JC Goodman Investments Group, Inc. tract, a distance of 1,015.89 feet to the POINT OF BEGINNING, and containing 149.009 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

UPTOWN CELINA PARTNERS LP

By: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

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

Registered Professional Land Surveyor No. _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF PLAT APPROVAL	
Approved _____	
City Development Official City of Celina, Texas	Date _____
Witness by hand this _____ day of _____, 20____.	
_____ City Secretary City of Celina, Texas	

D22--XX
PRELIMINAR
THE RANCH A
PHASES ONE
454 TOTAL RESID
12 HOA I
149.069 A
3.0 LOT/ACRE
34.043 AC ROW

HENRY BENTLEY SURVEY,
T & P RAILWAY COMPANY SURF
BENJAMIN BREWTON SURVEY
AN ADDITION TO THE
CITY OF COLLIN COUNTY
APRIL 2022

SURVEY
AXIS SURV
ADDRESS: P.O.
WAXAHACHIE, TE
CONTACT: SEAN
PHONE: 214--1

OWNED
UPTOWN CELINA F
ADDRESS: 9550 JOHN W.
FRISCO, TEXA
CONTACT: NEA
PHONE: 214--1

ENGINEER/AF
DOWDEY, ANDERSON
5225 Village Creek Drive, Suite
1800, F-399
CONTACT: AARON

CT NO. 124
STRACT NO. 932
ACT NO. 125
CELINA
; 1" = 100"

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EL
43

SSOCIATES, INC.
Texas 75093 972-931-0694
KER

Attachment: Preliminary Plat (The Ranch at Uptown – Preliminary Plat)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Florida Duplex Addition - Final Plat

Action Requested:

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

Applicant:

Claymoore Engineering
1903 Central Dr., Ste. 406
Bedford, TX 76021

Background Information:

The Final Plat shows 32 residential lots and two HOA/open space lot for a new residential neighborhood, and is in conformance with both Celina's subdivision and zoning 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.

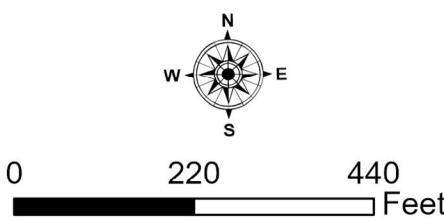


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Florida Duplex Addition
Location Map
City of Celina**

1/26/2022



Attachment: Location Map (Florida Duplex Addition – Final Plat)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Celina Junction - Rezoning

Action Requested:

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

Applicant:

KBC Advisors
2828 N. Harwood Street, Ste. 1900
Dallas, TX 75201

Background Information:

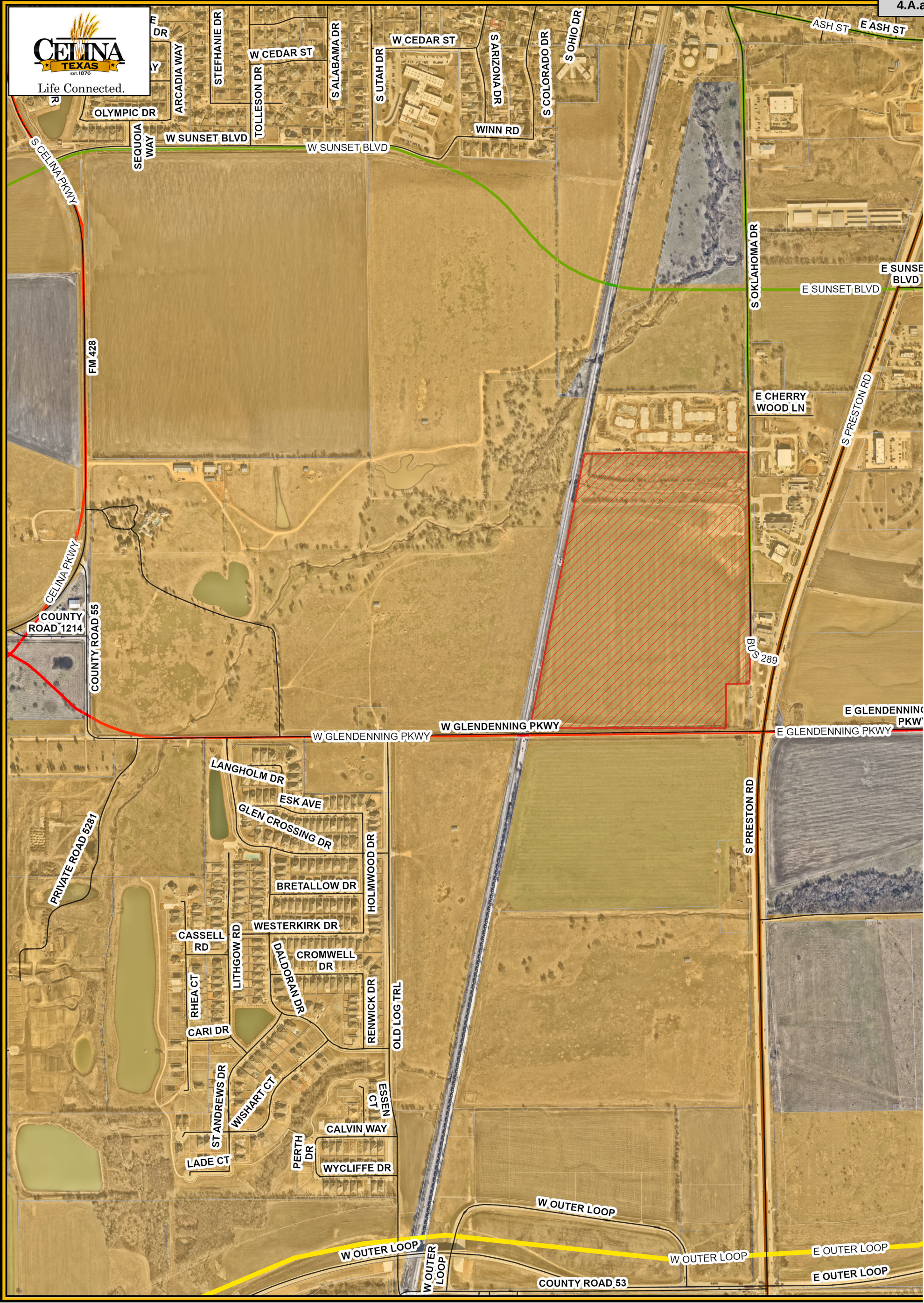
This item is for the rezoning of approximately 65 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Ordinance

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Celina Junction Location Map

City of Celina

3/28/2022

0 500 1,000 Feet

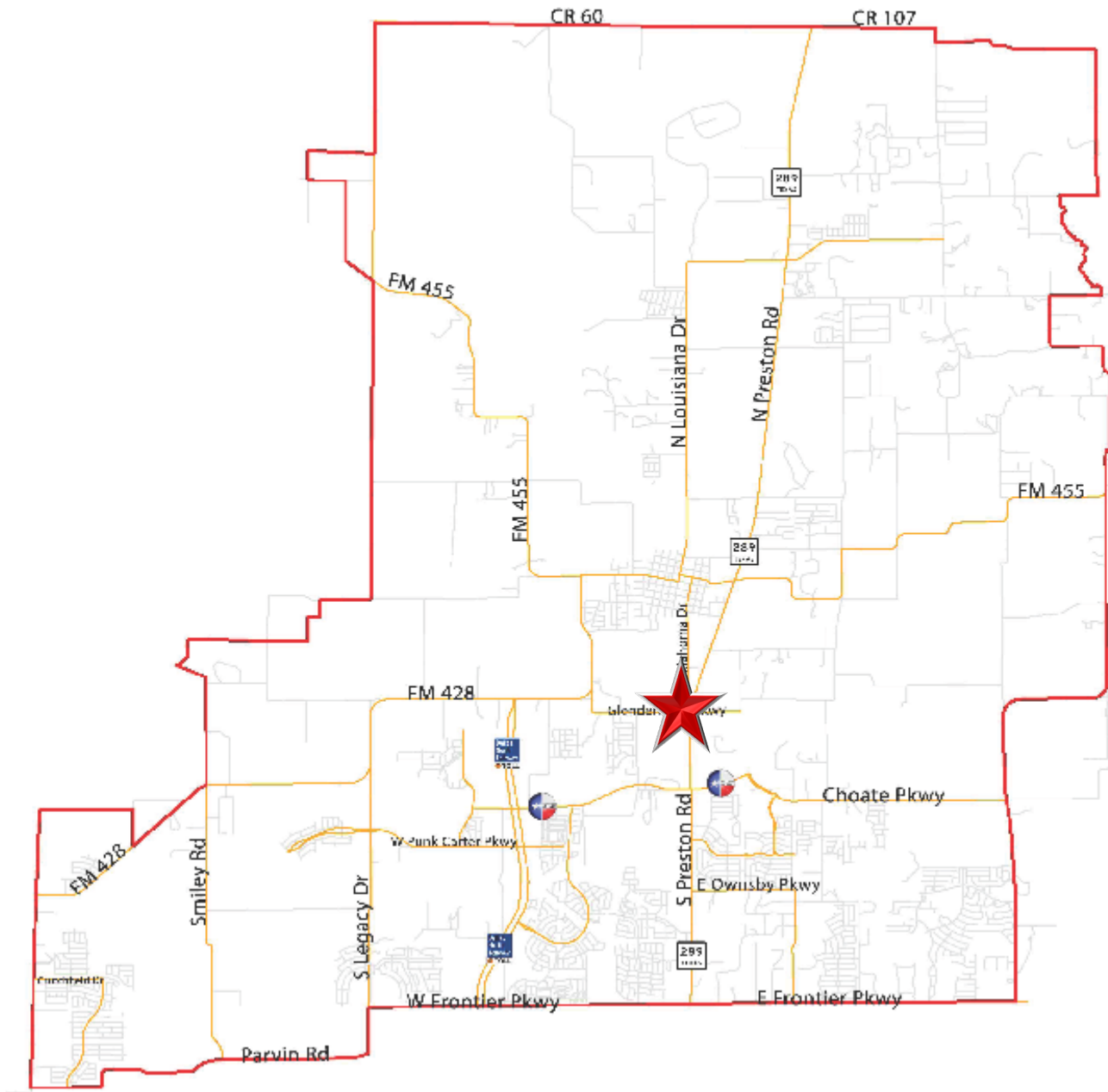
Attachment: Location Map (Celina Junction – Rezoning)

CELINA JUNCTION

Rezoning

Planning & Zoning Commission
May 17, 2022





The subject property is generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway.



BACKGROUND

- The subject property is approximately 65 acres
- The subject property was annexed into City Limits in 2004 and was zoned Mixed Use-2 District (MU-2) and Light Industrial District (I-1)
- The applicant is proposing a Planned Development with a base zoning of Mixed Used District (MU) with modified regulations

PROJECT OVERVIEW

- The proposed Planned Development has a base zoning of Mixed Use District (MU)
- Light Industrial may be utilized for up to 60% of the subject property
- Modern design standards apply to the entire property

POLICY CONSIDERATIONS

- The existing 2004-era zoning contains older standards, and the proposed PD abides by all modern standards, allowing for a cohesive development
- The BNSF bridge limits the access and visibility to the back half of the tract
- The back half already has Industrial entitlement
- Today's industrial zoning is a "clean" or "light" industrial (heavy industrial requires a PD or SUP)

RECOMMENDATION

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

CITY OF CELINA, TEXAS

ORDINANCE 2022-_____

CELINA JUNCTION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 65 ACRES LOCATED IN THE B. B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 132, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF OKLAHOMA DRIVE AND GLENDENNING PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE REZONED FROM MIXED USE REGIONAL DISTRICT (MU-2) AND LIGHT INDUSTRIAL DISTRICT (I-1) TO A PLANNED DEVELOPMENT (PD-133) WITH A BASE ZONING OF MIXED USE DISTRICT (MU); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

WHEREAS, the Development Regulations, set forth in Exhibit “C,” attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina,

Attachment: Draft Ordinance (Celina Junction – Rezoning)

have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as a Planned Development with a base zoning of Mixed Use District (MU), which exhibits are incorporated as if fully set forth herein:

Exhibit B:	Depiction of Property
Exhibit C:	Development Regulations

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT REGULATIONS**

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A", and depicted in Exhibit "B" attached hereto and incorporated herein as Mixed Use District (MU) base zoning, and incorporates the Development Regulations, attached hereto as Exhibit "C", respectively.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6 **COMPLIANCE REQUIRED**

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

Attachment: Draft Ordinance (Celina Junction – Rezoning)

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of May 2022.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Tarrant, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Celina Junction – Rezoning)

Exhibit A Legal Description

DESCRIPTION, of a 64.405 acre (2,805,491 square foot) tract of land situated in the BBB & C RR CO Survey, Abstract No. 132, City of Celina, Collin County, Texas; said tract being all of that tract of land described in Special Warranty Deed to Willard Cattle Company I LTD, recorded in Volume 5169, page 299 of the Deed Records of Collin County, Texas; said 64.405 acre (2,805,491 square foot) tract being more particularly described as follows (Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on February 28, 2022 with a combined scale factor of 1.00015271.):

BEGINNING, at a PK-Nail with "PACHECO KOCH" washer set at the southwest corner of said Willard Cattle Company tract; said point being in the east right-of-way line of BNSF Railway Company Railroad (a 100-foot wide right-of-way);

THENCE, North 11 degrees, 20 minutes, 48 seconds East, along said east line of BNSF Railway Company Railroad, distance of 2,092.20 feet to a 1/2-inch iron rod found for the northwest corner of said Willard Cattle Company tract and the southwest corner of that tract of land described in Special Warranty Deed with Vendors Lien to One Preston Station, LP recorded in Instrument No. 20210714001413760 of the Official Public Records of Collin County, Texas;

THENCE, North 89 degrees, 32 minutes, 20 seconds East, departing said east line of BNSF Railway Company Railroad and along the north line of said Willard Cattle Company tract and the south line of said One Preston Station, LP tract, at a distance of 1,171.49 passing the apparent west right-of-way line of Oklahoma Drive (a variable width right-of-way) continuing in all a total distance of 1,183.80 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northeast corner of said Willard Cattle Company, tract; said point being in the apparent right-of-way of said Oklahoma Drive; from said point a 1/2-inch iron rod with "BENU" cap found bears South 69 degrees, 57 minutes West, a distance of 13.9 feet;

THENCE, South 00 degrees, 49 minutes, 38 seconds East, along the east line of said Willard Cattle Company tract, a distance of 1,392.46 feet to a point for corner in the west right-of-way line of State Highway No. 289;

THENCE, South 89 degrees, 27 minutes, 52 seconds West, departing said east line of Willard Cattle Company tract and along said west line of State Highway No. 289, a distance of 19.39 feet to an Aluminum Disc stamped "TXDOT" for corner;

THENCE, South 00 degrees, 32 minutes, 09 seconds East, along said west line of State Highway No. 289, a distance of 299.57 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the north line of that tract of land described in General Warranty Deed to Willard Properties, LP recorded in Instrument No. 20070517000665000 of said Official Public Records;

Attachment: Draft Ordinance (Celina Junction – Rezoning)

THENCE, South 89 degrees, 29 minutes, 42 seconds West, departing said west line of State Highway No. 289 and along said north line of the Willard Properties tract, a distance of 155.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 06 minutes, 54 seconds West, along the west line of said Willard Properties tract, a distance of 354.70 feet to a PK-Nail with "PACHECO KOCH" washer set for the most southerly southeast corner of said Willard Cattle Company tract; said point being in the approximate centerline of County Road No. 55;

THENCE, South 89 degrees, 29 minutes, 42 seconds West, along the south line of said Willard Cattle Company tract and said approximate Centerline of County Road No. 55, a distance of 1,442.82 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,805,491 square feet or 64.405 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dustin C. Pustejovsky 2022-03-14
 Dustin C. Pustejovsky Date
 Registered Professional Land Surveyor No. 6690
 Pacheco Koch Consulting Engineers, Inc.
 4060 Bryant Irvin Road, Fort Worth, TX 76109
 (817) 412-7155
 TX Reg. Surveying Firm LS-10008001



Exhibit B Depiction of Property



Attachment: Draft Ordinance (Celina Junction – Rezoning)

Exhibit C Development Regulations

The subject property shall be a Planned Development district with a base zoning district of Mixed Use (MU), except as follows:

- Industrial may be up to 60% of the tract
- Industrial is to be generally located along the BNSF railroad tracks and not along the Oklahoma Drive frontage



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: NEC DNT & Outer Loop - Rezoning

Action Requested:

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

Applicant:

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

Background Information:

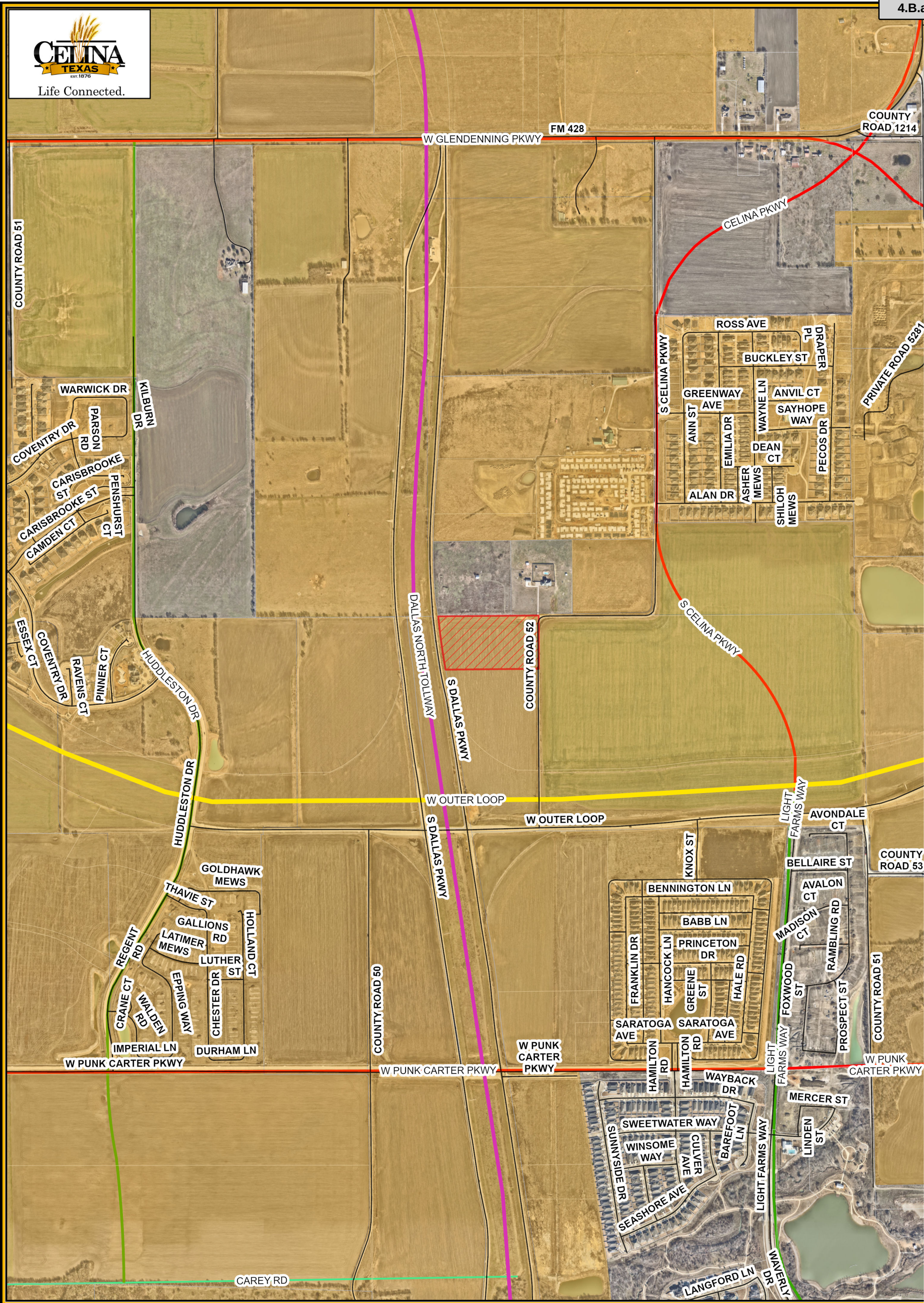
This item is for the rezoning of approximately 9 acres to the Dallas North Tollway Overlay District (DNTD) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

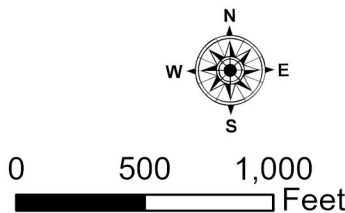


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

NEC DNT and Outer Loop Location Map City of Celina

4/26/2022

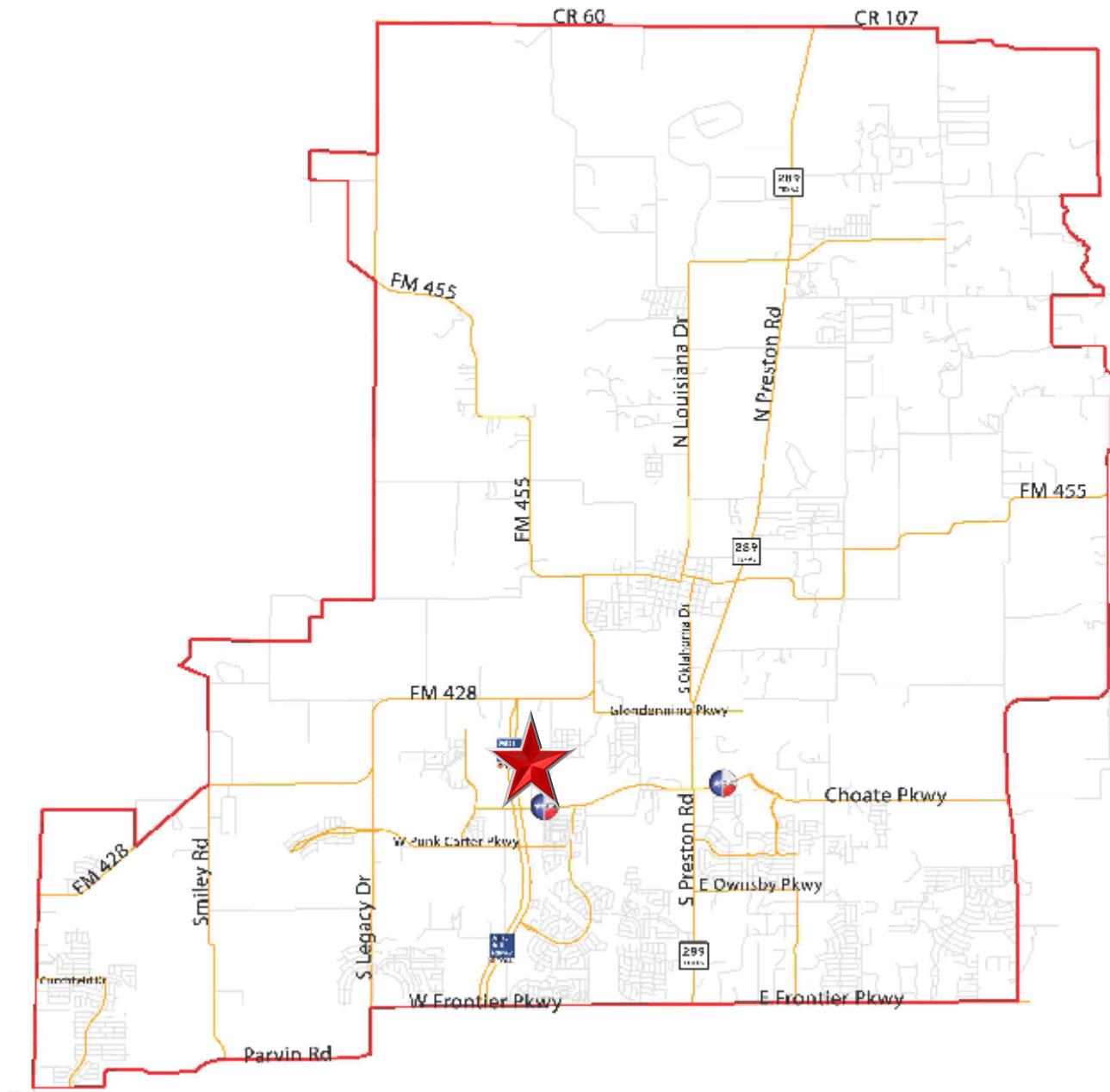


NEC DNT & OUTER LOOP

Zoning

Planning & Zoning Commission
May 17, 2022





The subject property is generally located east of at the future Dallas North Tollway and approximately 1,300 feet north of the Collin County Outer Loop.



