



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 21, 2023
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair 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 & 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 January 17, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for The Legacy North (West) Addition, being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West) Addition – Preliminary Plat)

- C. Consider and act upon a Preliminary Plat for The Legacy North (East) Addition, being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East) Addition – Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend approximately 63 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTD) base zoning, in order to modify development standards, generally located at the northwest and northeast corners of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Frontier Crossing) – PD Amendment)

V. **ADJOURNMENT**

The Planning & Zoning 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.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 17, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Chair Bain 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.

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Absent	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

II. WORKSESSION:

Reconvene Into Open Session

A. Discussion Regarding Multi-Family Regulations

B. Presentation of the Richard R. Lillie Planning Excellence Award

Dusty McAfee, Executive Director of Development Services, presented both the Multi-Family Regulations and the Richard R. Lillie Planning Excellence Award.

III. CONSENT AGENDA:

Minutes Acceptance: Minutes of Jan 17, 2023 5:30 PM (Minutes Approval)

A. Minutes Approval:

1. Minutes from the November 15, 2022, Planning & Zoning Commission meeting.
- B. Consider and act upon a Preliminary Plat for the McIlroy Addition, Lots 5-8, being approximately 4 acres; generally located at the southeast corner of Oklahoma Drive and Cherry Wood Lane. (McIlroy Addition, Lots 5-8 – Preliminary Plat)
- C. Consider and act upon a Conveyance Plat for the GDG Addition, Lots 1-3, Block A, being approximately 29 acres; generally located at the southeast corner of Preston Road and the Collin County Outer Loop. (GDG Addition – Conveyance Plat)
- D. Consider and act upon a Replat for the Sage Retail Addition, Lots 4 & 5, Block A, being approximately 4 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (Sage Retail Addition) – Replat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

IV. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 149 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), and Commercial, Office, & Retail (C) base zoning, generally located at the northwest corner of Louisiana Drive and future G.A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Zoning)

Bella Lopez, Senior Planner, presented the Staff report.
 Chair Bain opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice Chair Poché motioned to approve the item as proposed.
 Commissioner Trigo seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

- B. Conduct a public hearing to consider and act upon a request to zone approximately 12 acres to Single-Family Residential Estate District (SF-E), generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Zoning)

Kari White, Senior Planner, presented the Staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Commissioner Dawson seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

- C. Conduct a public hearing to consider and act up on a request to rezone approximately 7 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Oklahoma Drive, within the City Limits. (Celina Marketplace – Rezoning)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to Single-Family Residential Attached District (SF-A), generally located south of Sunset Boulevard and approximately 735 feet east of K.C. Robinson Lane, within the City Limits. (Glory Villas – Rezoning)

Jonathan Pollard, Senior Planner, presented the Staff report.

Chair Bain opened the public hearing.

Caleb Cook, Applicant, 428 Cozby Avenue, Coppell, Texas, 75019, addressed the Commission stating that he was available to answer any questions.

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

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Grumbles seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Brandon Grumbles, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTD) base zoning and the additional permitted use of Multi-Family, Garden Style District (MF-1), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

Mr. Cook, Applicant, delivered a presentation and made himself available to answer any questions.

Commissioner Rojas asked the applicant why this proposal is not in conformance with the recent Overlay revision or in conformance with current base standards of the Dallas North Tollway Zoning District.

Mr. Cook responded that the developer views this property as a transition piece from surrounding suburban development to the more urban DNT frontage.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, stated that if this request is approved then it will set a precedent for more requests of this nature and asked the Commission to deny the request.

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

The commissioners discussed the item.

Commissioner Rojas motioned to deny the item as proposed.

Vice Chair Poché seconded the item.

All were in favor, and the motion was approved.

RESULT:	DEFEATED [0 TO 6]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poché, Vice Chair
NAYS:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:38 p.m.

Minutes Acceptance: Minutes of Jan 17, 2023 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: February 21, 2023
 Re: Legacy North (West Tract) - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for The Legacy North (West) Addition, being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West) Addition – Preliminary Plat)

Owner/Developer:

KFM Engineering & Design
 3501 Olympus Blvd, Suite #100
 Dallas, TX 75019

Background Information:

The preliminary plat shows seven lots for future development and is in conformance with Celina's subdivision regulations.

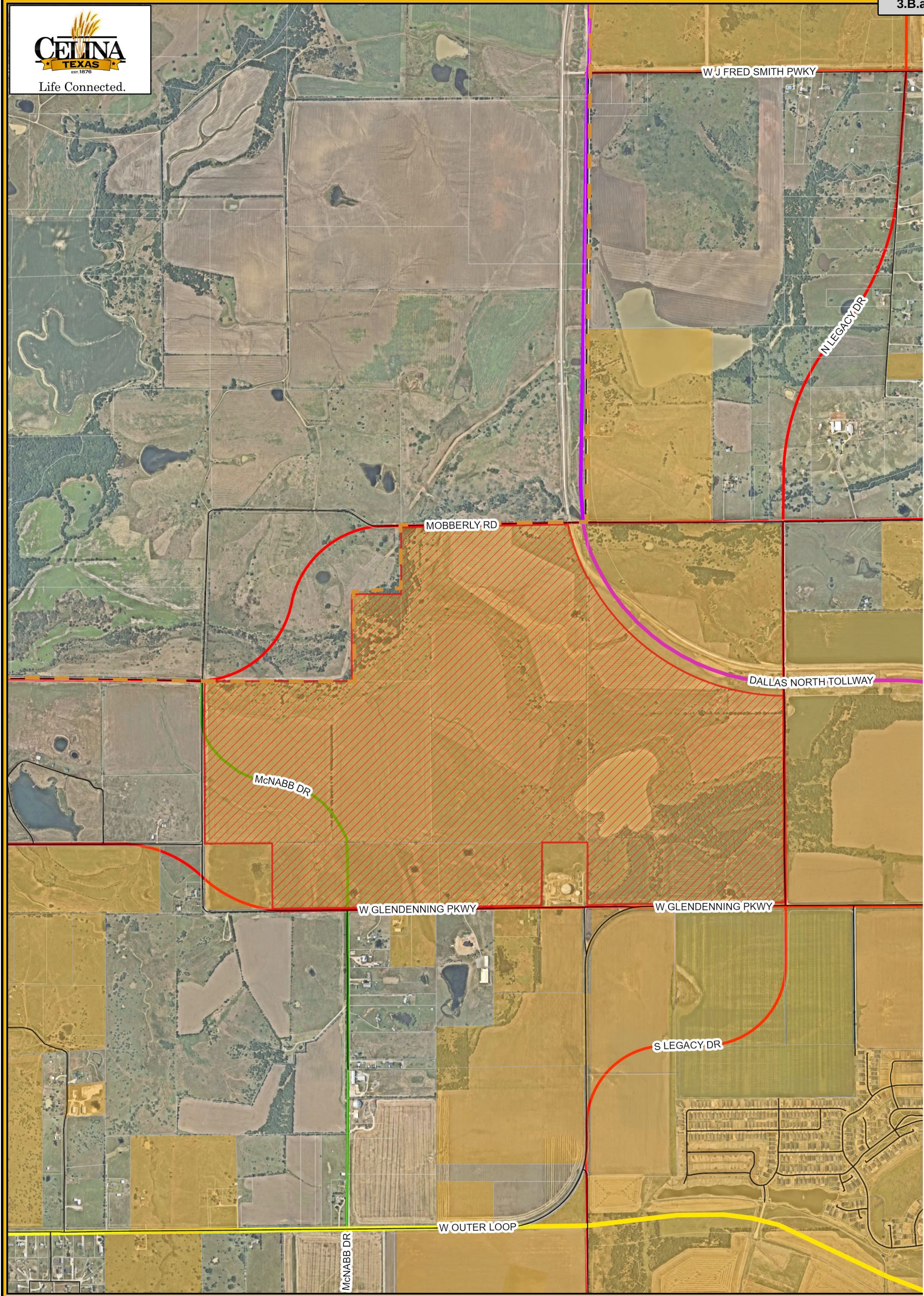
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

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



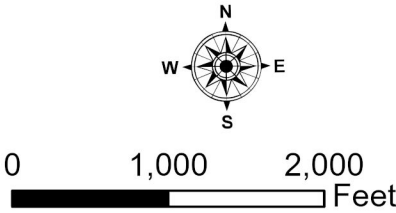
Attachment: Location Map (Legacy North (West) Tract – Preliminary Plat)

