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PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 18, 2022
5:30 PM

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

A. Presentation of Planning Excellence Award

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 16, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for future O'Brien Drive right-of-way, being an approximately 9.4 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,025 feet north of future J. Fred Smith Parkway. (O'Brien Drive (Legacy Hills) - Final Plat)

C. Consider and act upon a Final Plat for future Legacy Drive right-of-way, being an approximately 5.7 acre tract of land; generally located north of future J. Fred Smith Parkway and approximately 3,550 feet west of FM 455. (Legacy Drive (Legacy Hills) - Final Plat)

D. Consider and act upon a Final Plat for future J Fred Smith Parkway right-of-way, being an approximately 7.8 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,675 feet south of O'Brien Drive. (J Fred Smith Parkway (Legacy Hills) - Final Plat)

E. Consider and act upon a Final Plat for Punk Carter Parkway right-of-way extension, being an approximately 2.5 acre tract of land; generally located west of Light Farms Way and approximately 2,350 feet south of the Collin County Outer Loop. (Light Farms Punk Carter Parkway Extension – Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request to rezone approximately 21 acres to Commercial, Office, & Retail District (C), generally located east of Preston Road and approximately 800 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Kim Tract - Rezoning)

B. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Estate District (SF-E), generally located at the southeast corner of future Stallcup Boulevard and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Estates at Bonito Lake – Zoning)

C. Conduct a public hearing to consider and act upon a Development Agreement on approximately 1,100 acres of land; generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch – Development Agreement)

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.

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PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 16, 2021
5:00 PM

MINUTES

Minutes Acceptance: Minutes of Dec 16, 2021 5:00 PM (Minutes Approval)

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
KJ Clark	City of Celina	Commissioner	Absent	
Ben Hangartner	City of Celina	Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Jace Ousley	City of Celina	Commissioner	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	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Chair Hangartner called the meeting to order at 5:00 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.

A. Texas APA Awards Presentation:

Madhuri Mohan, Planning Director, presented the Planning Achievement Awards granted to the City of Celina by the Texas Chapter of the American Planning Association at their 2021 conference. The Celina 2040 Comprehensive Plan won an award in the Resilience category, and the Celina Downtown Code won in the Urban Design category.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the November 16, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Green Meadows South, being an approximately 412 acre tract of land situated in the John Morton Survey, Abstract No. 791, the C. Copenhaver Survey, Abstract No. 253, the Thomas B. Cox Survey, Abstract No. 309, and the John B. Rue Survey, Abstract No. 1112, Denton County, Texas; generally located west and east of Smiley Road and south of Carey Road. (Green Meadows South – Preliminary Plat)

C. Consider and act upon a Preliminary Plat for Sutton Fields East, Phases 1 & 2, being an approximately 110 acre tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and approximately 3,200 feet west of Smiley Road. (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)

D. Consider and act upon a Conveyance Plat for Celina Senior Living, being an approximately 14 acre tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas; generally located west of Preston Road and approximately 670 feet south of John Campbell Trail. (Celina Senior Living – Conveyance Plat)

E. Consider and act upon a Final Plat for Glendenning Ranch, being an approximately 415 acre tract of land situated in the S. McCullough Survey, Abstract 593, George Wiley Survey, Abstract No. 988, H. Bentley Survey, Abstract No. 124, and the B.B.B & C.R.R Survey, Abstract No. 132, Collin County, Texas; generally located at the northeast corner of future Dallas North Tollway and FM 428 (future Glendenning Parkway). (Glendenning Ranch – Final Plat)

F. Consider and act upon a Replat for The Carter Ranch - Phase 1R Addition (Celina Retail), an approximately 5 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located east of Preston Road and approximately 230 feet north of Punk Carter Parkway. (The Carter Ranch - Phase 1R Addition (Celina Retail) – Replat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request to zone an approximately 44 acre tract of land to Community Facilities (CF), generally located at the southwest corner of future Coit Road and County Road 90, within the Extraterritorial Jurisdiction (ETJ). (CISD Coit Road Middle School – Zoning)

Jonathan Pollard, Senior Planner, presented the staff reports for both Item 4-A and Item 4-B.
Chair Hangartner opened the public hearing for Item 4-A.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Ousley motioned to approve the item as proposed.
Commissioner Becker seconded the item.

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All were in favor, and the item was approved.

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

B. Conduct a public hearing to consider and act upon a request to zone an approximately 65 acre tract of land to Community Facilities (CF), generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (CISD Western High School – Zoning)

Chair Hangartner opened the public hearing for Item 4-B.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Bain motioned to approve the item as proposed.
Commissioner Poché seconded the item.
All were in favor, and the item was approved.

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

C. Conduct a public hearing to consider and act up on a request to zone an approximately 77 acre tract of land to Planned Development (PD) with Industrial (I) base zoning, generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (O'Brien Tract (Preston Railyard) – Zoning)

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

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

D. Conduct a public hearing to consider and act upon a request to rezone an approximately 31 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located at the southwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Preston Centra – Rezoning)

Ms. White presented the staff report.
Chair Hangartner opened the public hearing.

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Rob Daake, applicant, 5004 Falcon Hollow Road, McKinney, Texas 75072, provided information regarding the project and renderings of the proposed buildings.
No one else came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Vice Chair Barley motioned to approve the item as proposed.
Commissioner Becker seconded the item.
All were in favor, and the item was approved.

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

E. Conduct a public hearing to consider and act upon a request to rezone an approximately 9.5 acre tract of land to Multi-Family District, Urban Edge (MF-2), generally located at the northwest corner of future Laughlin Lane and Preston Road, within the City Limits. (Cross Development Celina 15 MF – Rezoning)

Mr. Pollard presented the staff report.
Chair Hangartner opened the public hearing.
Spencer Morrison of Cross Development, applicant, 2005 Diamond Ridge, Carrollton, Texas 75010, provided information regarding the project.
Vice Chair Barley asked about vehicular access to the site.
Adam James of James Land & Development, 361 Frasier Lane, Prosper, Texas 75078, spoke about the site's access from future Laughlin Lane and the proposed cross access to the properties to the north and east.
No one else came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Ousley motioned to approve the item as proposed.
Commissioner Bain seconded the item.
All were in favor, and the item was approved.

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

F. Consider and act upon a Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Serenade (Huffines Bray) – Development Agreement)

Bella Lopez, Senior Planner, presented the staff reports for both Item 4-F and Item 4-G.
Chair Hangartner opened the public hearing for Item 4-F.
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 Bain seconded the item.
All were in favor, and the item was approved.

Minutes Acceptance: Minutes of Dec 16, 2021 5:00 PM (Minutes Approval)

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

G. Consider and act upon a Development Agreement for LaUna Ranch (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway), within the Extraterritorial Jurisdiction (ETJ). (LaUna Ranch (Huffines Carter) – Development Agreement)

Chair Hangartner opened the public hearing for Item 4-G.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Vice Chair Barley motioned to approve the item as proposed.
Commissioner Becker seconded the item.
All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 5:48 p.m.

Minutes Acceptance: Minutes of Dec 16, 2021 5:00 PM (Minutes Approval)

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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 18, 2022
Re: O'Brien Drive (Legacy Hills) - Final Plat

Action Requested:
Consider and act upon a Final Plat for future O'Brien Drive right-of-way, being an approximately 9.4 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,025 feet north of future J. Fred Smith Parkway. (O'Brien Drive (Legacy Hills) - Final Plat)

Applicant:
KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:
The Final Plat primarily shows roadways, easements, and right-of-way dedications necessary for the development of Legacy Hills.

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

Supporting Documents:
- Location Map
- Final Plat

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

CELINA TEXAS EST. 1876

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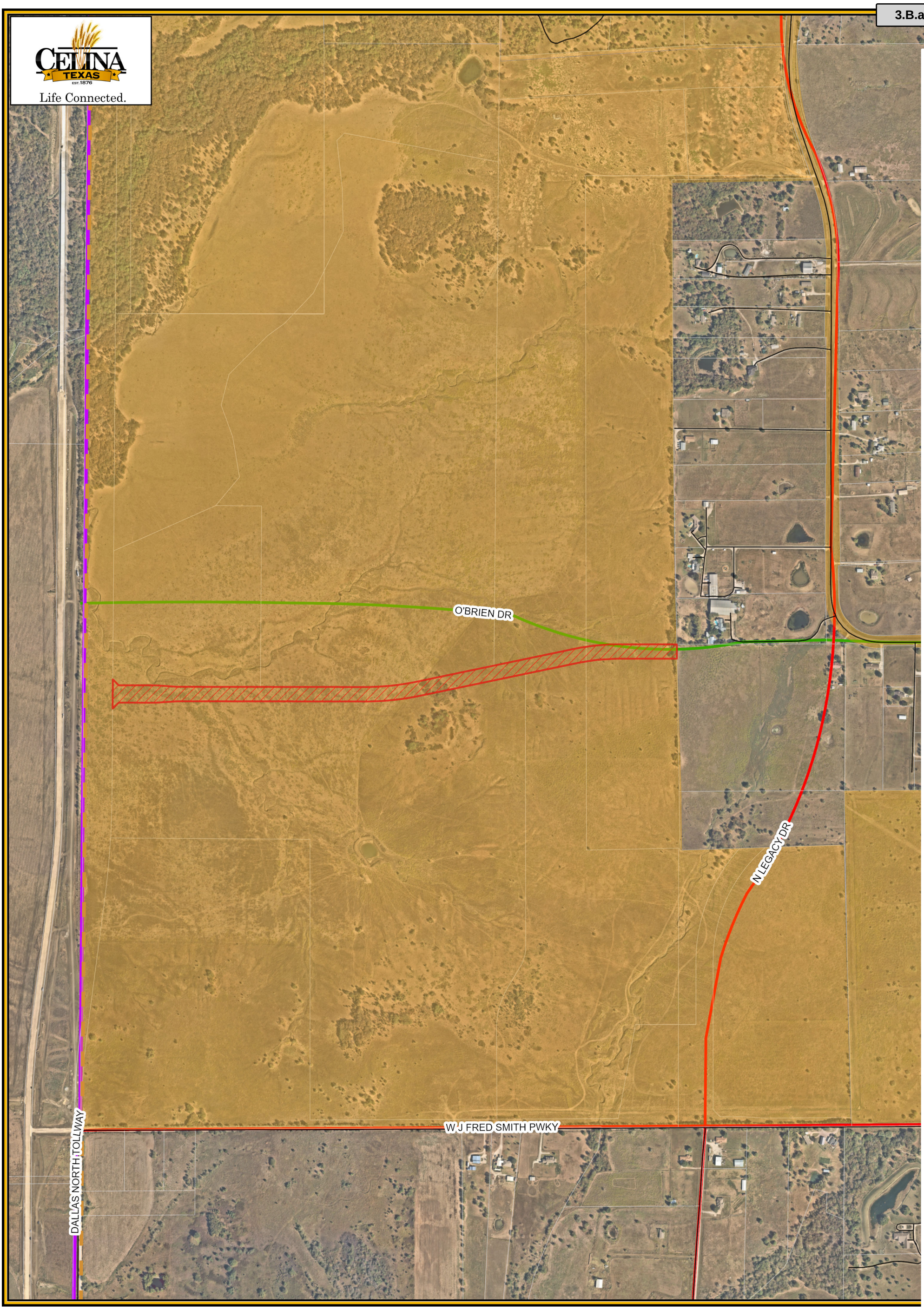


