



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JANUARY 21, 2020
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

A. Discussion on City's Growth Strategies. (Growth Strategies)

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 December 17, 2019, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Prairie Crossing, approximately 3 acres situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of the BNSF Railroad. (Prairie Crossing Final Plat).

C. Consider and act upon a Final Plat for Mustang Lakes Phase 4, approximately 4 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and west of future Custer Road, within the City Limits. (Mustang Lakes Phase 4 Final Plat).

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 10 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located north of County Road 53 and approximately 1,000 feet west of the BNSF Railroad, within the City Limits. (Preferred Materials Planned Development)

V. **ADJOURNMENT:**

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

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

City Staff
City of Celina, Texas

Date Notice Removed

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



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, DECEMBER 17, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Acting Chairman Barley called the meeting to order at 5:30 p.m. established a quorum, and led those present in the salute to the American and Texas Flags.

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the November 19, 2019, Planning & Zoning Commission meeting.

- Consider and act upon a Final Plat for Sutton Fields Phase 4B, approximately 36 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located north of Parvin Road and east of FM 1385 (Sutton Fields Phase 4B Final Plat).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Barley, Bain, Freeman, Ousley
ABSENT:	Hangartner, Haley, Becker

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 0.25 acres of land from Old Town Residential District (OT-R), to Planned Development (PD) with Old Town Residential District (OT-R) base zoning, located at 101 S. Illinois Street, within the City Limits. (State Farm- Planned Development)

Raha Pouladi, Senior Planner, presented the staff report.

Acting Chairman Barley opened the public hearing. No one came forward and the public hearing was closed.

The Commissioners discussed the proposed fencing and signage for this project.

Commissioner Ousley motioned to approve the item.

Commissioner Freeman seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Acting Chairman Barley adjourned the meeting at 6:08 p.m.

Minutes Acceptance: Minutes of Dec 17, 2019 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: January 21, 2020
 Re: Prairie Crossing Final Plat

Action Requested:

Consider and act upon a Final Plat for Prairie Crossing, approximately 3 acres situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of the BNSF Railroad. (Prairie Crossing Final Plat).

Owners:

LFC Land Company II, LLC
 8401 N. Central Expressway, Suite 350
 Dallas, TX 75225

Toll Southwest, LLC
 2555 SW Grapevine Parkway, Suite 100
 Grapevine, TX 76051

Background Information:

This plat is for the realignment of Prairie Crossing. The relocated alignment will provide access to Frontier Parkway. The existing Prairie Crossing right-of-way will dead-end near the future Frontier Parkway bridge. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

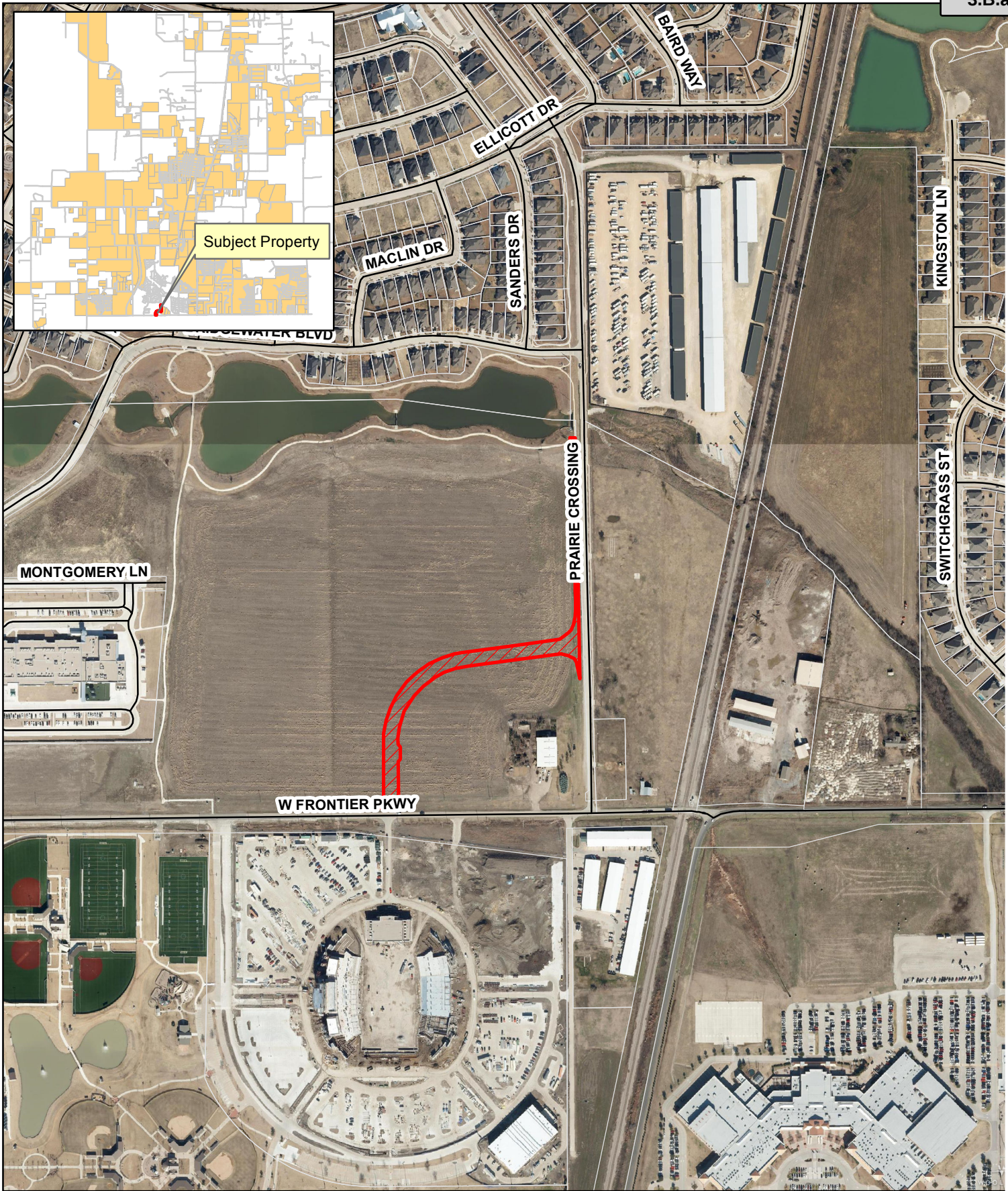
Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Document:

- Location Map
- Final Plat

Staff Recommendation:

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



Attachment: Location Map (Prairie Crossing Final Plat)

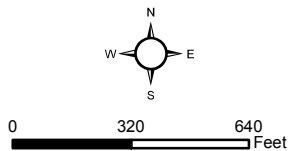


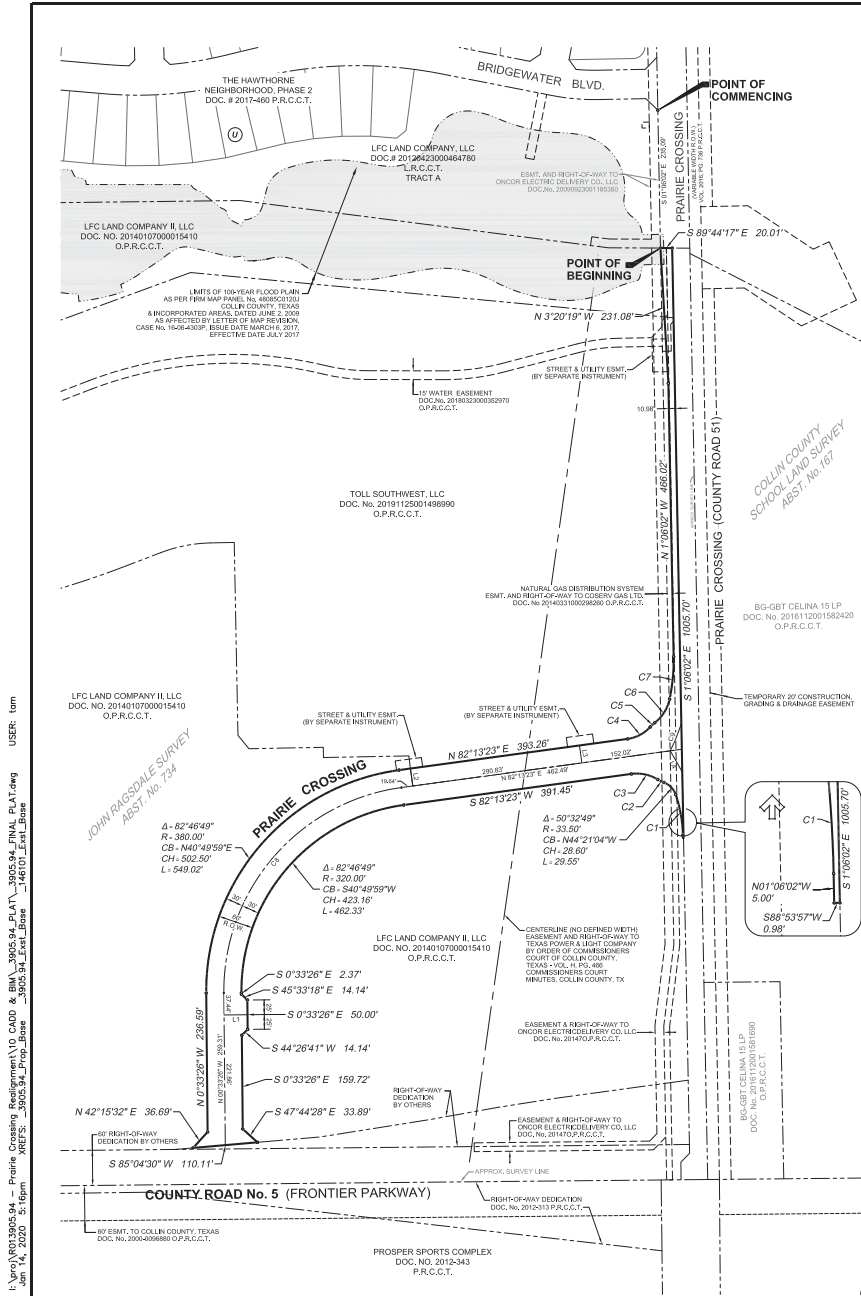
Location Map
Prairie Crossing

Date: 1/14/2020

Legend

- Prairie Crossing
- Roads
- Parcels





OWNER'S CERTIFICATE

I (We), the undersigned, owners of the land shown on the final plat within the area described by meters and bounds as follows:

Being a tract of land situated in the John Ragdale Survey, Abstract No. 734, Collin County, Texas and being a portion of the 163.51 acre tract of land described in instrument to LFC LAND COMPANY II, LLC as recorded under Document No. 20101200015410 of the Land Records of Collin County, Texas and being a portion of the 37.879 acres of land described in instrument to TOLL SOUTHWEST, LLC as recorded under Document No. 20101200015410 of the Land Records of Collin County, Texas and being more particularly described as follows:

Commencing at a point being the southeasterly corner of Light Farm, The Hawthorne Neighborhood, Phase 2, 2nd Amended Final Plat, as recorded in Volume 2017, Page 460 of the Plat Records of Collin County, Texas and the westerly right-of-way line of Prairie Crossing (a 50 foot right-of-way at this point) as recorded in Volume 2016, Page 736 of the Plat Records of Collin County, Texas;

THENCE, along the westerly right-of-way line of said Prairie Crossing, South 01 degrees, 06 minutes, 02 seconds East, a distance of 235.09 feet to the POINT OF BEGINNING;

THENCE, along the westerly right-of-way line of said Prairie Crossing, South 89 degrees, 44 minutes, 17 seconds East, a distance of 20.01 feet to a corner;

THENCE, continuing along the westerly right-of-way line of said Prairie Crossing, South 01 degrees, 06 minutes, 02 seconds East, a distance of 1,005.70 feet to a point for a corner;

THENCE, departing the westerly right-of-way line of said Prairie Crossing, South 88 degrees, 53 minutes, 57 seconds West, a distance of 0.98 feet to a point for a corner;

THENCE, North 01 degrees, 06 minutes, 02 seconds West, a distance of 5.00 feet to a point being the beginning of a curve to the left having a central angle of 17 degrees, 58 minutes, 36 seconds, a radius of 225.00 feet, subtended by a chord which bears North 10 degrees, 05 minutes, 21 seconds West, a distance of 70.31 feet;

THENCE, along said curve to the left an arc distance of 70.59 feet to the point being the beginning of a compound curve to the left having a central angle of 50 degrees, 32 minutes, 49 seconds, a radius of 33.50 feet, subtended a chord bearing North 44 degrees, 21 minutes, 04 seconds West, a distance of 28.60 feet;

