



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 24, 2022
5:00 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 February 15, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for the Summit Commons Addition, being approximately 20 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway. (Summit Commons – Conveyance Plat)

C. Consider and act upon a Replat for Coit Business Park, being approximately 10 acres, generally located west of future Coit Road and approximately 775 feet south of future Punk Carter Parkway. (Coit Business Park – Replat)

IV. PUBLIC HEARINGS/ACTION ITEMS

A. Conduct a public hearing to consider and act upon a request to rezone approximately 6.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Summit Commons - Rezoning)

- B. Conduct a public hearing to consider and act upon a request to zone approximately 788 acres to a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTO) and Mixed-Use District (MU), with modified regulations, generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive, both within the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy North (First Leo) - PD 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, FEBRUARY 15, 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	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Vice-Chair Barley 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 January 18, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for North Square at Uptown, being approximately 14 acres; generally located west of Louisiana Drive and approximately 250 feet north of Poplar Street. (North Square at Uptown – Final Plat)

- C. Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres, generally located at the northeast corner of Worthington Way and Frontier Parkway. (Pet Suites – Replat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- G. Conduct a public hearing to consider and act upon a Development Agreement on approximately 45 acres, generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Development Agreement)

Vice-Chair Barley moved Item G ahead of Item A and stated that the item had been withdrawn by the applicant. Vice-Chair Barley opened the public hearing.

Mr. McAfee noted the applicant's withdrawal of the request and explained the pre-annexation status of the property.

Marcia Dunn, 5932 Priory Drive, Prosper, Texas, 75078, asked for clarification regarding the pre-annexation agreement and expressed concerns about increased traffic if so many residential units are added to the area.

Dusty McAfee, Executive Director of Development Services, provided additional details regarding the pre-annexation agreement and its implications on future development.

Eric Overton, 6001 Hightower Street, Prosper, Texas, 75078, expressed concerns about existing infrastructure and the lack of fire stations in the area resulting in a slow response time.

Jen Conyers, 6226 Painswick Drive, Aubrey, Texas, 76227, expressed concerns about the additional burden on existing infrastructure, especially considering the other multi-family project that was recently approved in the area.

Phil Romero, 6217 Kent Lane, Aubrey, Texas, 76227, asked about the City of Aubrey's future plans for the area, and asked how traffic studies were conducted.

Mr. McAfee explained that the Texas Department of Transportation (TxDOT) controls FM 1385 and its improvements, that a future fire station is planned for the Sutton Fields neighborhood, and that, per state law, infrastructure improvements are generally development-driven.

A member of the audience asked if the neighborhood could do anything to expedite improvements to FM 1385, such as petitioning TxDOT.

Mr. McAfee explained that TxDOT is aware of the traffic issues on FM 1385.

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

No action was taken.

RESULT:	NO ACTION
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- A. Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) and Agricultural District (AG), generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green - Zoning)

Madhuri Mohan, Planning Director, presented the staff report.

Vice-Chair Barley 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 Ousley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 2 acres to a Planned Development (PD) with a base zoning of Industrial District (I), generally located east of Louisiana Drive and 1,570 feet south of future J. Fred Smith Parkway, within the City Limits. (881 N. Louisiana – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.
 Vice-Chair Barley opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Becker motioned to approve the item as proposed.
 Commissioner Ousley seconded the item.
 All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to rezone approximately 12.1 acres to Dallas North Tollway Overlay District (DNTO), generally located at the northeast corner of the future Dallas North Tollway and Collin County Outer Loop, within the City Limits. (12 Acres on DNT – Rezoning)

Kari White, Senior Planner, presented the staff report.
 Vice-Chair Barley 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, Bain, Barley, Ousley, Becker, Poché
ABSENT: Hangartner

- D. Conduct a public hearing to consider and act upon a request to zone approximately 226 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R), generally located west of Louisiana Drive and approximately 1,600 feet north of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - PD Zoning)

Ms. Mohan presented the staff report.
 Vice-Chair Barley opened the public hearing.
 Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, asked who is responsible for future trails.

Mr. McAfee explained that trails are required and will be accounted for at the time of permitting.
 Ryan Kelley, 3501 North Preston Lakes Drive, Celina, Texas, 75009, asked about the lot sizes planned for the future development.
 Ms. Mohan provided the proposed lot sizes.
 No one else came forward to speak and the public hearing was closed.
 Commissioner Becker 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:	Eric Becker, Commissioner
SECONDER:	KJ Clark, Commissioner
AYES:	Clark, Bain, Barley, Ousley, Becker, Poché
ABSENT:	Hangartner

- E. Conduct a public hearing to consider and act upon a request to zone approximately 224 acres to Agricultural District (AG), generally located west of future Peterman Parkway, north of future Sunset Boulevard, east of future Legacy Drive, and south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - Remainder Zoning)

Ms. Mohan presented the staff report.
 Vice-Chair Barley opened the public hearing.
 Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked how properties included in annexations are chosen.
 Mr. McAfee explained staff's methodology for prioritizing properties for annexation.
 No one else came forward to speak and the public hearing was closed.
 Commissioner Becker motioned to approve the item as proposed.
 Commissioner Bain seconded the item.
 The motion was approved 5 to 1, with Commissioner Ousley being the dissenting vote.

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

- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 71 acres, generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (KDD Ranch - Development Agreement)

Ms. White presented the staff report.
 Vice-Chair Barley opened the public hearing.
 Rob Daake, applicant, 5004 Falcon Hollow Road, McKinney, Texas, 75072, explained how the realignment of future J. Fred Smith Parkway in the City's Master Thoroughfare Plan affected his client's plans for the subject property, and stated that he was available to answer any questions.
 Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about the specific plans for the property since the final breakdown of uses was unclear.
 Mr. McAfee explained that the site will be mixed-use and that the flexibility in the uses is intentional.
 No one else came forward to speak and the public hearing was closed.
 Commissioner Clark motioned to approve the item as proposed.
 Commissioner Ousley seconded the item.
 All were in favor, and the item was approved.

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

H. Conduct a public hearing to consider and act upon a Development Agreement on approximately 427 acres, generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hubbard Tract – Development Agreement)

Mr. Pollard presented the staff report.

Vice-Chair Barley opened the public hearing.

Steve Robinson, Hubbard Trust trustee, 10401 County Road 58, Celina, Texas, 75009, explained how the Hubbard Trust benefits Celina Independent School District (CISD).

Jim Knight of KFM Engineering & Design, applicant, 3501 Olympus Boulevard, Suite 100, Coppell, Texas, 75019, reiterated that the net proceeds of the development will go to CISD and provided an overview of the project.

Robert Massarella, 4028 Preston Lakes Circle, Celina, Texas, 75009, president of the North Preston Lakes Estates Homeowners' Association, presented a letter from the neighborhood expressing concerns about the increased traffic and burden on infrastructure that the proposed development would generate.

Ryan Kelley, 3401 North Preston Lakes Drive, Celina, Texas, 75009, stated that he was not against the development, but he did express concerns about increased traffic congestion and suggested a roundabout for better mobility.

Mr. Knight addressed the Commission regarding the planned expansion of Louisiana Drive and provided updates on ongoing Legacy Hills infrastructure projects, noting that these improvements will benefit the proposed development and surrounding community.

Mr. McAfee addressed the Commission noting that the City's Thoroughfare Plan accounts for the increased traffic demand.

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

Commissioner Bain motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

The motion was approved 5 to 1, with Commissioner Clark being the dissenting vote.

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

V. ADJOURNMENT:

Vice-Chair Barley adjourned the meeting at 7:11 p.m.

Minutes Acceptance: Minutes of Feb 15, 2022 5:30 PM (Minutes Approval)



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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: March 24, 2022
Re: Summit Commons - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for the Summit Commons Addition, being approximately 20 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway. (Summit Commons – Conveyance Plat)

Applicant:

Bohler Engineering
6017 Main Street
Frisco, TX 75034

Background Information:

The Conveyance Plat is for two lots at the northeast corner of Preston Road and Glendenning Parkway, and in conformance with Celina's subdivision regulations.