BACKGROUND

- The subject property is approximately 9 acres
- The subject property was annexed into City Limits in 2012 and was zoned Agriculture District (AG)
- The applicant is proposing a base zoning of Dallas North Tollway Overlay District (DNTD)
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- Dallas North Tollway Overlay District (DNTOT) is an appropriate zoning district for properties along the Dallas North Tollway

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Blanks Property (NWC Legacy & O'Brien) - Zoning

Action Requested:

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

Applicant:

Aimee Bissett
109 N. Elm Street
Denton, TX 76201

Background Information:

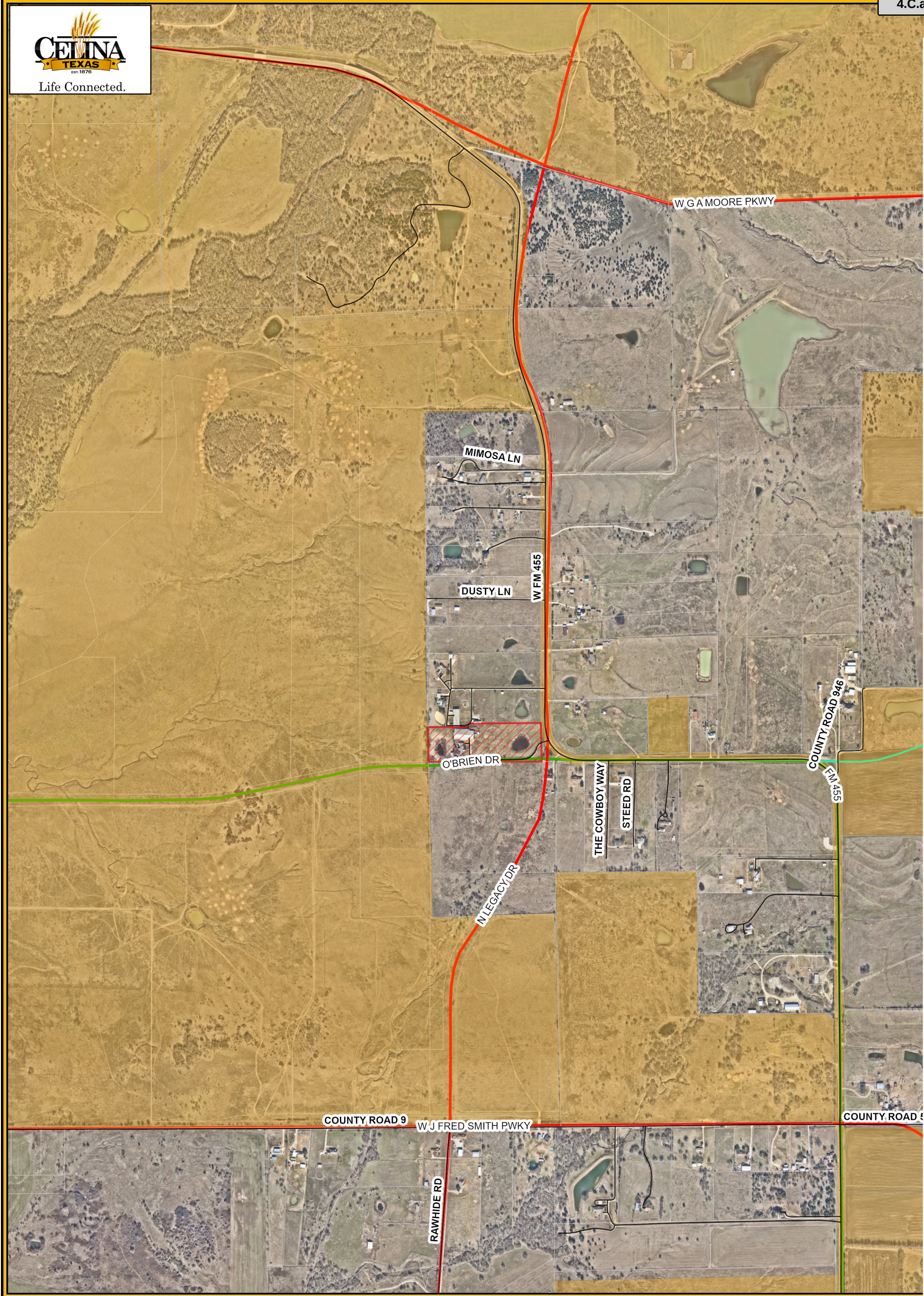
This item is for the zoning of approximately 9 acres to Commercial, Retail, & Office (C) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



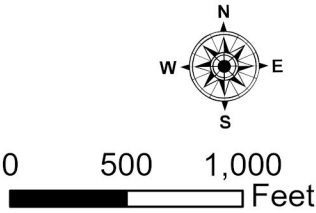
Attachment: Location Map (Blanks Property (NWC Legacy & O'Brien) - Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

NWC Legacy and O'Brien
Location Map
City of Celina

4/27/2022

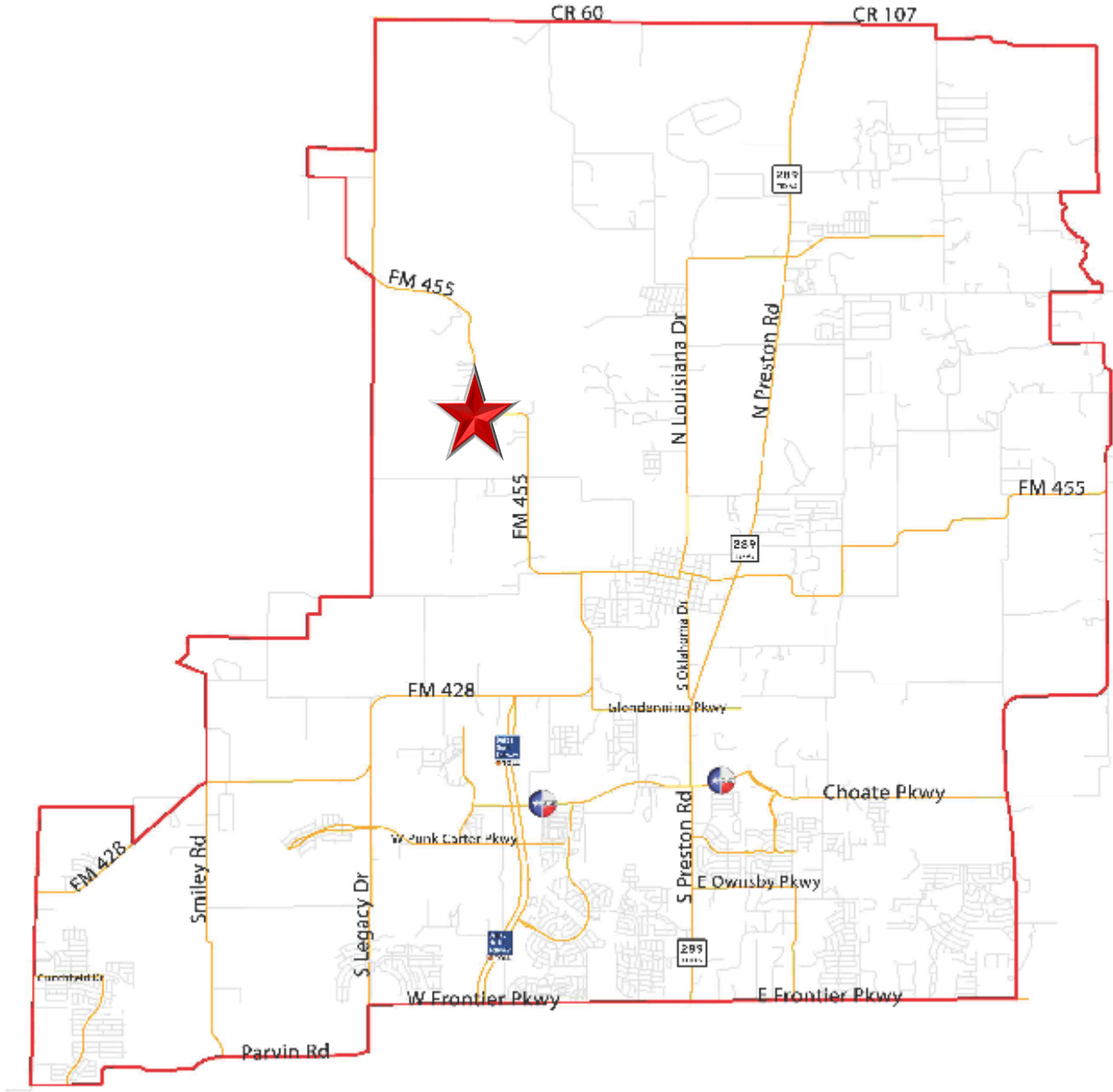


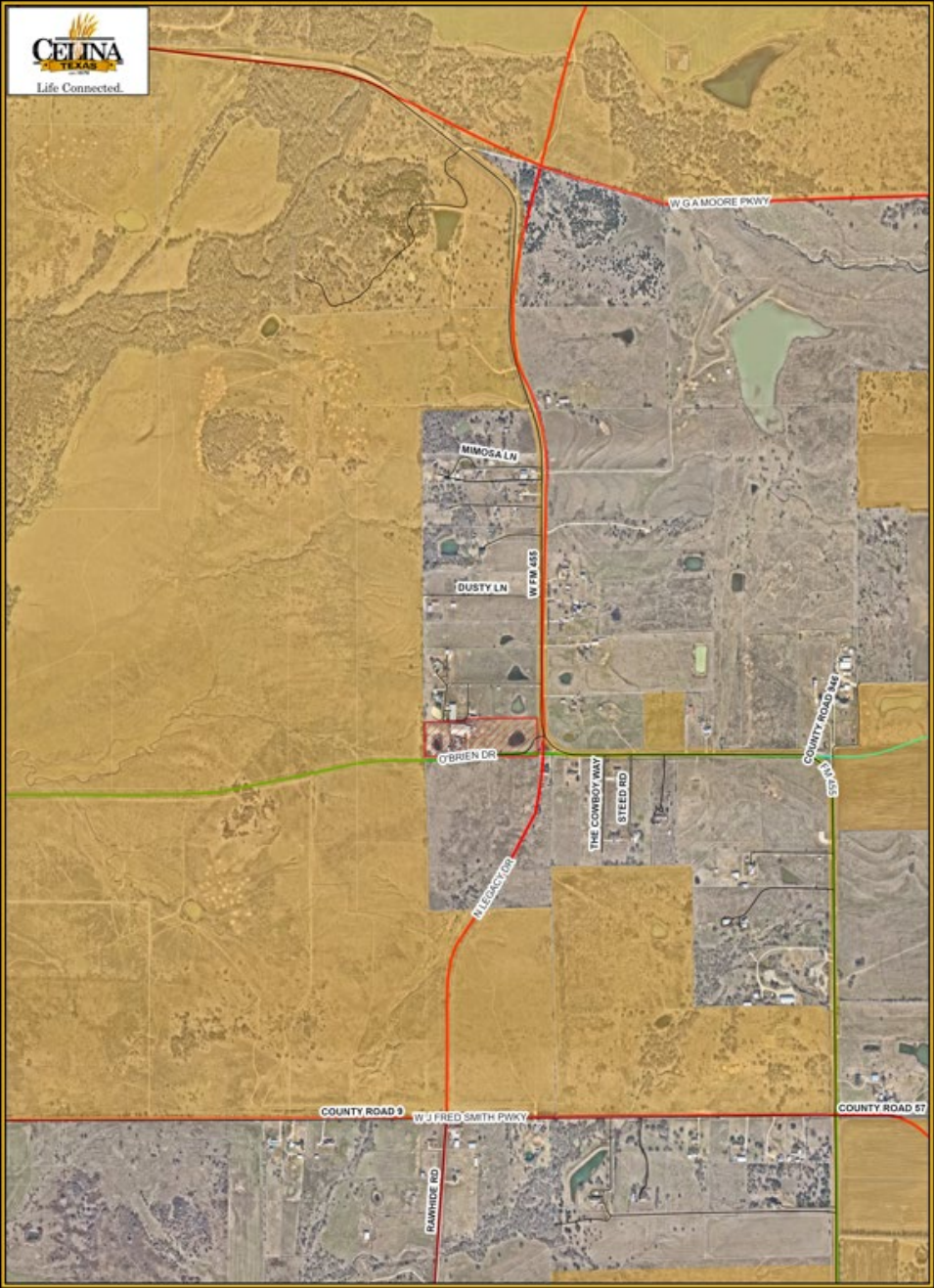
BLANKS PROPERTY

Zoning

Planning & Zoning Commission
May 17, 2022







LOCATION MAP

The subject property is generally located at the northwest corner of future Legacy Drive and future O'Brien Drive.

BACKGROUND

- The subject property is approximately 9 acres, located in the Extraterritorial Jurisdiction (ETJ), with a pre-annexation agreement that expires in 2035
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C)

POLICY CONSIDERATIONS

- The future Legacy Drive and O'Brien Road intersection is large enough to accommodate commercial development, being a 6-lane and a 4-lane intersection
- The proposed zoning request is in conformance with the Future Land Use Plan
- The subject property is annexing into the City Limits 13 years ahead of the agreement expiration

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Cornelius Tract - Zoning

Action Requested:

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

Applicant:

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

Background Information:

This item is for the zoning of approximately 30 acres to Mixed-Use (MU) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



 Subject Property
 City Limits
 Roads
 Parcels

4/27/2022



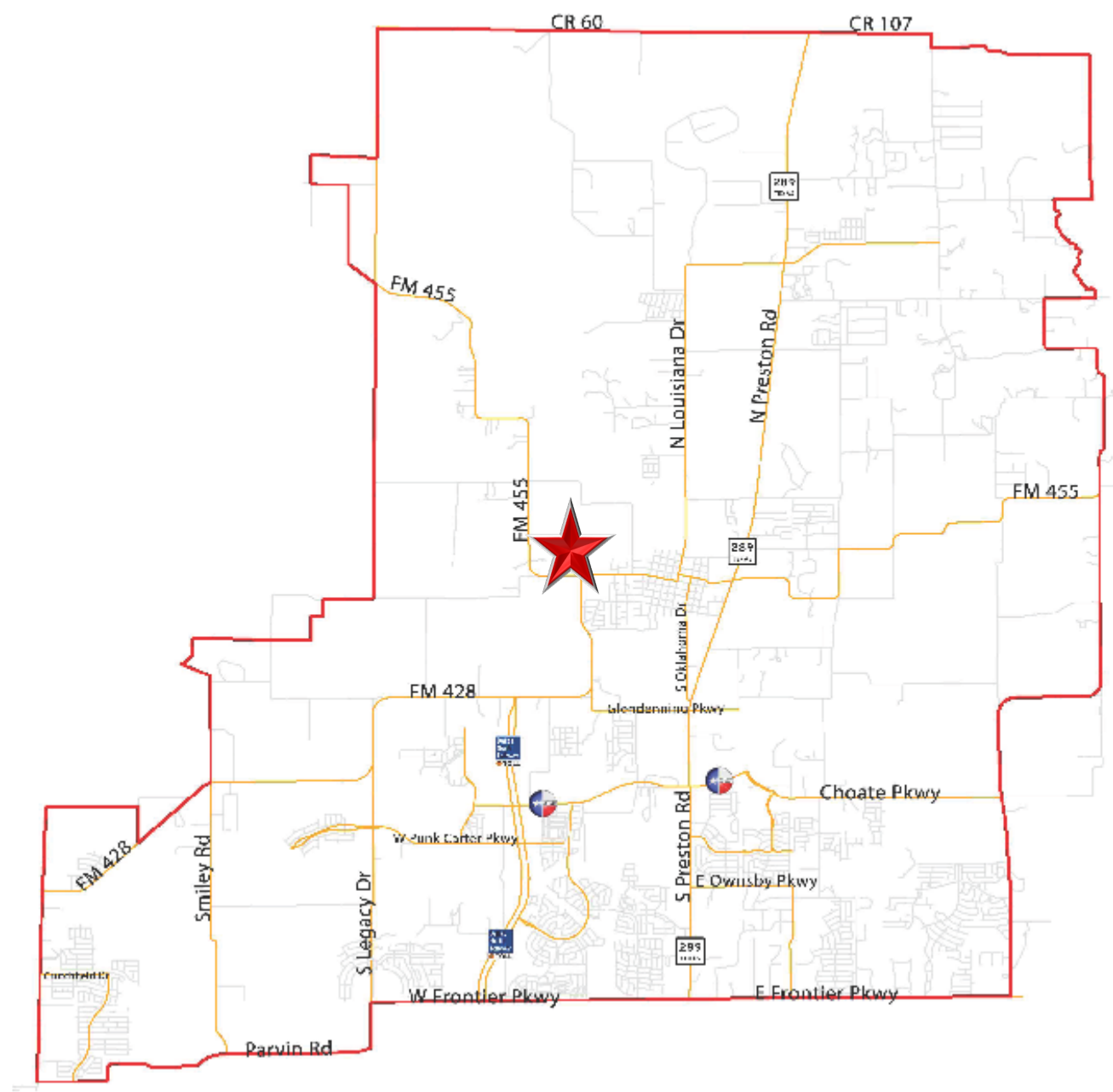
0 500 1,000 Feet

CORNELIUS TRACT

Zoning

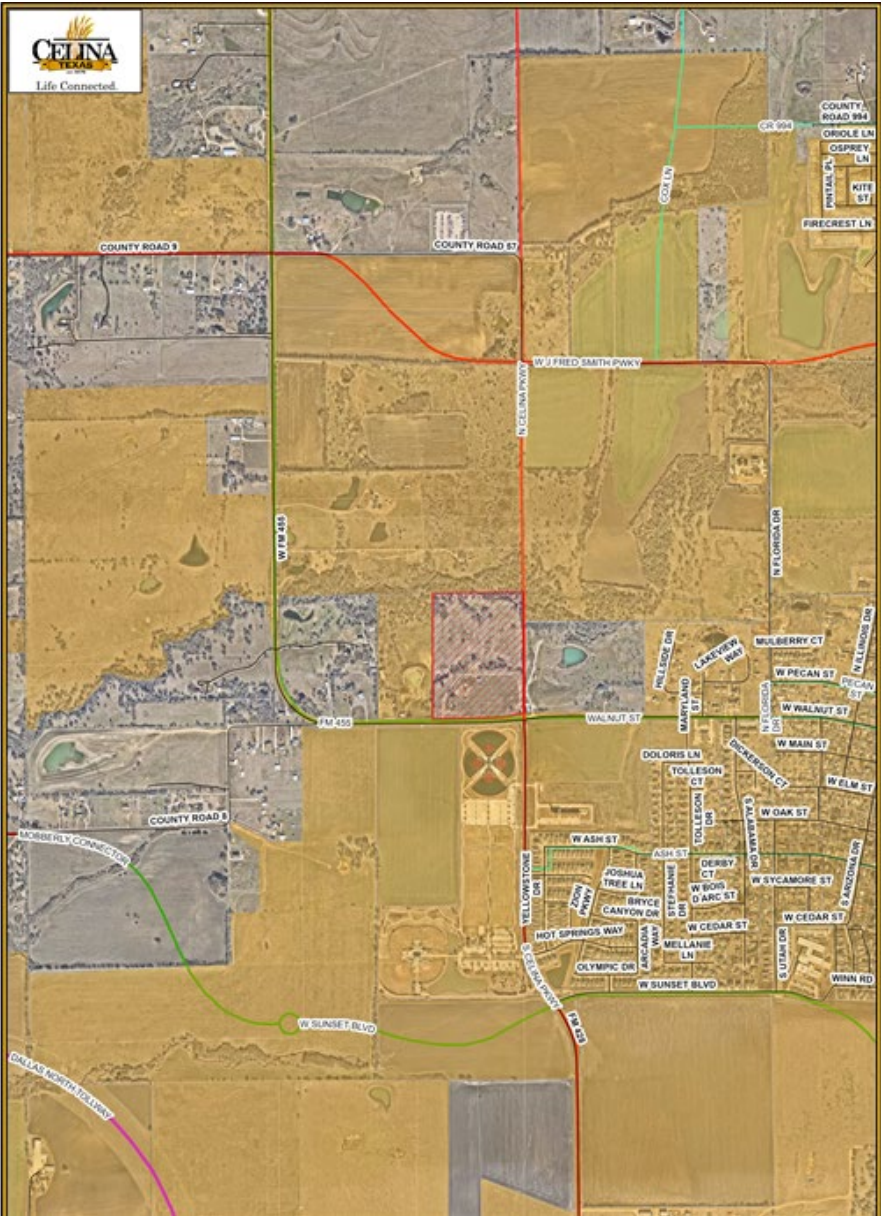
Planning & Zoning Commission
May 17, 2022





LOCATION MAP

The subject property is generally located at the northwest corner of future Celina Parkway and FM 455



BACKGROUND

- The subject property is approximately 30 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement does not exist on the property
- The applicant is proposing a base zoning of Mixed Use (MU) and voluntarily annexing into City Limits
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- The property owner is voluntarily annexing into City Limits, which positively contributes to the tax base
- Mixed Use zoning is not an inappropriate zoning district for this location, which is at the intersection of a future 6-lane and 4-lane thoroughfare
- City standards will apply to any future development
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The request is not out of conformance with the Future Land Use Plan

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Kari White, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 17, 2022
 Re: Celina Self-Storage Expansion - Rezoning

Action Requested:

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

Applicant:

Cross Engineering Consultants
 1720 W. Virginia Street
 McKinney, TX 75069

Background Information:

This item is for the rezoning of approximately 6 acres to a Planned Development (PD) with Commercial, Retail, & Office (C) base zoning with the Preston Road Overlay (PRO) and the additional permitted use of Mini-Warehouse/Self-Storage. The applicant intends to expand an existing self-storage facility. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



