



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 15, 2019
5:30 PM**

AGENDA

- I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**
- II. PLEDGE OF ALLEGIANCE :**
- III. WORKSESSION :**
- IV. 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. Planning & Zoning Commission - Regular Meeting - Dec 18, 2018 5:30 PM
 - B. Consider and act on a Preliminary Plat for Celina 15, being an approximate 15.275 acre tract of land generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Preliminary Plat)
- V. PUBLIC HEARINGS/ACTION ITEMS:**
 - A. The Planning & Zoning Commission will conduct a public hearing to consider and act upon a commercial replat for Celina Office Building, Lots 7R and 13R, Block 16, being a replat of Lots 7, 8, 9, and a portion of Lot 10, Block 16 and portions of Lots 13, 14, and 15, Block 16 of the Celina Original Donation, an approximately 0.510 acre tract of land generally located east of Colorado Drive and south of Walnut Street. (Celina Original Donation Replat - Lots 7R and 13R, Block 16)
 - B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 557 acre tract of land generally located west of FM 2478 (Custer Road), north of Ownsby Parkway, south of Choate Parkway, and east of Coit Road. (Mustang Lakes Expansion Development Standards)

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon amendments to the City's Comprehensive Plan, Ordinance 2013-06 to amend the Master Thoroughfare Plan. (Thoroughfare Plan Amendments)
- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from All Storage Celina, LLC to rezone an approximately 7.426 acre tract of land from AG, Agricultural zoning district to PD, Planned Development No. 95 (PD-95) zoning district, with a base zoning designation of RO, Retail Office. The property is generally located on the north side of Frontier Parkway and east of BNSF Railroad. (All Storage Celina)

VI. ADJOURNMENT:

VII. STAFF REPORTS:

"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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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

City of Celina, Texas

Date Notice Removed

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



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 18, 2018
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Chairman Hangartner called the meeting to order at 5:33 PM.

II. WORK SESSION:

Commissioners discussed the upcoming cases.

Director of Development Services Dusty McAfee reviewed the City Council votes of December 11, 2018.

III. REGULAR SESSION:

Chairman Hangartner lead those present in a salute to the American and Texas flags.

IV. CONSENT AGENDA:

Chairman Hangartner asked if any item needed to be removed from the Consent Agenda. There being none, he called for a motion.

Commissioner Barley moved to approve the Consent Agenda. Commissioner Haley seconded and the motion passed unanimously.

Minutes Acceptance: Minutes of Dec 18, 2018 5:30 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Charles Haley, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Haley, Ousley
ABSENT:	Becker

1. Planning & Zoning Commission - Regular Meeting - Nov 20, 2018 5:30 PM
2. Consider and act upon a Final Plat for Light Farms Sage Phase 3, being an approximately 24.22 acre tract of land generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Sage Phase 3 Final Plat)
3. Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, an approximately 15.965 acre tract of land generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Final Plat)
4. Consider and act upon a Final Plat for portions of Legacy Drive, Frontier Parkway, and Clear Creek Parkway rights-of-way, within the Creeks of Legacy Phase 2, approximately 8.848 acres. (Creeks of Legacy Rights-of-Way)

V. ACTION/PUBLIC HEARINGS:

1. Conduct a public hearing to consider testimony and recommendation upon the Celina Downtown Master Plan. (Celina Downtown Master Plan)

Alexis Jackson, Director of Economic Development and Abra Nusser, Owner and Principal of Ideation Planning, 180 State Street, Suite 225, Southlake, Texas presented the Downtown Master Plan.

Chairman Hangartner opened the public meeting. No one came forward to speak on the item and the public meeting was closed.

Commissioner Barley asked about signage regulations.

Ms. Jackson responded that there will be guidelines for signage in the core area.

There being no further questions or comments, Chairman Hangartner called for a motion.

Commissioner Ousley moved to approved the Downtown Master Plan. Commissioner Freeman seconded the motion and the motion passed unanimously.

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

2. Conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 35.049 acre tract of land generally located on the west side of CR 133, south of CR 128, and north of FM 455 in the City of Celina's extraterritorial jurisdiction. (Celina Estates Development Agreement)

Dusty McAfee, Director of Development Services, stated that the applicant had asked that this item be tabled so that they could work out unresolved issues with the staff.

Chairman Hangartner opened the public meeting. No one came forward to speak

There being no further questions or comments, Chairman Hangartner called for a motion to table the item and continue the public hearing to the January 2019 Planning & Zoning Commission meeting.

Commissioner Ousley so moved. Commissioner Bain seconded the motion and the motion passed unanimously.

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

VI. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:09 PM.

Chairman

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Dec 18, 2018 5:30 PM (Minutes Approval)



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 15, 2019
Re: Celina 15 Preliminary Plat

Action Requested:

Consider and act on a Preliminary Plat for Celina 15, being an approximate 15.275 acre tract of land generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Preliminary Plat)

Owner:

John Feizy
13800 Diplomat Drive
Dallas, Texas, 75234

Applicant:

Shea Kirkman
4821 Merlot Ave. Su.210
Grapevine, TX 76051

Background Information:

This property was annexed into Celina's corporate city limits on November 9, 2004 (Ordinance No. 2004-91). The applicant voluntarily annexed the 15.28 acre tract in order to develop an office-warehouse concept and receive City water and sewer utilities. Following the annexation, the property was rezoned from AG, Agricultural zoning district to C-2, General Commercial zoning district on December 14, 2004 (Ordinance No. 2004-86).

A CUP (Conditional Use Permit) to build a self-storage for approximately 6.268 acre of the parent tract of land has been recommended by Planning & Zoning Commission on November 20, 2018 and was adopted by City Council on December 11, 2018.

Conformance with the Comprehensive Plan:

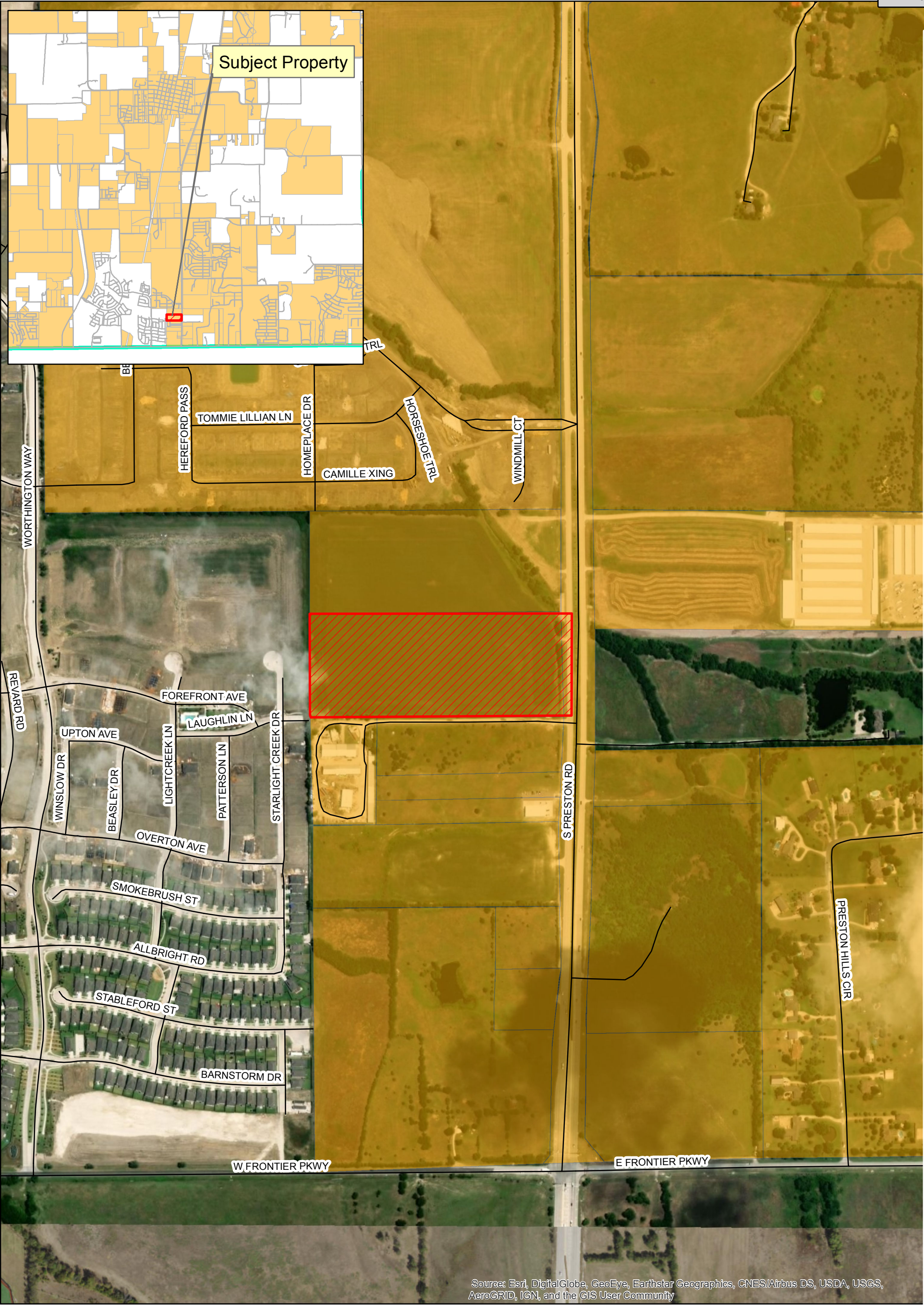
The City's Comprehensive Plan shows this property to be within the Suburban Moderate-High Residential or "Suburban Mix." This includes residential developments and the services and businesses that support the citizens. This future land use accounts for sixty-four percent (64%) of the land area in Celina. The rezoning request conforms with the Comprehensive Plan in that self-storage facilities are an important component of services in Celina.