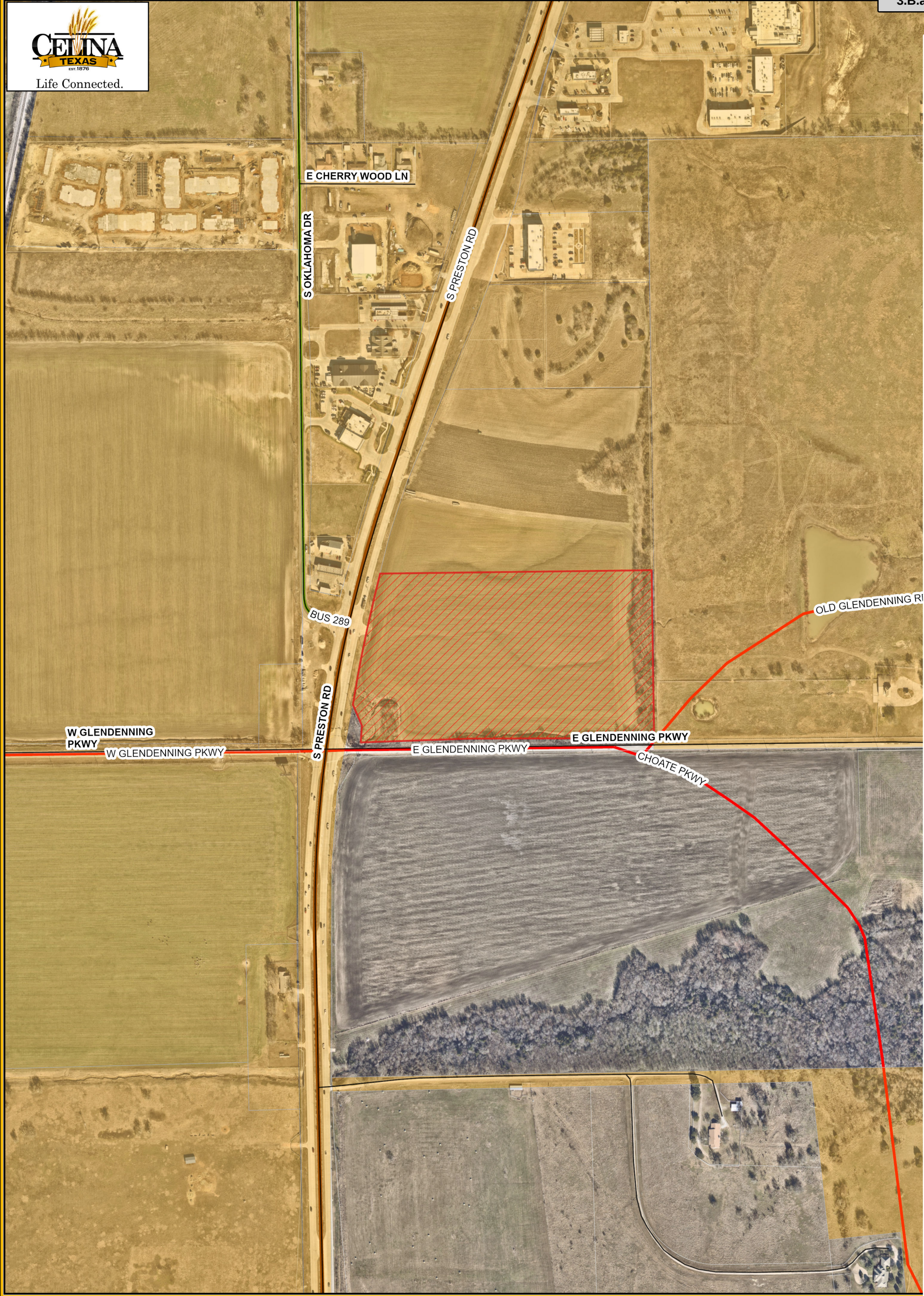
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

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



Attachment: Location Map (Summit Commons – Conveyance Plat)

Legend

Subject Property

City Limits

Roads

Parcels

Summit Commons
Location Map
City of Celina

3/8/2022

0

345

690

Feet

STATE OF TEXAS §
COUNTY OF COLLIN §

We, **SUMMIT CENTER AT PRESTON, LLC**, owner of the land shown on this plat within the area described by metes and bounds as follows:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS, SUMMIT CENTER AT PRESTON, LLC, are the owners of a tract of land situated in the City of Celina, Collin County, Texas, being a part of the Collin County School Land Survey, Abstract No. 167, being a part of a called 20,000 acre tract of land described in a Special Warranty Deed to Summit Center at Preston, LLC, as recorded in Instrument No. 20130708000945990, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at brass monument stamped "TXDOT" found at an angle point of called 0.3180 acre tract of land described as Parcel 10 in a Right-of-Way Deed to the State of Texas, as recorded in Instrument No. 2012010600020330, O.P.R.C.C.T., said monument being in the southeast line of Preston Road-State Highway 289 (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE along the southeast line of said Preston Road-State Highway 289, the following courses and distances:

In a northeasterly direction, a distance of 503.80 feet, having a central angle of 05 degrees 06 minutes 01 seconds, a radius of 5,659.58 feet, tangent length of 252.07 feet and whose chord bears North 11 degrees 56 minutes 23 seconds East a distance of 503.64 feet to a brass monument stamped "TXDOT" found at an angle point of said 0.3180 acre tract of land;

North 13 degrees 12 minutes 06 seconds East, a distance of 48.08 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." set at the northeast corner of said 0.3180 acre tract of land and the southwest corner of a called 16.987 acre tract of land described in a Warranty Deed to James Chan Wu and Chin-Chao Wu Revocable Trust, as recorded in Instrument No. 20210401000647290, O.P.R.C.C.T.,

THENCE North 89 degrees 35 minutes 34 seconds East, a distance of 1,109.79 feet along the north line of said 20,000 acre tract of land and the south line of said 16.987 acre tract of land to a three-eighths inch iron rod found at the northeast corner of said 20,000 acre tract of land and the southeast corner of said 16.987 acre tract of land, said iron rod being in the west line of a called 71.296 acre tract of land described in a Special Warranty Deed to Celina Land Investors, LTD., as recorded in Instrument No. 20150116000051930, O.P.R.C.C.T., from which a five-eighths inch iron rod found at the northeast corner of said 16.987 acre tract of land and the southeast corner of a called 4.321 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Preston TEP, LLC, as recorded in Instrument No. 20200311000356960, O.P.R.C.C.T. bears North 00 degrees 35 minutes 07 seconds West a distance of 750.66 feet;

THENCE South 00 degrees 35 minutes 07 seconds East, a distance of 720.53 feet along the east line of said 20,000 acre tract of land and the west line of said 71.296 acre tract of land to a one-half inch iron rod found at the southeast corner of said 20,000 acre tract of land and the southwest corner of said 71.296 acre tract of land, said iron rod being in the north line of a called 77.694 acre tract of land described in a Warranty Deed to Vera Lucile Jinks, as recorded in Volume 1102, Page 752, O.P.R.C.C.T. and being in or near the centerline of County Road 89, from which a one-half inch iron rod found at the southeast corner of said 71.296 acre tract of land and the northeast corner of said 77.694 acre tract of land bears North 89 degrees 22 minutes 26 seconds East a distance of 1,250.20 feet;

THENCE South 89 degrees 22 minutes 26 seconds West, a distance of 1,205.69 feet along the south line of said 20,000 acre tract of land, the north line of said 77.694 acre tract of land and the centerline of said County Road 89 to a chiseled "X" cut in concrete set for the southeast corner of said 0.3180 acre tract of land and the northeast corner of a called 0.1734 acre tract of land described as Parcel 11 in a Right-of-Way Deed to the State of Texas, as recorded in Instrument No. 20110913000970440, O.P.R.C.C.T., said brass monument being in the southeast line of said Preston Road-State Highway 289, from which a brass monument stamped "TXDOT" found at an angle point said 0.1734 acre tract of land bears South 05 degrees 42 minutes 46 seconds West a distance of 26.02 feet;

THENCE along the southeast line of said Preston Road-State Highway 289, the following courses and distances:

North 05 degrees 42 minutes 46 seconds East, a distance of 101.41 feet to a brass monument stamped "TXDOT" found at an angle point of said 0.3180 acre tract of land;

North 23 degrees 19 minutes 00 seconds West, a distance of 92.89 feet to the **POINT OF BEGINNING** and containing 854,519 square feet or 19,617 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT **SUMMIT CENTER AT PRESTON, LLC**, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **LOTS 1 AND 2, BLOCK A, SUMMIT COMMONS ADDITION**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