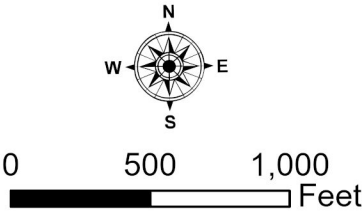
Attachment: Location Map (Celina Self-Storage Expansion – Rezoning)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Celina Self Storage
Location Map
City of Celina**

4/27/2022

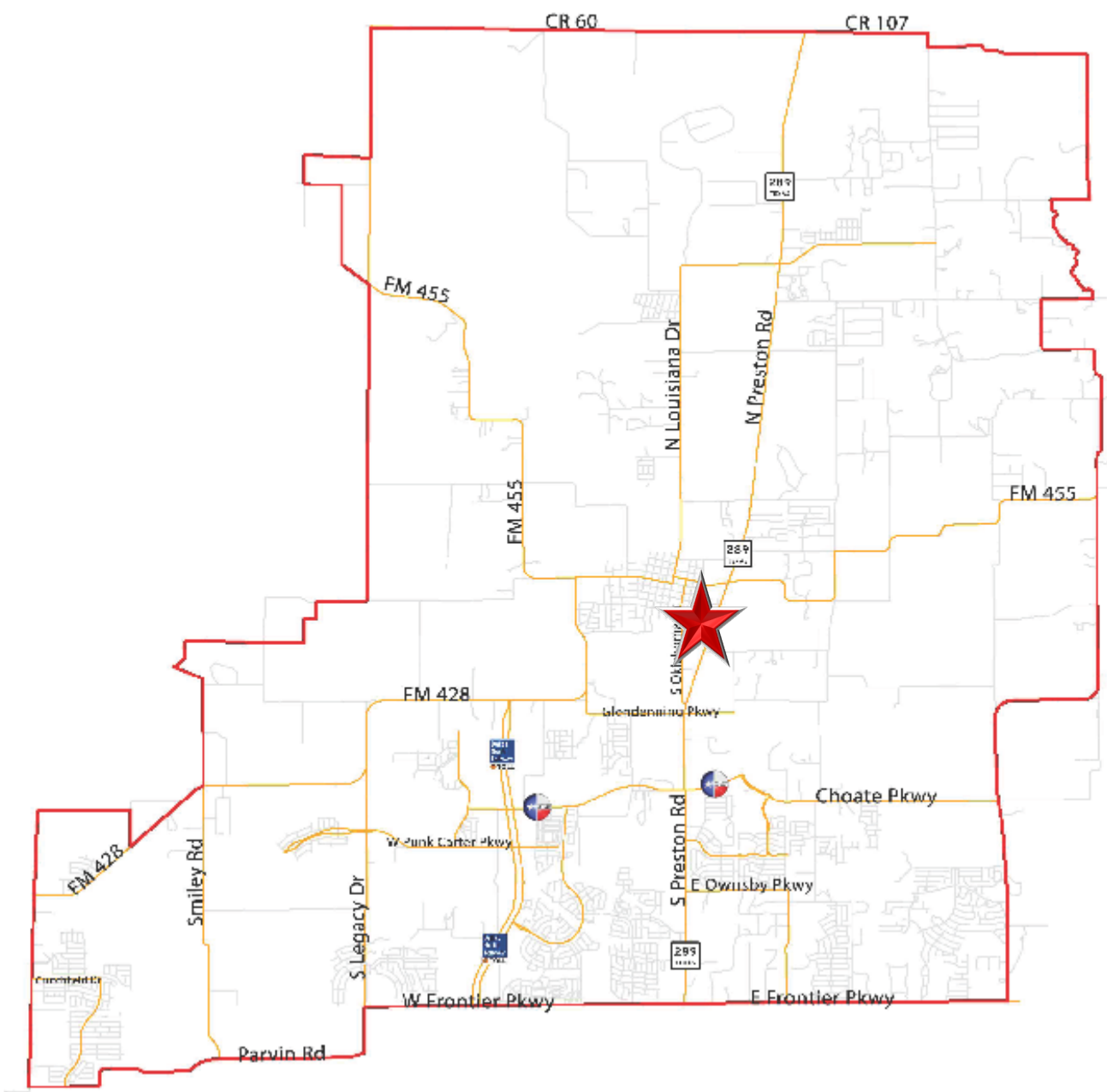


CELINA SELF-STORAGE EXPANSION

Rezoning

Planning & Zoning Commission
May 17, 2022





The subject property is generally located east of Oklahoma Drive and approximately 1,400 feet south of Ash Street



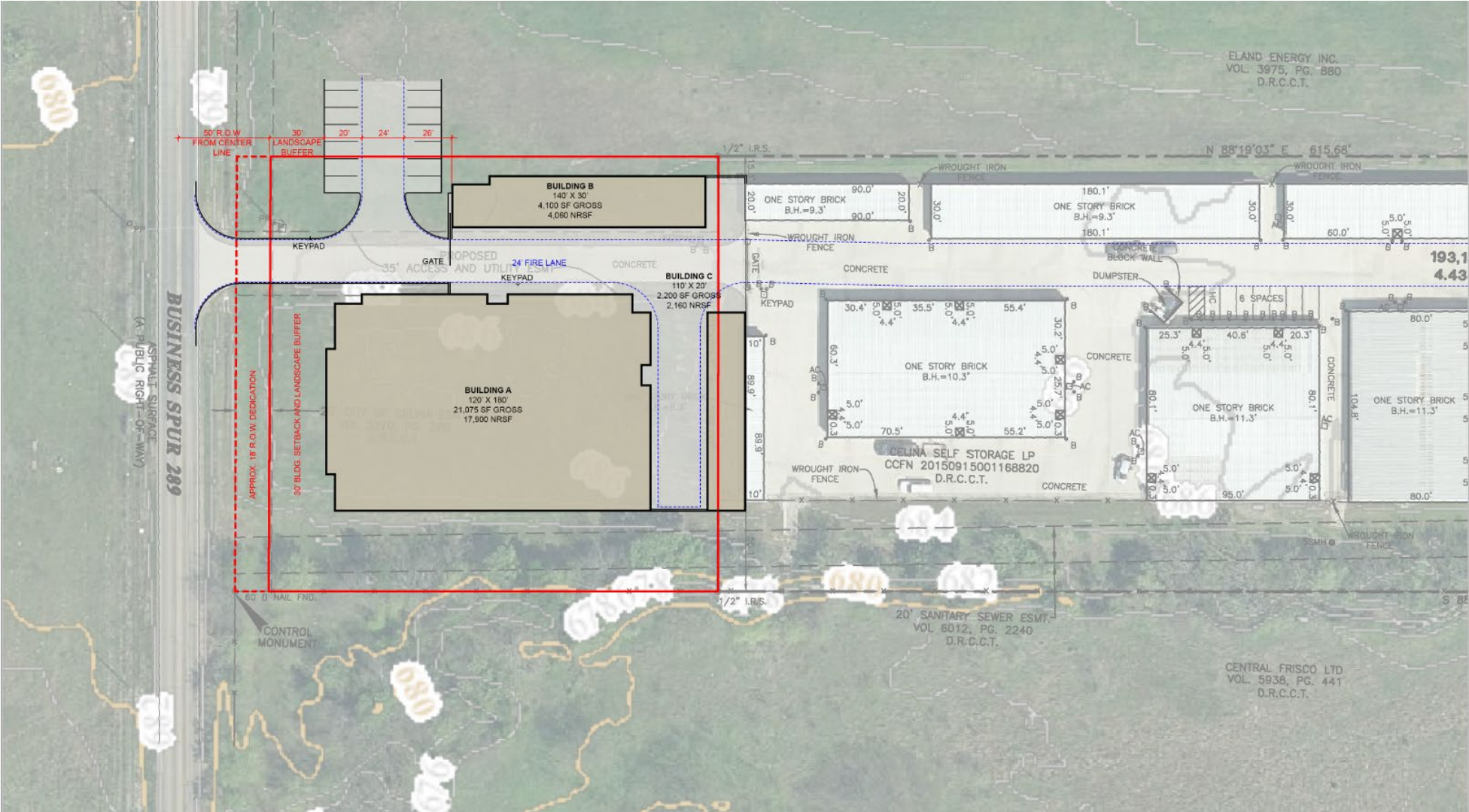
BACKGROUND

- The subject property is approximately 6 acres, within City Limits, and currently zoned Agricultural District (AG)
- The existing self-storage facility developed in the County prior to annexation and is now proposing a minor expansion
- The applicant is proposing a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO) and the additional permitted use of Mini-Warehouse/Self-Storage

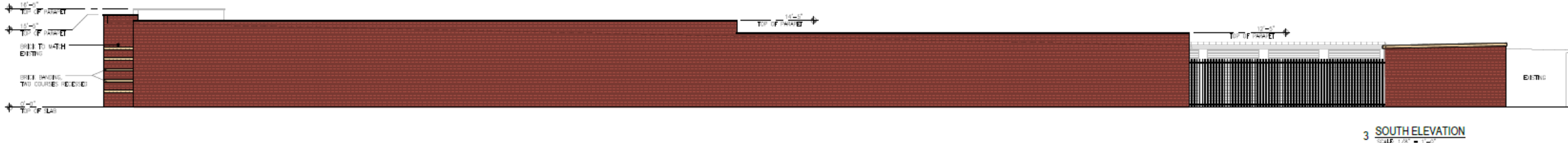
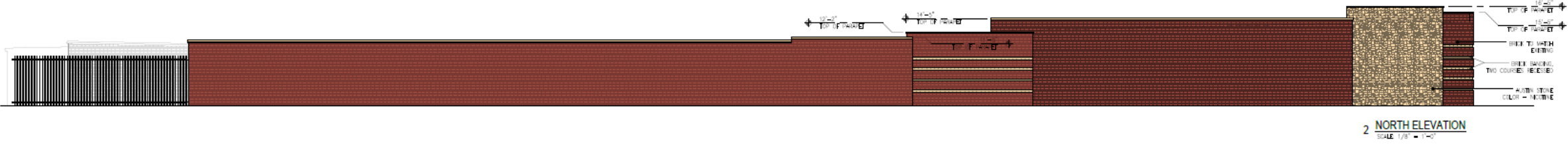
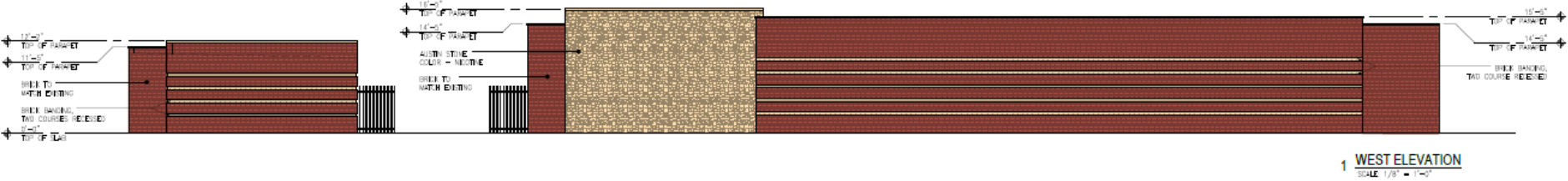
DEVELOPMENT STANDARDS

- The subject property shall generally develop per the attached concept plan and color rendering
- Buildings shall be limited to one story in height
- A meandering trail and landscaping shall be installed along the Preston Road and Oklahoma Drive frontages
- Cross access to the south is not required due to the existing creek
- One on-site caretaker/residential unit (existing) is permitted within the development

CONCEPT PLAN



RENDERINGS



POLICY CONSIDERATIONS

- The proposed use is not inappropriate along Oklahoma Drive, a corridor lined with non-residential uses and entitlements
- The rezoning will bring the existing self-storage facility into conformance as far as zoning
- The Planned Development contemplates the dedication of right-of-way for the future improvement of Oklahoma Drive
- Storage tends to be value-assessed well, which improves the tax base
- Compound storage products, historically, are considered “good neighbors” from a performance standpoint

RECOMMENDATION

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

Development Regulations

The property is zoned a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO) and the additional permitted use of Mini-Warehouse/Self-Storage, with the following Development Standards:

1. The subject property shall generally develop per the attached concept plan and color rendering.
2. Buildings shall be limited to one story in height.
3. A meandering sidewalk and landscaping, adhering to all applicable City standards, shall be installed along the Preston Road and Oklahoma Drive frontages.
4. Cross access to the south is not required due to the existing creek.
5. One on-site caretaker/residential unit is permitted within the development.



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: May 17, 2022
Re: Chalk Hill MF- Rezoning - TO BE TABLED

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. 43 on approximately 23 acres, generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. TO BE TABLED. (Chalk Hill MF – Rezoning)

Applicant:

Stryker Properties, LLC.
6521 Hickory Hill Drive
Plano, TX 75074

Background Information:

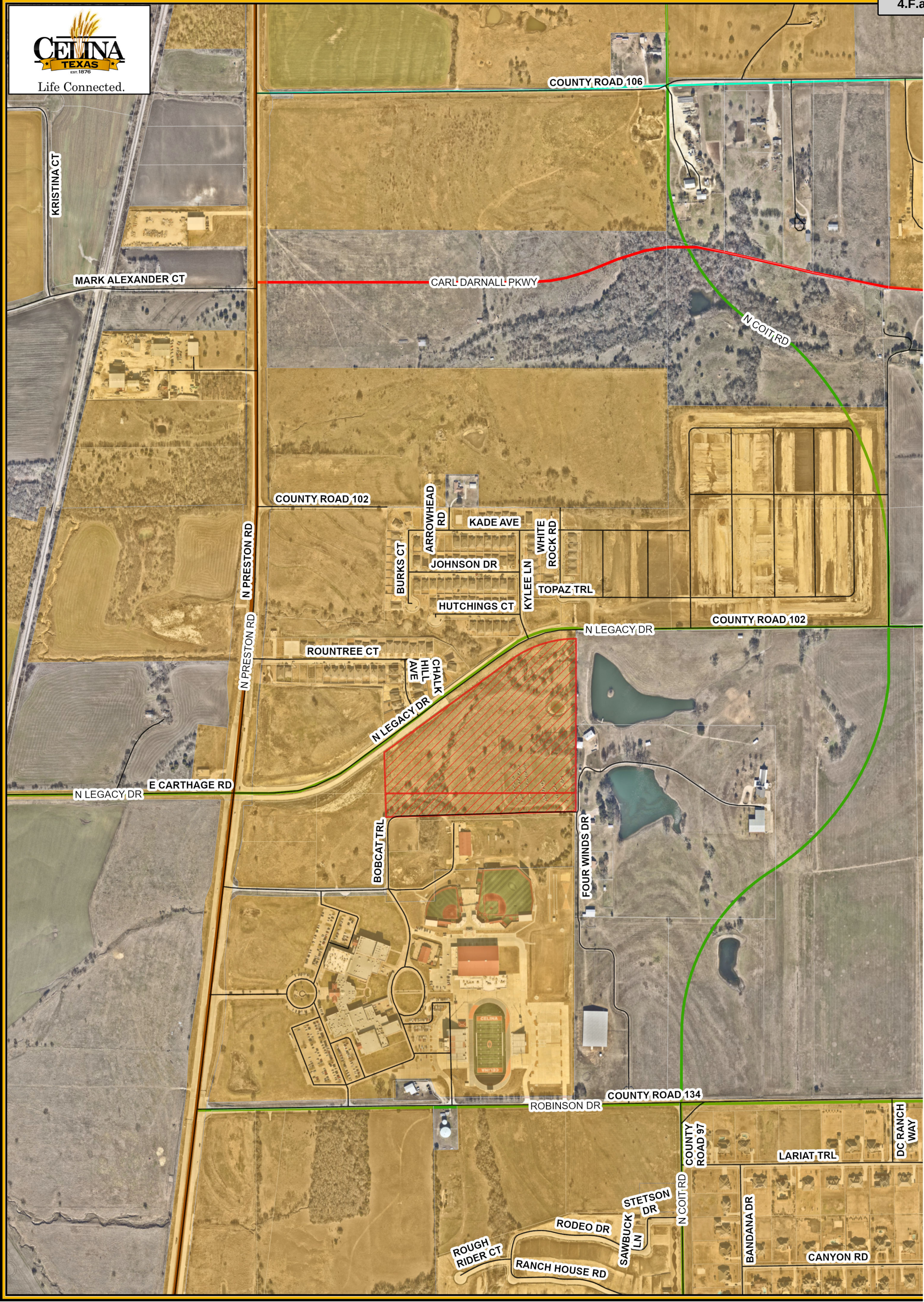
The property is approximately 23 acres, within the City Limits. The applicant's request is to amend the PD and concept plan to allow for multi-family on the south side of Legacy Drive. Please refer to the attached documents for additional information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends to table this item.



 Subject Property

 City Limits

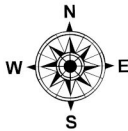
 Roads

 Parcels

Legend

Chalk Hill MF Location Map City of Celina

4/26/2022



0

500

1,000

Feet

CHALK HILL MF

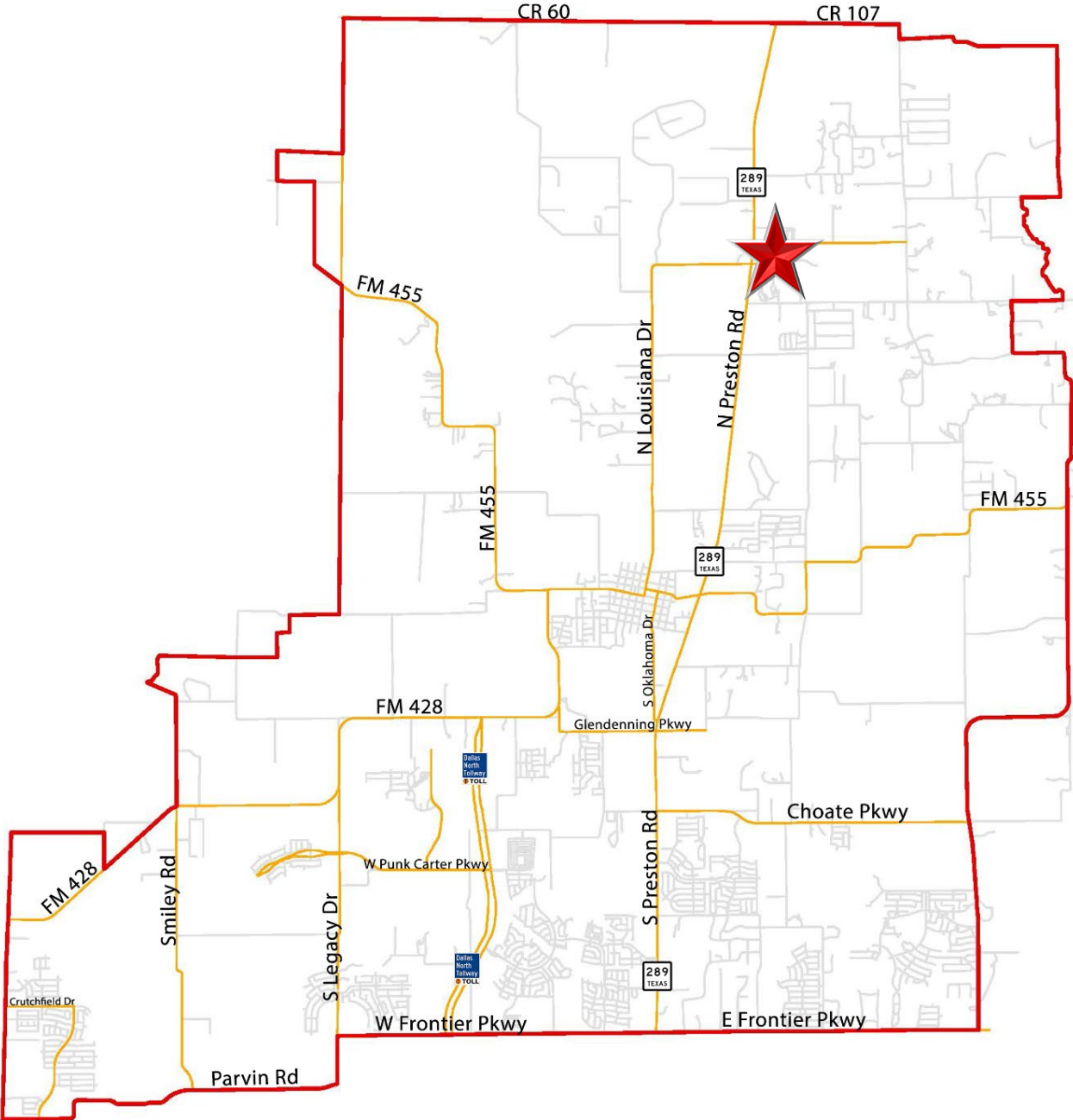
PD Amendment

Planning & Zoning Commission
May 17, 2022

Tabled



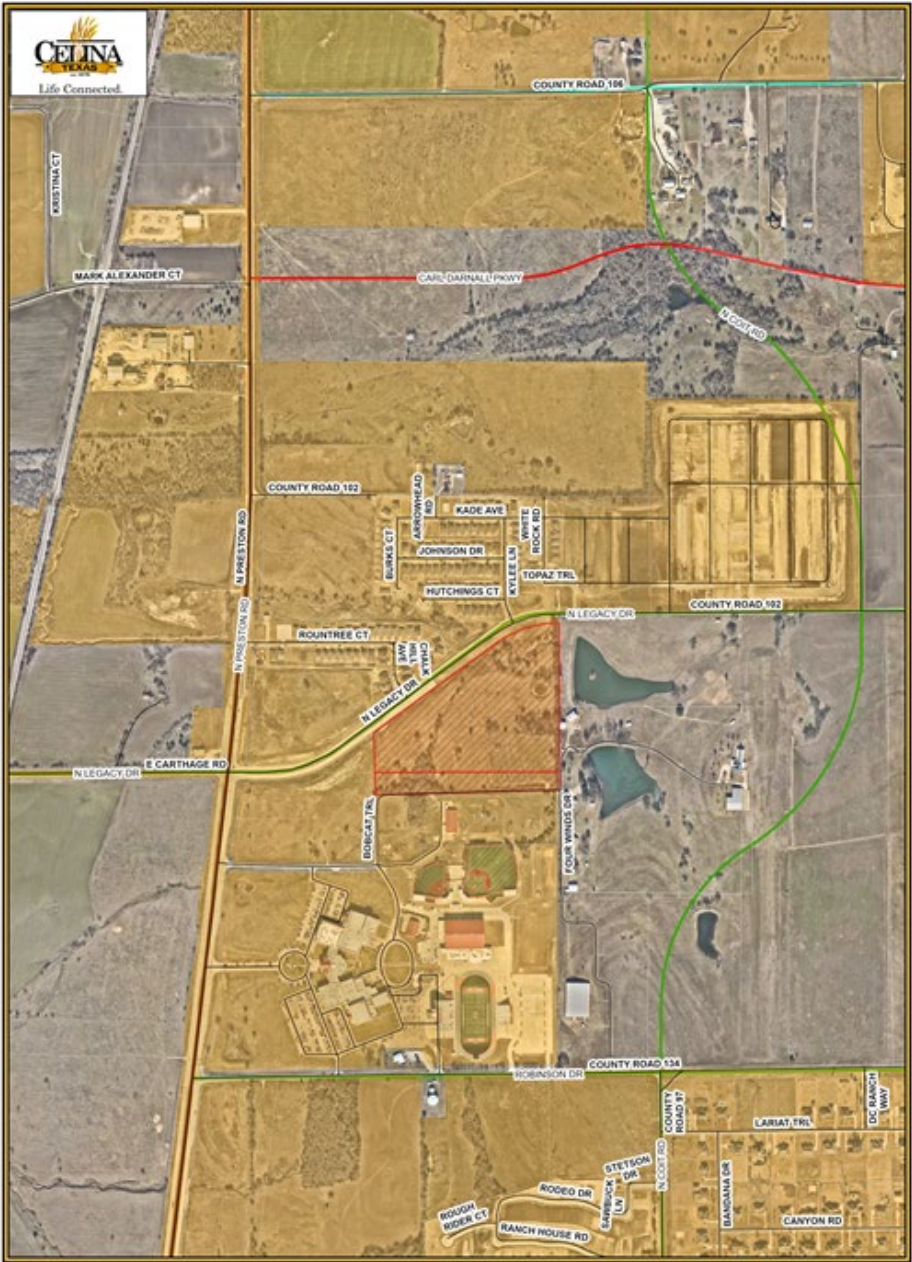
Attachment: Presentation (Chalk Hill MF – Rezoning - TO BE TABLED)