Supporting Documents:

- Location Map
- Concept Plan

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Celina 15 Preliminary Plat)

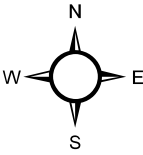


Celina 15 Self Storage Location Map

Date: 1/10/2019

Legend

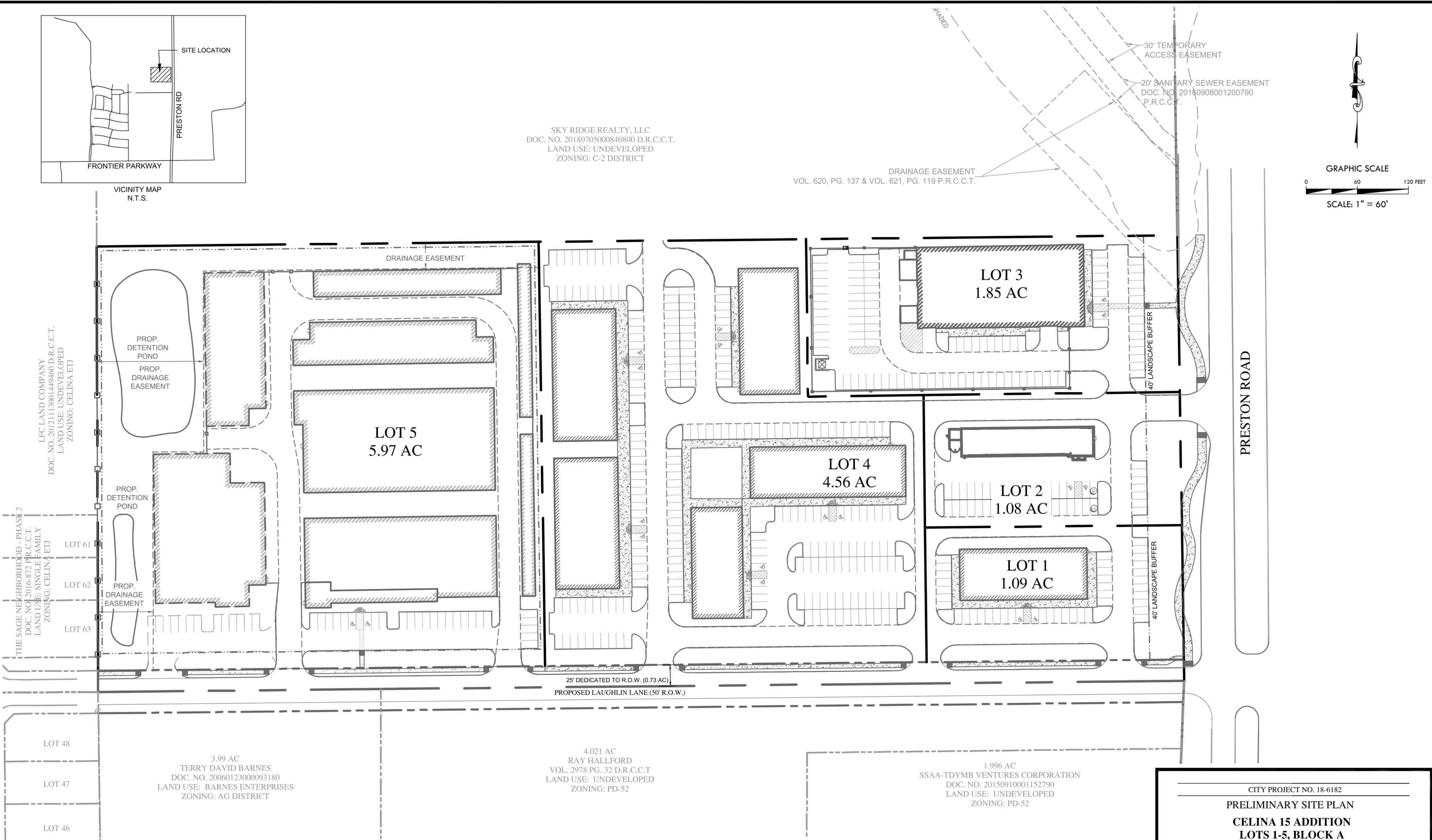
- Roads
- Celina 15 Self Storage
- Parcels
- CityofCelina.DBO.CityLimits



0 335 670 Feet

FILE NAME: CELINA 15 PRELIMINARY PLAT P50.dwg
PLOTTER: HP DesignJet T1100e
PLOT DATE: 7/10/2019

CELLINA 15 PRELIMINARY PLAT P50.dwg
PLOTTER: HP DesignJet T1100e
PLOT DATE: 7/10/2019



DETENTION NOTE:
ONSITE DETENTION IS PROVIDED TO LIMIT THE POST CONSTRUCTION DISCHARGE TO A PRE-DEVELOPMENT RATE

CITY PROJECT NO. 18-6182

PRELIMINARY SITE PLAN
CELINA 15 ADDITION
LOTS 1-5, BLOCK A
15.275 AC (665,364 SF)

BEING A 15.275 ACRE TRACT OF LAND
SITUATED IN THE COLIN COUNTY SCHOOL
LAND #14 SURVEY, ABSTRACT NUMBER 167,
CITY OF CELINA, COLLIN COUNTY, TEXAS
Preparation Date: 01/10/2019

OWNER
John Feizy
13800 Diplomat Drive
Dallas, Texas 75234

DEVELOPER
TRICO Development and Land Company
102 E Broadway Street #940
Prosper, Texas 75078
Telephone (972) 806-2554
Contact: Adam James

ENGINEER / APPLICANT
Kirkman Engineering
4821 Merlot Ave., Suite 210
Grapevine, Texas 76051
Telephone (817) 488-4960
TBPE No. 15874
Contact: Shea Kirkman, P.E.

SURVEYOR
Barton Chapa Surveying
4821 Merlot Ave. Suite 210
Grapevine, Texas 76051
Telephone (817) 243-9289
Contact: Jack Barton



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER





JOB NUMBER:	TCO18004
DESIGNED BY:	STW
DRAWN BY:	STW
CHECKED BY:	SOK
ISSUE DATE:	01/10/2019
REV:	

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
SHEA O. KIRKMAN
P.E.# 91865
DATE: 11/30/18
Kirkman Engineering, LLC
Texas Firm No: 15874

CELINA 15

CELINA,
TEXAS

**PRELIMINARY
SITE
PLAN**

SHEET:

SHEET 2 OF 5



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee AICP, Director of Development Services
Date: January 15, 2019
Re: Celina Original Donation Replat - Lots 7R and 13R, Block 16

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider and act upon a commercial replat for Celina Office Building, Lots 7R and 13R, Block 16, being a replat of Lots 7, 8, 9, and a portion of Lot 10, Block 16 and portions of Lots 13, 14, and 15, Block 16 of the Celina Original Donation, an approximately 0.510 acre tract of land generally located east of Colorado Drive and south of Walnut Street. (Celina Original Donation Replat - Lots 7R and 13R, Block 16)

Owner:

Celina Real Estate, LP
1341 S. Preston Road, Suite C
Celina, TX 75009

Background Information:

The majority of the historic downtown of the City of Celina was part of the Celina Original Donation, comprised of small, narrow lots. The purpose of this replat is to combine several of these lots into two buildable lots. Specifically, Lots 7, 8, 9, and a portion of Lot 10, Block 16 will be replatted as Lot 7R, Block 16 and portions of Lots 13, 14, and 15, Block 16 will be replatted as Lot 13R, Block 16. This will retain the original counting system and allow future surveyors to understand the timing and sequence of multiple conveyances.

Staff has reviewed the proposed Replat and determined that it meets all the requirements of the Subdivision Ordinance.

Supporting Documents:

Location Map
Proposed Replat

Staff Recommendation:

Staff recommends approval.



Attachment: Celina Office Building Location Map (Celina Original Donation Replat - Lots 7R and 13R, Block 16)