Legend

- Subject Property
- City Limits
- Roads
- Parcels

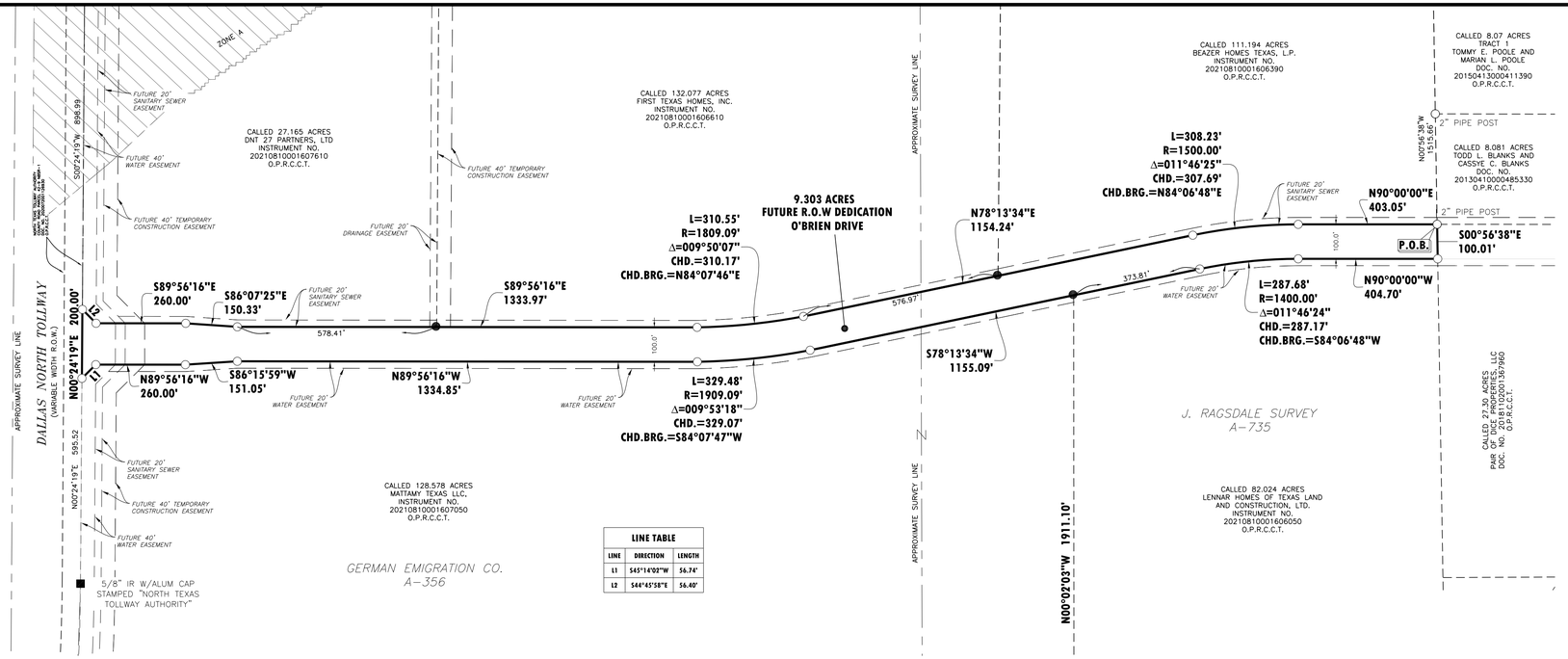
O'Brien Dr.
Location Map
City of Celina

12/22/2021

N
W E
S

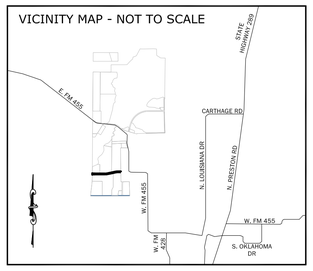
0 500 1,000 Feet

Attachment: Location Map (O'Brien Drive (Legacy Hills) - Final Plat)



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S45°14'02"W	56.74'
L2	S44°45'58"E	56.40'

VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.

LEGEND / ABBREVIATIONS

— — — —	ABSTRACT LINE
— — — —	ADJOINER LINE
▬▬▬▬	BOUNDARY LINE
— — — —	EASEMENT LINE
— — — —	WIRE FENCE
○	IRON PIPE FOUND
○	CAPPED IRON ROD SET
■	CONC MON FOUND (TYPE 1)
⊠	FENCE CORNER POST
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
CIRS	CAPPED IRON ROD SET

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.

2. The legal description contained in the referenced commitment is the same legal description reflected hereon.

3. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.

4. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

5. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

6. Flood Statement: This site is situated in Non-shaded Zone "X" - area determined to be outside the 0.2% annual chance floodplain, and Zone "A" - No Base Flood Elevations determined, - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. in Collin County, Texas according to FEMA map number 48085C0105J, dated September 4, 1991, revised June 02, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

7. No buildings observed during time of survey.

8. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

9. This plat does not alter or remove existing deed restrictions, if any, on this property.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, MM CELINA 3200, L.L.C., DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL PLAT OF THE RIGHT OF WAY DEDICATION OF FUTURE, O'BRIEN DRIVE, COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
MM CELINA 3200, L.L.C.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MM CELINA 3200, L.L.C., KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2021.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20 _____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Robert Glen Maloy, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Celina, Texas.

Dated this the _____ day of _____, 20 _____.

PRELIMINARY - FOR REVIEW PURPOSES ONLY
_____
REGISTER PROFESSIONAL/STATE LAND SURVEYOR

_____
LICENSE NUMBER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared Robert Glen Maloy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

SURVEYOR:
LANDPOINT INC.
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
WWW.LANDPOINT.NET
TBPELS REG. NO. 10194220

OWNER/APPLICANT:
DYNAVEST JOINT VENTURE
5953 DALLAS PARKWAY, SUITE 200-A
PLANO, TEXAS 75093

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MM Celina 3200, L.L.C., is the owner of that certain tract or parcel of land situated in J. Ragsdale Survey, Abstract No. 735, and in the German Emigration Co. Survey, Abstract No. 356, Collin County, Texas, being a part of that certain Tract 2, called 913.082 acre tract of land described in the deed to MM Celina 3200, L.L.C., recorded in Instrument No. 20210802001553660, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at a 2-inch pipe post found for the southwest corner of a called 8.081 acre tract of land conveyed to Todd L. Boanks and Cassye C. Blanks, by deed of record in Document No. 20130410000485330, Official Public Records of Collin County, Texas, common to the northwest corner of a called 27.30 acre tract of land conveyed to Pair of Dice Properties, LLC, by deed of record in Document No. 20181102001367960, said Official Public Records;

THENCE S00°56'38"E, with the west line of said 27.30 acre tract, a distance of 100.01 feet to a 5/8-inch iron rod with a plastic cap stamped "Landpoint" (hereinafter referred to as capped iron rod set); set for corner in the west line of said 27.30 acre tract and the northeast corner of a called 82.024 acre tract of land conveyed to Lennar Homes of Texas, Land and Contruction, LLC, by deed or record in Document No. 20210810001606050, of said Official Public Records;

THENCE with the north line of said 82.024 acre tract the following two (2) courses and distances:

1.) N90°00'00"W, a distance of 404.70 feet to a capped iron rod set at the beginning of a curve to the left;
2.) Southwesterly along said curve to the left having a radius of 1400.00 feet, a delta angle of 11°46'24", an arc length of 287.68 feet, a chord bearing of S84°06'48"W and distance of 287.17 feet to a capped iron rod set;

THENCE S78°13'34"W, with the north line of said 82.024 acre tract, passing en route at a distance of 373.81 feet a ½" iron rod found for corner at the northwest corner thereof, same being the northeast corner of a called 128.578 acre tract of land conveyed to Mattamy Texas LLC, by deed of record in Document No. 20210810001607050, of said official public records, and continuing along said course a total distance of 1155.09 feet to a capped iron rod set at the beginning of a curve to the right;

THENCE in a Southwesterly direction, with the north line of said 128.578 acre tract, and along said curve to the right having a radius of 1909.09 feet, a delta angle of 09°53'18", an arc length of 329.48 feet, a chord bearing of S84°07'47"W and distance of 329.07 feet to a capped iron rod set;

THENCE N89°56'16"W, a distance of 1334.85 feet to a capped iron rod set for corner;

THENCE S86°15'59"W, a distance of 151.05 feet to a capped iron rod set for corner;

THENCE N89°56'16"W, a distance of 260.00 feet to a capped iron rod set for corner;

THENCE S45°14'02"W, a distance of 56.74 feet to a capped iron rod set for corner in the easterly right-of-way line of North Texas Tollway Authority County Road Parcel 42-9 NBSR-1, of record in Document No. 20200720011126930, said Official Public Records;

THENCE N00°24'19"E, with the easterly line of said Parcel 42-9 NBSR-1, a distance of 200.00 feet to a capped iron rod set for corner in the west line of a called 27.165 acre tract of land conveyed to DNT 27 Partners, LTD, by deed of record in Document No. 20210810001607610, of said Official Public records;

THENCE S44°45'58"E, with a southwesterly line of said 27.165 acre tract a distance of 56.40 feet to a capped iron rod set for corner;

THENCE S89°56'16"E with the south line of said 27.165 acre tract, a distance of 260.00 feet to a capped iron rod set for corner;

THENCE S86°07'25"E, with the south line of said 27.165 acre tract a distance of 150.33 feet to a capped iron rod set for corner;

THENCE S89°56'16"E, passing en route at a distance of 578.41 feet a ½" iron rod found for corner at the southeast corner of said 27.165 acre tract, same being the southwest corner of a called 132.077 acre tract of land conveyed to First Texas Homes, Inc, by deed of record in Document No. 20210810001606610, of said Official Public Records, and continuing along said course for a total distance of 1333.97 feet to a capped iron rod set at the beginning of a curve to the left;

THENCE in a northeasterly direction with the south line of said 132.077 acre tract and along said curve to the left having a radius of 1809.09 feet, a delta angle of 09°50'07", an arc length of 310.55 feet, a chord bearing of N84°07'46"E and distance of 310.17 feet to a capped iron rod set;

THENCE N78°13'34"E passing en route at a distance of 576.97 feet a ½" iron rod found for corner at the southeast corner of said 132.077 acre tract, same being the southwest corner of a called 111.194 acre tract of land conveyed to Beazer Homes Texas, L.P., by deed of record in Document No. 20210810001606390, of said Official Public Records, and continuing along said course for a total distance of 1154.24 feet to a capped iron rod set at the beginning of a curve to the right;

THENCE in a northeasterly direction, with the south line of said 111.194 acre tract and along said curve to the right having a radius of 1500.00 feet, a delta angle of 11°46'25", an arc length of 308.23 feet, a chord bearing of N84°06'48"E and distance of 307.69 feet to a capped iron rod set;

THENCE N90°00'00"E, with the south line of said 111.1094 acre tract for a distance of 403.05 feet to the POINT OF BEGINNING and containing 9.303 acres of land.

FINAL PLAT OF
9.303 ACRES OUT OF A CALLED 913.082 ACRE TRACT OF LAND CONVEYED BY DEED TO MM CELINA 3200, L.L.C. BY DEED OF RECORD IN INSTRUMENT NO. 20210802001553660 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING IN GERMAN IMIGRATION CO. SURVEY, ABSTRACT NO. 356, AND J. RAGSDALE SURVEY, ABSTRACT NO. 735, COLLIN COUNTY, TEXAS

LANDPOINT
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPLS REG. NO. 10194220

SHEET 1 OF 1

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

JOB. NO. 21-0195	DATE: 10/05/2021	PREPARE BY: JG	REVIEWED BY: RM	SCALE: 1"=200'

PRELIMINARY - FOR REVIEW PURPOSES ONLY

x:\2021\21-0195-10\DWG\Final Plats - ROW\21-0195 Dynavest - Celina - Tract 27 - Final Plat - ROW - OBrien ROW.dwg

Attachment: Final Plat (O'Brien Drive (Legacy Hills) - Final Plat)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Bella Lopez, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	January 18, 2022
Re:	Legacy Drive (Legacy Hills) - Final Plat

Action Requested:
Consider and act upon a Final Plat for future Legacy Drive right-of-way, being an approximately 5.7 acre tract of land; generally located north of future J. Fred Smith Parkway and approximately 3,550 feet west of FM 455. (Legacy Drive (Legacy Hills) - Final Plat)

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

Background Information:
The Final Plat primarily shows roadways, easements, and right-of-way dedications necessary for the development of Legacy Hills.

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

Supporting Documents:
- Location Map
- Final Plat

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

CELINA TEXAS EST. 1876

Life Connected.

