



Life Connected.

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

AGENDA

I. CALL TO ORDER

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

II. WORKSESSION

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

Reconvene Into Open Session

A. Discussion Regarding Multi-Family Regulations

B. Presentation of the Richard R. Lillie 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 November 15, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for the McIlroy Addition, Lots 5-8, being approximately 4 acres; generally located at the southeast corner of Oklahoma Drive and Cherry Wood Lane. (McIlroy Addition, Lots 5-8 – Preliminary Plat)

C. Consider and act upon a Conveyance Plat for the GDG Addition, Lots 1-3, Block A, being approximately 29 acres; generally located at the southeast corner of Preston Road and the Collin County Outer Loop. (GDG Addition – Conveyance Plat)

- D. Consider and act upon a Replat for the Sage Retail Addition, Lots 4 & 5, Block A, being approximately 4 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (Sage Retail Addition) – Replat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to zone approximately 149 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), and Commercial, Office, & Retail (C) base zoning, generally located at the northwest corner of Louisiana Drive and future G.A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Zoning)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 12 acres to Single-Family Residential Estate District (SF-E), generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Zoning)
- C. Conduct a public hearing to consider and act up on a request to rezone approximately 7 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Oklahoma Drive, within the City Limits. (Celina Marketplace – Rezoning)
- D. Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to Single-Family Residential Attached District (SF-A), generally located south of Sunset Boulevard and approximately 735 feet east of K.C. Robinson Lane, within the City Limits. (Glory Villas – Rezoning)
- E. Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning and the additional permitted use of Multi-Family, Garden Style District (MF-1), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

V. ADJOURNMENT

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

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

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



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 15, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Chair Bain called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

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.

Reconvene Into Open Session:

A. 2022 Scenic City of the Year Award :

Dusty McAfee, Executive Director of Development Services, presented the Scenic City of the Year Award.

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the October 18, 2022, Planning & Zoning Commission meeting.

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

- B. Consider and act upon a Preliminary Plat for Legacy Hills Del Webb Phase 1, being approximately 101 acres; generally located at the northwest corner of future Celina Parkway and future Pacino Pass. (Legacy Hills Del Webb Phase 1 – Preliminary Plat)
- C. Consider and act upon a Preliminary Plat for the Mosey Tract (Celina Gateway), being approximately 35 acres; generally located at the northwest corner of Dallas Parkway and Frontier Parkway. (Mosey Tract (Celina Gateway) – Preliminary Plat)
- D. Consider and act upon a Conveyance Plat for Celina Self-Storage Addition, being approximately 2 acres; generally located east of Oklahoma Street and approximately 430 feet north of future Sunset Boulevard. (Celina Self-Storage Addition – Conveyance Plat)
- E. Consider and act upon a Conveyance Plat for Legacy Hills 67, being approximately 68 acres; generally located east of Dallas Parkway and approximately 940 feet south of future O'Brien Drive. (Legacy Hills 67 – Conveyance Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres, generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Development Agreement)

Kari White, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Chuck Branch, 5900 S. Lake Forest Drive, Allen, Texas, 75013, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Grumbles motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 19 acres to Collin County Outer Loop Overlay District (CCOLO), generally located south of the Collin County Outer Loop and approximately 485 feet east of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Choate Loop Ranch – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Caleb Cook, 428 Cozby Avenue, Coppell, Texas, 75019, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Boswell motioned to approve the item as proposed.

Vice Chair Poché seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Dorothy Winchester Tract – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Caleb Cook, 428 Cozby Avenue, Coppell, Texas, 75019, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Rojas motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

All were in favor, and the item was approved.

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

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

- D. Conduct a public hearing to consider and act upon a Development Agreement on approximately 149 acres, generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Development Agreement)

Ms. Lopez, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Larry Corson, 4925 Greenville Avenue, Dallas, Texas, 75206, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider and act upon a Development Agreement on approximately 387 acres, generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Development Agreement)

Mr. Pollard, presented the staff report.

Chair Bain opened the public hearing.

Jessica Lewis, 4533 Tolkien Avenue, Aubrey, Texas, 75009, asked general development questions.

The applicant, Matt Robinson, 2595 Dallas Parkway, Frisco, Texas, 75034, provided a background on the project explaining that a majority of the project will be single family land uses and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

All were in favor, and the item was approved.

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

- F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 47 acres of land, generally located east of Smiley Road and approximately 965 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Teel Lakes – Development Agreement)

Mr. Pollard, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Boswell, asked the owner if the flood plain had been studied and if the flood plain will interfere with the concept plan.

The applicant, Alan Michlin, 4024 Bryn Mawr, Dallas, Texas, 75225, explained that the flood plain will still have to be studied prior to any development and made himself available to answer any further questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

All were in favor, and the item was approved.

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

- G. Conduct a public hearing to consider and act upon a Development Agreement on approximately 102 acres of land, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Development Agreement)

Mr. Pollard, presented the staff report.

Chair Bain opened the public hearing.

Jessica Lewis, 4533 Tolkien Avenue, Aubrey, Texas, 76227, explained to the Commission that the request does not consider the impact to the traffic in the area, or the impact of the additional density from multi-family on the school systems.

Commissioner Grumbles asked the audience if a recommendation of only single-family land uses on the property would be acceptable.

Marcia Dunn, 5932 Priory Drive, Aubrey, Texas, 76227, cited traffic concerns and asked the Commission to deny the request.

Commissioner Grumbles, asked the applicant where the entrance for the subdivision would be, and if single-family land uses on the property would be acceptable.

The applicant, Trevor Kollinger, 1800 Valley View Lane, Dallas, Texas, 75022, addressed the Commission and agreed to Single Family land uses.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Grumbles motioned to approve the item as single-family land uses only, and no multi-family land uses on the property. Commissioner Boswell seconded the item. All were in favor, and the item was approved.

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

- H. Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living District (MF-3) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Zoning)

Mr. Pollard, presented the staff report.
Chair Bain opened the public hearing.
No one came forward to speak.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Grumbles motioned to approve the item as single-family land uses only, and no multi-family land uses on the property. Commissioner Trigo seconded the item. All were in favor, and the item was approved.

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

- I. Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to Multi-Family, Urban Edge District (MF-2), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

Chair Bain stated that the item had been withdrawn by the applicant.
Ms. White noted the applicant's withdrawal of the request.
Chair Bain opened the public hearing.
No one came forward to speak and the public hearing was closed.
No action was taken.

RESULT:	NO ACTION
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V. ADJOURNMENT:

Chair Bain adjourned the meeting at 7:18 p.m.

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



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 17, 2023
Re: McIlroy Addition, Lots 5-8 - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for the McIlroy Addition, Lots 5-8, being approximately 4 acres; generally located at the southeast corner of Oklahoma Drive and Cherry Wood Lane. (McIlroy Addition, Lots 5-8 – Preliminary Plat)

Owner/Developer:

Cross Engineering Consultants
1720 W. Virginia St.
McKinney, TX 75069

Background Information:

The preliminary plat shows four commercial lots and is in conformance with Celina's subdivision regulations.

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

Supporting Documents:

- Location Map
- Preliminary Plat

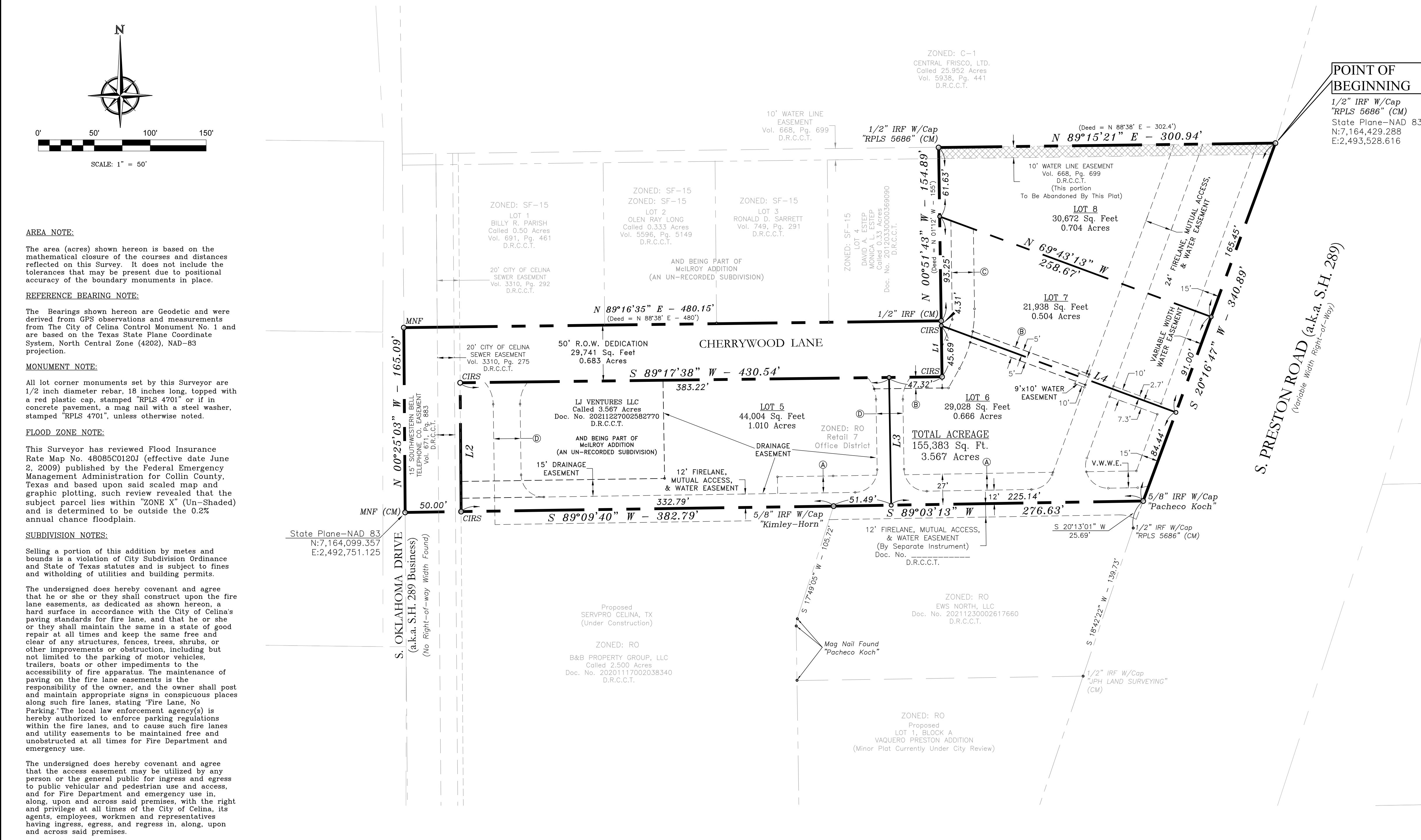
Staff Recommendation:

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



Legend - Subject Property - City Limits - Roads - Parcels	McIlroy Addition Location Map City of Celina 12/21/2022	0 295 590 Feet
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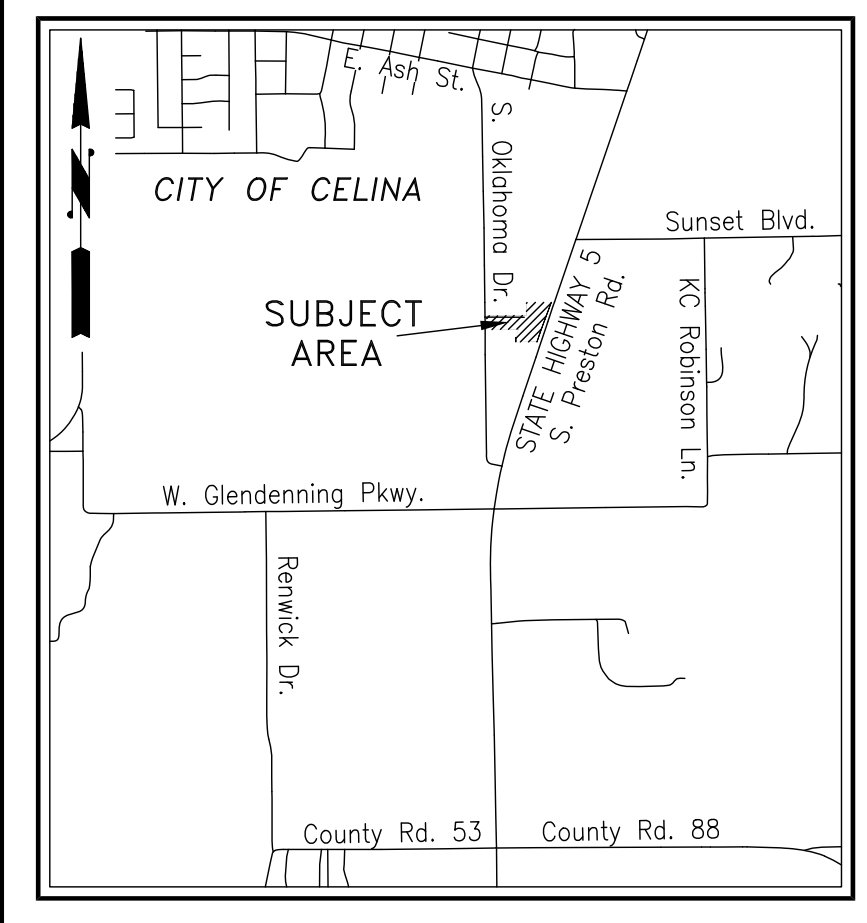
Attachment: Location Map (McIlroy Addition, Lots 5-8 – Preliminary Plat)



EASEMENT TABLE		
Ⓐ	= 15' WATER EASEMENT (By This Plat)	
Ⓑ	= 10' DRAINAGE EASEMENT (By This Plat)	
Ⓒ	= VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (By This Plat)	
Ⓓ	= 24' FIRELANE, MUTUAL ACCESS, AND WATER EASEMENT (By This Plat)	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°51'43" E	50.00'
L2	S 00°25'03" E	115.12'
L3	N 00°56'47" W	114.13'
L4	N 69°43'13" W	223.49'

CURVE TABLE	
NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.	



ABBREVIATIONS:
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
CIRS = 1/2" Iron Rod Set With Red Plastic Cap, Stamped "RPLS 4701"
IRF = Iron Rod Found
MNF = Mag Nail Found
RPLS = Registered Professional Land Surveyor
V.W.W.E = Variable Width Water Easement (By This Plat)

SURVEYOR'S CERTIFICATE
That I, Lawrence H. Ringley, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.
DATED this the _____ day of _____, 2022.
PRELIMINARY
RELEASED 10/19/22 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Lawrence H. Ringley
State of Texas, RPLS No. 4701

CERTIFICATE OF PLAT APPROVAL

APPROVED: _____ Date _____
City Development Official
City of Celina, Texas
Witness by hand this _____ day of _____, 2022

City Secretary
City of Celina, Texas

OWNER:
LJ VENTURES, LLC
Contact: Eric Newberry
PO Box 1969
Pottsboro, TX 75076
214-616-3221

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	07/20/22	1" = 50'	2021-066	2021-066-PP.Dwg	Packet Pg. 11

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS, LJ VENTURES, LLC is the owner of that certain tract of land situated in the City of Celina, in the Collin County School Land Survey, Abstract No. 167 of Collin County, Texas and being all of that certain called 3.567 acre tract of land described in a deed to LJ Ventures, LLC, recorded in Document No. 20211227002582770, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:
BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found on the west right-of-way line of S. Preston Road (a.k.a. State Highway 289 ~ variable width right-of-way) for the northeast corner of the above described 3.567 acre tract and same being the southeast corner of that certain called 25.952 acre tract of land described in a deed to Central Frisco, Ltd., recorded in Volume 5938, Page 441, D.R.C.C.T.;
THENCE: South 20 deg. 16 min. 47 sec. West, along the common line of said 3.567 acre tract and said S. Preston Road, a distance of 340.89 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "Pacheco Koch", found for the southeast corner of said 3.567 acre tract, from which a found a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", bears South 20 deg. 13 min. 01 sec. West - 25.69 feet;
THENCE: South 89 deg. 03 min. 13 sec. West, departing from said S. Preston Road, along the south line of said 3.567 acre tract, a distance of 276.63 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the northeast corner of that certain called 2.500 acre tract of land described in a deed to BB Property Group, LLC, recorded in Document No. 20201117002038340, D.R.C.C.T. from which a mag nail found with a steel washer, stamped "Pacheco Koch" bear South 17 deg. 49 min. 05 sec. West - 105.72 feet;
THENCE: South 89 deg. 09 min. 40 sec. West, along the common line of said 3.567 acre tract and said 2.500 acre tract, a distance of 382.79 feet to a mag nail found in the center of S. Oklahoma Drive (State Highway 289 Business - a public right-of-way, no record found), for the southwest corner of said 3.567 acre tract and the northwest corner of said 2.500 acre tract;
THENCE: North 00 deg. 25 min. 03 sec. West, along the west line of said 3.567 acre tract and the center of said S. Oklahoma Drive, a distance of 165.09 feet to a mag nail found for the westerly northwest corner of said 3.567 acre tract;
THENCE: North 69 deg. 16 min. 35 sec. East, departing from said S. Oklahoma Drive, along the western north line of said 3.567 acre tract, at a distance of 30 feet, passing the southwest corner of a called 0.50 acre tract, described in a deed to Billy R. Parish, recorded in Volume 691, Page 431, D.R.C.C.T., at a distance of 179.5 feet, passing the southeast corner of said Parish tract and the southwest corner of a called 0.333 acre tract described in a deed to Olen Ray Long, recorded in Volume 5596, Page 5149, D.R.C.C.T., at a distance of 279.5 feet, passing a 5/8 inch iron rod found for the southeast corner of said Long tract and the southwest corner of that certain tract of land described in a deed to Ronald D. Sarrett, recorded in Volume 749, Page 291, D.R.C.C.T., at a distance of 378.7 feet, passing a 5/8 inch iron rod found for the southeast corner of said Sarrett tract and the southwest corner of a called 0.33 acre tract described in a deed to David A. Estep and Monica L. Estep, recorded in Document No. 2012033000369090, D.R.C.C.T. and continuing for a total distance of 480.15 feet to a 1/2 inch iron rod found for the southeast corner of said Estep tract and an inside ell corner of said 3.567 acre tract;
THENCE: North 00 deg. 51 min. 43 sec. West, along the common line of said 3.567 acre tract and said Estep tract, a distance of 154.89 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the most northerly northwest corner of said 3.567 acre tract, on the south line of the above described 25.952 acre Central Frisco, Ltd. tract;
THENCE: North 89 deg. 15 min. 21 sec. East, along the common line of said 3.567 acre tract and said Central Frisco, Ltd. tract, a distance of 300.94 feet to the POINT OF BEGINNING and containing 155,383 square feet or 3.567 acres of land.
OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, **LJ VENTURES LLC**, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas
WITNESS MY HAND in COLLIN COUNTY, Texas, this the _____ day of _____, 2022.