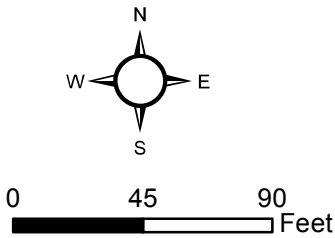


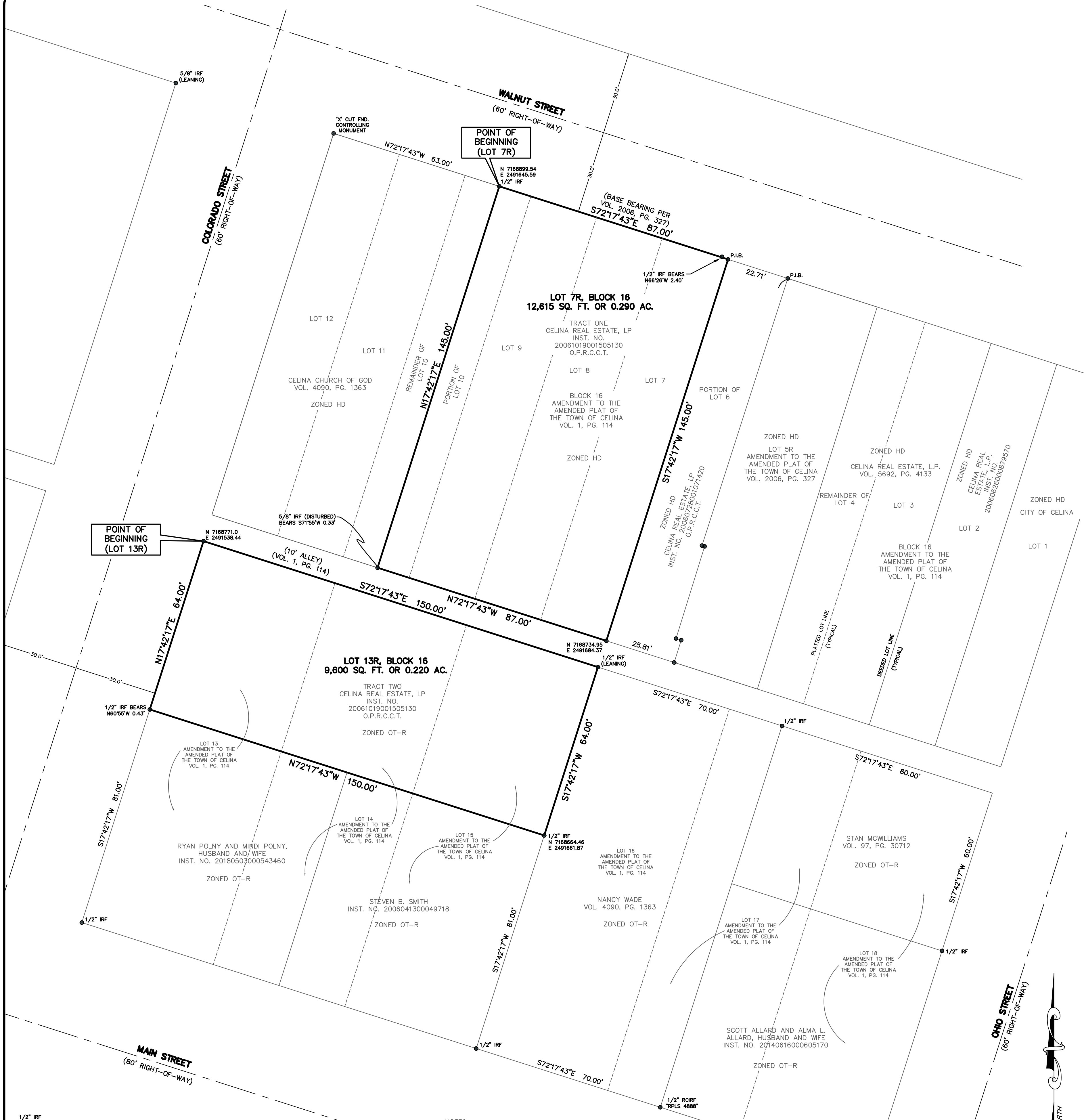
Celina Office Building Replat

Date: 1/9/2019

Legend

- Roads
- Parcels
- Parcels

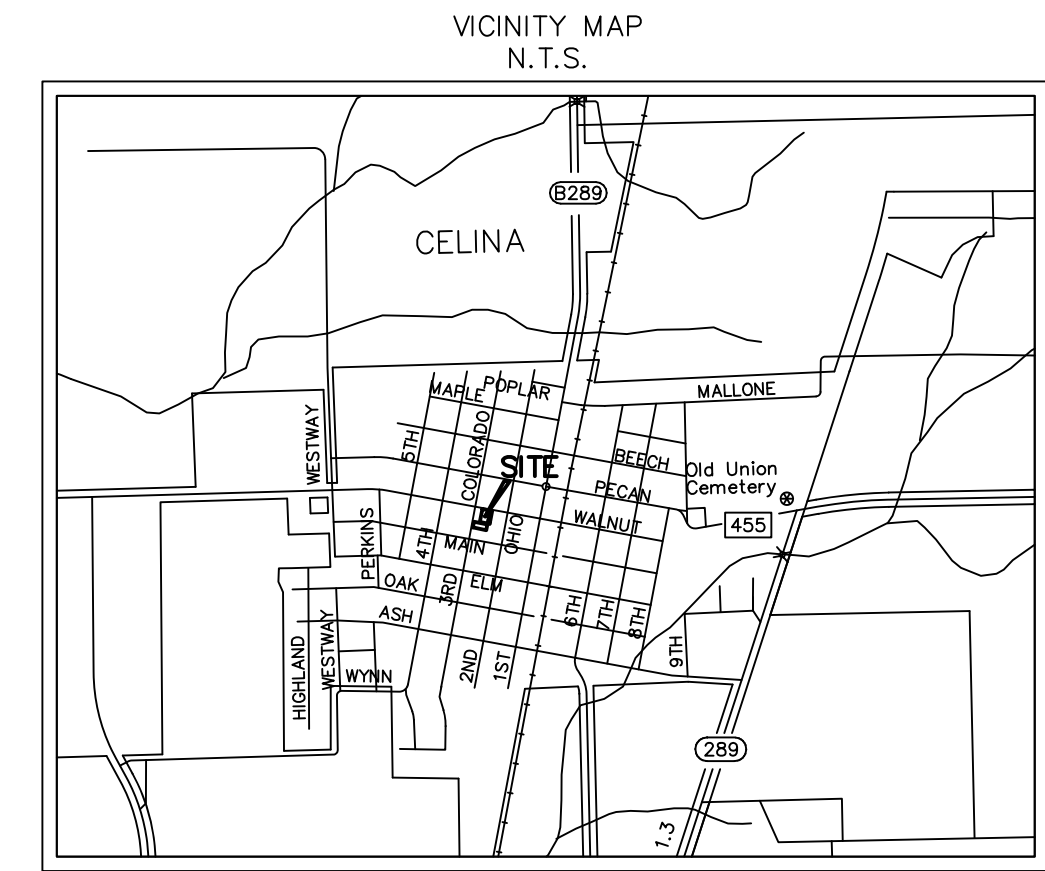




FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/09 Community Panel No. 48085C0110J subject lot is located in Zone "X".
If this site is not within an identified 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.

NOTES:

1. IRF = Iron Rod Found
2. Basis of Bearing = Based on the North line of Lot 5R, Amendment to The Amended Plat Of The Town Of Celina, an Addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 327, Official Public Records of Collin County, Texas
3. P.I.B. = Point in Building
4. 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.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. All subject lot corners marked with 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap, unless otherwise noted herein.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Real Estate, LP, acting herein by and through its duly authorized officer, does hereby adopt this plat designation the herein above described property as **Lots 7R and 13R, Block 16, Celina Original 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 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 this the ____ day of _____, 2019.

CELINA REAL ESTATE, LP
a Texas limited partnership

By: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 purpose and considerations therein expressed.

Given under my and seal of office, this the ____ day of _____, 2019.

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-NOT TO BE RECORDED FOR ANY PURPOSES

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
623 E. Dallas Road
Grapevine, Texas 76051

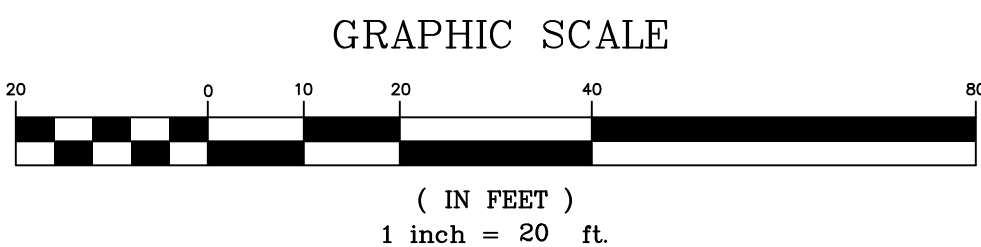
STATE OF TEXAS §
COUNTY OF TARRANT §

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 _____, 2019.

Notary Public in and for Tarrant County, Texas

THE PURPOSE OF THIS REPLAT IS TO COMBINE 7 LOTS INTO 2 BUILDABLE LOTS.



OWNER:
CELINA REAL ESTATE, LP
1341 S. Preston Rd, Suite C
Celina, Tx 75009
214-533-7166
Contact: Van Nichols

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Grapevine, Texas 75042
817-481-1808 (F)
817-481-1809 (F)
CONTACT: JUAN VASQUEZ

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Celina Real Estate, LP in the owner of that certain 0.290 acre tract of land and a 0.220 acre tract of land, situated in the John Willcock Survey, Abstract Number 975, City of Celina, Collin County, Texas, and being more particularly described as Lot 7R and Lot 13R as follows:

LOT 7R:

Being all of that certain tract of land situated in the John Willcock Survey, Abstract Number 975, City of Celina, Collin County, Texas, and being all of Lots 7, 8 and 9, and a part of Lot 10, Block 16, of the Amendment to the Amended Plat of the Town of Celina filed 06 May 1924, and recorded in Volume 01, Page 114, of the Plat Records of Collin County, Texas, and being all of Tract One as described in deed to Celina Real Estate, LP, as recorded in Instrument Number 20060109001505130, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, same being the northwest corner of said Tract One, same being the northeast corner of that certain tract of land to Celina Church of God, by deed recorded in Volume 4090, Page 1363, Deed Records, Collin County, Texas, same being in the north line of said Lot 10, same being in the south right-of-way line of Walnut Street (a 60' right-of-way), same being South 72 deg. 17 min. 43 sec. East, a distance of 63.00 feet from an "X" cut on concrete found for the northwest corner of Celina Church of God tract, the northwest corner of said Block 16, and the intersection of the south right-of-way line of said Walnut Street with the east right-of-way line of Colorado Street (a 60' right-of-way);

THENCE South 72 deg. 17 min. 43 sec. East, along the common line of said Tract One, and the south right-of-way line of said Walnut Street, and the north line of said Block 16, a distance of 87.00 feet to a point in building for the northeast corner of said Tract One, same being the northwest corner of that certain tract of land conveyed to Celina Real Estate tract by deed recorded in Instrument Number 20060728001071420, aforesaid Official Public Records, from which a 1/2 inch iron rod found near the west wall of a building bears North 66 deg. 26 min. West, 2.40 feet;

THENCE South 17 deg. 42 min. 17 sec. West, along the common line of said Tract One and said Celina Real Estate tract (Instrument Number 20060728001071420), a distance of 145.00 feet to a 1/2 inch iron rod set for the southeast corner of said Tract One, same being the southwest corner of said Celina Real Estate tract (Instrument Number 20060728001071420), same being in the north line of a 10' alley (per aforesaid Volume 01, Page 114);

THENCE North 72 deg. 17 min. 43 sec. West, along the common line of said Tract One and the north line of said 10' alley, a distance of 87.00 feet to a 1/2 inch iron rod set for the southwest corner of said Tract One, same being the southeast corner of aforesaid Celina Church of God tract, from which a disturbed 5/8 inch iron rod found bears South 71 deg. 55 min. West, 0.33 feet;

THENCE North 17 deg. 42 min. 17 sec. East, along the common line of said Tract One, and said Celina Church of God tract, and through the interior of aforesaid Block 16, a distance of 145.00 feet to the POINT OF BEGINNING and containing 12,615 square feet or 0.290 acre of computed land, more or less.

LOT 13R:

Being all of that certain tract of land situated in the John Willcock Survey, Abstract Number 975, City of Celina, Collin County, Texas, and being a part of Lots 13, 14 and 15, Block 16, of the Amendment to the Amended Plat of the Town of Celina filed 06 May 1924, and recorded in Volume 01, Page 114, of the Plat Records of Collin County, Texas, and being all of Tract Two as described in deed to Celina Real Estate, LP, as recorded in Instrument Number 20060109001505130, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Tract Two, same being the northwest corner of said Lot 13, same being the intersection of the south line of a 10' alley (per said Volume 01, Page 114) with the east right-of-way line of Colorado Street (a 60' right-of-way);

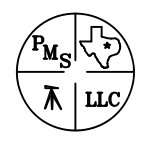
THENCE South 72 deg. 17 min. 43 sec. East, along the north line of said Tract Two, the north line of said Lots 13, 14 and 15, and the south line of said 10' alley, a distance of 150.00 feet to a leaning 1/2 inch iron rod found for the northeast corner of the herein described tract, same being the northeast corner of said Tract Two, same being the northeast corner of said Lot 15, same being the northwest corner of Lot 16, said Block 16, same being the northwest corner of that certain tract of land to Nancy Wade, by deed recorded in Volume 4090, Page 1363, Deed Records, Collin County, Texas;

THENCE South 17 deg. 42 min. 17 sec. West, along the common line of said Lot 15 and 16, and the common line of said Tract Two, and said Wade tract, a distance of 64.00 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, same being the northeast corner of that certain tract of land to Steven B. Smith, by deed recorded in Instrument Number 2006041300049718, aforesaid Official Public Records;

THENCE North 72 deg. 17 min. 43 sec. West, through the interior of said Lots 15, 14 and 13, and along the common line of said Tract Two, and said Smith tract, passing the northwest corner of said Smith tract, same being the northeast corner of that certain tract of land to Ryan Polny and Mindi Polny, husband and wife, by deed recorded in Instrument Number 20180503000543460, said Official Public Records, and continuing along the common line of said Tract Two, and said Polny tract, a total distance of 150.00 feet to a point for the southwest corner of the herein described tract, same being the common west corner of said Tract Two and said Polny tract, same being in the west line of said Block 16, same being in the east right-of-way line of aforesaid Colorado Street, from which a 1/2 inch iron rod found bears North 60 deg. 55 min. West, 0.43 feet;

THENCE North 17 deg. 42 min. 17 sec. East, along the common line of said Tract Two, said Block 16, and the east right-of-way line of said Colorado Street, a distance of 64.00 feet to the POINT OF BEGINNING and containing 9,600 square feet or 0.220 acre of computed land, more or less.

REPLAT
LOTS 7R AND 13R, BLOCK 16
CELINA ORIGINAL ADDITION
0.510 ACRES
BEING A REPLAT OF LOTS 7, 8, 9, and a part of
LOTS 10, 13, 14, AND 15, BLOCK 16
OF THE AMENDMENT TO THE AMENDED PLAT OF THE TOWN OF CELINA,
RECORDED IN VOLUME 1, PAGE 114
CITY OF CELINA, COLLIN COUNTY, TEXAS
JANUARY 2019 SHEET 1 OF 1

JOB NO.: 18-0911	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 11/5/2018	www.peisersurveying.com		
FIELD DATE: 10/08/2018			1
SCALE: 1" = 20'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051		OF
FIELD: J.H.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		1
DRAWN: J.B.W.	FIRM No. 100999-00		
CHECKED: T.R.M.	tmankin@peisersurveying.com		Member Since 1977



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: January 15, 2019
Re: Mustang Lakes Expansion Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 557 acre tract of land generally located west of FM 2478 (Custer Road), north of Ownsby Parkway, south of Choate Parkway, and east of Coit Road. (Mustang Lakes Expansion Development Standards)

Owner:

Celina 557 Partners, LP
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:

The proposed development agreement establishes the responsibilities and obligations of both the developer and City. In addition, the agreement determines the level of city participation on various aspects of the development. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement. The applicant is proposing to annex approximately 557 acres into the City to facilitate the construction of a single-family residential community located west of Custer Road, north of Ownsby Parkway, south of Choate Parkway, and east of Coit Road.