N LEGACY DR

W J FRED SMITH PWKY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

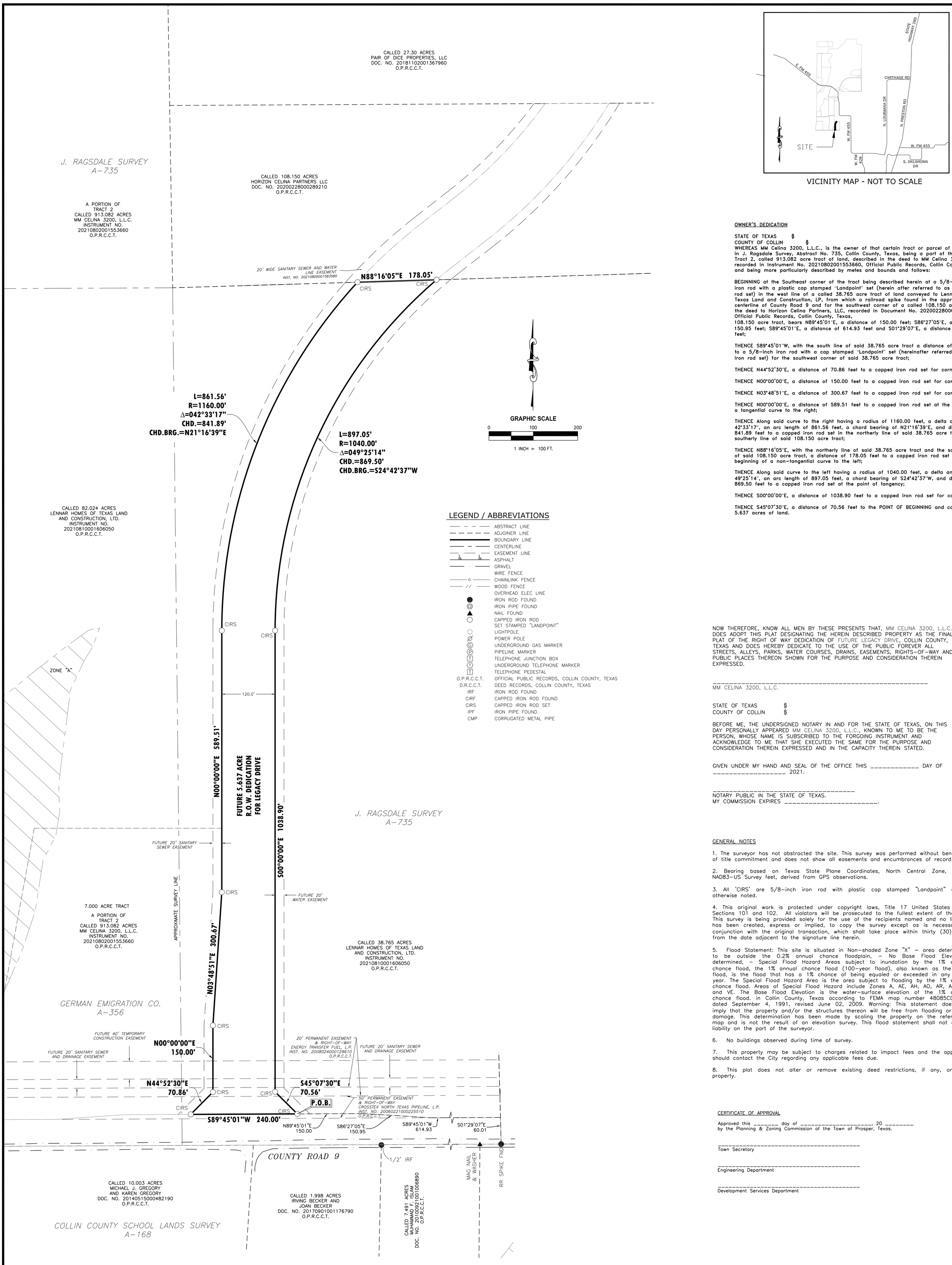
Legacy Dr.
Location Map
City of Celina

12/22/2021

N
W E
S

0 220 440 Feet

Attachment: Location Map (Legacy Drive (Legacy Hills) - Final Plat)



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

LEGEND / ABBREVIATIONS

	ABSTRACT LINE
	ADJOINER LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	ASPHALT
	GRAVEL
	WIRE FENCE
	CHAINLINK FENCE
	WOOD FENCE
	OVERHEAD ELEC LINE
	IRON ROD FOUND
	IRON PIPE FOUND
	NAIL FOUND
	CAPPED IRON ROD SET STAMPED "LANDPOINT"
	LIGHTPOLE
	POWER POLE
G	UNDERGROUND GAS MARKER
P	PIPELINE MARKER
T	TELEPHONE JUNCTION BOX
Y	UNDERGROUND TELEPHONE MARKER
T	TELEPHONE PEDESTAL
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
CMP	CORRUGATED METAL PIPE

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MM Celina 3200, L.L.C., is the owner of that certain tract or parcel of land situated in J. Ragsdale Survey, Abstract No. 735, Collin County, Texas, being a part of that certain Tract 2, called 913.082 acre tract of land, described in the deed to MM Celina 3200, L.L.C., recorded in Instrument No. 20210802001553660, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at the Southeast corner of the tract being described herein at a 5/8-inch capped iron rod with a plastic cap stamped "Landpoint" set (herein after referred to as capped iron rod set) in the west line of a called 38.765 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, LP, from which a railroad spike found in the approximate centerline of County Road 9 and for the southwest corner of a called 108.150 acre tract in the deed to Horizon Celina Partners, LLC, recorded in Document No. 20200228000289210, Official Public Records, Collin County, Texas,
108.150 acre tract, bears N89°45'01"E, a distance of 150.00 feet; S86°27'05"E, a distance of 150.95 feet; S89°45'01"E, a distance of 614.93 feet and S01°29'07"E, a distance of 60.01 feet;

THENCE S89°45'01"W, with the south line of said 38.765 acre tract a distance of 240.00 feet to a 5/8-inch iron rod with a cap stamped "Landpoint" set (hereinafter referred to as capped iron rod set) for the southwest corner of said 38.765 acre tract;

THENCE N44°52'30"E, a distance of 70.86 feet to a capped iron rod set for corner;

THENCE N00°00'00"E, a distance of 150.00 feet to a capped iron rod set for corner;

THENCE N03°48'51"E, a distance of 300.67 feet to a capped iron rod set for corner;

THENCE N00°00'00"E, a distance of 589.51 feet to a capped iron rod set at the beginning of a tangential curve to the right;

THENCE Along said curve to the right having a radius of 1160.00 feet, a delta angle of 42°33'17", an arc length of 861.56 feet, a chord bearing of N21°16'39"E, and distance of 841.89 feet to a capped iron rod set in the northerly line of said 38.765 acre tract and in a southerly line of said 108.150 acre tract;

THENCE N88°16'05"E, with the northerly line of said 38.765 acre tract and the southerly line of said 108.150 acre tract, a distance of 178.05 feet to a capped iron rod set at the beginning of a non-tangential curve to the left;

THENCE Along said curve to the left having a radius of 1040.00 feet, a delta angle of 49°25'14", an arc length of 897.05 feet, a chord bearing of S24°42'37"W, and distance of 869.50 feet to a capped iron rod set at the point of tangency;

THENCE S00°00'00"E, a distance of 1038.90 feet to a capped iron rod set for corner;

THENCE S45°07'30"E, a distance of 70.56 feet to the POINT OF BEGINNING and containing 5.637 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, MM CELINA 3200, L.L.C., DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL PLAT OF THE RIGHT OF WAY DEDICATION OF FUTURE LEGACY DRIVE, COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
MM CELINA 3200, L.L.C.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MM CELINA 3200, L.L.C., KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2021.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.

2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.

3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Non-shaded Zone "X" - area determined to be outside the 0.2% annual chance floodplain, - No Base Flood Elevations determined, - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. in Collin County, Texas according to FEMA map number 48085C0105J, dated September 4, 1991, revised June 02, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

6. No buildings observed during time of survey.

7. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

8. This plat does not alter or remove existing deed restrictions, if any, on this property.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20 _____
by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Robert Glen Maloy, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Celina, Texas.

Dated this the _____ day of _____, 20 _____.

PRELIMINARY - FOR REVIEW PURPOSES ONLY
_____
REGISTER PROFESSIONAL/STATE LAND SURVEYOR

_____
LICENSE NUMBER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared Robert Glen Maloy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

SURVEYOR:
LANDPOINT INC.
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
WWW.LANDPOINT.NET
TBPELS REG. NO. 10194220

OWNER/APPLICANT:
DYNAVEST JOINT VENTURE
5953 DALLAS PARKWAY, SUITE 200-A
PLANO, TEXAS 75093

FINAL PLAT OF
5.637 ACRES OUT OF A 913.082 ACRE TRACT OF LAND CONVEYED TO MM CELINA 3200, L.L.C., BY DEED OF RECORD IN INSTRUMENT NO. 20210802001553660 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING IN THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO. 356, AND THE J. RAGSDALE SURVEY, ABSTRACT NO. 735, COLLIN COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPLS REG. NO. 10194220

SHEET 1 OF 1

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

JOB. NO. 21-0195	DATE:10/05/2021	PREPARE BY: JG	REVIEWED BY: RM	SCALE: 1"=200'

PRELIMINARY - FOR REVIEW PURPOSES ONLY

Attachment: Final Plat (Legacy Drive (Legacy Hills) - Final Plat)

X:\2021\21-0195-10\DWG\Final Plats - ROW\21-0195 Dynavest - Celina - Tract 17 - Final Plat - ROW - Legacy Drive.dwg

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 18, 2022
Re: J Fred Smith Parkway (Legacy Hills) - Final Plat

Action Requested:
Consider and act upon a Final Plat for future J Fred Smith Parkway right-of-way, being an approximately 7.8 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,675 feet south of O'Brien Drive. (J Fred Smith Parkway (Legacy Hills) - Final Plat)

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

Background Information:
The Final Plat primarily shows roadways, easements, and right-of-way dedications necessary for the development of Legacy Hills.

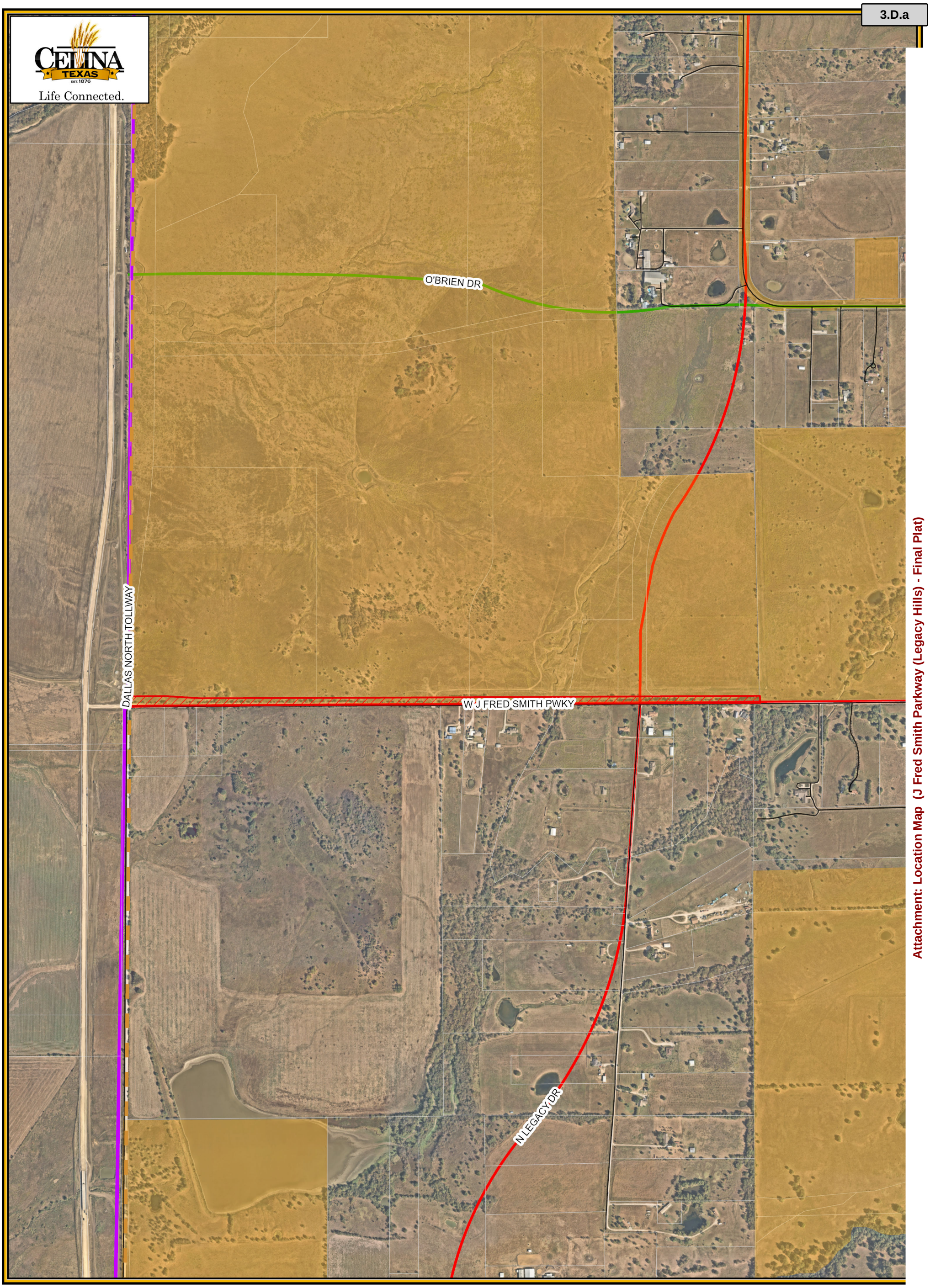
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Final Plat