THENCE, along said curve to the left an arc distance of 29.55 feet to the point being the beginning of a compound curve to the left having a central angle of 11 degrees, 15 minutes, 52 seconds, a radius of 59.00 feet, subtended a chord bearing North 63 degrees, 59 minutes, 33 seconds West, a distance of 11.58 feet;

THENCE, along said curve to the left an arc distance of 11.60 feet to the point being the beginning of a curve to the left having a central angle of 39 degrees, 25 minutes, 00 seconds, a radius of 66.50 feet, subtended a chord bearing North 40 degrees, 49 minutes, 02 seconds West, a distance of 46.20 feet;

THENCE, along said curve to the left an arc distance of 47.12 feet to the point of tangency;

THENCE, South 82 degrees, 13 minutes, 23 seconds West, a distance of 391.45 feet to a point being the beginning of a curve to the left having a central angle of 82 degrees, 46 minutes, 49 seconds, a radius of 320.00 feet, subtended by a chord bearing South 40 degrees, 49 minutes, 50 seconds West, a distance of 423.16 feet;

THENCE, along said curve to the left an arc distance of 462.33 feet to the point of tangency;

THENCE, South 00 degrees, 33 minutes, 26 seconds East, a distance of 2.37 feet to an angle point;

THENCE, South 45 degrees, 33 minutes, 18 seconds East, a distance of 14.14 feet to an angle point;

THENCE, South 00 degrees, 33 minutes, 26 seconds East, a distance of 50.00 feet to an angle point;

THENCE, South 44 degrees, 26 minutes, 41 seconds West, a distance of 14.14 feet to an angle point;

THENCE, South 00 degrees, 33 minutes, 26 seconds East, a distance of 159.72 feet to an angle point;

THENCE, South 00 degrees, 33 minutes, 26 seconds East, a distance of 33.89 feet to an angle point;

THENCE, South 47 degrees, 44 minutes 28 seconds East, a distance of 33.89 feet to an angle point;

THENCE, South 85 degrees, 04 minutes 30 seconds West, a distance of 110.11 feet to an angle point;

THENCE, North 42 degrees, 15 minutes 32 seconds East, a distance of 36.69 feet to an angle point;

THENCE, North 00 degrees, 33 minutes, 26 seconds West, a distance of 236.59 feet to a point being the beginning of a curve to the left having a central angle of 82 degrees, 46 minutes, 49 seconds, a radius of 320.00 feet, subtended by a chord bearing North 40 degrees, 49 minutes, 50 seconds East, a distance of 502.50 feet;

THENCE, along said curve to the right an arc distance of 549.02 feet to the point of tangency;

THENCE, North 82 degrees, 13 minutes, 23 seconds East, a distance of 393.26 feet to a point being the beginning of a curve to the left having a central angle of 40 degrees, 24 minutes, 50 seconds, a radius of 63.50 feet, subtended by a chord bearing North 62 degrees, 05 minutes, 39 seconds East, a distance of 43.69 feet;

THENCE, along said curve to the right an arc distance of 44.61 feet to the point of tangency;

THENCE, along said curve to the right an arc distance of 10.65 feet to the point being the beginning of a compound curve to the left having a central angle of 40 degrees, 23 minutes, 28 seconds, a radius of 68.50 feet, subtended a chord bearing North 32 degrees, 07 minutes, 14 seconds East, a distance of 47.30 feet;

THENCE, along said curve to the left an arc distance of 48.29 feet to a point being the beginning of a compound curve to the left having a central angle of 13 degrees, 01 minutes, 34 seconds, a radius of 320.00 feet, subtended by a chord bearing North 05 degrees, 24 minutes, 44 seconds East, a distance of 72.59 feet;

THENCE, along said curve to the left an arc distance of 72.75 feet to the point of tangency;

THENCE, North 01 degrees, 06 minutes, 02 seconds West, a distance of 466.02 feet to an angle point;

THENCE, North 03 degrees, 20 minutes, 19 seconds West, a distance of 231.08 feet to the POINT OF BEGINNING AND CONTAINING 2.06 acres of land, more or less.

CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	17°56'36"	225.00	N 10°02'11" W	70.31'	70.59'
C2	11°15'52"	59.00	N 63°59'33" W	11.58'	11.60'
C3	39°29'03"	66.50	N 78°04'07" W	46.20'	47.12'
C4	40°14'50"	83.50	N 62°03'59" E	43.69'	44.61'
C5	10°20'24"	59.00	N 47°08'48" E	10.63'	10.65'
C6	40°23'28"	68.50	N 32°07'14" E	47.30'	48.29'
C7	13°01'33"	320.00	N 5°24'44" E	72.59'	72.75'
C8	82°46'49"	350.00	N 40°49'59" W	462.83'	505.88'
C9	8°15'56"	350.00	N 22°07'35" E	50.45'	50.49'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY II, LLC, and TOLL SOUTHWEST, LLC, acting herein by and through their respective duly authorized officers, do hereby adopt this final plat designating the herein described property as **LIGHT FARM, PRAIRIE CROSSING**, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee, all rights in the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. 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. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this final plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. 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. 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 easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District 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 rights-of-way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and 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 final plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand, this the day of, 2020.

LFC LAND COMPANY II, LLC, a Texas limited liability company
By: RJM/Celina III L.P., a Texas limited partnership, Manager

By: RJM/Celina III GP, Inc., a Texas corporation, General Partner

Authorized Signature of LFC LAND COMPANY II, LLC, Owner

By: Seth Carpenter, Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this day of, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

WITNESS, my hand, this the day of, 2020.

TOLL SOUTHWEST, LLC, a Texas limited liability company

Authorized Signature of TOLL SOUTHWEST, LLC, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this day of, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL

Approved this day of, 2020,
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

Keller W. Webster President Collin County Municipal Utility District No. 1.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

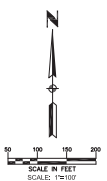
Given under my hand and seal this day of, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

LINE	BEARING	LENGTH
L1	N 89°26'34" E	32.34'
L2	N 07°46'37" W	30.00'
L3	N 07°46'37" W	30.00'
L4	S 29°46'37" E	27.43'

LEGEND

RF — 8" IRON ROD FOUND BY "HUITT-ZOLARS" CAP (UNLESS OTHERWISE NOTED)
RS — 5" IRON ROD SET BY "HUITT-ZOLARS" CAP
E — UTILITY EASEMENT
P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

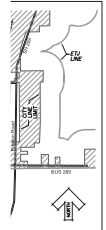
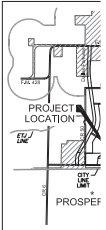