SUMMIT CENTER AT PRESTON, LLC
A TEXAS LIMITED LIABILITY COMPANY

NAME: Dr. Steve Rayburn DATE:
TITLE:

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared Dr. Steve Rayburn, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ of **SUMMIT CENTER AT PRESTON, LLC**, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Aaron S. Andree, Date
Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Aaron S. Andree, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

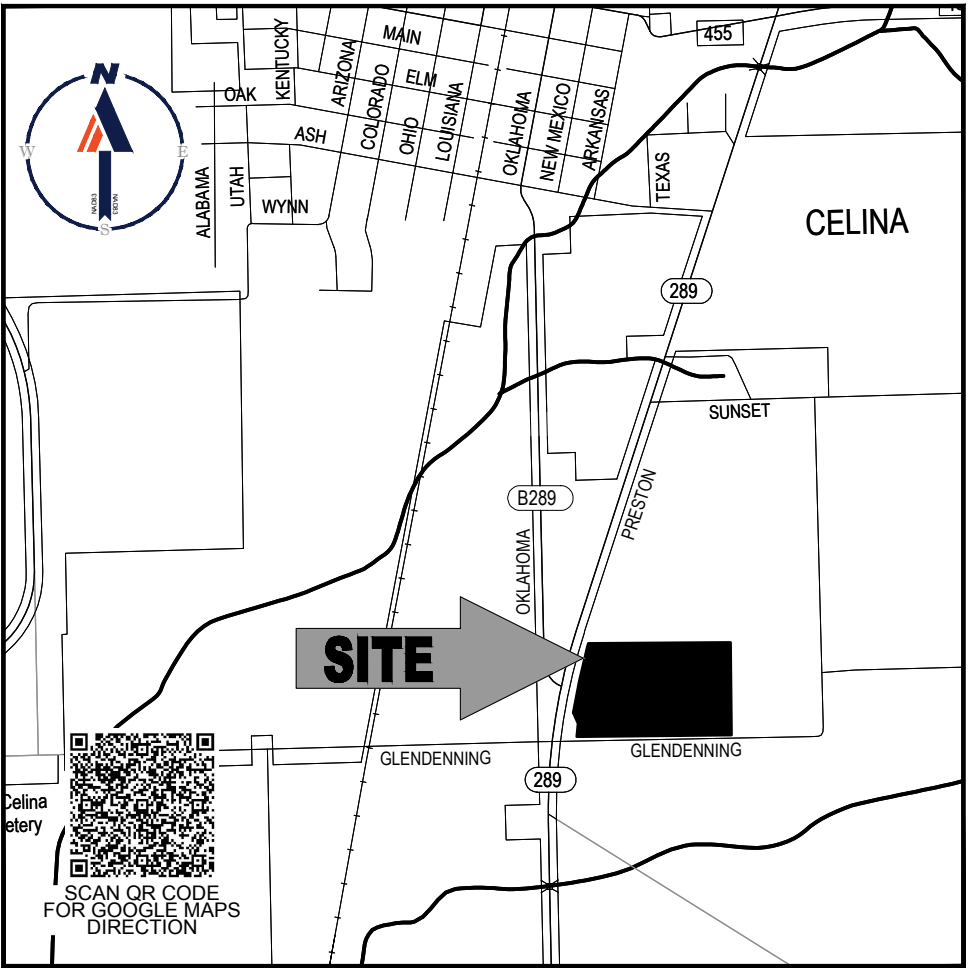
GIVEN UNDER MY HAND AND SEAL OF OFFICE
this the _____ day of _____, 2022.

Notary Public, State of Texas

LEGEND

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND STAMPED "_____"
CIRS CAPPED IRON ROD SET STAMPED "BOHLER ENG."
RC RED PLASTIC CAP
BMON BRASS MONUMENT
P.O.B. POINT OF BEGINNING
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
SQ. FT. SQUARE FEET
VOL. PG. VOLUME, PAGE
CAB. PG. CABINET, PAGE
ESMT. EASEMENT
(CM) CONTROLLING MONUMENT

CERTIFICATE OF PLAT APPROVAL	
Approved _____	
City Development Official City of Celina, Texas	Date _____
Witness by hand this _____ day of _____, 2022	
_____ City Secretary City of Celina, Texas	



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEIOD12A.
- 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.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The subject property does not lie within a 100-year flood plain according to Community Panel No. 48083C0120J, dated June 02, 2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
- No overhead utilities are permitted on the subject property.
- The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of this Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, nor permanent utility services provided, for land that has only received approval as a Conveyance Plat.

CONVEYANCE PLAT
SUMMIT COMMONS ADDITION
LOTS 1 AND 2, BLOCK A

BEING PART OF A CALLED 20.00 ACRES
SUMMIT CENTER AT PRESTON, LLC
INST. NO. 20130708000945990

19,617 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167;

CITY OF CELINA, COLLIN COUNTY, TEXAS

weitzman®

3102 MAPLE AVE., SUITE 500
DALLAS, TEXAS 75201
214-720-0600

BOHLER //

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www.bohlerengineering.com
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TBP#S No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TS0210037	01/28/22	ASA	BL	ASA	1" = 100'	1 OF 1

OWNER:
SUMMIT CENTER AT PRESTON, LLC
3602 GRAPHIC PLACE
PLANO, TX 75075
PHONE: N/A
CONTACT: DR. STEVE RAYBURN

DEVELOPER:
WEITZMAN MANAGEMENT CORP.
3102 MAPLE AVE., SUITE 500
DALLAS, TX 75201
PHONE: (214) 654-0600
CONTACT: TIM BAWER

SURVEYOR:
BOHLER ENGINEERING
8017 MAIN ST.
FRISCO, TX 75034
PHONE: 469.458.7300
CONTACT: AARON ANDREE



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: March 24, 2022
Re: Coit Business Park - Replat

Action Requested:

Consider and act upon a Replat for Coit Business Park, being approximately 10 acres, generally located west of future Coit Road and approximately 775 feet south of future Punk Carter Parkway. (Coit Business Park – Replat)

Owner:

Claymoore Engineering, Inc.
1903 Central Drive, Suite: 406
Bedford, TX 76021

Background Information:

This replat is for creating a new lot, and both abandoning and dedicating easements for the Coit Business Park Addition, and is in compliance with Celina's Subdivision regulations.

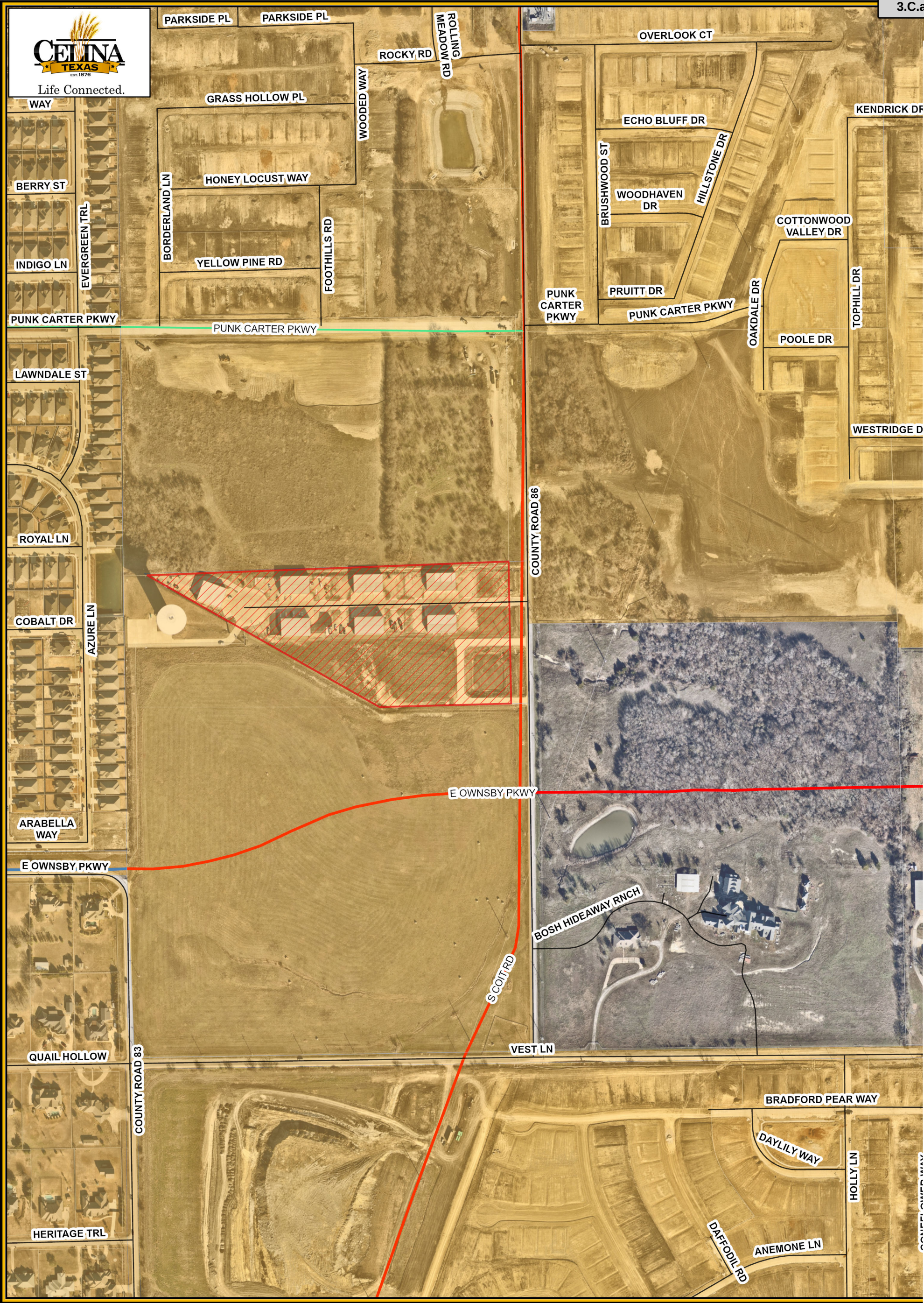
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Replat