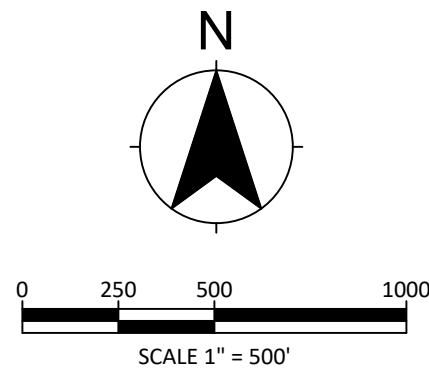
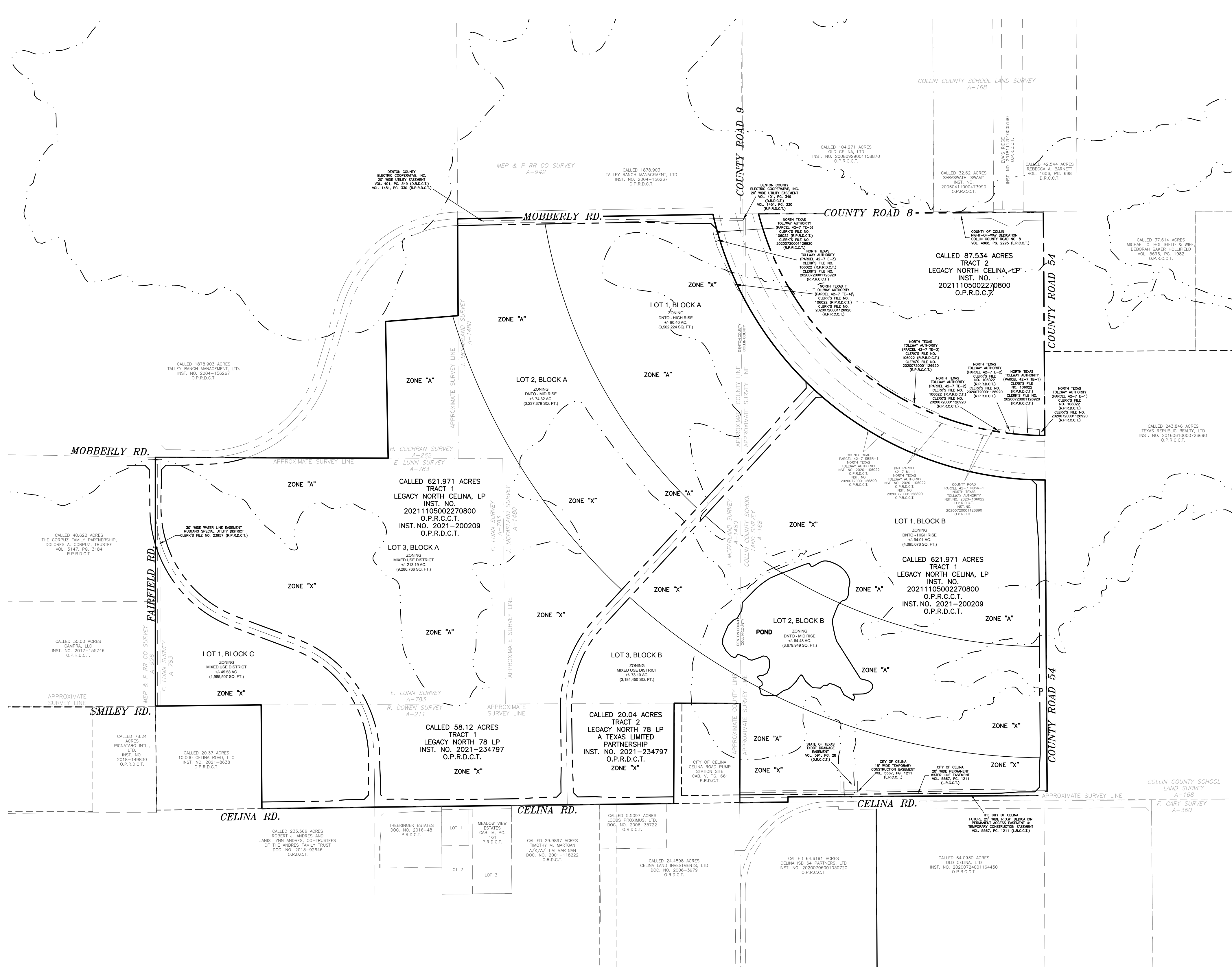
Legend

- Subject Property
- City Limits
- Roads
- Parcels

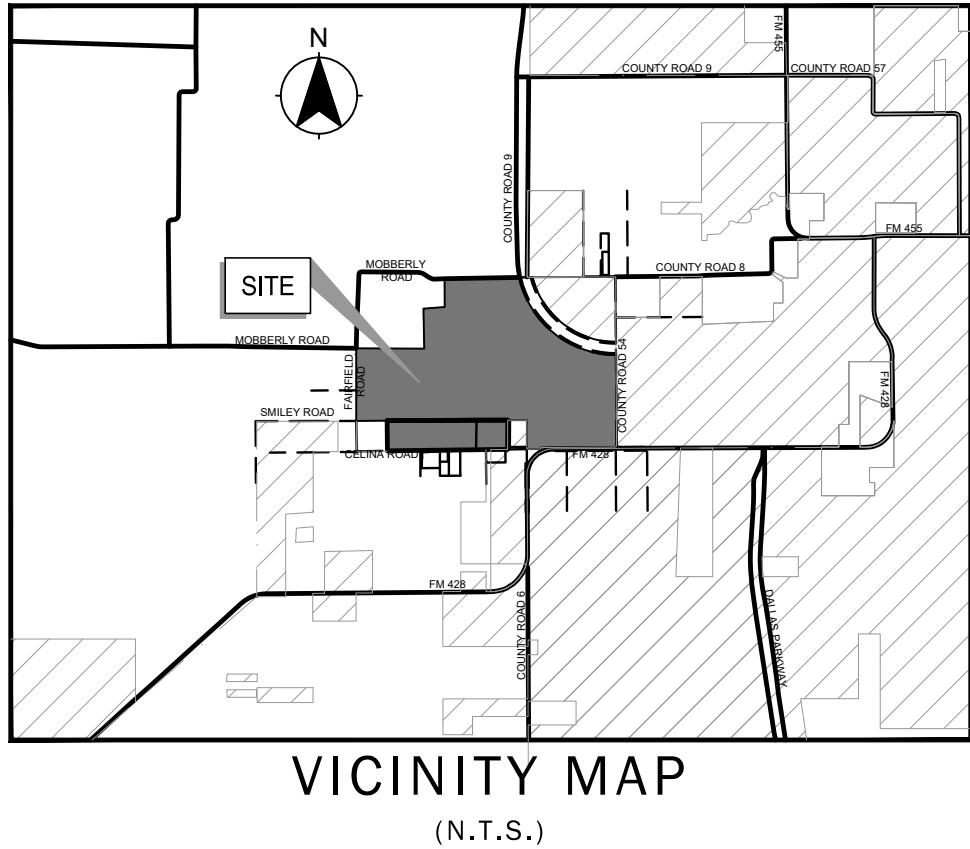
**Legacy North (West Tract)
Location Map
City of Celina**

8/30/2022





PRELIMINARY PLAT LEGEND	
-----	ABSTRACT LINE
-----	ADJOINER LINE
-----	BOUNDARY LINE
-----	EASEMENT LINE
-----	FEMA 100 YEAR FLOODPLAIN
○	IRON ROD SET
●	IRON ROD FOUND
■	FENCE CORNER POST
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
T.E.	TEMPORARY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT



**PRELIMINARY PLAT
THE LEGACY NORTH (WEST) ADDITION**

Lot 1, Block A - 80.40 Acres - DNTO High Rise
 Lot 1, Block B - 94.01 Acres - DNTO High Rise
 Lot 1, Block C - 45.58 Acres - Mixed Use
 Lot 2, Block A - 74.32 Acres - DNTO Mid. Rise
 Lot 2, Block B - 84.48 Acres - DNTO Mid. Rise
 Lot 3, Block A - 213.19 Acres - Mixed Use
 Lot 3, Block B - 73.10 Acres - Mixed Use

In Collin County School Land Survey,
 Abstract No. 168
 City of Celina, Denton County, Texas

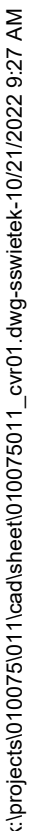
KFM
ENGINEERING & DESIGN

1301 S. MOPAC EXPY., SUITE 150
 AUSTIN, TEXAS 78746
 PHONE: (512) 628-8281
 WWW.KFM-LLC.COM
 TBPE #: F-20821

OWNER:
 LEGACY NORTH CELINA, LP
 & LEGACY NORTH 78, LP
 1452 HUGHES RD, SUITE 200
 GRAPEVINE, TX 76051 &
 11110 PARLIAMENT LANE, FRISCO, TX 75035
 CONTACT: MR. ANIL MALLAVARAPU
 PHONE: 860-983-7804
 E-MAIL: ANIL@WEBILENT.COM