PREPARED BY:

HUITT-ZOLARS

HUITT-ZOLARS, Inc.
1717 Midway Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JANUARY, 2020



Attachment: FINAL PLAT (Prairie Crossing Final Plat)

FINAL PLAT
**LIGHT FARM
PRAIRIE CROSSING**
2.06 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT NO. 134
COLLIN COUNTY, TEXAS
OWNERS:
LFC LAND COMPANY II, LLC
8400 NORTH CENTRAL EXPRESSWAY, SUITE 100
TEL: 214-292-2410 FAX: 214-292-2410
TOLL SOUTHWEST, LLC
2555 SW GRAPEVINE PKWY., SUITE 100, GRAPEVINE, TEXAS 75041
TEL: 817-329-7973 FAX: 817-329-7973

PREPARED BY:

HUITT-ZOLARS

HUITT-ZOLARS, Inc.
1717 Midway Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JANUARY, 2020



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: January 21, 2020
 Re: Mustang Lakes Phase 4 Final Plat

Action Requested:

Consider and act upon a Final Plat for Mustang Lakes Phase 4, approximately 4 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and west of future Custer Road, within the City Limits. (Mustang Lakes Phase 4 Final Plat).

Owner:

Celina 682 Partners, LP.
 8750 N. Central Expressway, Suite
 Dallas, TX 75231

Background Information:

This plat is for a new addition to the Mustang Lakes single-family residential community. The plat shows 9 single-family lots and one common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

The Final Plat is in conformance with the Planned Development. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Document:

- Location Map
- Final Plat

Staff Recommendation:

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



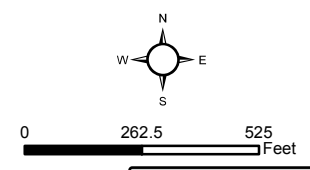
Attachment: Location Map (Mustang Lakes Phase 4 Final Plat)

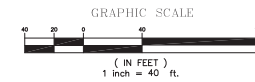


Location Map Mustang Lakes Phase 4

Date: 1/14/2020

- Legend**
- Roads
 -  Mustang Lakes
 -  Parcels





TYPICAL 10'x10' CORNER CLIP

- FINAL PLAT
MUSTANG LAKES PHASE FOUR
3.007 ACRES
9 RESIDENTIAL LOTS
1 HOA LOT
0.832 ACRES ROW DEDICATION
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
OCTOBER 2019 SCALE: 1" = 40'



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



HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (A)
1X	II	7672	0.18

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

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

COMMENCING at a 1/2 inch iron rod found for a common interior ell corner of said Celina 682 Partners, L.P. tract and the most southerly southeast corner of that tract of land conveyed in Deed to Celina 557 Partners, L.P., according to the document of record filed in Document Number 2019020500119410, Official Public Records, Collin County, Texas;

THENCE Over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 10° 31' 06" W, a distance of 882.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land described herein;

S 00° 21' 14" E, a distance of 356.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for a common interior ell corner of that tract of land conveyed in Deed to Prosper Independent School District, according to the document of record filed in Document Number 20190509000520030, Official Public Records, Collin County, Texas and the northeast corner of Lot 15, Block C of TWELVE OAKS PHASE II, an Addition to the City of Celina, according to the Plat of record filed in Cabinet P, Slide 486, Map Records, Collin County, Texas, bears S 09° 23' 36" E, 1,911.27 feet;

S 89° 38' 46" W, a distance of 189.33 feet;

N 78° 09' 40" W, a distance of 149.37 feet;

N 00° 21' 14" W, a distance of 137.00 feet;

S 89° 38' 46" W, a distance of 73.02 feet;

N 00° 21' 14" W, a distance of 188.00 feet;

N 89° 38' 46" E, a distance of 408.35 feet to the POINT OF BEGINNING, and containing 3.007 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT CELINA 682 PARTNERS, L.P., acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the hereinabove described property as MUSTANG LAKES PHASE FOUR, 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.

By: _____
Owner: Celina 682 Partners, L.P.
Name: James J. Melino
Title: President
Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Collin 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 purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF _____ §

I, the undersigned, a (Licensed Professional Engineer/ Registered Professional 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.

(Engineer or Surveyor's Seal)

Licensed Professional Engineer
or Registered Professional Surveyor

Date

STATE OF TEXAS §
COUNTY OF _____ §

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

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

NOTARY PUBLIC

Collin County, Texas

CERTIFICATE OF PLAT APPROVAL

Approved

City Development Official
City of Celina, Texas

Date

Witness by hand this _____ day of _____, 20____.

City Secretary
City of Celina, Texas

FINAL PLAT
MUSTANG LAKES PHASE FOUR
3.007 ACRES
9 RESIDENTIAL LOTS
1 HOA LOT
0.832 ACRES ROW DEDICATION
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
OCTOBER 2019 SCALE: 1" = 40'

OWNER/DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231 214-691-2556
CONTACT: MATT ALEXANDER P.E.



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

REVISED:

DOCUMENT NO.

(PLAN # P-XXXX)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Raha Pouladi, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: January 21, 2020
 Re: Preferred Materials - Planned Development

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone approximately 10 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located north of County Road 53 and approximately 1,000 feet west of the BNSF Railroad, within the City Limits. (Preferred Materials Planned Development)

Applicant:

Sanchez & Associates, LLC.
 2000 N. McDonald Street, Suite 100
 McKinney, TX 75071

Background Information:

The subject property is currently zoned Agricultural District (AG). The applicant requests to rezone the property to a Planned Development (PD) with Industrial District (I) base zoning for a batch plant. The batch plant is bordered on the east with other batch plants and a floodplain on the west. This batch plant would also be in accordance with the Future Comprehensive Plan (FLUP), which reserves the area for industrial related uses.

Board Review/Citizen Input:

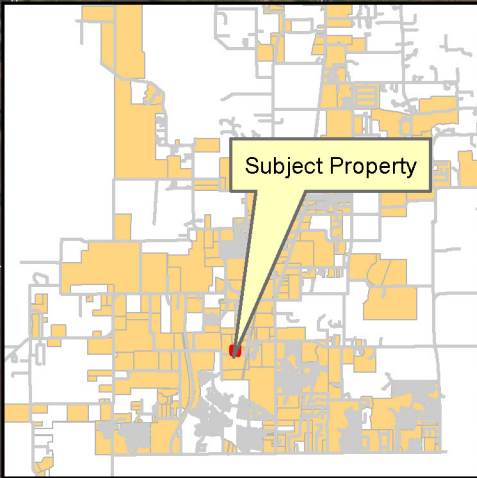
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property.