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

CELINA TEXAS EST. 1876

Life Connected.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

J Fred Smith Location Map

City of Celina

12/22/2021

N W E S

0 500 1,000 Feet

Attachment: Location Map (J Fred Smith Parkway (Legacy Hills) - Final Plat)

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MM Celina 3200, L.L.C., is the owner of that certain tract or parcel of land situated in Collin County School Lands Survey, Abstract No. 16, German Emigration Co., Abstract No. 356, and J. Ragsdale Survey, Abstract No. 735, Collin County, Texas, being a part of that certain Tract 2, called 913.082 acre tract of land described in the deed to MM Celina 3200, L.L.C., recorded in Instrument No. 20210802001553660, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at a 5/8-inch iron rod with a cap stamped "Landpoint" set (hereinafter referred to as capped iron rod set) for the Northwest corner of the herein described tract in the West line of said 913.082 acre tract of land, same being the East right-of-way line of the Dallas North Tollway and being in the east line of a tract of land described County Road Parcel 42-9 NBSR-2 conveyed to North Texas Tollway Authority in deed of record in Document No. 20200720011226930, Official Public Records of Collin County, Texas, bears S00°26'50"W, a distance of 1063.97 feet;

THENCE crossing said 913.082 acre tract of land the following Four (4) courses:

1. S44°34'36"E, a distance of 55.90 feet to a capped iron rod set for corner;
2. N89°45'01"E, a distance of 260.00 feet to a capped iron rod set for corner;
3. S86°26'09"E, a distance of 300.67 feet to a capped iron rod set for corner;
4. N89°45'01"E, a distance of 3316.91 feet to a capped iron rod set for corner;

THENCE N85°56'17"E, passing en route at a distance of 995.14 feet a ½" iron rod found for corner in the south line of said 913.082 acre tract, same being the southwest corner of a called 128.578 acre tract of land conveyed to Mattamy Texas, LLC, by deed of record in Document No. 20210810001607050, of said Official Public records and continuing along said course for a total distance of 150.41 feet to a capped iron rod set for corner;

THENCE N89°45'01"E, a distance of 540.00 feet to a capped iron rod set for corner;

THENCE S86°27'05"E, a distance of 150.95 feet to a capped iron rod set for corner;

OWNER'S DEDICATION (continued)

THENCE N89°45'01"E, a distance of 614.98 feet to a capped iron rod set for corner and in the West line of a called 108.150 acre tract of land described to Horizon Celina Partners, LLC in deed of record in Document No. 20200228000289210, Official Public Records of Collin County, Texas;

THENCE S01°26'09"E a distance of 60.01 feet to a 1/2" iron rod found at the Southwest corner of said 108.150 acre tract, in or near the center of County Road 9;

THENCE S89°45'01"W, with the approximate centerline of County Road 9, a distance of 5374.95 feet to a 1/2" iron rod found at the Southwest corner of the herein described tract, same being the East right-of-way line of the Dallas North Tollway and being in the east line if a tract of land described County Road Parcel 42-9 NBSR-2 conveyed to North Texas Tollway Authority;

THENCE N00°25'04"E, with the East right-of-way line of the Dallas North Tollway and being in the east line if a tract of land described County Road Parcel 42-9 NBSR-2 conveyed to North Texas Tollway Authority a distance of 32.89 feet to a 5/8-inch iron rod with aluminum cap stamped "North Texas Tollway Authority" for the beginning of a curve to the right;

With said said curve to the right, an arc length of 87.12 feet, a central angle of 00°54'09", and a radius of 5530.00 feet, and a chord that bears N00°51'09"E, a distance of 87.11 feet to the POINT OF BEGINNING and containing 7.785 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, MM CELINA 3200, L.L.C., DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL PLAT OF THE RIGHT OF WAY DEDICATION OF A PORTION OF COUNTY ROAD 9, COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
MM CELINA 3200, L.L.C.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MM CELINA 3200, L.L.C., KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2021.

_____
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL

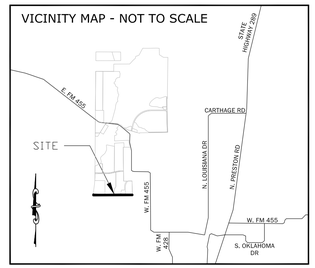
Approved this _____ day of _____ 20 _____
by the Planning & Zoning Commission of the Town of Prosper, Texas.

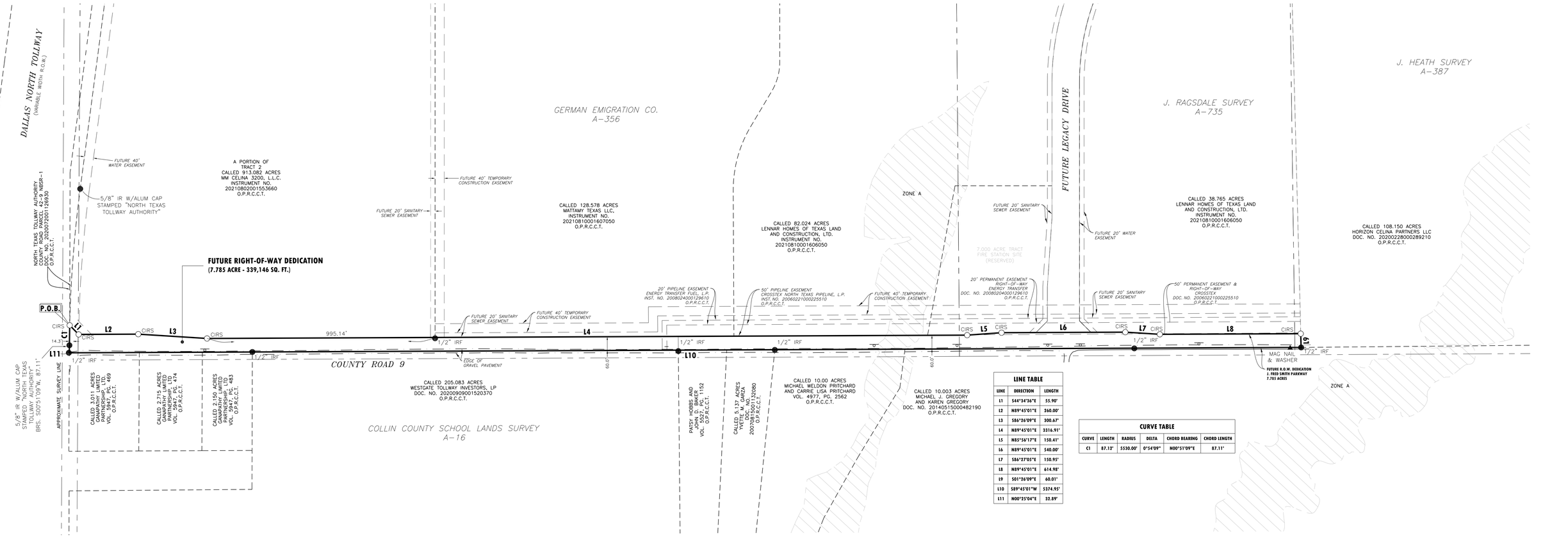
_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

VICINITY MAP - NOT TO SCALE





LINE TABLE

LINE	DIRECTION	LENGTH
L1	S44°34'36"E	55.90'
L2	N89°45'01"E	260.00'
L3	S86°26'09"E	300.67'
L4	N89°45'01"E	3316.91'
L5	N85°56'17"E	150.41'
L6	N89°45'01"E	540.00'
L7	S86°27'05"E	150.95'
L8	N89°45'01"E	614.98'
L9	S01°26'09"E	60.01'
L10	S89°45'01"W	5374.95'
L11	N00°25'04"E	32.89'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	87.12'	5530.00'	0°54'09"	N00°51'09"E	87.11'

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
2. The legal description contained in the referenced commitment is the same legal description reflected hereon.
3. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
4. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
5. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
6. Flood Statement: This site is situated in Non-shaded Zone "X" – area determined to be outside the 0.2% annual chance floodplain, and Zone "A" – No Base Flood Elevations determined, – Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood in Collin County, Texas according to FEMA map number 48085C0105J, dated September 4, 1991, revised June 02, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
7. No buildings observed during time of survey.
8. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
9. This plat does not alter or remove existing deed restrictions, if any, on this property.

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Robert Glen Maloy, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Celina, Texas.

Dated this the _____ day of _____, 20 _____.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

_____
REGISTER PROFESSIONAL/STATE LAND SURVEYOR

_____
LICENSE NUMBER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared Robert Glen Maloy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LINE
- OVERHEAD ELEC LINE
- GRAVEL
- WIRE FENCE
- IRON ROD FOUND
- NAIL FOUND
- CAPPED IRON ROD SET
- POWER POLE
- TELEPHONE JUNCTION BOX
- UNDERGROUND GAS MARKER
- PIPELINE MARKER
- SIGN
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

GRAPHIC SCALE
0 200 400
1 INCH = 200 FT.

SURVEYOR:
LANDPOINT INC.
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
WWW.LANDPOINT.NET
TBPELS REG. NO. 10194220

OWNER/APPLICANT:
CITY OF CELINA
142 N. OHIO
PLANO, TEXAS 75093

FINAL PLAT OF 7.785 ACRES OUT OF A 913.082 ACRE TRACT OF LAND CONVEYED TO MM CELINA 3200, L.L.C., BY DEED OF RECORD IN INSTRUMENT NO. 20210802001553660 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING IN THE GERMAN EMIGRATION CO., ABSTRACT NO. 356, AND J. RAGSDALE SURVEY, ABSTRACT NO. 735, COLLIN COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPLS REG. NO. 10194220

SHEET 1 OF 1

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

JOB. NO. 21-0195	DATE: 10/05/2021	PREPARE BY: JG	REVIEWED BY: RM	SCALE: 1"=200'

PRELIMINARY - FOR REVIEW PURPOSES ONLY

X:\2021\21-0195-10\DWG\Final Plats - ROW\21-0195 Dyncvest - Celina - Tract 15 - Final Plat - ROW - J.Fred Smith.dwg

Attachment: Final Plat (J Fred Smith Parkway (Legacy Hills) - Final Plat)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 18, 2022
Re: Light Farms Punk Carter Extension - Final Plat

Action Requested:
Consider and act upon a Final Plat for Punk Carter Parkway right-of-way extension, being an approximately 2.5 acre tract of land; generally located west of Light Farms Way and approximately 2,350 feet south of the Collin County Outer Loop. (Light Farms Punk Carter Parkway Extension – Final Plat)

Applicant:
Huitt-Zollars, Inc.
5430 Lyndon B. Johnson Fwy., Ste. 1500
Dallas, TX 75240

Background Information:
The Final Plat primarily shows roadways, easements, and right-of-way dedications necessary for the development of Light Farms.