ERIC NEWBERRY, Managing Partner
LJ VENTURES, LLC
STATE OF TEXAS §
COUNTY OF GRAYSON §
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **ERIC NEWBERRY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2022.

Notary Public, State of Texas



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 17, 2023
 Re: GDG Addition - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for the GDG Addition, Lots 1-3, Block A, being approximately 29 acres; generally located at the southeast corner of Preston Road and the Collin County Outer Loop. (GDG Addition – Conveyance Plat)

Owner/Developer:

Claymoore Engineering
 301 S. Coleman St., Ste. 40
 Prosper, TX 75078

Background Information:

The Conveyance Plat is for three lots at the southeast corner of Preston Road and the Collin County Outer Loop, and is in conformance with Celina's subdivision regulations.

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

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

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



CHOATE PKWY

W OUTER LOOP

E OUTER LOOP

S PRESTON RD

W PUNK CARTER PKWY

PUNK CARTER PKWY

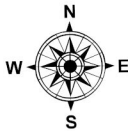
Attachment: Location Map (GDG Addition - Conveyance Plat)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

GDG Addition
Location Map
City of Celina

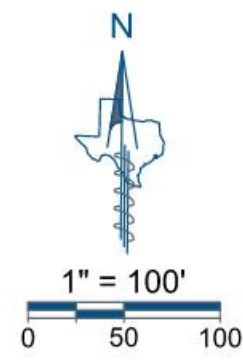
1/12/2023



0 440 880 Feet

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°32'19" W	104.46'
L2	N 73°32'49" W	122.82'



GENERAL NOTES

- 1.) The purpose of this plat is to create one lot from a portion of an unplatted tract.
- 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.) This property is located in Zone "A" and Zone "X" Unshaded, as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009, as shown on Map Number 48085C0120J as revised to reflect Letter of Map Revision Case No. 17-16-2118P with an Effective Date of December 18, 2017 and Letter of Map Revision case No. 20-06-0459P with an Effective date of November 16, 2020. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (2011 Adjustment realization).
- 6.) This plat does not alter or remove existing deed restrictions, if any, on this property.
- 7.) Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

CERTIFICATE OF PLAT APPROVAL

APPROVED

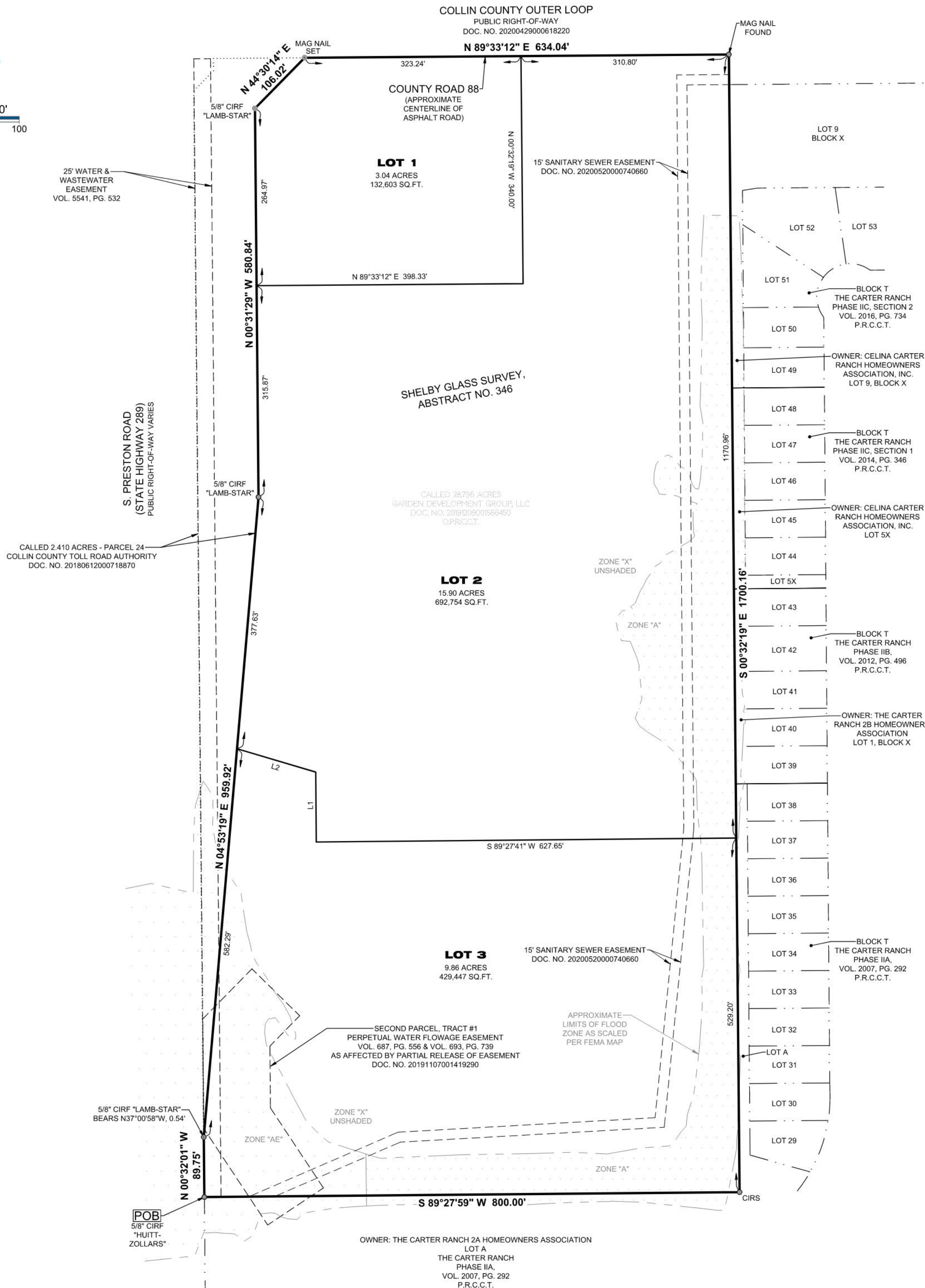
BY: _____ Date _____
City Development Official
City of Celina, Texas

WITNESS my hand this _____ day of _____, 2022.

City Secretary
City of Celina, Texas

LEGEND

POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
P.R.C.C.T. = PLAT RECORDS
COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS



SURVEYOR

Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER

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

OWNER

Garden Development Group, LLC
575 N. Country Club Road
Fairview, TX 75069

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GARDEN DEVELOPMENT GROUP, LLC, is the sole owner of an 28.81 acre tract of land out of the SHELBY GLASS SURVEY, ABSTRACT NUMBER 346, situated in the City of Celina, Collin County, Texas, and being all of a called 28.796 acre tract of land conveyed to Garden Development Group, LLC, by deed of record in Document Number 20191209001566450 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod with yellow plastic cap stamped "HUITT-ZOLLARS" found in the East right-of-way line of S. Preston Road (State Highway 289 - right-of-way varies), being the Northwest corner of Lot A of The Carter Ranch, Phase IIA, a subdivision of record in Volume 2007, Page 292 of the Plat Records of Collin County, Texas, and being the Southwest corner of said 28.796 acre tract;

THENCE, along the East right-of-way line of S. Preston Road, being the common West line of said 28.796 acre tract, the following four (4) courses and distances:

1. N00°32'01"W, a distance of 89.75 feet to a point from which a 5/8 inch iron rod with orange cap stamped "LAMB-STAR" found bears N37°00'58"W, a distance of 0.54 feet;
2. N04°53'19"E, a distance of 959.92 feet to a 5/8 inch iron rod with orange cap stamped "LAMB-STAR" found;
3. N00°31'29"W, a distance of 580.84 feet to a 5/8 inch iron rod with orange cap stamped "LAMB-STAR" found;
4. N44°30'14"E, a distance of 106.02 feet to a Mag nail set in County Road 88 (variable width asphalt road), in the South right-of-way line of Collin County Outer Loop (a variable width right-of-way), at the Northwest corner of said 28.796 acre tract;

THENCE, N89°33'12"E, with said County Road 88, along the South right-of-way line of said Collin County Outer Loop, being the comon North line of said 28.796 acre tract, a distance of 634.04 feet to a Mag nail found at the Northeast corner of said 28.796 acre tract;

THENCE, S00°32'19"E, along the East line of said 28.796 acre tract, being in part, the common West lines of The Carter Ranch, Phase IIC, Section 2, a subdivision of record in Volume 2016, Page 734 of said Plat Records, The Carter Ranch, Phase IIC, Section 1, a subdivision of record in Volume 2014, Page 346 of said Plat Records, The Carter Ranch, Phase IIB, a subdivision of record in Volume 2012, Page 496 of said Plat Records, and said Lot A, a distance of 1700.16 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the southeast corner of said 28.796 acre tract;

THENCE, S89°27'59"W, along the North line of said Lot A, being the common South line of said 28.796 acre tract, a distance of 800.00 feet to the **POINT OF BEGINNING**, and containing an area of 28.81 acres (1,254,803 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand, this the _____ day of _____, 2022.

OWNER: GARDEN DEVELOPMENT GROUP, LLC

BY: _____
Signature

Printed Name and Title of Signator

STATE OF _____ §
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 expressed and in the capacity therein stated.

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

Notary Public in and for the State of _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW J. RAABE**, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the Extra Territorial Jurisdiction of the City of Celina.

PRELIMINARY

this document shall not be recorded
for any purpose and shall not be
Matthew J. Raabe, P.L.S. #402
final survey document

Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

CONVEYANCE PLAT
GDG ADDITION
LOTS 1, 2, & 3, BLOCK A

BEING ALL OF A CALLED 28.796 ACRE TRACT RECORDED IN
DOC. NO. 20191209001566450, O.P.R.C.C.T.,
BEING 28.81 ACRES OF LAND SITUATED IN THE
SHELBY GLASS SURVEY, ABSTRACT NO. 346,
THE CITY OF CELINA, COLLIN COUNTY, TEXAS

DATE OF PREPARATION: 07/15/2022



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 17, 2023
Re: North Forest Office Park (Sage Retail Addition) - Replat

Action Requested:

Consider and act upon a Replat for the Sage Retail Addition, Lots 4 & 5, Block A, being approximately 4 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (Sage Retail Addition) – Replat)

Owner:

Vasquez Engineering, LLC
1919 S. Shiloh Rd., Ste. 440, LB 44
Garland, TX 75042

Background Information:

This Replat is for creating two new lots and dedicating easements for the Sage Retail Addition, and is in compliance with Celina's Subdivision regulations.

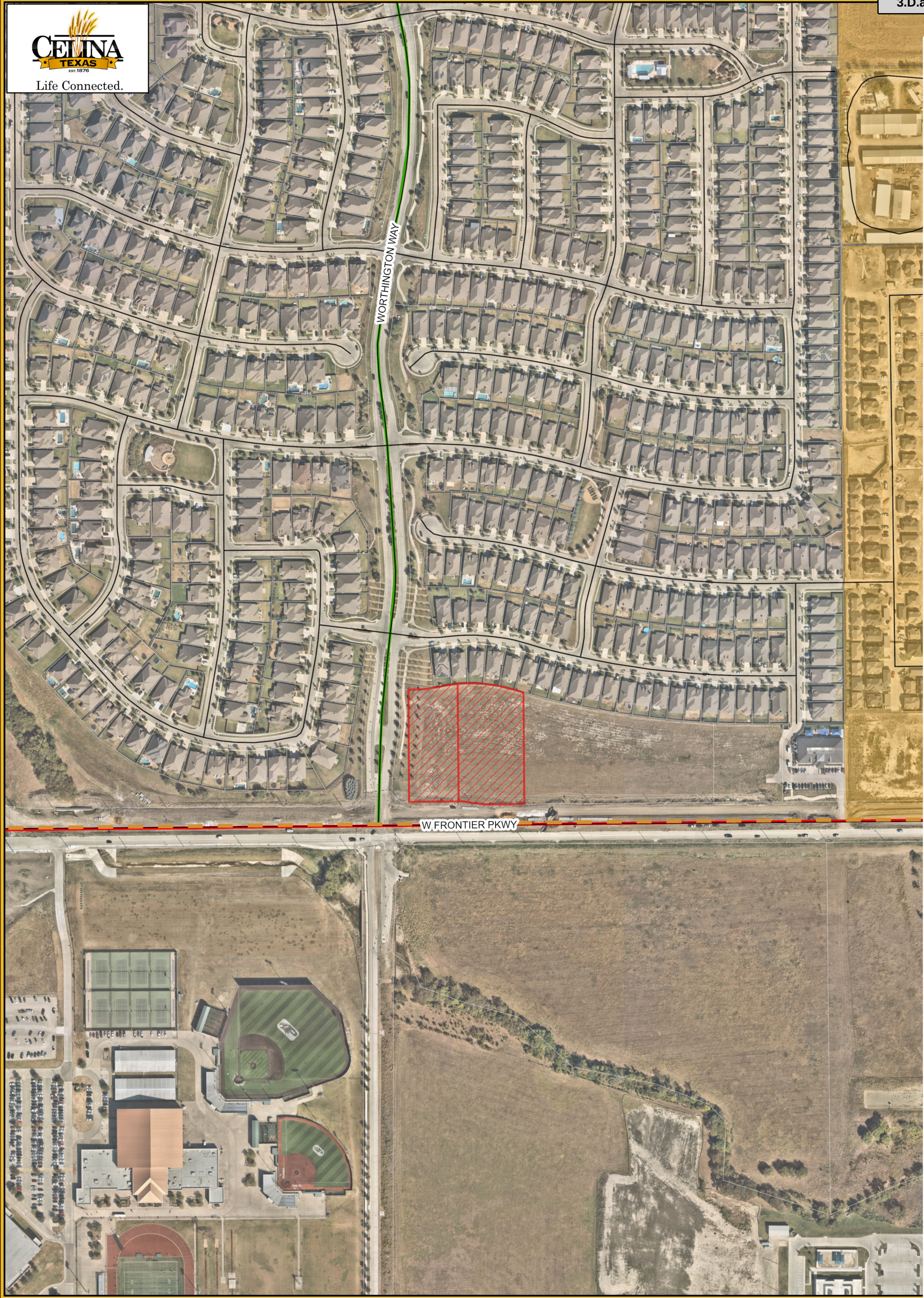
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Replat

Staff Recommendation:

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



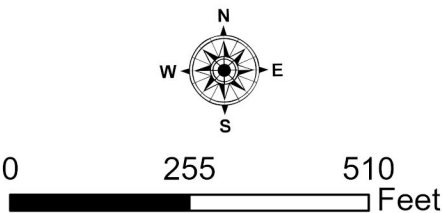
Attachment: Location Map (North Forest Office Park (Sage Retail Addition) – Replat)

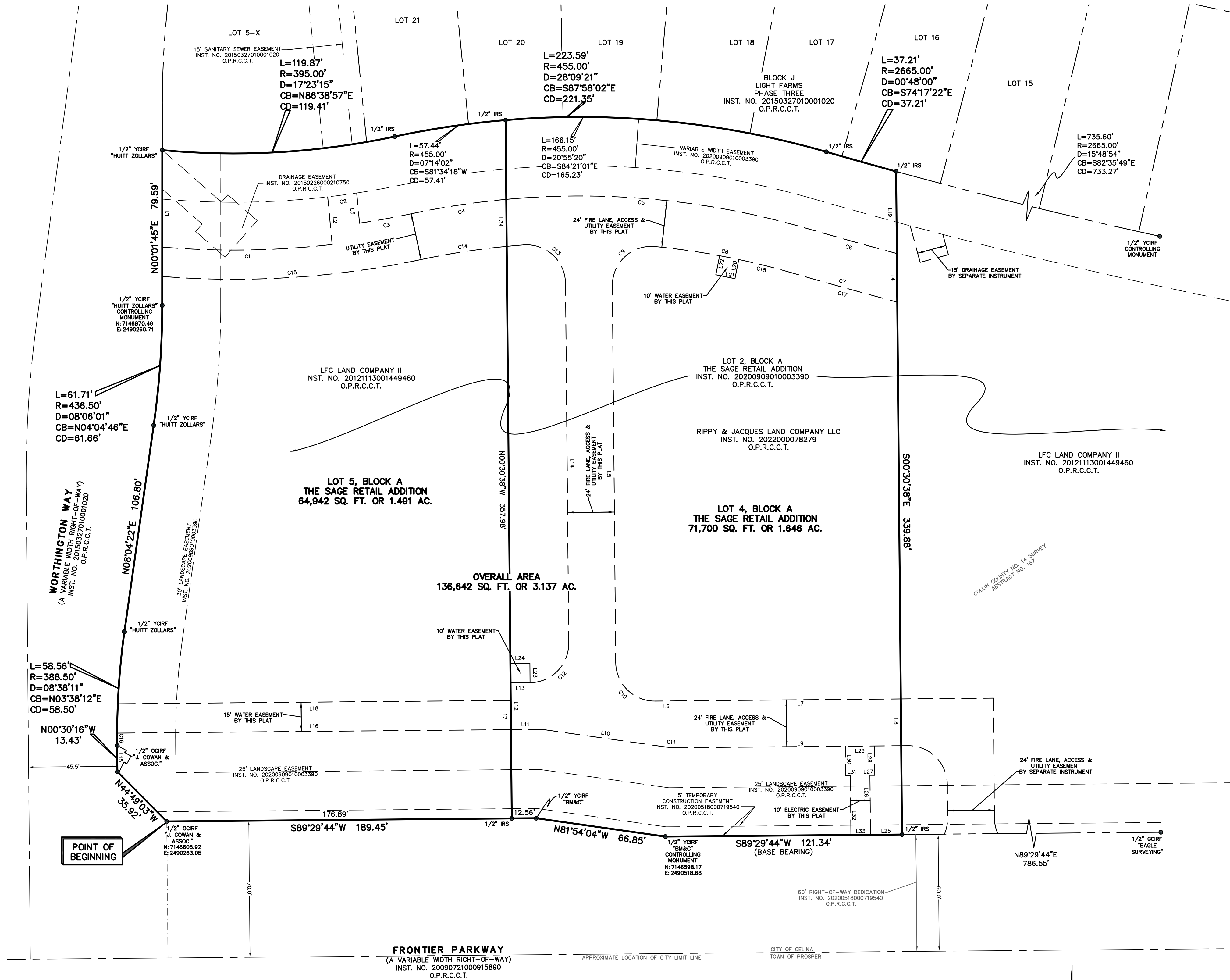
Legend

- Subject Property
- City Limits
- Roads
- Parcels

North Forest Office Park
Location Map
City of Celina

1/12/2023





NOTES:

1. Basis of Bearing – Based on the South line (North 89 deg. 29 min. 44 sec. East) of Lot 2, Block A, The Sage Retail Addition, an Addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Instrument Number 20200909010003390, Official Public Records of Collin County, Texas.
2. 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.
3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
6. No overhead utilities are permitted on the subject property.
7. All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
- 8.. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
9. All lots comply with the minimum size requirements of the zoning district.
10. The purpose of this plat is to create 2 lots and dedicate easements from 1 existing lot.
11. All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 46065C012JSubject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LEGEND

- IRF – IRON ROD FOUND
- IRS – IRON ROD SET W/ "PEISER & MANKIN SURV" RED PLASTIC CAP
- YORF – IRON ROD WITH YELLOW CAP FOUND
- OCIRF – IRON ROD WITH ORANGE CAP FOUND
- GCIRF – IRON ROD WITH GREEN CAP FOUND
- INST. NO. – INSTRUMENT NUMBER
- O.P.R.C.C.T. – OFFICIAL PUBLIC RECORDS, COLLING COUNTY, TEXAS
- SQ. FT. – SQUARE FEET
- AC. – ACRE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	444.50'	87.27'	87.13'	S 89°07'30" W	111°14'59"
C2	420.00'	15.01'	15.01'	N 82°24'38" E	2°02'53"
C3	435.50'	26.96'	26.95'	N 79°43'43" E	3°32'48"
C4	414.50'	49.28'	49.25'	S 81°21'41" W	6°48'45"
C5	414.69'	141.55'	140.87'	N 84°06'08" W	19°33'27"
C6	2705.50'	49.24'	49.24'	S 74°24'39" E	1°02'34"
C7	2729.50'	56.37'	56.37'	S 74°28'52" E	1°11'00"
C8	390.44'	71.07'	70.97'	N 79°06'12" W	10°25'44"
C9	20.00'	33.68'	29.84'	S 47°43'38" W	96°28'31"
C10	20.00'	31.41'	28.28'	S 45°30'27" E	89°59'21"
C11	44.00'	6.61'	6.60'	S 86°12'04" E	8°36'25"
C12	20.00'	31.42'	28.28'	N 44°29'22" E	90°00'00"
C13	20.00'	22.94'	29.34'	N 47°41'43" W	94°22'11"
C14	390.50'	44.45'	44.42'	S 81°12'57" W	6°31'17"
C15	459.50'	133.45'	132.98'	N 86°16'31" E	16°38'24"
C16	418.20'	6.37'	6.37'	N 00°12'43" W	0°52'22"
C17	2729.50'	56.37'	56.37'	S 74°28'52" E	1°11'00"
C18	390.44'	27.80'	27.79'	N 75°55'42" W	4°04'45"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°01'45" W	49.69'
L2	S 05°22'25" E	24.51'
L3	S 05°22'25" E	15.53'
L4	S 00°30'38" E	24.91'
L5	N 00°30'38" W	193.12'
L6	S 89°29'44" W	11.40'
L7	S 89°29'44" W	114.60'
L8	S 00°30'38" E	24.00'
L9	S 89°29'44" W	114.61'
L10	N 81°54'03" W	62.02'
L11	S 89°29'44" W	14.48'
L12	S 00°29'36" E	24.00'
L13	S 89°29'22" W	9.99'
L14	S 00°30'38" E	184.48'
L15	N 00°30'16" W	13.43'
L16	S 89°29'44" W	201.95'
L17	S 00°30'17" E	15.00'
L18	S 89°29'44" W	201.46'
L19	S 00°30'38" E	42.07'
L20	N 11°17'55" E	10.00'
L21	S 78°31'03" E	10.00'
L22	N 11°17'55" E	9.97'
L23	N 00°30'38" W	10.00'
L24	N 89°29'44" E	10.00'
L25	S 89°29'44" W	16.19'
L26	N 00°30'16" W	30.50'
L27	N 89°29'44" E	2.50'
L28	N 00°30'16" W	15.00'
L29	N 89°29'44" E	15.00'
L30	N 00°30'16" W	15.00'
L31	N 89°29'44" E	2.50'
L32	N 00°30'16" W	30.50'
L33	N 89°29'44" E	10.00'
L34	S 00°30'38" E	24.09'

MINOR PLAT
THE SAGE RETAIL ADDITION
LOTS 4 & 5, BLOCK A
AN ADDITION TO THE CITY OF CELINA,
COLLIN COUNTY TEXAS
3.137 TOTAL ACRES
OUT OF THE
COLLIN COUNTY SCHOOL NO. 14 SURVEY, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS

NOVEMBER 2022

JOB NO.: 22-0418	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 11/1/2022	www.peisersurveying.com		
FIELD DATE: 5/13/2022	 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 COMMERCIAL RESIDENTIAL SURVEYING TOPOGRAPHY MOORGE		1
SCALE: 1" = 30'			OF
FIELD: N.T.K.			2
DRAWN: J.B.W.			
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977

CERTIFICATE OF APPROVAL

APPROVED

CITY DEVELOPMENT OFFICIAL
CITY OF CELINA, TEXAS

DATE

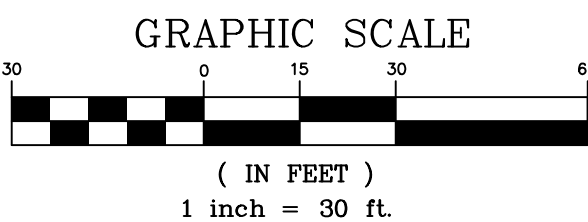
WITNESS BY HAND THIS ____ DAY OF _____, 2022

CITY SECRETARY
CITY OF CELINA, TEXAS

OWNER:
RIPPY & JACQUES LAND COMPANY LLC
4009 HOLLYWOOD PARK CT.
CELINA, TEXAS 75009
RYAN JACQUES
214-356-6025
RPJACQUES@YAHOO.COM

OWNER:
LFC LAND COMPANY II, LLC
8401 N. CENTRAL EXPRESSWAY
SUITE 350
DALLAS, TEXAS 75225
SETH CARPENTER

ENGINEER:
VASQUEZ ENGINEERING
JUAN VASQUEZ
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM



OWNER’S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §

We, the undersigned, LFC Land Company II and Rippy & Jacques Land Company LLC owners of the land shown on this plat within the area described by metes and bounds as follows:

Being a 3.137 acre tract of land situated in the Collin County School No. 14 Survey, Abstract No. 167, in the City of Celina, Collin County, Texas, being a portion of that certain tract of land conveyed to LFC Land Company II, by deed recorded in Instrument Number 20121113001449460, Official Public Records, Collin County, Texas, and being all that certain tract of land conveyed to Rippy & Jacques Land Company LLC, by deed recorded in Instrument Number 2022000078279, said Official Public Records, and being a portion of Lot 2, Block A, The Sage Retail Addition, an Addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Instrument Number 20200909010003390, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange "J. Cowan & Assoc." plastic cap found for the most southerly southwest corner of said Lot 2, same being in the south end of a corner clip in the intersection of Frontier Parkway (a variable width right-of-way) and Worthington Way (a variable width right-of-way);

THENCE North 44 deg. 49 min. 03 sec. West, along the common line of said Lot 2 and said corner clip, a distance of 35.92 feet to a 1/2 inch iron rod with orange "J. Cowan & Assoc." plastic cap found for the most westerly southwest corner of said Lot 2, same being the north end of said corner clip;

THENCE along the common line of said Lot 2 and said Worthington Way as follows:
North 00 deg. 30 min. 16 sec. West, a distance of 13.43 feet to a 1/2 inch iron rod with orange "J. Cowan & Assoc." plastic cap found for the beginning of a curve to the right, having a radius of 388.50 feet and a delta angle of 08 deg. 38 min. 11 sec.;;
Along said curve to the right, an arc length of 58.56 feet and a chord bearing and distance of North 03 deg. 38 min. 12 sec. East, 58.50 feet to a 1/2 inch iron rod with yellow "Huitt Zollars" plastic cap found for angle point;
North 08 deg. 04 min. 22 sec. East, a distance of 106.80 feet to a 1/2 inch iron rod with yellow "Huitt Zollars" plastic cap found for the beginning of a curve to the left, having a radius of 436.50 feet and a delta angle of 08 deg. 06 min. 01 sec.;;
Along said curve to the left, an arc distance of 61.71 feet and a chord bearing and distance of North 04 deg. 04 min. 46 sec. East, 61.66 feet to a 1/2 inch iron rod with yellow "Huitt Zollars" plastic cap found for angle point;
North 00 deg. 01 min. 45 sec. East, a distance of 79.59 feet to a 1/2 inch iron rod with yellow "Huitt Zollars" plastic cap found for the northwest corner of said Lot 2, same being the southwest corner of Block J, Light Farms Phase Three, an Addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Instrument Number 20150327010001020, aforesaid Official Public Records, same being the beginning of a non-tangent curve to the left, having a radius of 395.00 feet and a delta angle of 17 deg. 23 min. 15 sec.;

THENCE along the common line of said Lot 2 and said Block J as follows:
Along said non-tangent curve to the left, an arc distance of 119.87 feet and a chord bearing and distance of North 86 deg. 38 min. 57 sec. East, 119.41 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a reverse curve to the right, having a radius of 455.00 feet and a delta angle of 28 deg. 09 min. 21 sec.;;
Along said reverse curve to the right, an arc distance of 223.59 feet and a chord bearing and distance of South 87 deg. 58 min. 02 sec. East, 221.35 feet to a 1/2 inch iron rod set for the beginning of a reverse curve to the left, having a radius of 2665.00 feet and a delta angle of 00 deg. 48 min. 00 sec.;;
Along said reverse curve to the left, an arc distance of 37.21 feet and a chord bearing and distance of South 74 deg. 17 min. 22 sec. East, 37.21 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE South 00 deg. 30 min. 38 sec. East, through the interior of said Lot 2, a distance of 339.88 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the southerly line of said Lot 2, same being in the north right-of-way line of aforesaid Frontier Parkway;;

THENCE along the common line of said Lot 2 and said Frontier Parkway as follows:
South 89 deg. 29 min. 44 sec. West, a distance of 121.34 feet to a 1/2 inch iron rod with yellow "BM&C" plastic cap found for angle point;
North 81 deg. 54 min. 04 sec. West, a distance of 66.85 feet to a 1/2 inch iron rod with yellow "BM&C" plastic cap found for angle point;
South 89 deg. 29 min. 44 sec. West, a distance of 189.45 feet to the POINT OF BEGINNING and containing 136,642 square feet or 3.137 acre of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC Land Company II, LLC and Rippy & Jacques Land Company LLC, acting herein by and through its duly authorized officers, does hereby adopt this minor plat designating the hereinabove described property as **Lots 4 & 5, Block A, The Sage Retail Addition**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS, my hand this the ____ day of _____, 2022.

LFC Land Company II, LLC

By: _____
Seth Carpenter, Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Seth Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

WITNESS, my hand this the ____ day of _____, 2022.

Rippy & Jacques Land Company LLC

By: _____
Ryan Jacques, Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Ryan Jacques, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 11/1/2022

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.

Given under my hand and seal of the office this the ____ day of _____, 2022.

Notary Public in and for Tarrant County, Texas

MINOR PLAT
THE SAGE RETAIL ADDITION
LOTS 4 & 5, BLOCK A
AN ADDITION TO THE CITY OF CELINA,
COLLIN COUNTY TEXAS
3.137 TOTAL ACRES
OUT OF THE
COLLIN COUNTY SCHOOL NO. 14 SURVEY, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS

NOVEMBER 2022

JOB NO.: 22-0418		PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 11/1/2022		www.peisersurveying.com		
FIELD DATE: 5/13/2022			1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806	2
SCALE: 1" = 30'			COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: N.T.K.				
DRAWN: J.B.W.				
CHECKED: T.R.M.			tmankin@peisersurveying.com FIRM No. 100999-00	2
		Member Since 1977		

OWNER:
RIPPY & JACQUES LAND COMPANY LLC
4009 HOLLYWOOD PARK CT.
CELINA, TEXAS 75009
RYAN JACQUES
214-356-6025
RPJACQUES@YAHOO.COM

OWNER:
LFC LAND COMPANY II, LLC
8401 N. CENTRAL EXPRESSWAY
SUITE 350
DALLAS, TEXAS 75225
SETH CARPENTER

ENGINEER:
VASQUEZ ENGINEERING
JUAN VASQUEZ
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM



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 17, 2023
Re: Ariana - Zoning

Action Requested:

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

Applicant:

Ariana LLC
6850 TPC Dr., Ste. 104
McKinney, TX 75070

Background Information:

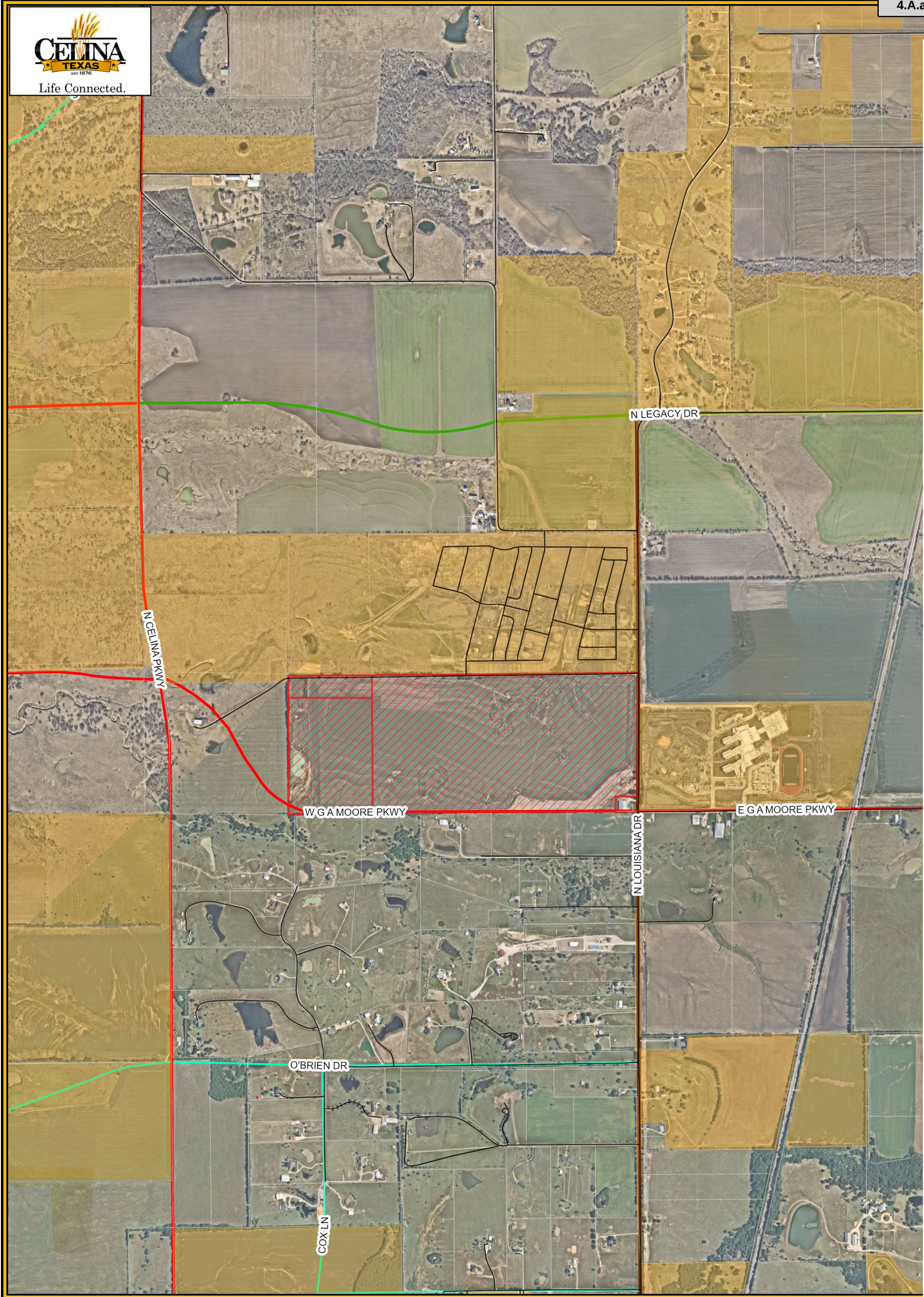
This item is for the zoning of approximately 149 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), and Commercial, Office, & Retail (C) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



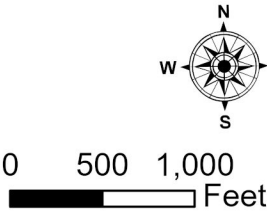
Attachment: Location Map (Ariana - Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Ariana
Location Map
City of Celina**