Supporting Document:

- Location Map
- Concept Plan
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval.



WISHART CT

CALVIN WAY

LUTHER DR

OLD LOG TRL

COUNTY ROAD 53

COUNTY ROAD 51

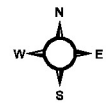


Location Map Preferred Batch Plant

Date: 12/19/2019

Legend

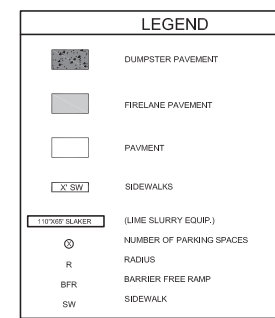
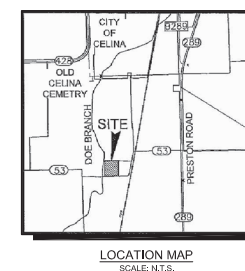
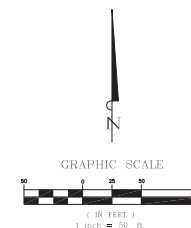
- Roads
-  Subject Property
-  Parcels



0 275 550 Feet

Attachment: Concept Plan (Preferred Materials - Planned Development)

SITE DATA SUMMARY TABLE	
ZONING:	AG (AGRICULTURE)
EXISTING USE:	VACANT
PROPOSED USE:	PD-INDUSTRIAL
LOT AREA:	9.54 ACRES / 415,588 SQ. FT.



**CONCEPT PLAN
FOR
COUNTY ROAD 53
WEST OF PRESTON ROAD
CITY OF CELINA**
BEING 9.54 ACRES OF LAND SITUATED IN THE
COLLIN COUNTY SCHOOL LAND #14 SURVEY,
ABSTRACT NO. A0167
CITY OF CELINA,
COLLIN COUNTY, TEXAS
PREPARED 1/7/20

<u>DEVELOPER:</u>	<u>OWNER:</u>	<u>ENGINEER:</u>	<u>APPLICANT:</u>
LHOIST NORTH AMERICA 5600 CLEARFORK MAIN, SUITE 200 FORT WORTH, TEXAS 76107 (817) 806-1577 ATTN: MR. ALEXANDER AUSTIN	SHMAISON CELINA HOLDINGS, L.L.C. 2719 NORTHDRIDGE DR. FARMER, TEXAS 76041 ATTN: SAM SHMAISON	SANCHEZ AND ASSOCIATES, LLC 2000 N McDONALD STREET FARMER, TEXAS 76041 (469) 424-5900 ATTN: ROY CASEY GREGORY, PE	SANCHEZ AND ASSOCIATES, LLC 2000 N McDONALD STREET FARMER, TEXAS 76041 (469) 424-5900 ATTN: ROY CASEY GREGORY, PE

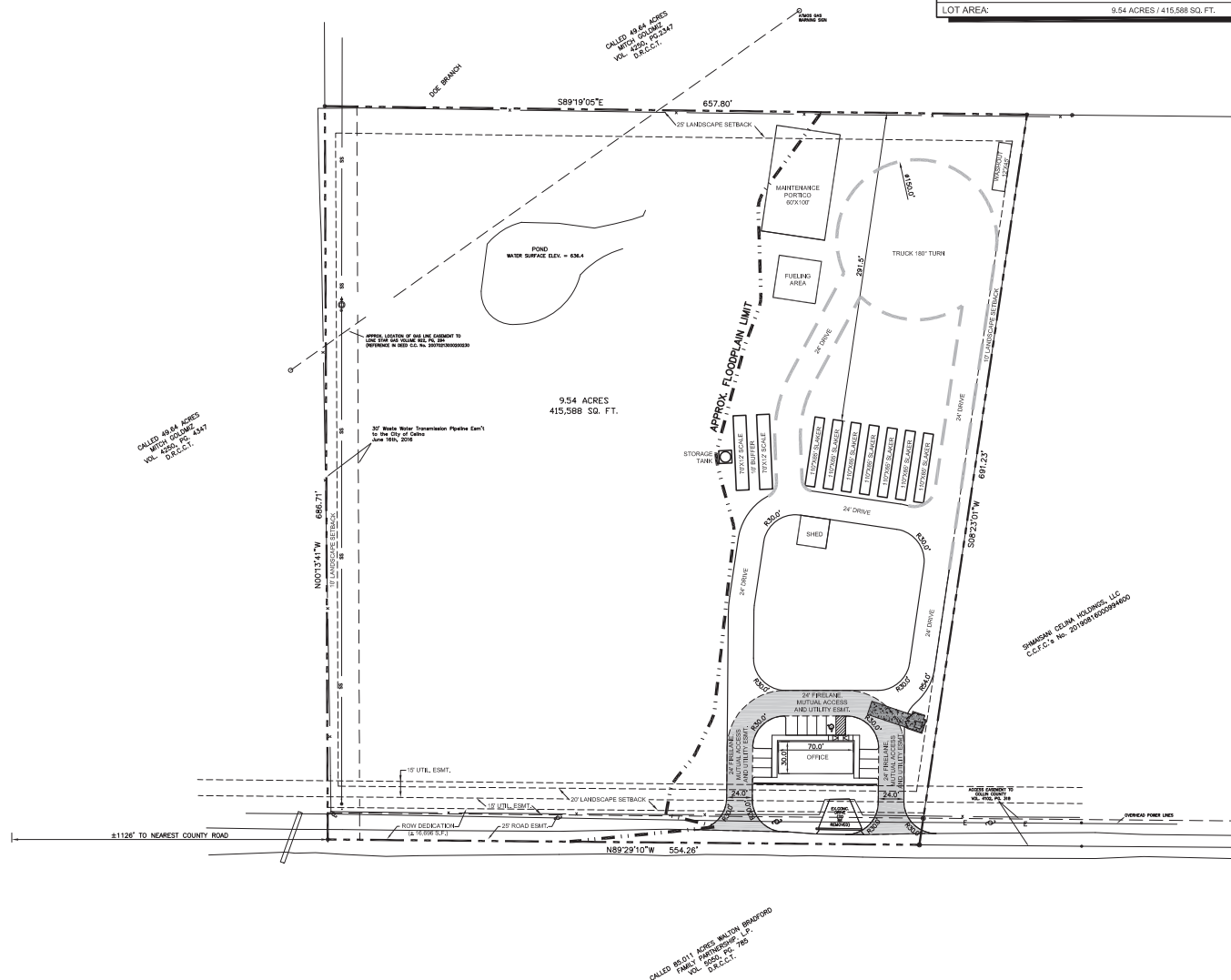


Exhibit C Development Regulations

District Zoning

The base zoning for the subject property shall be Industrial (I) district, and the following development standards shall apply to a proposed batching plant operation, lime slurry manufacturing, or comparable operation. The Code of Ordinances shall apply for any matter not referenced within this Planned Development district.