LOCATION MAP

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

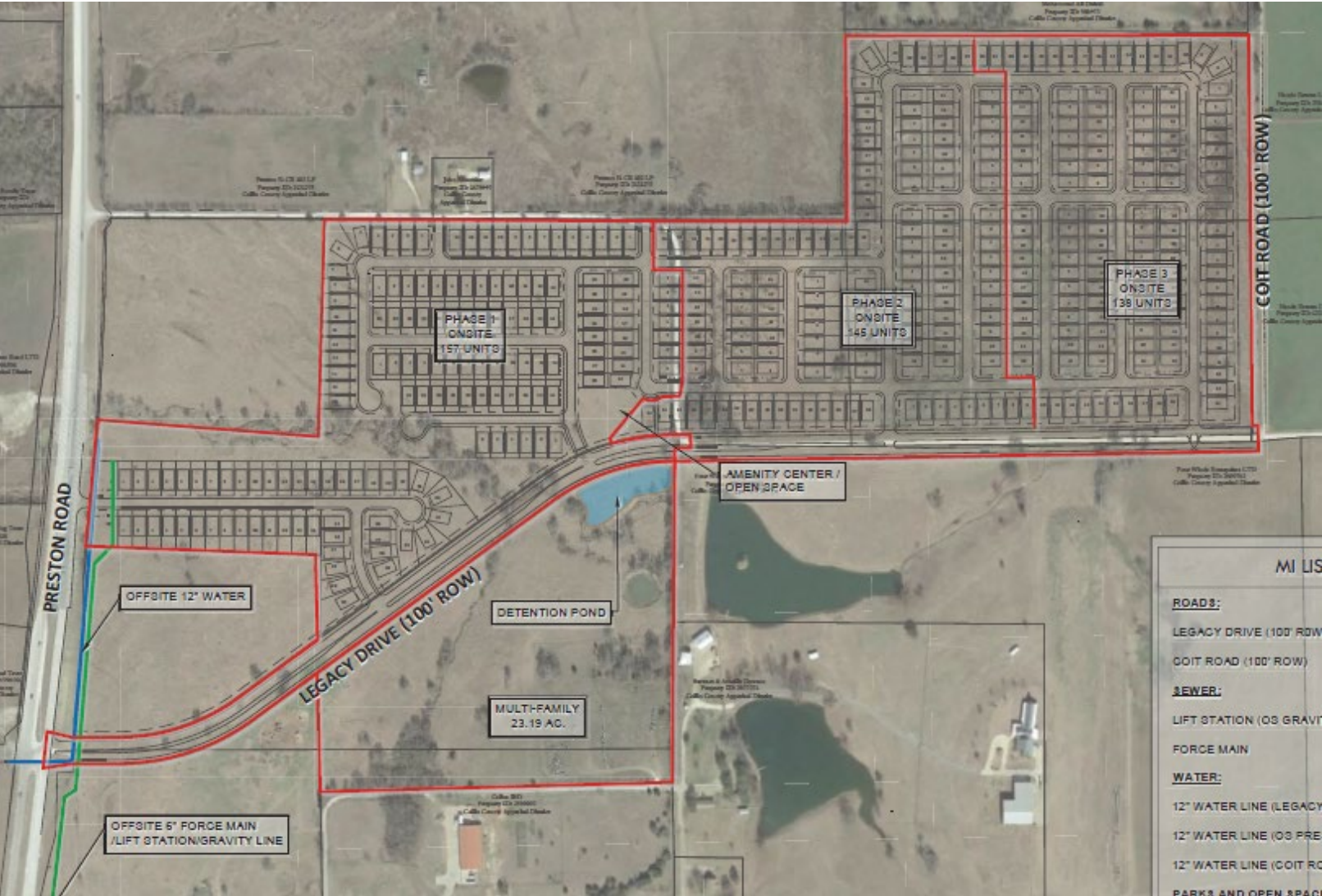
Attachment: Presentation (Chalk Hill MF – Rezoning - TO BE TABLED)



BACKGROUND

- The subject property is approximately 23 acres, located within the City Limits
- The governing PD #66 was approved in 2010 and has a base zoning of Mixed use (MU)
- The applicant's request is to amend the PD and the concept plan to allow for Multi-family on the south side of Legacy Drive
- The existing 2017 Development Agreement (DA) & General Development Plan (GDP) reserve the subject property for multifamily development
- The request is in conformance with the governing DA and GDP

EXISTING PLANS 2017 GPD & DA



POLICY CONSIDERATIONS

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

RECOMMENDATION

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Rasor Ranch PD - Zoning

Action Requested:

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

Applicant:

Kimley-Horn
400 N. Oklahoma Drive, Ste. 105
Celina, TX 75009

Background Information:

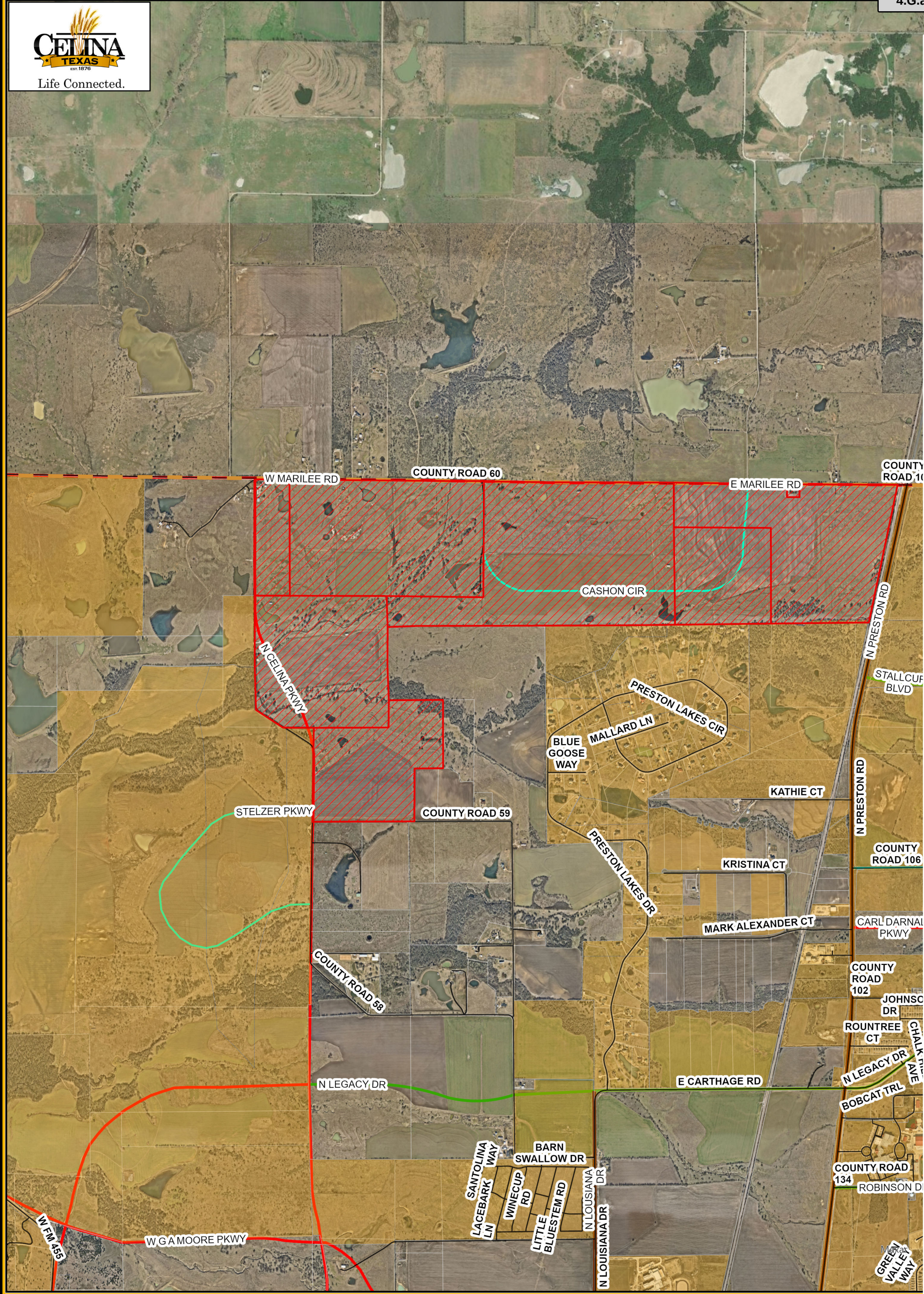
This item is for the zoning of approximately 1,100 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail, & Office (C), Multi-Family (MF-0, MF-2, & MF-3), and Industrial (I) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Rasor Ranch PD – Zoning)

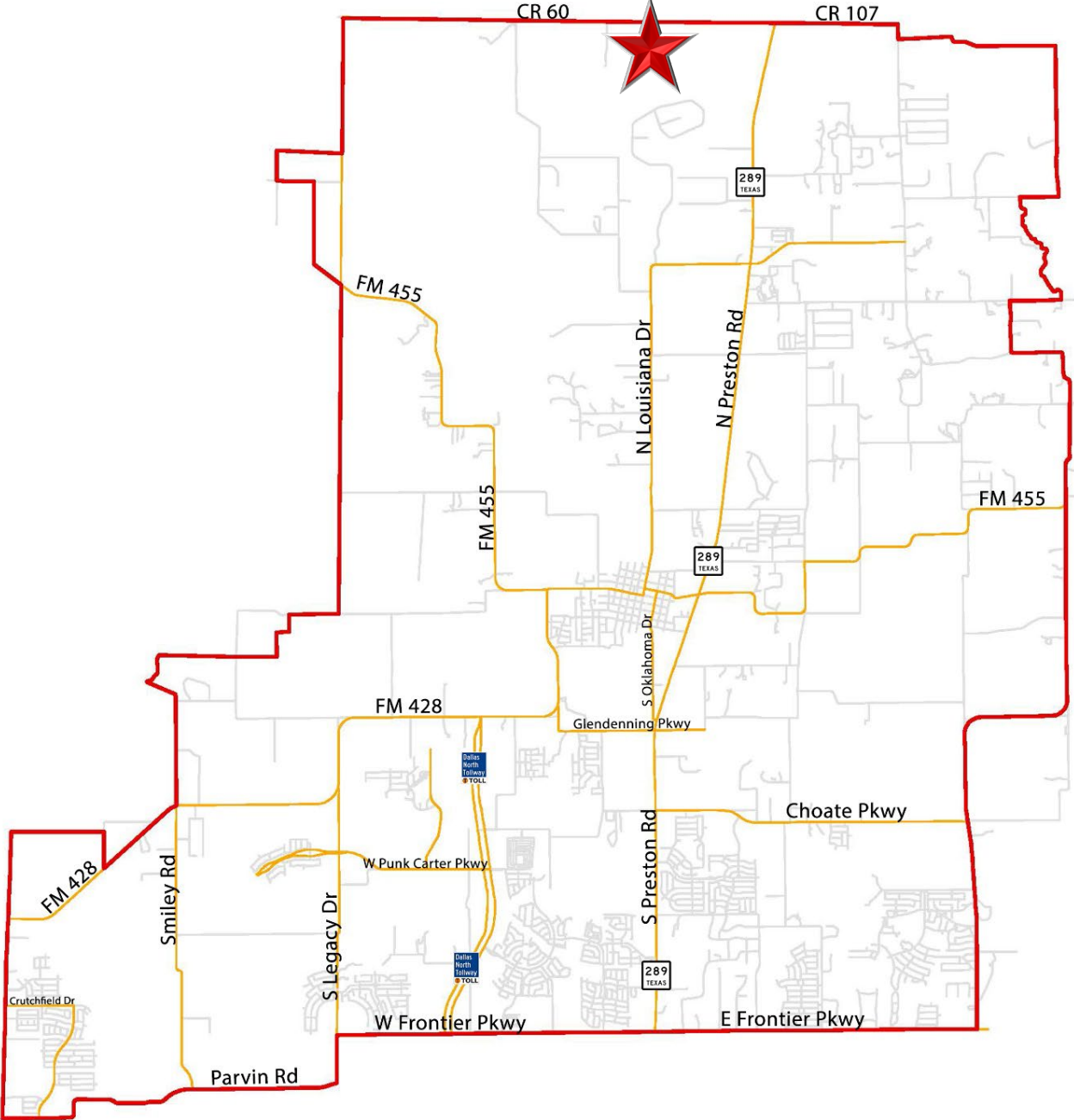
Legend - Subject Property - City Limits - Roads - Parcels	Rasor Ranch Location Map City of Celina 4/26/2022	
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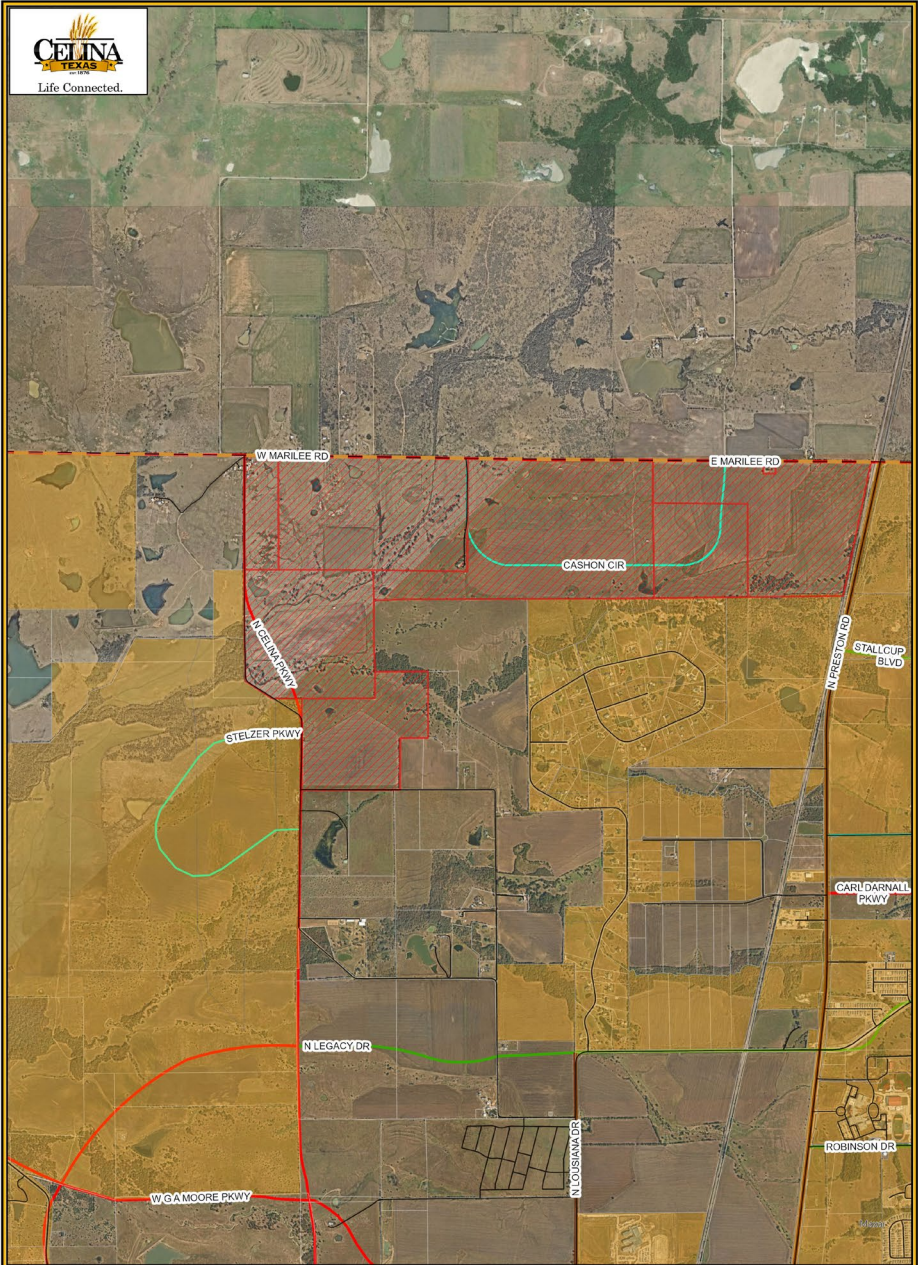
RASOR RANCH

Zoning

Planning & Zoning Commission
May 17, 2022







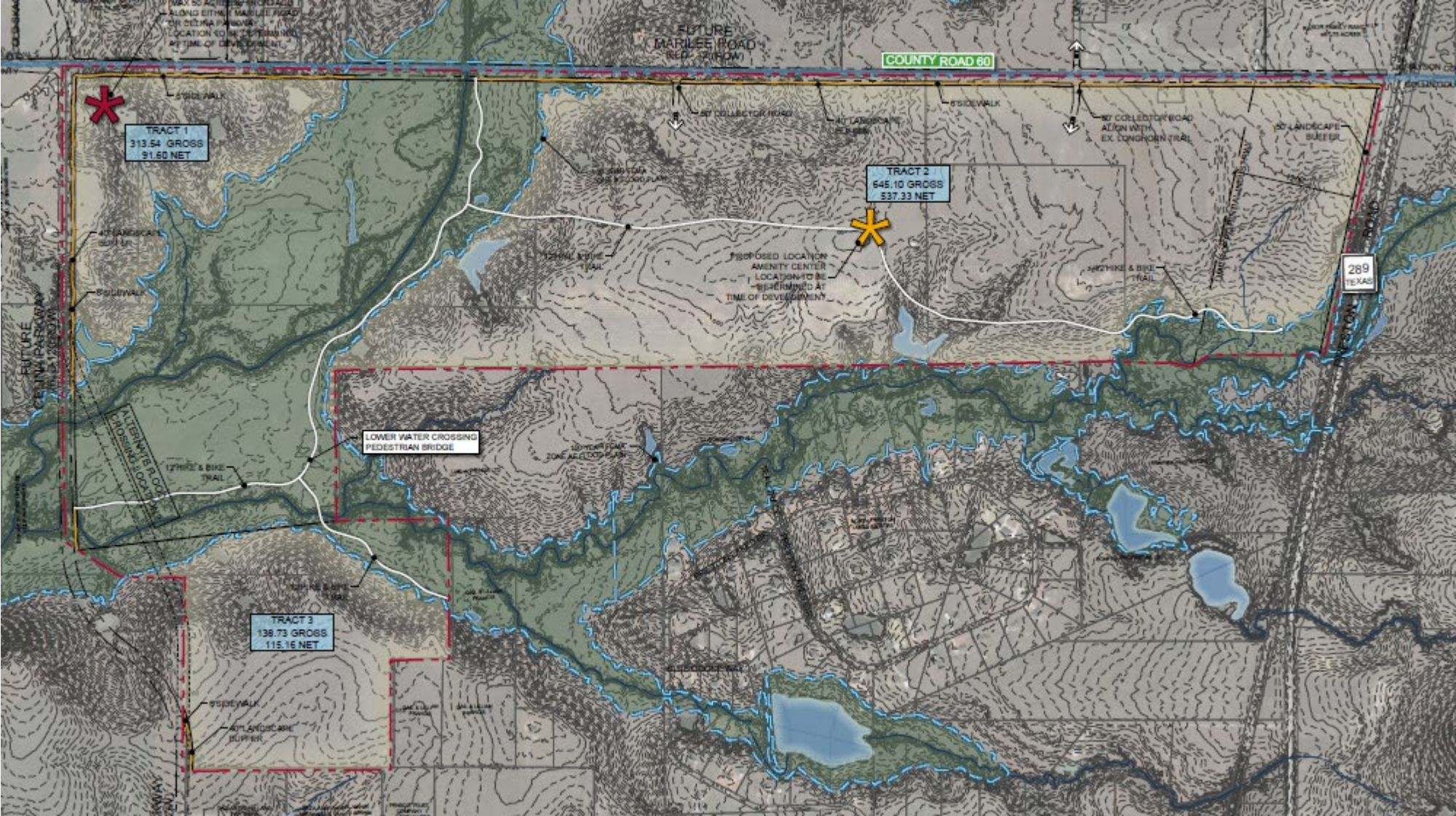
LOCATION MAP

Rasor Ranch generally stretches along Marilee Road, from Preston Road westward to future Celina Parkway, along the Grayson County line

BACKGROUND

- The Development Agreement was approved by City Council in February 2022, which outlined its future annexation and zoning
- The subject property is approximately 1,100 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The property will be annexed and zoned in conformance with the governing DA

Vicinity Map



PROJECT OVERVIEW

- The development will consist of a new neighborhood, with a mix of uses (attached & detached single-family lots, commercial, industrial, and multi-family)
- This northern section of Preston Road includes BNSF ROW immediately adjacent to it, which alters its normal development pattern

PROJECT OVERVIEW - RESIDENTIAL

- Single family is limited to a maximum of 3,800 lots
- Minimum 10% 70' wide lots
- Minimum 10% 55', 60', or wider lots
- Maximum 30% 40' wide lots
- Townhomes limited to 10% of lots
- Alleys required on lots less than 50' in width

PROJECT OVERVIEW - COMMERCIAL

- Commercial allowed with Marilee Road or Celina Parkway frontage
- Light industrial allowed within 1,200 feet of BNSF ROW and must be separated via a collector or 50' wide landscape buffer
- Multi-Family limited to 750 units total (MF-2 or MF-3)
- Single family for rent limited to 250 units (MF-0)

DEVELOPER OBLIGATIONS

- Annexation & Zoning
- Right-of-way dedication as requested by the City
- Infrastructure necessary to serve the development (water, sewer, roads)
- 3-acre site for a future fire station
- Treatment facility site dedication, including easements for regional development
- 2 sites for future elementary schools (10-12 acres)
- 15 acres dedicated adjacent to Bonfire Park
- Trails along the floodplain areas, BNSF, & gas easements
- Compliance with all other City regulations