Staff Recommendation:

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



WAY

BERRY ST

INDIGO LN

EVERGREEN TRL

PUNK CARTER PKWY

LAWNDALE ST

ROYAL LN

COBALT DR

AZURE LN

ARABELLA WAY

E OWNSBY PKWY

QUAIL HOLLOW

HERITAGE TRL

PARKSIDE PL

PARKSIDE PL

GRASS HOLLOW PL

HONEY LOCUST WAY

YELLOW PINE RD

BORDERLAND LN

FOOTHILLS RD

WOODED WAY

ROCKY RD

ROLLING MEADOW RD

3

OVERLOOK CT

ECHO BLUFF DR

BRUSHWOOD ST

WOODHAVEN DR

HILLSTONE DR

PUNK CARTER PKWY

PRUITT DR

COTTONWOOD VALLEY DR

OAKDALE DR

POOLE DR

TOPHILL DR

KENDRICK DR

WESTRIDGE DR

COUNTY ROAD 86

E OWNSBY PKWY

BOSH HIDEAWAY RNCH

VEST LN

BRADFORD PEAR WAY

DAYLILY WAY

DAFODIL RD

ANEMONE LN

HOLLY LN

COUNTY ROAD 83

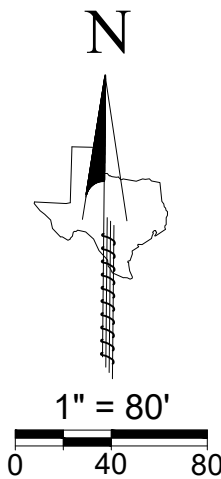
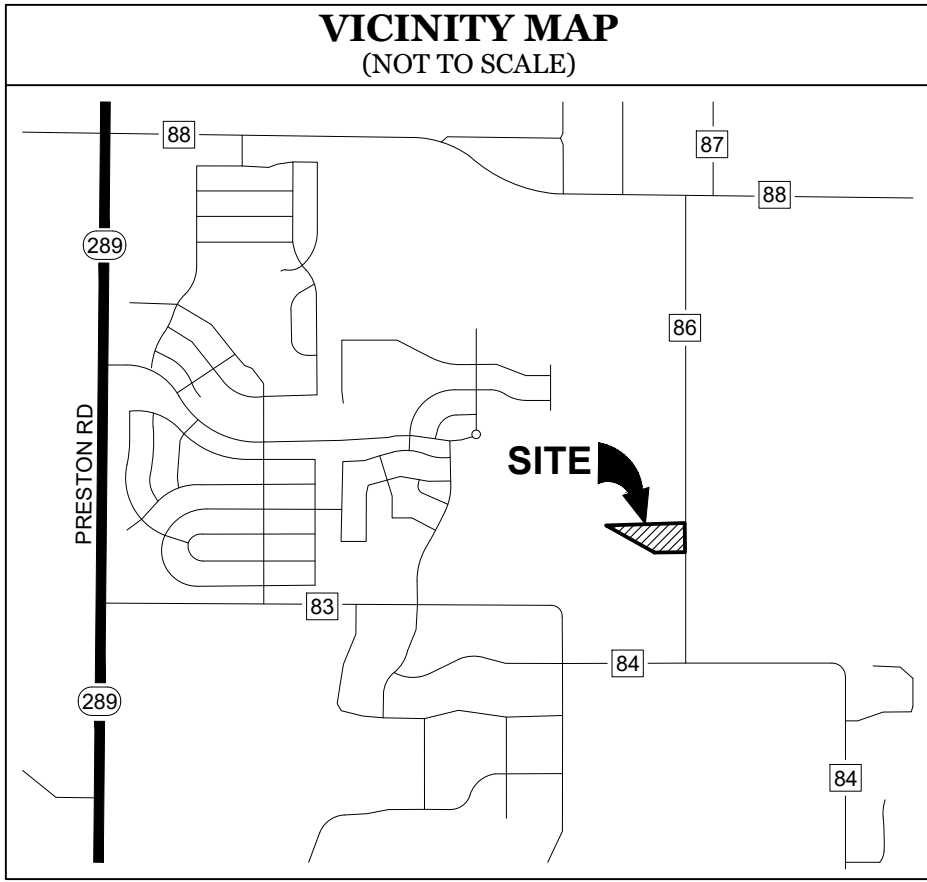
Legend

- Subject Property
- City Limits
- Roads
- Parcels

Coit Business Park Location Map City of Celina

3/8/2022

0 285 570 Feet



GENERAL NOTES

- 1.) The purpose of this replat is to reconfigure an existing lot of record.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0120J.
- 3.) 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/or withholding of utilities and building permits.
- 4.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (2011 Adjustment realization).
- 5.) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated and shown 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.
- 6.) 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.
- 7.) 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 improvements, including 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.
- 8.) This plat is hereby adopted by the Owners and approved by the City of Celina subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of lot as shown on the plat is called "Drainage and Detention Easement" the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or considers erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable condition which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **CROSSMAR TEXAS INVESTMENTS 1, LLC**, is the owner of a 9.32 acre tract of land situated in the McKINZIE WILHITE SURVEY, ABSTRACT NUMBER 1008, in the Extra-Territorial Jurisdiction of Celina, Collin County, Texas, being all of Lot 1, Block A, of Coit Business Park, a subdivision of record in Instrument Number 20190805010003360 of the Plat Records of Collin County, Texas, same being part of a called 10.00 acre tract of land conveyed to Crossmar Texas Investments 1, LLC, by deed of record in Instrument Number 20170512000612000 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the West right-of-way line of County Road No. 86 (right-of-way varies), being in the North line of the remainder of a called 38.000 acre tract of land conveyed to William K. Wood and Kathy D. Wood by deed of record in Instrument Number 20071029001470070 of said Official Public Records, also being the Southwest corner of a called 0.68 acre right-of-way dedication for County Road Number 86 by said plat of Coit Business Park, and being the Southeast corner of said Lot 1 and hereof;

THENCE, South 89°09'02" West, departing the West right-of-way line of County Road No. 86, along the South line of said Lot 1 and the common North line of said remainder of a called 38.000 acre tract, a distance of 448.72 feet to a 1/2-inch iron rod with plastic cap stamped "METROPLEX" found at the Southeast corner of the remainder of a called 5.00 acre tract of land conveyed to William K. Wood and Kathy D. Wood by deed of record in Instrument Number 20080310000279150 of said Official Public Records, being the Southwest corner of said Lot 1 and hereof;