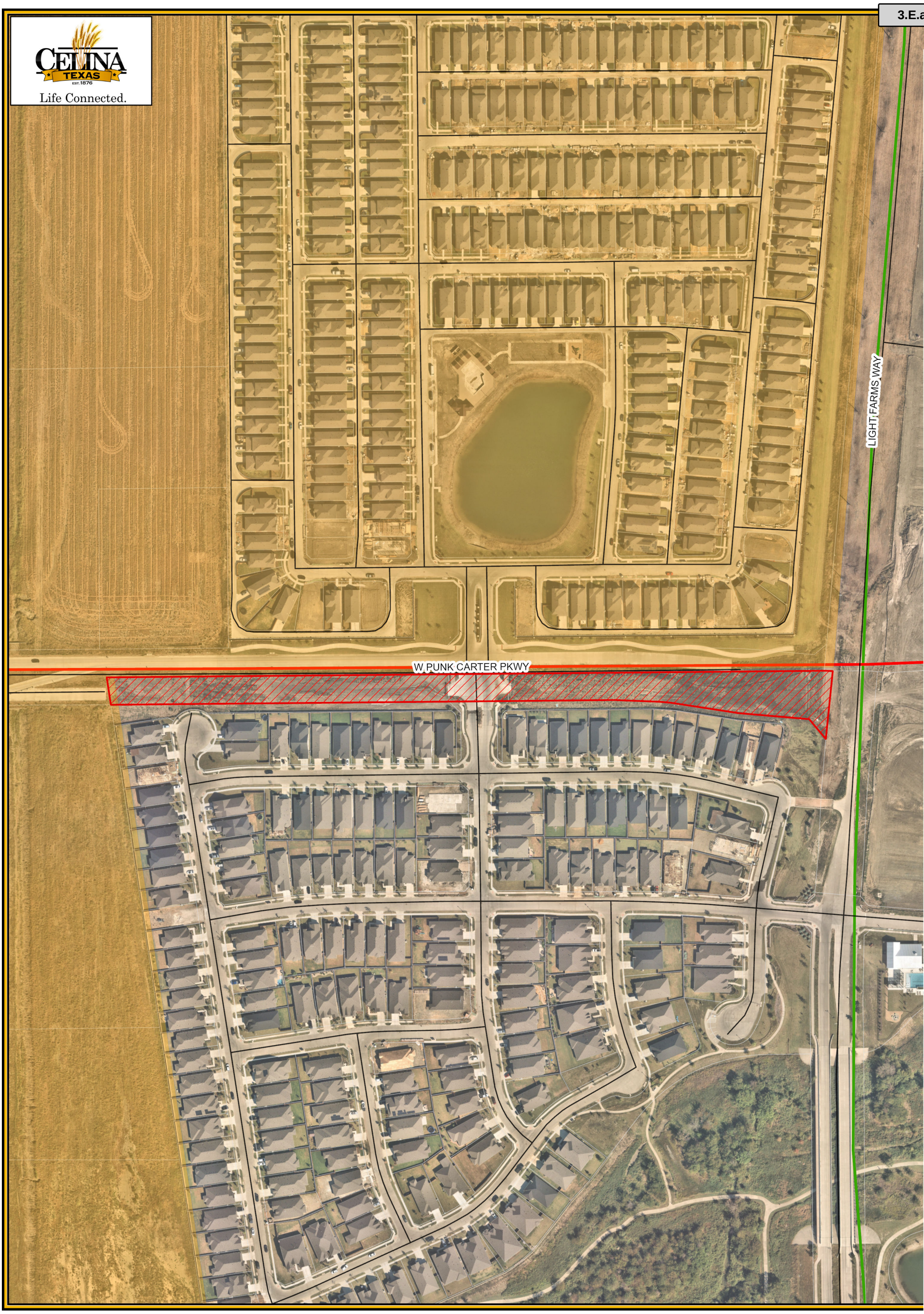
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Final Plat

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

CELINA TEXAS EST. 1876

Life Connected.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

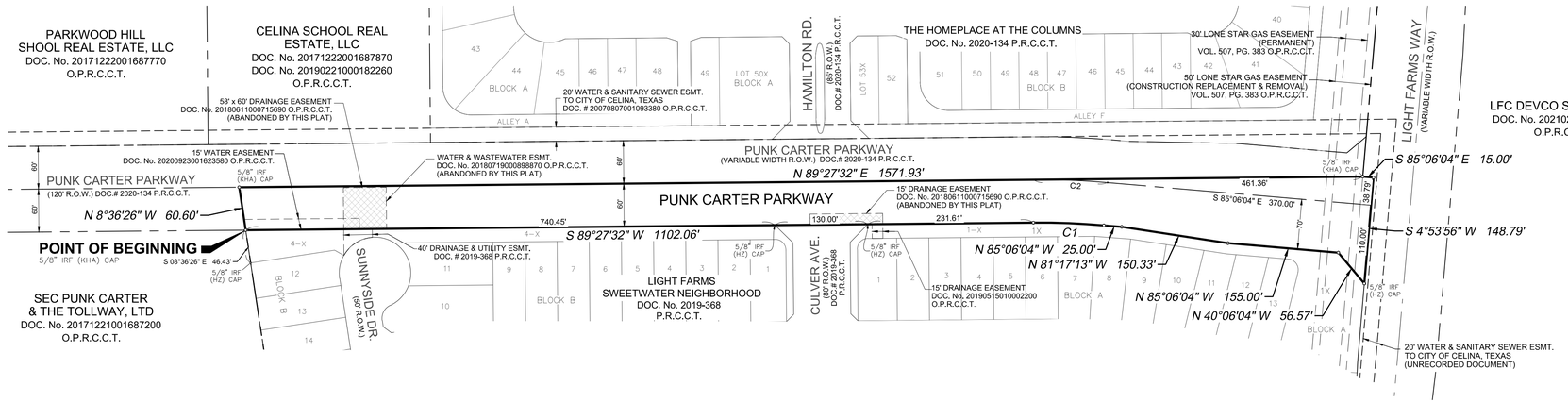
Light Farms Punk Carter Extension
Location Map
City of Celina

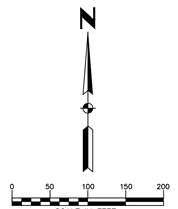
12/22/2021

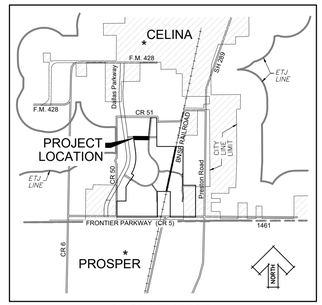
N
W E
S

0 180 360 Feet

Attachment: Location Map (Light Farms Punk Carter Extension – Final Plat)







VICINITY MAP

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	5°26'24"	1040.00'	N 87°49'16" W	98.71'	98.75'
C2	5°26'24"	1100.00'	S 87°49'16" E	104.40'	104.44'

LEGEND

- IRF — IRON REBAR FOUND
- IRF (HZ) — 5/8" IRON REBAR FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- UE — UTILITY EASEMENT
- O.P.R.C.C.T. — OFFIC PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT & 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:

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of that 42-acre tract of land described in instrument to LFC Devco Sweetwater, LLC as recorded under Document No. 20170504000573640 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rebar with yellow plastic cap stamped "KHA" found at the northwest corner of Lot 4X, Block B of the amending plat Light Farms Sweetwater Neighborhood, an addition to Collin County, Texas in the extra-territorial jurisdiction of the City of Celina, Texas as recorded in Volume 2019, Page 368 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and Document No. 20190515010002200, O.P.R.C.C.T., said point being on the south right-of-way line of Punk Carter Parkway (a 120-foot right-of-way at this point) as established by final plat of The Homeplace at the Columns, an addition to the City of Celina, Texas as recorded in Volume 2020, Page 134, P.R.C.C.T. and Document No. 20200221010000750, O.P.R.C.C.T. from which a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the common west corner of Lot 4X and 12, Block B of said Light Farms Sweetwater Neighborhood bears South 8 degrees 36 minutes 26 seconds East at a distance of 46.43 feet;

THENCE, North 8 degrees 36 minutes 26 seconds West, departing the south right-of-way line of said Punk Carter Parkway Way and along the westerly line of said 42-acre tract platted right-of-way of said Punk Carter Parkway, a distance of 60.60 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "KHA" found for the northwest corner of said 42-acre tract, said point being on the south right-of-way line of said Punk Carter Parkway (a 60-foot right-of-way at this point);

THENCE, North 89 degrees 27 minutes 32 seconds East, continuing along the north line of said 42-acre tract and south right-of-way line of said Punk Carter Parkway a distance of 1,571.93 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "KHA" found at the southeast corner of said The Homeplace at the Columns addition;

THENCE, South 85 degrees 06 minutes 04 seconds East, continuing along the northerly line of said 42-acre tract, a distance of 15.00 feet to a point for corner;

THENCE, South 4 degrees 53 minutes 56 seconds West, departing said northerly line of the 42-acre tract and continuing over and across said 42-acre tract, a distance of 148.79 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the most easterly-northeast corner of Lot 1X, Block A of said Light Farms, Sweetwater Neighborhood;

THENCE, continuing along the northerly line of said Light Farms Sweetwater Neighborhood the following courses:

North 40 degrees 06 minutes 04 seconds West, a distance of 56.57 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found;

North 85 degrees 06 minutes 04 seconds West, a distance of 155.00 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found;

North 81 degrees 17 minutes 13 seconds West, a distance of 150.33 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found;

North 85 degrees 06 minutes 04 seconds West, a distance of 25.00 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 5 degrees 26 minutes 24 seconds, a radius of 1,040.00 feet and being subtended by a 98.71-foot chord which bears North 87 degrees 49 minutes 16 seconds West;

Continuing along said curve to the left, an arc distance 98.75 feet to a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the end of said curve;

South 89 degrees 27 minutes 32 seconds West, passing at a distance of 231.61 feet a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at intersection with the easterly right-of-way line of Culver Avenue (a 130-foot wide right-of-way at this point) and passing at a distance of 361.61 feet a 5/8-inch iron rebar with yellow plastic cap stamped "Huitt-Zollars" found at the intersection with the westerly right-of-way line of said Culver Avenue and continuing in all a total distance of 1,102.06 feet to the POINT OF BEGINNING and CONTAINING 2.450 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO SWEETWATER, LLC. acting herein by and through their respective duly authorized officer(s), do hereby adopt this final plat designating the herein described property as **PUNK CARTER PARKWAY EXTENSION,** an addition to Collin County, 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: LFC DEVCO SWEETWATER, 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

By: .....

STATE OF TEXAS §
COUNTY OF ..... §

Before me, the undersigned authority, in an 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 purposes and consideration therein expressed, and in a capacity therein stated.

Given under my hand and seal this of office, this the ..... day of ....., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Type or Print Notary's Nmae

MY COMMISSION EXPIRES: .....

CERTIFICATE OF APPROVAL

Approved this ..... day of 2021
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 ..... §

Before me, the undersigned authority, in an 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 purposes and consideration therein expressed, and in a capacity therein stated.

Given under my hand and seal this of office, this the ..... day of ....., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Type or Print Notary's Nmae

MY COMMISSION EXPIRES: .....

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Matthew T. Godlewski the undersigned, a Texas / 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.

(Surveyor's Seal)

Matthew T. Godlewski
Texas Registration No. 6817
Registered Professional Land Surveyor

Date

STATE OF TEXAS §
COUNTY OF ..... §

Before me, the undersigned authority, in an 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 is ....., and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in a capacity therein stated.

Given under my hand and seal this of office, this the ..... day of ....., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Type or Print Notary's Name

MY COMMISSION EXPIRES: .....

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. 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.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0120J, DATED JUNE 2, 2009, OF THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS; AND UNINCOROPORATED AREAS.
6. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)
7. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.

CERTIFICATE OF PLAT APPROVAL

APPROVED

.....
City Development Official
City of Celina, Texas

.....
Date

Witness by hand this ..... day of ....., 2021.

.....
City Secretary
City of Celina, Texas

FINAL PLAT

PUNK CARTER PARKWAY EXTENSION

2.450 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER

LFC DEVCO SWEETWATER, LLC.
400 SOUTH RECORD STREET, SUITE 1200, DALLAS TX 75202
PHONE 214-292-3410 FAX 214-292-3411

PREPARED BY :
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500, Dallas, TX 75240
Phone (214) 871-3311 Fax (214) 871-0757

NOVEMBER, 2021

COUNTY RECORDING INFORMATION

DWG: I:\pro\R3\2751.23 - Light Farms Punk Carter\10 CADD & BIM\10.1 AutoCAD\PLAT\2751.23_FINAL PLAT.dwg USER: tam
DATE: Nov 03, 2021 6:02pm XREFS:

Attachment: Final Plat (Light Farms Punk Carter Extension – Final Plat)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 18, 2022
Re: Kim Tract - Rezoning

Action Requested:
Conduct a public hearing to consider and act upon a request to rezone approximately 21 acres to Commercial, Office, & Retail District (C), generally located east of Preston Road and approximately 800 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Kim Tract - Rezoning)

Applicant:
Spiars Engineering and Surveying
765 Custer Rd., Ste. 100
Plano, TX 75075

Background Information:
This item is for the rezoning of approximately 21 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.