The development, called Mustang Lakes Expansion Addition, will include approximately 63 acres mixed use along Choate Parkway and 462 acres single-family. This development will have eight phases, with mixed use development being the eighth phase.

Eight lot types will be built ranging from 2,400 square feet to 5,500 square feet.

Board Review/Citizen Input:

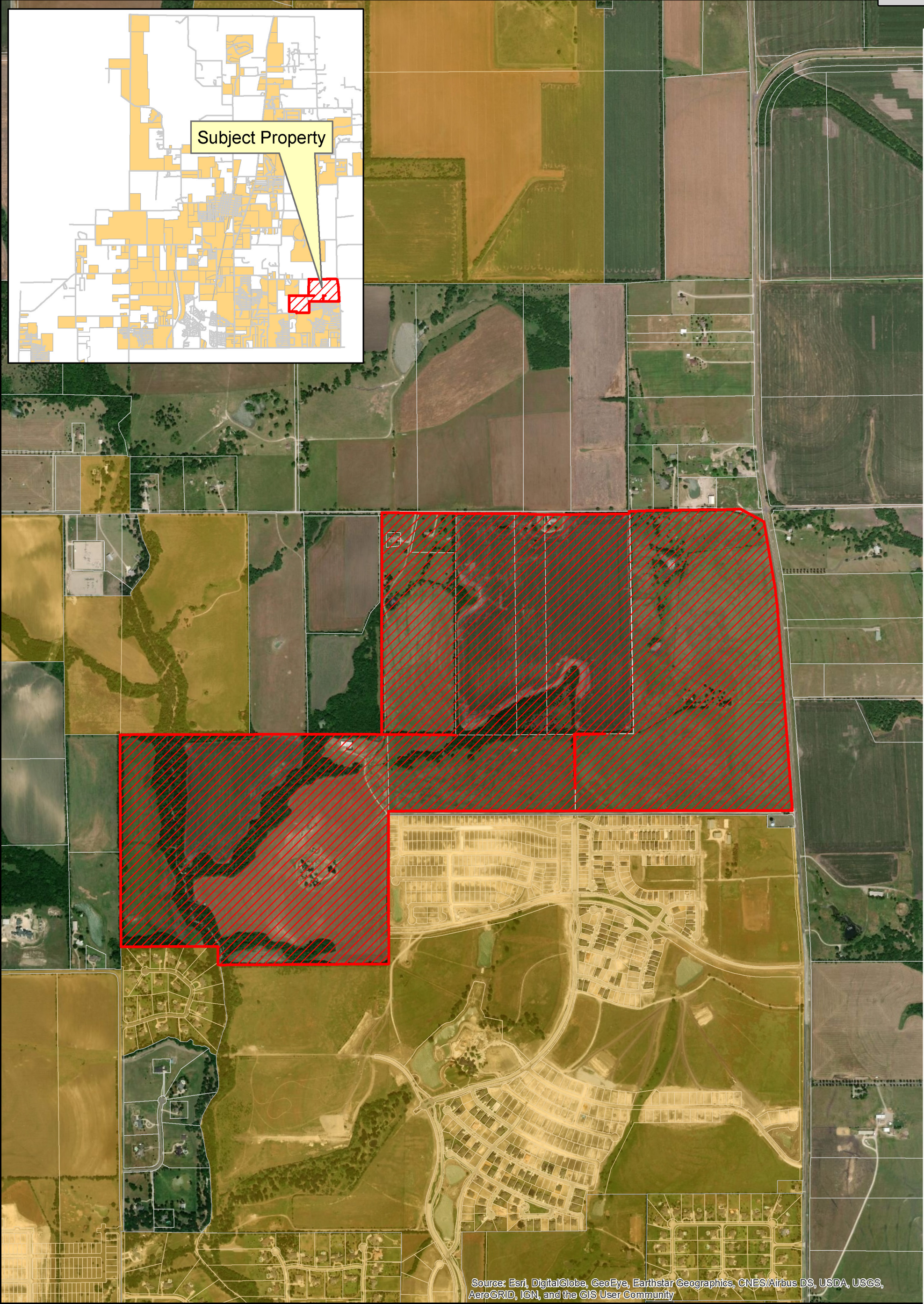
A notice of the public hearing was published in *The Celina Record* on December 28, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

Location Map

Concept Plan
Development Regulations

Staff Recommendation:
Staff recommends approval.



Attachment: Location Map (Mustang Lakes Expansion)

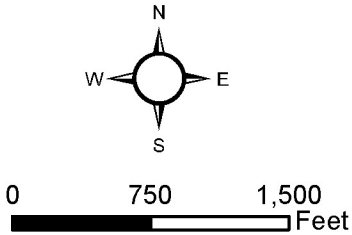
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Mustang Lakes Expansion Location Map

Date: 12/17/2018

- Legend**
-  Mustang Lakes Expansion
 -  City Limits
 -  Parcels



Appendix "A"

Celina, Texas
12/2019



Cambridge

DOWDEY, ANDERSON
& ASSOCIATES, INC.





MUSTANG LAKES

Exhibit “D” Planned Development Regulations

For an approximate 557 acre tract of land (the “Mustang Lakes Annex”) out of the Coleman Watson Survey, Abstract No. 945 in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract’s overall boundary.)*

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by a series of trails and enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, existing lakes as well as proposed lakes, trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of neighborhood commercial services that would serve the community and provide a natural progression of residential development from denser residential product, in the form of town home and/or patio homes adjacent to the commercial, to traditional, less dense, residential product.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 5.8 of the Zoning Ordinance for the City of Celina, Texas, as they exist or may be amended.

3.0 General Regulations

- 3.1 All regulations for Mustang Lakes Annex not redefined by these regulations shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance, as they exist or may be amended.
- 3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. A graphical depiction of the “Neighborhood/s” is provided on the Concept Plan; refer to Appendix “A”.

- 3.3 A property owners association shall be established and shall be responsible for the maintenance of all park/open space areas.
- 3.4 Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.
- 3.5 All single-family Type A-F detached residences can be front-entry and have garage access from a dedicated public street. Type G-H shall only be rear entry with garage access from a dedicated alley, pedestrian access shall be from a street and/or open space

The Concept Plan depicts two principal districts a “SF-R” and “MU-2” district and Neighborhoods I – VIII; refer to Appendix “A”. The maximum number of residential lots within the “SF” district (neighborhoods I-VII) shall be one-thousand seven-hundred fifty (1750). The minimum number of Type A-D lots shall be one-hundred fifty (150). Furthermore, the maximum number of Type F lots within neighborhoods I-VII shall be six-hundred (600). Any Type F lots developed in the “MU-2” district (neighborhood VIII) are in addition to those in Neighborhoods I-VII. Multi-family is only allowed in neighborhood VIII; the maximum number of multi-family units shall be six-hundred twenty-five (625).

4.0 Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than the permitted use within each neighborhood is also permitted; acreages are net of perimeter right-of-way dedications. *(For a visual representation of the Concept Plan, refer to Appendix “A”; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

Neighborhood “I” (+/- 78 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “II” (+/- 69 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “III” (+/- 154 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “IV” (+/- 115 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “V” (+/- 29 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VI” (+/- 15 ac): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VII” (+/- 26 ac): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VIII” (+/-63 ac.): The permitted uses shall be “MU-2” Mixed Use Regional District Uses, referred to herein, and the associated uses defined in the City of Celina Zoning Ordinance or as amended herein.

a) Additional Permitted Uses and Development Standards:

- Single-family detached (Type F-H lots)

b) Conditional Uses:

- Tire Dealer
- Kiosk
- Nursery
- Hotel
- Auto Repair (major/minor)

c) Prohibited Uses:

- Check Cashing Services
- Industrial/manufacturing
- Assisted Living/Nursing Home/Care Home
- Recycling Kiosk
- Contractor Storage

d) Land Use Limits (based on gross acres):

- Residential (stand-alone): maximum of 70%
- Multi-family: maximum of 65%

5.0 Retail/Commercial/Office (minimum 20 acres): Area Regulations

5.1 General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet. The front yard set-back may be increased by fifteen (15) feet.
- (c) For Lot Types A - F and H, the maximum lot coverage shall be sixty (60) percent; for Lot Type G (TH), the maximum lot coverage shall be eighty-five (85) percent.

5.2 The following amended area regulations shall apply *(For a visual representation of the Concept Plan, refer to Appendix "A")*:

Type A:

Minimum Lot Area: The minimum lot area shall be one (1) acre or 43,560 square feet.

Minimum Lot Width: The minimum lot width shall be eighty (80) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be fifteen (15) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twenty-four-hundred (2,400) square feet.

Type B:

Minimum Lot Area: The minimum lot area shall be fifteen-thousand (15,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be eight (8) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type C:

Minimum Lot Area: The minimum lot area shall be ten-thousand (10,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be eight (8) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type D:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-six (26) feet unless a j-swing garage is used and in that case the setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type E:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet,

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a j-swing garage is used and in that case the front yard setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type F:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for zero lot line lots with “J-swing” garage may have a minimum Front yard of fifteen (15) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard setback of fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type G:

Maximum Dwellings per Acre: The maximum dwelling units per acre is ten (10).

Minimum Lot Area: The minimum lot area shall be twenty-four hundred (2,400) square feet.

Minimum Lot Width: The minimum lot width shall be twenty-four (24) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet or ten (10) feet for rear entry lots.

Minimum Rear Yard: The minimum depth of the rear yard shall be three (3) feet for rear-entry lots.

Minimum Side Yard: The minimum side yard depth shall be zero (0) feet for interior SFA units, seven and a half (7.5) feet for end SFA unit and the corner side yard shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be fourteen-hundred (1,400) square feet.

Type H (only within Neighborhood VIII):

Minimum Lot Area: The minimum lot area shall be thirty-six-hundred (3,600) square feet.

Minimum Lot Width: The minimum lot width shall be forty (40) feet.

Minimum Lot Depth: The minimum lot depth shall be ninety (90) feet.

Minimum Front Yard: The minimum depth of the front yard shall be ten (10) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet except for alley served dwellings.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be fourteen-hundred (1,400) square feet.

For non-residential area regulations, refer to the current City of Celina Zoning Ordinance for each specific land use or collection of uses.

6.0 Parking Regulations

- 6.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that are located behind the front building line. In addition, for Type G-H one (1) visitor parking space for every four (4) dwelling units shall be provided within six-hundred (600) feet of the building it serves. The spaces provided shall be either parallel spaces (8'x22') or head-in spaces (9'x20').
- 6.2 Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina's Zoning Ordinance, as exists or may be amended.
- 6.3 Multi-family: Parking shall be organized to create an "Urban Edge." All required resident parking for multi-family dwellings that is "surface parking" shall be situated a minimum of ten (10) feet behind the front façade of the building. Furthermore, any parking visible from the street shall be screened with a generally continuous row of seven (7) gallon evergreen shrubs planted to screen parking from the street.