THENCE, North 60°43'31" West, along the West line of said Lot 1 and the common East line of said remainder of a called 5.00 acre tract and a called 2.186 acre tract of land conveyed to the City of Celina, Texas, by deed of record in Instrument Number 20170710000893950 of said Official Public Records, a distance of 924.33 feet to a 1/2-inch iron rod found in the South line of a called 24.103 acre tract of land conveyed to the City of Celina, by deed of record in Instrument Number 20191031001381610 of said Official Public Records, being the Northeast corner of said 2.186 acre tract, also being the Northwest corner of said Lot 1 and hereof;

THENCE, North 88°12'18" East, along the South line of said 24.103 acre tract and the common North line of said Lot 1, a distance of 1,246.61 feet to a 1/2-inch iron rod with green plastic cap stamped "Eagle Surveying" found in the West right-of-way line of County Road No. 86, being the Northwest corner of said 0.68 acre right-of-way dedication, also being the Northeast corner of said Lot 1 and hereof;

THENCE, S01°03'32"E, along the East line of said Lot 1, being the common West line of said 0.68 acre right-of-way dedication and County Road No. 86, a distance of 484.47 feet to the **POINT OF BEGINNING**, containing an area of 9.32 Acres, or (406,030 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CROSSMAR TEXAS INVESTMENTS 1, LLC**, acting herein by and through it's duly authorized officer, does hereby adopt this plat designating the herein above described property as **COIT BUSINESS PARK, LOTS 1R & 2, BLOCK A**, an addition to the Extra-Territorial Jurisdiction of 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 in 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 of 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.

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

WITNESS, my hand, this the _____ day of _____, 2021.

OWNER: **CROSSMAR TEXAS INVESTMENTS 1, LLC**, a Texas limited liability company

BY: **CROSSMAR VISTA 21, LLC**, an Arkansas limited liability company

BY: _____
Phil Martz
Manager

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **PHIL MARTZ**, Manager of Crossmar Vista 21, LLC, on behalf of **CROSSMAR TEXAS INVESTMENTS 1, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **TED A. GOSSETT**, Registered Professional Land Surveyor, 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 Extra Territorial Jurisdiction of the City of Celina.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Ted A. Gossett, R.P.L.S. # 5991 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

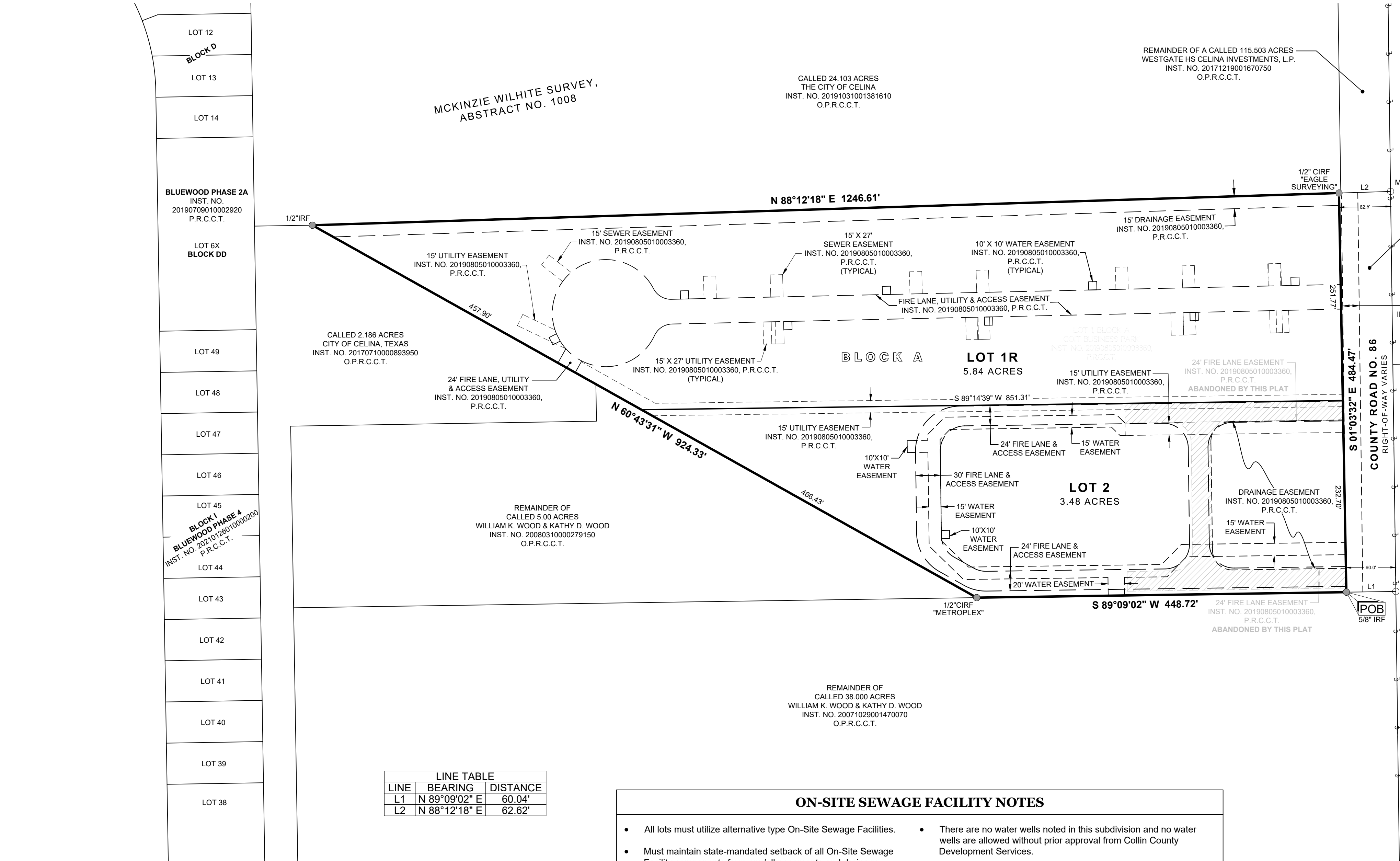
BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

REPLAT
COIT BUSINESS PARK
LOTS 1R & 2, BLOCK A

A REPLAT OF LOT 1, BLOCK A, COIT BUSINESS PARK
RECORDED UNDER INST. NO. 20190805010003360, P.R.C.C.T.
9.32 ACRES OF LAND SITUATED IN THE
McKINZIE WILHITE SURVEY, ABSTRACT NO. 1008,
AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS



OWNER
Crossmar Texas Investments 1, LLC
Contact: Phil Martz
1500 E. Central Avenue, Suite: 110
Bentonville, AR 72712-9124
(479) 876-8377

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ON-SITE SEWAGE FACILITY NOTES

- All lots must utilize alternative type On-Site Sewage Facilities.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSFs.
- Design Plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lots prior to construction of any OSSF system.
 - Each new or change of occupancy for each space/office will require Collin County permitting/review before occupancy will be allowed.
- Tree removal and/or grading for OSSF may be required on individual lots.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
 - If the pond is to remain, careful planning will be required to maintain OSSF setbacks.
- There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Signed: _____
Registered Sanitarian or Designated Representative
Collin County Development Services

CERTIFICATE OF PLAT APPROVAL

APPROVED

BY: _____
City Development Official
City of Celina, Texas

_____ Date _____

WITNESS my hand this _____ day of _____, 2021.

