



**CITY OF CELINA AGENDA
PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
THURSDAY, APRIL 18, 2019
5:30 PM**

AGENDA

I. CALL TO ORDER:

A. 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 discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

A. CPAC Formation for Comprehensive Plan

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. Planning & Zoning Commission - Regular Meeting - Mar 12, 2019

B. Consider and act upon a Final Plat for Buffalo Ridge Phase 3 being approximately 15.338 acres situated in the L. M. Boyd Survey, Abstract No. 48, Collin County, Texas; generally located north of County Road 100 and approximately 975 feet west of County Road 97. (Buffalo Ridge Phase 3)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. The Planning & Zoning Commission will conduct a public hearing to consider and make recommendation on a request to rezone approximately 7.5 acres of land from Agriculture District (AG), to General Commercial District (C-2) with the Preston Road Overlay (PRO); generally located east of Preston Road and approximately 1,400 feet south of Sunset Boulevard. (Plaza 289 Zoning)

- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of a portion of Tract 1 of Planned Development No. 84 on approximately 15 acres of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located 800 feet north of Light Farms Way and east of Dallas North Tollway. (The Columns Zoning Amendment)

V. ADJOURNMENT:

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

VI. STAFF REPORTS:

“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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

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

City Staff
City of Celina, Texas

Date Notice Removed

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.



**CITY OF CELINA MINUTES
PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, MARCH 12, 2019
5:30 PM**

MINUTES

I. REGULAR MEETING:

A. Call to Order:

The Chairman called the meeting to order at 5:37 p.m., established a quorum, and led those present in a salute to the American and Texas Flag:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
Mitch Freeman	City of Celina	Commissioner	Absent	
Charles Haley	City of Celina	Commissioner	Absent	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	
Kim Brawner	City of Celina	Director of Engineering	Present	

II. WORKSESSION:

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

III. CONSENT AGENDA:

Minutes Acceptance: Minutes of Mar 12, 2019 5:30 PM (Minutes Approval)

A. Minutes Approval:

1. Planning & Zoning Commission - Regular Meeting - Feb 19, 2019 5:30 PM

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from Magnum Estates, LLC to rezone an approximately 10 acre tract of land from AG, Agricultural zoning district, to PD, Planned Development zoning district with an I-1, Light Industrial base zoning, generally located approximately 1,200 feet north of the intersection of future Coit Road and CR 84. (Coit Business Park)

Dusty McAfee, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing.

Matt Moore, 301 S. Coleman Street, Prosper, Texas, 75078, requested approval of the rezoning request with the condition of a 4 foot masonry wainscot along the facade facing Coit Road.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, opposed the zoning request.

Chairman Hangartner closed the public hearing.

Vice Chairman Barley moved to approve the item with the 4 foot masonry wainscot along the facade facing Coit Road.

Commissioner Becker seconded the motion.

The motion passed 3-1, with Commissioner Ousley opposed.

RESULT:	APPROVED [3 TO 1]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Becker
NAYS:	Ousley
ABSENT:	Bain, Freeman, Haley

- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Future Land Use Plan. (Future Land Use Plan (FLUP) Revision)

Raha Pouladi, Planner, presented the staff report.

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

Commissioner Ousley motioned to approve the item.

Vice Chairman Barley seconded the motion and the motion was approved unanimously.

Minutes Acceptance: Minutes of Mar 12, 2019 5:30 PM (Minutes Approval)

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

V. **ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 6:41 p.m.

Chairman

Secretary

Date Minutes Approved

Minutes Acceptance: Minutes of Mar 12, 2019 5:30 PM (Minutes Approval)



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: April 18, 2019
Re: Buffalo Ridge Phase 3 Final Plat

Action Requested:

Consider and act upon a Final Plat for Buffalo Ridge Phase 3 being approximately 15.338 acres situated in the L. M. Boyd Survey, Abstract No. 48, Collin County, Texas; generally located north of County Road 100 and approximately 975 feet west of County Road 97. (Buffalo Ridge Phase 3)

Owner:

Pointe Buffalo Ridge, LLC
6860 N. Dallas Parkway, Suite 200
Plano, TX 75024

Background Information:

The Final Plat is the third phase of the Buffalo Ridge subdivision. The plat shows 66 single-family lots and two common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

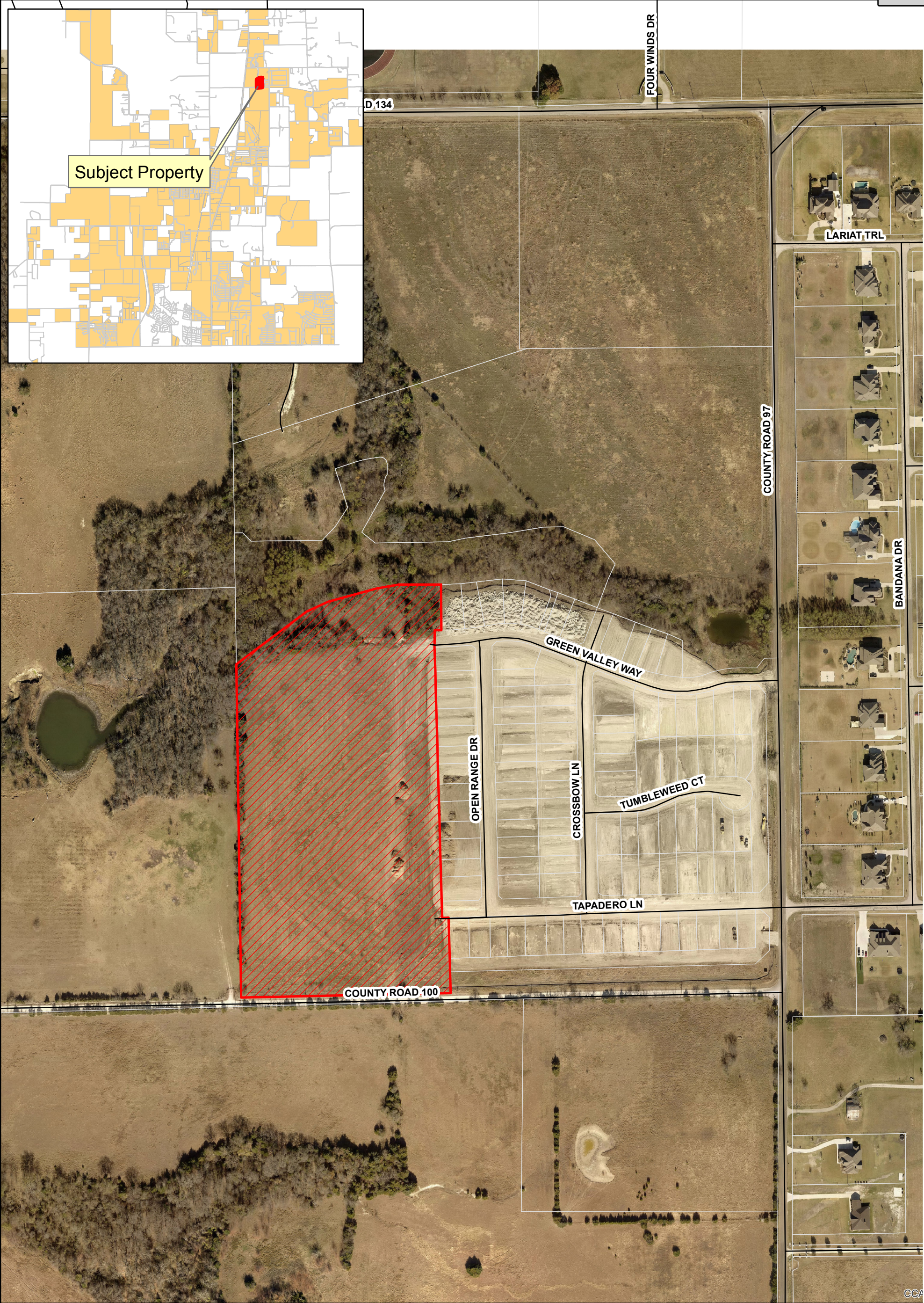
The Final Plat is in conformance with Celina's Subdivision Regulations and the zoning. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Proposed Final Plat

Staff Recommendation:

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



Attachment: Location Map (Buffalo Ridge Phase 3 Final Plat)

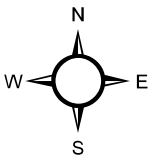


Buffalo Ridge Phase 3
Final Plat

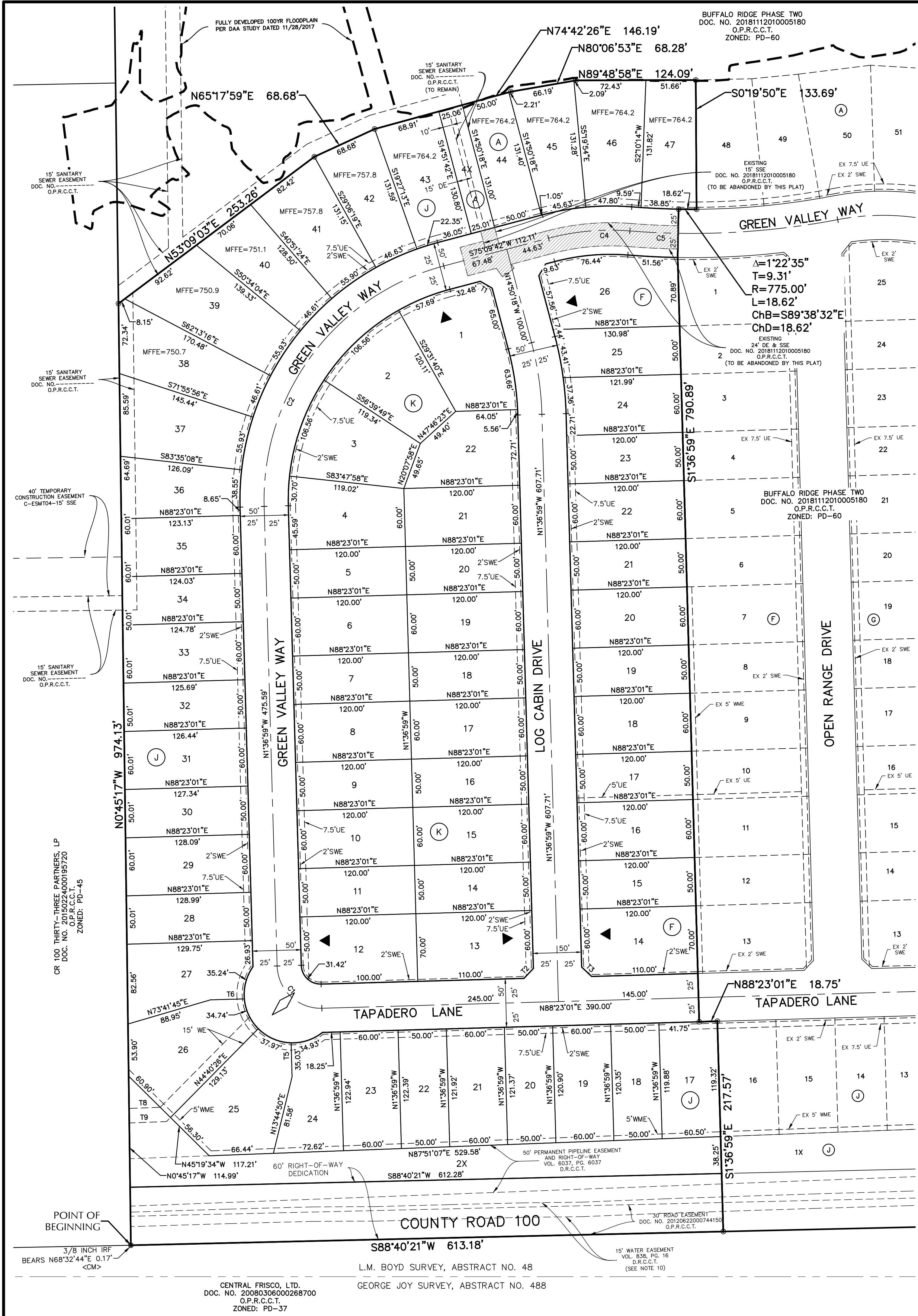
Date: 4/4/2019

Legend

- Roads
-  Buffalo Ridge Phase 3
-  Parcels



0 255 510 Feet



NOTES

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- LOT 2X BLOCK J & 4X BLOCK A, SHALL BE HOA LOTS OWNED AND MAINTAINED BY THE HOA.
- ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0110J DATED: JUNE 2, 2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ORDINANCE NO. 2015-77 (PD-60).
- COUNTY ROAD 100 WILL REMAIN INTACT AND OPERATIONAL UNTIL FARM MARKET ROAD 455 REALIGNMENT IS COMPLETED.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2' ABOVE 100 YR. WATER SURFACE ELEVATION OF DOWDEY, ANDERSON & ASSOCIATES INC. FLOOD STUDY DATED 11/28/2017.
- 15' WATER EASEMENT (VOL. 839, PG. 16, D.R.C.C.T.) TO GUNTER WATER SUPPLY (NOW KNOWN AS MARLEE) IS CENTERED ON EXISTING PIPE LINE LOCATED AND MARKED BY MARLEE SPECIAL UTILITY DISTRICT NOV. 2017.
- AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 151,339 SF (3.474 AC).
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENT OF THE ZONING DISTRICT. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREA/HOA LOTS MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

LEGEND

- BL = BUILDING LINE
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
HOA = HOME OWNERS ASSOCIATION
WME = WALL MAINTENANCE EASEMENT
SWE = SIDEWALK EASEMENT
SSE = SANITARY SEWER EASEMENT
MFFE = MINIMUM FINISH FLOOR ELEVATION
◀CM> = CONTROL MONUMENT
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
● = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
▼ = DENOTES FRONT OF LOT
◇ = DENOTES STREET NAME CHANGE
▨ = TO BE ABANDONED BY THIS PLAT

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	45.00'	45.00'	70.69'	S46°36'59"E 63.64'
C2	76°46'42"	250.00'	198.07'	335.01'	S36°46'21"W 310.50'
C4	19°27'53"	250.00'	42.88'	84.93'	S84°53'39"W 84.52'
C5	15°28'22"	800.00'	108.68'	216.04'	S86°53'24"W 215.39'

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	S59°50'18"E	14.14'
T2	S43°23'01"W	14.14'
T3	N46°36'59"W	14.14'
T4	N30°09'42"E	14.14'
T5	N1°36'59"W	35.03'
T6	N88°23'01"E	35.04'
T8	N87°51'07"E	32.23'
T9	N87°51'07"E	38.53'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
44	A	6560	0.15
45	A	7504	0.17
46	A	8608	0.20
47	A	7260	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
14	F	8350	0.19
15	F	6000	0.14
16	F	7200	0.17
17	F	6000	0.14
18	F	7200	0.17
19	F	6000	0.14
20	F	7200	0.17
21	F	6000	0.14
22	F	7200	0.17
23	F	6000	0.14
24	F	7225	0.17
25	F	6295	0.14
26	F	10149	0.23

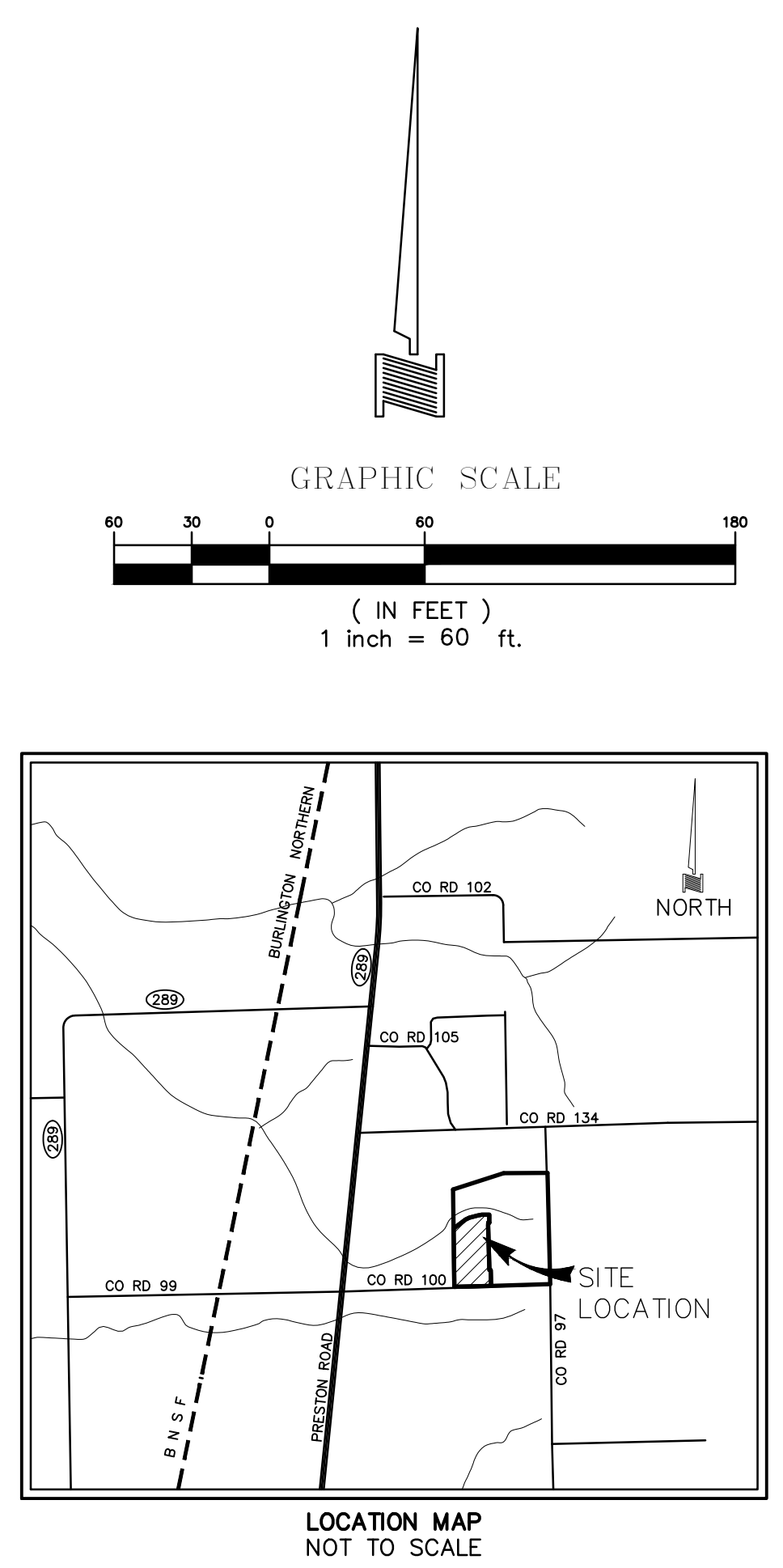
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
17	J	7236	0.17
18	J	6006	0.14
19	J	7237	0.17
20	J	6057	0.14
21	J	7299	0.17
22	J	6108	0.14
23	J	7360	0.17
24	J	6898	0.16
25	J	10304	0.24
26	J	9934	0.23
27	J	8543	0.20
28	J	6469	0.15
29	J	7713	0.18
30	J	6386	0.15
31	J	7613	0.17
32	J	6303	0.14
33	J	7514	0.17
34	J	6220	0.14
35	J	7415	0.17
36	J	6916	0.16