7.0 Building Regulations

- 7.1 Exterior Building Façade for Residential structures shall meet or exceed the requirements outlined in the City's Zoning Ordinance except as herein amended; with the following exception, the masonry and area requirements are intended to exceed the City's requirements but the more restrictive requirement shall control:
 - (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations not facing a public street shall not be less than fifty (50) percent masonry each nor shall the combined overall be less than eighty-five (85) percent masonry, exclusive of doors and windows.
 - (b) The building elevation of each lot adjacent to the proposed lot shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.

- (c) All garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way for front entry lots.
- (d) The primary roof pitch for Type A, Type B and Type C shall not be less than 8:12.
- (e) The primary roof pitch for Type D, Type E, Type F, Type G and Type H shall not be less than 6:12.
- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing FM 2478 (Custer Road), Choate Parkway, Wells Road, Ownsby Parkway and Roseland Parkway are required.
- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.

7.2 Exterior Building Façade of Accessory Structure:

- (a) Any accessory structure or building shall be constructed of complementary material to the associated residence and the general architecture of the development.
- (b) An accessory building shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet for Type A - Type B and ten (10) feet for Type C – Type F.

8.0 Screening Regulations

8.1 General Screening *(For a visual representation of the Enhanced Paving & Screening, refer to Appendix "B"):*

1. Chain Link Fence is prohibited.
2. The following items shall be screened from the public street:
 - (a) Clothes lines or drying racks
 - (b) Yard maintenance equipment
 - (c) Garbage and refuse containers, except on collection day
 - (d) Wood piles and compost piles

- (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
- (f) Roof mounted TV antennas or dishes
- (g) Pool equipment

8.2 Thoroughfare screening regulations (refer to the Enhanced Paving and Screening Plan found in Appendix “B”):

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to Ownsby Parkway, Choate Parkway, and FM 2478 (Custer Road). All screening walls shall be constructed in conjunction with the associated residential phase.
 - 1. A masonry (stone or brick) or thin wall for lots backing and siding to Ownsby Parkway, FM 2478 (Custer Road), and Choate Parkway.
 - 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for CR 83 (Ownsby Parkway), FM 2478 (Custer Road) and Choate Parkway;
- (b) Screening fences shall be as follows:
 - 1. For lots siding to any collector, there shall be a six (6) foot cedar board-on-board fence with a cap and a masonry column at the common rear property line and within ten (10) feet of the front building line. For lots backing to any collector, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer. Any wood fence shall have a uniform stain color; refer to Appendix “D”.
 - 2. For open ended cul-de-sac’s adjacent to Wells Road, Ownsby Parkway, Choate Parkway and FM 2478 (Custer Road), a five (5) foot decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines, on either side of the open ended cul-de-sac’s to the proposed thoroughfares is required.

3. For open ended cul-de-sac adjacent to a Roseland Parkway or East-West roadway, a continuous row of shrubs shall be required. Shrubbery when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers within the landscape buffer along the right-of-way line.
4. Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubbery when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers.
5. No access through the rear or side yards of lots that side or back to Roseland Parkway, Ownsby Parkway, Wells Road, Choate Parkway or FM 2478 (Custer Road) is permitted.
6. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

8.3 Open Space screening regulations:

- (a) The rear yards of all single-family residences which back or side to an open space shall have a minimum five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fences is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's Side Yard screening regulations:

- (a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E".

9.0 Landscape & Irrigation Regulations

9.1 The residential builder of each lot shall provide at a minimum the following landscape material:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type A - Type B: There shall be a minimum four (4) three (3) inch shade trees planted for each residential lot; furthermore, at least fifty (50) percent of the trees shall be shade trees. These are in addition to the minimum three (3) shade trees required on each corner lot.

Type C - Type F: There shall be a minimum of two (2) three (3) inch shade trees planted for each residential lot; furthermore, at least fifty (50) percent of the trees shall be in the front yard. These are in addition to the minimum three (3) shade trees required on each corner lot.

Type G-H: There shall be one (1) three (3) inch shade tree and one (1) eight-ten (8-10) foot ornamental tree planted for every two residential lots; the shade tree requirement may also be achieved by planting "street trees" in conjunction with an urban street section.

Shrubs:

Type A - Type B: There shall be a minimum of twenty-five (25) 3-gallon shrubs across the front of the house.

Type C - Type E: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type F - Type H: There shall be a minimum of six (6) 3-gallon shrubs across the front of the house.

10.0 Open Space Regulations

10.1 General (*For a visual representation of the Trail and Open Space plan, refer to Appendix "C"*):

- (a) All parks and open space areas are open to the public/residents. They should be developed and maintained based on their intended use and should offer the community different experiences. These spaces should include passive parks that are designed to be pleasant views and in turn

create a sense of openness in the community; these may be native or improved spaces. These open spaces should also include active pocket parks that provide an opportunity for the community to gather together; these spaces require additional accoutrements such as benches or tables, bike racks, trash receptacles or playground equipment as well as additional landscaping to create a sense of place within a larger area.

- (b) All open space areas and detention areas shall be maintained by the HOA. All proposed (wet) lakes shall be equipped with a water fountain or aerator device.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- (d) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.
- (e) On a residential street the opposite side of the street from a six (6) foot trail a five (5) foot walk shall be provided. For open-ended cul-de-sacs adjacent to a collector or arterial, a sidewalk shall be constructed to provide a pedestrian connection. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.
- (f) A ten (10) foot public trail shall be constructed generally along the east side of Wilson Creek from the most western north line to Ownsby Parkway in conjunction with development of neighborhood VI. Please refer to the aforementioned Trail and Open Space Plan for the general location and size of other required trails adjacent to arterials and collectors.

10.2 Open Space Area Specifics:

Area A: shall include entry monument, a water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area B: shall include a six (6) foot trail, water/detention feature with a lighted fountain, landscaping and irrigation.

Area C: shall include water/detention feature/s with a lighted fountain in each, a six (6) foot trail, and associated landscaping and irrigation.

Area D: shall include a water/detention feature with a lighted fountain, and associated landscaping and irrigation.

Area E: shall include an amenity center and/or sales center, cabana, pool, playground equipment, parking, a six (6) foot trail, and associated landscaping and irrigation. The Amenity Center shall be complete prior to the 1050 building permit.

Area F: is a fifteen (15) foot landscape buffer contiguous to the eastside of Wells Road when lots side to a collector and twenty (20) foot when lots back to a collector. It shall include an eight (8) foot trail and associated landscaping and irrigation.

Area G: is a minimum fifteen (15) and an average forty (40) foot landscape buffer west of Wilson Creek on either side of Ownsby Parkway. It shall include a ten (10) foot trail, shade trees planted on an average of forty (40) feet on center, cluster or grouping of trees is permitted. In addition, the area shall be complimented with a monument sign, shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area H: This area is located along the west right-of-way line of FM 2478 (Custer Road) (an existing 100-foot right-of-way). It shall include a minimum (30) foot wide landscape buffer, outside the future right-of-way, and an average of forty (40) feet with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall include a ten (10) trail and be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area I: This area is located outside the designated right-of-way on either side of a divided thoroughfare called Ownsby Parkway, east of Wilson Creek. It shall be a minimum of 15-feet, except within the transition zone, and an average forty (40) foot wide landscape buffer with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted; the transition zone is defined as the first 500-feet on both sides of Ownsby Parkway west of Mustang Lakes. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also in both sides of this landscape buffer shall be a meandering six (6) foot trail, through the "Transition Zone," and then an eight (8) or ten (10) foot trail west of the "Transition Zone."

Area J: The area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Choate Parkway and north of Ownsby Parkway. It shall be a minimum of fifteen (15) foot wide landscape buffer when lots side to the street and twenty (20) foot when lots back to the street. The buffer shall have shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the

area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also in both sides of this landscape buffer shall be a meandering trail eight (8) feet in width north of the round-a-bout and six (6) feet on one side and eight (8) feet on the other south of the round-a-bout.

Area K: The area is located outside of the designated right-of-way and on either side of East-West street connection from Roseland Parkway to FM 2478 (Custer Road). It shall be a minimum (10) foot wide landscape with an average twenty (20) foot buffer with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering eight (8) foot trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

Area L: The area is located outside of the designated right-of-way and on the south side of Choate Parkway to FM 2478 (Custer Road). It shall be a minimum forty (40) foot wide landscape buffer with shade trees planted on an average of forty (40) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with an entry monument/s, shrubs, ground cover, berms, accent stones and ornamental trees. Also within this landscape buffer shall be a meandering ten (10) foot trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

11.0 **Subdivision Regulations**

11.1 Development shall meet the standards as required in the City of Celina Subdivision Ordinance except as follows:

Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from intersection. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- (a) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet, except for the over-length cul-de-sac identified in the one (1) acre lots on the concept plan or as approved by the City. The bulb right-of-way radius shall be fifty (50) feet.
- (b) Center-line Radii – The minimum center-line radius for a Major arterial shall be eleven hundred(1100) feet or as approved by the City; the minimum center-line radius for Minor Collector shall be six (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (c) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet from centerline to centerline.
- (d) Owensby Parkway: – Owensby Parkway shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods. The left turn lanes shall provide for one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, required along FM 2478 shall be constructed.
- (e) Roseland Parkway: –. Roseland Parkway shall be a 4-lane divided roadway within a one-hundred (100) foot right-of-way where adjacent to non-residential and a 4-lane un-divided roadway within a seventy-five (75) foot right-of-way where adjacent to single-family from Choate Parkway to the round-a-bout. South of the round-a-bout, a 4-lane undivided roadway within sixty (60) feet of right-of-way shall be dedicated. Left/Right turn lanes for the Roseland/Choate Parkway intersection will be constructed and ROW dedicated as required with the development of the associated non-residential tract.
- (f) East-West Roadway (Roseland to Custer): – The East-West roadway shall be a two (2) lane, twenty-nine (29) foot back-to-back, un-divided roadway within a fifty (50) foot right-of-way from the round-a-bout on Roseland Parkway to Custer Road that will be dedicated to the City;
- (g) Wells Road: shall be a two (2) lane, twenty-nine (29) foot back-to-back, un-divided roadway within a fifty (50) foot right-of-way. The Developer/District shall be responsible for dedicating a maximum of twenty-five (25) feet of right-of-way, where Wells Road is contiguous; additional off-site right-of-way is needed to construct two lanes of Wells Road from Owensby Parkway to CR 84.

- (h) FM 2478, Wells Road and Choate Parkway: – It is anticipated that right-of-way dedications along FM 2478 (Custer Road), Wells Road and Choate Parkway may be required in the future. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (i) Tree surveys required as a part of the preliminary plat shall be submitted at the time of Construction Plat application.

11.2 Development shall meet or exceed the design criteria outlined below:

a. Residential Lot Grading:

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall, except for Type A lots. Furthermore, Type A lots are permitted to have lot-to-lot drainage within drainage easements.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

b. Paving:

1. Residential Streets – the residential streets shall be twenty-nine (29) feet wide from back-to-back; Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
2. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
3. Sidewalks – the residential sidewalks shall be five (5) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
4. Trails – the trails shall be a minimum of six (6) feet wide, except as otherwise noted on the “Trail and Open Space Plan” and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than four (4) feet to the back-of-curb or five (5) feet to the screening wall/fence.