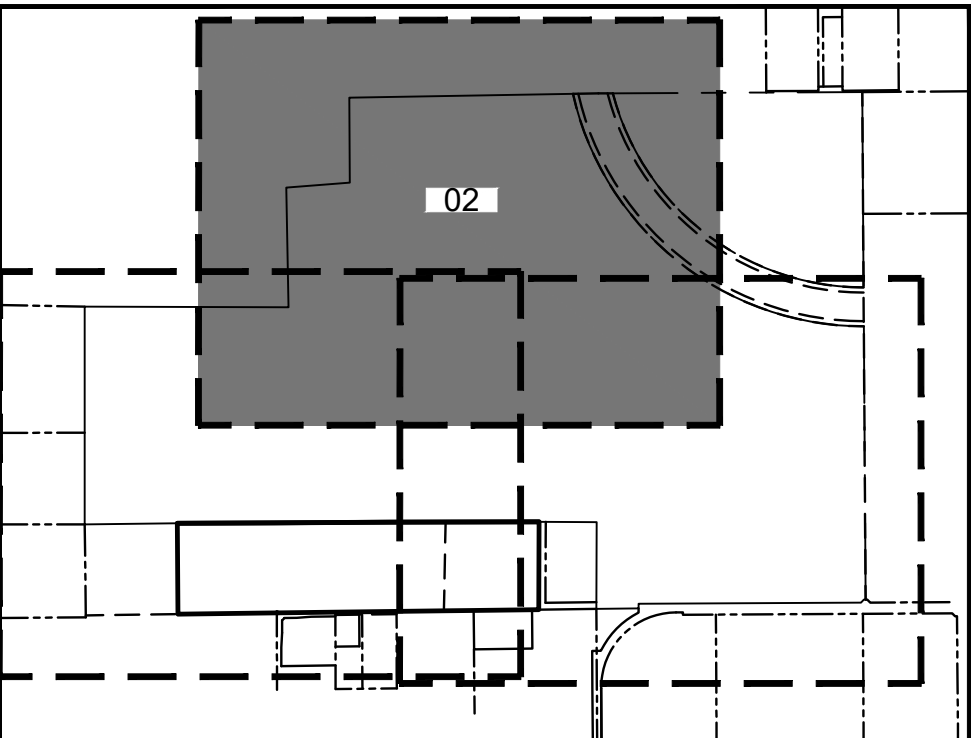
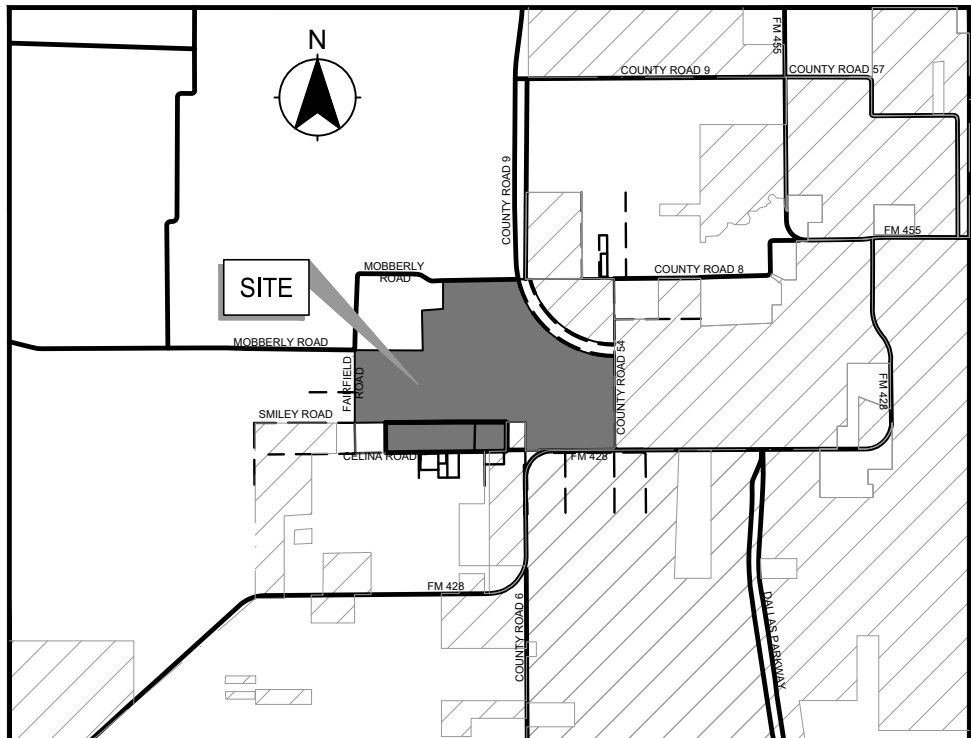
ENGINEER:
 KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD., SUITE 100
 DALLAS, TEXAS 75019
 CONTACT: MARSHALL R. PATTON, PE# 135231
 PHONE: 469-899-0539
 E-MAIL: MPATTON@KFM_LLC.COM
 TBPE #: F-20821

JOB NO. 010075002	DATE: 2022/10/21	PREPARED BY: SS	REVIEW BY: JH	SCALE: 1" = 200'
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PRELIMINARY PLAT LEGEND

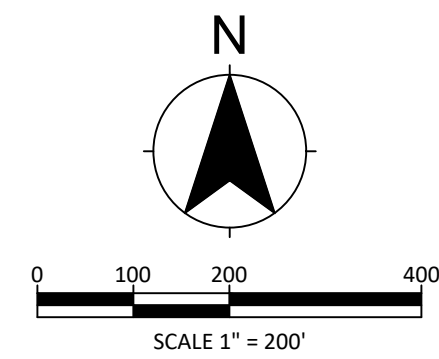
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O.P.D.C.T.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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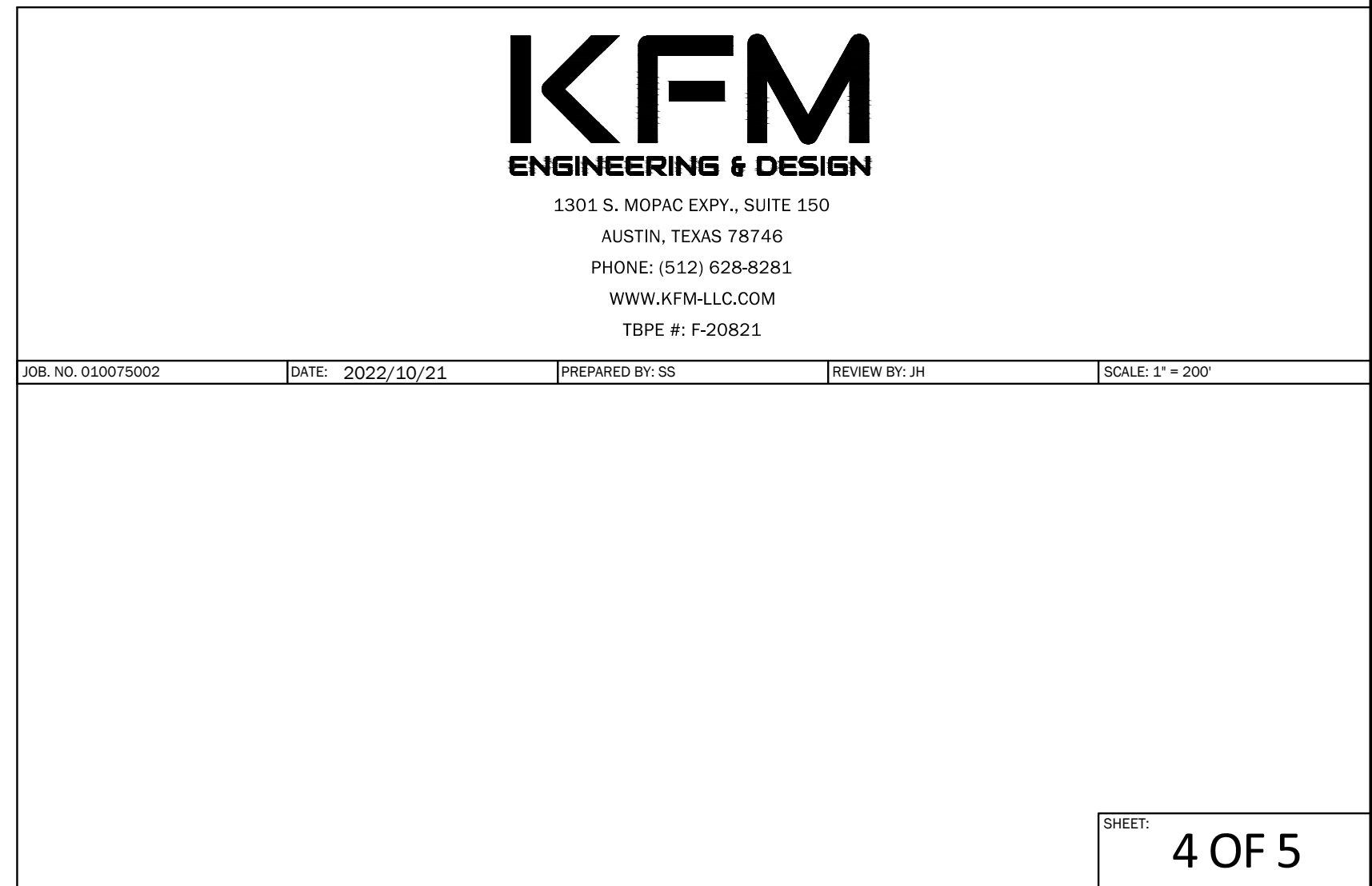


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Packet Pg. 11



KEY MAP
N.T.S.