CELINA TEXAS EST. 1876
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JOHN CAMPBELL TRL
S PRESTON RD
W FRONTIER PKWY
E FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Kim Tract Location Map
City of Celina

12/22/2021

N W E S

0 325 650 Feet

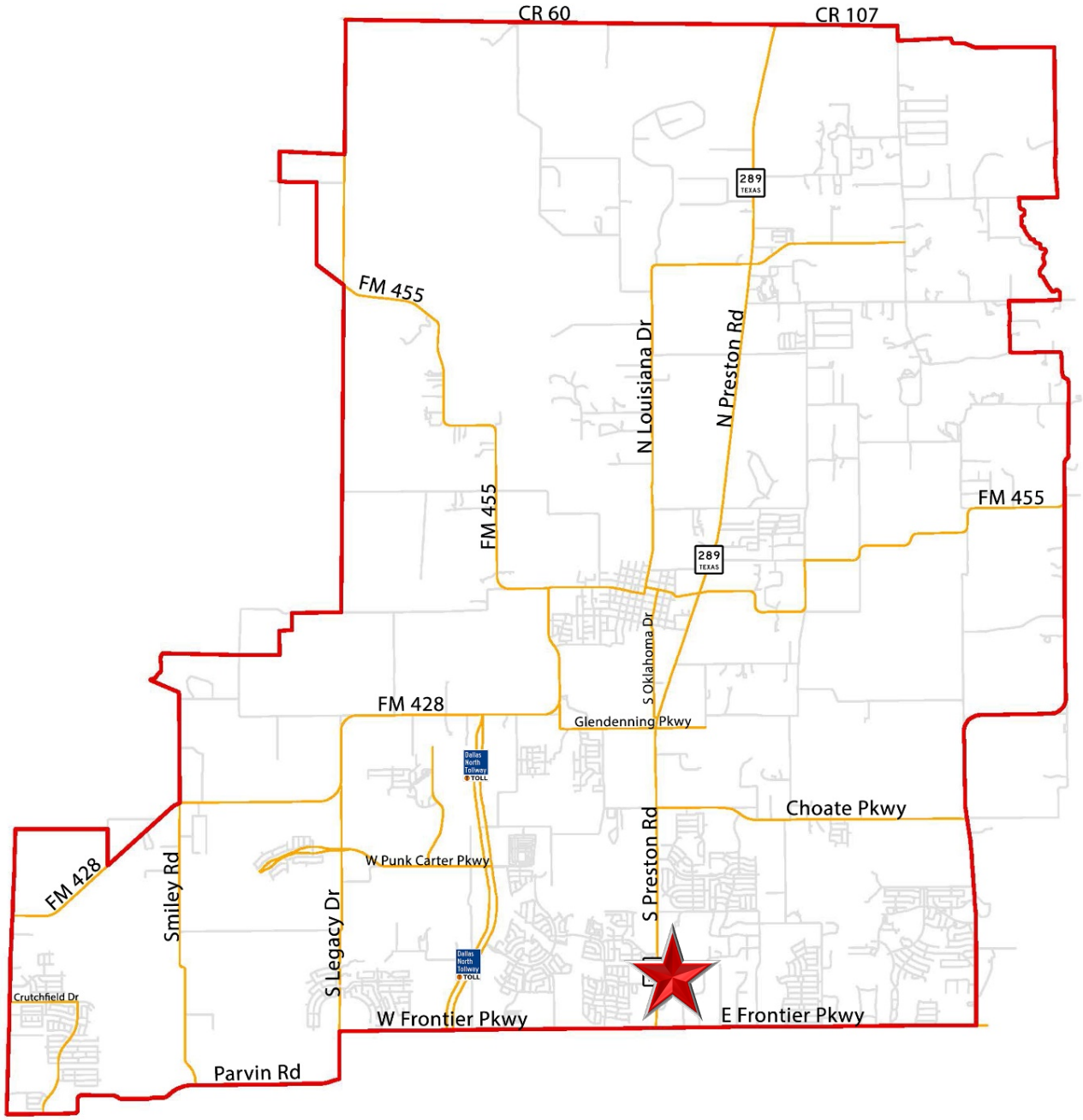
Attachment: Location Map (Kim Tract Rezoning)

KIM TRACT

Rezoning

Planning & Zoning Commission
January 18, 2022

Attachment: Staff Presentation (Kim Tract Rezoning)



Attachment: Staff Presentation (Kim Tract Rezoning)

LOCATION MAP

The subject property is generally located east of Preston Road and north of Frontier Parkway

Attachment: Staff Presentation (Kim Tract Rezoning)

BACKGROUND

- The subject property is approximately 20 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 medical offices, retail, neighborhood services, and restaurants

Attachment: Staff Presentation (Kim Tract Rezoning)

CONCEPT PLAN

Attachment: Staff Presentation (Kim Tract Rezoning)

POLICY CONSIDERATIONS

- The subject property is near the intersection of Preston Road and Frontier Parkway, and the requested zoning is appropriate for this location
- The properties to the north, south, and west are already zoned for commercial land uses
- The subject property is unlikely to develop as residential or any other agricultural land use

Attachment: Staff Presentation (Kim Tract Rezoning)

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

Attachment: Staff Presentation (Kim Tract Rezoning)

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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: January 18, 2022
Re: Estates at Bonito Lake - Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Estate District (SF-E), generally located at the southeast corner of future Stallcup Boulevard and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Estates at Bonito Lake – Zoning)

Applicant:
Peloton Land Solutions
11000 Frisco St., Ste. 400
Frisco, TX 75033

Background Information:
This item is for a zoning request of approximately 100 acres to Single-Family Residential Estate District (SF-E). Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Development Standards

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS est. 1876

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MARILEE RD

STALLCUP BLVD

PRESTON RD

CARL DARNALL PKWY

COIT RD

LEGACY DR

Legend

- Subject Property
- City Limits
- Roads
- Parcels

The Estates at Bonito Lake
Location Map
City of Celina

9/28/2021

N W E S

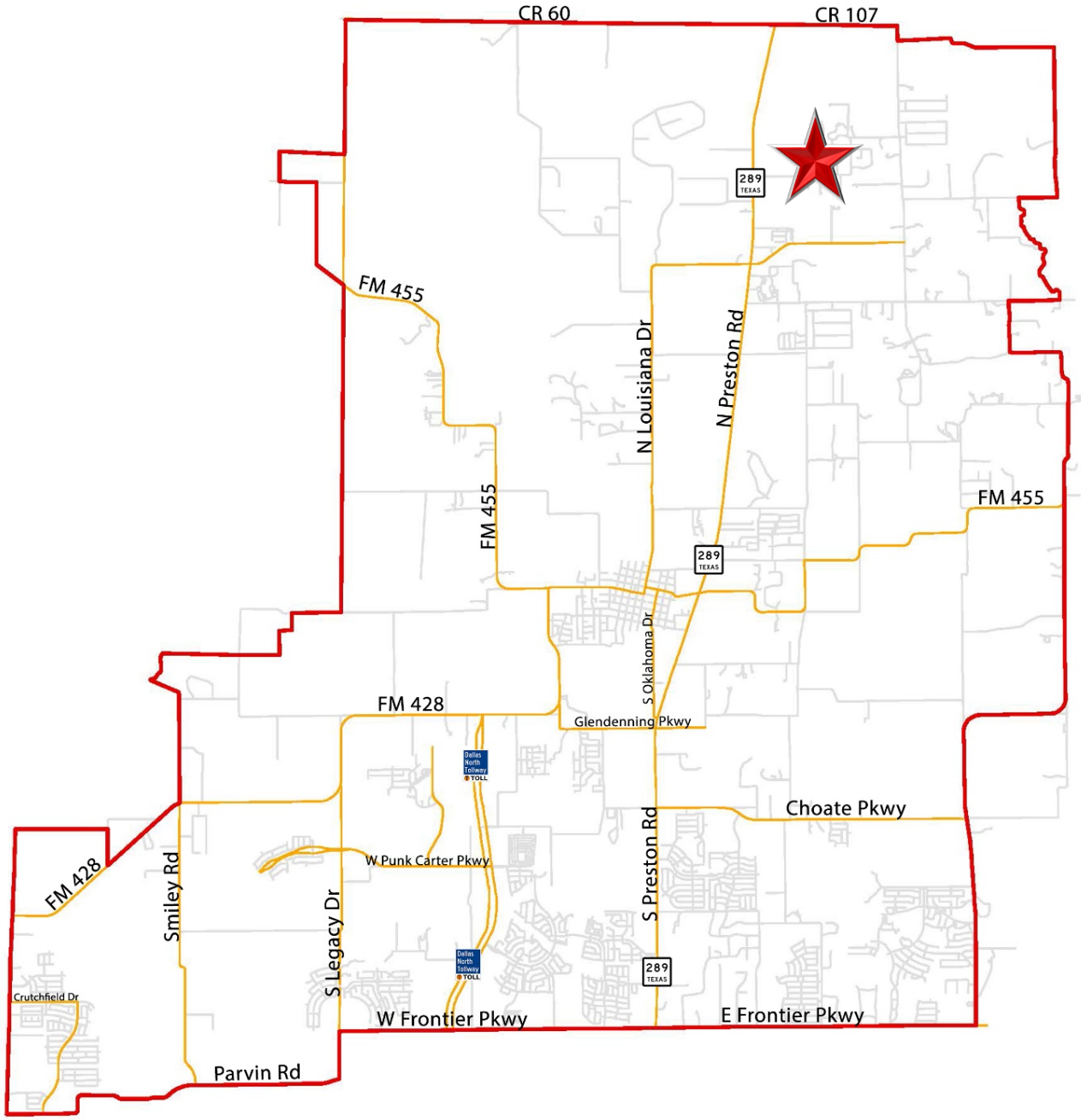
0 500 1,000 Feet

Attachment: Location Map (Estates at Bonito Lake – Zoning)

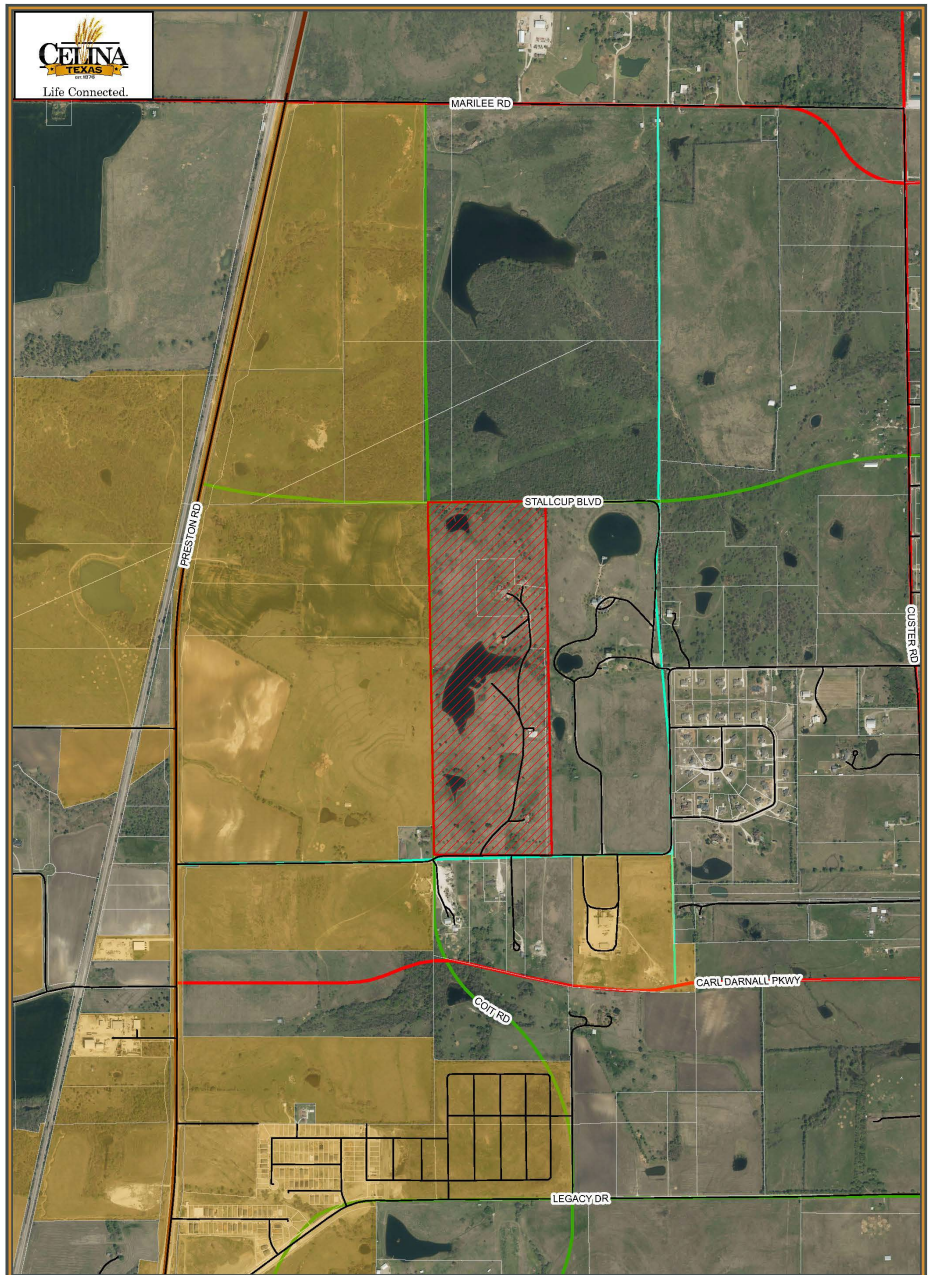
THE ESTATES AT BONITO LAKE

Zoning

Planning & Zoning Commission
January 18, 2022



Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)