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	K	10753	0.25
2	K	9461	0.22
3	K	9434	0.22
4	K	8167	0.19
5	K	6000	0.14
6	K	7200	0.17
7	K	6000	0.14
8	K	7200	0.17
9	K	6000	0.14
10	K	7200	0.17
11	K	6000	0.14
12	K	8314	0.19
13	K	8350	0.19
14	K	6000	0.14
15	K	7200	0.17
16	K	6000	0.14
17	K	7200	0.17
18	K	6000	0.14
19	K	7200	0.17
20	K	6000	0.14
21	K	7200	0.17
22	K	7774	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
37	J	9340	0.21
38	J	9626	0.22
39	J	10950	0.25
40	J	7691	0.18
41	J	8869	0.20
42	J	7513	0.17
43	J	8320	0.19

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
2X	J	24247	0.56
4X	A	3277	0.08

LOT SIZE TABLE	
LOT SIZE	NO. OF LOTS
50' WIDE LOT	31
60' WIDE LOT	35



15.338 ACRES
66 RESIDENTIAL LOTS
2 HOA LOTS
FINAL PLAT
BUFFALO RIDGE
PHASE THREE

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS
APRIL, 2019 SCALE: 1" = 60'

OWNER
POINTE BUFFALO RIDGE, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

DEVELOPER
POINTE LAND DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN HELFFRICH

REVISED:

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS POINTE BUFFALO RIDGE, LLC, is the owner of a tract of land situated in the L.M. BOYD SURVEY, ABSTRACT NO. 48, Collin County, Texas, and being a portion of that tract of land conveyed to Pointe Buffalo Ridge, LLC, according to the document filed of record in Instrument Number 20170824001138020, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Pointe Buffalo Ridge, LLC tract, same being the southeast corner of a tract of land conveyed to CR 100 Thirty–Three Partners, LP according to deed recorded in Instrument Number 20150224000195720, Official Public Records, Collin County, Texas, also being in the north line of a tract of land conveyed to Central Frisco, Ltd. according to deed recorded in Instrument Number 20080306000268700, Official Public Records, Collin County, Texas, and being in the approximate centerline of County Road 100, from whence a 3/8 inch iron rod found bears N 68° 32’ 44” E, a distance of 0.17 feet;

THENCE N 00° 45’ 17” W, with the west line of said Pointe Buffalo Ridge, LLC tract, same being the east line of said CR 100 Thirty–Three Partners, LP tract, a distance of 974.13 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for the most westerly southwest corner of Buffalo Ridge Phase Two Addition, an addition to the City of Celina according to the plat filed of record in Instrument Number 20181112010005180, Official Public Records, Collin County, Texas;

THENCE with the southerly and westerly lines of said Buffalo Ridge Phase Two Addition, the following courses and distances:

N 53° 09’ 03” E, a distance of 253.26 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 65° 17’ 59” E, a distance of 68.68 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 74° 42’ 26” E, a distance of 146.19 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 80° 06’ 53” E, a distance of 68.28 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 89° 48’ 58” E, a distance of 124.09 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

S 00° 19’ 50” E, a distance of 133.69 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for the beginning of a non–tangent curve to the right having a central angle of 01° 22’ 35”, a radius of 775.00 feet, and a chord bearing and distance of N 89° 38’ 32” W, 18.62 feet;

With said non–tangent curve to the right an arc length of 18.62 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

S 01° 36’ 59” E, a distance of 790.89 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 88° 23’ 01” E, a distance of 18.75 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

S 01° 36’ 59” E, a distance of 217.57 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" found for the most southerly southwest corner of said Buffalo Ridge Phase Two Addition and being in the south line of said Pointe Buffalo Ridge, LLC tract, same being the north line of said Central Frisco, Ltd. tract, also being the approximate centerline of said County Road 100;

THENCE S 88° 40’ 21” W, with the south line of said Pointe Buffalo Ridge, LLC tract, same being the north line of said Central Frisco, Ltd. tract and the approximate centerline of said County Road 100, a distance of 613.18 feet to the POINT OF BEGINNING and containing 15.338 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That POINTE BUFFALO RIDGE, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as BUFFALO RIDGE PHASE THREE addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights–of–way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including but without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

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

By: _____
POINTE BUFFALO RIDGE, LLC
NEAL HECKEL, President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared NEAL HECKEL, President of POINTE BUFFALO RIDGE, LLC, 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, John L. Melton, 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.

Signature of the Registered Professional
Land Surveyor No. 4268

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 John L. Melton, 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

15.338 ACRES
66 RESIDENTIAL LOTS
2 HOA LOTS
FINAL PLAT
BUFFALO RIDGE
PHASE THREE

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS

APRIL, 2019 SCALE: 1" = 60'

OWNER	DEVELOPER
POINTE BUFFALO RIDGE, LLC	POINTE LAND DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200 PLANO, TEXAS 75024 972–905–2146 CONTACT: NEAL HECKEL	6860 NORTH DALLAS PARKWAY, SUITE 200 PLANO, TEXAS 75024 972–905–2146 CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN HELFRICH



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 18, 2019
 Re: Plaza 289 Zoning

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider and make recommendation on a request to rezone approximately 7.5 acres of land from Agriculture District (AG), to General Commercial District (C-2) with the Preston Road Overlay (PRO); generally located east of Preston Road and approximately 1,400 feet south of Sunset Boulevard. (Plaza 289 Zoning)

Owner:

IRA Plus Southwest LLC
 8226 Douglas Ave., Suite 332
 Dallas, TX 75225

Background Information:

The property is approximately 7.5 acres, and zoned Agriculture District (AG). The applicant has requested to rezone the property to General Commercial District (C-2), with the Preston Road Overlay (PRO). This zoning district is appropriate for retail and commercial type uses along Preston Road.

Conformance with the Comprehensive Plan:

The City's Comprehensive Plan shows this property to be within the "Commercial/Mixed Use" land use. C-2 is an appropriate zoning designation for the property to develop as a retail/commercial use or other uses permitted in the C-2 zoning district. The PRO District further governs the property in addition to the base zoning district.

Board Review/Citizen Input:

Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Staff Presentation
- Location Map

Staff Recommendation:

Staff recommends approval as presented.

Plaza 289

Zoning

Planning & Zoning Commission

April 18, 2019

Attachment: Staff Presentation (Plaza 289 Zoning)

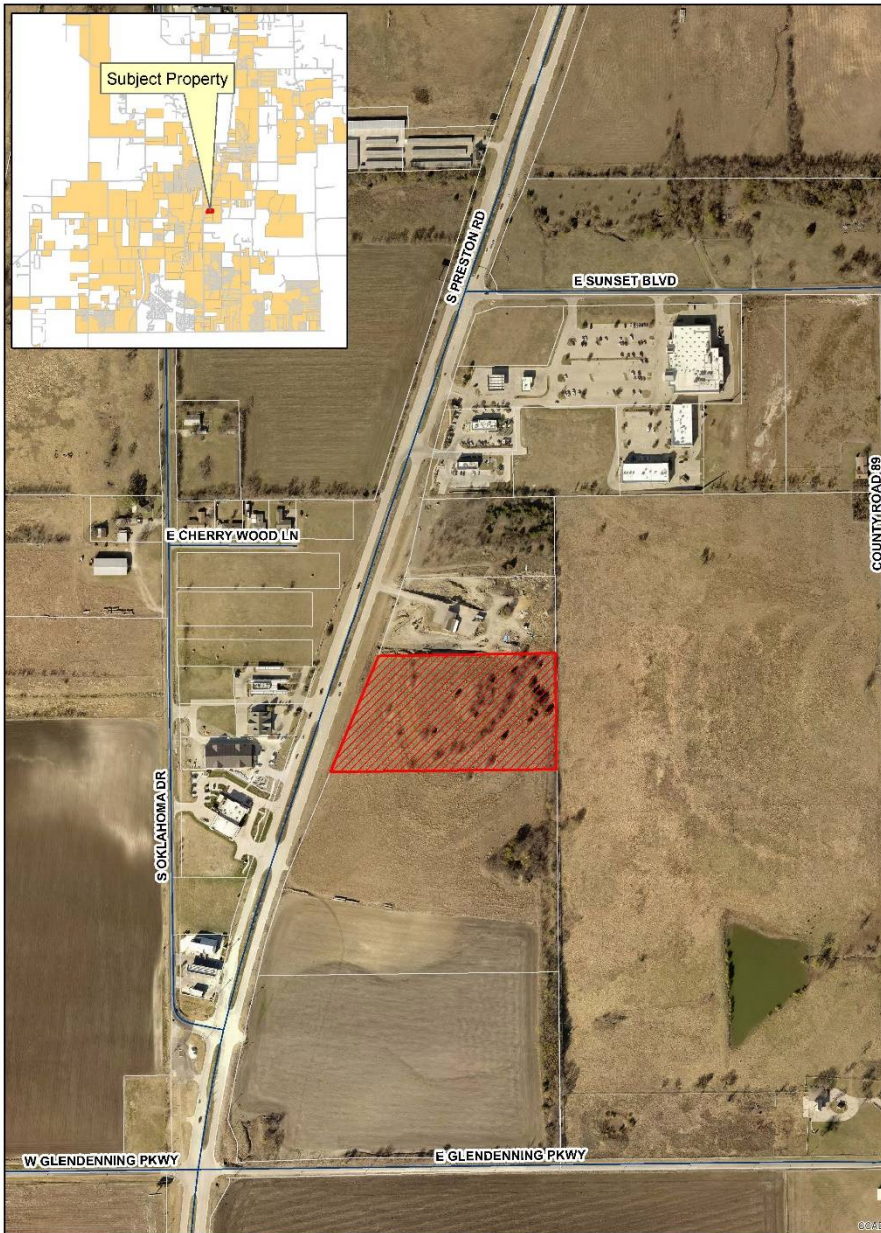


Applicant Request

Conduct a public hearing to consider and make recommendation on a request to rezone approximately 7.5 acres from Agriculture District (AG) to General Commercial District (C-2), with Preston Road Overlay (PRO), generally located east of Preston Road and approximately 1,400 feet south of Sunset Boulevard, within the City limits.

Attachment: Staff Presentation (Plaza 289 Zoning)





Location Map

The tract is located east of Preston Road, approximately 1,400 feet south of Sunset Boulevard, just south of the new Keller Williams building.

Background

- The property is approximately 7.5 acres
- This property is currently zoned Agriculture District (AG)
- The request is to rezone the property to General Commercial District (C-2) with the Preston Road Overlay (PRO) District
- At this time, there are no plans to develop the subject property



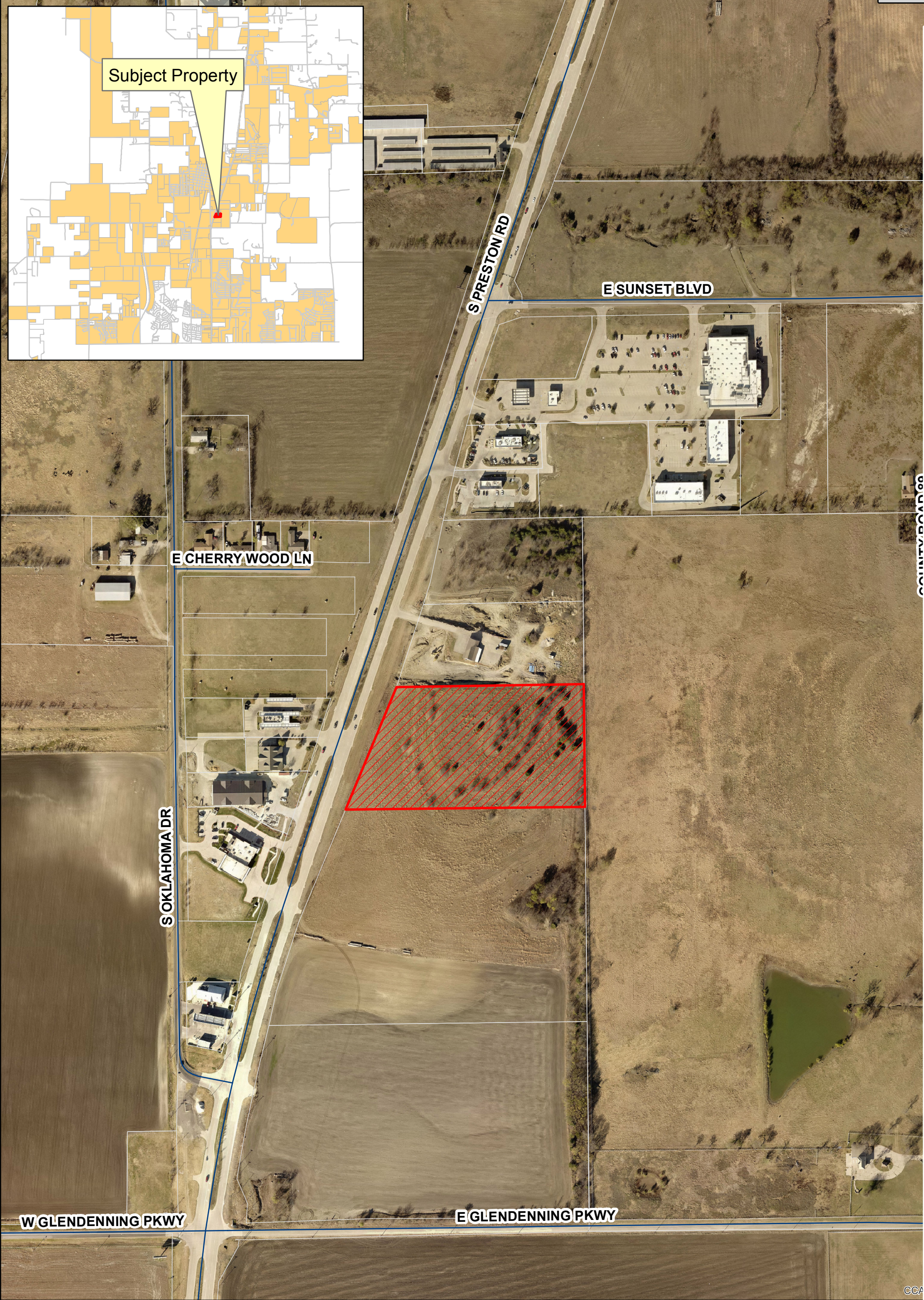
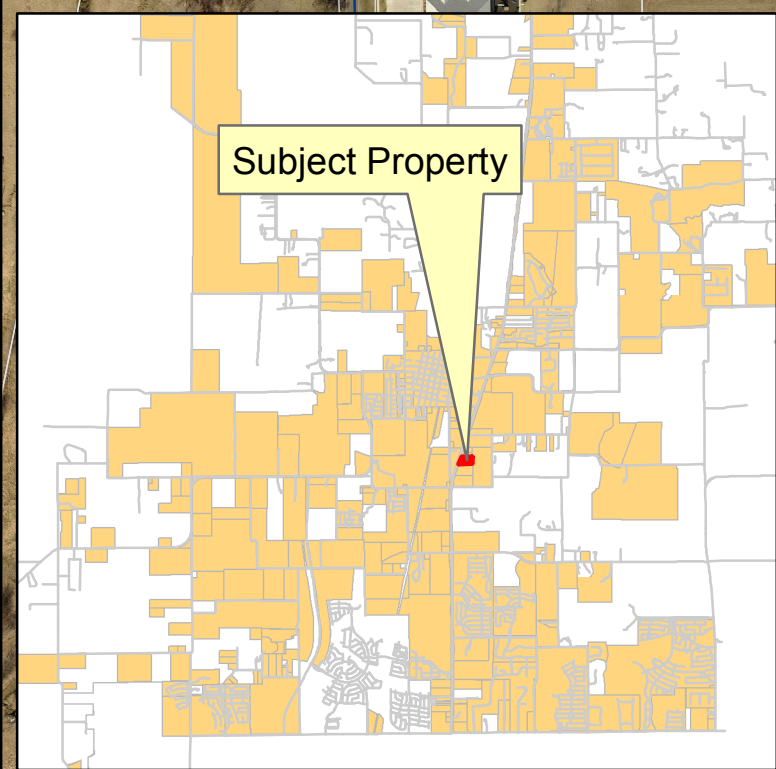
Policy Considerations

- C-2 is an appropriate zoning designation for the subject property
- The FLUP (Future Land Use Plan) supports the rezoning request
- The Preston Road Overlay (PRO) District applies to the subject property



Recommendation

- Notices were published in compliance with State and local law.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May.
- Staff recommends approval as presented.