PRELIMINARY PLAT N.
THE LEGACY NORTH (WEST) ADDITION

Lot 1, Block A - 80.40 Acres - DNTD High Rise
 Lot 1, Block B - 94.01 Acres - DNTD High Rise
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SHEET: 4 OF 5

STATE OF TEXAS §
COUNTY OF _____§

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Legacy North Celina, LP, is the sole owner of a tract of land situated in the E. Lunn Survey, Abstract No. 783, the J. McFarland Survey, Abstract No. 1480, the H. Cochran Survey, Abstract No. 262, the R. Cowen Survey, Abstract No. 211 and the Collin County School Land Survey, Abstract No. 168, Collin County, Texas and Denton County, Texas, and being all of that certain called 621.971 acre tract of land described as Tract 1, conveyed to Legacy North Celina, LP, recorded in Instrument No. 20211105002270800, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 58.12 acre tract of land described as Tract 1, and all of that certain 20.04 acre Tract of land described as Tract 2, conveyed to Legacy North 78 LP, recorded in Instrument No. 2021 --23479 7, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2--inch iron rod found for the Southwest corner of the tract being described herein, same as the Southwest corner of said 621.971 acre tract of land, and being the Northwest corner of that certain called 20.37 acre tract of land as conveyed by deed to 10,000 Celina Road, LLC, recorded in Instrument No. 2021-8638, Official Public Records, Denton County, Texas, and being the Northeast corner of that certain called 78.24 acre tract of land as conveyed by deed to Pignataro Intl., LTD., recorded in Instrument No. 2018- 149830, Official Public Records, Denton County, Texas, and being the Southeast corner of that certain called 30.00 acre tract of land as conveyed by deed to Campira, LLC, recorded in Instrument No. 2017-155746, Official Public Records, Denton County, Texas, and being at or near the intersection of Smiley Road and Fairfield Road, and being the Southeast corner of the M.E.P &P, R.R. Co. Survey, Abstract No. 926 and the Southwest corner of the E. Lunn Survey, Abstract No. 783, and being in the North line of the R. Cowen Survey, Abstract No. 211, from which a 1/2-inch capped iron rod stamped "5312" for the Southwest corner of said 20.37 acre tract of land bears S00°42'52"E, a distance of 936.58 feet, and a 1/2-inch capped iron rod stamped "Owen Surveying 5560" found for the Southeast corner of said 78.24 acre tract of bears S00°42'52"E, a distance of 956.07 feet;

THENCE N00°00'09"E, with the West line of said 621.97 acre tract of land and the East lines of said 30.00 acre tract of land and that certain called 40.622 acre tract of land as conveyed by deed to The Corpuz Family Partnership, Dolores A. Corpuz, Trustee, recorded in Volume 5147, Page 3184, Real Property Records, Denton County, Texas, and the East line of said M.E.P.&P. R.R. Co. Survey and the West line of said E. Lunn Survey, a distance of 2,238.25 feet to a 1/2-inch iron rod found for the southernmost Northwest corner of said 621.971 acre tract of land and the Northeast corner of said 40.622 acre tract of land, and being in the South line of that certain called 1,878.903 acre tract of land as conveyed to Tolley Ranch Management, LTD, recorded in Instrument No.2004--156267, Official Public Records, Denton County, Texas, and being at or near the intersection of Mobberly Road and Fairfield Road, and being the Northwest corner of said E. Lunn Survey and the southernmost Northeast corner of said M.E.P.&P. R.R. Co. Survey, and being in the South line of the H. Cochran Survey, Abstract No. 262;

THENCE S89°48'08"E, with a North line of said 621.971 acre tract of land and a South line of said 1,878.903 acre tract of land, a distance of 2,095.50 feet to a 5/8-inch rod with plastic cap stamped "Landpoint" (hereinafter referred to as a capped iron rod) set for a reentrant corner of said tract being described herein;

THENCE N01°05'28"W, with a westerly line of said 621.971 acre tract of land and an easterly line of said 1878.903 acre tract of land, a distance of 1,230.60 feet to a fence post for corner;

THENCE N85°26'28"E, with a North line of said 621.971 acre tract of land and a South line of said 1,878.903 acre tract of land, a distance of 655.10 feet to a fence post for corner, and being in the East lane of said H. Cochran Survey and the northernmost West line of the J. McFarland Survey, Abstract No. 1480;

THENCE N00°16'46"W, with a westerly line of said 621.971 acre tract of land and an easterly line of said 1,878.903 acre tract of land, a distance of 871.95 feet to a point at or near the centerline of said Mobberly Road, and being the Northwest corner of said J. McFarland Survey, the southernmost Southwest corner of the M.E.P.&P. R.R. Co. Survey, Abstract No. 942, and being in the East line of said H. Cochran Survey, from which a 1-inch iron pipe found bears S03°58'10"E, a distance of 6.46 feet;

THENCE N89°00'08"E, with the North line of said 621.971 acre tract of land and a southerly line of said 1,878.903 acre tract of land, and being at or near the centerline of said Mobberly Road, a distance of 2,298.83 feet to a capped iron rod set in a curve being the West right-of-way line of County Road Parcel 42-7 SBSR-1, as described by deed to North Texas Tollway Authority, recorded in Instrument No. 2020-106022, Official Public Records, Denton County, Texas, from which a 1/2-inch iron rod found bears N89°00'08"E, a distance of 262.73 feet;

THENCE severing said 621.971 acre tract of land, with the West right-of-way line of said County Road Parcel 42-7 SBSR-1, being a curve to the left, an arc length of 4,134.46 feet, having a radius of 3,064.79 feet, a central angle of 77°17'35", and a chord which bears S51°21'37"E, a distance of 3,828.01 feet to a point for corner, and being in the East line of said 621.971 acre tract of land and the West line of that certain called 243.846 acre tract of land, described by deed to Texas Republic Realty, LTD., recorded in Inst. No. 20160610000726690, Official Public Records, Collin County, Texas, from which a 5/8-inch iron rod with Aluminum cap stamped "North Texas Tollway Authority - Dallas North Tollway ROW" for a point of tangency bears N86°10'36"W, a distance of 2.16 feet;

THENCE S00°22'20"E, with the East line of said 621.971 acre tract of land and the West line of said 243.846 acre tract of land, a distance of 2,809.12 feet to a 1/2-iron rod found being in the North right-of-way line of Farm-to-Market 428 (FM 428);

THENCE S89°41'22"W, with the North right-of-way line of said FM 428, a distance of 17.50 feet to a capped iron rod set;

THENCE S44°37'26"W, continuing with the North right- of-way line of said FM 428, a distance of 43.39 feet to a capped iron rod set;

THENCE S89°41'23"W, continuing with the North right-of-way line of said FM 428, a distance of 2,285.43 feet to a 1/2-inch iron rod found for a reentrant corner in the South line of said 744.7079 acre tract of land;

THENCE S00°18'37"E, a distance of 46.87 feet to a capped iron rod set at or near the approximate centerline of Celina Road;

THENCE S89°19'39"W, with the approximate centerline of Celina Road, a distance of 434.37 feet to a 1/2-inch iron rod found for the Southeast corner of the City of Celina Celina Road Pump Station Site, as shown on the plat recorded in Cabinet V, Page 661 , Plat Records, Denton County, Texas, from which a 1/2-inch iron rod found for the Southwest corner of said City of Celina Celina Road Pump Station Site and the Southeast corner of that certain called 20.04 acre tract of land, as described in Tract 2, by deed to Legacy North 78 LP, recorded in Inst. No. 2021-234797, Official Public Records, Collin County, Texas, bears S89°16'27"W, a distance of 594.45 feet;

THENCE N00°14'26"E, with the East line of said City of Celina Celina Road Pump Station Site, a distance of 891.94 feet to a capped iron rod set for the Northeast corner of said City of Celina Celina Road Pump Station Site;

THENCE N89°40'47"W, with the South line of said 621.971 acre tract of land and the North line of said City of Celina Celina Road Pump Station Site, a distance of 593.44 feet to a 5/8- inch capped iron rod stamped "J.E. Smith 3700" found for a deflection point and being the Northwest corner of said City of Celina Celina Road Pump Station site and the Northeast corner of said 20.04 acre tract of land, from which a 5/8-inch capped iron rod stamped "J.E. Smith 3700" found in the South line of said 621.971 acre tract bears N89°48'38"W, a distance of 256.93 feet;

THENCE S00°17'51"W, with the West line of said City of Celina Celina Road Pump Station Site, and the East line of that certain called 20.04 acre tract of land, described as Tract 2, by deed to Legacy North 78 LP, recorded in Instrument No. 2021-234797, Official Public Records, Collin County, Texas a distance 902.77 feet to a 1/2-inch iron rod found for corner;

THENCE S89°16'34"W, with the South line of said 20.04 acre tract of land, passing a 1/2- inch iron rod found on the south line of said 20.04 acre tract, a distance of 67.1 2 feet, for a total distance of 665.41 feet to a 1/2-inch iron rod found for angle point in said 20.04 acre tract;

THENCE S89°18'31"W, continuing along said South line of said 20.04 acre tract of land, passing a capped iron rod set for the Southwest corner of said 20.04 acre tract, same being the Southeast corner of that certain called 58.12 acre tract of land, described as Tract 1, by deed to Legacy North 78 LP, recorded in Instrument No. 2021-234797, Official Public Records, Collin County, Texas, for a total a distance of 2024.57 feet to a 5/8-inch capped rod stamped "J.E. Smith 3700" found in the South line of said 58.1 2 acre tract;

THENCE S89°12'56"W, continuing along said South lane of said 58.12 acre tract of land, a distance 1017.28 feet to a 1/2-inch iron rod found for the Southwest corner of said 58.12 acre tract, and the Southeast corner of said 20.37 acre tract of land;

THENCE N00°23'48"W, along the East line of said 20.37 acre tract, and the West line of said 58.12 acre tract a distance of 934.42 feet to a capped iron rod set for the Northeast corner of said 20.37 acre tract and the Northeast corner of said 58.12 acre tract, from which a capped iron rod set found in the South line of said 621.97 acre tract bears N89°45'50"E, a distance of 997.40 feet;

THENCE S89°20'48"W, continuing with the South line of said 621.971 acre tract of land and the North line of said 20.37 acre tract of land, a distance of 952.28 feet to the POINT OF BEGINNING and containing 700.300 acres (30,505,050 square feet) of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this Preliminary Plat designating the herein above described property as Legacy North Addition West, 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 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 code 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 and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: _____
Owner: _____
Title: _____
Date: _____, ____, 2022

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas
Type or Print Notary's Name

My Commission Expires: _____
STATE OF TEXAS §
COUNTY OF _____§

I, the undersigned, a Licensed Professional Engineer 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.