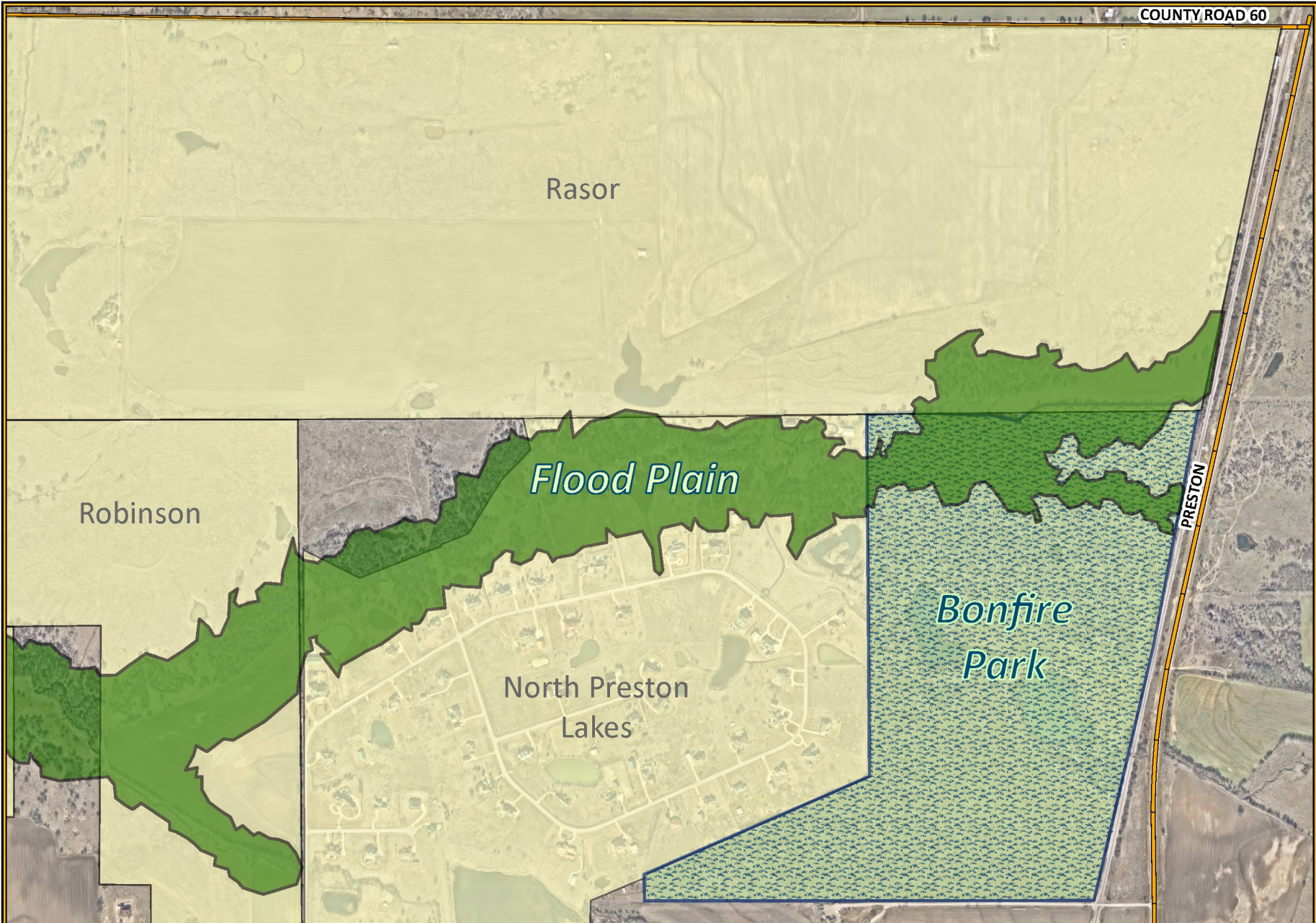


Exhibit
City of Celina

Legend

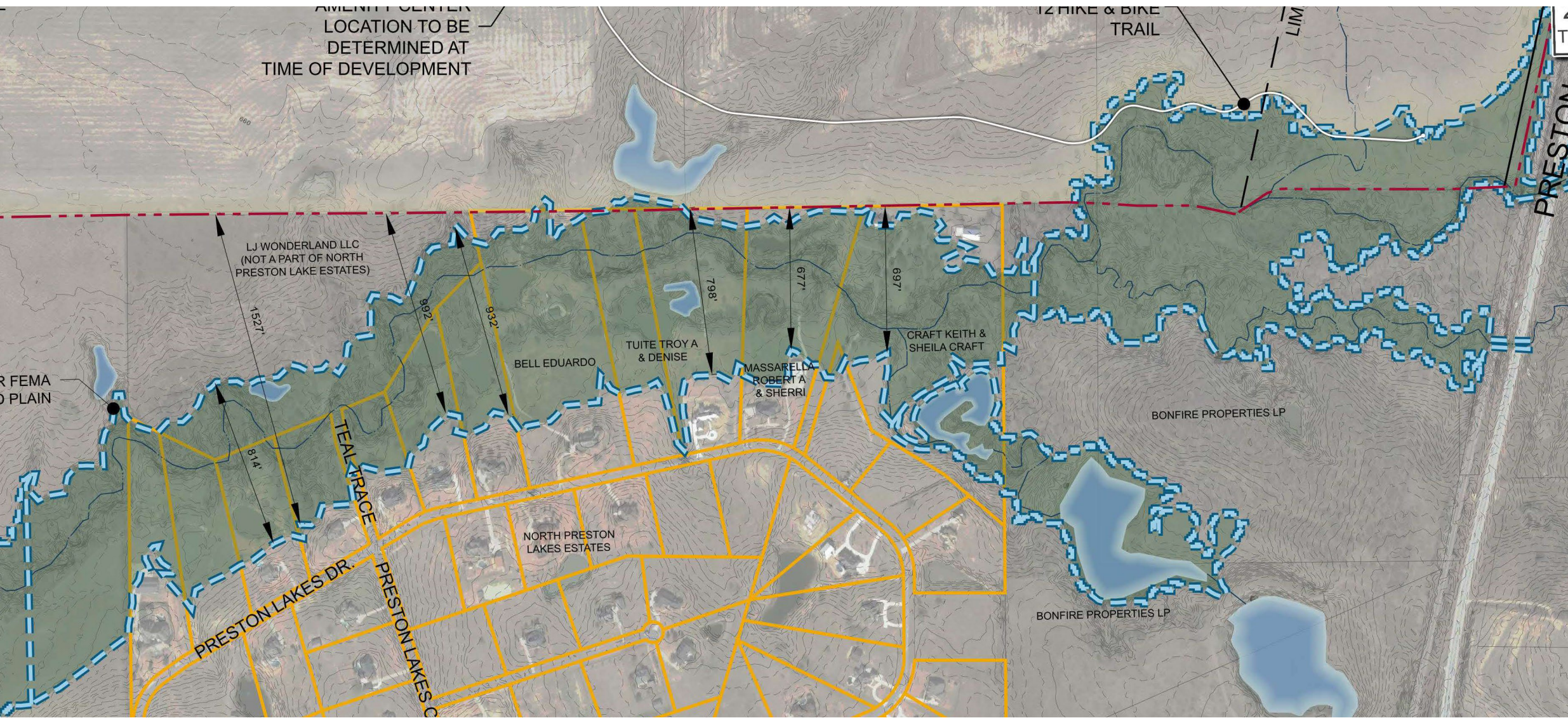
-  Residential Properties
-  Flood Plain
-  Park
-  Major Roads



0 500 1,000 Feet

NPL BOUNDARY

- The City recently established Bonfire Park to the east of NPL
- Robinson Ranch to the west agreed to ½ acre homesites where immediately adjacent to NPL lots
- Here, a substantial floodplain and creek area separates the existing estate homes from Rasor Ranch (approximately 800' wide)
- A 30' sewer easement and 70' gas easement also exist
- Existing estate homes will be approximately 1,000' from the future Rasor Ranch homes
- 1,000' roughly equates from the City Council Chamber to the railroad tracks or to the other side of the Celina ISD Administration building
- The applicant has agreed to restrict the shared border to 70' wide lots



Attachment: Presentation (Razor Ranch PD - Zoning)

POLICY CONSIDERATIONS

- The property has been entitled through the governing Development Agreement
- City standards will apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan
- The floodplain width is substantial along the shared boundary

RECOMMENDATION

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

DEVELOPMENT STANDARDS

Purpose:

The purpose of the development regulations is to provide a framework for the future standards of the contemplated Planned Development district. A master planned community is envisioned, including supporting and complimentary land uses such as commercial, retail, office, multi-family, and potential industrial along the BNSF.

Base Zoning:

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be “SF-R”, Single-Family Residential Detached District. The base zoning for the townhome portion of the Planned Development shall be “SF-A”, Single-Family Residential Attached District. The base zoning for the non-residential portions of the Planned Development shall be “C”, Commercial, Retail, & Office district. The base zoning for any multi-family portions of the Planned Development shall be per the respective multi-family zoning district. The base zoning for any industrial portion of the Planned Development shall be “I”, Industrial district.

Architecture:

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

Amenities & Open Space:

In addition to the base zoning regulations, the amenity package will include:

- Initial Amenity Center must be completed prior to the building permit being issued by the for the 501st residential lot.
- A minimum of 3 amenity centers shall be dispersed throughout the development. There shall be a minimum of 2 smaller-scale amenity centers (tracts 1 & 3), 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 1 large amenity center (tract 2), which shall contain the following elements: indoor air-conditioned space, restrooms, a swimming pool, and a playground.
- The proposed development is providing abundant open space preserved in the floodplains. In addition to this open space, a minimum 10% open space shall be provided within the individual neighborhoods, in conformance with the Neighborhood Vision Book, to include passive play, programmed gathering areas, and pocket parklets.
- The overall single family residential development shall have a minimum of three (3) of the following included within the overall residential development: sports court, passive recreation field, dog park, or other similar type uses as allowed by the Director of Development Service.

- Parkland dedication is satisfied via the 15-acre tract in the southeastern portion of the property, generally adjacent to Bonfire Park. No other land dedication for park purposes is required of the development other than these 15 acres. However, Park Improvement fees still apply.
- No sound wall nor other vertical screening device is required by the city along the BNSF right-of-way, although general landscaping requirements and buffers apply.
- The overall development shall be bisected with a 12' hike and bike trail that parallels the flood plain, along the railroad, and extends through the development as generally depicted in the Exhibit. The actual alignment will be determined at the time of the preliminary plat for each affected phase of the development.

Regulations for “C” – Commercial, Retail & Office:

Development under these zoning districts will adhere to the standards in the Zoning Ordinance, as may be amended, except as follows:

- C land uses are allowed with frontage along either Marilee Road and/or Celina Parkway.

Regulations for “I” – Industrial:

Development under these zoning districts will adhere to the standards in the Zoning Ordinance, as may be amended, except as follows:

- Industrial land uses are allowed within 1,200 linear feet (parallel to) the BNSF ROW.
- Industrial uses shall be bordered to the west with a 60’ wide commercial collector street or a fifty-foot wide (50’) landscape buffer (with associated trees).
- Single-family residential may be developed (in lieu of industrial) within this Industrial tract.

Regulations for MF-0/MF-2/MF-3:

Development under these zoning districts will adhere to the standards in the Zoning Ordinance, as may be amended, except as follows:

- Total multi-family units shall not exceed 750 units, whether MF-2, MF-3, or a combination thereof.
- Total MF-0 units shall not exceed 250 units. MF-0 units do not count against MF-2 or MF-3 unit counts.
- Age-restricted independent living is allowed to count toward the MF unit cap.

Regulations for MF-0 (Horizontal Multi-Family; aka Single Family for Rent):

- Maximum overall density of 15 units/per gross acre.
- Maximum of 4 units per detached building.
- The minimum unit size shall be a minimum 500 square feet.
- Maximum building height is 36’ and two (2) stories.
- A 6’ masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed.
- Wooden privacy residential fences are allowed within landscape setbacks, except landscape setbacks along the public rights-of-way. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
- Parking shall be a minimum of 1.5 per unit.
- All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard, on all facades.
- AC condensers may be allowed within the building setbacks.
- Interior open space shall be minimum 10%, and shall include any open space lawn area between or around buildings.
- All MF-0 regulations shall apply, as may be amended by the Zoning Ordinance.

Regulations for SF-R & SF-A:

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Total single-family lot count shall not exceed 3,800 residential lots.
- A minimum of 10% of the lots shall be 70' in width or greater.
- A minimum of 10% of the lots shall be 55', 60', or wider in width.
- A maximum of 30% of the lots may be 40' in width.
- Townhomes may be up to 10% of the overall unit mix and do not count against the 40' inventory.
- A minimum of 3 distinct lot sizes for single family detached lots shall be provided within the development. Lot product separations may be 5' in width if meeting the lot mix requirements provided by this PD.
- Alleys are required on all lots smaller than 50' in width. Lots 50' wide and above may be front entry.
- The shared border with North Preston Lakes (5 lots) shall be restricted to single family lots that are a minimum 70' in width.
- All density and lot mix regulations are provided herein. No additional density or lot mix regulations shall apply.
- The following area regulations apply to single family development

	SF-A (TH)	PH-40	PH-50	SF-60 & Above
Minimum Front Yard	10'	10'	20'	20'
Minimum Side Yard	Interior-None 5' adjacent to open space lots, amenity center lots, or TH 15' adjacent to detached residential dwellings	5' for center loaded 10' adjacent to street 0'/10' Zero option 7'3' Zero option	5' for center loaded 15' adjacent to street 0'/10' Zero option 7'3' Zero option	5' 15' adjacent to street

	10' adjacent to street			
Minimum Rear Yard	7' 3' or 20' to garage	12' 3' or 20' to garage	12' 20' to garage	20'
Minimum Lot Area	1,760 SF	3,500 SF	5,000 SF	6,900 SF
Minimum Lot Width	22'	35'	50'	60'
Minimum Lot Depth	80'	100'	100'	115'
Max. Height	3 stories; 55'	2.5 stories; 40'	2.5 stories; 40'	2.5 stories; 40'
Max. Lot Coverage	85%	65%	65%	55%



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Kari White, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 17, 2022
 Re: Mosaic - PD Zoning

Action Requested:

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

Applicant:

Tellus Group LLC.
 2242 Good Hope Road,
 Prosper, TX 75078

Background Information:

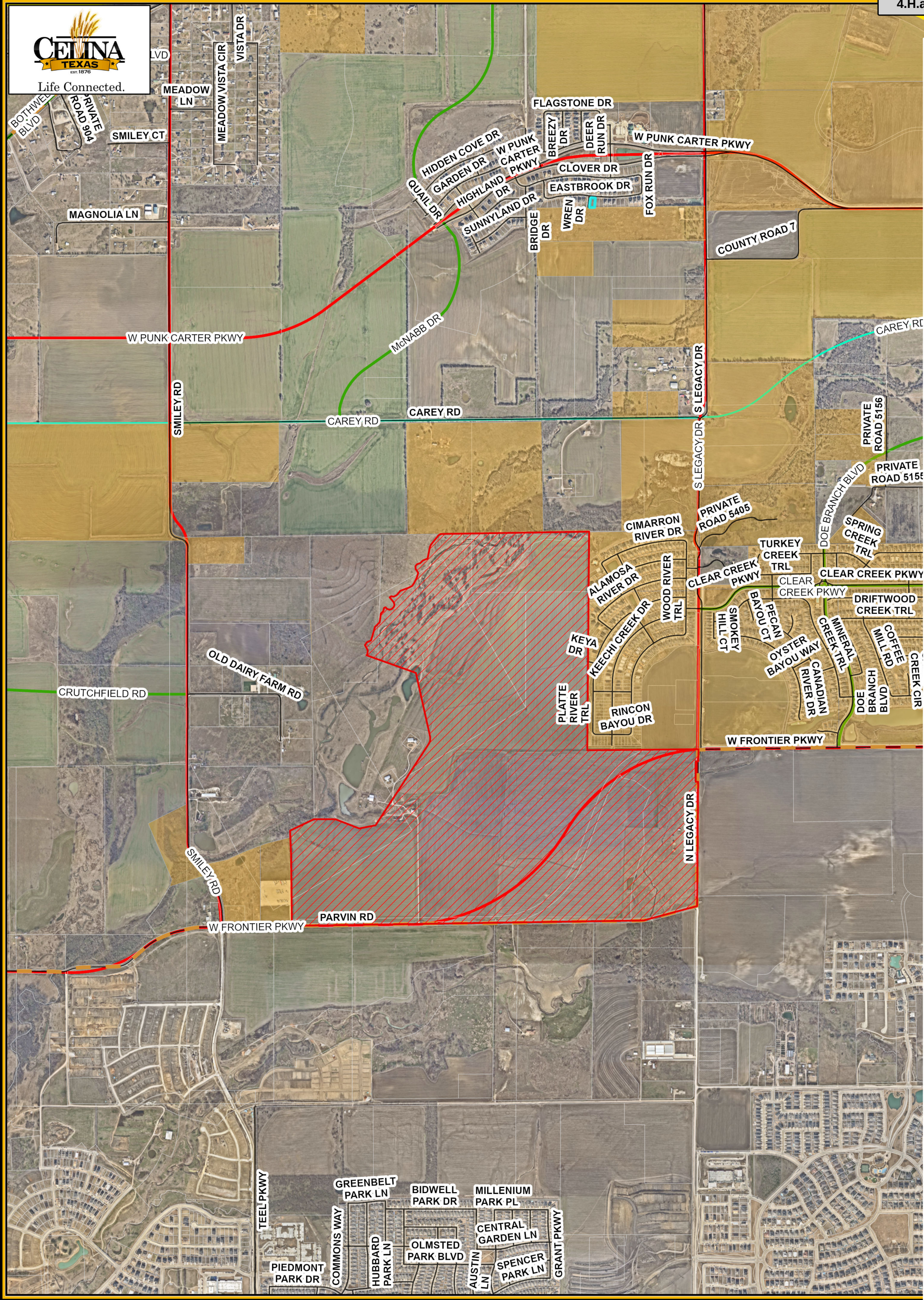
This item is for the zoning of approximately 566 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail, & Office (C), and Multi-Family (MF-0, MF-2, & MF-3) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

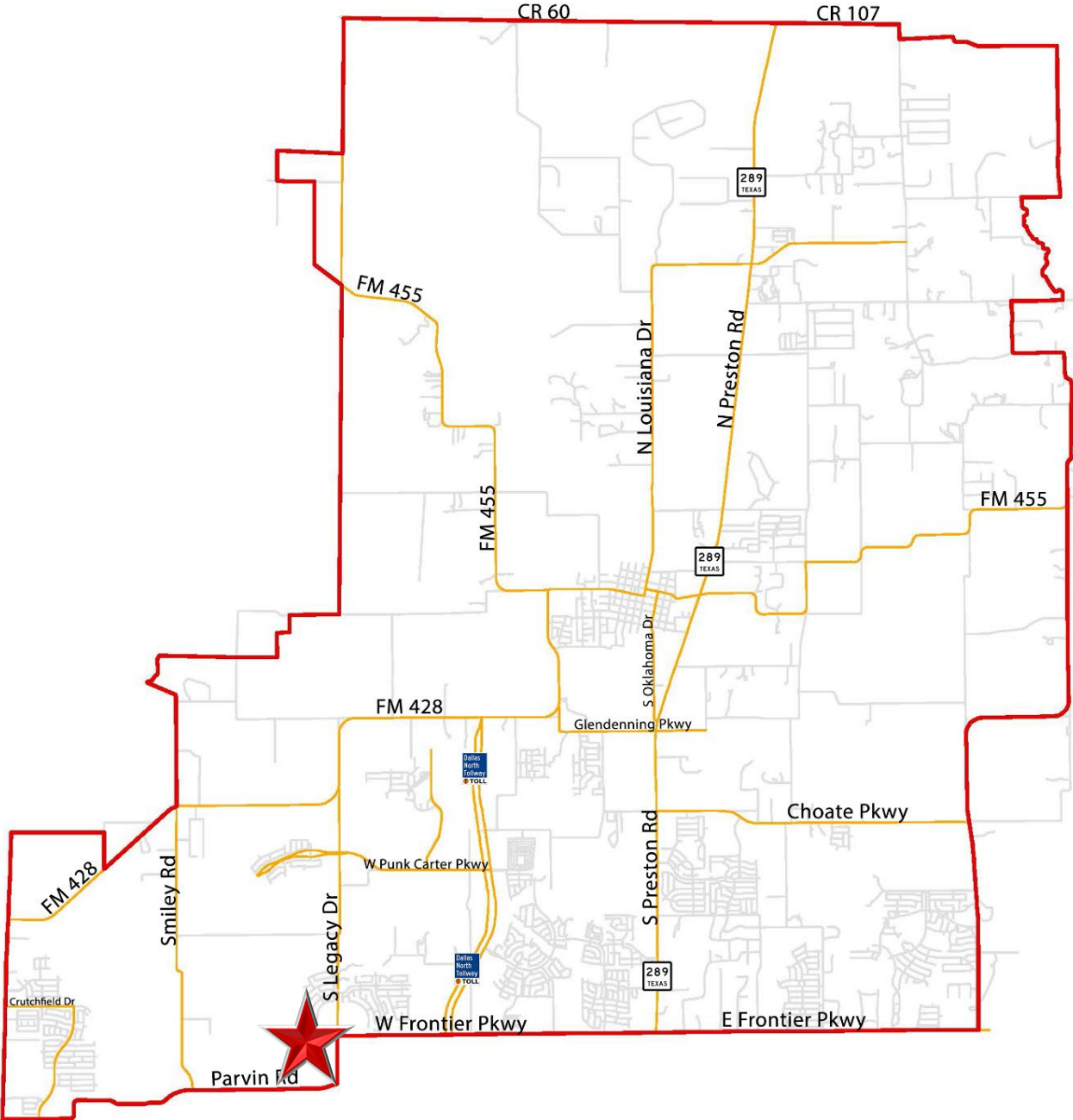


MOSAIC

Planned Development

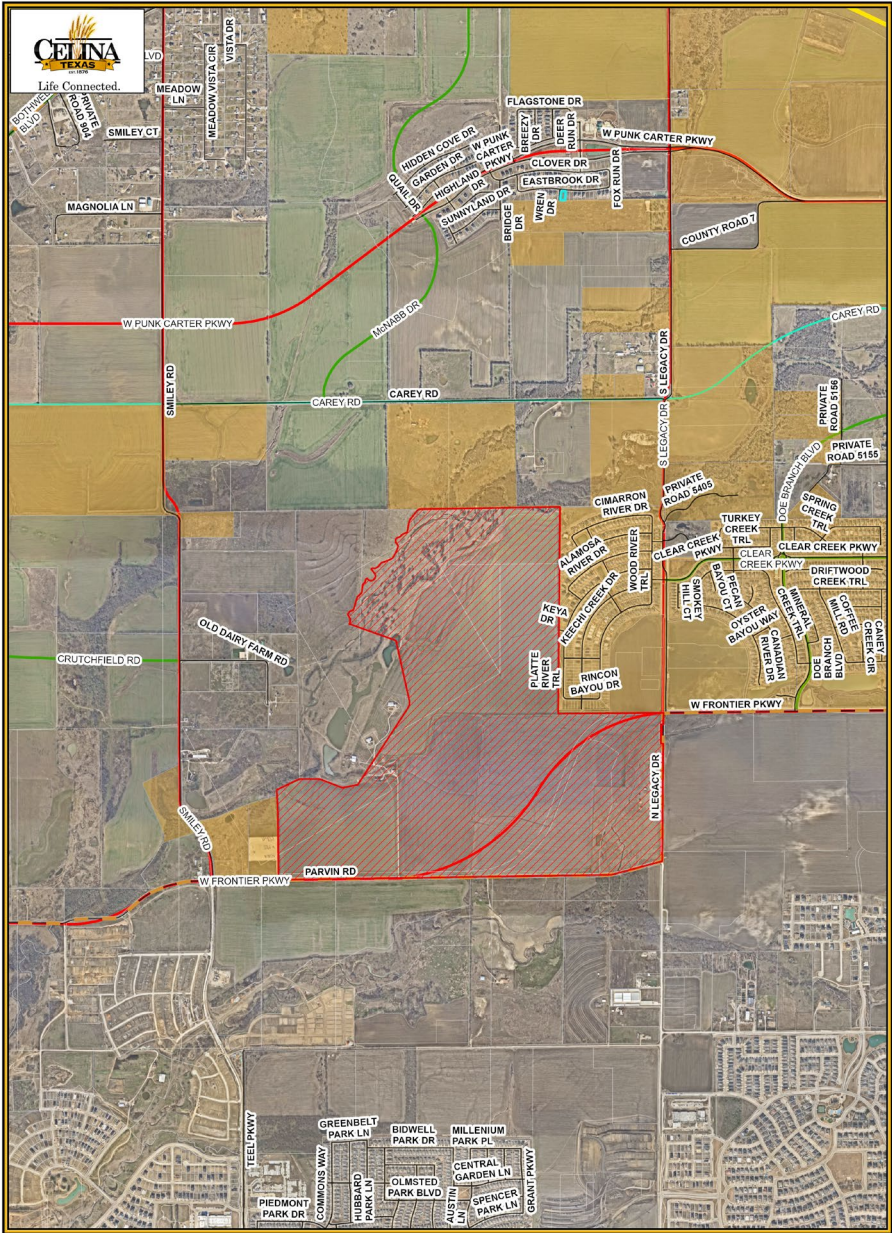
Planning & Zoning Commission
May 17, 2022