Concept Plan

The subject property shall generally develop per the attached Concept Plan. Minor modifications may be administered by Staff in order to achieve the vision for the proposed batching plant operation. However, the Concept Plan does not waive any other design standards, such as on-site detention, any applicable floodplain regulations, nor fire and building code compliance. In the event of a conflict between the Concept Plan and base City regulations or the text of this PD, the Concept Plan shall yield, subject to Staff interpretation.

Landscaping

1. The side landscape buffers are 10 feet.
2. The rear landscape buffer is 25 feet.
3. A 20' wide landscape buffer applies to the ultimate ROW line of CR 53, which shall also provide six (6) evergreen, large canopy trees and six (6) small ornamental trees with bubblers on each.

Screening

A 12' tall solid, masonry wall shall be installed along CR 53. Any gates shall be solid or decorative metal with a black "storm cloud" or comparable color (i.e. galvanized finishes not allowed). Any additional fencing provided by the applicant shall be either split-face CMU walls, precast concrete, other block walls, or industrial grade steel fencing (e.g. Design Master type). Chain link, wood, and R-panels are not allowed. Back-to-back screening barriers with neighboring properties are also not allowed.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land and shall abide by the City's architectural standards, as may be amended.

Storage

Materials stored outside must be located in bins that are screened on three sides by 8' tall solid structure made of 2' x 2' x 6' concrete blocks or other comparable acceptable to Staff.

Performance

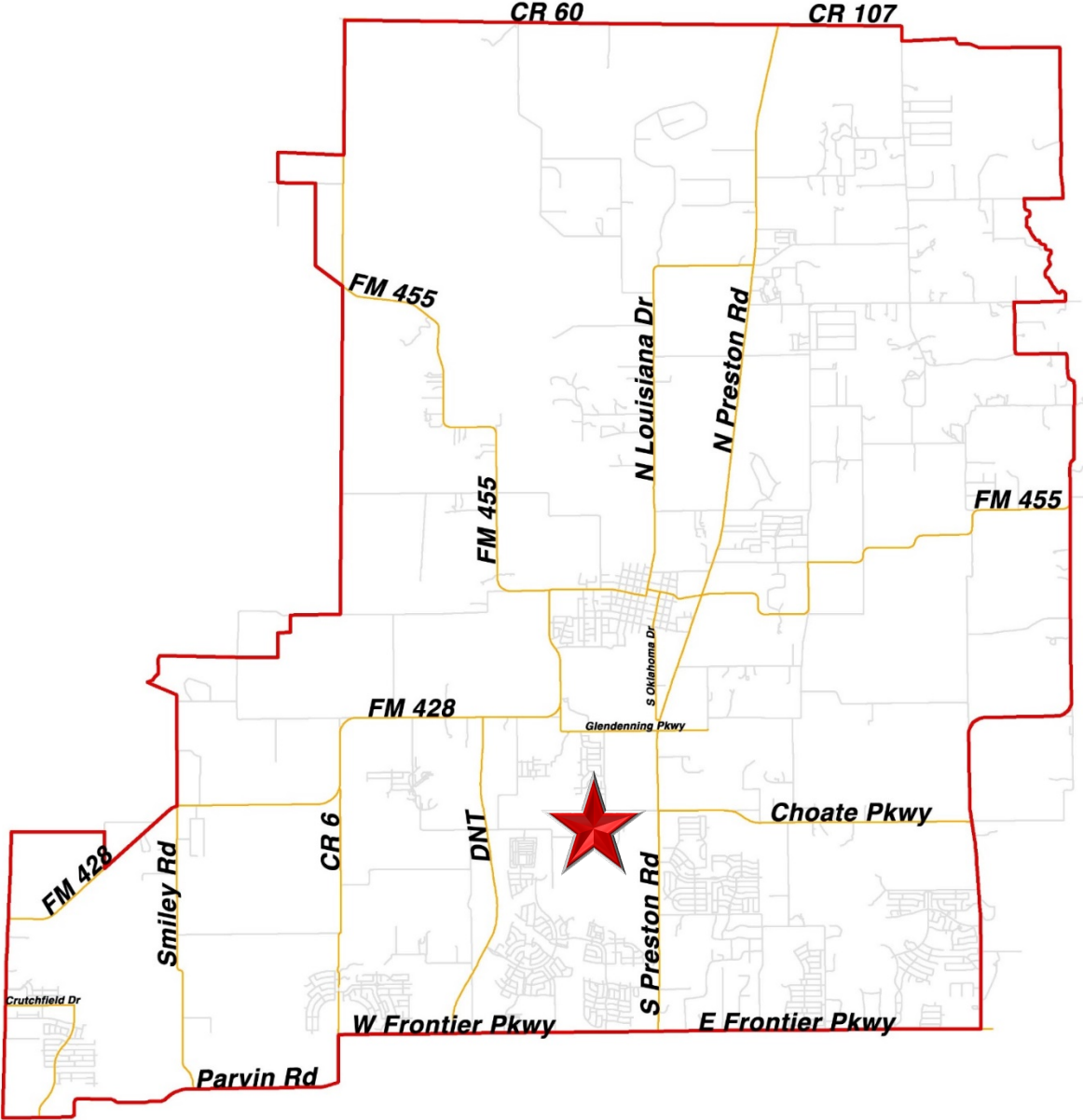
1. The hours of operation are comparable to the adjacent batch plants.
2. All on-site lighting shall be properly shielded.
3. No overhead utilities are allowed.
4. The onsite storage of materials shall not exceed 45 feet in height.
5. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
6. If any of the above conflict the Code of Ordinances, State regulations, or any other regulations, the stricter of the regulations shall apply.
7. A valid certificate of occupancy is conditional upon continued compliance with the Texas Commission on Environmental Quality, Federal Emergency Management Administration, and all other governmental agencies.