9/27/2022

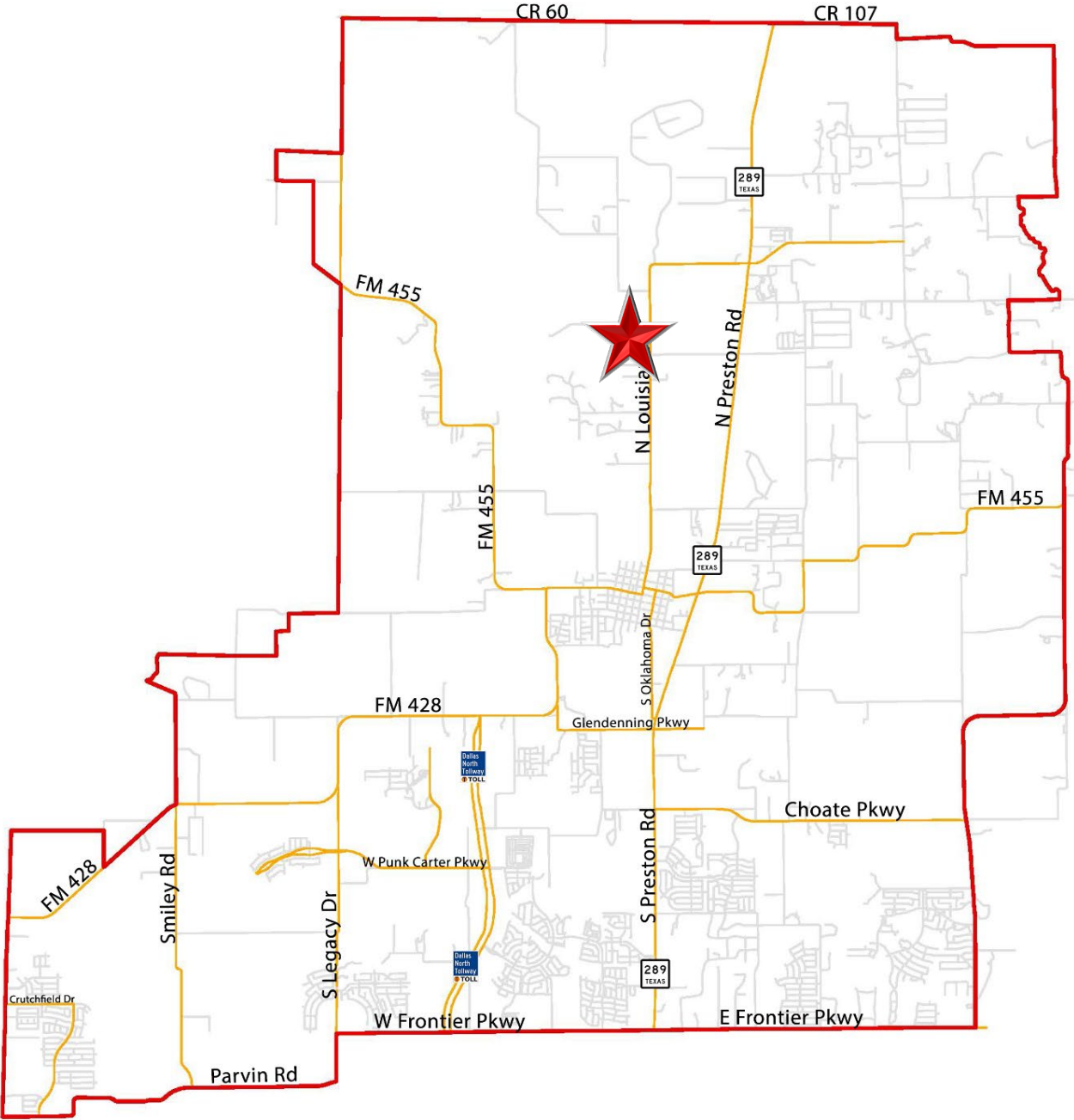


ARIANA TRACT

Zoning

Planning & Zoning Commission
January 17, 2023

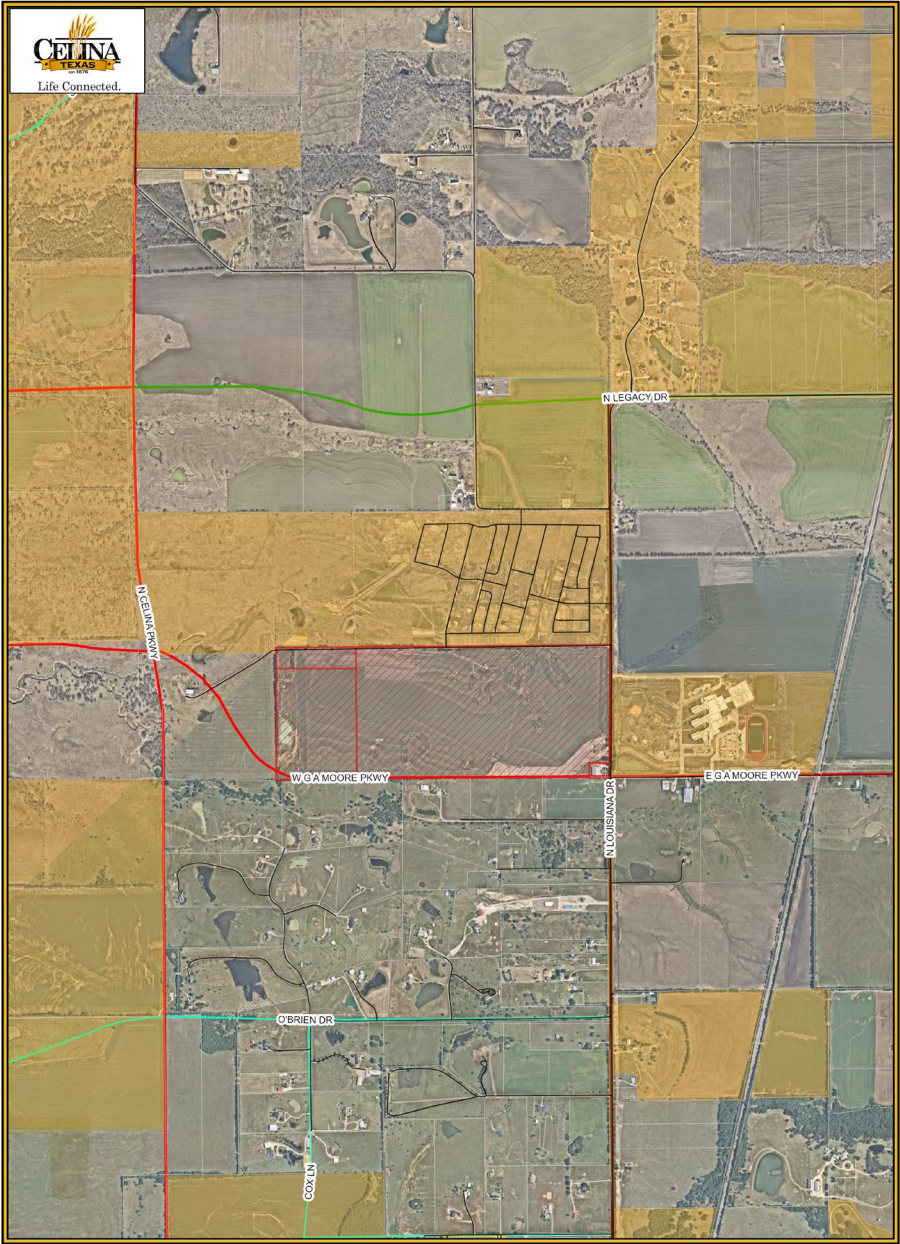




LOCATION MAP

The subject property is generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway

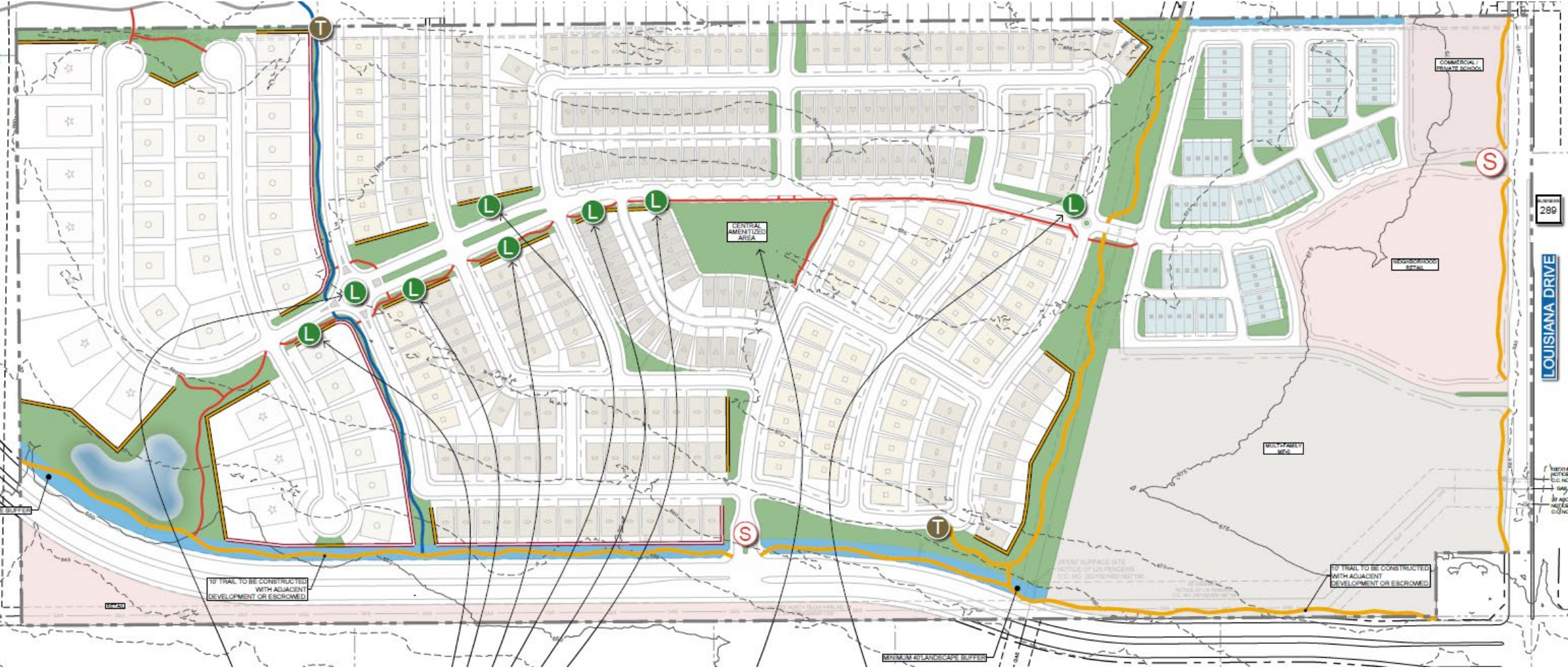
Attachment: Staff Presentation (Ariana - Zoning)



BACKGROUND

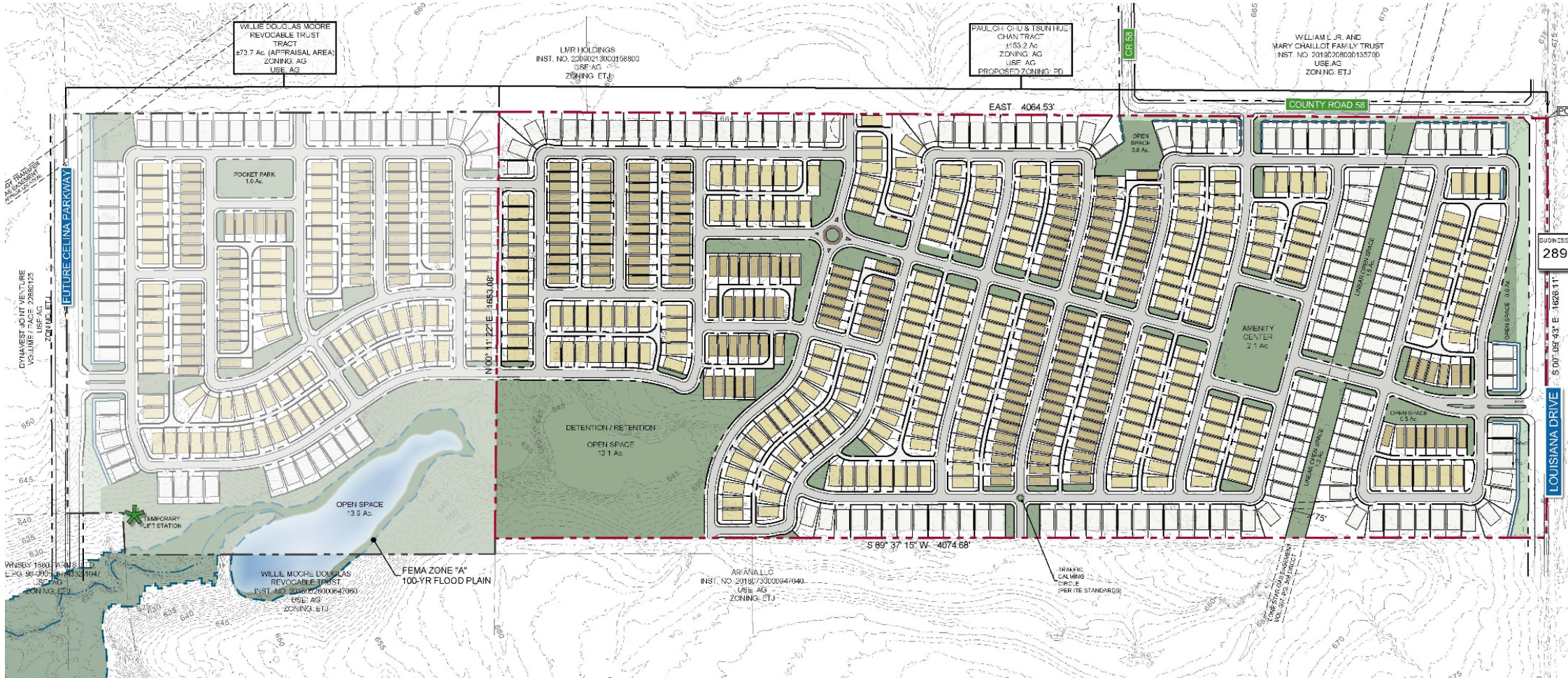
- The Development Agreement was approved by City Council in December 2022, which outlined its future annexation and zoning
- The property is approximately 149 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- Ariana is an expansion of the North Sky development to the north

CONCEPT PLAN



Attachment: Staff Presentation (Ariana - Zoning)

NORTH SKY CONCEPT PLAN





PROJECT OVERVIEW

- Minimum 5 acres commercial
- Townhome is an allowed use
- Maximum 180 units of horizontal multi-family (no MF-2 or MF-3)
- Detached single-family with a mix of lot sizes
 - 10% $\frac{1}{4}$ acre and $\frac{3}{4}$ acre lots
 - 15% 60' wide lots
 - 35% 55' wide lots
 - 20% 40' wide lots
 - Townhome limited to 20%

POLICY CONSIDERATIONS

- Zoning and future annexation brings an additional 149 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- The proposed development plan is in conformance with the city's long-range plans
- The project is an extension of a master planned community currently under construction (North Sky)
- The proposed lot mix offers a wide variety of housing choice
- The request conforms with the governing DA

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, per the governing DA

Exhibit D Development Regulations

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

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:

- Trails shall generally be provided along the gas easement, perimeter rights-of-way, and around detention ponds per City regulations, in addition to meeting all other connectivity and internal pedestrian requirements.
- The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan.
 - The overall open space shall not be less than 15% of the gross area of the Property.
- Being part of the existing North Sky community, just 1 amenity location with an open-air pavilion for shade, seating, and a playground is required for the single-family tract.

Land Use & Design Standards:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended, except as follows. The subject property is generally split into 3 different tracts and shall abide by all applicable design standards.

SF-R Tract:

- The percentage lot requirements may vary up to 10% as noted in the single-family lot summary table as shown on Exhibit C.
- SF-R is generally allowed west of the gas easement and east of the SF-E tract, per the below lot mix and concept plan:
 - 55' and 60' wide lots are allowed and will have front-loaded garages
 - 40' wide lots are allowed and will be alley served
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-wayline shall be 35'.
- Approximately 36 large lots are envisioned on the western portion of the SF-R tract.
- The minimum lot width is 80' or must be at least 11,000 sf in area.
- This area may have a single point of access (without triggering the residential sprinkler requirement) if the total lot count is 36 or fewer lots.

Flex Tract (east of the gas easement):

- Minimum 5 acres reserved for C (Retail, Office, & Commercial).
- SF-A is an allowed use.
- Maximum of 180 units of MF-0.

Regulations for MF 0 (Horizontal Multi-Family):

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Maximum overall density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- No gates crossing the fire lanes are allowed.
- Parking shall be a minimum of 1.5 per unit.
- All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board.



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 17, 2023
Re: Preston 450 - Zoning

Action Requested:

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

Applicant:

Valiant Real Estate
5900 S. Lake Forest Dr., Ste. 300
McKinney, TX 75070

Background Information:

This item is for the zoning of approximately 12 acres to Single-Family Residential Estate District (SF-E) in order to develop an estate residential neighborhood. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