5. Curb Return Radii – the curb radii for Major Arterial shall be thirty-five (35) feet; the curb radii for Minor Collectors shall be twenty-five (25) feet; and the curb radii for residential streets shall be twenty (20) feet.
6. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6, except for Type A lots which shall be 0.45; the run-off co-efficient for commercial shall be 0.9.
7. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
8. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr. and the rainfall intensity for commercial areas shall be 8.88 in/hr.

c. General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Recessed inlets are required on right-of-ways greater than one-hundred feet in width.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

d. Sanitary Sewer Mains

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.
5. Manholes – sewer mains shall have a four (4) foot diameter manhole every four-hundred (400) feet or less and (4) foot diameter manhole every three (300) feet or less for mains along a curve.

6. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way.

e. Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
4. Water Line Testing – all water lines shall sustain a pressure test of two-hundred (200) psi for three (3) hours prior to acceptance.
5. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

f. Miscellaneous

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development and shall be LED where available. Street lights shall be located in the median for 4-lane divided roadways or greater.
2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways unless otherwise approved by the City Engineer.

12.0 Legal Description

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, being all of those tracts of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deeds recorded in Document Number 2005-0176477 and 2005-0176476, Official Public Records, Collin County, Texas, and being all of those tracts of land conveyed to Collin County Two Trees Investments, LP, according to deeds recorded in Document Numbers 20090603000680790 (Tract 4), 20110929001040010 (Tract III) and 20090603000680810 (Parcels I and II), Official Public Records, Collin County, Texas:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northeast corner of that tract of land conveyed to Donald T. Koch, as trustee of the surviving grantor's revocable trust, according to deed recorded in Document Number 20170616000785220, Official Public Records, Collin County, Texas, and being in the center line of County Road 88 (Choate Road);

THENCE N 89° 45' 07" E, with the north line of said Tract 4 of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 868.09 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Tract III, Collin County Two Trees Investments, LP tract;

THENCE N 89° 41' 25" E, with the north line of said Tract III of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 658.13 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract III of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel II of Collin County Two Trees Investments, LP tract;

THENCE N 89° 30' 23" E, with the north line of said Parcel II of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, passing the northeast corner of said Parcel II of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel I of Collin County Two Trees Investments, LP tract, at a distance of 351.59 feet, continuing a total distance of 691.06 feet to a 1/2 inch iron rod with cap stamped "DAA" set in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southwest corner of that of land conveyed to G&N Estates, LLC, according to deed recorded in Document Number 20070315000355600, Official Public Records, Collin County, Texas;

THENCE N 88° 59' 17" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 663.23 feet to a 5/8 inch iron rod found in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southeast corner of said G&N Estates, LLC tract, also being the southwest corner of that tract of land conveyed to Robert D. Newell and Charlotte K. Newell, according to the deed recorded in Document Number 20120615000717260, Official Public Records, Collin County, Texas;

THENCE N 89° 12' 54" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the most northern line of that tract of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deed recorded in Document Number 2005-0176477, Official Public Records, Collin County, Texas, and the center line of said County Road 88, a distance of 1,177.40 feet to a 1/2 inch iron rod found for an angle point in the most northern line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the northwest corner of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Document Number 20150304000239620, Official Public Records, Collin County, Texas, also being in the south line of that tract of land conveyed to Vijay Prathani and wife, Pavani Chillarige, according to deed recorded in Document Number 20160908001195410, Official Public Records, Collin County, Texas;

THENCE S 73° 41' 33" E, with the most northern line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the south line of said Metallic Land Company, LLC tract, and the center line of said County Road 88, a distance of 398.67 feet to a 1/2 inch iron rod found for the northeast corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the south corner of said Metallic Land Company, LLC tract, also being in the west line of Farm-To-Market Road 2478;

THENCE with the east line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being west line of said Farm-To-Market Road 2478, the following courses and distances:

S 09° 48' 59" E, a distance of 570.67 feet to a wooden monument with nail in the top found for the beginning of a non-tangent curve to the right having a central angle of 05° 44' 05", a radius of 5,679.58 feet and a chord bearing and distance of S 07° 01' 46" E, 568.23 feet;

With said non-tangent curve to the right, an arc distance of 568.47 feet to a wooden monument found;

S 04° 06' 50" E, a distance of 2,257.45 feet to a 1/2 inch iron rod found for the southeast corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the northeast corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 9);

THENCE S 04° 14' 30" E, with the east line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 9), same being west line of said Farm-To-Market Road 2478, a distance of 49.85 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the southeast corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 9), same being the northeast corner of that tract of land conveyed to the City of McKinney, according to deed recorded in Document Number 20111026001149950, Official Public Records, Collin County, Texas;

THENCE with the south line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 9), same being the north lines of said City of McKinney tract, the remainder of that tract of land conveyed to Celina 682 Partners, L.P., according to deed recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas, the Amended Plat Mustang Lakes Phase One, and addition to the City of McKinney, Texas, according to the plat thereof recorded Cabinet 2017, Page 74, Official Public Records, Collin County, Texas and Mustang Lakes Phase 2A, and addition to the City of McKinney, according to the plat thereof recorded in Cabinet 2017, Page 816, Official Public Records, Collin County, Texas, the following courses and distances:

S 89° 42' 42" W, a distance of 620.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for corner;

N 89° 56' 24" W, a distance of 311.73 feet to a 1/2 inch iron rod with cap stamped "DAA" found for corner;

S 89° 51' 51" W, a distance of 816.05 feet to a 1/2 inch iron rod found for corner;

S 89° 47' 20" W, a distance of 305.39 feet to a 1/2 inch iron rod with cap stamped "DAA" found for corner;

S 89° 49' 55" W, a distance of 465.82 feet to a 1/2 inch iron rod with cap stamped "DAA" found for corner;

S 89° 48' 09" W, a distance of 2,167.88 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the southwest corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 9), same being the northwest corner of said Mustang Lakes Phase 2A, also being in the east line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8);

THENCE S 00° 13' 49" E, with the east line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being west line of said Mustang Lakes Phase 2A, a distance of 1,721.82 feet to a 1/2 inch iron rod found for the southeast corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being an interior ell corner of said remainder of said Celina 682 Partners, L.P. tract;

THENCE S 89° 39' 02" W, with the south line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being a north line of said Celina 682 Partners, L.P. tract, a distance of 1,986.38 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the southwest corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being an interior ell corner of Wilson Creek Estates 2, and addition to the City of McKinney, Texas, according to the plat thereof recorded in Document Number 98-0015033, Official Public Records, Collin County, Texas;

THENCE N 00° 18' 19" W, with a west line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the most northern east line of said Wilson Creek Estates 2, a distance of 213.89 feet to a 1/2 inch iron pipe found for an interior ell corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the northeast corner of said Wilson Creek Estates 2;

THENCE S 89° 40' 43" W, with the south line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the most northern line of said Wilson Creek Estates 2, a distance of 1,120.91 feet to a 1 inch iron pipe found for the southwest corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the northwest corner of said Wilson Creek Estates 2, also being in the east line of that tract of land conveyed to Donald L. Vest and wife, Julie Ann Vest, according to deed recorded in Volume 1344, Page 66, Deed Records, Collin County, Texas;

THENCE N 00° 19' 48" W, with the west line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the east line of said Donald L. Vest and wife, Julie Ann Vest tract and the east line of that tract of land conveyed to Celina Ownsby Coit, LLC, according to deed recorded in Document Number 20180816001026240, Official Public Records, Collin County, Texas, a distance of 2,456.94 feet to a 1/2 inch iron pipe found for the northwest corner of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the northeast corner of said Celina Ownsby Coit, LLC tract, also being in the south line of that tract of land conveyed to Celina Titus, LLC, according to deed recorded in Document Number 20160401000388930, Official Public Records, Collin County, Texas;

THENCE N 89° 40' 51" E, with the north line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the south line of said Celina Titus, LLC tract, a distance of 1,507.21 feet to a 1/2 inch iron rod found in the north line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), and being the southeast corner of said Celina Titus, LLC tract, same being the southwest corner of that tract of land conveyed to City Global Investments, LLC, according to deed recorded in Document Number 20151130001493760, Official Public Records, Collin County, Texas;

THENCE N 89° 36' 59" E, with the north line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the south line of said City Global Investments, LLC tract, a distance of 680.76 feet to a 1/2 inch iron rod found in the north line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), and being the southeast corner of said City Global Investments, LLC tract, same being the southwest corner of that tract of land conveyed to Donald T. Koch, as trustee of the surviving grantor's revocable trust, according to deed recorded in Document Number 20170616000785220, Official Public Records, Collin County, Texas;

THENCE N 89° 46' 39" E, with the north line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), same being the south line of said Donald T. Koch, as trustee of the surviving grantor's revocable trust tract, a distance of 869.09 feet to a 1/2 inch iron rod with cap stamped "DAA" set in the north line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176476-Tract 8), and being the southeast corner of said Donald T.

Koch, as trustee of the surviving grantor's revocable trust tract, same being the southwest corner of that tract of land called Tract 4 and conveyed to Collin County Two Trees Investments, LP, according to deed recorded in Document Number 20090603000680790, Official Public Records, Collin County, Texas;

THENCE N 00° 36' 33" W, with the west line of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the east line of said Donald T. Koch, as trustee of the surviving grantor's revocable trust tract, a distance of 2,566.39 to the **POINT OF BEGINNING** and containing 556.836 acres of land, more or less.

Appendix "A"