Preferred Materials

Planned Development

Planning & Zoning Commission

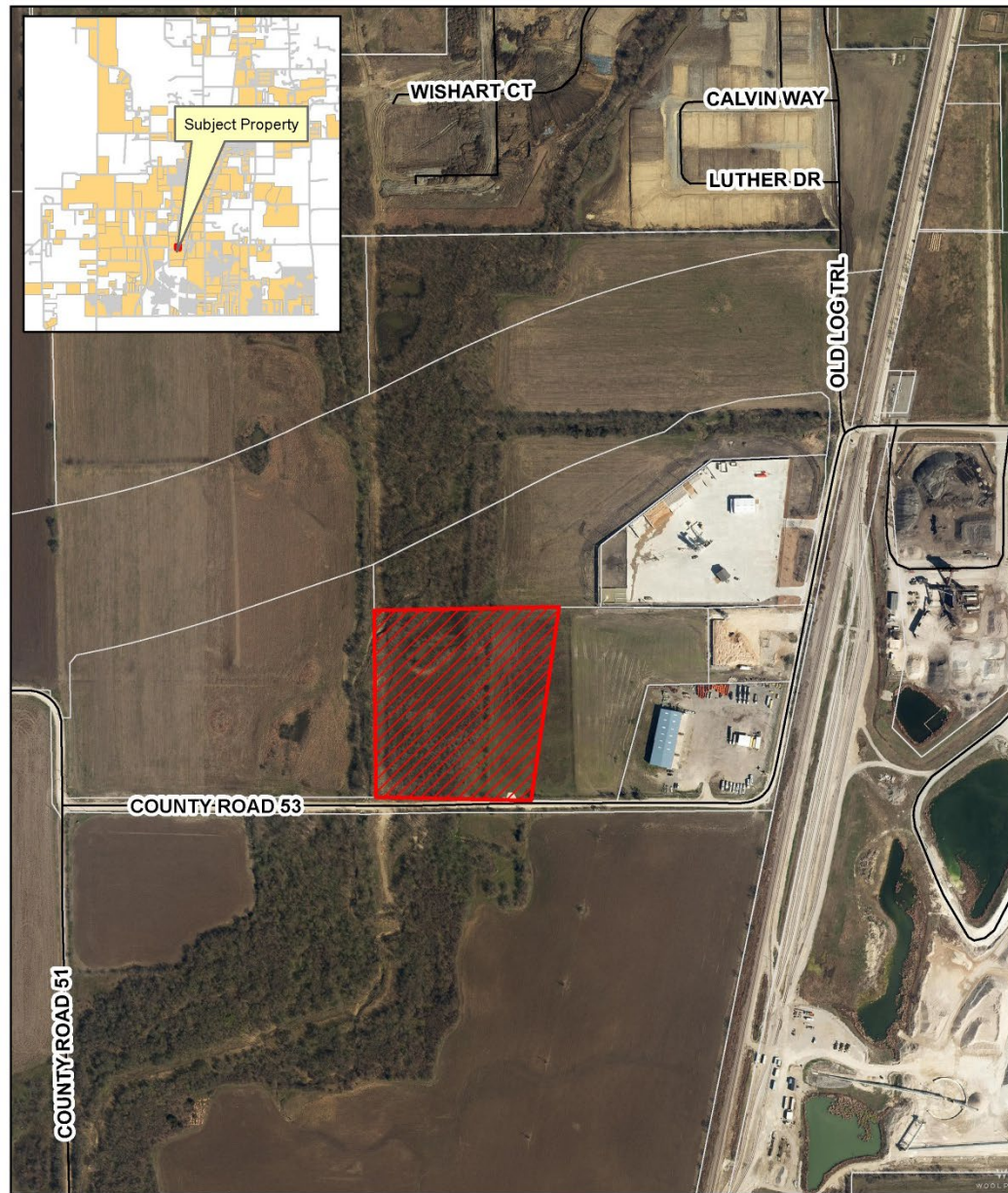
January 21, 2020



Location Map

The subject property is generally located on the northwest corner of County Road 53 and the BNSF Railroad

Attachment: Staff Presentation (Preferred Materials - Planned Development)



Background

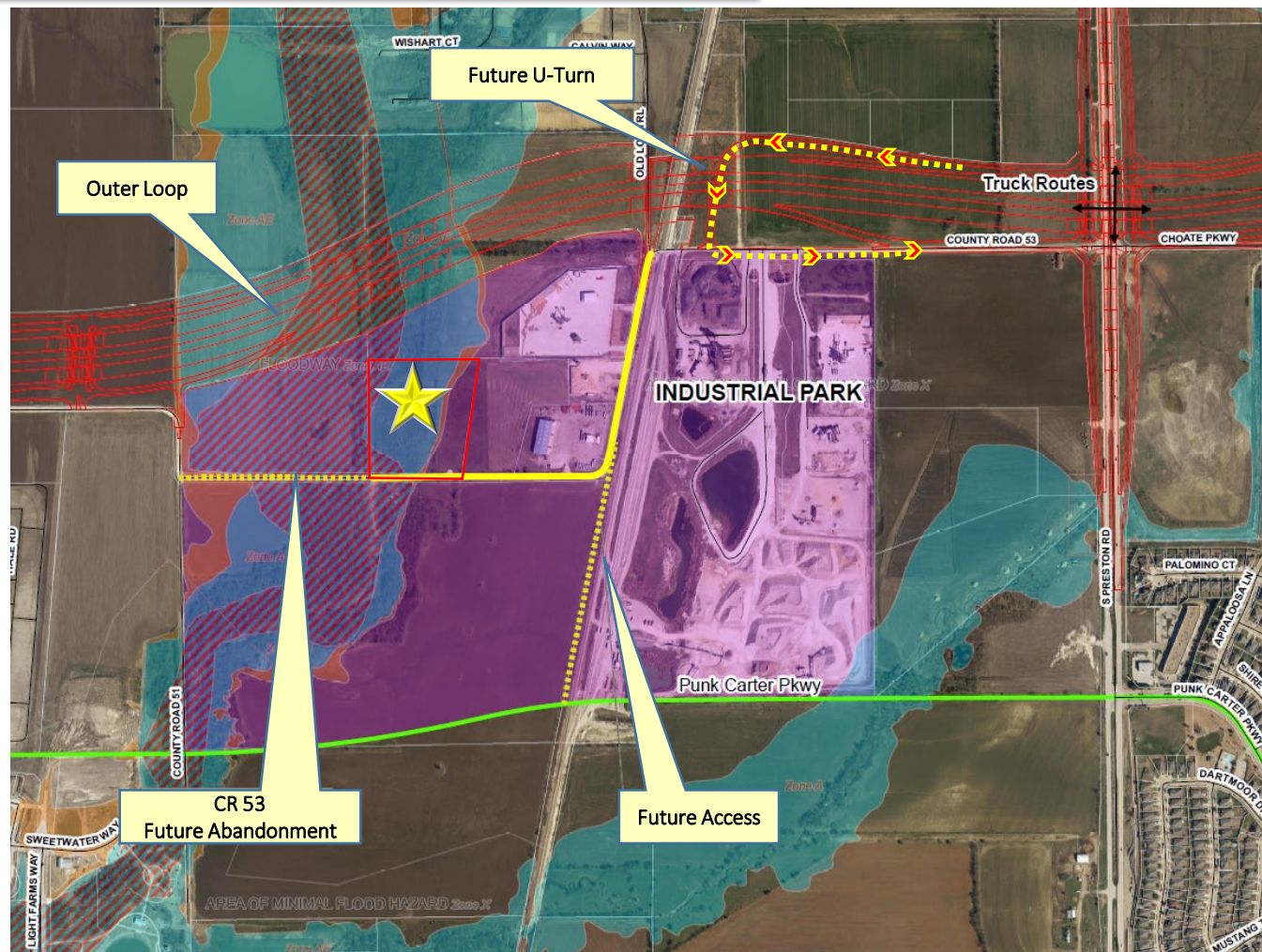
- The property is approximately 10 acres and is currently zoned Agriculture district (AG)
- The applicant desires to develop a Batch Plant
- The project is bordered on the east with other batch plants and a floodplain on the west