City Secretary
City of Celina, Texas

Project	1605.078-20
Date	04-19-2021
Drafter	CHM/TMR



EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



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: March 24, 2022
Re: Summit Commons - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 6.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Summit Commons - Rezoning)

Applicant:

Bohler Engineering
6017 Main Street
Frisco, TX 75034

Background Information:

This item is for the rezoning of approximately 6.2 acres to Commercial, Office, & Retail District (C), with the Preston Road Overlay (PRO). 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	Summit Commons Location Map City of Celina 3/10/2022	0 345 690 Feet
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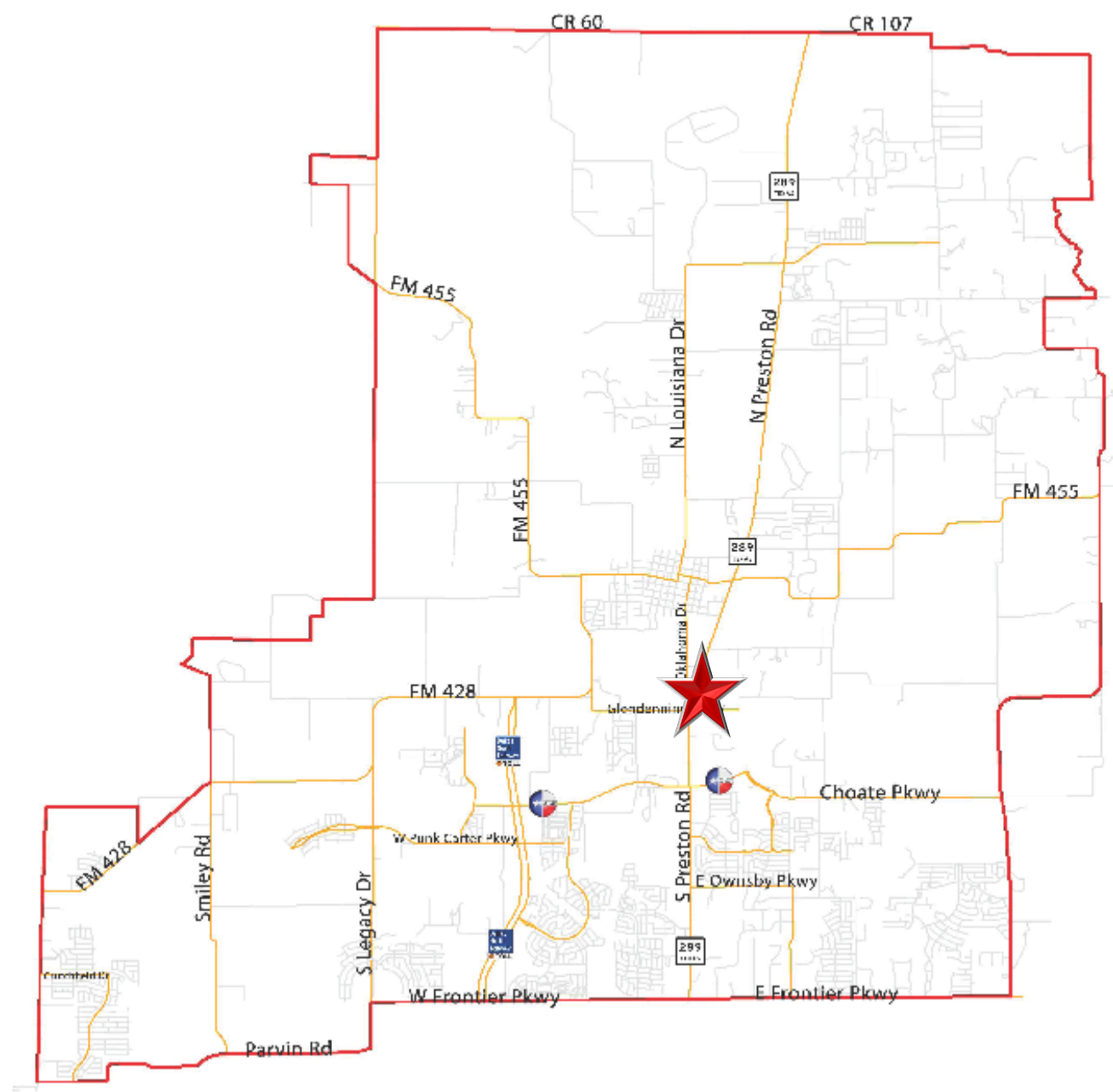
Attachment: Location Map (Summit Commons - Rezoning)

SUMMIT COMMONS

Rezoning

Planning & Zoning Commission
March 24, 2022







LOCATION MAP

The subject property is generally located at the northeast corner of Preston Road and Glendenning Parkway.

BACKGROUND

- The subject property is approximately 6.2 acres, within City Limits, and currently zoned Agricultural District (AG)
- The applicant is requesting to rezone the property to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO)
- The proposed zoning would allow for a mixture of land uses including, but not limited to, restaurants and retail

POLICY CONSIDERATIONS

- Commercial uses are appropriate for the intersection of two future six-lane thoroughfares
- The Preston Road corridor supports more intense land uses
- The subject property is unlikely to develop as a residential or agricultural use
- The request is in 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 April
- Staff recommends approval as presented



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Jason Laumer, City Manager
Date: March 24, 2022
Re: Legacy North (First Leo) - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 788 acres to a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTD) and Mixed-Use District (MU), with modified regulations, generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive, both within the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy North (First Leo) - PD Zoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC
P.O. Box 6250
McKinney, TX 75072

Background Information:

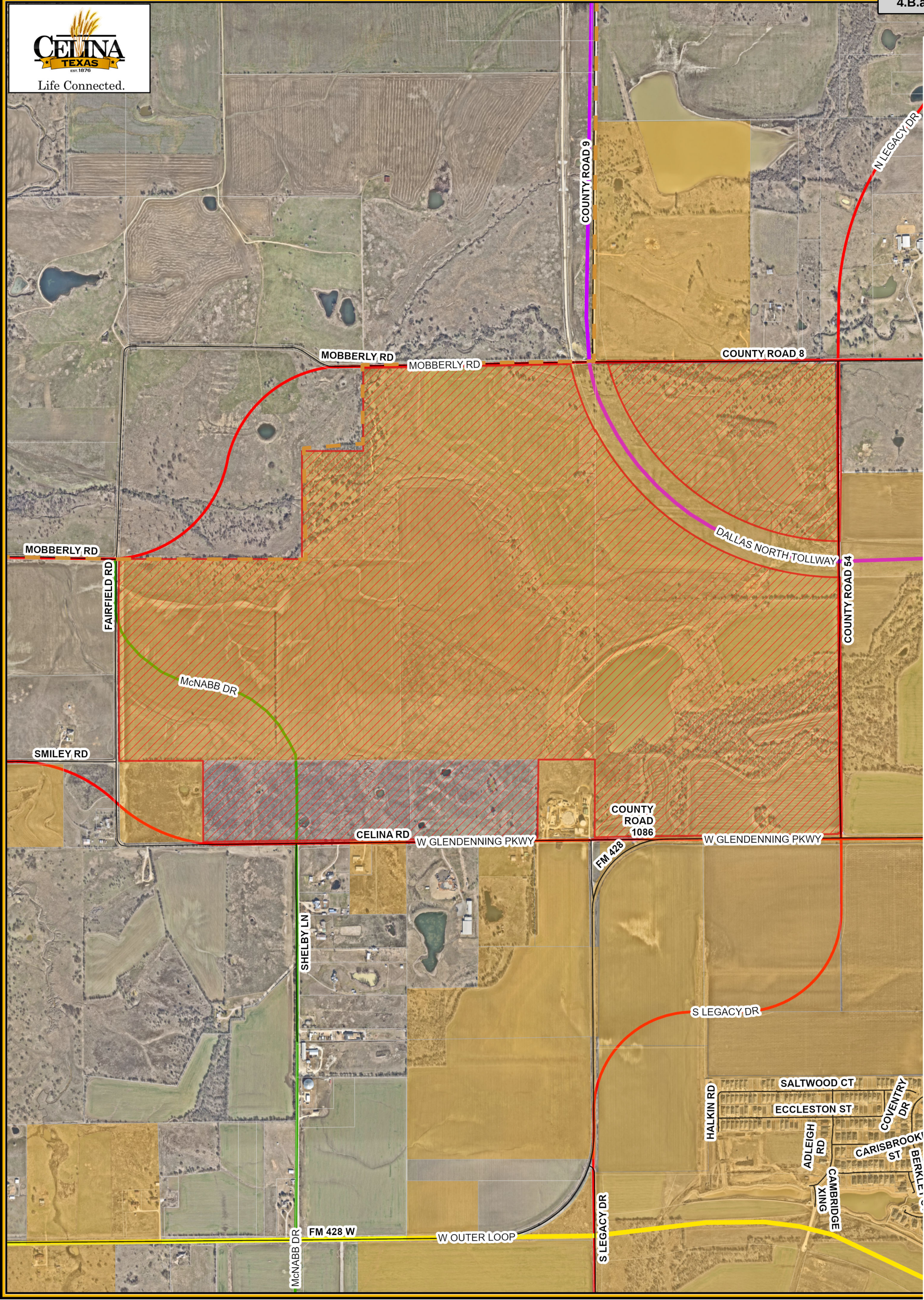
This item is for the rezoning of 788 acres to a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTD) and Mixed-Use District (MU). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