LOCATION MAP

The subject property is generally located at the northeast corner of County Road 106 and future Coit Road

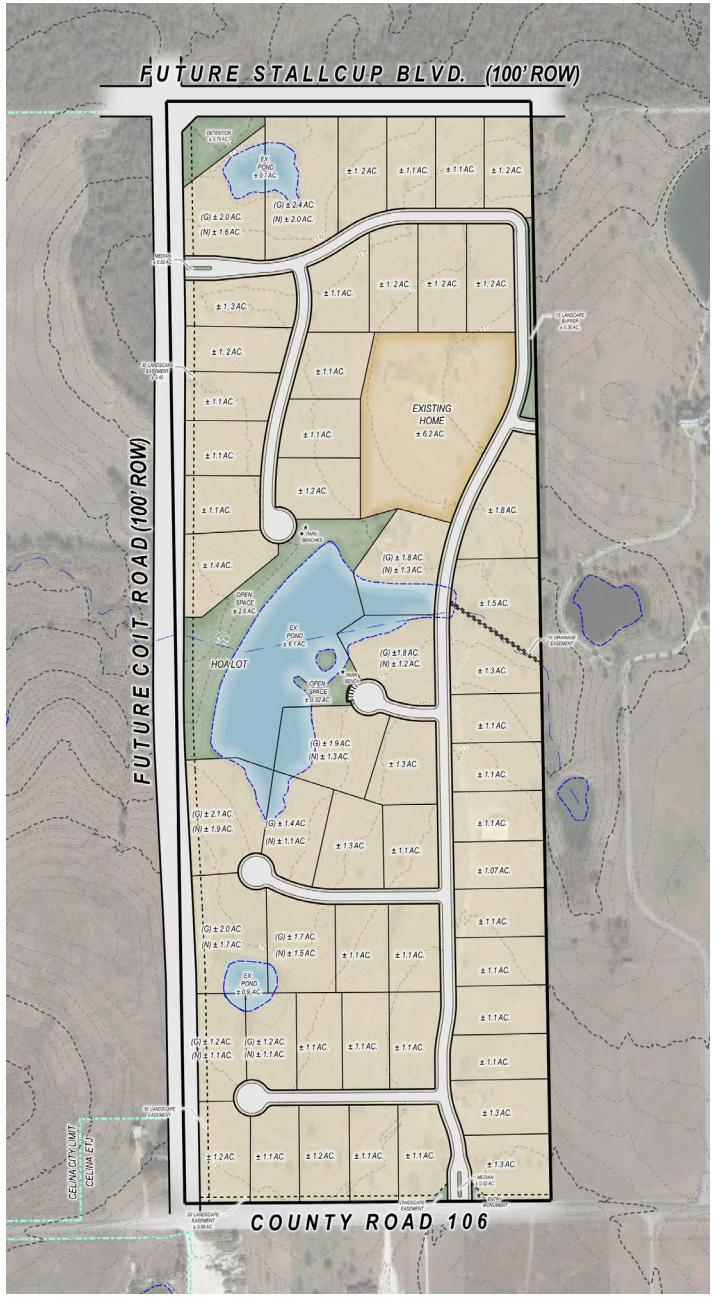
Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)

BACKGROUND

- The Development Agreement was approved by City Council in November 2021, which outlined its future annexation and zoning
- The subject property is approximately 100 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to develop an estate residential neighborhood
- The property will be annexed and zoned (as Single-Family Residential Estate zoning district) in conformance with the governing DA

Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)

CONCEPT PLAN



Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)

PROJECT OVERVIEW

- The development will consist of approximately 54 lots, each a minimum of 1 acre
- A large HOA pond lot shall be preserved to maintain the rural ambiance
- Perimeter roadway rights-of-way and landscape buffers will be provided

Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)

POLICY CONSIDERATIONS

- The property has been entitled through the governing Development Agreement
- City standards will apply
- The Future Land Use Plan (FLUP) supports large lot residential development
- Opportunities for estate residential subdivisions are limited due to land prices and increasing costs

Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)

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

Attachment: Staff Presentation (Estates at Bonito Lake – Zoning)

DEVELOPMENT STANDARDS

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, roadway Public Infrastructure, and other area features. Minor modifications due to the final engineering and design of the project are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

Purpose

The subject property is intended to provide for an estate residential development that is rural or country in nature with large lots. In general, design standards will follow all applicable City standards, and land uses shall be consistent with these development standards.

Architecture

Architecture may include vertical siding for a "modern farmhouse" elevation, with stone accents on the front elevation.

Open Space, Trails, & Amenities

Additional open space is not required due to the minimum lot size being one (1) acre. However, with the exception that a sidewalk is not required around the ponds, other standard regulations apply, such as the perimeter roadway landscape buffers and sidewalks, and any associated detention. Perimeter landscape buffers shall follow City standards as an HOA/"X" lot with berms, landscaping, irrigation, and open ornamental iron fencing per City standards.

Zoning

The base zoning shall be single-family residential estate district ("SF-E"), and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, as may be amended, except as follows:

1. No interior sidewalks along general residential streets shall be required.
2. No curb-and-gutter street sections shall be required.
3. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk).

Attachment: Development Standards (Estates at Bonito Lake – Zoning)

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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:	January 18, 2022
Re:	Rasor Ranch - Development Agreement

Action Requested:
Conduct a public hearing to consider and act upon a Development Agreement on approximately 1,100 acres of land; generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch – Development Agreement)

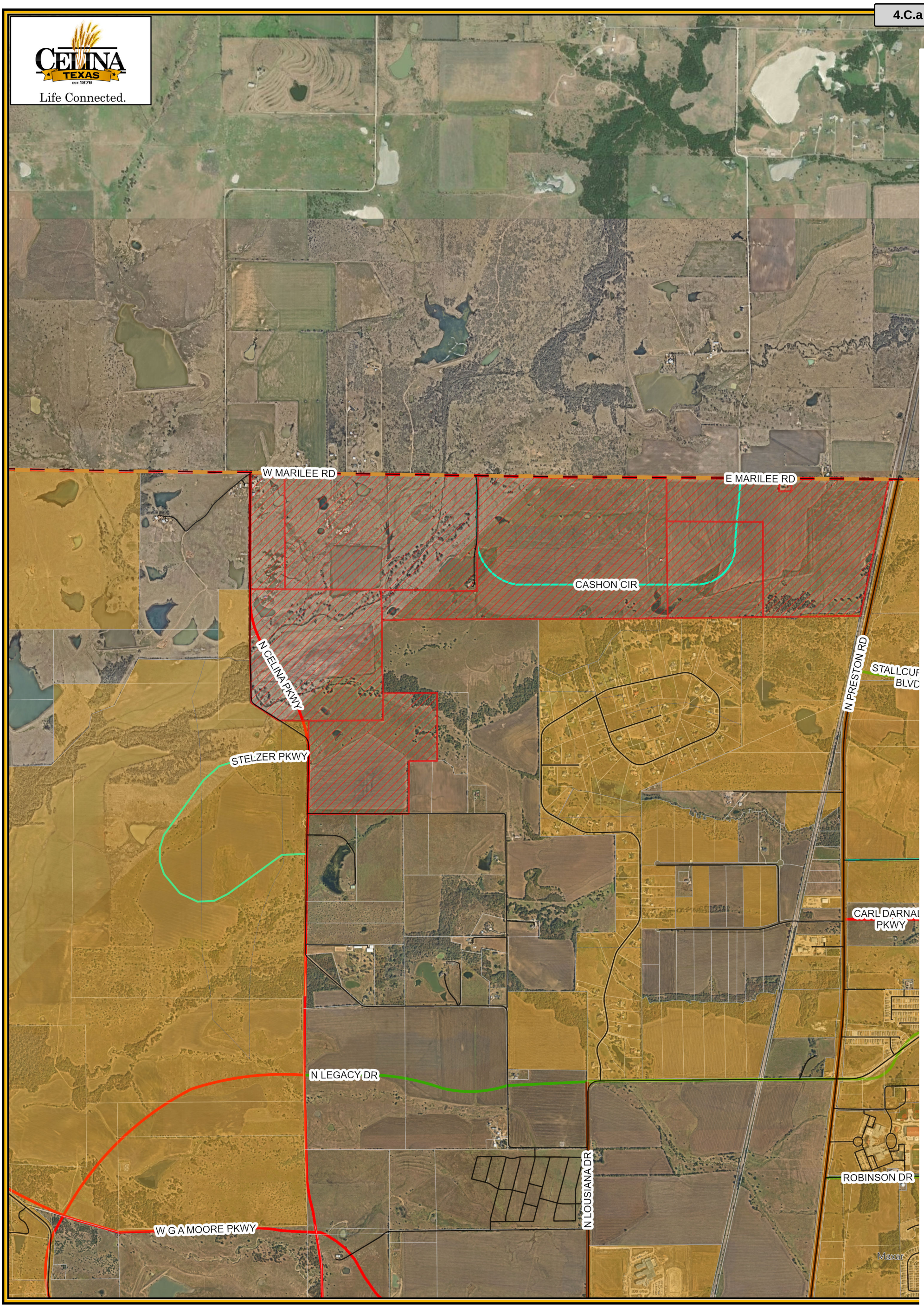
Applicant:
Kimley-Horn
400 N. Oklahoma Dr., Ste. 105
Celina, TX 75009

Background Information:
The property is approximately 1,100 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Agreement

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876
Life Connected.



Attachment: Location Map (Rasor Ranch – Development Agreement)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Rasor Ranch Location Map
City of Celina