MARSHALL R. PATTON, P.E. No. 135231
KFM ENGINEERING AND DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TX 75019

DATE

STATE OF TEXAS §
COUNTY OF _____§

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

given my hand and seal of office this ____ day of _____, 2022.

NOTARY PUBLIC

County, Texas

APPROVED

CITY DEVELOPMENT OFFICIAL
CITY OF CELINA, TEXAS
DATE _____

WITNESS BY HAND THIS _____ DAY OF _____, 20_____

CITY SECRETARY
CITY OF CELINA, TEXAS

GENERAL NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. 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.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOODPLAIN.
8. THE SUBJECT PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 480130-0115 AND 480130-0105, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND COMMUNITY PANEL NO. 480133-0290 AND 480133-0280, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
9. BEARINGS ARE BASED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD 83).
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESS, BOTH ON-SITE AND ADJACENT.
11. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

Curve Table						
Curve #	Length	Radius	Chord Length	Chord Direction	Delta	Tangent
C1	4134.46	3064.79	3828.01	S51°21'37"E	077°17'35"	2450.67

Line Table		
Line #	Length	Direction
L1	46.87	S00° 18' 37"E
L2	891.94	N00° 14' 26"E
L3	593.44	N89° 40' 47"W
L4	902.77	S00° 17' 52"W
L5	665.41	S89° 16' 34"W
L6	655.10	N85° 26' 28"E
L7	871.95	N00° 16' 46"W
L8	43.39	S44° 37' 26"W
L9	17.50	S89° 41' 22"W
L10	434.37	S89° 19' 39"W

OWNER:
LEGACY NORTH CELINA, LP
& LEGACY NORTH 78, LP
1452 HUGHES RD, SUITE 200
GRAPEVINE, TX 76051 &
11110 PARLIAMENT LANE, FRISCO, TX 75035
CONTACT: MR. ANIL MALLAVARAPU
PHONE: 860-983-7804
E-MAIL: ANIL@WEBILENT.COM

ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: MARSHALL R. PATTON,
PE# 135231
PHONE: 469-899-0539
E-MAIL: MPATTON@KFM_LLC.COM
TBPE #: F-20821

PRELIMINARY PLAT
THE LEGACY NORTH (WEST) ADDITION

Lot 1, Block A - 80.40 Acres - DNTO High Rise
Lot 1, Block B - 94.01 Acres - DNTO High Rise
Lot 1, Block C - 45.58 Acres - Mixed Use
Lot 2, Block A - 74.32 Acres - DNTO Mid. Rise
Lot 2, Block B - 84.48 Acres - DNTO Mid. Rise
Lot 3, Block A - 213.19 Acres - Mixed Use
Lot 3, Block B - 73.10 Acres - Mixed Use
In Collin County School Land Survey,
Abstract No. 168
City of Celina, Denton County, Texas

KFM
ENGINEERING & DESIGN

1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

JOB NO. 010075002 DATE: 2022/10/21 PREPARED BY: SS REVIEW BY: JH SCALE: 1" = 200'



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: February 21, 2023
Re: Legacy North (East Tract) - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for The Legacy North (East) Addition, being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East) Addition – Preliminary Plat)

Owner/Developer:

KFM Engineering & Design
3501 Olympus Blvd, Suite #100
Dallas, TX 75019

Background Information:

The preliminary plat shows two lots for future development and is in conformance with Celina's subdivision regulations.

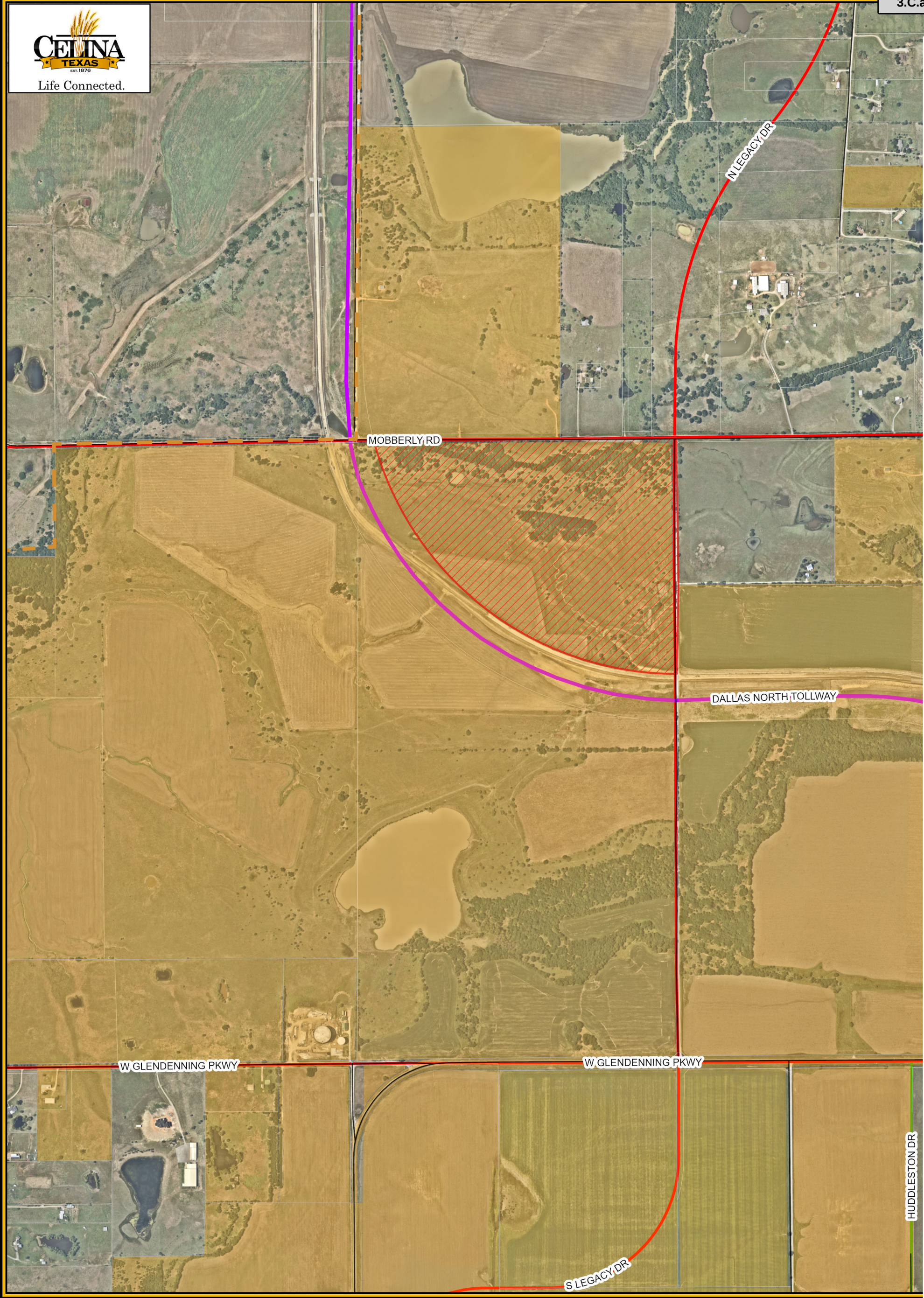
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

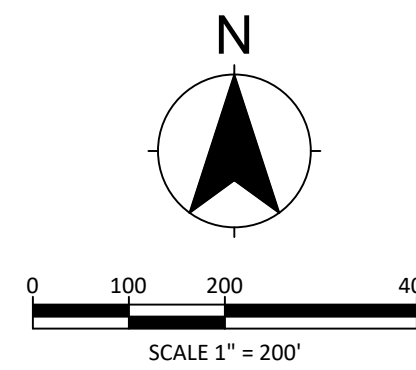
Staff Recommendation:

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



Attachment: Location Map (Legacy North (East)Tract – Preliminary Plat)

Legend - Subject Property - City Limits - Roads - Parcels	Legacy North (East Tract) Location Map City of Celina 8/30/2022	 0 500 1,000 Feet
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	ABSTRACT LINE
	ADJOINER LINE
	BOUNDARY LINE
	EASEMENT LINE
	FEMA 100 YEAR FLOODPLAIN
	IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
T.E.	TEMPORARY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
ZONE "A"	AREAS OF 1% ANNUAL CHANCE FLOOD
ZONE "X"	AREAS OF 0.2% ANNUAL CHANCE FLOOD



Lots 1, Block A - Aprox. 5.72 Acres
 Lots 2, Block A - Aprox. 75.07 Acres
 Being Lot 1 High Rise, Lot 2 Mid Rise
 In Collin County School Land Survey
 Abstract No. 168
 City of Celina, Collin County, Texas

ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: MARSHALL R. PATTON, PE# 135231
PHONE: 469-899-0539
E-MAIL: MPATTON@KFM_LL.C.COM
TBPE #: F-20821