LOCATION MAP

The subject property is generally located at the northwest corner of Legacy Drive and Parvin Road



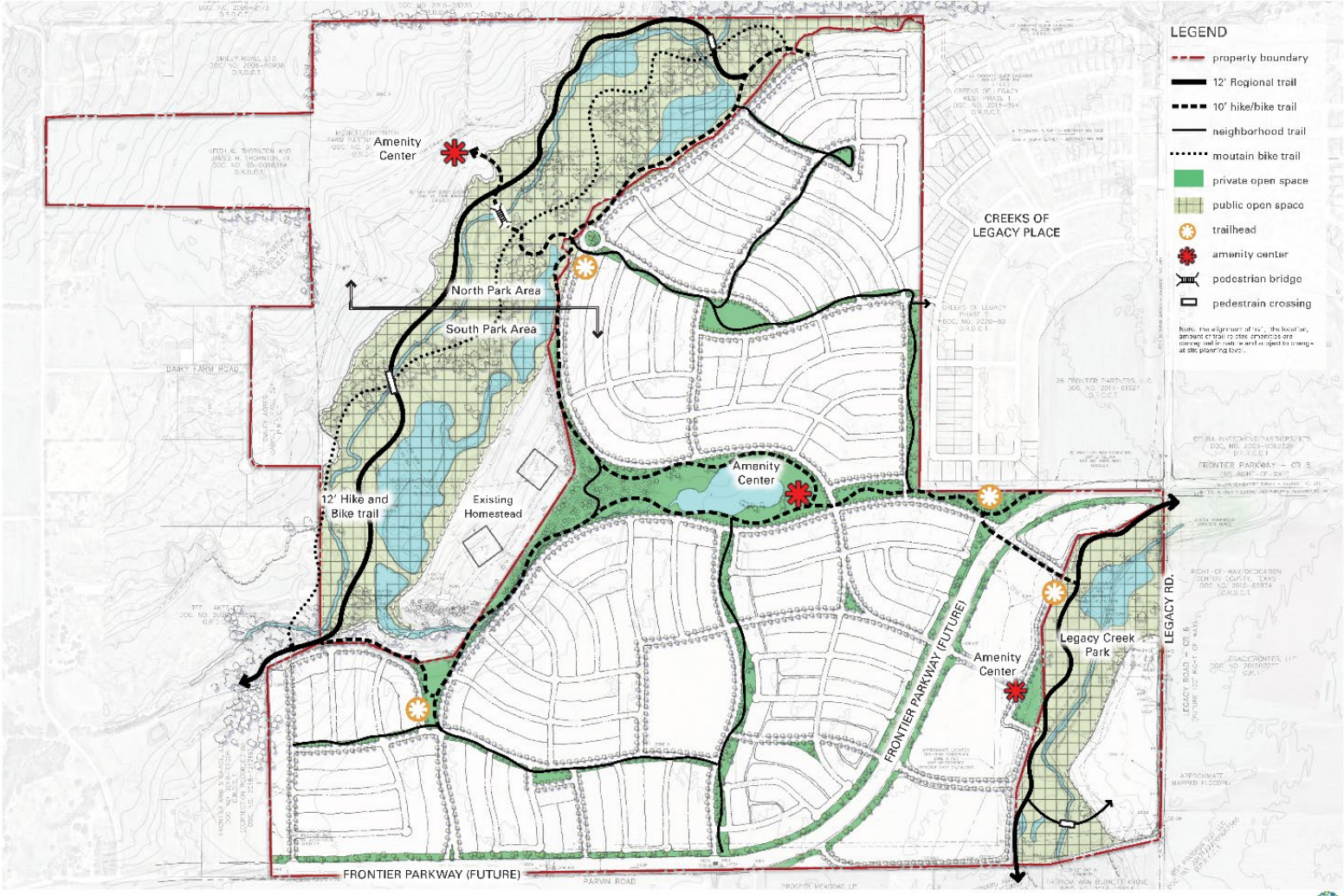
BACKGROUND

- The subject property is approximately 567 acres, located within the Extraterritorial Jurisdiction
- The applicant is proposing a master planned community with a mixture of single-family, multi-family, and commercial land uses
- A Development Agreement which outlined the future annexation and zoning was approved in June 2021

CONCEPT PLAN



OPEN SPACE PLAN



OVERVIEW

- The development is approximately 567 acres, which will be annexed and zoned
- The applicant is proposing a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), Commercial, Retail and Office (C), and Multi-Family (MF-0, MF-2, & MF-3) base zoning
- A 10-12 acre parcel is being reserved for a potential elementary school
- Open space is meaningfully incorporated per the Neighborhood Vision Book
- Standard enhanced landscape buffers, trails, screening, architecture, and wide sidewalks
- Standard amenity package with timing triggers

POLICY CONSIDERATIONS

- The proposed development is appropriate for the location
- A mixture of lot sizes is shown, as required by the Zoning Ordinance and Strategic Plan
- The development would abide by all City standards
- The proposed zoning is in conformance with the governing DA
- The Master Thoroughfare accommodates future development
- The zoning will be considered by City Council concurrently with the associated annexation in June

RECOMMENDATION

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

DEVELOPMENT STANDARDS

In the event of any conflict between the City Regulations and the development standards, the development standards shall control.

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 due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park shown on the original Concept Plan, are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

Architecture

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 east-west thoroughfare. Except as otherwise provided, the City's building material regulations in the zoning ordinance shall apply.

Open Space

The vision for the community includes extensive open space and activation of the floodplain areas with concrete trails and single-loaded streets that preserve the public view of the natural beauty. Below are the required elements:

1. Minimum 12-foot wide concrete trails along the creek, including trail heads and a pedestrian bridge to the western tract, in conformance with the Master Parks & Trails Plans.
2. One large amenity center including, at a minimum, an amenity center building, a swimming pool, bathrooms, a playground, and an open recreation area.
3. A second amenity center on the east side of Frontier Parkway including, at a minimum, an amenity center building, bathrooms, a playground, and an open recreation area. If the portion of the Property located on the east side of Frontier Parkway is developed with all single family, the second amenity center shall include a swimming pool.
4. A third amenity center on the western side of Doe Branch including, at a minimum, an amenity center building, a swimming pool, bathrooms, a playground, and an open recreation area.
5. Incorporation of open space in alignment with the Neighborhood Vision Book through use of pocket parks and activated open space throughout the community, as shown on the Concept Plan.
6. Connectivity and access to the creek views are a basis for many of the regulations within this Planned Development. Although minor adjustments to the lot layouts and street patterns shown on the Concept Plan are allowed, including allowing siding and backing of some lots to the creek, any material increase in the number of homes that either back or side onto the creek in a linear pattern would be considered a major amendment to the Concept Plan that would require a PD amendment.

Zoning

The project shall abide by all City regulations, and as may be amended, except as follows:

1. Flex Tracts 1 (Single Family, Multi-family, and Build to Rent)

The tracts shown on the Concept Plan for "SF, MF, and Build to Rent" shall be developed in accordance with one or more of the following zoning district regulations, and may be developed with any use permitted in any of the following zoning districts: SF-R (single family residential, detached), SF-A (single family residential, attached), MF-0 (Horizontal multi-family), MF-2 (Urban Edge multi-family), and MF-3 (Urban Living multi-family). These tracts shall include outdoor amenitization of the adjacent floodplain areas.

A maximum of 200 single family dwelling units are permitted within the Flex Tracts. Such units may be attached or detached. Detached dwelling units shall be located on a lot with a minimum of 40 feet in width. Alleys are required abutting single family attached and detached lots less than 50 feet in width.

A maximum of 600 multi-family dwelling units are permitted in Flex Tract 1 and Flex Tract 2 combined, and shall be developed per the regulations of the, MF-0, MF-2 or MF-3 districts. A maximum of 1 complex up to 200 horizontal multi-family dwelling units (MF-0) (also commonly referred to as single-family build to rent) are permitted in Flex Tract 1 and Flex Tract 2 combined, and shall be counted towards the maximum of 600 multi-family dwelling units in Flex Tract 1 and Flex Tract 2 combined. The limitations in this paragraph also apply to the flex tract described in Section 2 below.

2. Flex Tract 2 (Multi-family or Build to Rent)

The tract shown on the Concept Plan for "MF or Build to Rent" shall be developed in accordance with one or more of the following zoning district regulations, and may be developed with any use permitted in any of the following zoning districts: MF-0 (Horizontal multi-family), MF-2 (Urban Edge multi-family), and MF-3 (Urban Living multi-family). These tracts shall include outdoor amenitization of the adjacent floodplain areas. These tracts shall be subject to the unit count limitations on multi-family dwelling units and horizontal multi-family dwelling units set forth in Section 1 above.

3. Retail, Garden Office and Other Similar Non-Residential Uses

The tract shown on the Concept Plan for "Retail, Garden Office, and Other Similar Non-Residential Uses" shall be developed in accordance with the "C" zoning district regulations, and may be developed with any use permitted in the "C" zoning district.

4. Single Family Residential and School Site

Tracts shown on the Concept Plan for "Single Family Residential" and "School" shall be developed in accordance with the SF-R zoning district regulations, and may be developed with any use permitted in the SF-R zoning district, including, but not limited to, amenity centers and schools. Amenity centers shall comply with the SF-R zoning district

regulations, as modified by this Section 4. In addition, single family attached uses (townhomes) are permitted in accordance with the SF-A zoning district regulations, as modified by this Section 4.

- a. The total single family lot count on the "Single Family Residential" and "School" tracts shall not exceed 3,000 lots. The below lot mix shall govern the "Single Family Residential" area of the development and be calculated based upon the total lot count (not the lot cap figure of 3,000):

	Lot Type A	Lot Type B	Lot Type C	Lot Type D	Lot Type E
Min. Width	40'	50'	60'	70'	Townhomes
Lot % (Min/Max)	(0/20)	(0/30)	(20/0)	(10/0)	(0/10)

- b. Any single family detached or attached lot less than 50 feet in width shall be alley served.
- c. Architectural flexibility shall be provided for roof pitches that vary from the SF-R district and SF-A requirements, as applicable. Modern color schemes (specifically white) shall be permitted. Incorporation of stucco as an exterior building material shall be permitted, so long as the front facade's materials remain primarily brick/stone, except that homes with a Mediterranean or modern architectural design may be constructed 100 percent of stucco.

5. Homestead

The "Homestead" tract is envisioned to remain preserved. However, if this tract is redeveloped, it may be developed under any of the single family detached standards for other tracts set forth above.

6. Retained Property

In addition to the other uses and development permitted on the Retained Property pursuant to the terms of this Agreement, the Owner may do the following on the Retained Property subject only to applicable state regulations and Denton County regulations:

- Water wells may be drilled on the Retained Property, and well water may be used for irrigation and other agricultural purposes.
- A maximum of three homes (in addition to the two existing homes) may be constructed on the Retained Property pursuant to this Section 6. A minimum one-acre platted lot is required for each home.
- Agricultural uses, including modification of existing agricultural buildings as well as construction of new agricultural buildings, are permitted.

If required, platting shall be in accordance with the subdivision and platting regulations applicable to the entire Property. The Owner may tap into the Public Infrastructure

described in this Agreement to serve the five existing and proposed single family residences described in this Section 6.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Mosaic - Remainder Zoning

Action Requested:

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

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

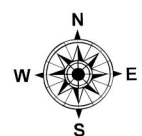
Staff Recommendation:

Staff recommends approval as presented.



 Subject Properties
 City Limits
 Roads
 Parcels

4/27/2022



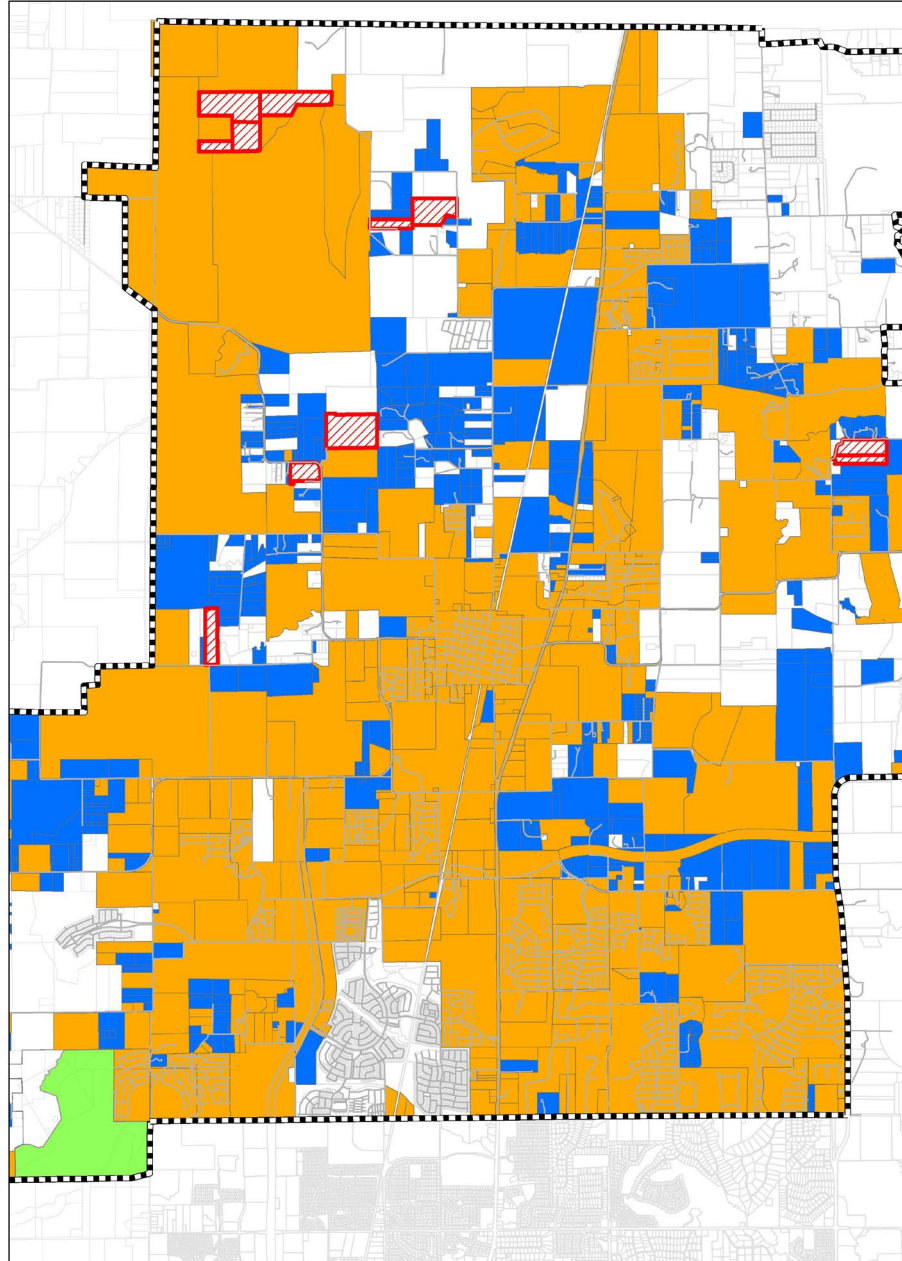
0 3,000 6,000 Feet

MOSAIC REMAINDER

Zoning

Planning & Zoning Commission
May 17, 2022

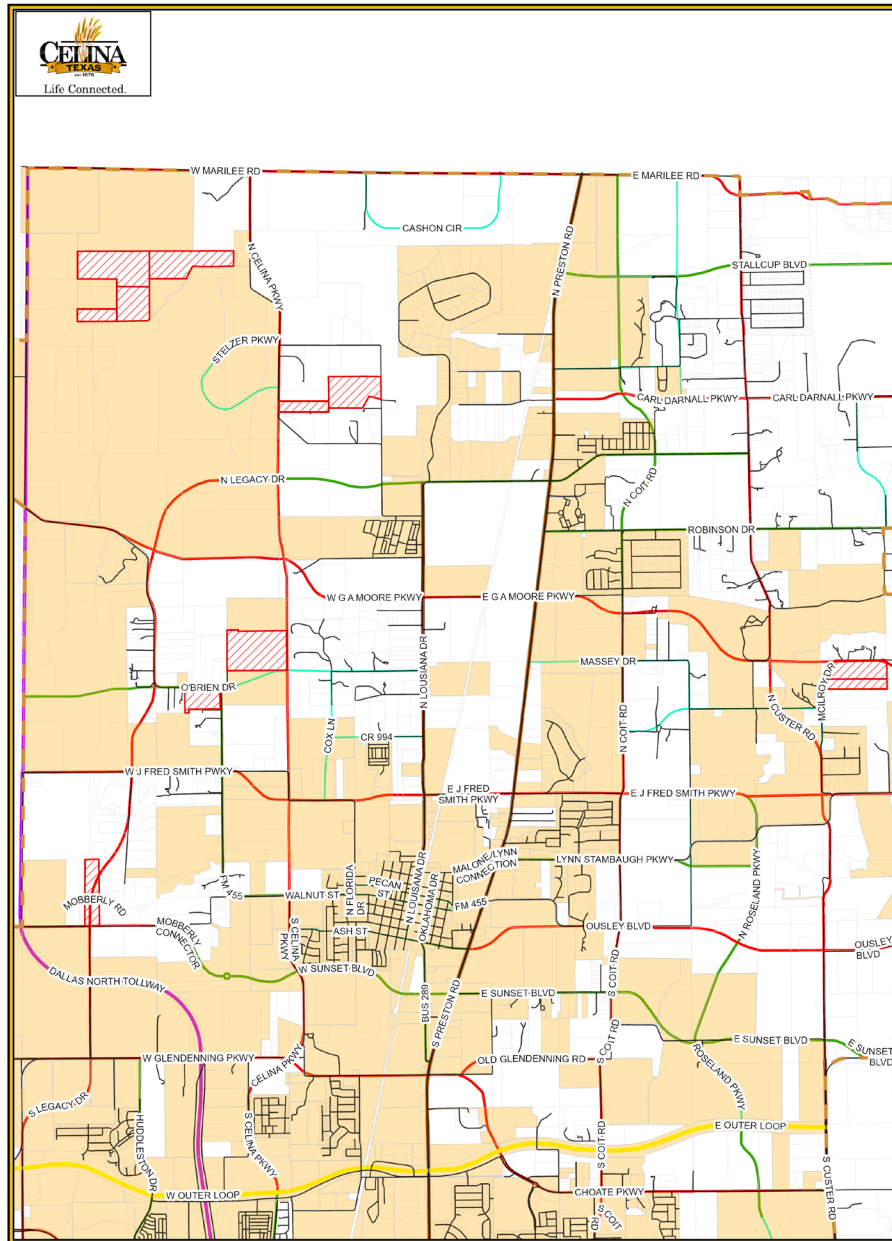




ANNEXATION MAP

Legend

-  Ultimate Boundary
-  Roads
-  Potential Annexations
-  Petition



LOCATION MAP

The subject properties are located within the ultimate growth boundary of the City of Celina

BACKGROUND

- The properties total approximately 513 acres within the Extraterritorial Jurisdiction
- The properties are in association with the statutory consent annexation process, as governed by State law

POLICY CONSIDERATIONS

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The property owner may in the future request the City to consider another zoning district
- No residents are included in the zoning
- Property owners have not voiced objection to city staff and still have the opportunity to sign a deferral agreement

RECOMMENDATION

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

TIMELINE

- Deferral letters mailed to ETJ property owners
- ~~September 14, 2021 – Annexation Resolution~~
- ~~October 12, 2021 – 1st Public Hearing~~
- ~~April 12, 2022 – Petition Verification~~
- ~~May 10, 2022 – 2nd Public Hearing~~
- June 14, 2022 – 3rd Public Hearing and Annexation Ordinance adoption



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Bray (Huffines) - PD Zoning

Action Requested:

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

Background Information:

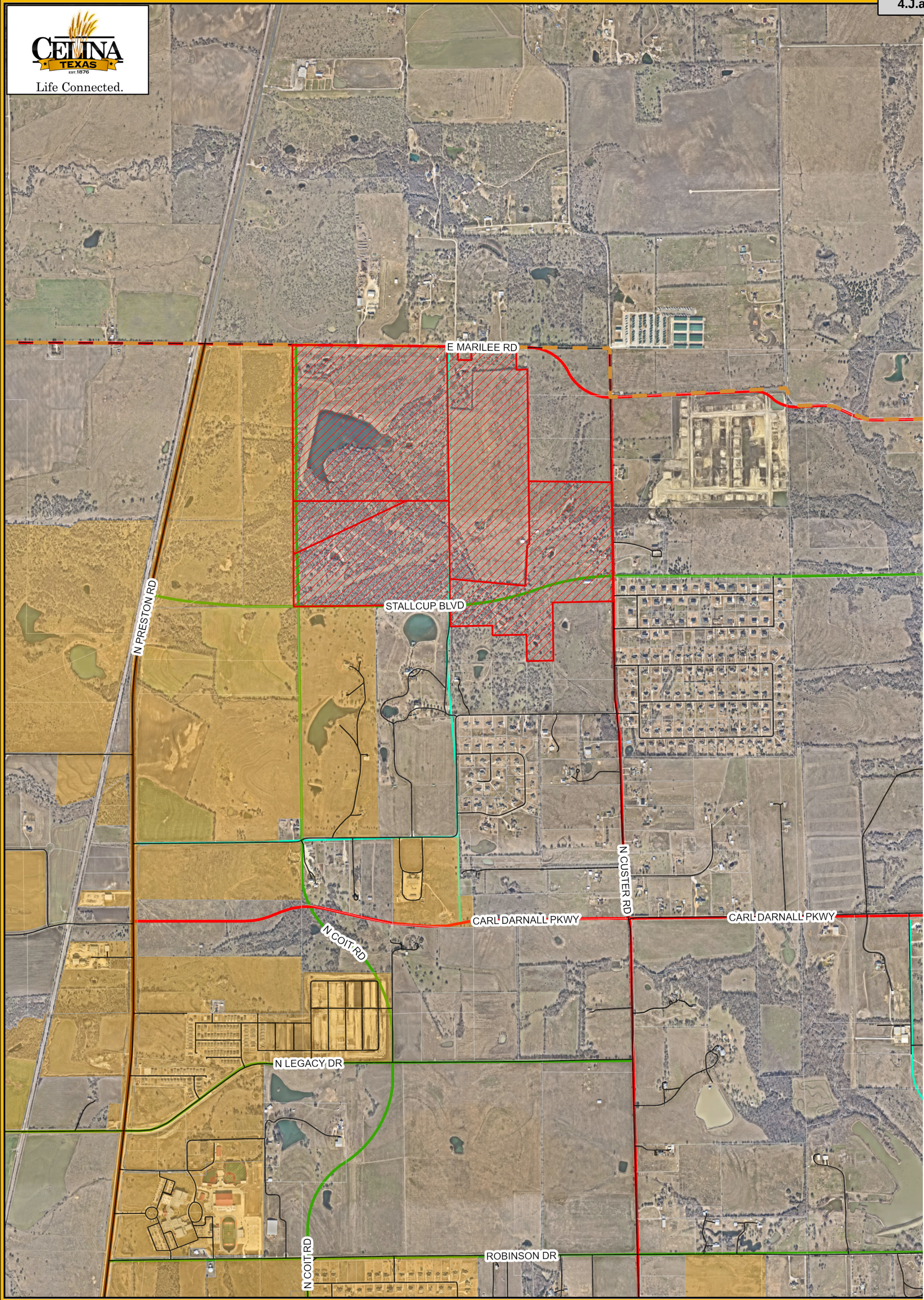
This item is for the zoning of approximately 414 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Multi-Family (MF-0, MF-2, & MF-3) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Bray (Huffines) - PD Zoning)

Legend

Subject Property

City Limits

Roads

Parcels

Bray

Location Map

City of Celina

4/27/2022

0

1,250

2,500

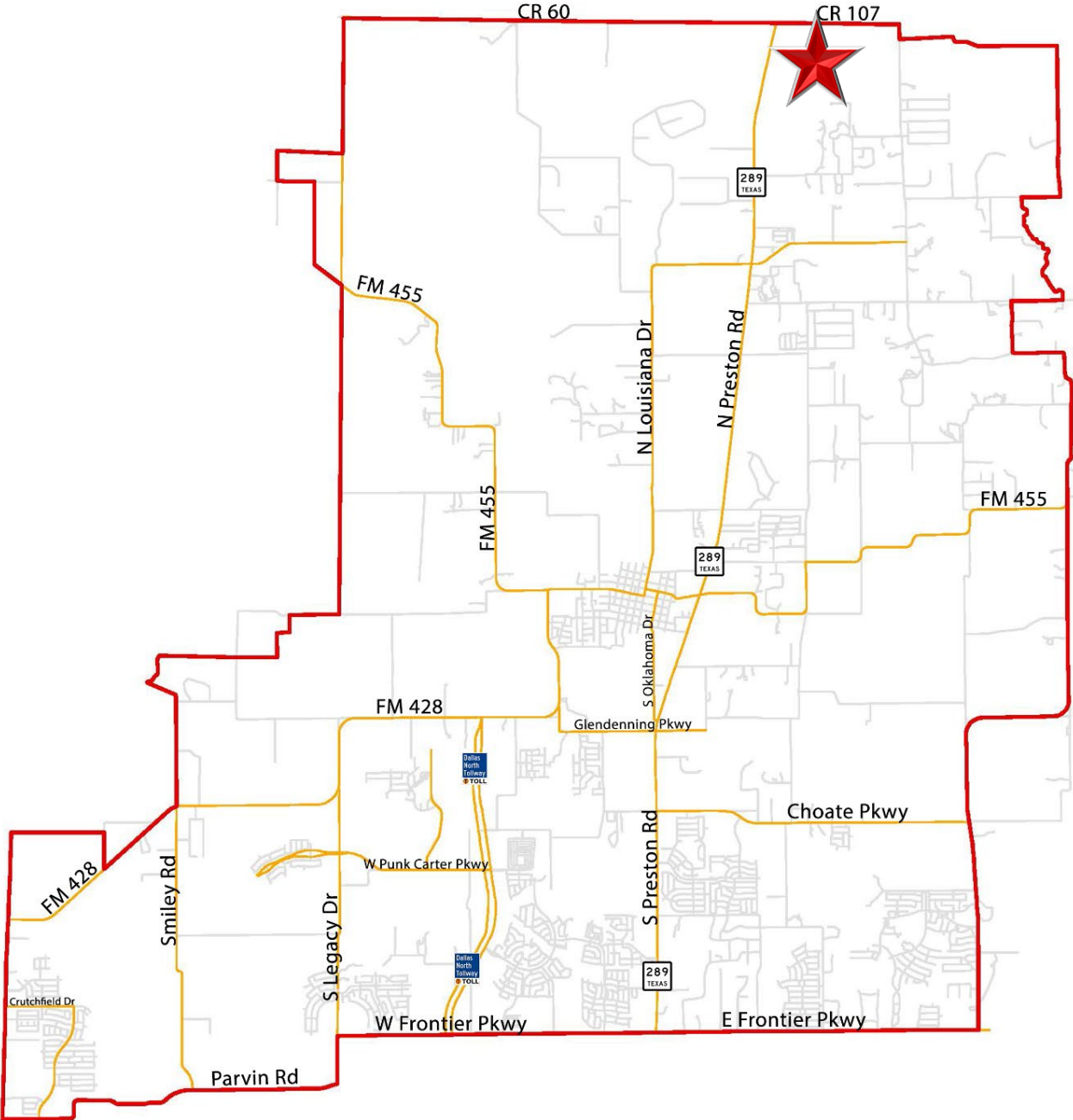
Feet

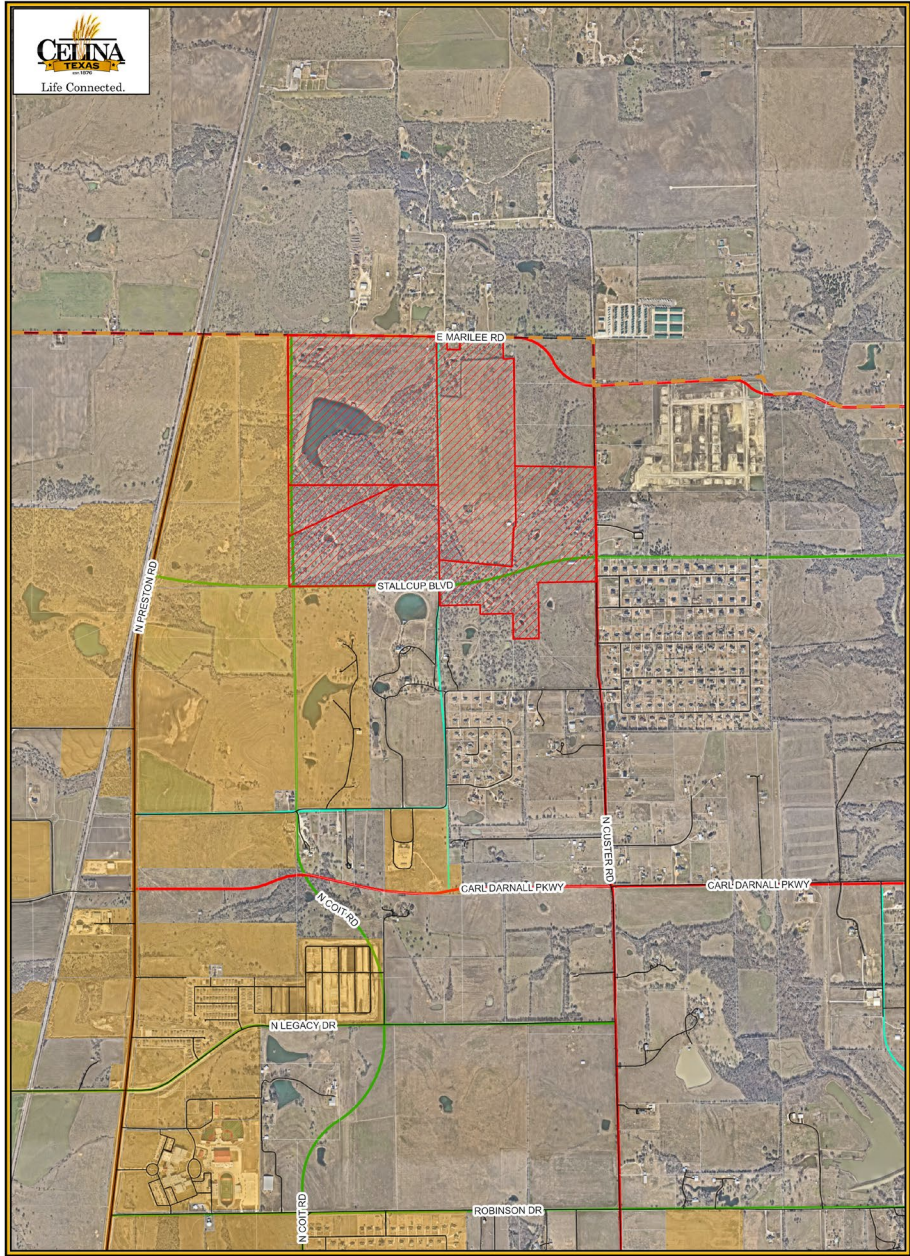
BRAY (HUFFINES)

Planned Development

Planning & Zoning Commission
May 17, 2022







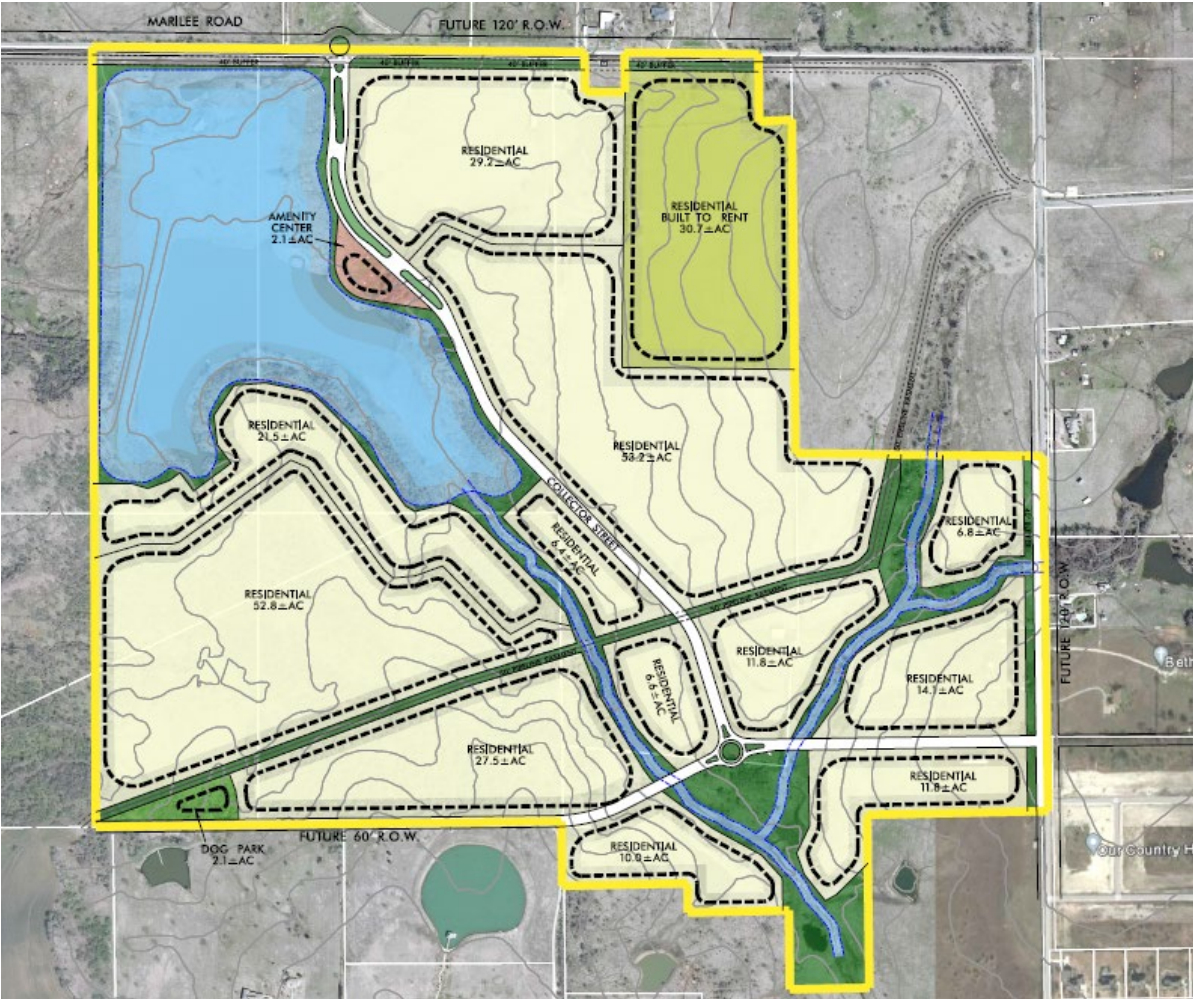
LOCATION MAP

The subject property is generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road)

BACKGROUND

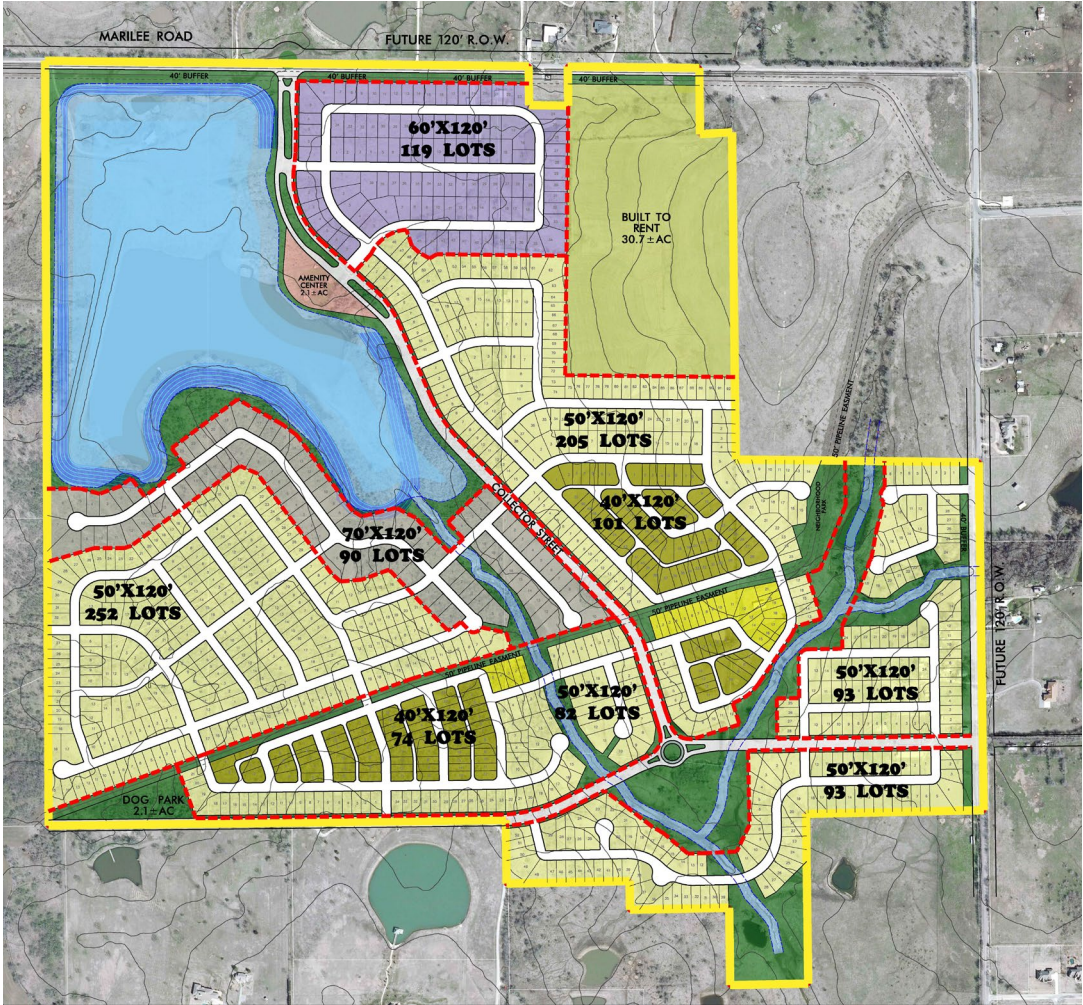
- The subject property is approximately 414 acres, located within the Extraterritorial Jurisdiction
- The applicant is proposing a master planned community with a mix of housing options
- A Development Agreement which outlined the future annexation and zoning was approved in January 2022

CONCEPT PLAN



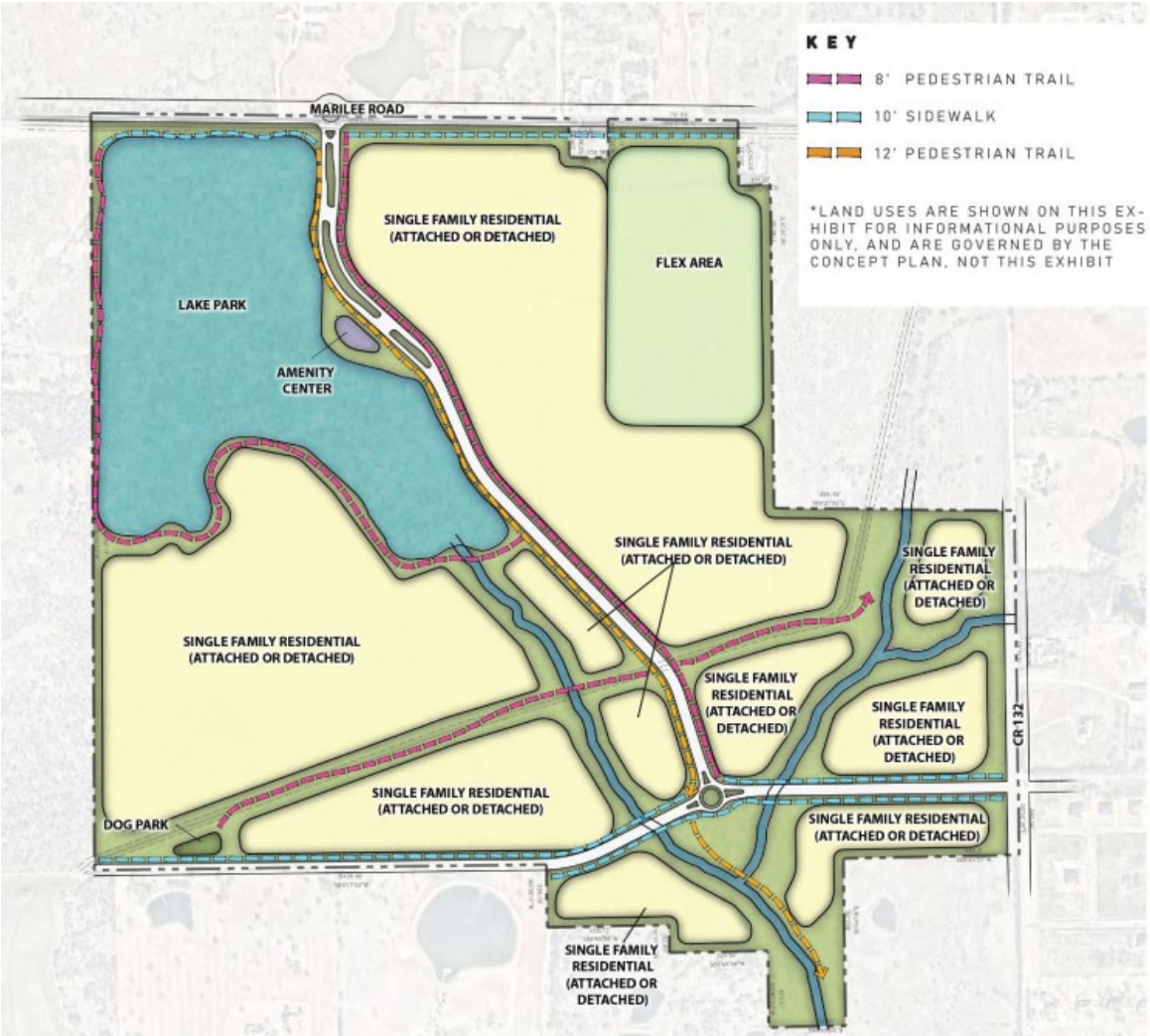
LAND USE SUMMARY		
LEGEND	USES	± AC
	RESIDENTIAL	251.7
	BUILT TO RENT	30.7
	AMENITY CENTER	2.1
	OPEN SPACE /LAKE / DETENTION /PARK	115.5
	MAJOR ROW DEDICATION	13.9
TOTAL:		413.9

CONCEPT PLAN



LOT SUMMARY			
LEGEND	TYPICAL LOT SIZE	UNITS	%
	70'X120'	90	8.1
	60'X120'	119	10.7
	50'X120'	725	65.4
	40'X120'	149	15.8
	40'X120' – NO ALLEY	26	
TOTAL:		1109	100

OPEN SPACE PLAN



OVERVIEW

- The development is approximately 414 acres, which will be annexed and zoned
- The applicant is proposing a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Multi-Family (MF-0, MF-2, & MF-3) base zoning
- Open space is meaningfully incorporated per the Neighborhood Vision Book
- Standard enhanced landscape buffers, trails, screening, architecture, and wide sidewalks
- Standard amenity package with timing triggers

POLICY CONSIDERATIONS

- The proposed neighborhood is appropriate for the location
- A mixture of lot sizes is shown, as required by the Zoning Ordinance and Strategic Plan
- The development would abide by all City standards
- The proposed zoning is in conformance with the governing DA
- The Master Thoroughfare accommodates future development
- The zoning will be considered by City Council concurrently with the associated annexation in June

RECOMMENDATION

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

EXHIBIT D

DEVELOPMENT REGULATIONS

1. Concept Plan. The Property shall generally comply with the Concept Plan, which may be amended in accordance with Section 3.1 of this Agreement; however, single family residential development (attached or detached) shall be permitted at any location shown for development of single family residential or shown as "flex area" on the Concept Plan notwithstanding anything to the contrary in this Agreement or on the Concept Plan. The Concept Plan meets the intent of the City's Comprehensive Plan and Neighborhood Vision Book.