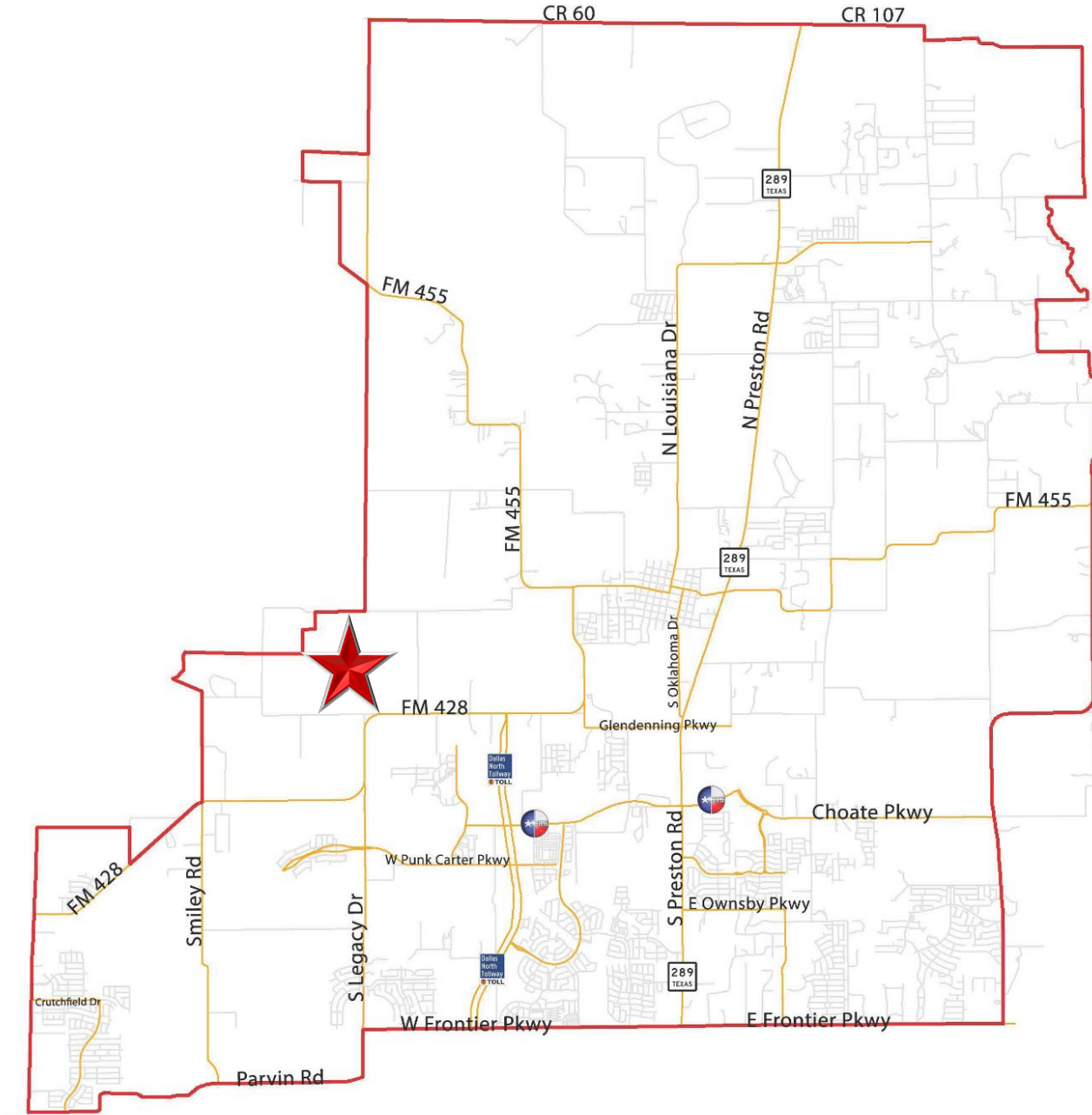
Attachment: Location Map (Legacy North (First Leo) - PD Zoning)

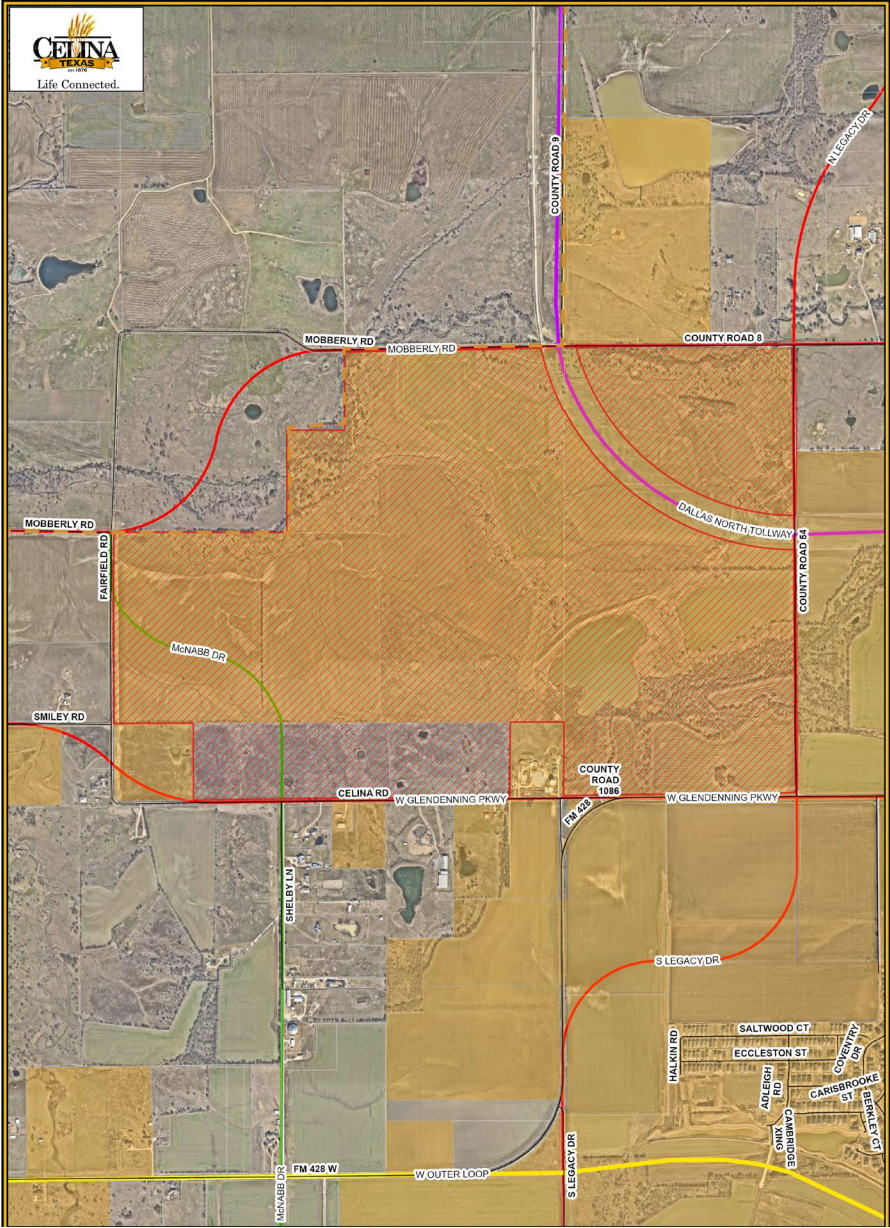
LEGACY NORTH (FIRST LEO)