Future Land Use Plan (FLUP)

The FLUP (orange) reserves the subject property and surrounding area for heavy industrial related projects, such as batch plants.

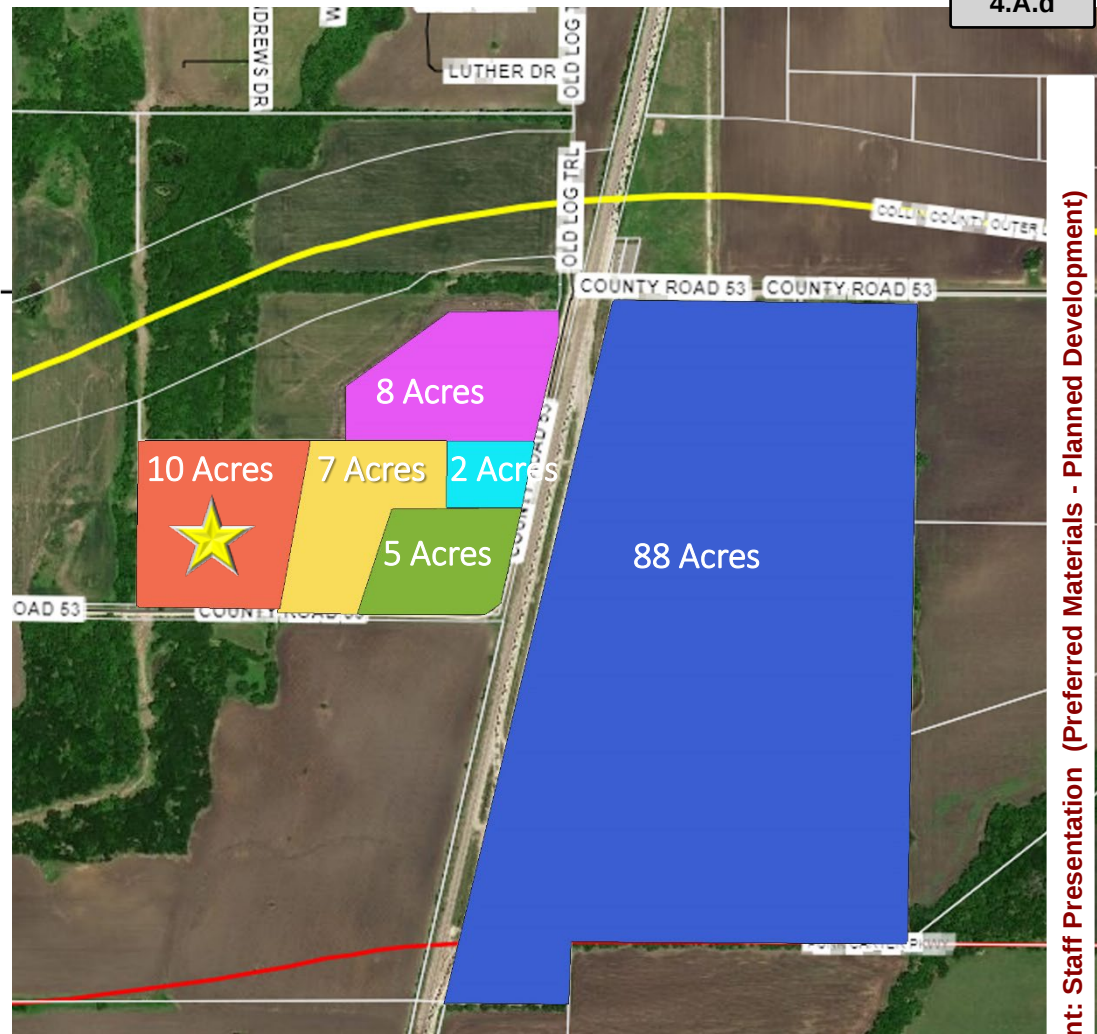
Attachment: Staff Presentation (Preferred Materials - Planned Development)

Future Conditions



Trucks Per Day

Plant Name	Trucks Per Day
Martin Marietta	700
Burnco	200
Cowtown	100
Fleet Lube	Unknown
ETJ Batch Plant	Unknown
Applicant	35



Attachment: Staff Presentation (Preferred Materials - Planned Development)

FYI - these numbers do not include the Outer Loop construction truck numbers

Attachment: Staff Presentation (Preferred Materials - Planned Development)



Project Overview

- The project will be screened on CR 53 with a 20' landscape buffer with trees and a 12' solid masonry wall, similar to the other large walls associated with recent plants
- The development would abide by all City ordinances, state regulations, and any other regulations

Policy Considerations

- The FLUP reserves the subject property for industrial land uses
- The project is adjacent to several other existing batch plants and away from daily commuting routes
- Relatively minor increase in truck traffic
- Sales tax contributor (plus ad-valorem)

Recommendation

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