Attachment: Location Map (Plaza 289 Zoning)

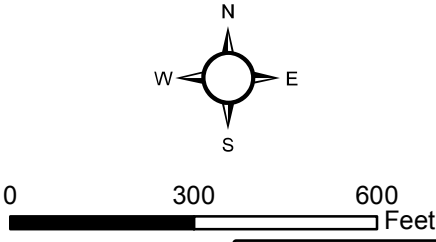


Plaza 289 Location Map

Date: 3/18/2019

Legend

-  Roads
-  Plaza289
-  Parcels





Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Raha Pouladi, Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: April 18, 2019
 Re: The Columns Planned Development Amendment

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of a portion of Tract 1 of Planned Development No. 84 on approximately 15 acres of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located 800 feet north of Light Farms Way and east of Dallas North Tollway. (The Columns Zoning Amendment)

Applicant:

Nexmetro Development, LLC
 6688 N. Central Expressway, Suite 275
 Dallas, TX 75206

Background Information:

The applicant is requesting to amend Tract 1 of the Development Regulations of Planned Development No. 84, for The Columns. The request is to change the design and density of the existing multi-family - from dense, four-story urban style apartments (35 units/acre or 400 total units) to less dense, one-story cottage-style apartments (15 units per acre or 108 total units).

No changes are proposed to Tracts 2, 3, 4, or 5.

Board Review/Citizen Input:

Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Document:

- Staff Presentation
- Location Map
- Proposed Concept Plan
- Proposed Development Regulations
- Proposed Elevations

Staff Recommendation:

Staff recommends approval.

Avilla Multi-Family

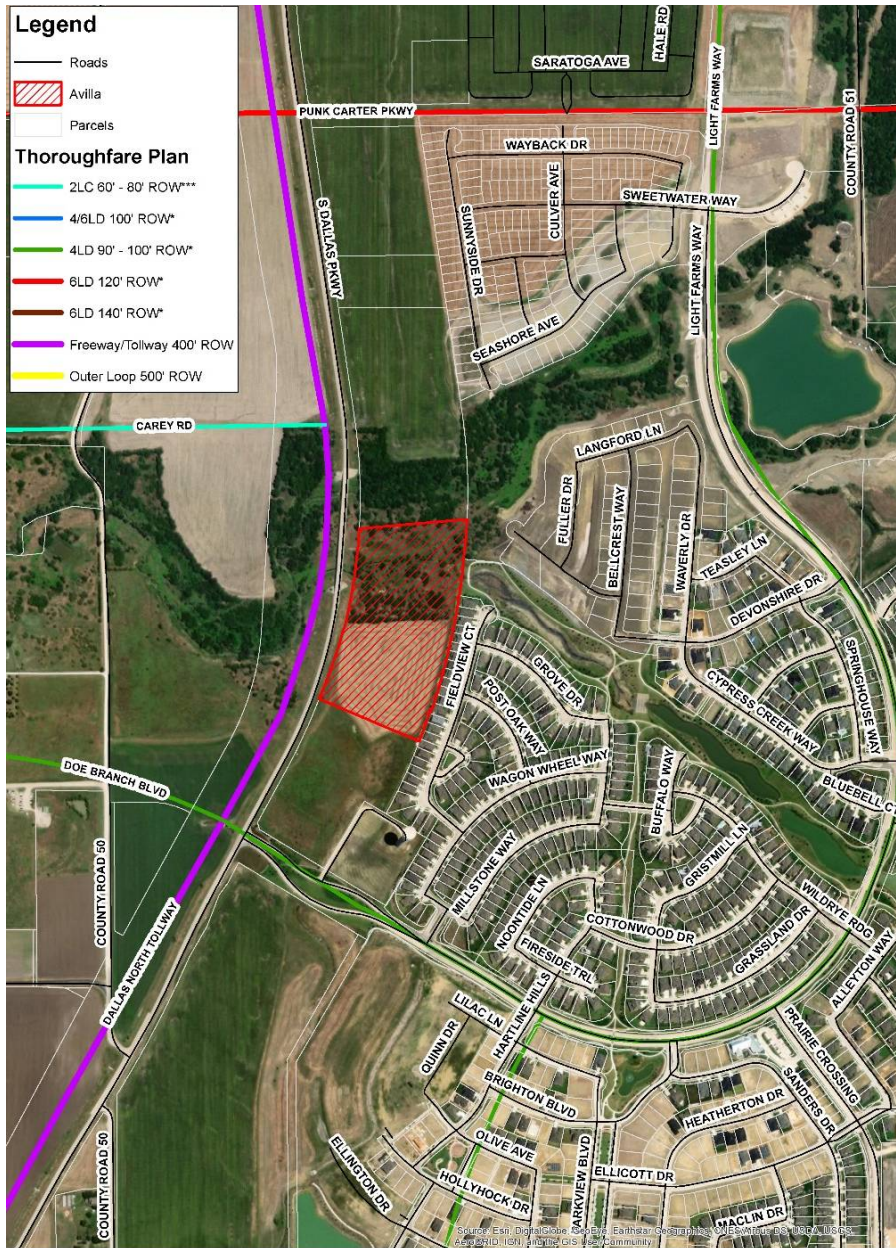
Columns Planned Development (PD) Amendment

Planning & Zoning Commission

April 18, 2019

Attachment: Staff Presentation (The Columns Zoning)





Location Map

The tract is located on the west side of Light Farms neighborhood, east side of Dallas Parkway, and approximately 800 feet north of Light Farms way.

Background

- This subject property is located in the City Limits and has an existing multi-family PD (#84) from 2017 and amended in 2018
- The current PD is designed for a more traditional garden style multi-family product taller in height
- The applicant's request includes minor modifications to the development regulations in the existing PD to allow for their specific product type
- The subject property serves as a buffer between the existing single family neighborhood and the future Dallas North Tollway



Avilla (NexMetro) Product

- Nexmetro has developed over 17 multi-family projects throughout the U.S.
- 3 DFW locations (McKinney, Plano, & Grand Prairie)
- Unique product features 1-story, detached buildings, lending itself to single family comparisons
- Units are still leased, however, and are multi-family in ownership
- Looks like single family; operates like multi-family

Project Overview



Attachment: Staff Presentation (The Columns Zoning)



Avilla Project Overview

- Density: 15 units per acre (PD allows up to 35 units per acre)
- Consists of 108 units (PD allows up to 400 units)
- Height: 1-story (PD allows up to 4-stories)
- Per the Master Trails Plan, a 12' wide concrete trail shall connect the DNT service roads to the existing trail to the east
- Plans include a leasing office, pool, and other amenities





Architectural Standards

- The applicant is meeting architectural standards for multi-family by applying 85% brick & stone to primary facades and using a 50/50 split on secondary facades
- Secondary facades may use up to 50% stucco, split-face CMU, tilt wall, or cementitious fiber board by ordinance
- The buildings plan to incorporate a variety of shapes and colors to add visual interest and to achieve a “cottage style” theme



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

LEASING OFFICE

Attachment: Staff Presentation (The Columns Zoning)

Avilla McKinney



- McKinney requires 100% masonry

Attachment: Staff Presentation (The Columns Zoning)

Avilla Plano



- Plano allowed a mix of stone and siding



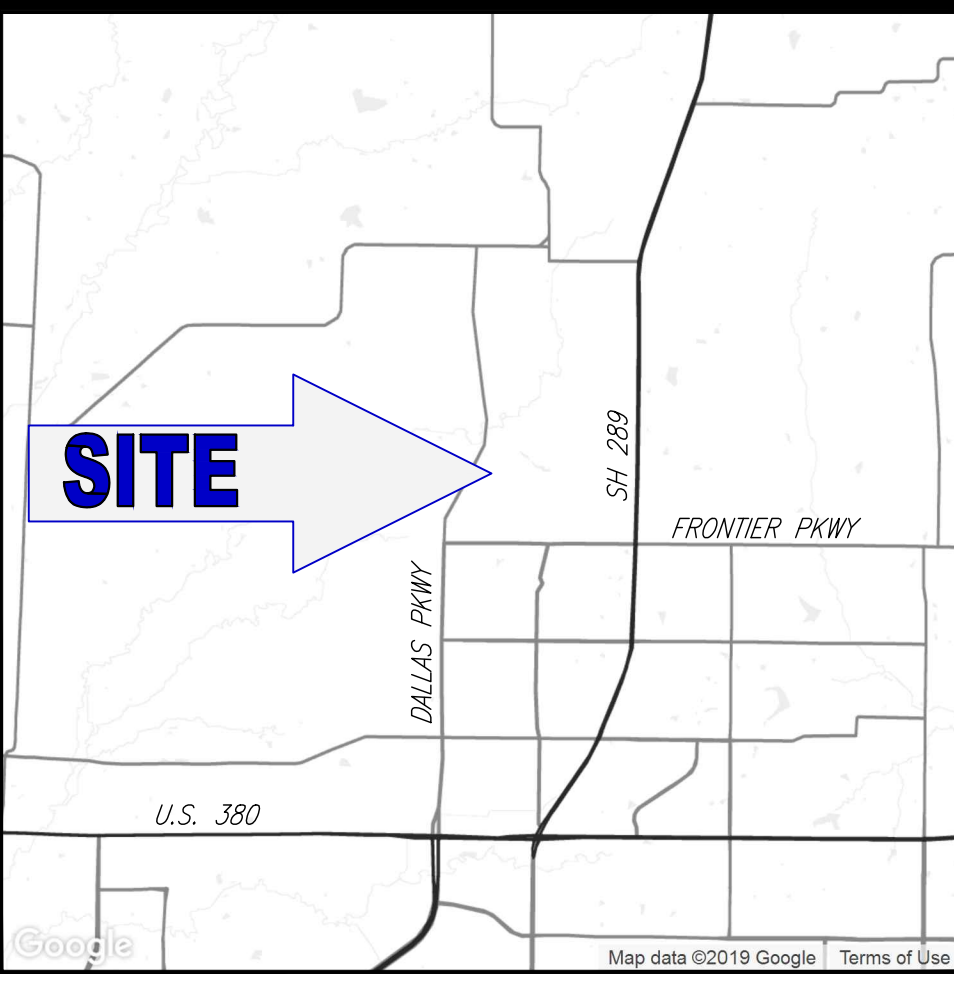
Policy Considerations

- Subject property already zoned for MF land uses
- Diversifies the housing inventory (Strategic Plan goal)
- Delivers a lifestyle choice of modern market
- Applicant is not speculative (i.e. ready to close and pull permits)
- Adjacency impacts greatly reduced by 1-story product
- Lower densities than what current PD allows
- Strong ad-valorem value (\$20+ million)



Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May
- Staff recommends approval of the PD modifications as presented



VICINITY MAP



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PERMITTING SERVICES
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REVISIONS			
REV	DATE	COMMENT	BY



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BEFORE YOU DIG

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NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: TD182005
DRAWN BY: CRJ
CHECKED BY: DOC
DATE: 4/10/19
SCALE: 1"=100'
CAD I.D.: CAD

PROJECT:

**AVILLA
PARKWAY**

FOR

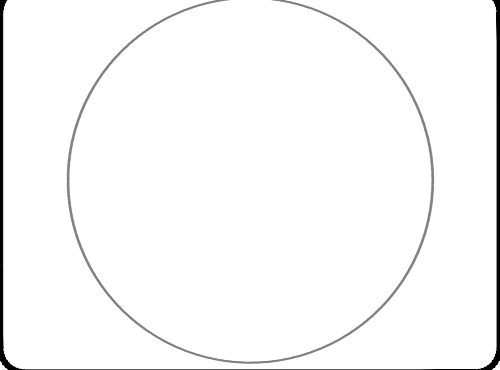
NEXMETRO

LOCATION OF SITE
ABS. A0734 JOHN RAGSDALE
SURVEY, SHEET 2, TRACT 35,
25.102 AC.
CELINA, TEXAS
COLLIN COUNTY



**BOHLER
ENGINEERING**

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TYPE No. 18065
TBRP No. 19184413



SHEET TITLE:

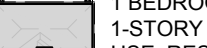
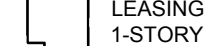
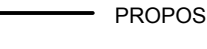
**CONCEPT PLAN
"EXHIBIT C"**

SHEET NUMBER:

01

AVILLA PARKWAY SITE INFORMATION	
LEGAL DESCRIPTION	
ABSTRACT A0734 JOHN RAGSDALE SURVEY, SHEET 2, TRACT 25, 15.102 ACRES	
SITE INFORMATION	
GROSS ACREAGE: 15.102 AC NET ACREAGE: 9.288 AC PROP. DWELLING UNITS PER ACRE: 7.15 LAND USE DESIGNATION: SUBURBAN MODERATE - HIGH RESIDENTIAL	
CONTACTS	
OWNER	MEHRDAD MOAYEDI MM CELINA OUTERLOOP, LLC 1500 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 (469) 892-7200
APPLICANT/DEVELOPER	JASON FLORY NEXMETRO COMMUNITIES 6688 N. CENTRAL EXPRESSWAY, SUITE 275 DALLAS, TEXAS 75206 JASON@NEXMETRO.COM (602) 559-9388
ENGINEER	DEAN CARDWELL, PE BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TEXAS 75034 DCARDWELL@BOHLERENG.COM (469) 458-7300
SURVEYOR	BILLY LOGSDON, RPLS, PLS BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TEXAS 75034 BLOGSDON@BOHLERENG.COM (469) 458-7300
PRODUCT SUMMARY	
1 BEDROOM	30 UNITS
2 BEDROOM	41 UNITS
3 BEDROOM	37 UNITS
TOTAL	108 UNITS
PARKING	
REQUIRED PARKING (1.75 SPACES PER 1 BEDROOM 2 SPACES PER 2 BEDROOM 2.5 SPACES PER 3 BEDROOM 3 SPACES PER 4+ BEDROOM)	225 SPACES (53 SPACES FOR 1 BEDROOM 82 SPACES FOR 2 BEDROOM 90 SPACES FOR 3 BEDROOM)
PROVIDED PARKING	227 SPACES

LEGEND

-  PARKING CANOPY
-  GARAGE
-  1 BEDROOM
1-STORY
USE: RESIDENTIAL
-  2 BEDROOM
1-STORY
USE: RESIDENTIAL
-  3 BEDROOM
1-STORY
USE: RESIDENTIAL
-  LEASING OFFICE
1-STORY
-  PROPOSED HEAVY DUTY
PAVEMENT FIRE LANE/
UTILITY EASEMENT
-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  DRAINAGE FLOW ARROW

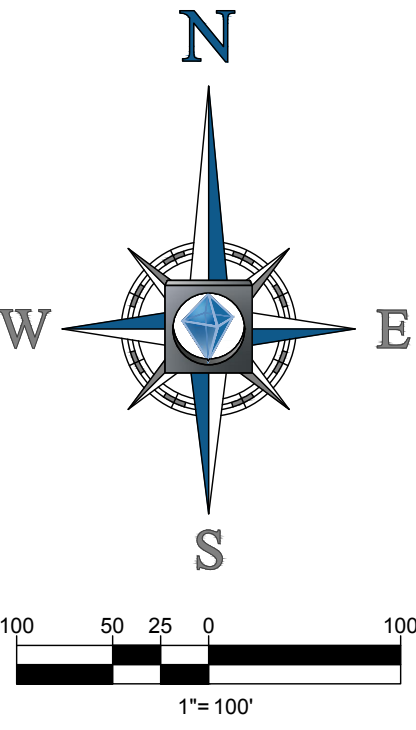


EXHIBIT D
Tract 1
Development Regulations

Development within this Planned Development (PD) District must follow the regulations outlined below and meet the intent of the Concept Plan attached herein as Exhibit C. Any significant changes to the land uses depicted on the Concept Plan shall require approval of the City of Celina Planning & Zoning Commission, as well as the City of Celina City Council as outlined in Sec. 14.03.031 of the Code of Ordinances, as it exists or may be amended.

TRACT 1:

PART 1 – Uses. All Commercial and Retail Development within Tract 1 (see Exhibit C) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended, except as noted below.