Planned Development

Planning & Zoning Commission
March 24, 2022







LOCATION MAP

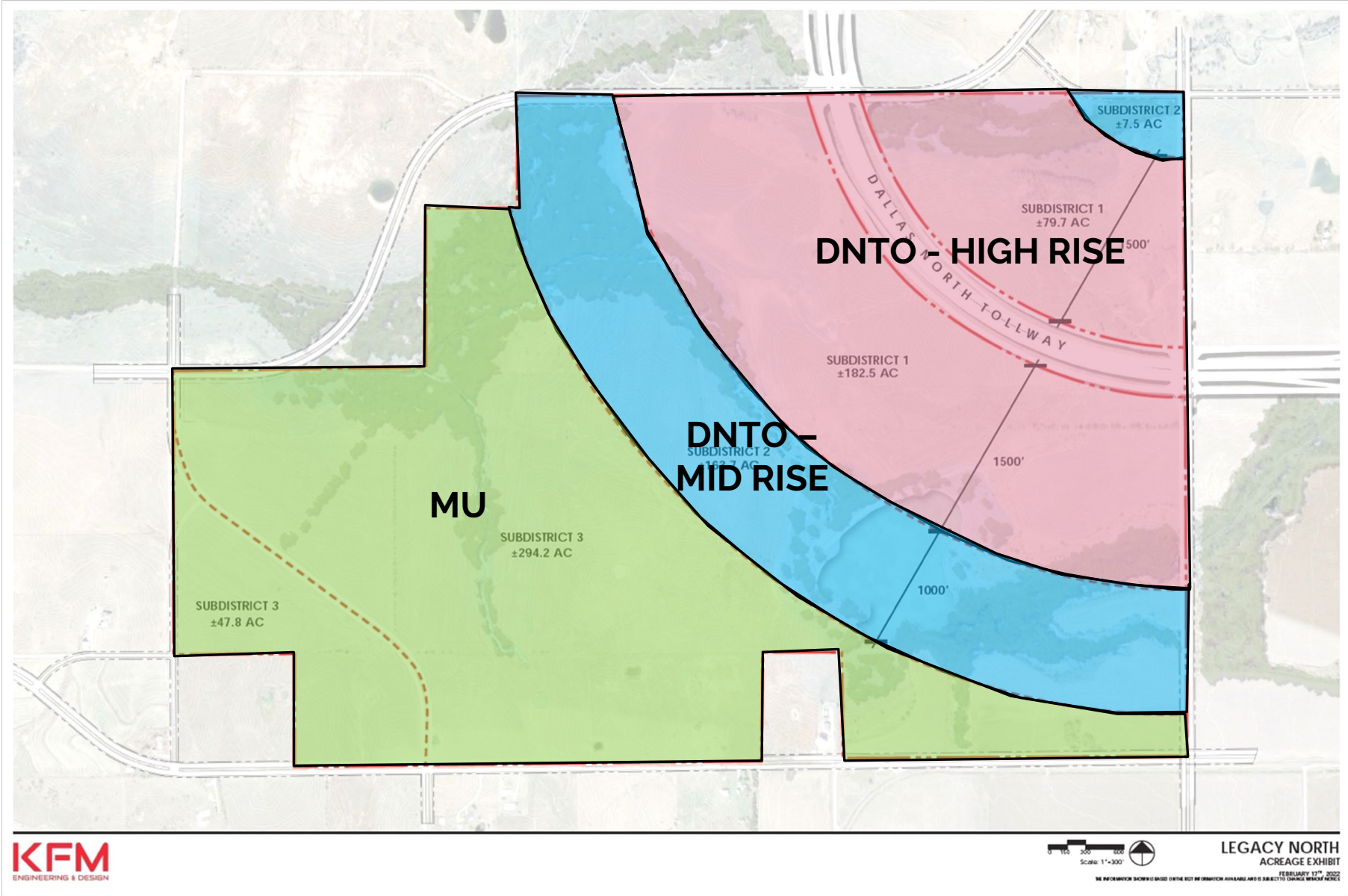
The subject property is generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive

BACKGROUND

- The subject property is approximately 788 acres, located both within the City Limits and the Extraterritorial Jurisdiction (ETJ)
- The portions of the property within the City Limits are zoned Agriculture District (AG)
- The applicant is proposing to zone the property to a Planned Development with a base zoning of the Dallas North Tollway Overlay District (DNTD) and Mixed-Use District (MU)

PROJECT OVERVIEW

- Approximately half of the property will be zoned the Dallas North Tollway Overlay District (DNTD) with the appropriate sub-districts (High-Rise, Mid-Rise), with the remainder to be zoned Mixed-Use (MU)
- Within the Mixed-Use (MU) district, 400 units of MF-0 are permitted
- The project will abide by all zoning standards, including architecture



POLICY CONSIDERATIONS

- The property is surrounded by major thoroughfares (DNT, Legacy Drive, Mobberly Road, Glendenning Parkway, and McNabb Drive)
- DNT and MU is an appropriate base zoning designation at this location
- The more intense and higher value development is reserved for the DNT frontage portions of the subject property, which incrementally decreases in intensity the farther away the property is from the DNT

RECOMMENDATION

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

Legacy North Celina Planned Development District

Development Standards

Part I - General Provisions

A. Description. The Legacy North Celina Planned Development ("PD") is established on property generally bounded by the Dallas North Tollway on the east, FM 428 on the south McNabb Drive on the west, and Mobberly Road on the north. The Legacy North Celina PD is approximately 787.665-acres in size.

B. Purpose. The purpose of the Legacy North Celina PD is to integrate urban design into land use development regulation and to define the desired scale and character of particular portions of the property. The Legacy North Celina PD shall further the policy interests described in the Dallas North Tollway Overlay District while providing meaningful buffering to less intense land uses to properties located further from the Dallas North Tollway.

C. Vision. The Legacy North Celina PD has been designed to further the economic interests of the community by providing high intensity land development along the strategic Dallas North Tollway Corridor while reducing density and land use intensity as a function of distance from the Dallas North Tollway thereby preserving quality of life for single family residents to the west and east of the tollway. Legacy North will be the heart of a thriving commercial and residential center consistent with the Dallas North Tollway Overlay District and the Celina 2040 Comprehensive Plan.

D. Components.

- (1) Part 1. General Provisions. Applies to the Property.
- (2) Part 2. Subdistrict Regulations. Applies only to each subdistrict respectively as depicted on Exhibit A.
 - (a) High-Rise Subdistrict
 - (b) Mid-Rise Subdistrict
 - (c) Mixed-Use Subdistrict

E. Concept Plan. The subject property shall generally develop per the Concept Plan attached as Exhibit A. The Concept Plan illustrates the general location and configuration of land use. Minor modifications are contemplated at the time of construction plan review and permitting and such modifications may be granted by the Executive Director of Development Services. It is anticipated that practical concerns related to rational platting layouts and internal site circulation will result in site layouts requiring slight deviations from the land use divisions shown on the Concept Plan and

shall be permitted. In no event, however, shall the area illustrated in each of the three major land use subdistricts be permitted to deviate more than five percent (5%) absent rezoning.

Major modifications such as major relocations or reconfigurations of various land uses shall require a revision to this PD District zoning ordinance. If the PD requires an amendment, either textual or relating to an exhibit, only the areas being amended, including subdistricts or individual parcels, must be noticed and included in the rezoning process.

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

Part II - Subdistrict Regulations

- A. High-Rise Subdistrict (Subdistrict 1). The High-Rise Subdistrict shall conform in all material respects, including Building Facade Standards and the Dallas North Tollway Overlay District, as may be amended.
- B. Mid-Rise Subdistrict (Subdistrict 2). The Mid-Rise Subdistrict shall conform in all material respects, including Building Facade Standards and the Dallas North Tollway Overlay District, as may be amended.
- C. Mixed-Use Subdistrict (Subdistrict 3). The base zoning for the Mixed-Use subdistrict shall be Mixed-Use, MU, as may be amended. The subject property shall be developed in a manner consistent with this district, except as amended as follows:

The Mixed-Use Subdistrict shall be permitted to include four hundred (400) single family for rent units (multiple units on each lot). Such units may be constructed as attached or detached residential product. In the event of a conflict between the Zoning Ordinance and this PD, the PD shall control.

The following standards shall apply to single family for rent product:

- Maximum overall density of 12 units/per acre;
- Maximum building height is 36' and two (2) stories;
- Maximum 4 units per building;
- Six-foot masonry wall required along all perimeters abutting public rights-of-way and where adjacent to single-family residential;
- No gates shall be permitted to cross any required fire lane;
- Parking shall be provided at a rate of no less than 1.5 spaces per unit;
- Enclosed parking (garages) shall be comply with the MF-1 standards of 10% minimum;

- Covered parking and enclosed parking shall be included when counting the minimum number of required off-street parking;
- Repetition of building elevations shall be permitted with the use of a minimum of three different building elevations per building type and at least three different color schemes for the development;
- Residential fences are allowed within landscape setbacks that are not adjacent to public streets, and no wooden fence shall be visible without evergreen screening or being replaced by ornamental iron when visible;
- Yard spaces may be divided by 6-ft. wooden fences;
- A neighborhood pool and amenity area shall be provided for residents; and
- All units shall abide by the City's single-family architectural design standards for masonry materials, which is 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board, on all facades.

Exhibit A Concept Plan