12/22/2021

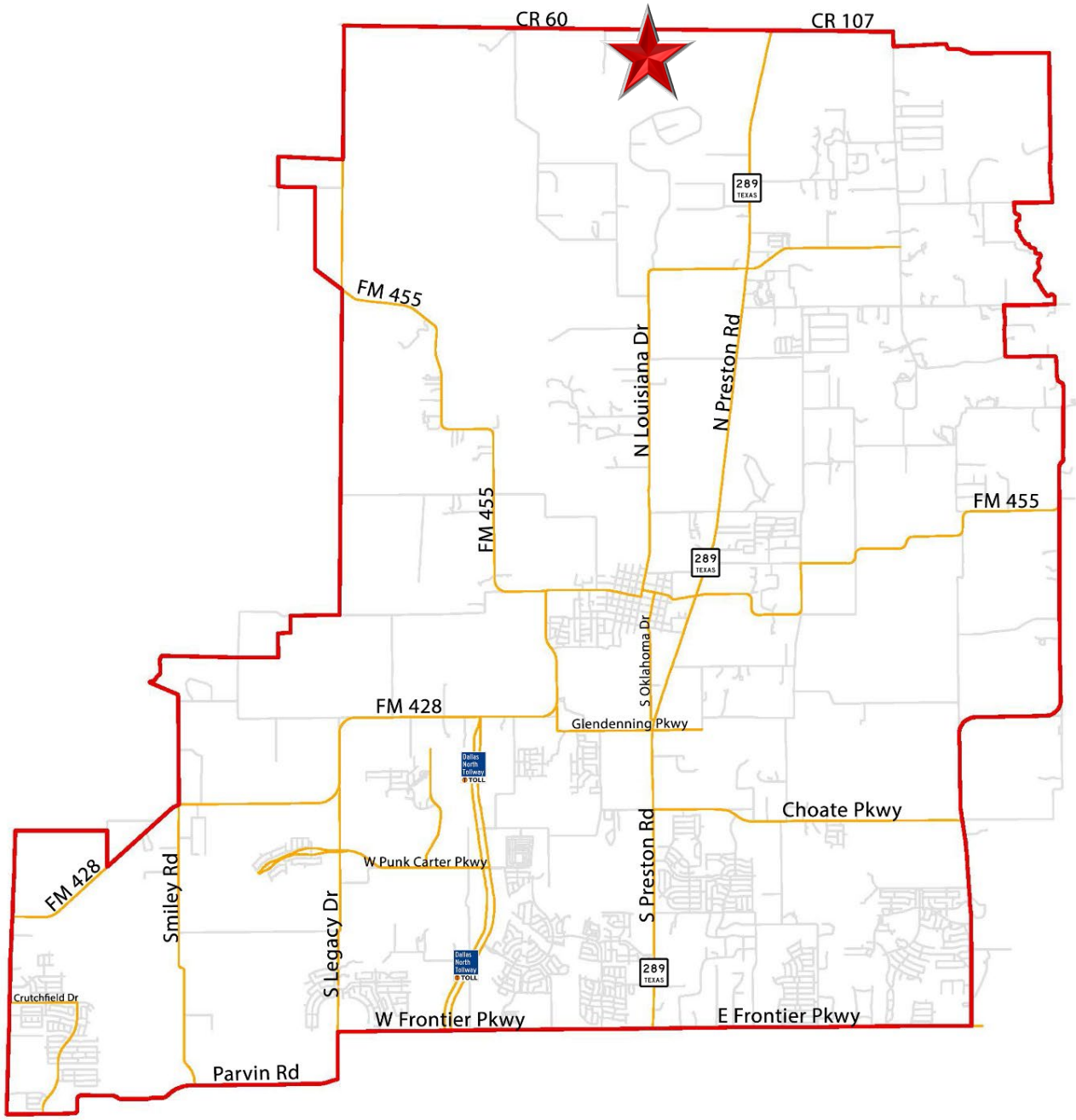
N W E S

0 1,500 3,000 Feet

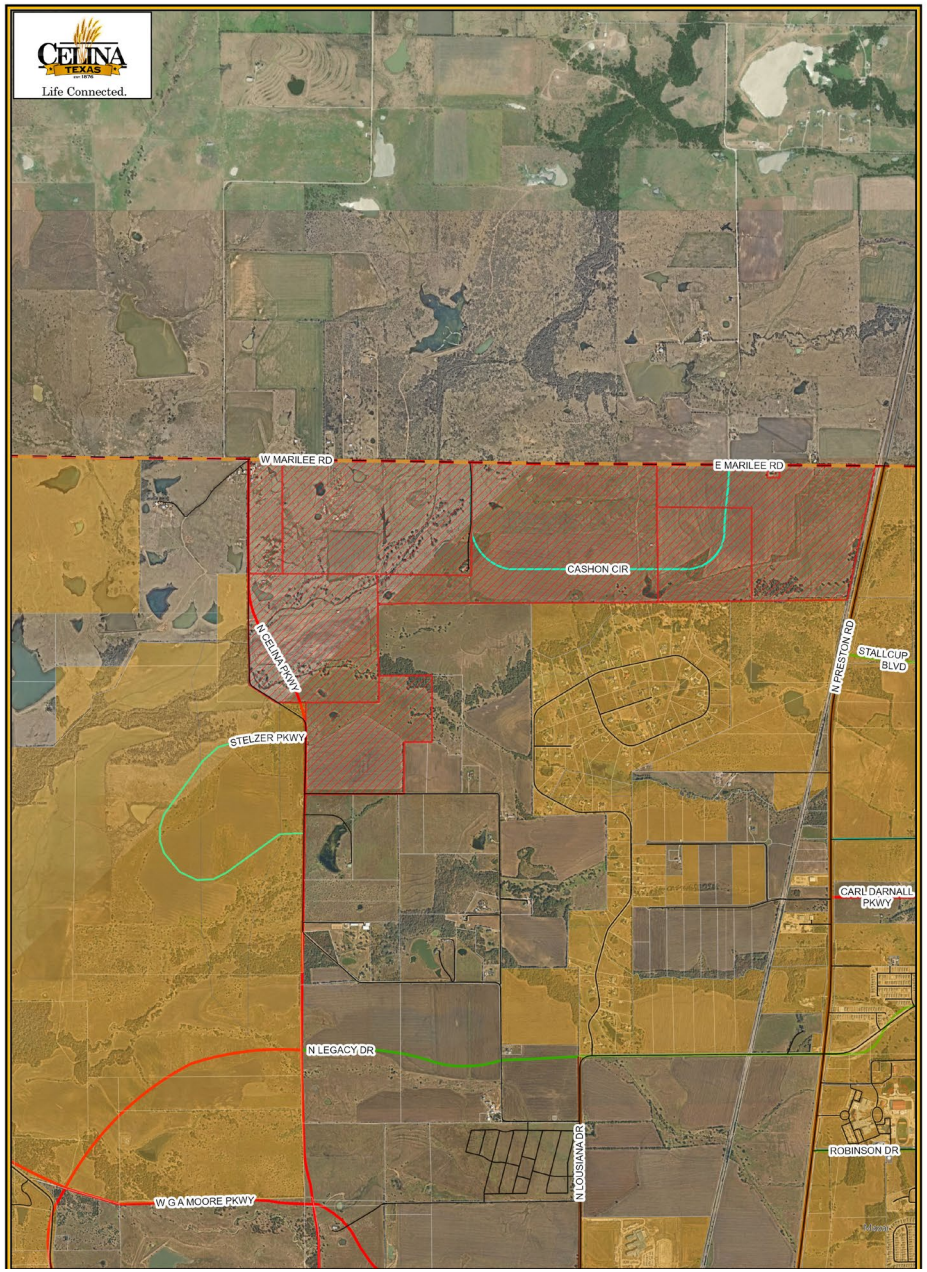
RASOR RANCH

Development Agreement

Planning & Zoning Commission
January 18, 2022



Attachment: Staff Presentation (Rasor Ranch – Development Agreement)



LOCATION MAP

The subject property is generally located at the southwest corner of Preston Road and Marilee Road

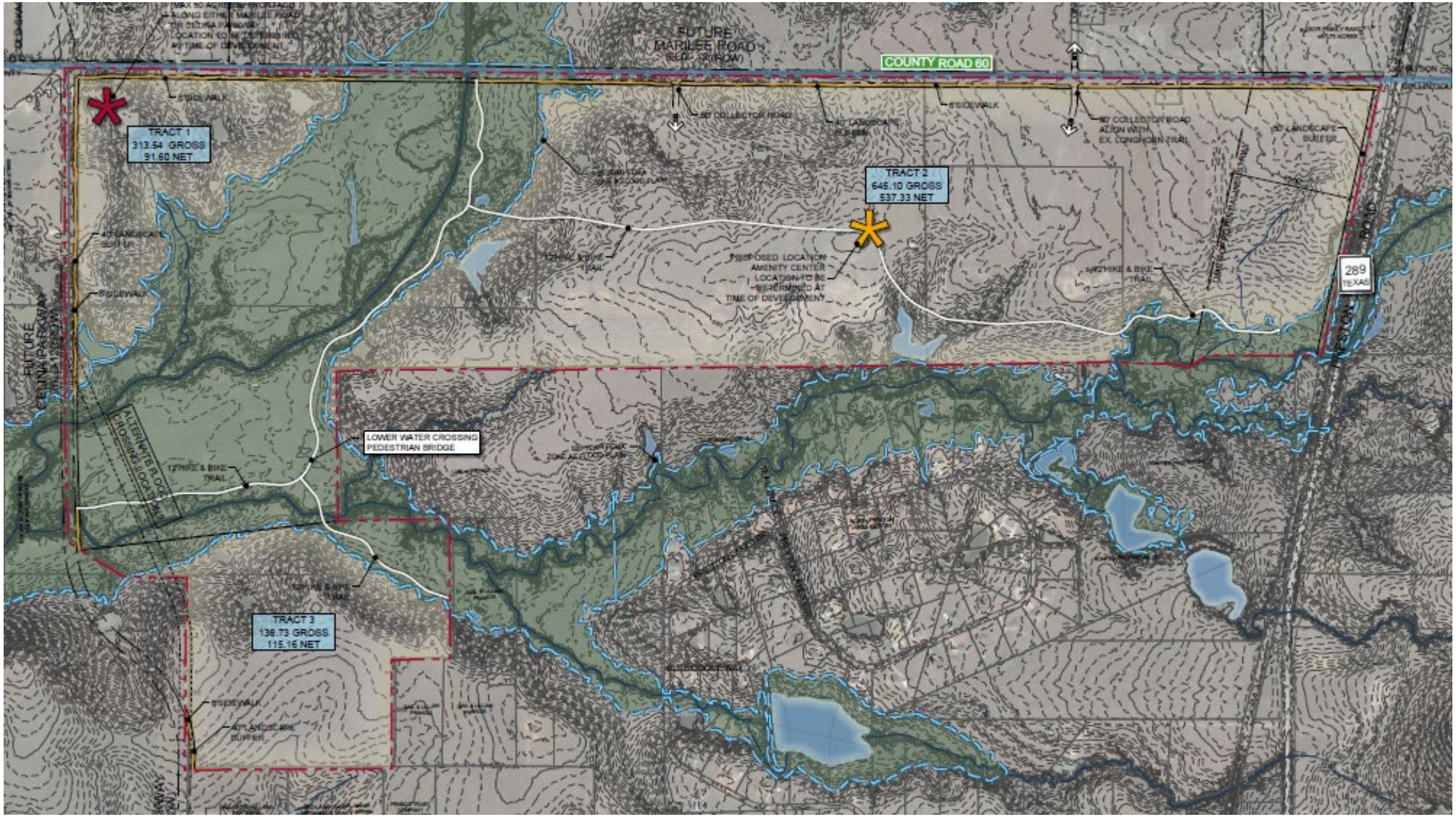
Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

BACKGROUND

- The property is approximately 1,100 acres located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- No pre-annexation agreements exist on the property

Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

CONCEPT PLAN



Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and zoning for 1,100 acres, which is currently undeveloped
- The agreement contemplates a new neighborhood, with a mix of uses (attached & detached single-family lots, commercial, industrial, and multi-family)
- This section of Preston Road includes BNSF ROW immediately adjacent to it
- Rasor Ranch generally stretches along Marilee Road from Preston westward to future Celina Parkway

Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

PROJECT OVERVIEW

- Single family lots are limited to a maximum of 3,800
- Minimum 10% 70' wide lots
- Maximum 40% of 40' wide lots
- Townhomes limited to 10% of lots
- Alleys required on lots less than 55' in width; up to 50% of the 50' – 55' wide lots may be front-loaded
- Commercial allowed with Marilee Road or Celina Parkway frontage
- Light industrial allowed within 1,200 feet of BNSF ROW and must be separated via a collector or 50' wide landscape buffer
- Multi-Family limited to 750 units total (MF-2 or MF-3)
- Single family for rent limited to 250 units (MF-0)

Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

DEVELOPER OBLIGATIONS

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

Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

POLICY CONSIDERATIONS

- The DA brings an additional 1,100 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- Helps avoid a water district in the ETJ

Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

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

Attachment: Staff Presentation (Rasor Ranch – Development Agreement)

Exhibit D – Development Regulations

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

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

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

Amenities & Open Space:
In addition to the base zoning regulations, the amenity package will include:

- A 50' landscape buffer applies along the western side of the BNSF ROW, which may include detention facilities. No sound wall or other vertical screening device is required by the City, although general landscaping requirements apply.
- Initial Amenity Center must be completed prior to the building permit being issued by the for the 501st residential lot.
- A minimum of 3 amenity centers shall be dispersed throughout the development. There shall be a minimum of 2 smaller-scale amenity centers (tracts 1 & 3), each of which shall contain the following elements: a swimming pool, restrooms, shade structures, and a playscape area. In addition, there shall be a minimum of 1 large amenity center (tract 2), which shall contain the following elements: indoor air-conditioned space, restrooms, a swimming pool, and a playground.
- The proposed development is providing abundant open space preserved in the floodplains. In addition to this space, a minimum 10% open space shall be provided within the individual neighborhoods, in conformance with the Neighborhood Vision Book.
- The overall single family residential developments shall have a minimum of three (3) of the following shall be included within the overall residential development: sports court, passive recreation field, dog park, or other similar type uses as allowed by the Director of Development Service.
- Parkland dedication is satisfied via the 15 acre tract in the southeastern portion of the property, generally adjacent to Bonfire Park.
- The overall development shall be bisected with a 12' hike and bike trail that parallels the flood plain, along the railroad, and extends through the development as generally depicted on Exhibit C. The actual alignment will be determined at the time of the preliminary plat for each affected phase of the development.

Attachment: Draft Development Agreement (Rasor Ranch – Development Agreement)

Regulations for SF-R & SF-A:
The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Total single-family lot count shall not exceed 3,800 residential lots.
- A minimum of 10% of the lots shall be 70' in width or greater.
- A maximum of 40% of the lots may be 40' in width or smaller.
- Townhomes may be up to 10% of the overall unit count.
- A minimum of 3 distinct lot sizes for single family detached lots shall be provided within the development.
- Alleys are required on all lots smaller than 55' wide; however, up to 50% of the lots between 50' and 55' in width may be front entry.

Regulations for "C" – Commercial, Retail & Office:
Development under these zoning districts will adhere to the standards in the Zoning Ordinance, as may be amended, except as follows:

- C land uses are allowed with frontage along either Marilee Road and/or Celina Parkway.
- A minimum of 50 acres is reserved for C land uses.

Regulations for "I" – Industrial:
Development under these zoning districts will adhere to the standards in the Zoning Ordinance, as may be amended, except as follows:

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

Regulations for MF-0/MF–2/MF-3:
Development under these zoning districts will adhere to the standards in the Zoning Ordinance, as may be amended, except as follows:

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