(a) General purpose and description. This district is established to provide areas for retail sales and professional offices which may not be part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

(b) Permitted Uses by Right:

1. Armed Services Recruiting
2. Artist Studio
3. Auto Supply Store (new & rebuilt parts)
4. Bakery or Confectionary (retail)
5. Bank/Credit Union
6. Child Daycare (business)
7. Church/Place of Worship
8. Convenience Store
9. Convenience Store (with or without gas sales)
10. Food or Grocery Store
11. Franchised Private Utility
12. Gas Station
13. General Retail Store
14. Laundry/Dry Cleaning (drop off/pick up)
15. Medical Facilities
16. Offices (professional and general business)
17. Personal Services Shop
18. Pet and Animal Grooming Shop
19. Restaurant (drive-in service)
20. Restaurant (drive-through service)
21. Restaurant
22. Seasonal Business
23. Temporary Business
24. Veterinarian (indoor kennels)

Permitted with a Conditional Use Permit:

1. Auto Laundry or Carwash
2. Auto Repair (minor)
3. Club, Private (Class I & II)
4. Concrete or Asphalt Batching Plant (temporary)
5. Farmers Market (public)
6. Funeral Home (without crematorium)
7. Kiosk (providing a service, must have principal use)
8. Mini Warehouse/Self Storage

9. Nursery (retail sales outdoor)
10. Outdoor Display-Sales (shall be screened and may not exceed 15% of the total gross floor area of the entire associated structure)

(c) Prohibited Uses:

1. Check Cashing Services
2. Motorcycle Sales and Repair
3. Recycling Kiosk
4. Sexually Oriented Businesses

(d) Definitions:

1. Urban Style Apartments - Multi-Family Dwellings no more than four (4) stories in height. Urban Style Apartments are typically designed to either have structured parking or designed where surface parking is interior to the site and screened from public streets using landscape or hardscape. The intent of this type of development is to prevent large visible parking areas. Urban Style Apartments shall be located in the northern border of Tract 1 along the south of Doe Branch Creek.
2. Cottage Style Residential – Cottage Style Residential are a unique concept of single story residential homes for lease. The appearance and general function of the structures are single-family in concept, elevation, and design. The unit mix includes one-bedroom units (two units in one structure), two-bedroom units (one unit in one structure), and three-bedroom units (one unit in one structure). Each unit is to be sprinkled according to NFPA 13D. Cottage Style Residential shall be located in the northern border of Tract 1 along the south side of Doe Branch Creek.

Part 2 – MULTIPLE FAMILY REGULATIONS

- (a) Density: Multiple-family units (Urban Style); maximum thirty-five (35) dwelling units per net acre; (Cottage Style Residential) maximum fifteen (15) dwelling units per acre;
- (b) Land use mix limits: MU-2 zoning districts may include a mix of residential and nonresidential uses at the following rates:
1. Residential uses (stand-alone). Cottage Style Residential is the only allowed stand-alone residential within Tract 1; and
 2. Residential uses (integrated). No integrated residential use is allowed within Tract 1; and
 3. Nonresidential uses (stand-alone). between 0% and 100% of the net developable acres; or
 4. Multiple-family uses (stand-alone). Stand-alone Multiple-Family use may be up to 55% of the net developable acres bordering Doe Branch Creek, +/- 5%. Max 400 Units.
- (c) Open space:
Regardless of the type of development, a minimum of twenty percent (20%) of the gross acreage of tract will be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped with trees spaced at no greater than sixty-feet (60') on center and improved with five-foot (5') sidewalk and benches on a minimum of two (2) sides. A minimum of 1.5 acres of Open Space shall be provided outside the floodplain or detention areas. Open space must be maintained through a Property Owner's Association (POA). Trees shall be provided at a rate of one (1) tree per 5,000 square feet of the required Open Space.
1. Impervious surface. Maximum eighty percent (80%) of the gross area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.
 2. Connectivity. A minimum of two (2) fire lane and vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
- (d) Landscaping requirements: Refer to article 14.05, division 3, except that a twenty-five (25) foot for Urban Style and a twenty (20) foot for Cottage Style landscape buffer shall be provided adjacent to any single family

residential development. Within that buffer, one large canopy tree (evergreen) shall be provided every thirty-five (35) linear feet. A forty (40) foot wide landscape buffer is required along the DNT service roads.

(e) Amenities: A minimum 12 foot wide concrete trail is required along the north area of the property, connecting the existing Light Farms trail to the DNT service road. Additional amenities shall include a pool/spa, indoor fitness room or flex space, a sports court (tennis, basketball, volleyball, or comparable), and installations that promote gathering areas (benches, tables, fire pits, pergola, yard games, corn hole, horseshoes, etc.).

(f) Architecture: Cottage Style development may develop with cottage-style architecture, generally per the attached building elevations. The front façade of each residential building shall incorporate 85% Category A, 15% Category B, and 0% Category C materials per Table B of Section 14.05.157 Architectural Standards for Multifamily Structures of the City's Zoning Ordinance. The side and rear façades of each residential building shall incorporate 50% Category A, 50% Category B, and 0% Category C materials per the aforementioned Table B. The leasing office shall incorporate an equal or greater percentage of material composition as the residential units for the same front, side and rear façades. In addition, the leasing office shall provide a standing seam metal roof. Enclosed garages may use cementitious fiber board.

Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.

(g) Additional Cottage Style standards:

Detached garages and carports interior to the development are permitted. Any interior fencing shall be enhanced. Any wooden fences should be cedar, board-on-board with a decorative cap with metal posts on the interior of the yard (smooth side out). Decorative and ornamental iron fencing, or masonry walls, are also allowed.

Minimum Building Separation: At the time of submittal, buildings shall meet the current adopted city building and fire codes related to building separation for the sprinkled or unsprinkled condition.

Minimum floor area per dwelling unit:

- (A) 1BR = 600 sq-ft
- (B) 2BR = 800 sq-ft
- (C) 3BR = 1,200 sq-ft

(h) Lot regulations for Multiple-Family on Tract 1:

1. Lot Size: Minimum five (5) acres
2. Height:

Number of Stories	Maximum Height
One (1)	Twenty-Five (25) feet for residential units and Thirty (30) feet for leasing office
Three (3)	Fifty (50) feet
Four (4)	Sixty Five (65) feet

3. Setbacks:

	Common Property Line Adjacent to Single Family Residential when Structure is 1 story	Common Property Line Adjacent to Single Family Residential when Structure is 1-3 stories	Common Property Line Adjacent to Single Family Residential when Structure is 4 stories	Common Property Line Adjacent to Non-Residential
Front Yard	Twenty (20) feet	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet
Side Yard	Twenty (20) feet	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet
Rear Yard	Twenty (20) feet	Sixty (60) feet	Seventy (70) feet	Fifteen (15) feet

4. Parking:

(i) Number per unit:

- a. 1.75 spaces per one-bedroom unit.
- b. 2 spaces per two-bedroom unit.
- c. 2.5 spaces per three-bedroom unit.
- d. 3 spaces per unit with four or more bedrooms.

(ii) Density bonus:

- a. An increase in density of five percent (5%) for the total units allowed per net acre is permitted when at least seventy-five percent (75%) of the parking spaces are constructed as a combination of structured parking, covered parking, or enclosed parking (garage).

(iii) Standards:

- a. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- b. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as a part of an approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- c. Parking is not allowed between the building and a public street.
- d. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- e. Monument signs are allowed within setbacks, but must honor sight visibility restrictions.



LEFT ELEVATION



REAR ELEVATION

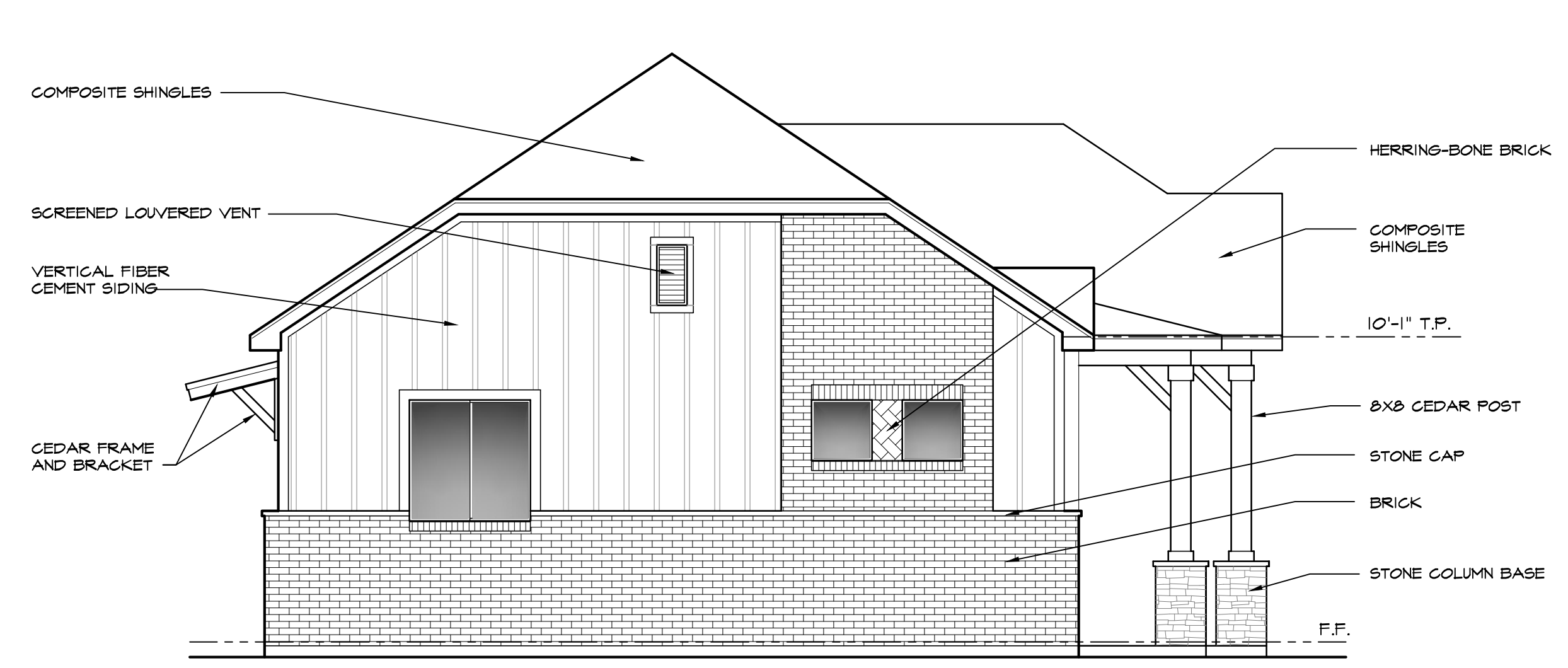


RIGHT ELEVATION



FRONT ELEVATION

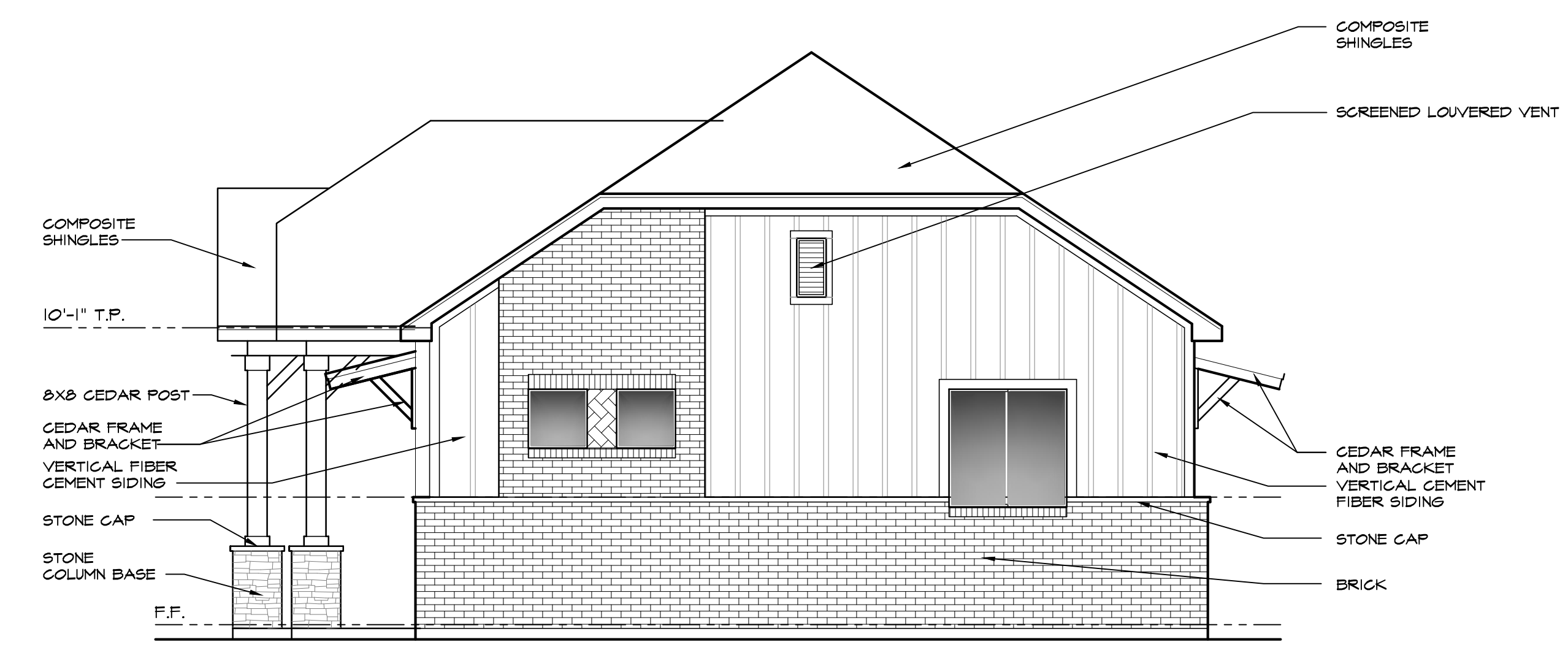
LEASING OFFICE



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

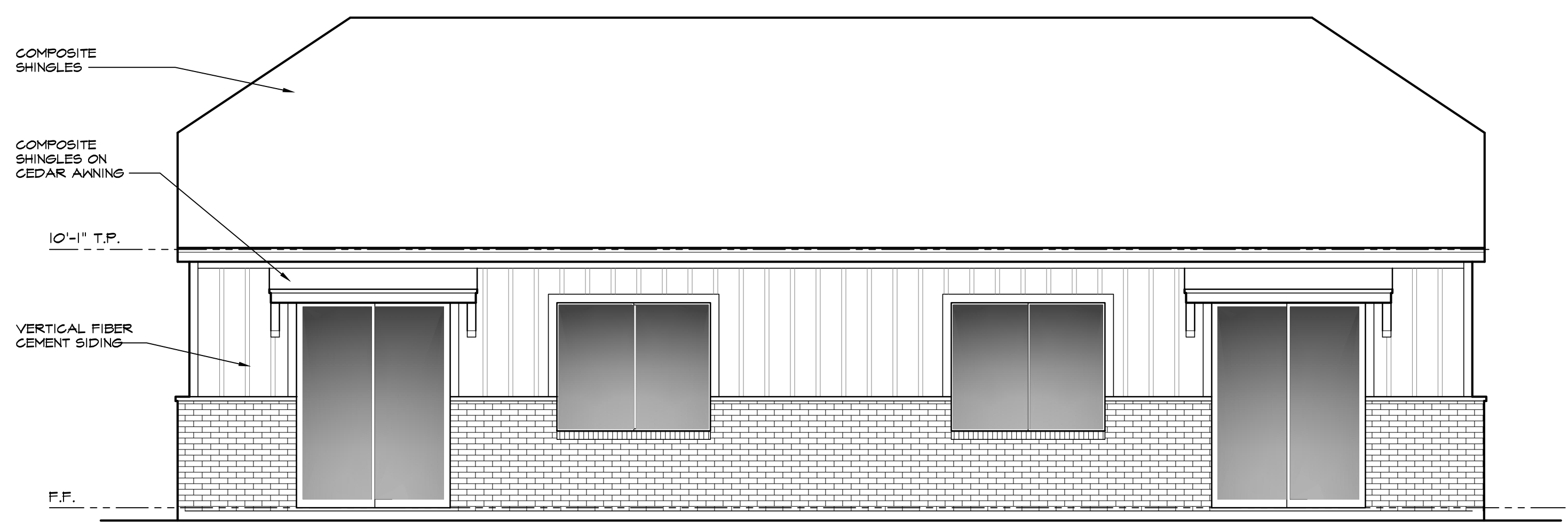
TOTAL CATEGORY A = 350 S.F.
TOTAL CATEGORY B = 126 S.F.
TOTAL ELEVATION AREA = 124 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 350 S.F.
TOTAL CATEGORY B = 126 S.F.
TOTAL ELEVATION AREA = 124 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 162 S.F.
TOTAL CATEGORY B = 160 S.F.
TOTAL ELEVATION AREA = 322 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