 Subject Property

 City Limits

 Roads

 Parcels

Legend

Preston 450 Location Map

City of Celina

8/30/2022



0 500 1,000 Feet

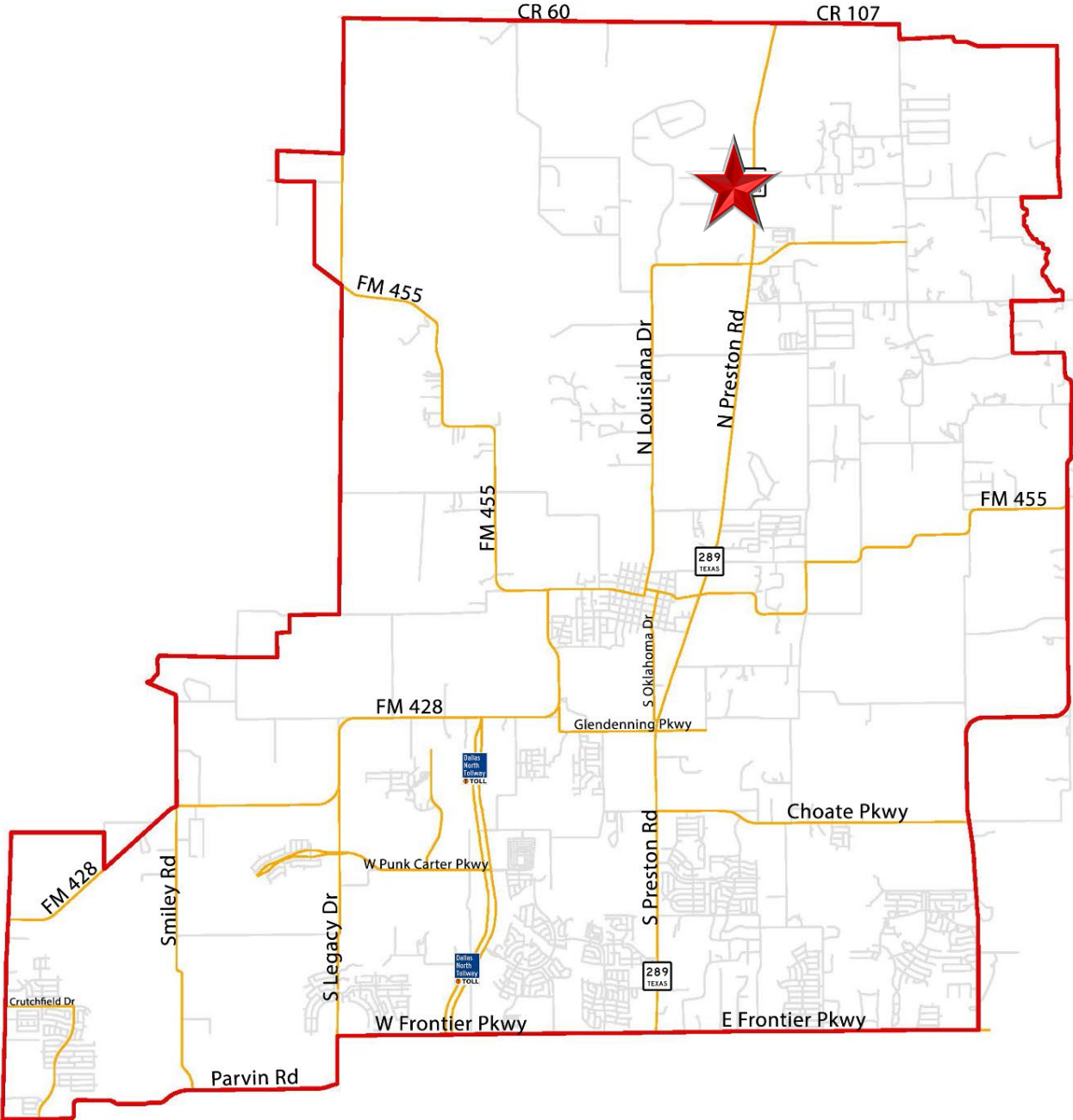
PRESTON 450

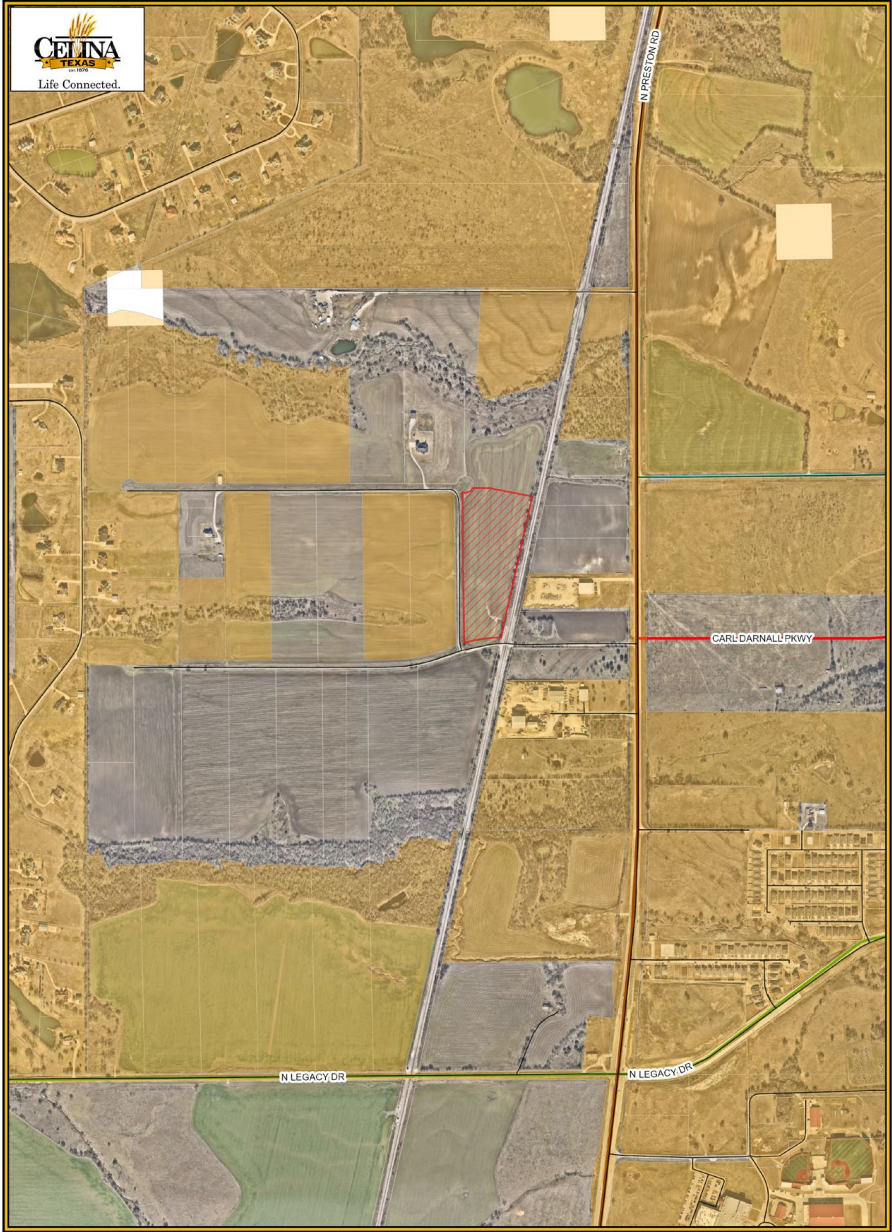
Zoning

Planning & Zoning Commission
January 17, 2023



Attachment: Staff Presentation (Preston 450 – Zoning)





LOCATION MAP

The subject property is generally located at the northeast corner of Kristina Court and Mark Alexander Court

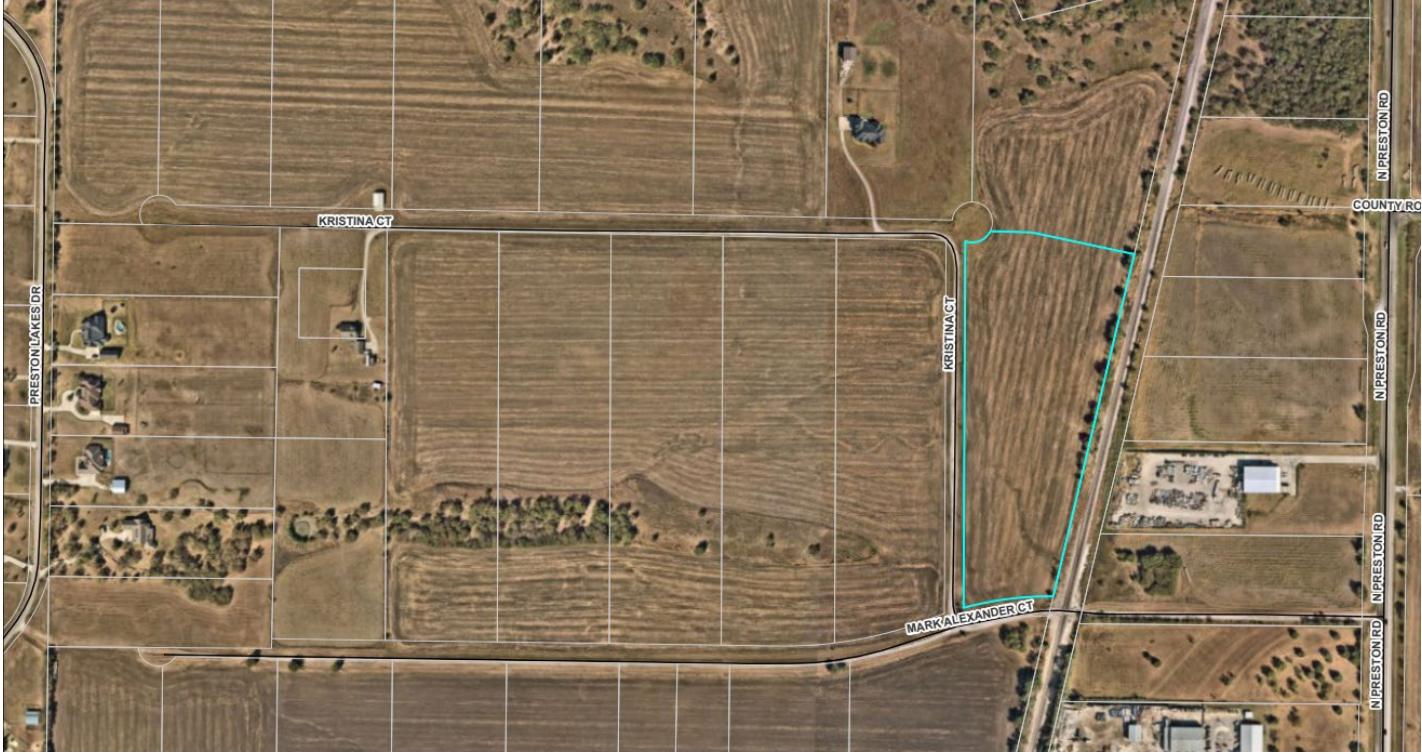
BACKGROUND

- The subject property is approximately 12 acres, located within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to Single-Family Residential Estate (SF-E)
- A Development Agreement (DA) which outlined the future annexation and zoning was approved in December 2022

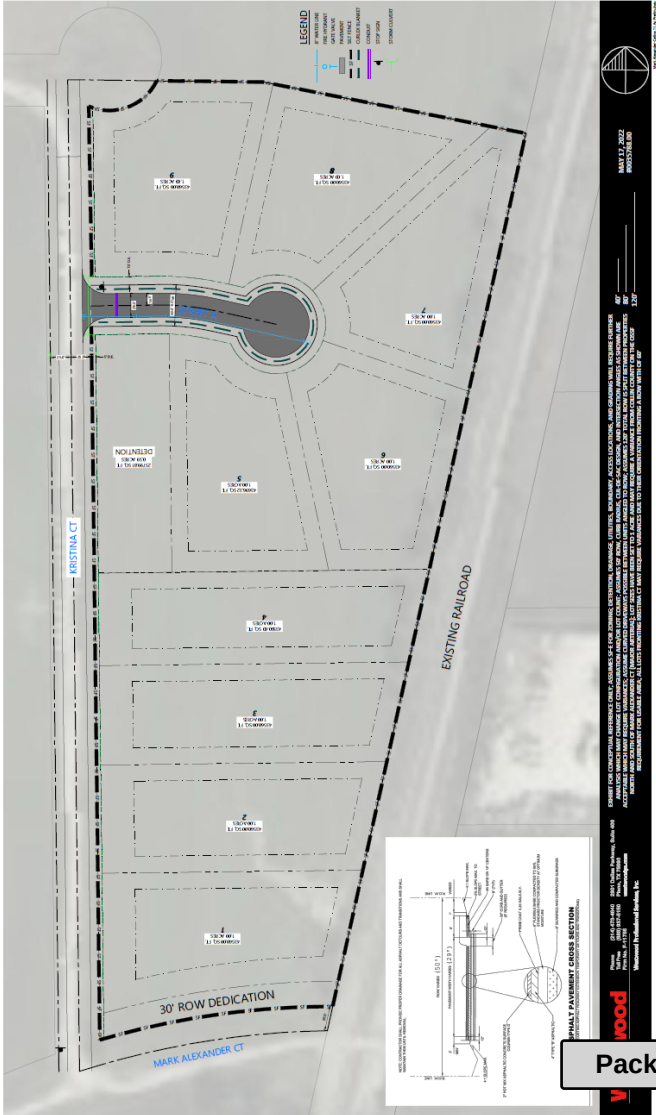
PROJECT OVERVIEW

- The property will be zoned SF-E, allowing it to be subdivided into minimum 1-acre lots
- The applicant will dedicate right-of-way when required
- The applicant will improve roadway, water, and storm infrastructure to serve the development, as outlined in the agreement
- The project will abide by all City standards

CONCEPT PLAN



MARK ALEXANDER 11.3 ACRE TRACT (10.4 ACRE NET OF ROW)
E.T.J. OF CELINA, TEXAS
ONSITE EXHIBIT



POLICY CONSIDERATIONS

- SF-E is the most appropriate zoning district for this neighborhood
- The Preston 450 subdivision was originally platted in the County and does not meet any modern City standards as far as access and infrastructure
- The planned infrastructure improvements will facilitate the development of other estate lots within the subdivision

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, per the governing DA

EXHIBIT D

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.

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

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, as they may be amended. Architecture may include vertical siding for a "modern farmhouse" elevation, with stone accents on the front elevation, but must otherwise conform to the design standards.

Open Space, Trails, & Amenities

Additional open space above and beyond what is shown on the Concept Plan and compliance with the Neighborhood Vision Book is not required due to the minimum lot size being one (1) acre. Other standard regulations apply, such as the perimeter roadway landscape buffers, sidewalks, and any associated detention.

Zoning

The base zoning shall be Single-Family Residential Estate District ("SF-E"), and the development 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. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk).
2. All private lot fencing shall be ornamental iron where adjacent to thoroughfares.
3. The developer shall connect to internet and gas.



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 17, 2023
Re: Celina Marketplace - Rezoning

Action Requested:

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

Applicant:

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034

Background Information:

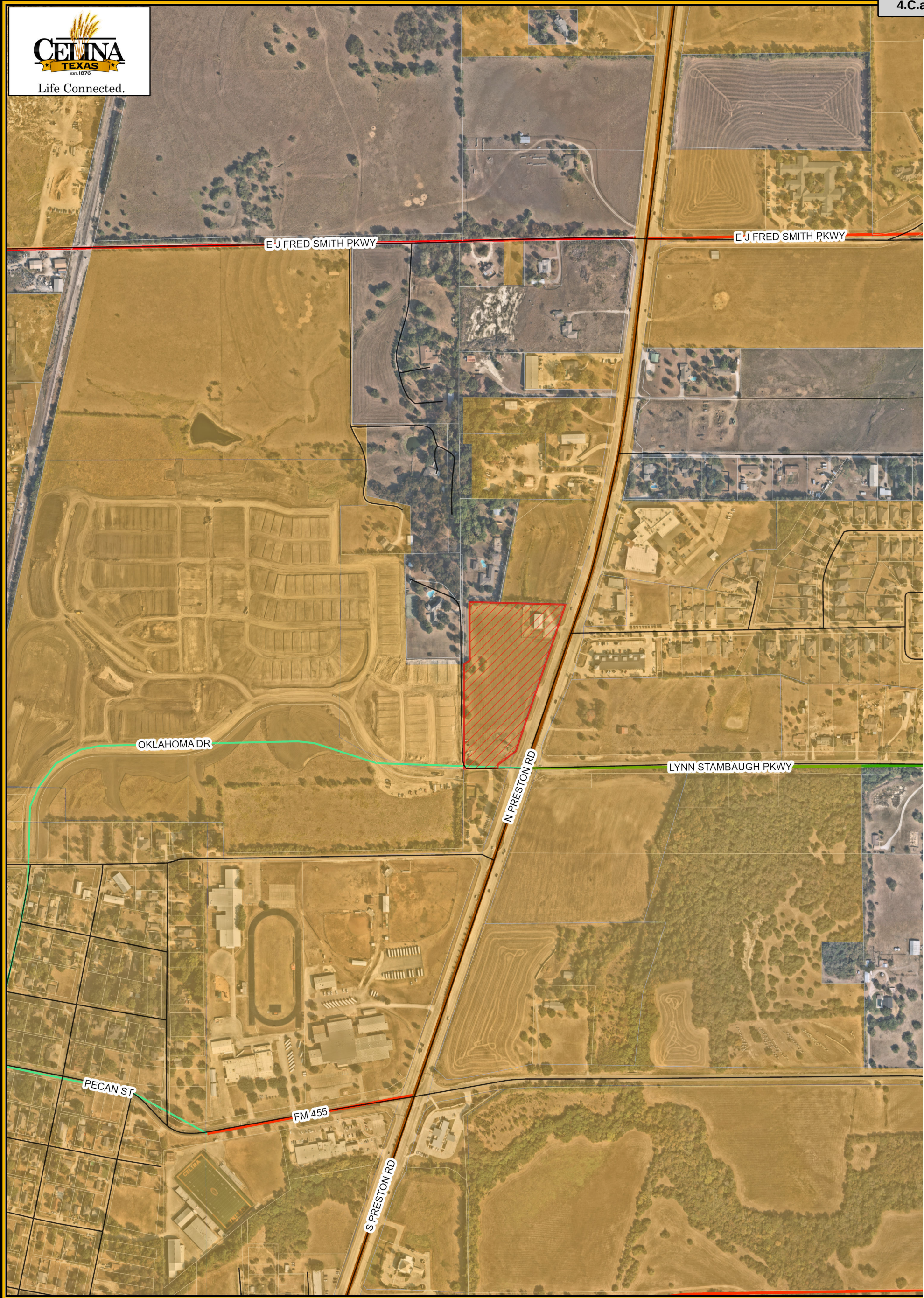
This item is for the rezoning of approximately 7 acres from Agricultural District (AG) to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Celina Marketplace – Rezoning)