1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

PRELIMINARY

FOR REVIEW ONLY, THIS DOCUMENT IS NOT
TO BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS §
COUNTY OF _____ §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Legacy North Celina, LP, is the sole owner of that certain tract or parcel of land situated in Collin County School Land Survey, Abstract No. 168, Collin County, Texas, being all of that certain called 87.534 acre tract of land described as Tract 2, conveyed to Legacy North Celina, LP, recorded in Instrument No. 20211105002270800, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the Northeast corner of said 87.534 acre tract of land, and being the Northwest corner of that certain called 37. 614 a c re tract of land conveyed by deed to Deborah Baker Hollifield, recorded in Instrument No. PB1-0436-2020, Official Public Records, Collin County, Texas, same being the intersection of County Road 8 and County Road 54;

THENCE S00°22'20"E, with the East line of said 87.534 acre tract of land and the West line of said 37. 614 acre tract of land, and generally along said County Road 54, passing at a distance of 1,253.09 feet, the southwest corner of said 37.614 acre tract of land and the Northwest corner of that certain called 243.846 acre tract of land conveyed by deed to Texas Republic Realty, LTD., recorded in Instrument No.20160610000726690, Official Public Records Collin County, Texas, from which a 1/2-inch iron rod found bears S73°46'08"W, a distance of 3.24 feet, and continuing on said course for a total distance of 2,009.27 feet to a point for the Southeast corner of the tract being described herein, from which an iron rod with a 3 and 1/4- inch aluminum cap stamped "North Texas Tollway Authority - Dallas North Tollway ROW" found in the Easterly right-of-way line of that certain tract of land described as County Road Parcel 42-7 NBSR-1, as conveyed by deed to the North Texas Tollway Authority, recorded in Instrument No. 2020-106022, Official Public Records, Denton County, Texas bears S86° 17'26"W, a distance of 2.53 feet, said Southeast corner being the beginning of a curve to the right;

THENCE along curve to the right, with the south line of said 87.534 acre tract, same being the Easterly right-of-way line of County Road Parcel 42-7 NBSR-1, having an arc distance of 3,507.22 feet, having a radius of 2,664.79 feet, a central angle of 75°24'32", and a chord that bears N52°14'51"W, a distance of 3,259.51 feet to an iron rod with 3 and 1/4-inch cap stamped "North Texas Tollway Authority Dallas North Tollway ROW" for the Northwest corner of said 87.534 acre tract, the Northeast corner of County Road Parcel 42-7 NBSR-1, and being in the South line of that certain called 104.271 acre tract of land, as conveyed by deed to Old Celina, LTD., recorded in Instrument No. 20080929001158870, Official Public Records, Collin County, Texas, in County Road No.8, from which a 1/2-inch iron rod found at the Southwest corner of said 104.271 acre tract, same being the Southeast corner of a called 1878.903 acre tract of land conveyed to Talley Ranch Management, Ltd, recorded in Instrument No. 2004-156267 of the Official Public Records of Denton County, Texas, for reference bears S89°41'48"W, a distance of 147.58 feet;

THENCE N89°41'48"E, with the North line of said 87.534 acre tract, the South line of said 104.27 1 acre tract of land, the South line a called 32.62 acre tract of land, as conveyed by deed to PT Swamy, recorded in Instrument No. 2019099001159500, Official Public Records, Collin County, Texas, the south line of Eva's Ridge, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Instrument Number 20181112010005160, Official Public Records, Collin County, Texas, and generally along said County Road No. 8, a distance of 2,564.15 feet to the POINT OF BEGINNING and containing 87.534 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this Preliminary Plat designating the herein above described property as Legacy North Addition West, 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 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 code 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 and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: Legacy North GP, LLC
Owner: _____
Title: _____
Date: _____, ____th, 2022

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

I, the undersigned, a Licensed Professional Engineer 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.

MARSHALL R. PATTON, P.E. No. 135231
KFM ENGINEERING AND DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TX 75019

STATE OF TEXAS §
COUNTY OF _____ §

DATE

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

given my hand and seal of office this _____ day of _____, 2022.

NOTARY PUBLIC

County, Texas

- GENERAL NOTES:
1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. 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.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOODPLAIN.
8. THE SUBJECT PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 480130-0115 AND 480130-0105, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND COMMUNITY PANEL NO. 480133-0290 AND 480133-0280, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
9. BEARINGS ARE BASED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD 83).
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESS, BOTH ON-SITE AND ADJACENT.
11. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

APPROVED

CITY DEVELOPMENT OFFICIAL
CITY OF CELINA, TEXAS

DATE

WITNESS BY HAND THIS _____ DAY OF _____, 20____

CITY SECRETARY
CITY OF CELINA, TEXAS

Curve Table						
Curve #	Length	Radius	Chord Length	Chord Direction	Delta	Tangent
C1	3507.22	2664.79	3259.51	N52°14'51"W	075°24'32"	2059.92

OWNER:
LEGACY NORTH CELINA, LP
1452 HUGHES RD, SUITE 200
GRAPEVINE, TX 76051 &
11110 PARLIAMENT LANE, FRISCO,
TX 75035
CONTACT: MR. ANIL MALLAVARAPU
PHONE: 860-983-7804
E-MAIL: ANIL@WEBILENT.COM

ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: MARSHALL R. PATTON,
PE# 135231
PHONE: 469-899-0539
E-MAIL: MPATTON@KFM_LLC.COM
TBPE #: F-20821

PRELIMINARY PLAT
THE LEGACY NORTH (EAST) ADDITION

Lots 1, Block A - 5.72 Acres - DNTO High Rise
Lots 2, Block A - Aprox. 75.07 Acres - DNTO Mid Rise
In Collin County School Land Survey,
Abstract No. 168
City of Celina, Collin County, Texas

KFM
ENGINEERING & DESIGN

1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

JOB NO. 010075002 DATE: 2022/10/21 PREPARED BY: SS REVIEW BY: JH SCALE: 1" = 200'

PRELIMINARY
FOR REVIEW ONLY, THIS DOCUMENT IS NOT
TO BE RECORDED FOR ANY PURPOSE



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: February 21, 2023
Re: Mosey (Frontier Crossing) - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 63 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTD) base zoning, in order to modify development standards, generally located at the northwest and northeast corners of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Frontier Crossing) – PD Amendment)

Applicant:

Kimley-Horn
13455 Noel Road, Suite #700
Dallas, TX 75240

Background Information:

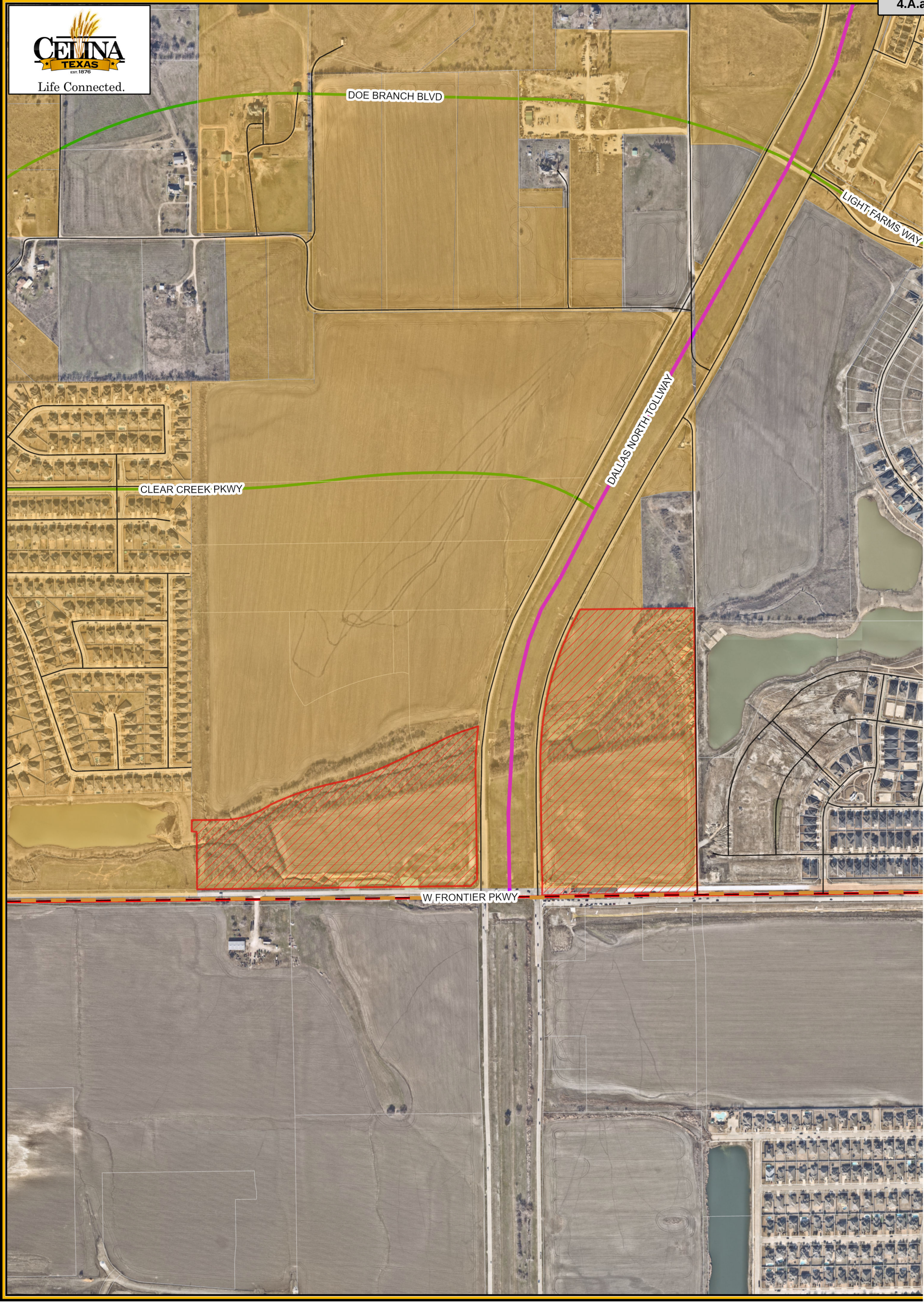
The applicant is requesting to amend approximately 63 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay (DNTD) base zoning district and modify development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