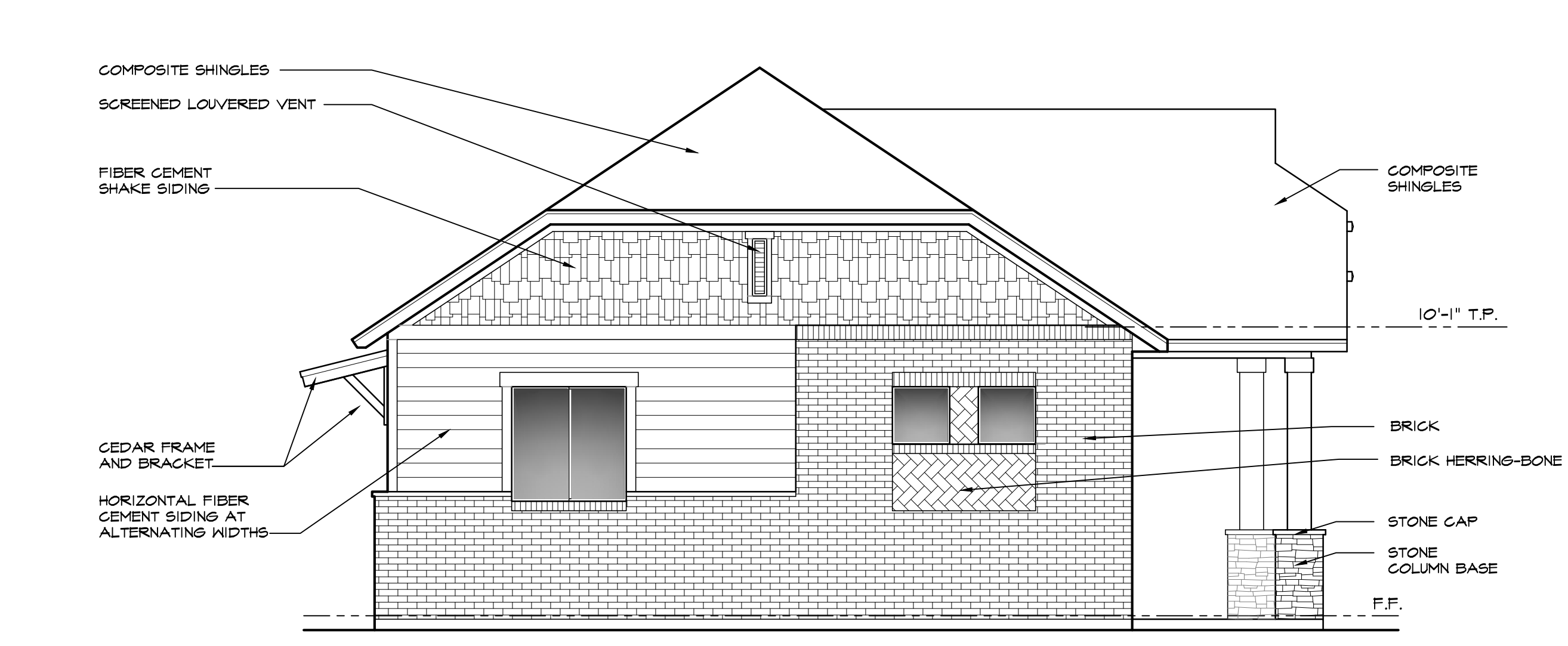
SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 418 S.F.
TOTAL CATEGORY B = 70 S.F.
TOTAL ELEVATION AREA = 488 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (FIBER CEMENT SIDING)

BUILDING TYPE 1A ELEVATIONS

AVILLA PARKWAY
COTTAGE COMMUNITY
CELINA TX

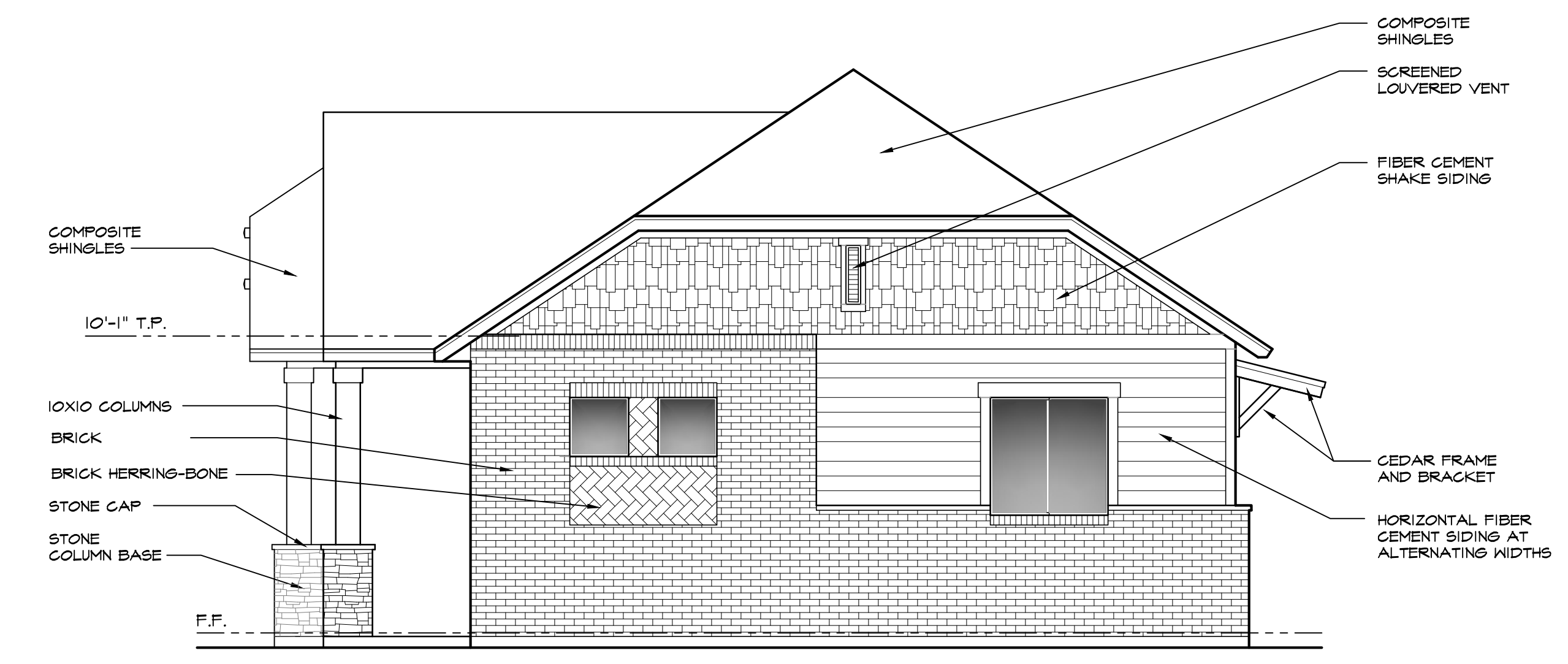
IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557
Attachment: Proposed Elevation (The Columns Zoning)



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

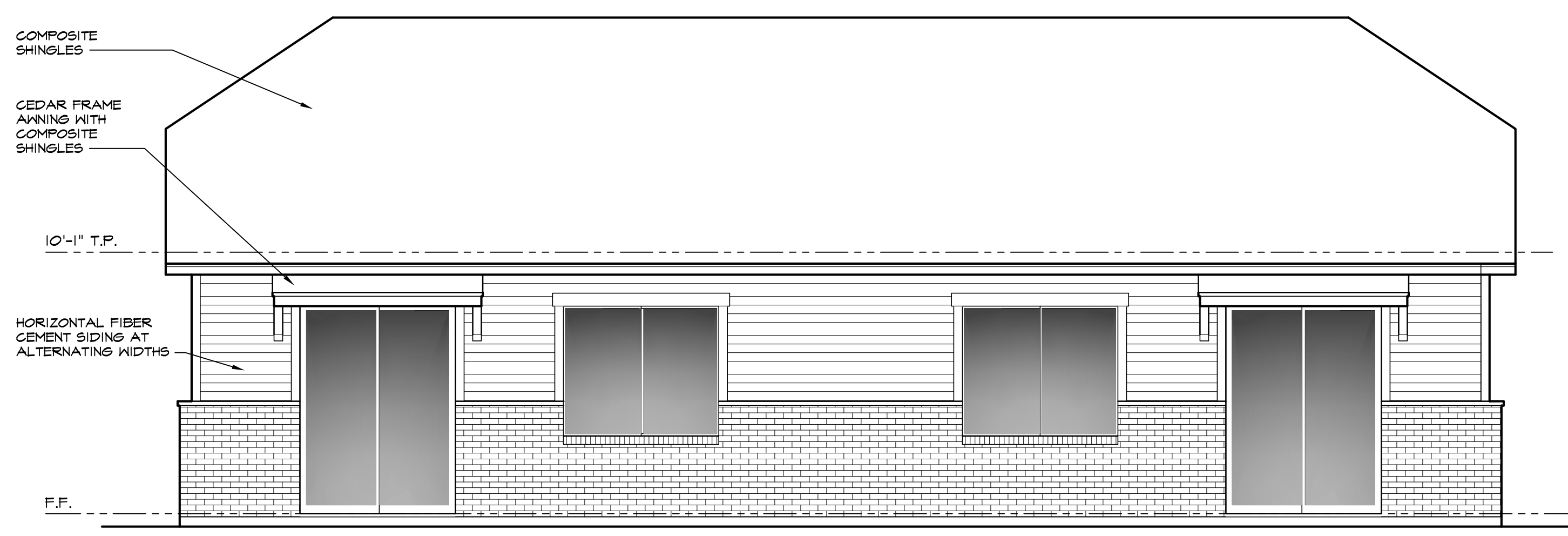
TOTAL CATEGORY A = 350 S.F.
TOTAL CATEGORY B = 126 S.F.
TOTAL ELEVATION AREA = 124 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 350 S.F.
TOTAL CATEGORY B = 126 S.F.
TOTAL ELEVATION AREA = 124 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 162 S.F.
TOTAL CATEGORY B = 160 S.F.
TOTAL ELEVATION AREA = 322 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)

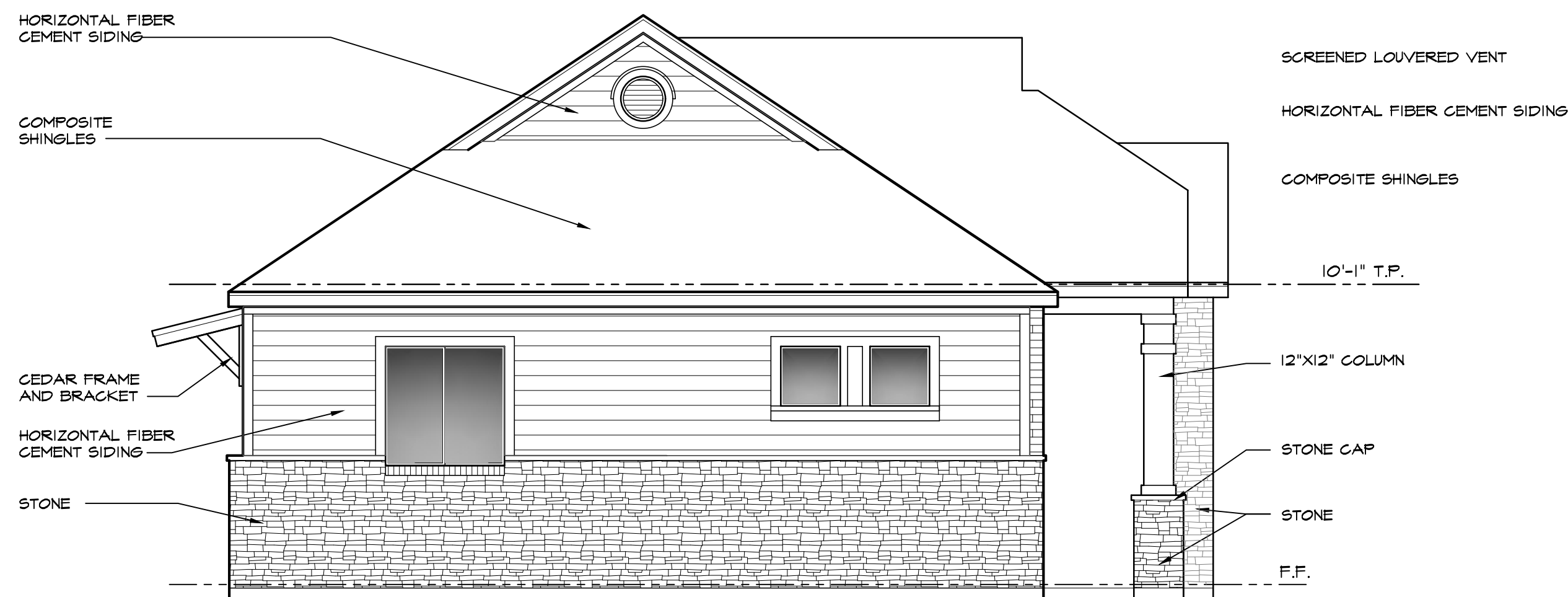


01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 418 S.F.
TOTAL CATEGORY B = 70 S.F.
TOTAL ELEVATION AREA = 488 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (FIBER CEMENT SIDING)

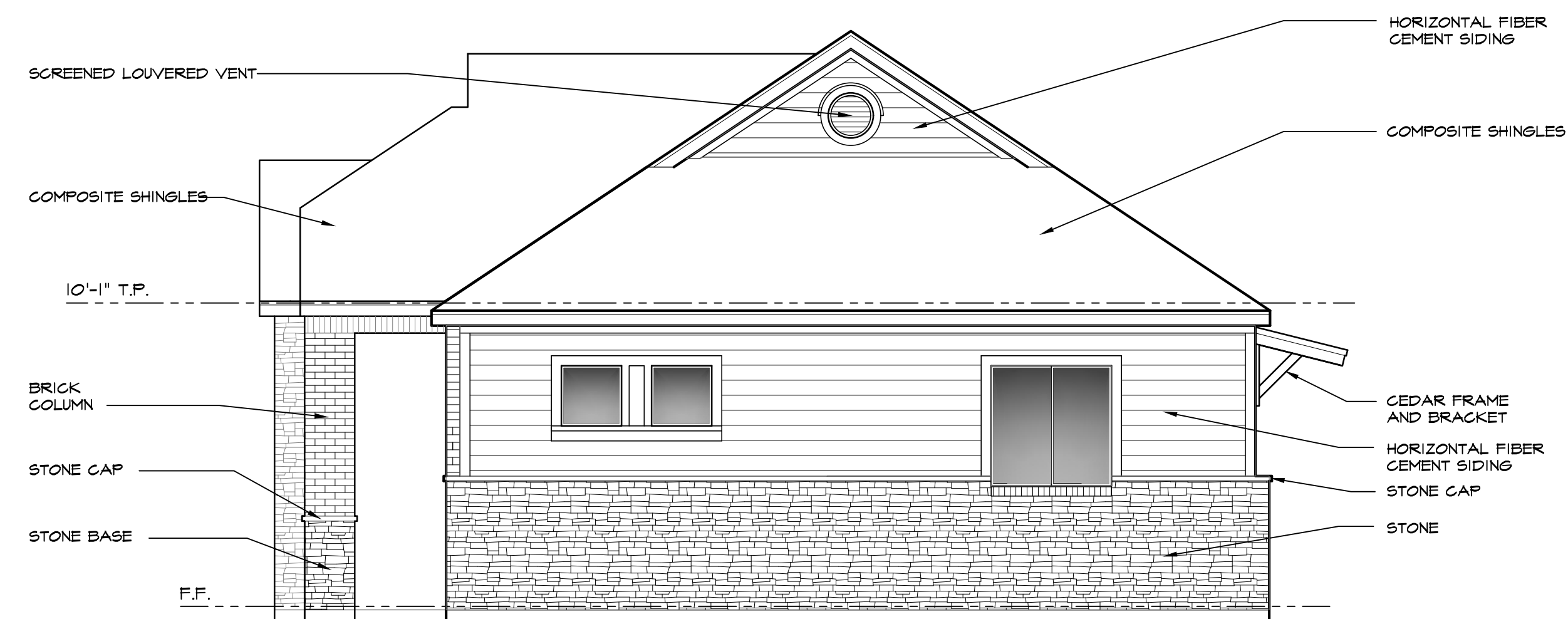
BUILDING TYPE 1B ELEVATIONS



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

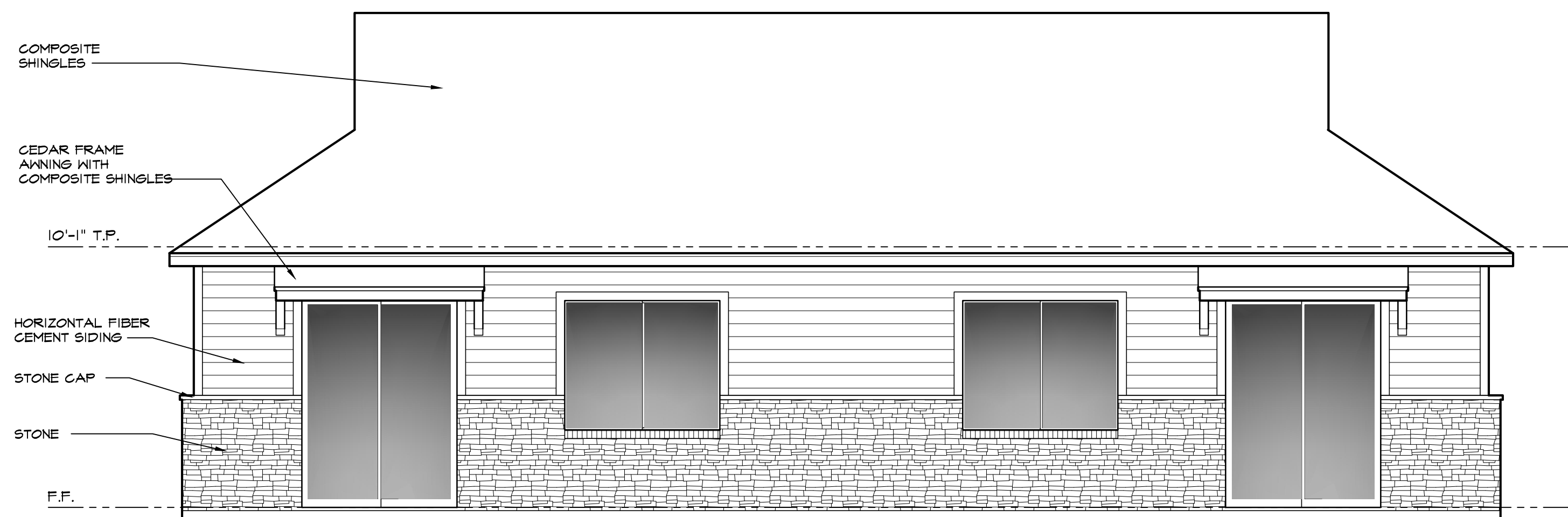
TOTAL CATEGORY A = 266 S.F.
TOTAL CATEGORY B = 264 S.F.
TOTAL ELEVATION AREA = 530 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