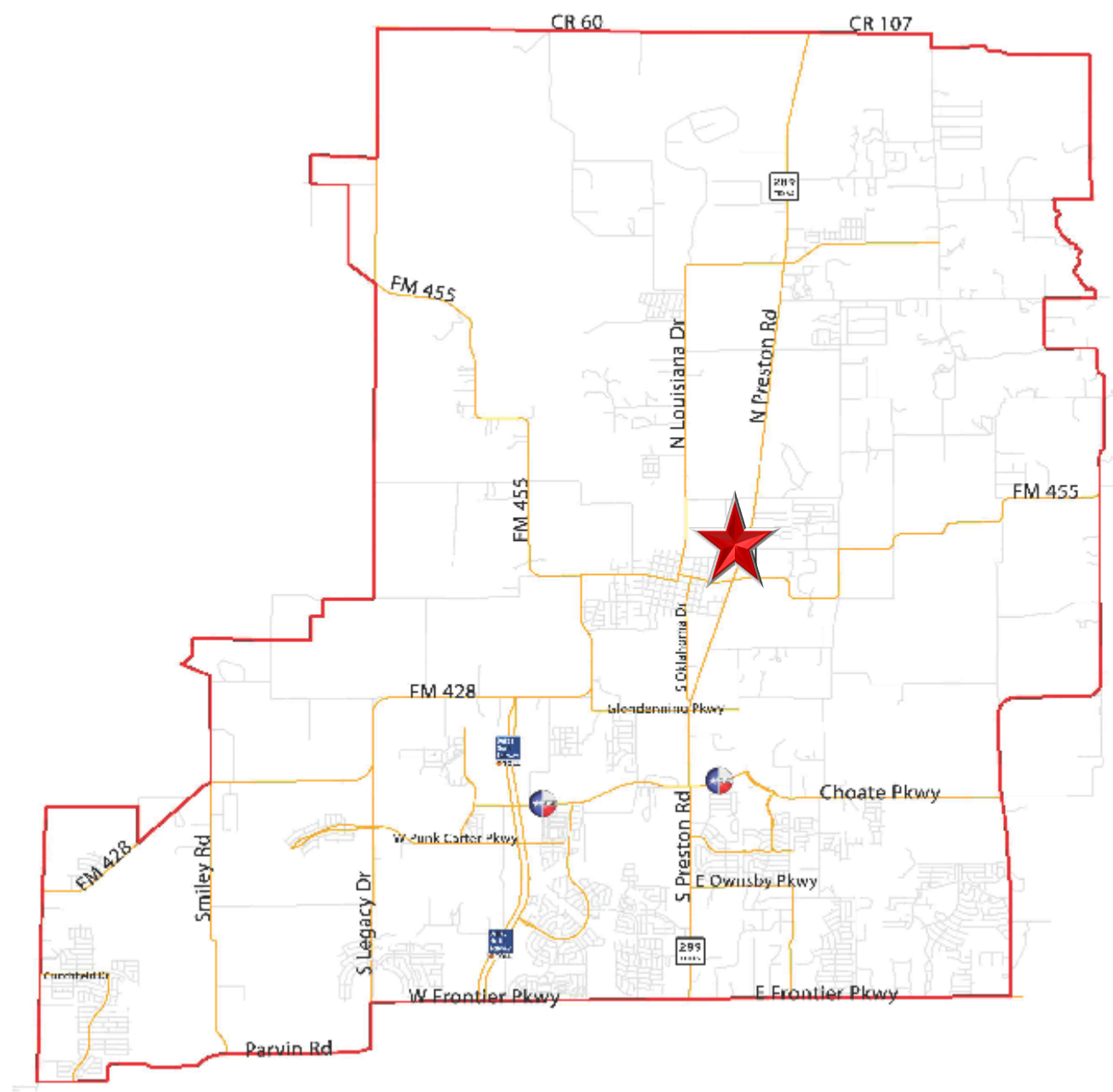
Legend - Subject Property - City Limits - Roads - Parcels	Celina Marketplace Location Map City of Celina 12/21/2022	0 425 850 Feet
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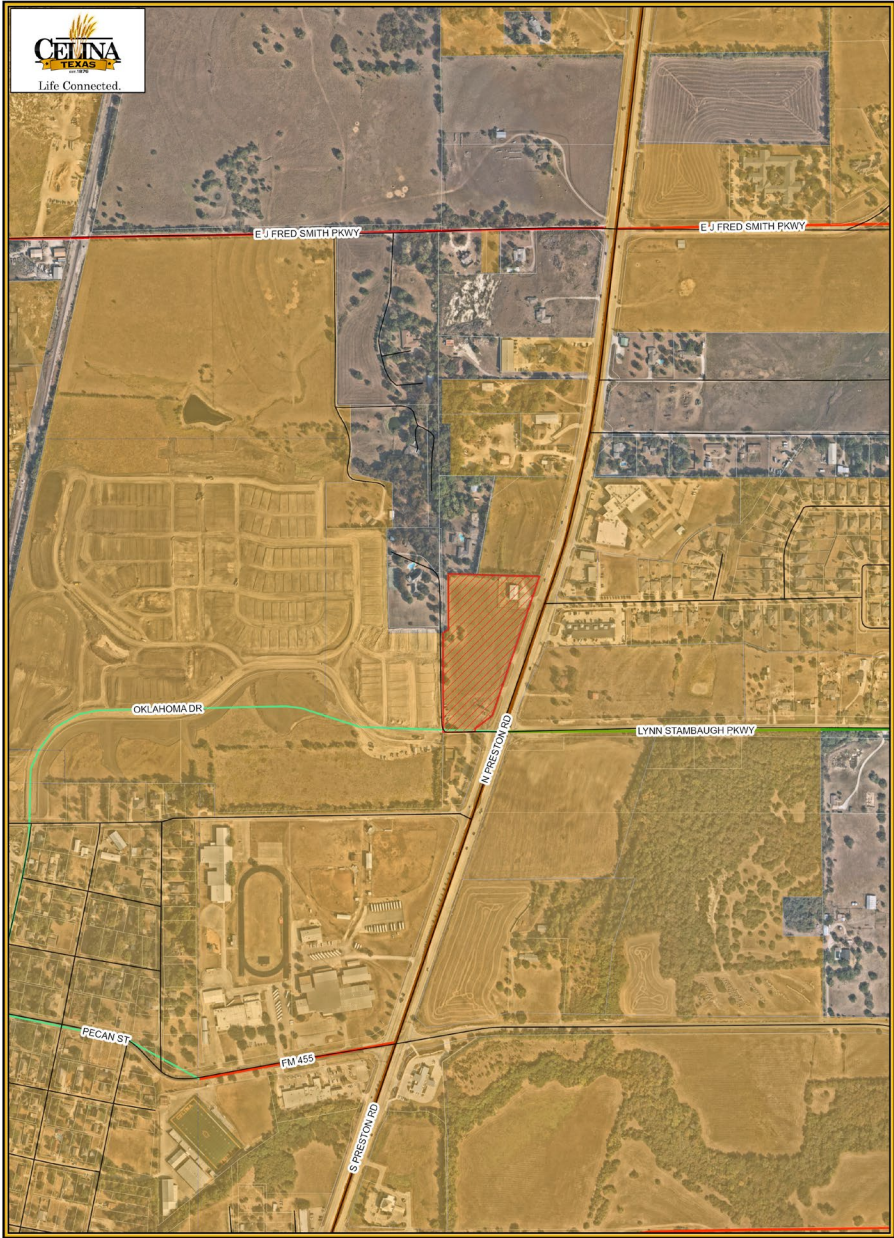
CELINA MARKETPLACE

Rezoning

Planning & Zoning Commission
January 17, 2023







LOCATION MAP

The subject property is generally located at the northwest corner of Preston Road and future Oklahoma Drive

BACKGROUND

- The subject property is approximately 7 acres
- The property is currently zoned Agricultural District (AG)
- The applicant is proposing to rezone the property to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO)
- The subject property has no immediate plans to develop

POLICY CONSIDERATIONS

- Commercial, Office, & Retail District (C) is an appropriate zoning district for properties along the Preston corridor
- Commercial zoning will allow the property owner to better market the tract
- The site will need to meet the City's design standards as they exist at the time of development

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 17, 2023
Re: Glory Villas - Rezoning

Action Requested:

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

Applicant:

Dynamic Engineering
714 S. Greenville Ave., Ste. 100
Allen, TX 75002

Background Information:

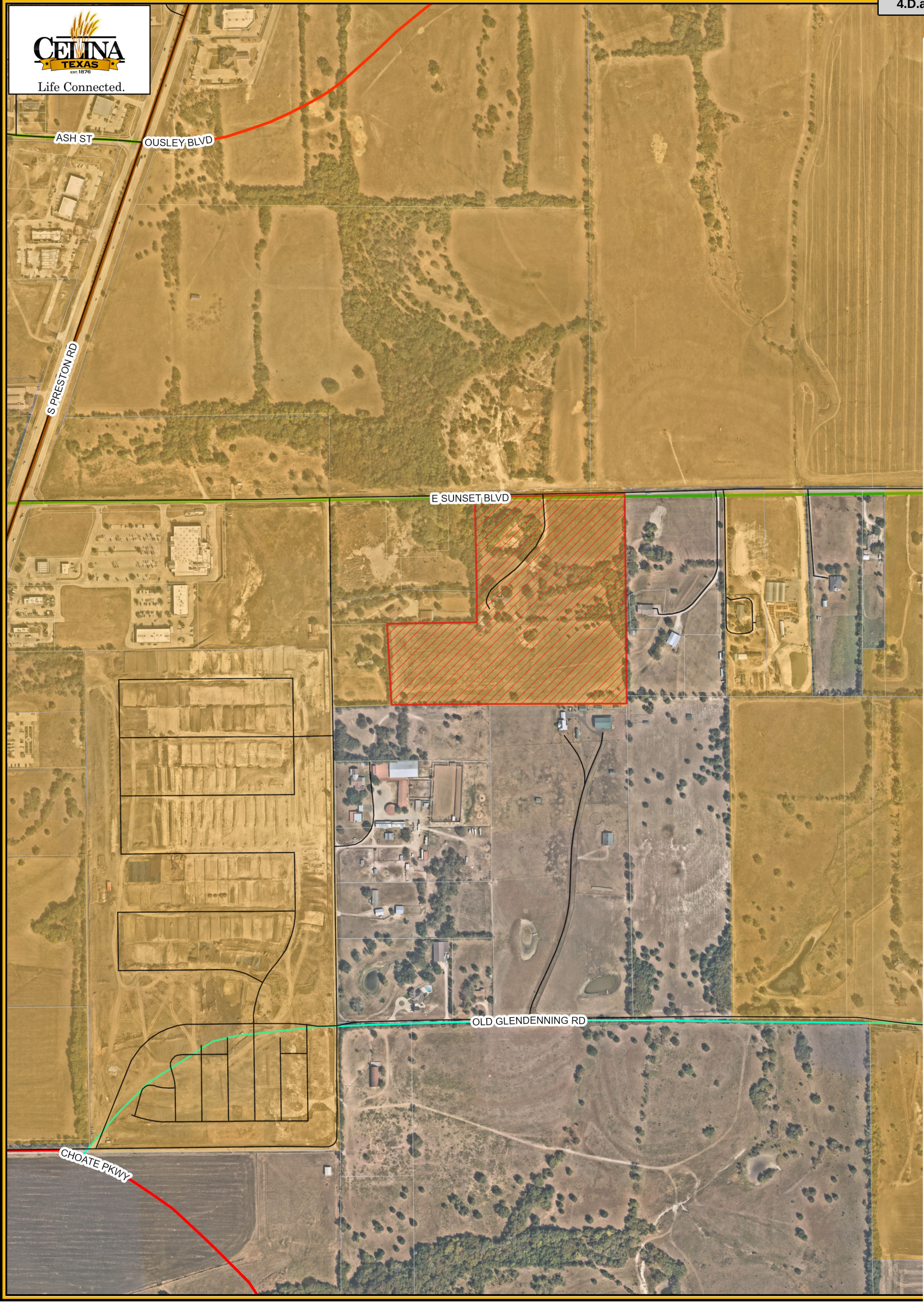
This item is for the rezoning of approximately 22 acres from Agricultural District (AG) to Single-Family Residential Attached District (SF-A). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Legend

 Subject Property

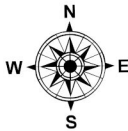
 City Limits

 Roads

 Parcels

**Glory Villas
Location Map
City of Celina**

12/21/2022



0

420

840

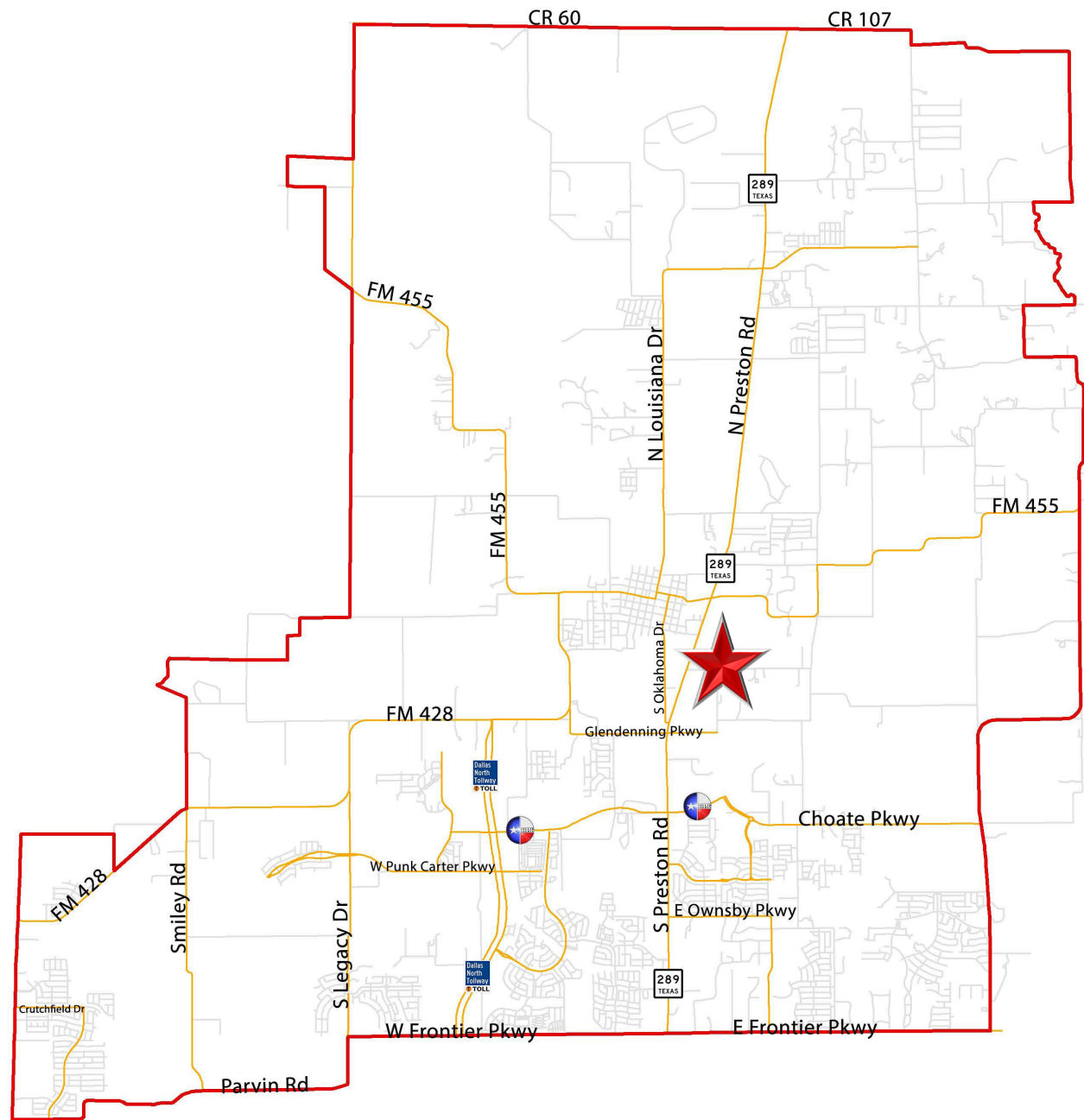
Feet

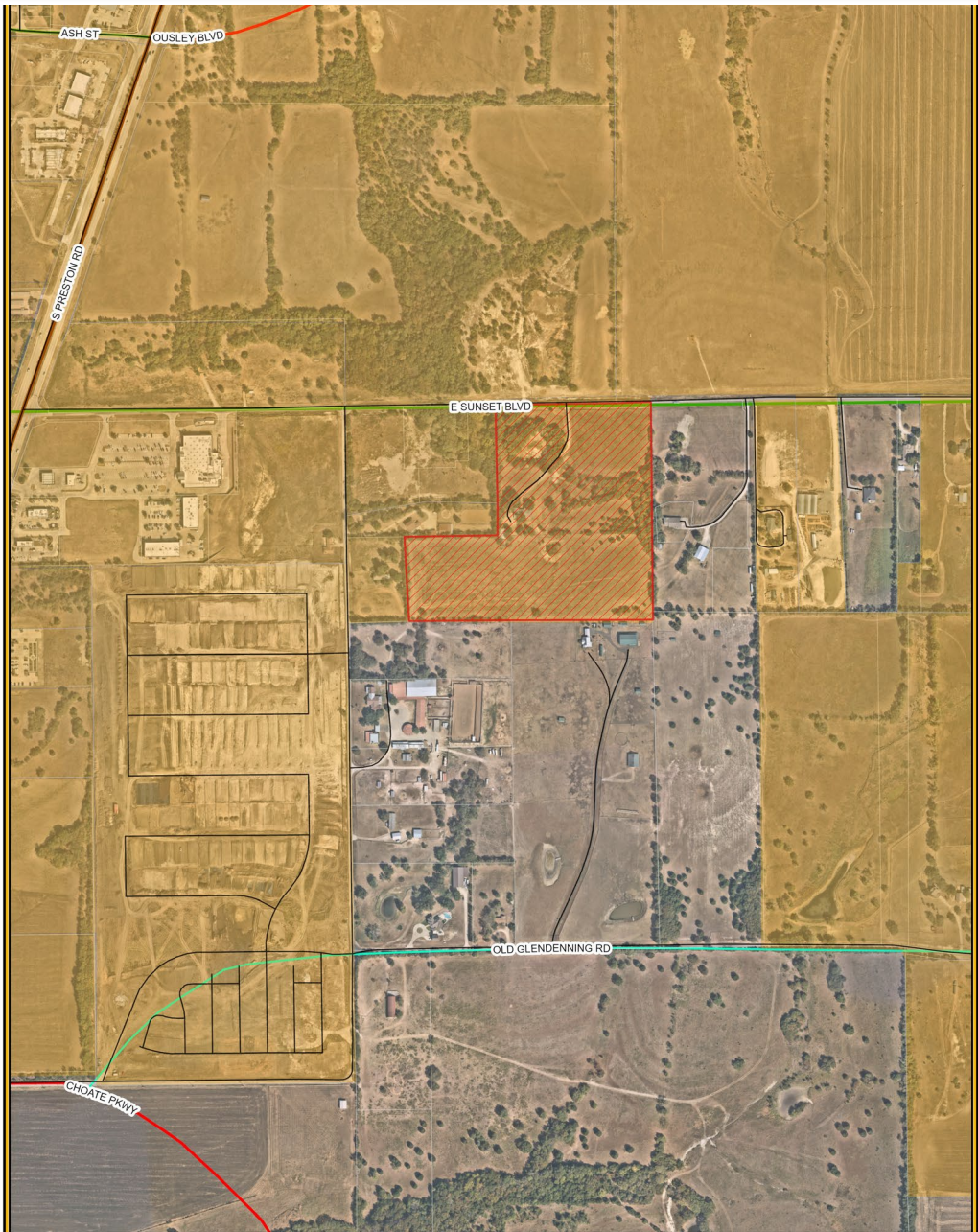
GLORY VILLAS

Rezoning

Planning & Zoning Commission
January 17, 2023







LOCATION MAP

The subject property is generally located south of Sunset Boulevard and approximately 730 feet east of K.C. Robinson Lane.