2. Permitted Uses. The base zoning district for "residential" areas shown on the Concept Plan shall be SF-R. The base zoning district for the flex area shown on the Concept Plan shall be SF-R for single family attached or detached development; MF-0 (Horizontal) as defined in Section 3(b) below ("MF-0 Standards") for single family rentals (build to rent); and MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option) for multifamily development. The following uses shall be permitted by right: (a) single family detached residential; (b) single family attached residential, duplex, triplex, and 4-plex; (c) single family rentals (defined as multiple detached dwelling units on a single platted lot known as build-to-rent), which are only permitted in the "flex area" on the Concept Plan; (d) multifamily, which is only permitted in the "flex area" on the Concept plan; (e) parks, open space, amenities, and schools; and (f) all other uses permitted in the base zoning district, as set forth in the City of Celina Comprehensive Zoning Ordinance, as amended from time to time (the "Zoning Ordinance"), which shall be allowed to the same extent such other uses are permitted in the base zoning district (e.g., by right, by specific use permit, subject to specific criteria, and/or subject to conditions). In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control. At full buildout, at least ten percent of all single family detached homes shall be on lots that are 70 feet in width or greater and in addition to that ten percent, at least 40 percent of single family homes shall be on lots that are 50 feet in width or greater, and the remaining single family homes shall be on lots that are 20 feet in width or greater. Except as otherwise provided for the Additional Land and otherwise provided below, a maximum of 1,300 single family attached and detached dwelling units are permitted on the Property. A maximum of 31 acres within the Property may be developed as a flex area, and if the flex area is developed as single family, a maximum of 155 single family attached or detached units are permitted in addition to the 1,300 units described above in this section.

3. Development Standards.

a. Single Family Residential (Attached or Detached). Single family residential dwelling units and duplex, triplex, and 4-plex units shall be developed in accordance with the SF-R, Single-Family Residential Detached base zoning district, as set forth in the Zoning Ordinance, except as follows:

i. The Development Standards Table and notes that accompany it on Attachment 1 to this exhibit shall apply. The lot sizes, setbacks, height, coverage, and dwelling unit size requirements on Attachment 1 are the exclusive such standards applicable to single family attached and detached development.

ii. Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.

b. Single Family Rentals (Build to Rent). Single family rentals (also known as build to rent or multifamily horizontal) shall comply with the following standards which are defined herein as the MF-O Standards:

i. The maximum overall density of this use shall not exceed 12 dwelling units per gross acre within the platted lot.

ii. The maximum building height shall be 36 feet and two stories.

iii. Wooden privacy residential fences are permitted within required landscape setbacks, except for landscape setbacks along public right-of-way. Required perimeter trees shall be installed in within landscape setbacks. Yard space may be divided by a six-foot wooden fence or other material of equal or better quality approved by the Director of Development.

iv. A minimum of 1.5 parking spaces shall be required per dwelling unit located anywhere within the platted lot. Garages are not required.

v. All dwelling units shall be constructed of at least 80 percent brick or stone, with the remainder permitted to be stucco or cementitious fiber-board; however, the Director of Development Services may approve deviations from this requirement to allow more cementitious fiber-board or less than 80 percent brick or stone for craftsman architecture or other types of architecture, such as contemporary or modern farmhouse design, if the proposed deviation will not adversely affect adjacent property. This paragraph shall constitute the exclusive building material requirement for single family rentals (build to rent) uses.

vi. No building setback shall apply to this use, although landscape buffer requirements shall apply and may affect building placement.

vii. No maximum lot coverage requirement or floor area ratio limitations shall apply.

viii. This use shall be considered a multifamily uses for purposes of applying the applicable provisions of the Zoning Ordinance.

ix. Alleys are not required for this use.

c. Multifamily. Multifamily uses shall comply with the zoning district regulations applicable to property located in the MF-2 (Urban Edge) or MF-3 (Urban

Living) zoning districts (at the land owner's option), as set forth in the Zoning Ordinance. Alleys are not required for this use.

4. Parks, Open Space, Trails, and Amenities.

a. Parks and open space areas shall be designated on approved plats and shall generally comply with the City's Master Trail Plan, as modified by the Parks, Open Space, and Trail Plan attached, although no trails shall be required in the floodplain. Trails shall be constructed in phases with each plat as shown on the exhibit and otherwise in accordance with the City Regulations; however, the exact location of trails shown on the exhibit is conceptual and subject to modification at the time of final design and platting, with City approval of final trail locations not to be unreasonably withheld. The trails shown on the exhibit shall consist of a combination of 12-foot wide concrete spine trails and 8-foot wide concrete trails along gas easements and in other locations, as shown on the exhibit. Sidewalks and landscape buffers shall be provided adjacent to arterials and collectors as required by the City Regulations. Park locations shown on the exhibit are intended to be conceptual at this time and shall be finalized at the time of final design and platting, with City approval of the final park locations not to be unreasonably withheld. The City shall maintain all 12-foot wide trails and all trails that are adjacent to a thoroughfare, and the District or a homeowners association shall own and maintain all open space areas and trails designated on approved plats that are not dedicated to the City. If the District is dissolved, all open space areas and trails that were maintained by the District shall thereafter be maintained by the homeowners association. A homeowners association shall own and maintain the pavilion within the open space.

b. With respect to open space, the spirit and intent of the Neighborhood Vision Book must be met with reasonable exceptions taking into consideration the extensive open space provided with the soil conservation pond floodplain.

c. The following amenities are required to be started within 30 days after the date a building permit is issued by the City authorizing construction of the 100th single family attached or detached residence within the Property and completed within 24 months of the start of construction, unless extended by the City Manager with each extension granted by the City Manager to be limited to six months:

- i. A pavilion.
- ii. A dog park;
- iii. Fire pits and/or outdoor grills;
- iv. A minimum of two dog waste stations;
- v. Trash cans; and
- vi. Park signage.

d. If the amenities described in Section 4(c) are not timely commenced or completed, no new plat for any portion of the Property may be approved until the amenities are completed. If the City Manager denies an extension of the deadline to complete the amenities described in Section 4(c), such denial may be appealed to the City Council.

e. The requirements in these development regulations are the exclusive requirements for parks, open space, trails, and other amenities, and no other park land dedication, park fee, park improvement, trail, open space, or amenity requirements shall apply to the Property.

5. Tree Preservation. No tree preservation or mitigation requirements shall apply to the Property.

6. Fencing Exhibit. Compliance with the fencing exhibit shall be required.

7. Neighborhood Vision Book. Compliance with the Neighborhood Vision Book component of the Zoning Ordinance is required except as modified by these Development Regulations or otherwise approved by the Director of Development, including the following modifications:

a. Entrance signs may exceed sign text size limitations. Front loaded garages shall be allowed to comprise more than 50 percent of the front building elevation.

b. The proposed amenity center improvements shall satisfy minimum shade coverage requirements and amenity center components.

c. At the time of platting, all parks and open space areas shown on a plat shall be located within 1,500 feet of the nearest boundary of a lot intended for a residential use, which shall be the only spacing requirement that applies to parks, open spaces, and residences.

d. The requirement for 600 foot maximum block lengths without a break shall not apply.

e. Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.

f. The street sections shall control in the event of a conflict with the parkway width requirements in the Neighborhood Vision Book.

g. An ornamental tree is defined on the City's approved tree list and shall include a Crape Myrtle, a Vitex, and a Redbud, and shall be a minimum size of three inches.

h. The maximum project sign text requirement of 45 square feet in area and two feet in height does not apply to residential projects.

i. The requirement for variable setbacks to be permitted and encouraged so long as the minimum setbacks are respected, and the maximum setback does not exceed more than 1.5 times the minimum setback, does not apply to residential projects.

j. The requirement that front loaded garages shall not comprise more than 50 percent of the front building elevation does not apply.

k. Amenity centers will include outdoor shaded areas by utilizing a covered porch, a shade pavilion, Sunbrella shade awnings, or any combination of these options, which shall satisfy all Neighborhood Vision Book requirements for shaded areas.

l. In instances where the Neighborhood Vision Book requires trees to be planted in an existing easement that will include sidewalks, trees may be planted in adjacent rear yards in lieu of within the easement if the easement holder will not permit the planting of trees within the easement.

8. Architecture. The 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, as may be amended, consistent with Section 3.2 of this Agreement.

9. Miscellaneous Items. The following modifications to the City Regulations shall apply:

a. Section 3.03, Table 3.4: When determining the downstream assessment, if the existing SCS dam is removed, the City of Celina will consider the pre-existing flows from the development as if the dam was not in place.

b. Section 3.09: The minimum slope within the detention pond shall be four-to-one (4:1) slope.

c. Section 3.11(C), Figure 3.5: A 10-foot access easement shall be on one side of an excavated open channel measured from the edge of channel.

d. Section 6.02(C): The requirement for 4" or (6" in rock) suitable loam topsoil to be furnished and installed in areas behind the curb is waived.

e. Section 10.03.065, Tree Preservation in the ETJ: Tree preservation and tree survey requirements shall be waived.

f. Section 10.03.076(g)(1)(A): Screening around retention/detention ponds and open spaces shall not be required.

g. Section 10.03.081(d)(3)(B): This requirement (related to residential lots adjacent to a park) is waived.

h. Section 10.03.082(E)(1)(A): Proposed development improvements as shown in the exhibit that will be open to the public shall satisfy open space requirements.

i. Section 14.02.201(c)(1): Proposed development improvements as shown in the exhibit that will be open to the public shall satisfy open space requirements.

j. Section 14.02.201(c)(3): Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.

k. Section 14.04.107(a)(3): HardiPlank shall be allowed on any structural element above the roofline.

l. Section 14.04.201(e)(1): Tree survey requirements are waived.

m. Section 14.04.204(i)(2): Retention (wet ponds) shall be designed in a manner to be an amenity to the development by providing a 4:1 slope, a large canopy tree for each 75 linear feet of the perimeter, benches, and trash receptacles. Such ponds shall include aeration and a fountain to ensure water quality.

n. Section 14.04.204(i)(3): This requirement (related to safety fencing around the perimeter of a retention/detention pond) is waived.

o. Section 14.04.205 Plant List: The City shall accept the addition of the following plant materials in addition to the items on the City's plant list: Large Canopy Trees: Mexican White Oak and Urbanite Ash; Small Ornamental Tree: Canaert Juniper; Eagleston Holly and Flameleaf Sumac; Screening Shrubs: Chinese Privet, Sunshine Ligustrum, Spirea, and Gulfstream Nandina. An ornamental tree may also include a Crape Myrtle, a Vitex, and a Redbud.

p. Upon release within the Property of any easement held by the Collin County Soil and Water Conservation District, such former easement area shall be regulated as a detention or retention area under the applicable detention/retention regulations pursuant to this Agreement, and the District shall own and maintain such former easement area.

q. Section 10.03.076(a)(4) Escrows: When the Owner constructs a portion of the full section of any Roadway Improvements, the Owner will obtain a bid for the cost for landscaping for the full section, and the Owner will be required to escrow one-half of the bid amount.

r. Section 10.03.076(c)(1)(A), (B), and (C) Minimum Width of Landscape Buffers/Easements: A minimum 10-foot wide landscape easement is required along the internal collector shown in the exhibit. A minimum 20-foot wide landscape buffer is required along the Owner's portion of the Stallcup Boulevard Roadway Improvements. A minimum 40-foot wide landscape buffer is required along the Marilee Road Roadway

Improvements.

s. Section 10.03.076(c)(D): The requirement in this section for a 10-foot wide buffer or landscape easement does not apply to the Property.

t. Section 10.03.076(g)(1)(C) Residential Fences Adjacent to Streets: The fencing plan shall control in the event of a conflict with this section, and the City Manager or his or her designee may approve alternative fencing materials to those shown (including, but not limited to composite or vinyl fencing), in lieu of the materials required by Section 10.03.076(g)(1)(C) to the extent that section applies.

u. Section 10.03.081(d)(3)(G) Blocking Trails from Motor Vehicle Traffic: Removable bollards may be utilized to block vehicular traffic from trails.

v. Section 10.03.081(d)(3)(K) Residential Streets Adjacent to Parks. Streets adjacent to parks and open spaces shall be designed and constructed as typical residential streets with 31 feet of width.

w. Section 14.04.203(c)(6) Streetscape Furniture Colors: Lighter colors may be approved by the City Manager or his or her designee.

x. Master Fee Chart: The Owner may opt to follow either the "Chapter 212 Process" or the "Alternative Process" in the Master Fee Chart.

Attachment 1 to Exhibit D
Development Standards Table

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) ¹	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
SF-A	Single Family Attached (villa homesites)	1400	20	70	2	15	12	0	10	5	None	1200	Attached garage product
SF-A	Single Family Attached (villa homesites)	1600	20	80	2	15	12	0	10	5	None	1200	Detached garage product
SF-A	Duplex Triplex 4-Plex	8000	80	100	2	12	12	5	10	5	None	1100	
SF-D1	Single Family Detached (garden homesites) (cluster home)	2100	30	70	2	13	12	5	10	5	None	1200	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (paseo homesites) (cluster home)	2100	30	70	2	13	12	5	10	5	None	1250	Except for zero lot line types where 10' minimum

¹ Buildings shall not be located within 15 feet of the curb on the corner side of the lot.

													side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (cottage homesites) (cluster home)	3150	35	90	2	13	12	5	10	5	None	1250	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	20	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	20	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. *Product

													type only allowed when rear yard is adjacent to a park or open space.
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	12	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. *
SF-D2	Single Family Detached (courtyard homesites)	4000	50	80	2	8	12	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D2	Single Family Detached (executive homesites side drive: attached/detached garage)	5000	50	100	2	5	12	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D2	Single Family Detached (executive homesites front loaded)	5000	50	100	2	5	20	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D3	Single Family Detached (manor homesites)	6000	60	100	2	4	12	5	10	5	None	2000	
SF-D4	Single Family Detached (chateau homesites)	7000	70	100	2	3.5	12	5	10	5	None	2400	

****The minimum front yard setback for all rear entry homes shall be 12 feet.**

Notes:

All rear entry garage doors must be a minimum of 20 feet from the edge of the right-of-way. All side and front entry garage doors must be a minimum of 22 feet from the edge of the right-of-way.

Exception to minimum setback: Minimum side setback to detached garages or accessory buildings may be reduced to three feet when a greater setback would otherwise be required.

Permitted encroachments into setbacks: porches (up to eight feet into front yard setback and corner side yard setback, provided, however, no less than a 12-foot setback from the property line shall be permitted on any lot that requires a 12-foot or larger front yard setback); fireplaces and box windows up to two feet into all setbacks; balconies, awnings, overhang eaves up to two feet into all setbacks); bay windows up to four feet into front and rear yard setbacks; stoops and stairs up to five feet into front and rear yard setbacks; suspended planter or flower boxes up to 24 inches into all setbacks; and foundation encroachments of up to six inches in all setbacks for architectural details such as brick ledges.

Swimming pools shall have a minimum five-foot setback from rear and side property lines; however, such setback only applies to the swimming pool, and not to associated decking or paving around a swimming pool.

Plats for zero lot line homes shall designate the side with the zero-foot setback and the side with the ten foot setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.

A maximum of eight single family attached units may be attached without a building separation.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: May 17, 2022
Re: Bray (Huffines) - Remainder Zoning

Action Requested:

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

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



 Subject Properties
 City Limits
 Roads
 Parcels

4/27/2022



BRAY (HUFFINES) REMAINDER

Zoning

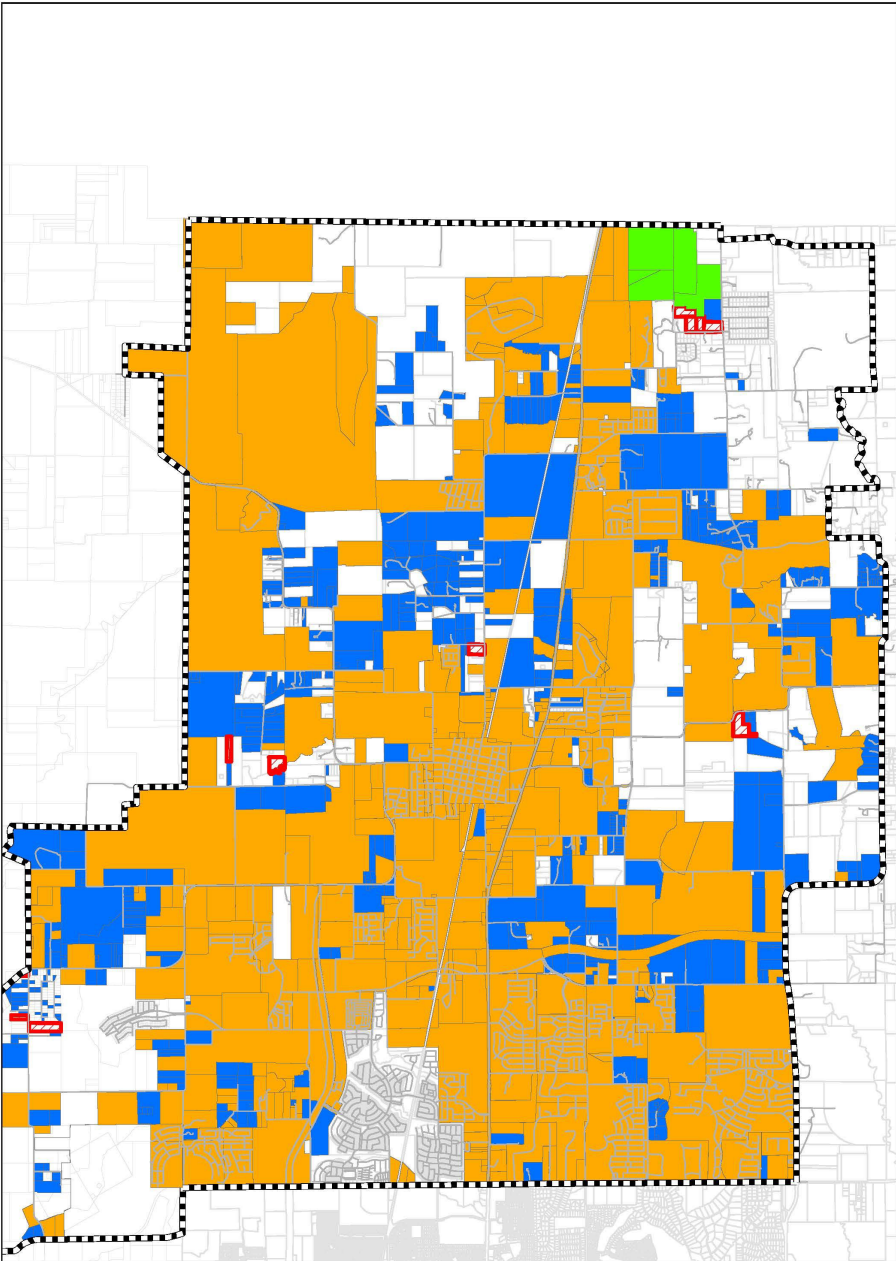
Planning & Zoning Commission
May 17, 2022

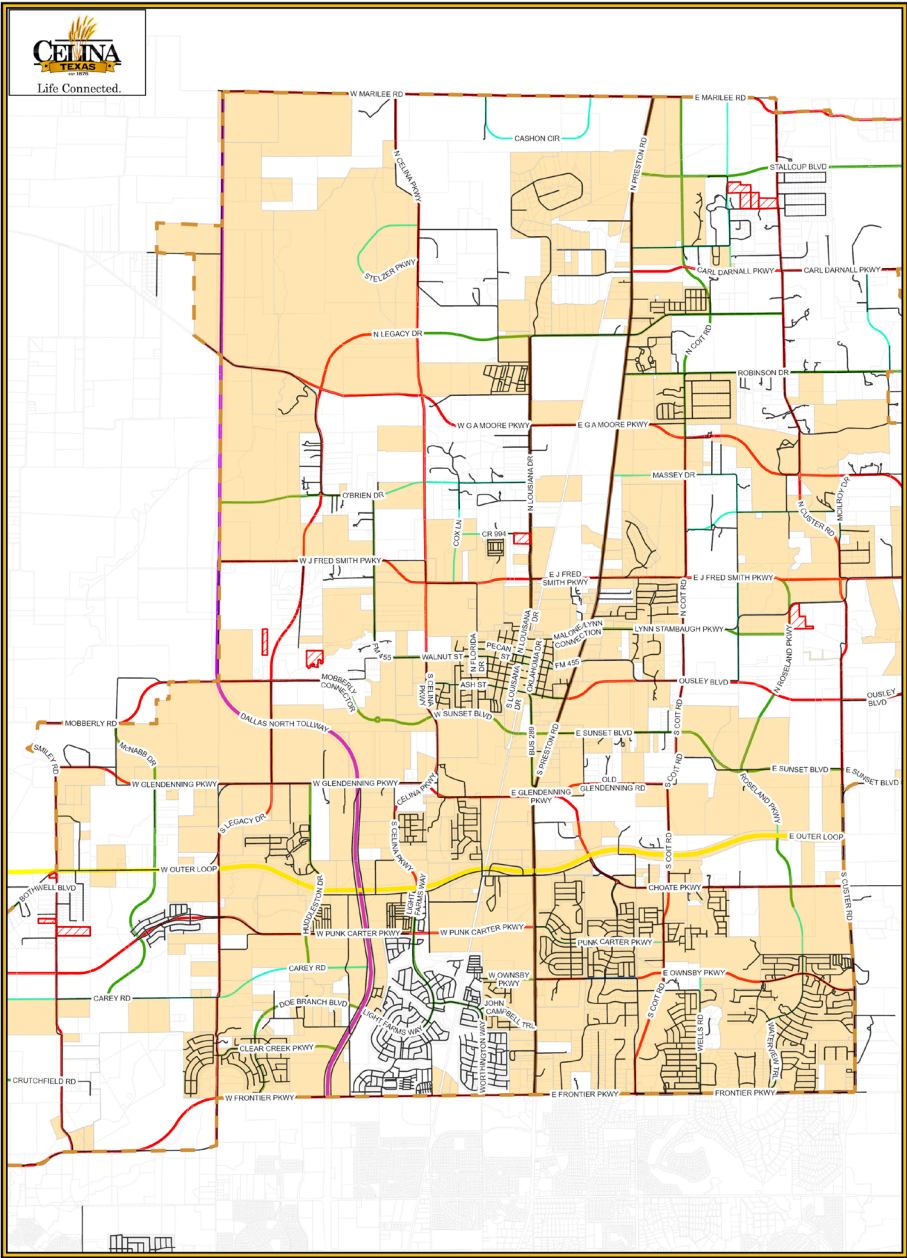


ANNEXATION MAP

Legend

-  Ultimate Boundary
-  Roads
-  Potential Annexations
-  Petition





LOCATION MAP

The subject properties are located within the ultimate growth boundary of the City of Celina

BACKGROUND

- The properties total approximately 122 acres within the Extraterritorial Jurisdiction
- The properties are in association with the statutory consent annexation process, as governed by State law

POLICY CONSIDERATIONS

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The property owner may in the future request the City to consider another zoning district
- No residents are included in the zoning
- Property owners have not voiced objection to city staff and still have the opportunity to sign a deferral agreement

RECOMMENDATION

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

TIMELINE

- Deferral letters mailed to ETJ property owners
- ~~October 12, 2021 – Annexation Resolution~~
- ~~November 9, 2021 – 1st Public Hearing~~
- ~~April 12, 2022 – Petition Verification~~
- ~~May 10, 2022 – 2nd Public Hearing~~
- June 14, 2022 – 3rd Public Hearing and Annexation Ordinance adoption