05 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

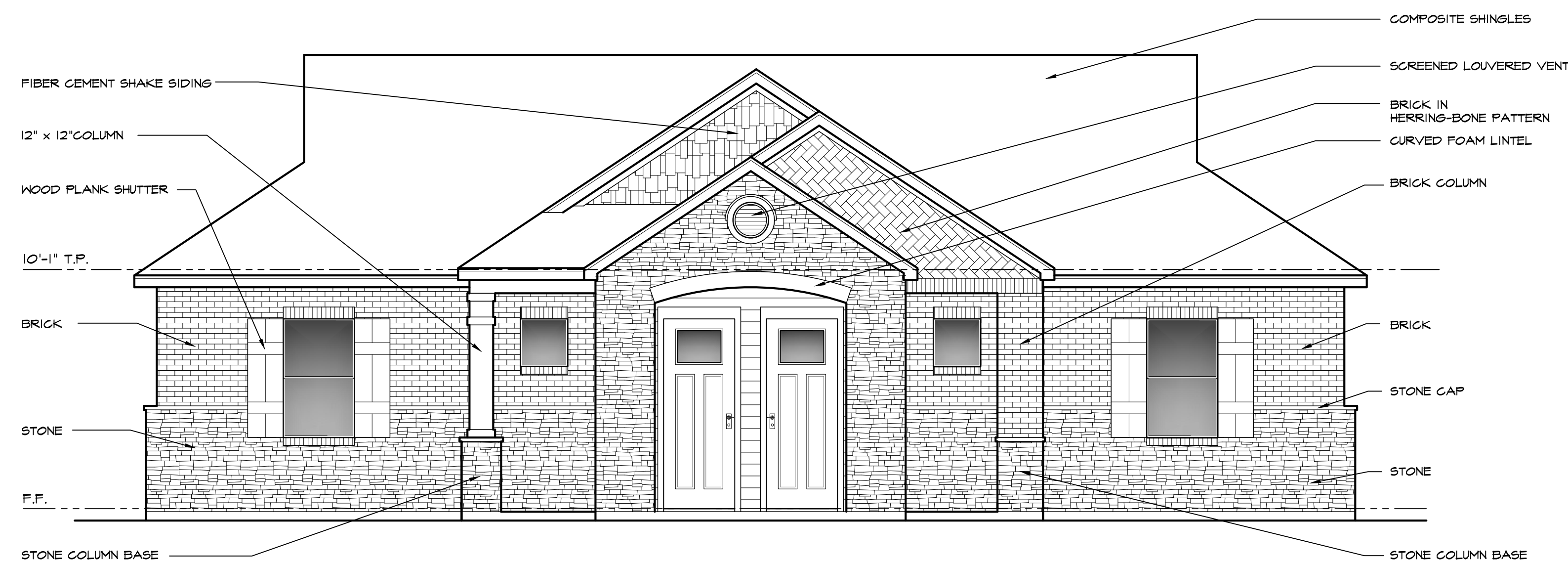
TOTAL CATEGORY A = 266 S.F.
TOTAL CATEGORY B = 264 S.F.
TOTAL ELEVATION AREA = 530 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 162 S.F.
TOTAL CATEGORY B = 160 S.F.
TOTAL ELEVATION AREA = 322 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 470 S.F.
TOTAL CATEGORY B = 62 S.F.
TOTAL ELEVATION AREA = 532 S.F.
88% CATEGORY A (MASONRY)
12% CATEGORY B (FIBER CEMENT SIDING)

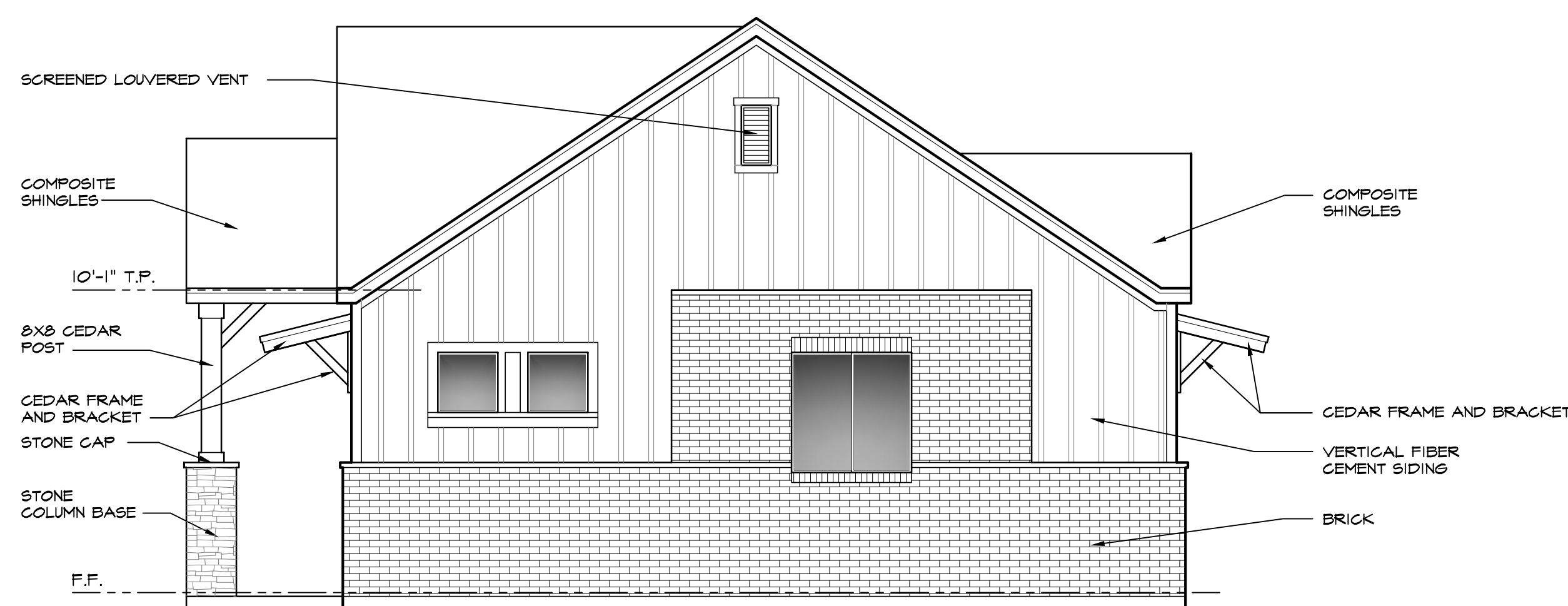
BUILDING TYPE 1C ELEVATIONS



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

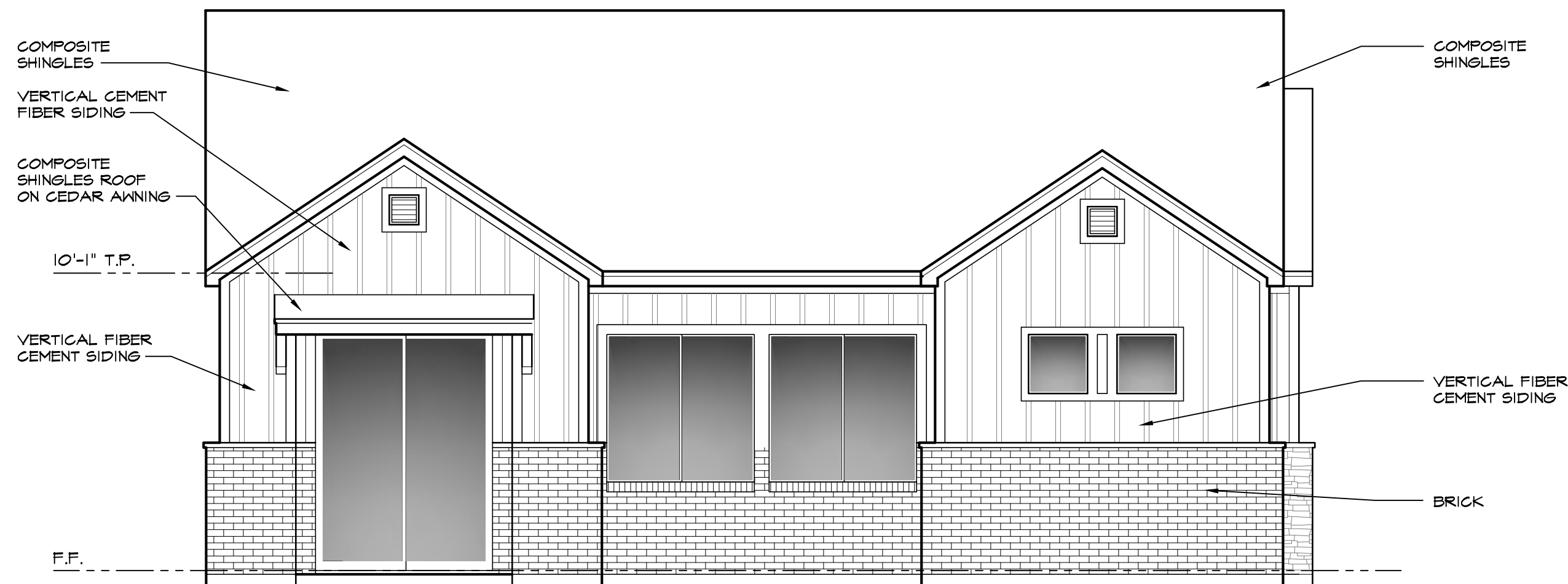
TOTAL CATEGORY A = 126 S.F.
TOTAL CATEGORY B = 125 S.F.
TOTAL ELEVATION AREA = 251 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 126 S.F.
TOTAL CATEGORY B = 125 S.F.
TOTAL ELEVATION AREA = 251 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 BUILDING TYPE "2" REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 132 S.F.
TOTAL CATEGORY B = 130 S.F.
TOTAL ELEVATION AREA = 262 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 BUILDING TYPE "2" FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 348 S.F.
TOTAL CATEGORY B = 64 S.F.
TOTAL ELEVATION AREA = 412 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (FIBER CEMENT SIDING)

BUILDING TYPE 2A ELEVATIONS



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

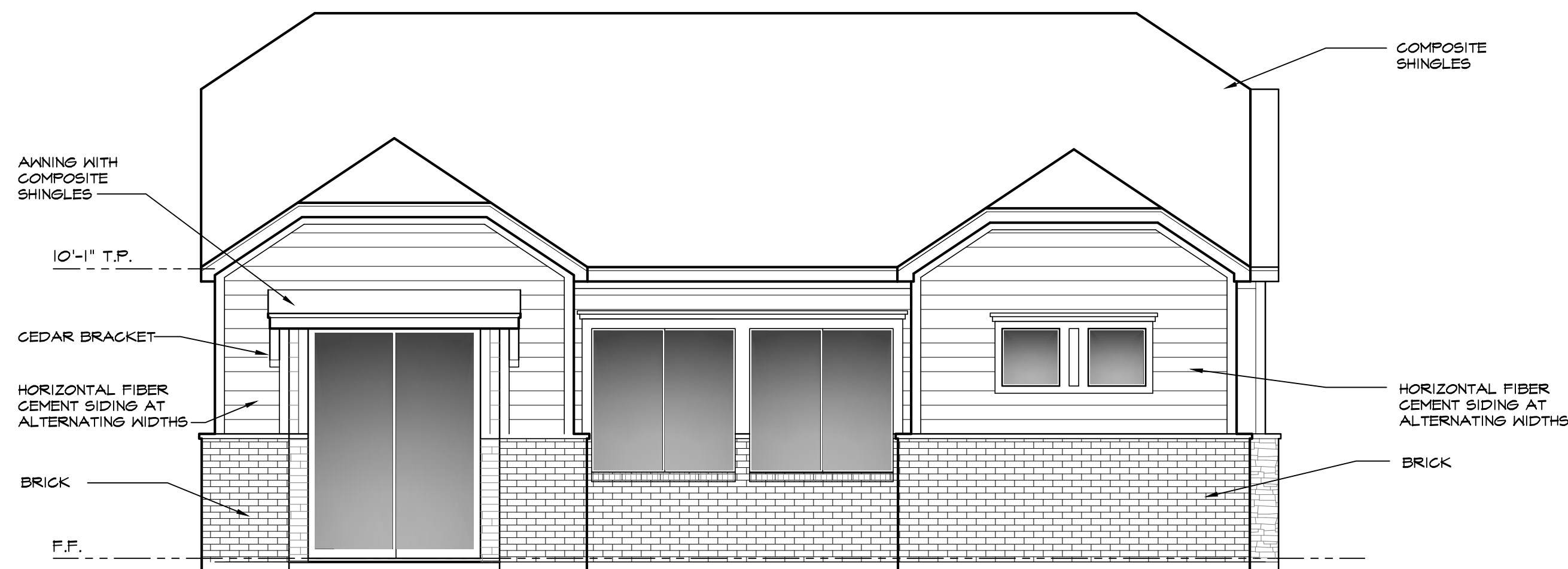
TOTAL CATEGORY A = 126 S.F.
TOTAL CATEGORY B = 126 S.F.
TOTAL ELEVATION AREA = 252 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 126 S.F.
TOTAL CATEGORY B = 126 S.F.
TOTAL ELEVATION AREA = 252 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 130 S.F.
TOTAL CATEGORY B = 130 S.F.
TOTAL ELEVATION AREA = 260 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 340 S.F.
TOTAL CATEGORY B = 60 S.F.
TOTAL ELEVATION AREA = 400 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (CEMENT PLASTER)

BUILDING TYPE 2B ELEVATIONS

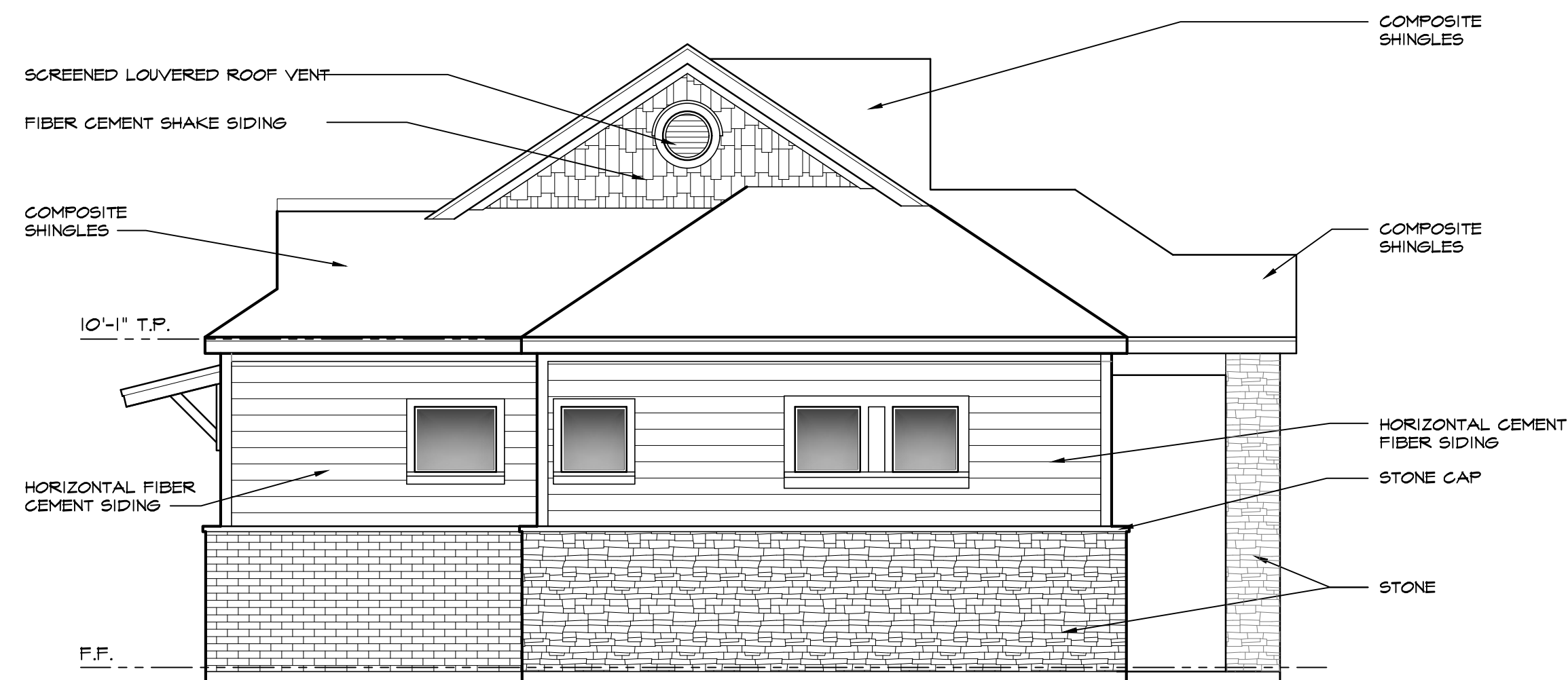
AVILLA PARKWAY
COTTAGE COMMUNITY
CELINA TX

IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486
972-248-1557
972-248-1557
Attachment: Proposed Elevation (The Columns Zoning)

A05

OF
JOB # 219009

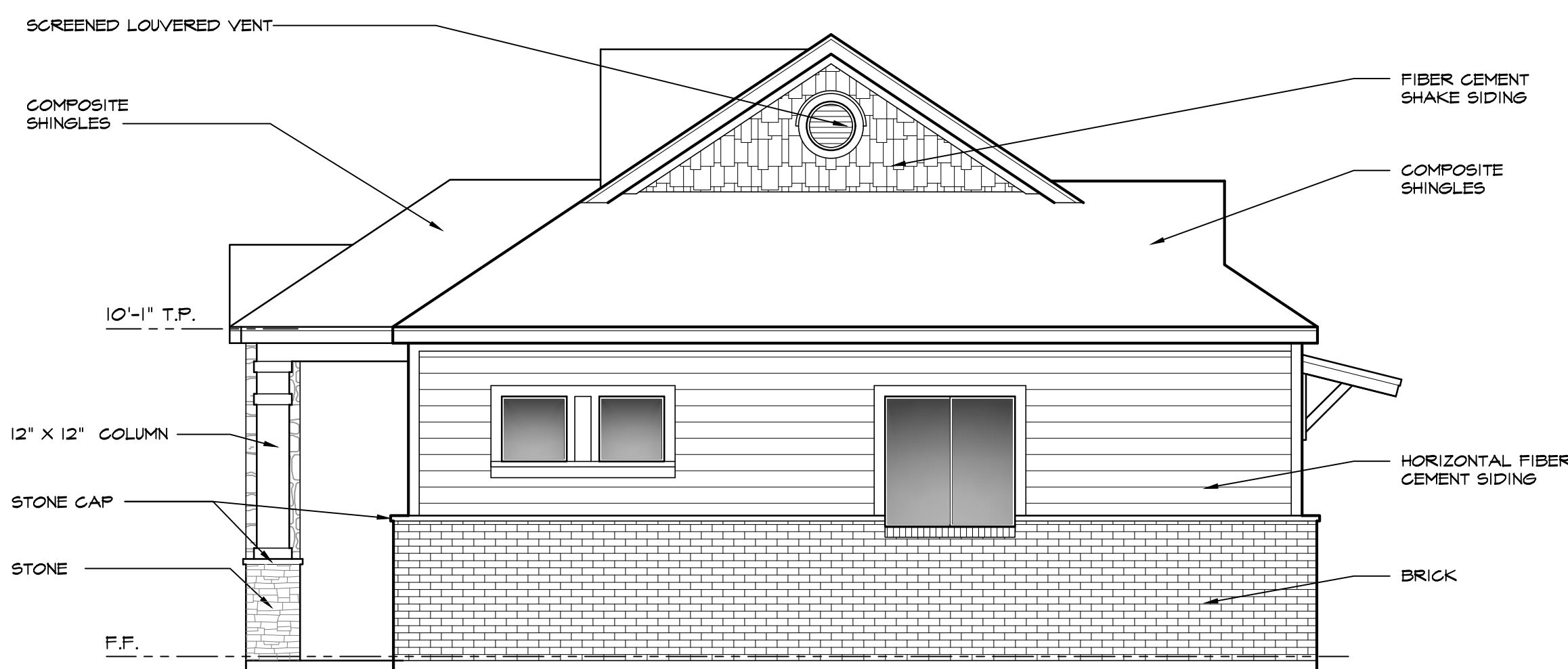
Packet Pg. 43



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

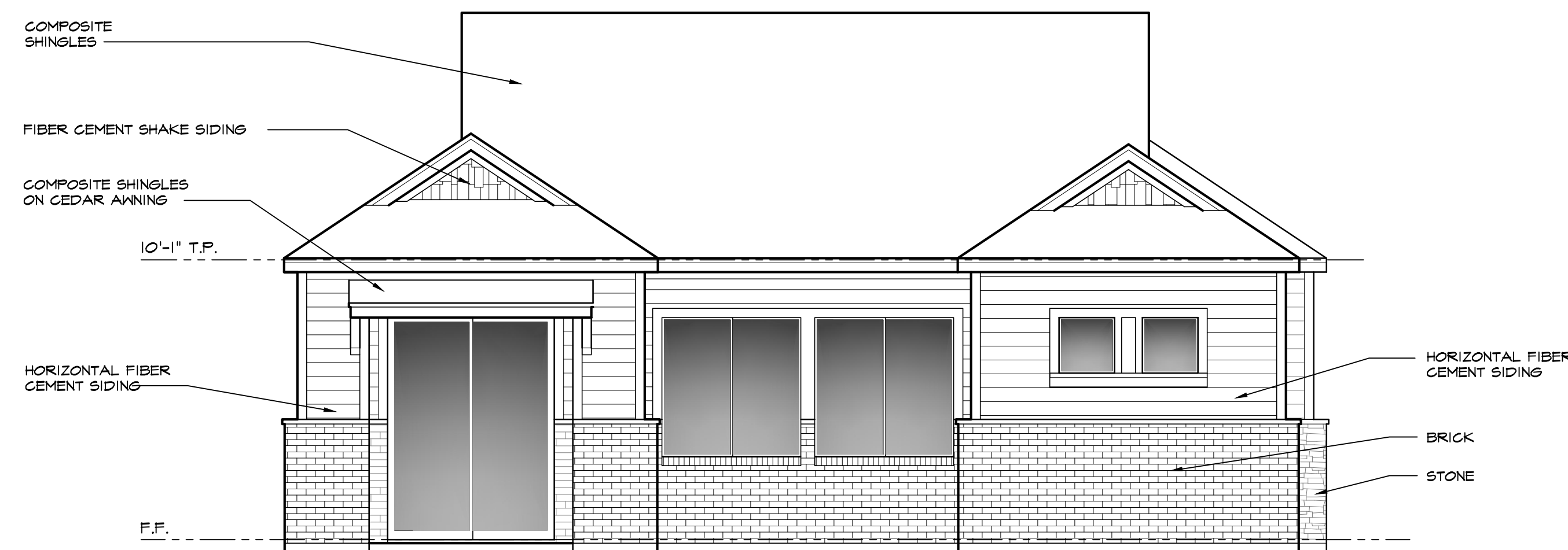
TOTAL CATEGORY A = 126 S.F.
TOTAL CATEGORY B = 125 S.F.
TOTAL ELEVATION AREA = 251 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 126 S.F.
TOTAL CATEGORY B = 125 S.F.
TOTAL ELEVATION AREA = 251 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 132 S.F.
TOTAL CATEGORY B = 130 S.F.
TOTAL ELEVATION AREA = 262 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

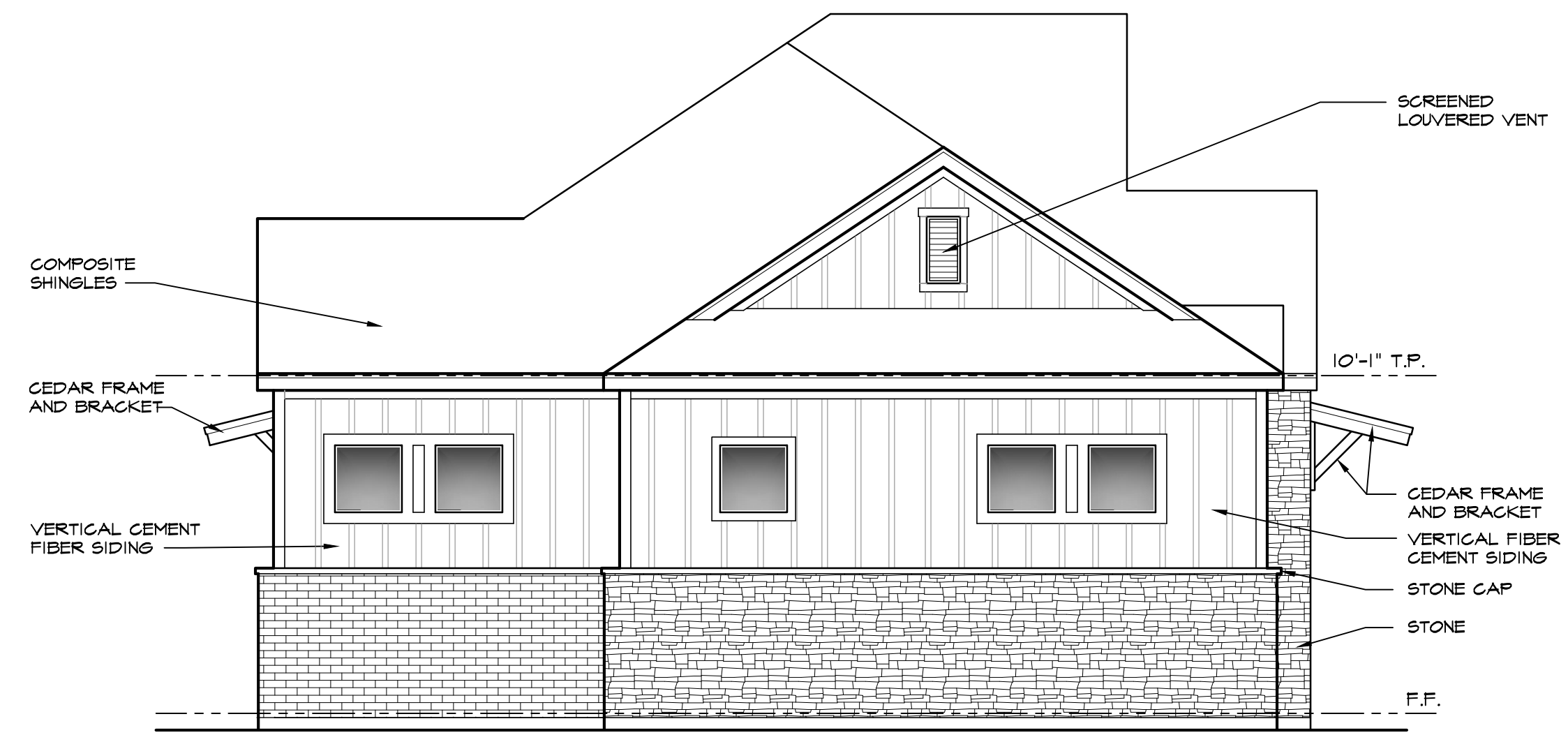
SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 348 S.F.
TOTAL CATEGORY B = 64 S.F.
TOTAL ELEVATION AREA = 412 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (CEMENT PLASTER)

BUILDING TYPE 2C ELEVATIONS

AVILLA PARKWAY
COTTAGE COMMUNITY
CELINA TX

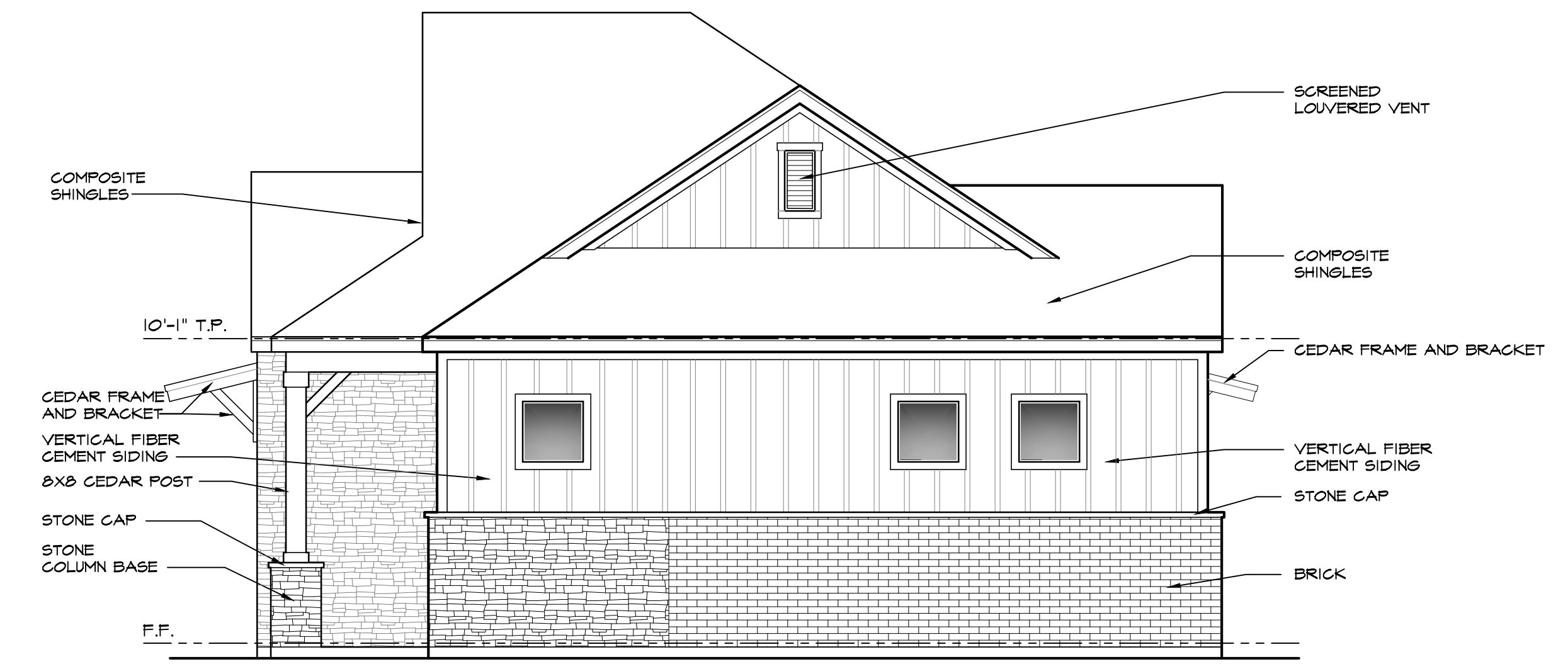
IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557
Attachment: Proposed Elevation (The Columns Zoning)



04 ELEVATION

SCALE: 1/4"=1'-0"

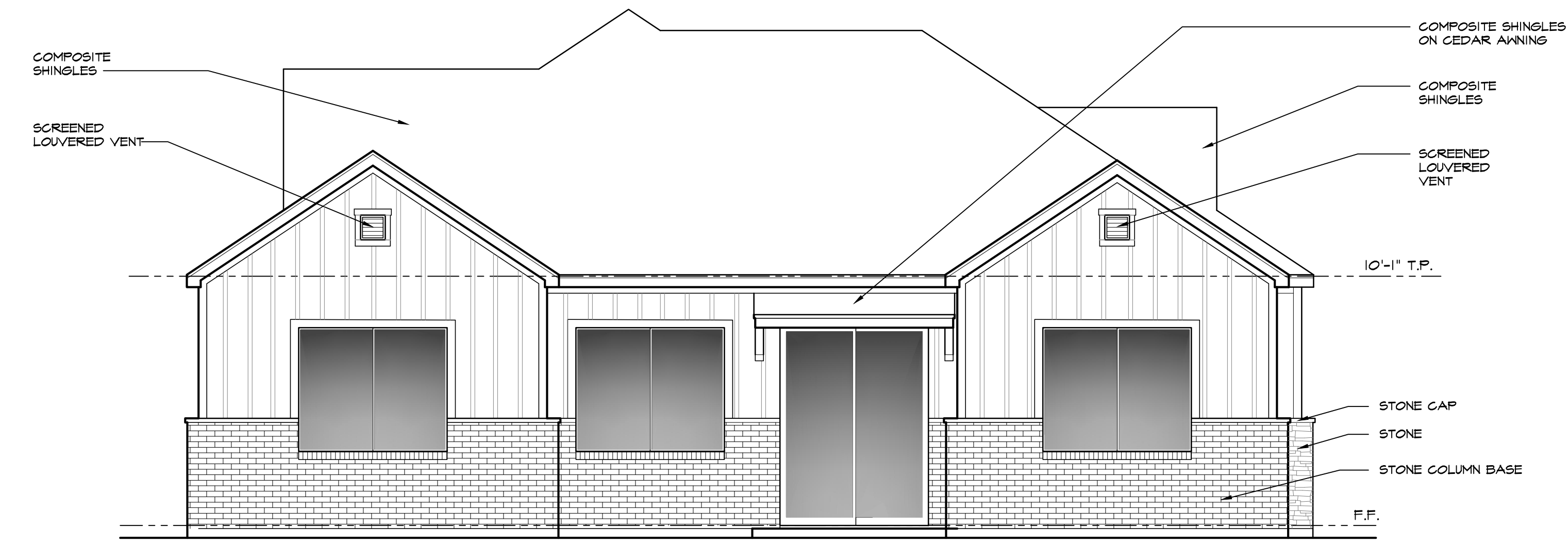
TOTAL CATEGORY A = 136 S.F.
TOTAL CATEGORY B = 137 S.F.
TOTAL ELEVATION AREA = 273 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 136 S.F.
TOTAL CATEGORY B = 137 S.F.
TOTAL ELEVATION AREA = 273 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 158 S.F.
TOTAL CATEGORY B = 160 S.F.
TOTAL ELEVATION AREA = 318 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 440 S.F.
TOTAL CATEGORY B = 80 S.F.
TOTAL ELEVATION AREA = 520 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (FIBER CEMENT SIDING)