BACKGROUND

- The subject property is approximately 22 acres
- The subject property was annexed into City Limits in 2017 and was zoned Agriculture District (AG)
- The applicant is proposing a base zoning of Single-Family Residential Attached District (SF-A / Townhomes)

POLICY CONSIDERATIONS

- The applicant is proposing to develop the property with MEWS, these help create a more active and engaging open space for residents
- This type of land use is not inappropriate for a future 4-lane divided roadway
- ROW dedication and landscape buffer for Sunset Boulevard are consistent with modern standard

CONCEPT PLAN



Lot Type One: 25'x90'
Lot Type Two: 25'x82'



- LEGEND**
- 1 Amenity Center
 - 2 Mews Active Open Space
 - 3 Mews Passive Open Space
 - 4 Pocket Park
 - 5 Entry Monument

Attachment: Staff Presentation (Glory Villas - Rezoning)

INSPIRATION IMAGES



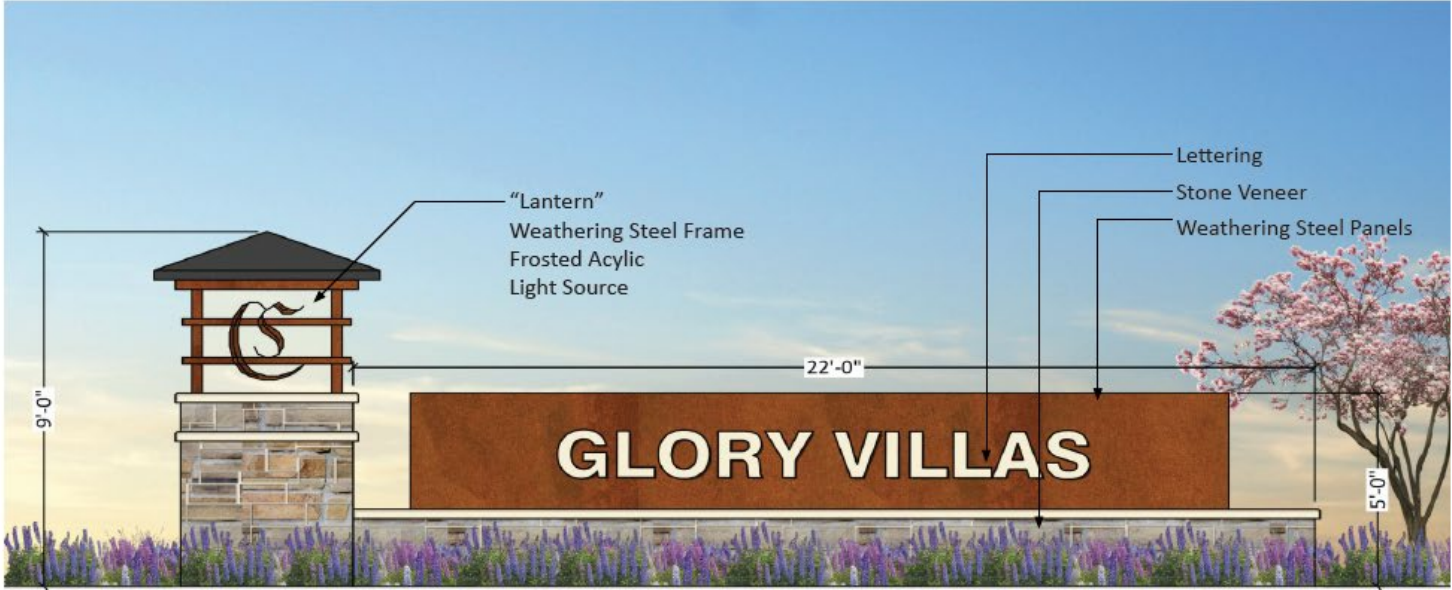
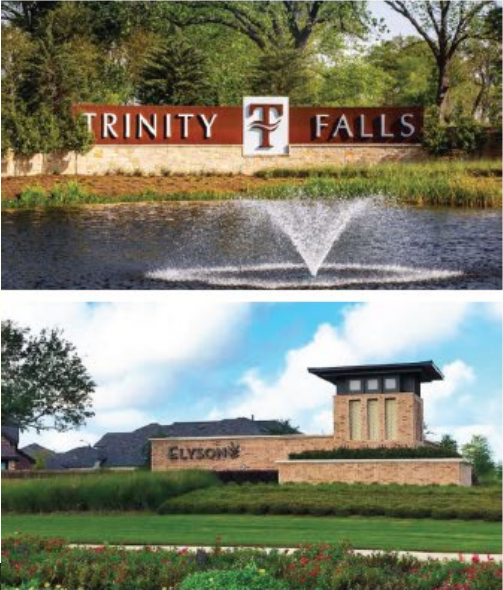
Attachment: Staff Presentation (Glory Villas - Rezoning)

INSPIRATION IMAGES CONT.

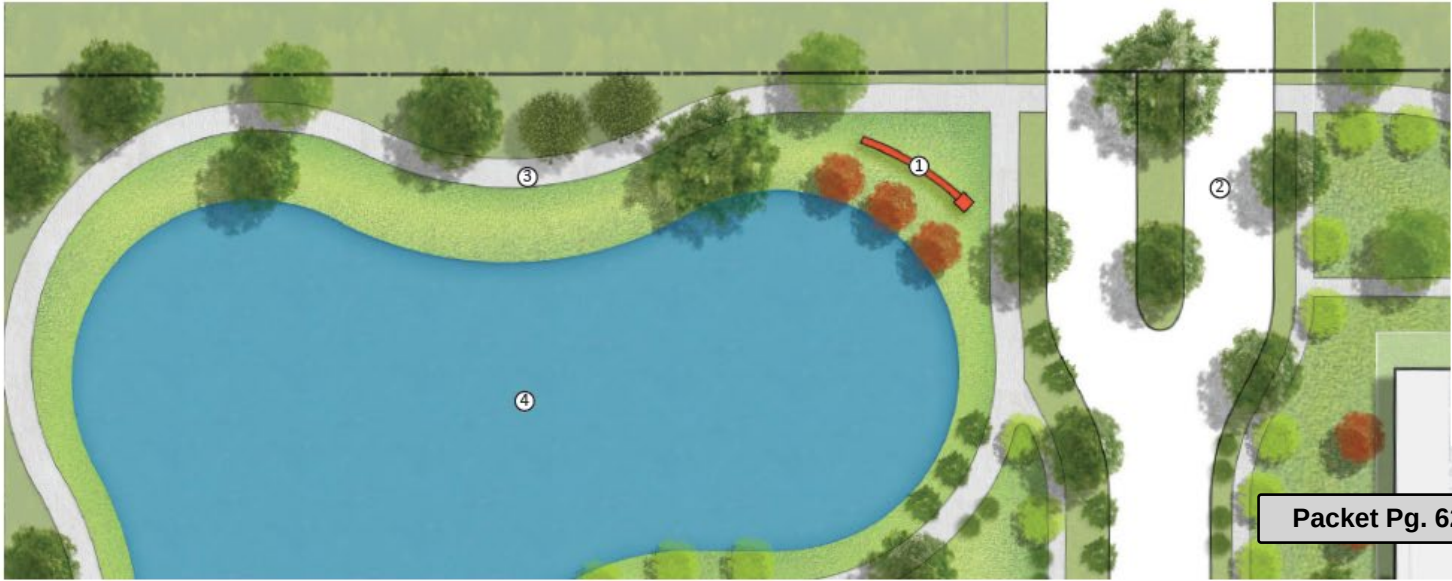


Attachment: Staff Presentation (Glory Villas - Rezoning)

POTENTIAL MONUMENTATION



- LEGEND
- ① Entry Monument
 - ② Entry Drive
 - ③ Pedestrian Path (Lake Loop)
 - ④ Retention Pond (+/- 35,000sf)



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



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 17, 2023
Re: Coppell Lake Breeze - Rezoning

Action Requested:

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

Applicant:

The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background Information:

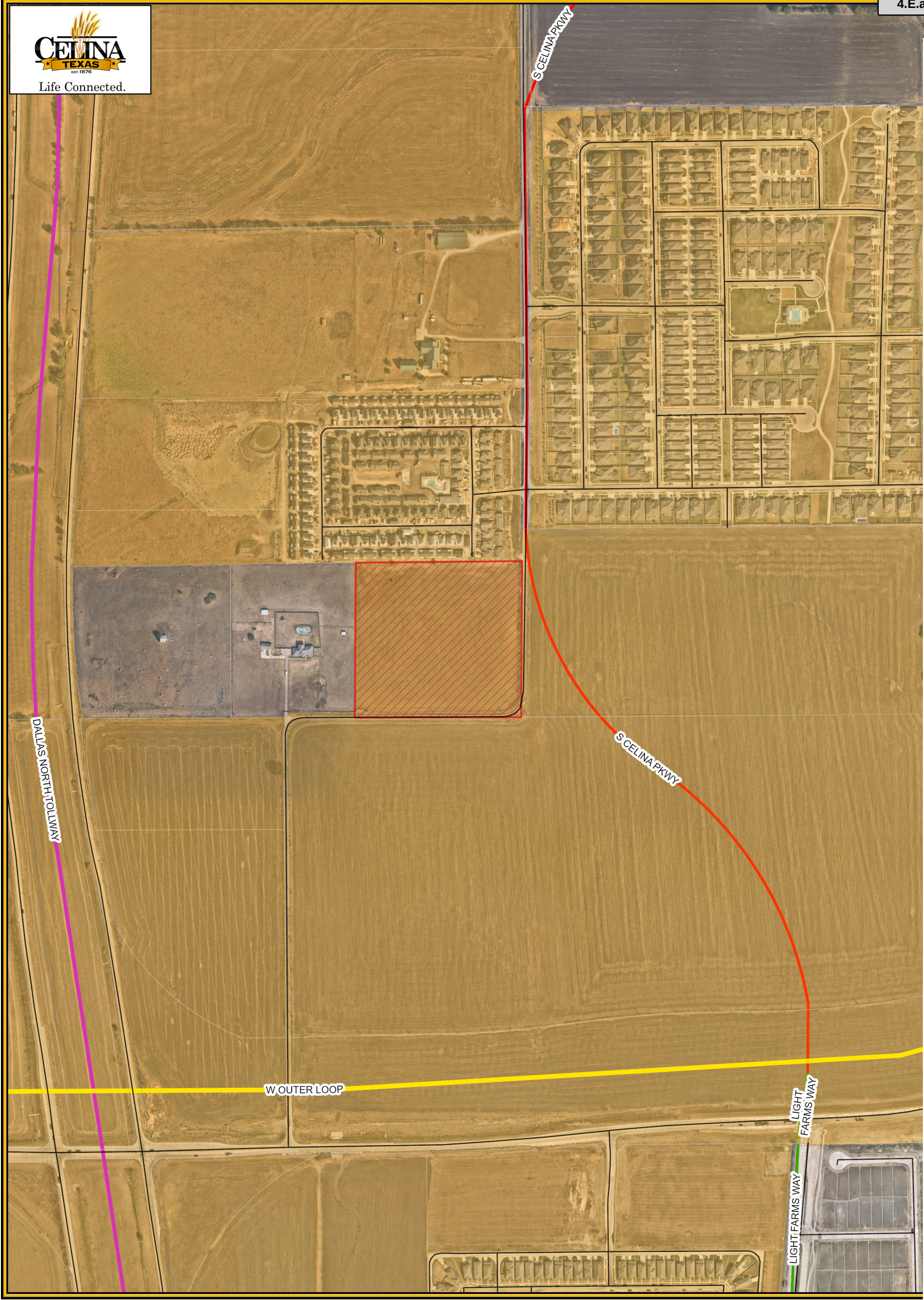
This item is for the rezoning of approximately 10 acres from Dallas North Tollway Overlay District (DNTD) to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTD) base zoning and the additional permitted use of Multi-Family, Garden Style District (MF-1). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends denial as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Coppel Lake Breeze
Location Map
City of Celina**

10/25/2022

0 345 690 Feet

A north arrow pointing upwards, with 'N', 'S', 'E', and 'W' labels. Below it is a scale bar with markings for 0, 345, and 690 feet.

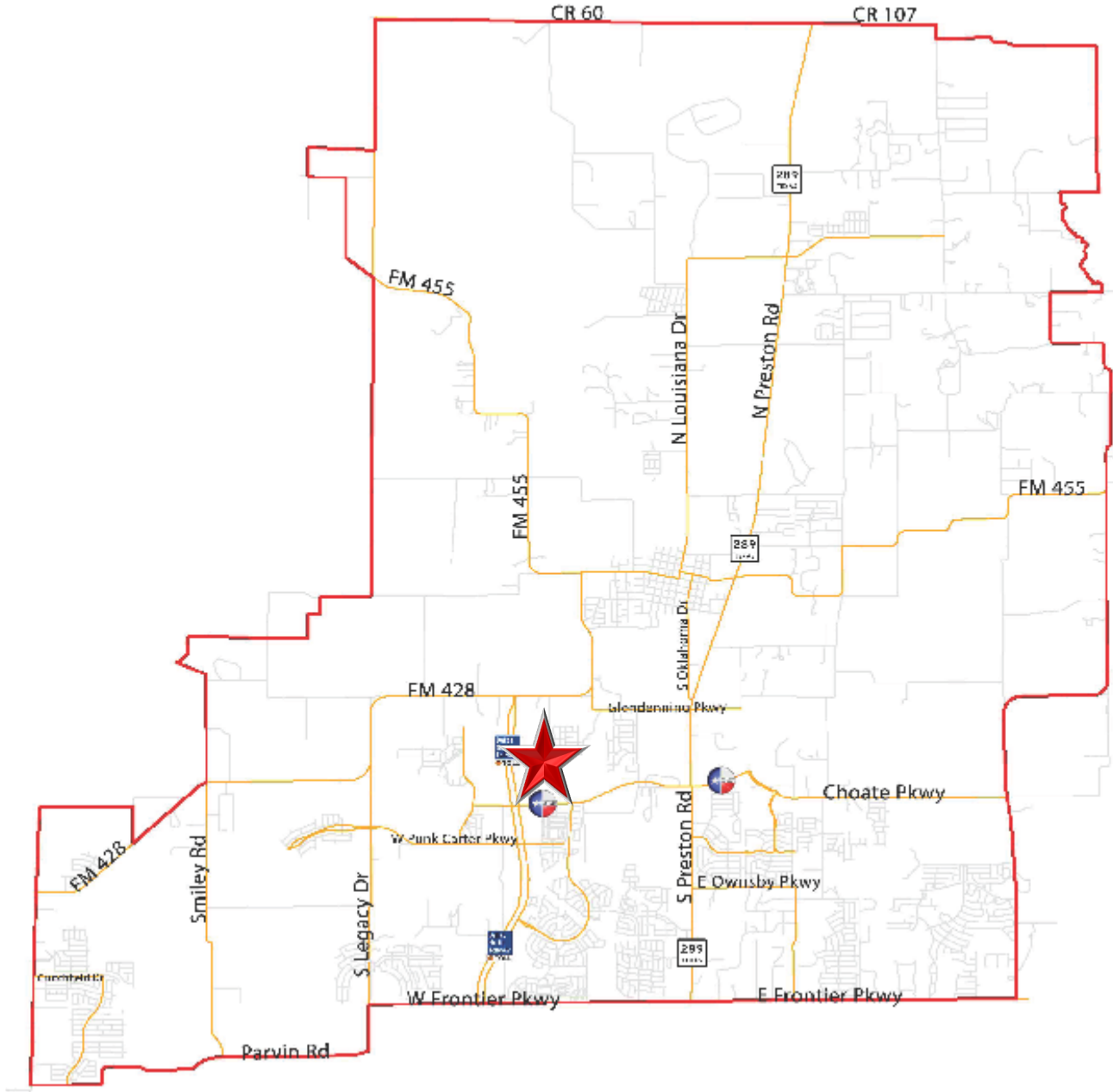
Attachment: Location Map (Coppel Lake Breeze – Rezoning)

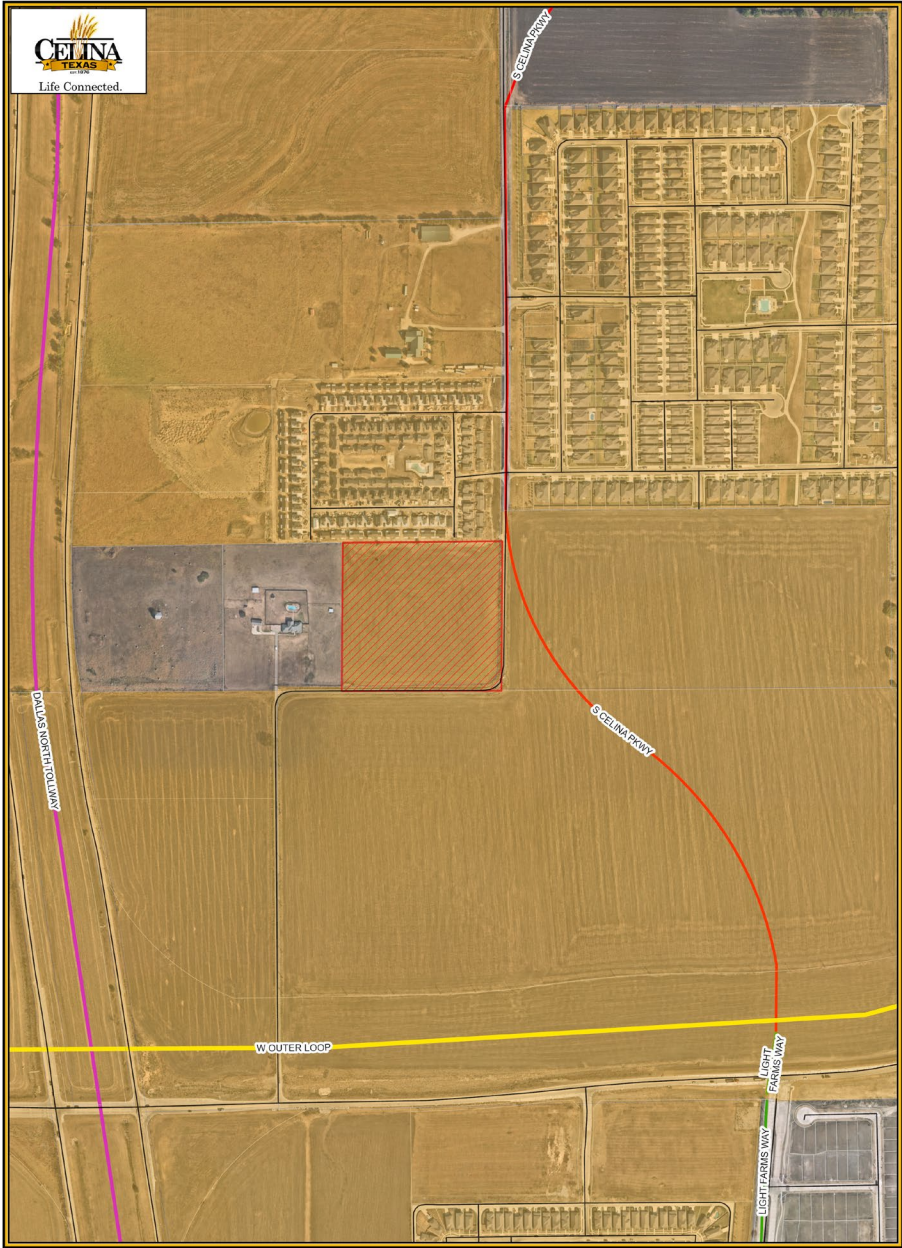
COPPELL LAKE BREEZE

Rezoning

Planning & Zoning Commission
January 17, 2023







LOCATION MAP

The subject property is generally located at the northwest corner of future Celina Parkway and County Road 52.