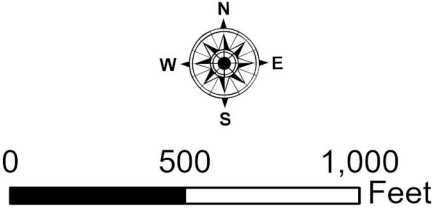
Attachment: Location Map (Mosey (Frontier Crossing) – PD Amendment)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Mosey
Location Map
City of Celina**

2/9/2023

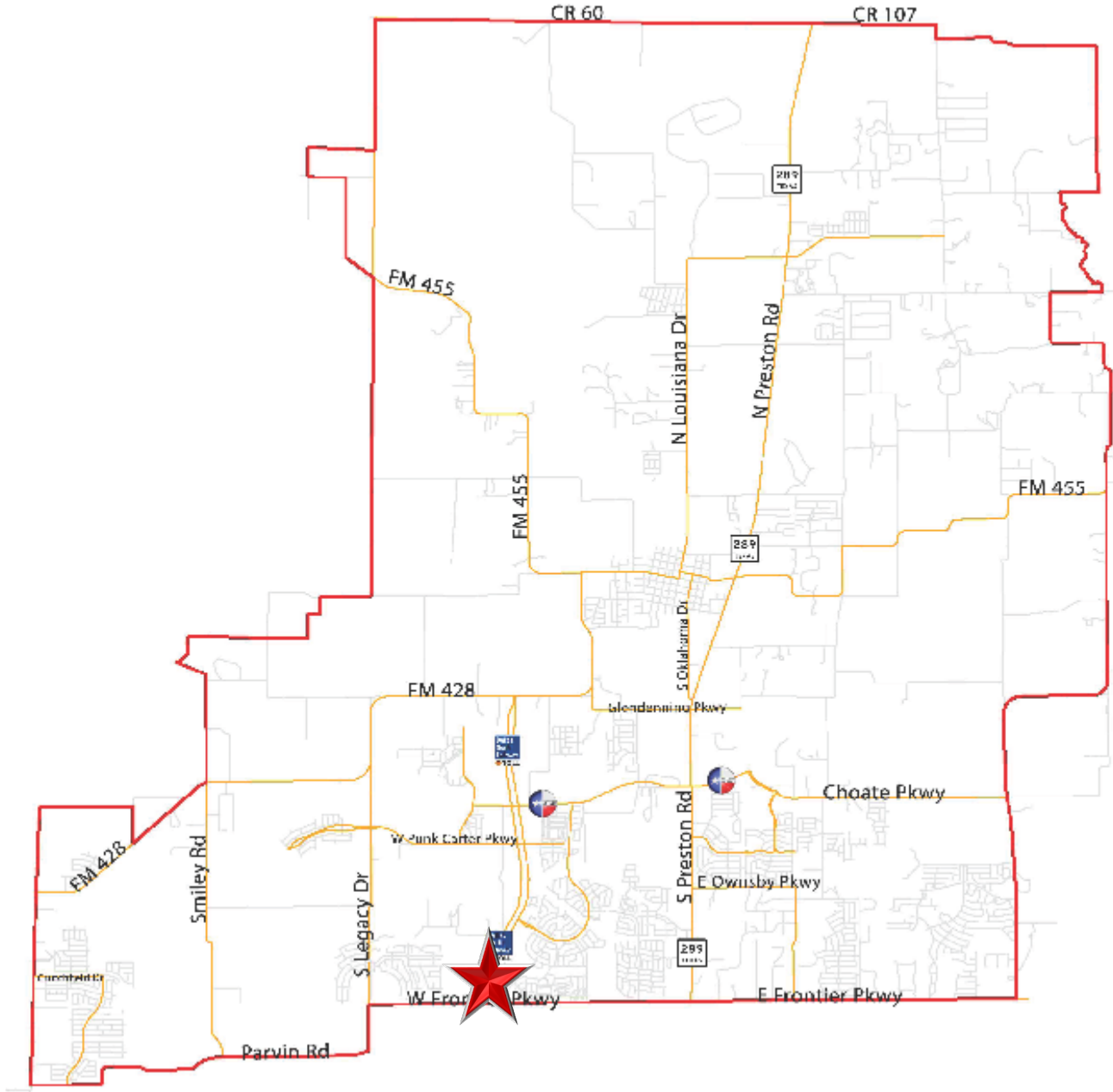


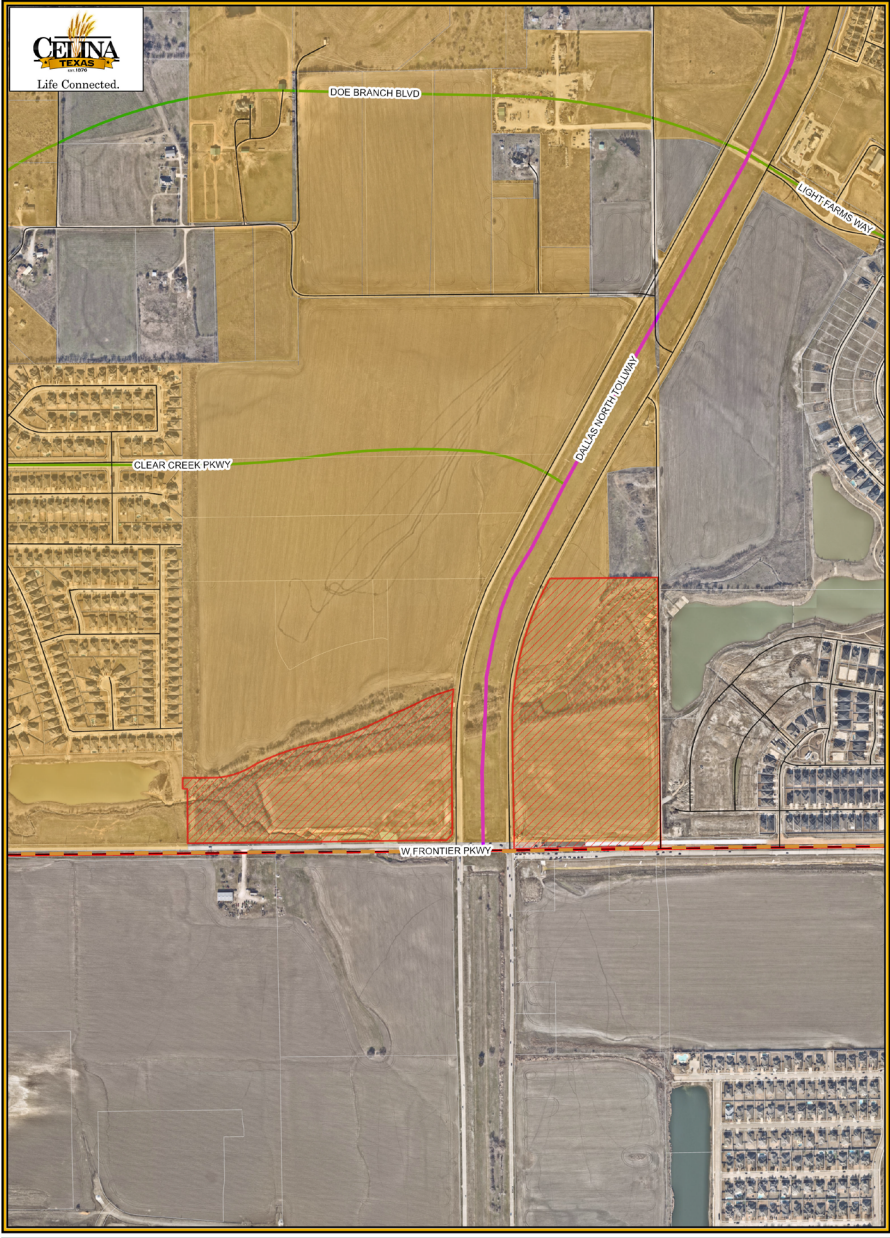
MOSEY TRACT

Rezoning

Planning & Zoning Commission
February 21, 2023







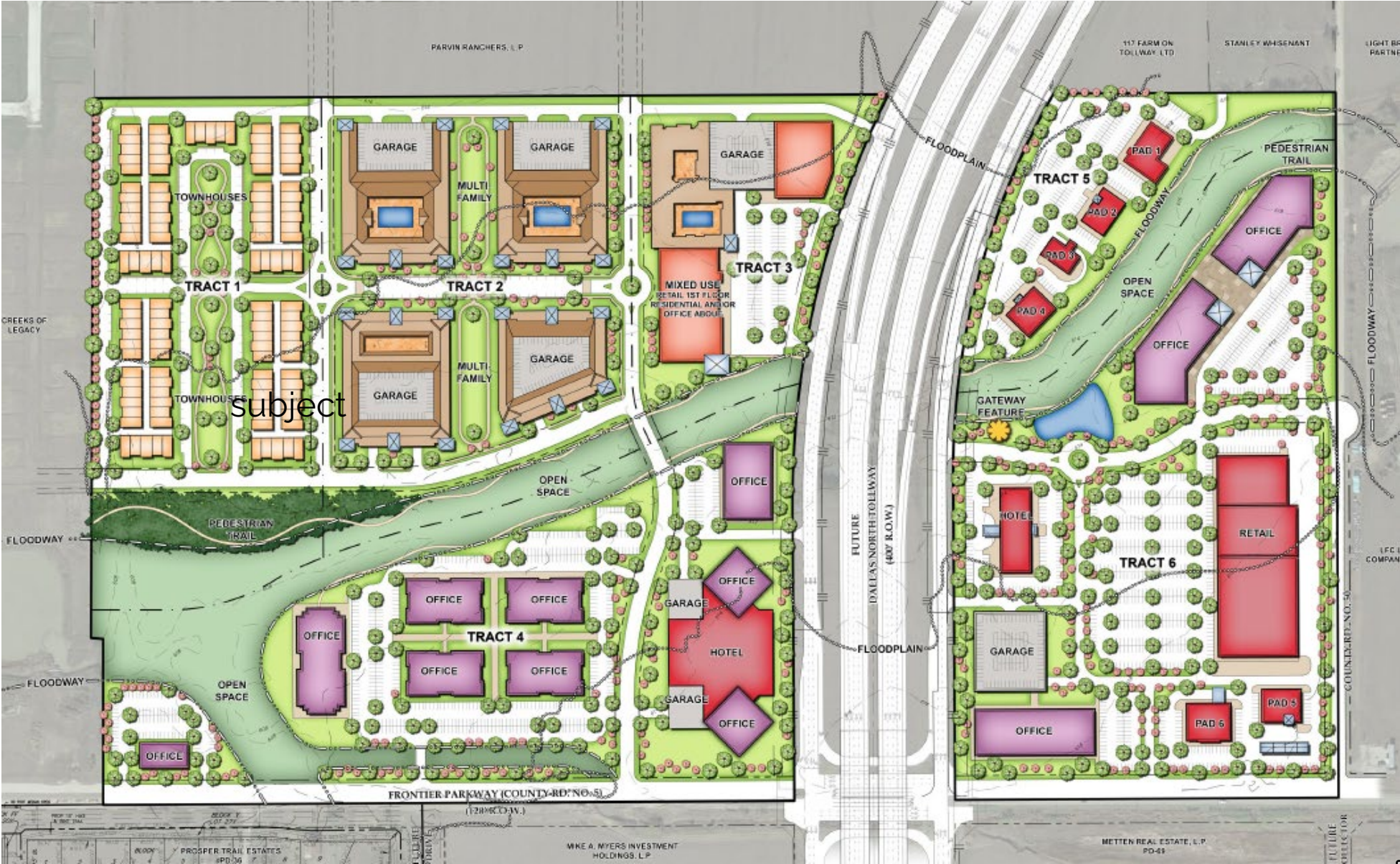
LOCATION MAP

The subject property is generally located at the northwest and northeast corners of Dallas Parkway and Frontier Parkway

BACKGROUND

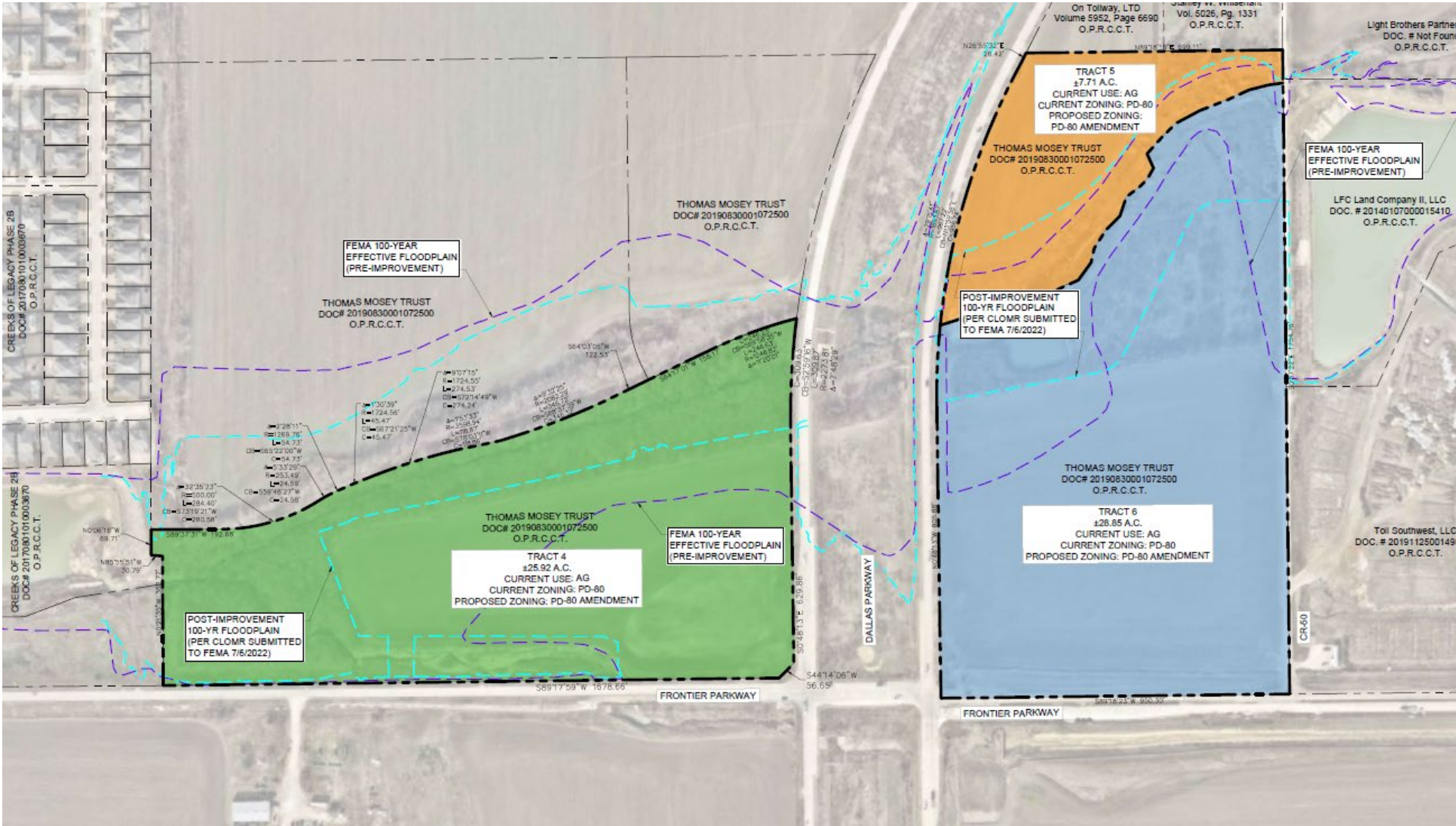
- The subject property is approximately 63 acres
- The property is currently zoned Planned Development (PD-80) with multiple tracts allowing for a variety of uses
- The applicant is proposing to amend the subject property to the Dallas North Tollway Overlay District (DNT0) base zoning

Original



subject

Proposed
Revision



PROJECT OVERVIEW

- The current PD entitles retail, restaurant, office, and hotel uses along with outdated design standards and an outdated Concept Plan
- Both the applicant and the City prefer modern design standards
- The base zoning of the Dallas North Tollway Overlay District (DNTD) would continue to offer a variety of uses and modern design standards
- The applicant desired to maintain a few select land uses that are not permitted by right today in the DNTD, yet are in the existing PD

PROJECT OVERVIEW

- The property will be zoned a PD with a base zoning of DNT0, except as follows:
 - One gas pump/fuel sale use by right and gas pump/fuel sales with an anchor store by right
 - One car wash, not fronting onto the DNT service roads, by right
 - One minor auto repair use by right
 - Following uses not precluded: big box stores, office, restaurants dine-in or through, general retail

POLICY CONSIDERATIONS

- The land uses are not inappropriate at this location and are similar in nature to the existing entitlements
- The proposed PD is base zoning, which follows modern standards (and as they may be amended) instead of standards that become outdated if written into the PD
- These revisions eliminate confusion during the permitting process

RECOMMENDATION

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

Development Regulations
PD-80 Amendment

The property is zoned Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTD).

The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended, except as follows:

- One “Gas Pumps/Fuel Sales” use is permitted by right without the requirement of a Specific Use Permit (SUP). “Gas Pumps/Fuel Sales” in association with an anchor store are allowed by right.
- One “Auto Wash, Full Service” use, not fronting onto the DNT service roads, is permitted by right.
- One “Auto Repair, Minor” use is permitted by right.
- The following uses shall also not be precluded – “Store, Big Box”, “Office, all Types”, “Restaurant, Dine In”, “Restaurant Drive-In or Thru”, and “Store, General Retail.”
- The eastern perimeter may maintain a 10’ wide landscape buffer.