BUILDING TYPE 3A ELEVATIONS

AVILLA PARKWAY
COTTAGE COMMUNITY
CELINA TX

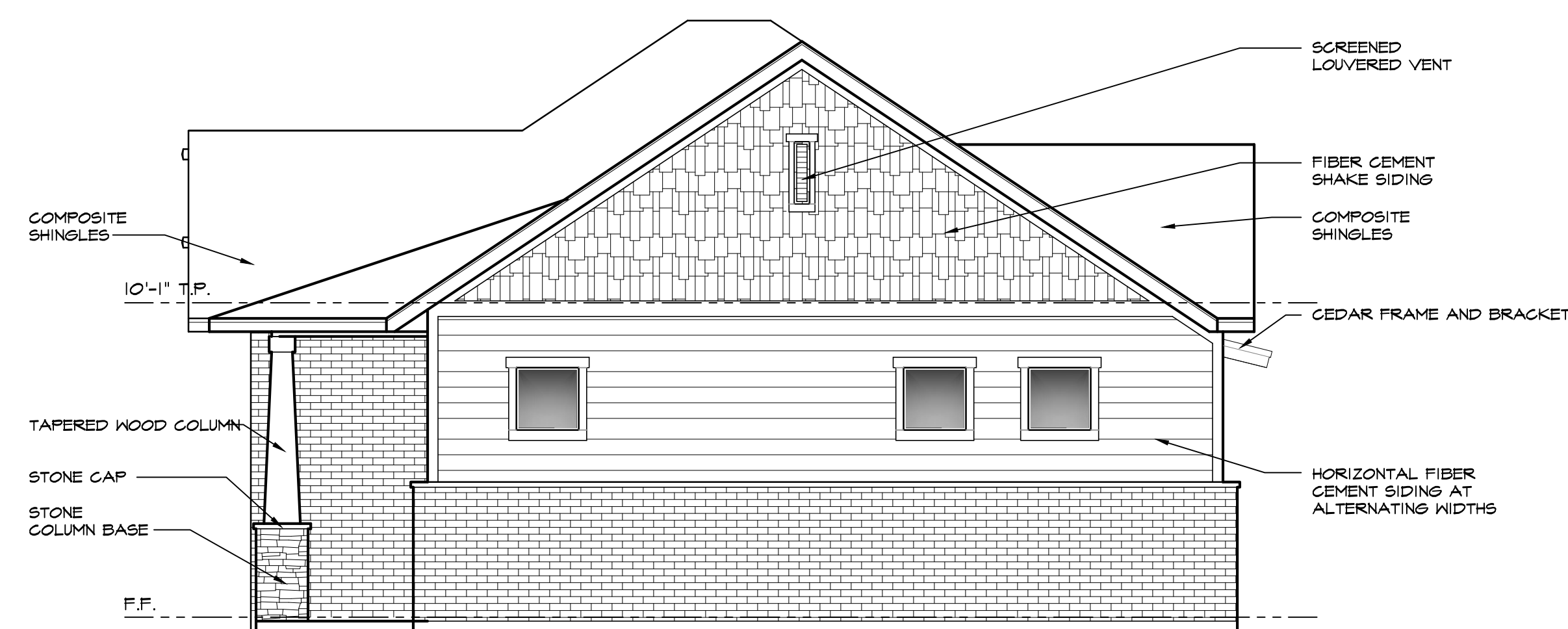
IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557
Attachment: Proposed Elevation (The Columns Zoning)



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

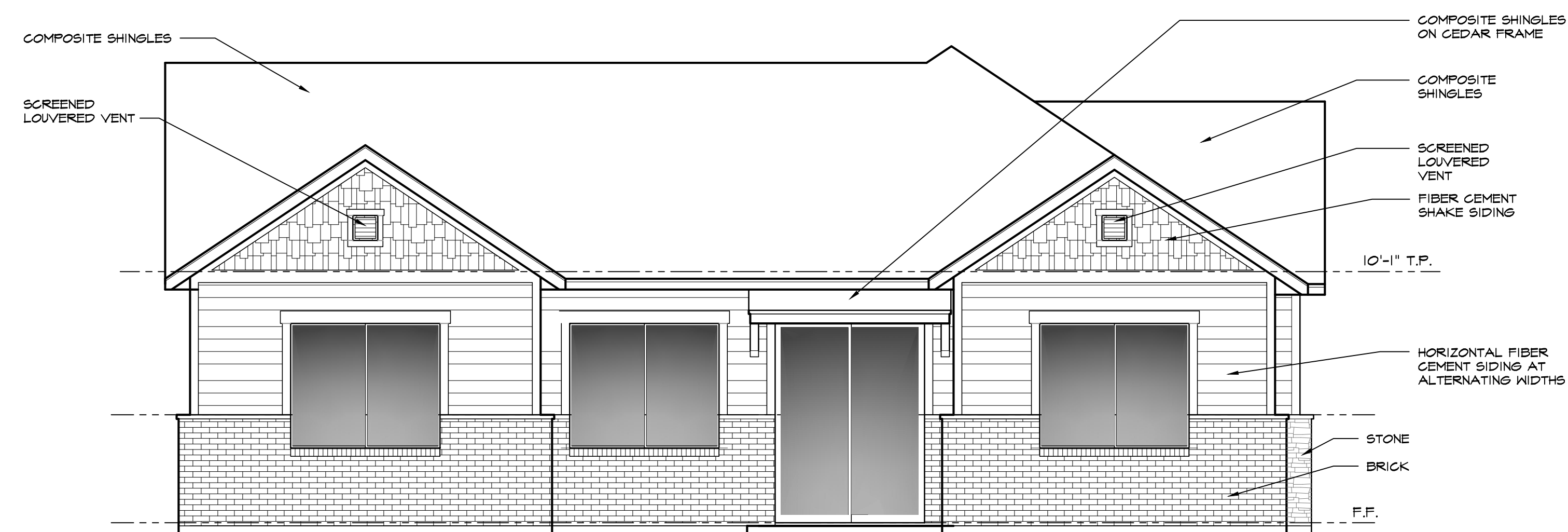
TOTAL CATEGORY A = 136 S.F.
TOTAL CATEGORY B = 131 S.F.
TOTAL ELEVATION AREA = 273 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

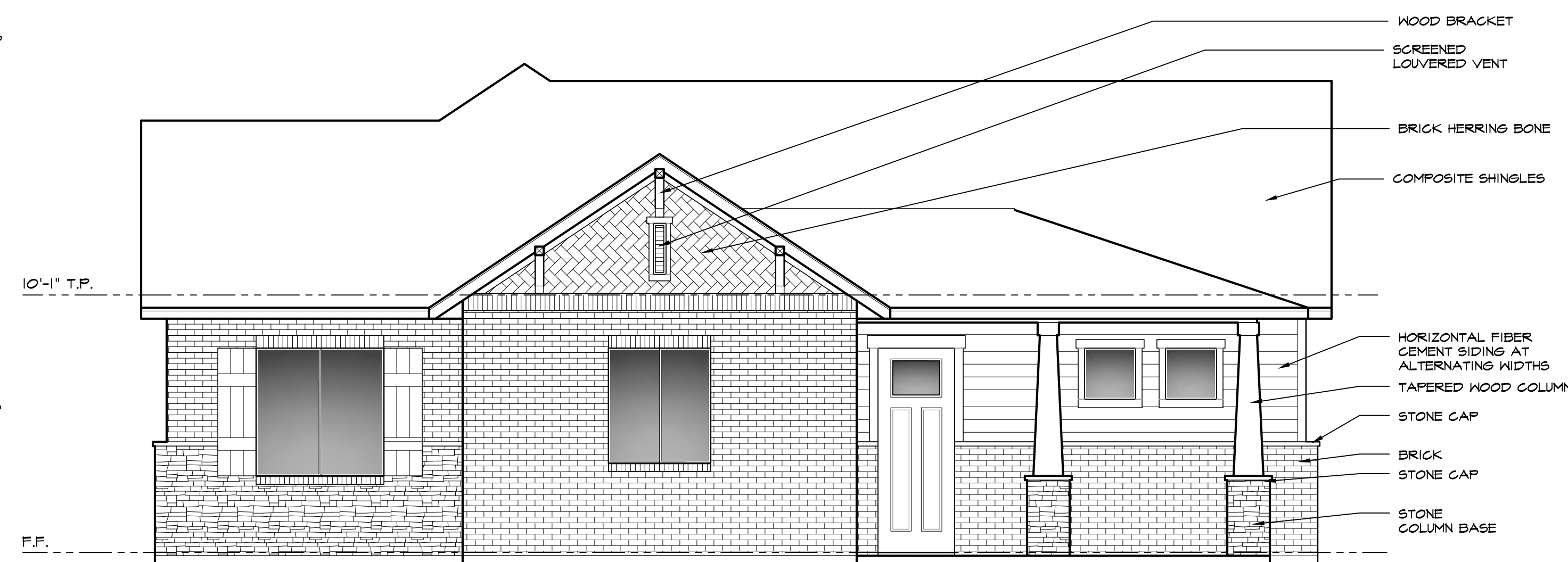
TOTAL CATEGORY A = 136 S.F.
TOTAL CATEGORY B = 131 S.F.
TOTAL ELEVATION AREA = 273 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 158 S.F.
TOTAL CATEGORY B = 160 S.F.
TOTAL ELEVATION AREA = 318 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 440 S.F.
TOTAL CATEGORY B = 76 S.F.
TOTAL ELEVATION AREA = 516 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (CEMENT PLASTER)

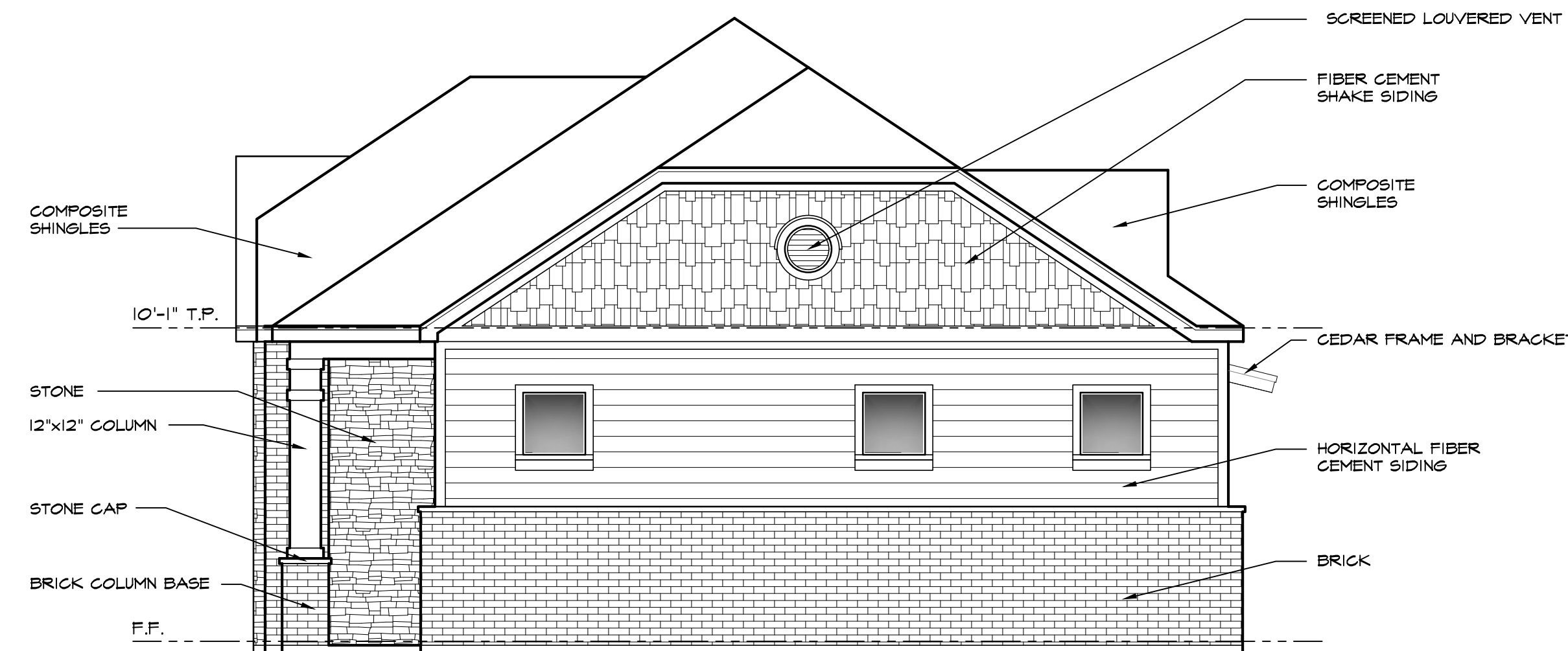
BUILDING TYPE 3B ELEVATIONS



04 ELEVATION

SCALE: 1/4"=1'-0"

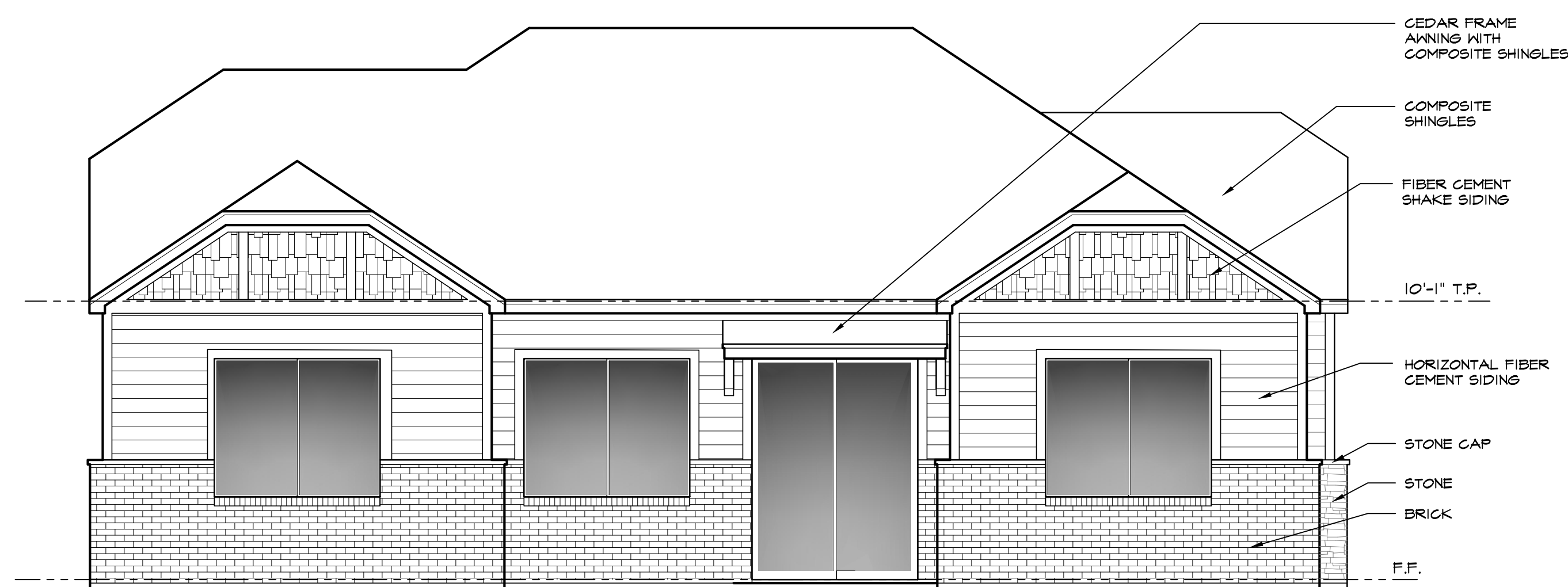
TOTAL CATEGORY A = 136 S.F.
TOTAL CATEGORY B = 131 S.F.
TOTAL ELEVATION AREA = 273 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 136 S.F.
TOTAL CATEGORY B = 131 S.F.
TOTAL ELEVATION AREA = 273 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 158 S.F.
TOTAL CATEGORY B = 160 S.F.
TOTAL ELEVATION AREA = 318 S.F.
50% CATEGORY A (MASONRY)
50% CATEGORY B (FIBER CEMENT SIDING)



01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOTAL CATEGORY A = 440 S.F.
TOTAL CATEGORY B = 76 S.F.
TOTAL ELEVATION AREA = 516 S.F.
85% CATEGORY A (MASONRY)
15% CATEGORY B (CEMENT PLASTER)

BUILDING TYPE 3C ELEVATIONS