BACKGROUND

- The subject property is approximately 10 acres and within the City Limits
- In October 2020, the property was zoned DNT0 in order to market for a variety of uses including, but not limited to, entertainment, multi-family, office, restaurant, and retail
- The applicant is requesting to rezone the property from DNT0 to a Planned Development (PD) with DNT0 base zoning and the additional permitted use of Multi-Family, Garden Style (MF-1)

SUMMARY OF REQUEST

- In addition to the inclusion of MF-1 as a permitted use, the applicant has requested the following deviations from the base DNTO district:

Applicant's Proposal	Staff's Commentary
Increase in permitted density for multi-family from 18 units/acre to 24 units/acre.	The MF-2 district allows higher densities, but requires higher design standards. Staff does not support low design standards and high density.
Reduction in minimum building height for all structures (both multi-family and commercial) from 4 stories to 2 stories.	Council recently elected to retain the minimum height requirements for the DNTO's High-Rise Subzone. Reducing the height is contrary to the vision for this key corridor.
Structures shall not be required to comply with minimum setback and rear parking as described in the base DNTO zoning district.	Large, highly-visible parking lots are contrary to the vision for DNT.
Minimum parking ratio of 1.6 spaces/unit.	Staff supports this request.

SUMMARY OF REQUEST

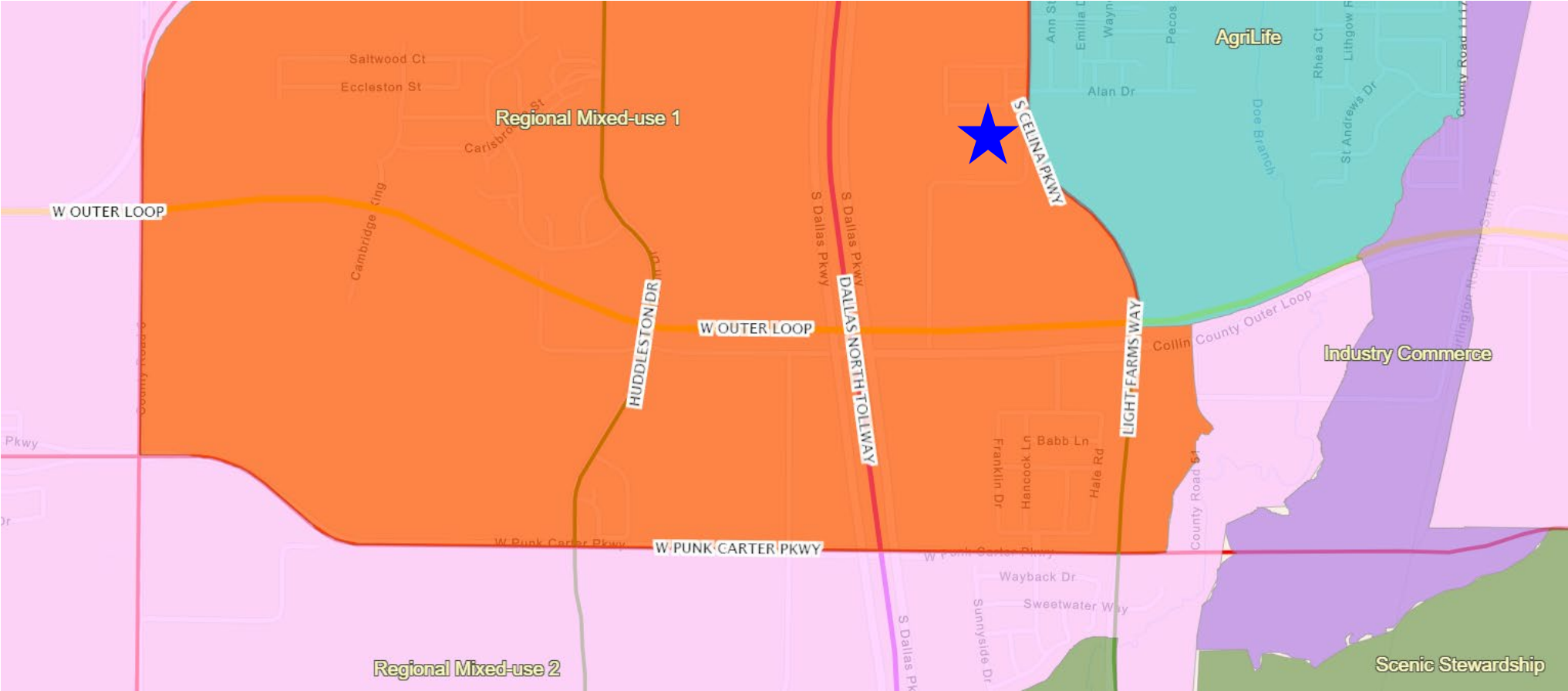
Applicant's Proposal	Staff's Commentary
Surface parking shall not be required to be covered and structured parking shall not be required.	MF-1 typically requires 10% covered parking but does allow 100% surface parking. Where multi-family is permitted in the DNTD District, it requires 75% structured parking.
Setbacks shall be 20' along the north, south, and west boundaries of the property and shall be 40' along the east boundary.	This matches base standard, aside from an increase in the northern and western buffers from 10' to 20'. While Staff would generally support increased landscape buffers, we would prefer that the project meet the setback standards as they exist at the time of development.
Building Façade Standards: - For floors 1-3, reduction in masonry requirement from 70% to 60%. - Removal of articulation requirements.	Council recently elected to retain the 70% masonry requirement for floors 1-3 and the building articulation requirements. Since MF-1 is already a prohibited land use along the DNT, Staff is opposed to further reducing the architectural requirements.

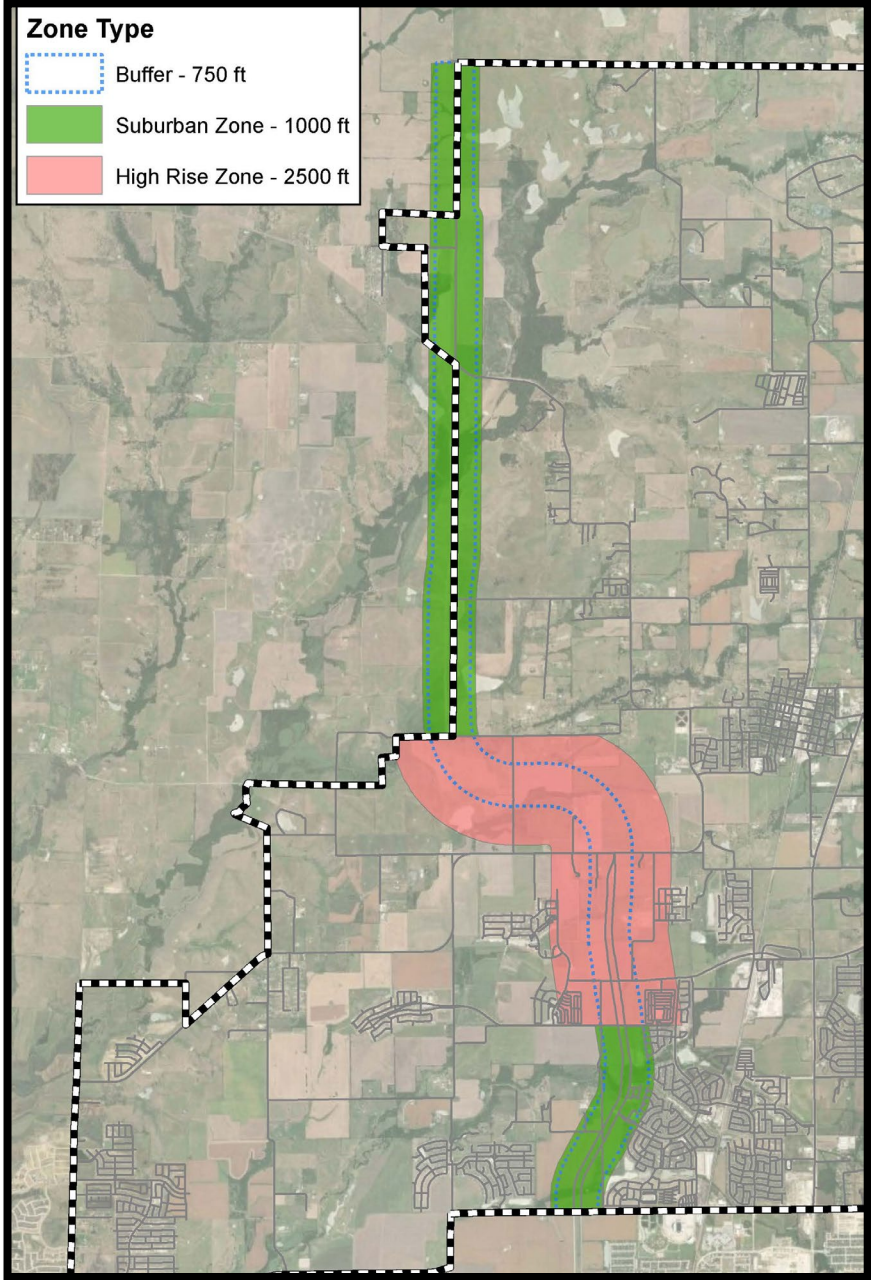
Attachment: Staff Presentation (Coppell Lake Breeze – Rezoning)

ADJACENCY

- The property to the north is developed as MF-0, which received entitlement in exchange for the annexation and zoning of the overall parent tract
- The properties to the west, south, and east are undeveloped
- The property is adjacent to Celina Parkway, a future 6-lane thoroughfare, where mixed-use zoning is expected and appropriate

FUTURE LAND USE PLAN





Character District



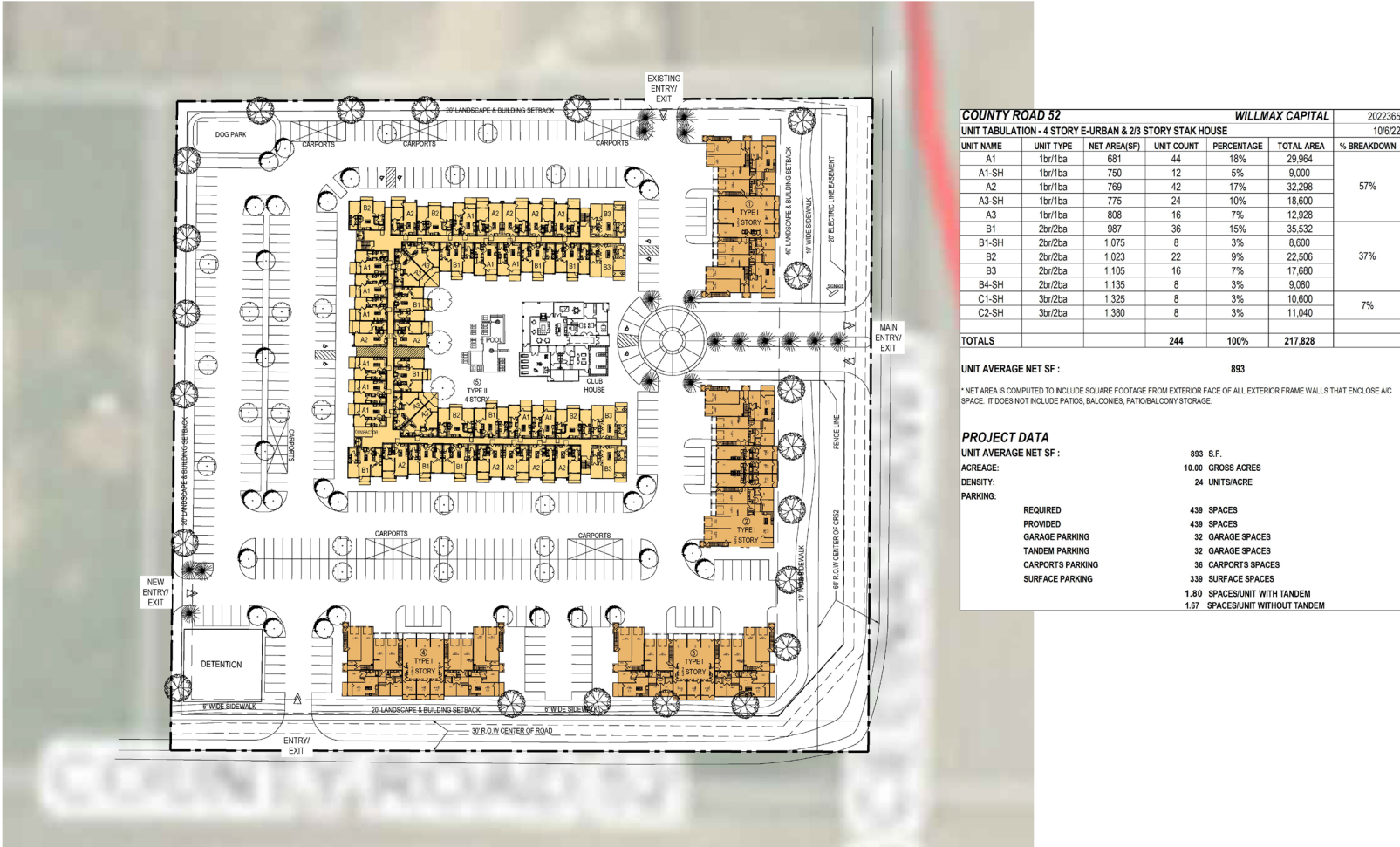
REGIONAL MIXED-USE 1 (RMU1)

Regional Mixed-Use 1 is located at the intersection of the Dallas North Tollway and the Collin County Outer Loop alignment. This major regional activity center is anticipated to include the most intense land uses within the planning area and to accommodate the greatest building heights. Pedestrians will be a top priority, with walkable multi-story buildings and continuous shade. Envisioned as a major employment and entertain destination, a welcoming environment is reflected in an abundance of amenities and extensive landscaping.

REGIONAL MIXED-USE

- The High-Rise subzone is reserved for regional mixed-use, per the Comprehensive Plan
- It preserves the land surrounding the DNT/CCOL intersection for corporate office, large employment, high-rise towers, mixed-use destination centers, and other high-value projects
- It is not intended for standard suburban commercial, office, and residential
- McKinney's U.S. 75 corridor was the last major commercial corridor developed in Collin County without Overlay protection

CONCEPT PLAN



COUNTY ROAD 52						WILLMAX CAPITAL		2022365
UNIT TABULATION - 4 STORY E-URBAN & 2/3 STORY STAK HOUSE						10/6/22		
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN		
A1	1br/1ba	681	44	18%	29,964	57%		
A1-SH	1br/1ba	750	12	5%	9,000			
A2	1br/1ba	769	42	17%	32,298			
A3-SH	1br/1ba	775	24	10%	18,600			
A3	1br/1ba	808	16	7%	12,928			
B1	2br/2ba	987	36	15%	35,532	37%		
B1-SH	2br/2ba	1,075	8	3%	8,600			
B2	2br/2ba	1,023	22	9%	22,506			
B3	2br/2ba	1,105	16	7%	17,680			
B4-SH	2br/2ba	1,135	8	3%	9,080			
C1-SH	3br/2ba	1,325	8	3%	10,600	7%		
C2-SH	3br/2ba	1,380	8	3%	11,040			
TOTALS			244	100%	217,828			
UNIT AVERAGE NET SF :						893		
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
UNIT AVERAGE NET SF :						893 S.F.		
ACREAGE:						10.00 GROSS ACRES		
DENSITY:						24 UNITS/ACRE		
PARKING:								
REQUIRED						439 SPACES		
PROVIDED						439 SPACES		
GARAGE PARKING						32 GARAGE SPACES		
TANDEM PARKING						32 GARAGE SPACES		
CARPORTS PARKING						36 CARPORTS SPACES		
SURFACE PARKING						339 SURFACE SPACES		
						1.80 SPACES/UNIT WITH TANDEM		
						1.67 SPACES/UNIT WITHOUT TANDEM		



POLICY CONSIDERATIONS

- The property is within the High-Rise Zone of the Dallas North Tollway Overlay which was intended for high-value, regional mixed-use developments
- The High-Rise Zone prohibits surface-parked multi-family development because it is lower value than what the market will support
- The property currently has mixed-use entitlements, and down-zoning to MF-1 would not be the highest and best use of the tract
- DNTD zoning does allow Multi-Family, Urban Living (MF-3) products, with Council approval, but prohibits lower-density multi-family developments

POLICY CONSIDERATIONS

- MF-1 (and MF-2) is prohibited on the DNT in Plano, Frisco, or Prosper
- MF-1 (and MF-2) is not found along the DNT frontage north of PGBT
- Even MF-3 (Urban Living) must be negotiated in by the developer
- Allowing low-value development on the corner of the DNT/CCOL damages the long-range tax base
- MF-1 tends to have more negative impact on the school district than MF-3 projects
- Council retains discretionary control to approve multi-family projects when warranted, which is typically in conjunction with a major mixed-use destination center

RECOMMENDATION

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

Exhibit D Development Standards

Base Zoning and Specific Uses:

1. PD-_____ shall be based in City of Celina Zoning Ordinance section 14.02.403, zoning district DNTO, and said PD-_____ shall serve as the Special Use Permit for the uses described herein, should any SUP be needed for same.
2. In addition to the densities allowed by right, a specific product with two hundred forty-four (244) surface-parked multi family units shall be allowed at a density of 24 units/acre. This PD-_____ satisfies any and all requirements for approval by and through City Council.
3. In the event that the standards and regulations included herein conflict with base zoning or other city codes, the standards and regulations herein shall control.

Development Standards:

1. Minimum height of structures shall be allowed to be two (2) stories.
2. Structures shall not be required to comply with minimum setback and rear parking as described in the base DNTO zoning district, but shall be allowed to be surface parked in accordance with the general layout as depicted in Exhibit A attached hereto and shall have a minimum parking ratio of 1.6 spaces per unit.
3. Surface parking shall not be required to be covered parking and structured parking shall not be required.
4. Setbacks shall be twenty feet (20') along the north, south, and west boundaries of the property and shall be forty feet (40') along the east boundary calculated from the boundary of the existing electrical easement running along the eastern boundary of the property.
5. The main entry shall be a separated roadway with a landscaped partition separating the lanes for entry and exit.
6. Additional auxiliary entry and exit access shall be provided at each boundary of the property as generally depicted in Exhibit A attached hereto but shall be allowed to be relocated to any other position along each boundary of the property as required to ensure safe flow of traffic into and out of the property.
7. Building Façade Standards:
 - a. Floors one through three (1-3) shall be allowed to be finished with a minimum of sixty percent 60% masonry as listed in the DNTO.
 - b. Ground floor façade details shall not be required other than the applicable standard herein to floors 1-3 as described above and Section 14.04.109(d) *Building Articulation Standards Required for Non-Residential Structures* shall not apply.