Celina, Texas
10/2019
15000



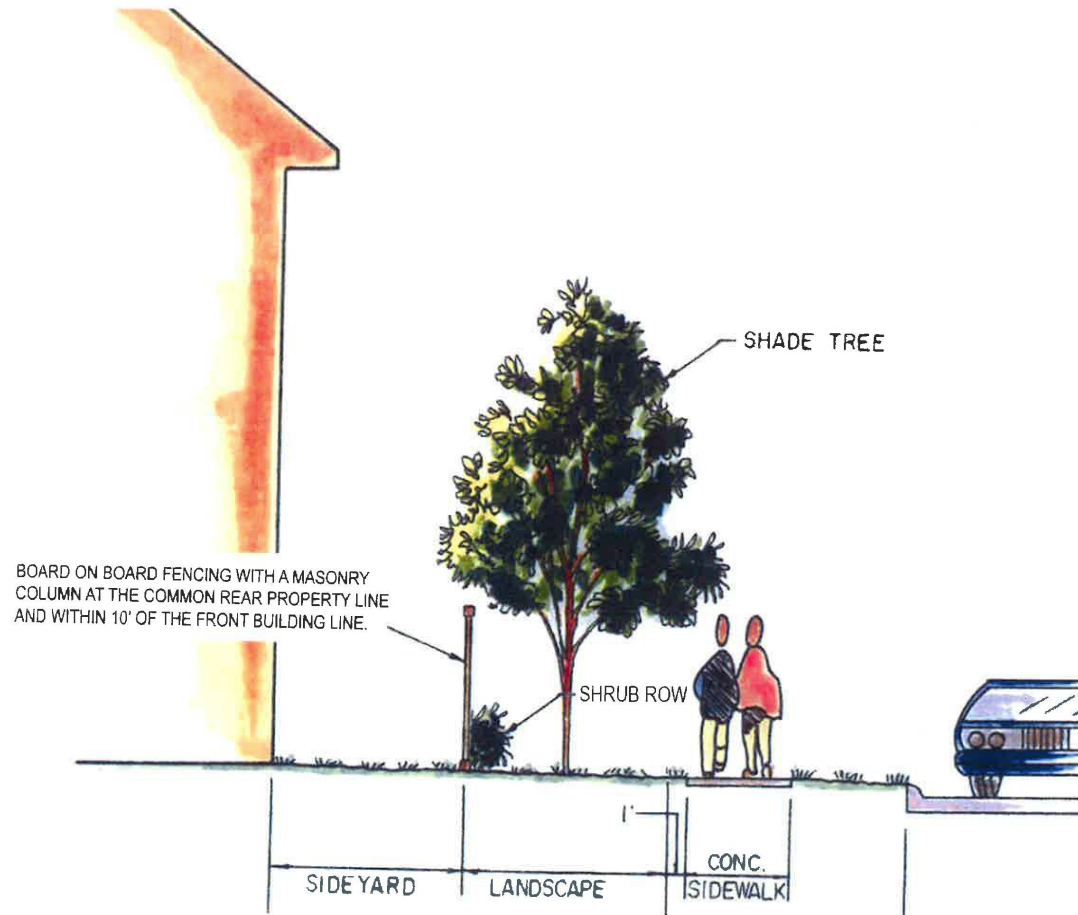
Celina, Texas
1-8-2019
18026



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**

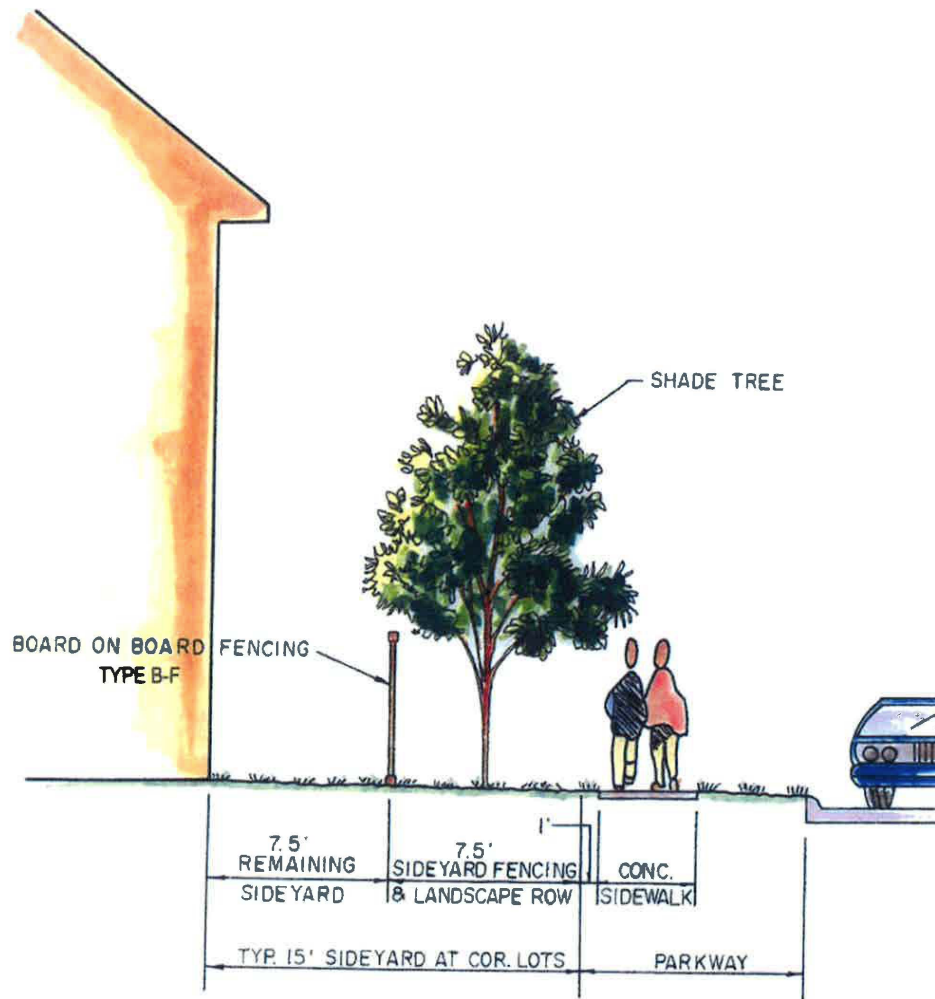


Appendix "D"



Side Yard Fencing Detail - Collector Street

Appendix "E"



Side Yard Fencing Detail - Residential Street



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee AICP, Director of Development Services
Date: January 15, 2019
Re: Thoroughfare Plan Amendment

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon amendments to the City's Comprehensive Plan, Ordinance 2013-06 to amend the Master Thoroughfare Plan. (Thoroughfare Plan Amendments)

Background Information:

As Celina grows, it is sometimes necessary to take a fresh look at the long-range plans for roadways within the City and the linkages to cities adjacent to Celina. To that end, staff is proposing four amendments to the current Master Thoroughfare Plan:

1. Choate Parkway. Upgrade Choate Parkway from Coit Road to the eastern city limit from a four-lane divided to a six-lane divided roadway (see Exhibits 1-A and 1-B). The proposed northern expansion of the Mustang Lakes residential community necessitates an upgrade to Choate Parkway and the subsequent elimination of the proposed Punk Carter Parkway alignment extending through this planned community. Ownsby Parkway will remain as a second point of east-west connection (and will travel through the new portion of Mustang Lakes to Custer Road).
2. Punk Carter Parkway. Remove Punk Carter Parkway between Coit Road and Custer Road from the Thoroughfare Plan (see Exhibits 2-A and 2-B). As part of a previous Thoroughfare Plan amendment, Punk Carter Parkway was downgraded from a six-lane divided roadway to a four-lane divided roadway from Coit Road to Custer Road (Ordinance No. 2018-34; July 10, 2018). Currently Punk Carter is constructed a two-lane collector roadway from Preston Road (SH 289) through Carter Ranch and Bluewood residential communities. This roadway is now proposed to terminate at Coit Road and be removed from the Thoroughfare Plan east of Coit Road. The east-west travel through Celina to the eastern city limit and beyond will be handled by both Choate Parkway and Ownsby Parkway.
3. G. A. Moore Parkway. Change the alignment of future G. A. Moore Parkway to generally align with CR 128 from its intersection with CR 132 (see Exhibits 3-A and 3-B). The proposed new alignment of G. A. Moore Parkway avoids a low creek area/floodway and utilizes an existing right-of-way (see Exhibit 3-C). The proposed alignment will dead-end at CR 133, and continue eastward through the City of Weston along the current FM 455 right-of-way.
4. Roseland Parkway. Reduce the designation of Roseland Parkway through the proposed residential section of

Mustang Lakes to a Collector and retain the four-lane divided status for approximately 1,000 feet immediately south of Choate Parkway adjacent to the proposed commercial tract. This will be an extension of the Collector designation that now exists within the current phases of Mustang Lakes.

The proposed realignments will serve the City for the long-term growth; however, the City of Celina does not have any immediate plans to construct these roadways. Development in the areas will generate the need for the construction of new roadway lanes. If the existing properties choose to redevelop, the new alignments will be enforced and the right-of-way obtained through the platting process. For those property owners adjacent to the proposed roadway alignments, changes are not anticipated to be initiated by the City.

Board Review/Citizen Input:

Notices for the public hearings were published in *The Celina Record* on December 28, 2018.

Supporting Documents:

Exhibit 1-A Current Choate Parkway
Exhibit 1-B Proposed Choate Parkway
Exhibit 2-A Current Punk Carter Parkway
Exhibit 2-B Proposed Punk Carter Parkway
Exhibit 3-A Current G.A. Moore Parkway
Exhibit 3-B Proposed G.A. Moore Parkway
Exhibit 3-C Floodplain Area G.A. Moore Parkway
Exhibit 4-A Current Roseland Parkway
Exhibit 4-B Proposed Roseland Parkway

Staff Recommendation:

Staff recommends approval as presented.

CHOATE PKWY
07/10/2018

Legend

Thoroughfare Crossing

- Grade Separated Crossings
- RR Grade Separated Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD 140' ROW*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW
- Streams
- Roads
- Railroad
- CityofCelina.DBO.CityLimits
- Celina ETJ Limits
- Parcels

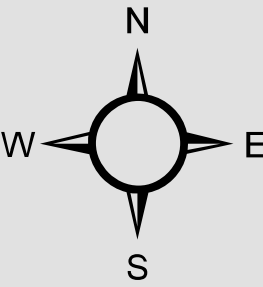
NOTES:

* MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS

** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS

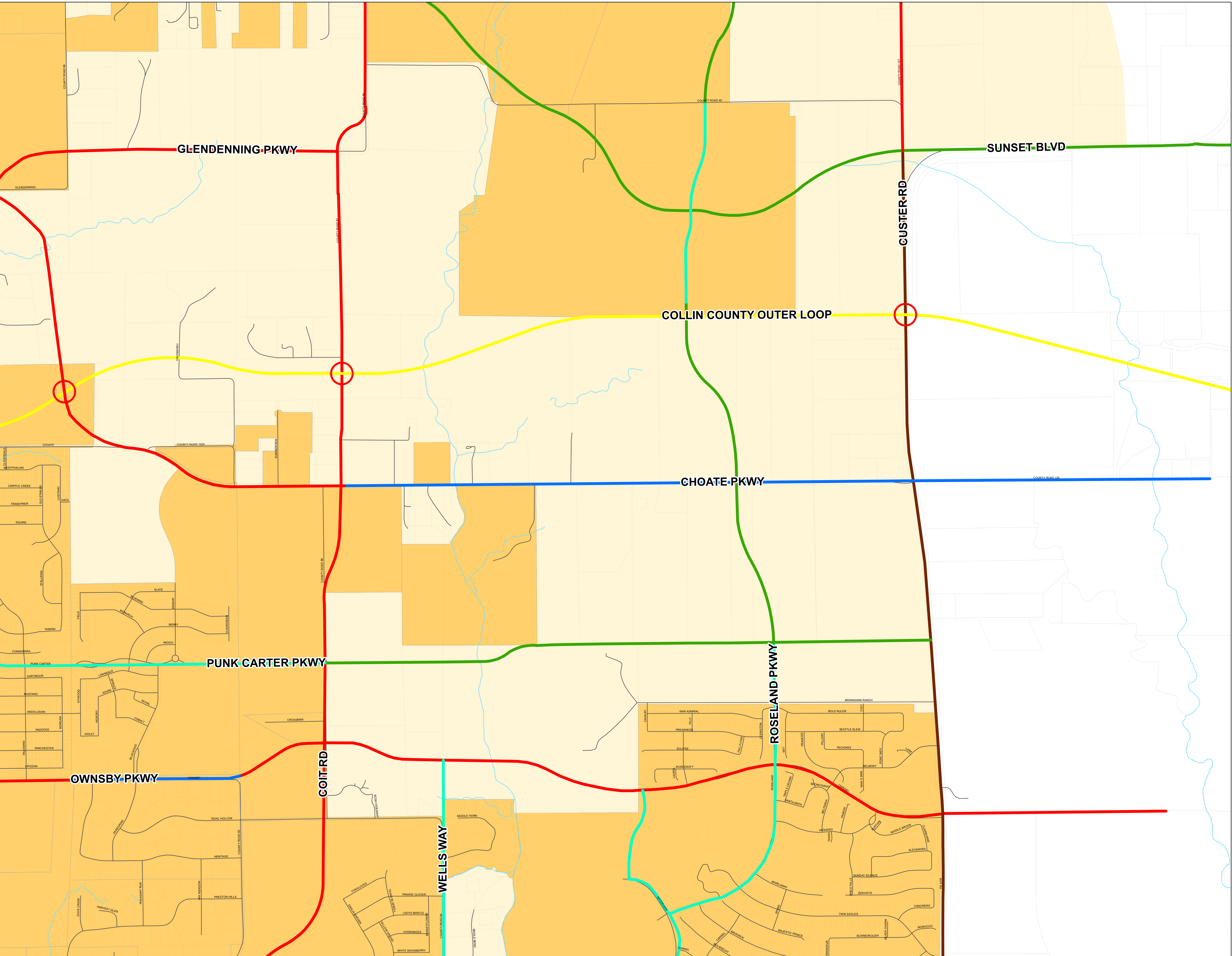
*** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY

COLLECTORS NOT SHOWN FOR CLARITY. LOCATION OF COLLECTORS TO BE DETERMINED BY CITY ORDINANCES



0 0.225 0.45 Miles

Date: 1/2/2019



CHOATE PKWY PROPOSED

Legend

Thoroughfare Crossing

- Grade Separated Crossings
- RR Grade Separated Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD 140' ROW*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW
- Streams
- Roads
- Railroad
- City of Celina, DBO, City Limits
- Celina ETJ Limits
- Parcels

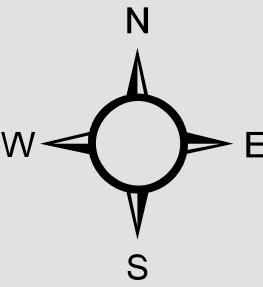
NOTES:

* MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS

** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS

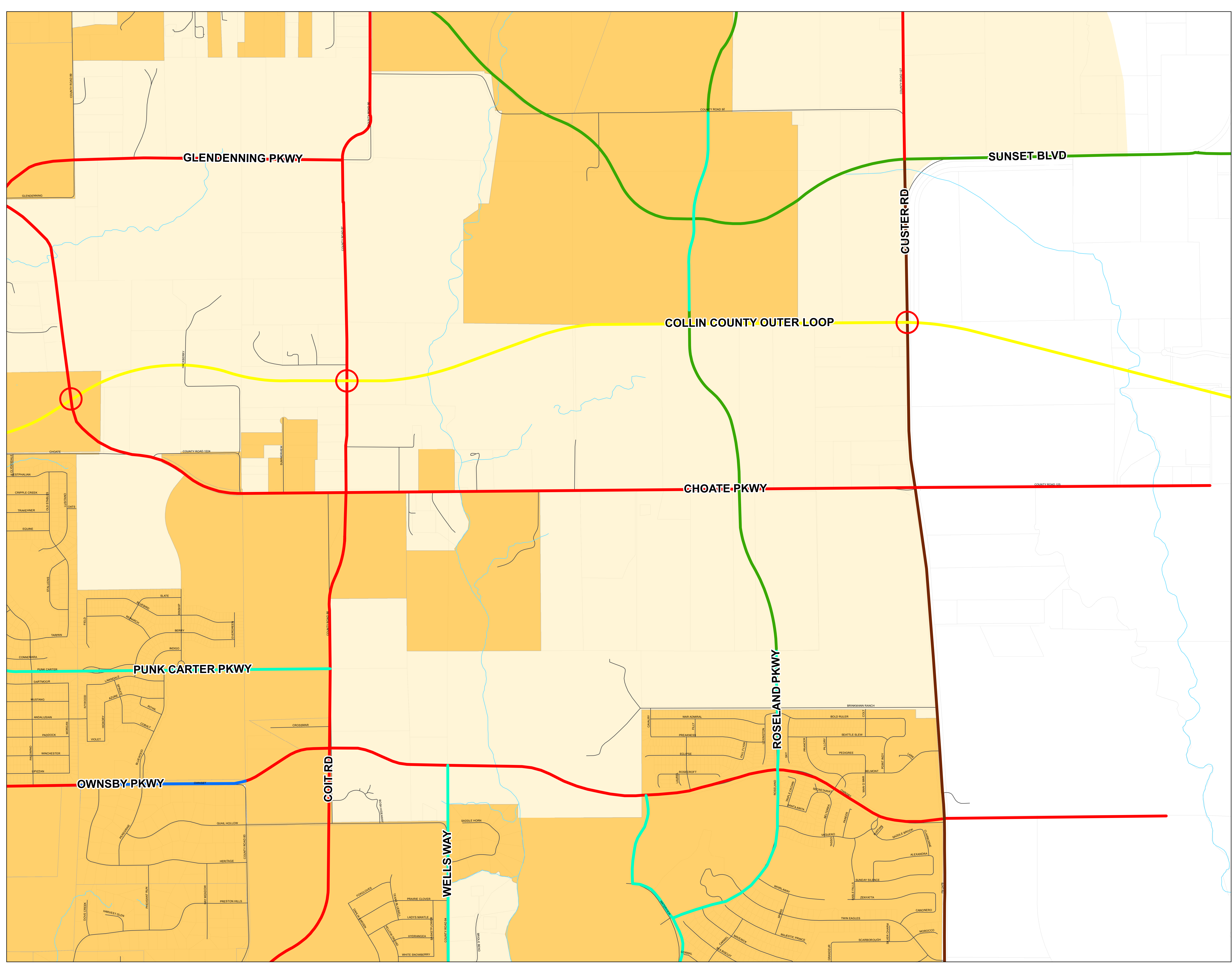
*** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY

COLLECTORS NOT SHOWN FOR CLARITY. LOCATION OF COLLECTORS TO BE DETERMINED BY CITY ORDINANCES



0 0.225 0.45 Miles

Date: 1/2/2019



PUNK CARTER PKWY
07/10/2018

Legend

Thoroughfare Crossing

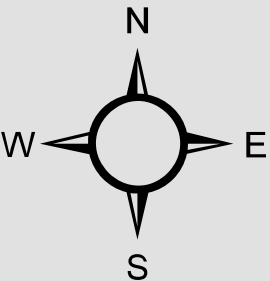
- Grade Separated Crossings
- RR Grade Separated Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD 140' ROW*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW
- Streams
- Roads
- Railroad
- CityofCelina.DBO.CityLimits
- Celina ETJ Limits
- Parcels

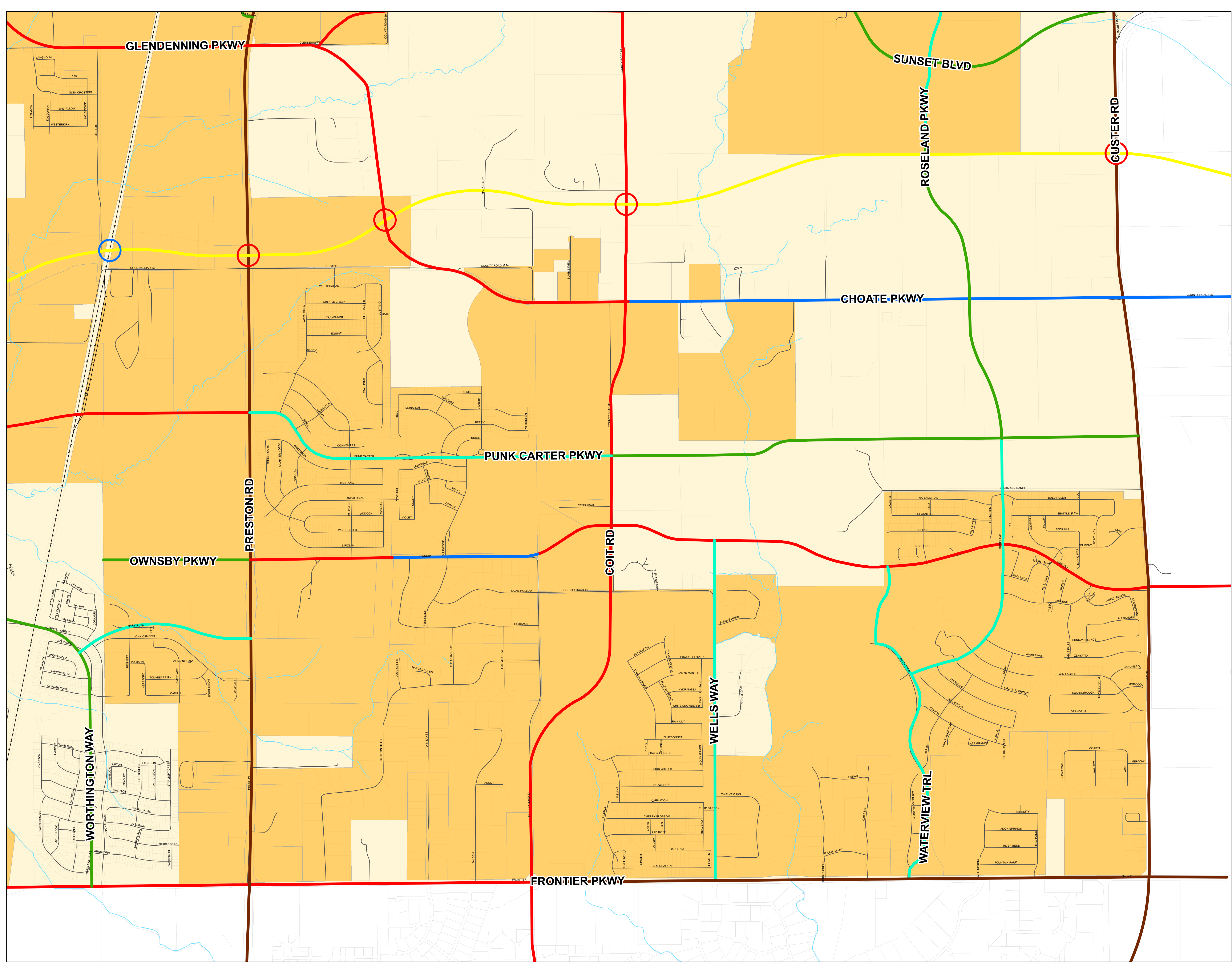
NOTES:

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- ** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS
- *** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY
- COLLECTORS NOT SHOWN FOR CLARITY. LOCATION OF COLLECTORS TO BE DETERMINED BY CITY ORDINANCES



0 0.275 0.55
Mile

Date: 1/2/2019



PUNK CARTER PKWY
PROPOSED

Legend

Thoroughfare Crossing

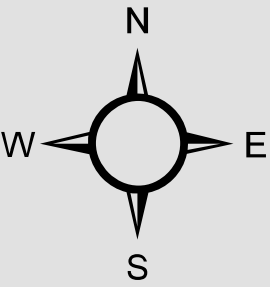
- Grade Separated Crossings
- RR Grade Separated Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD 140' ROW*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW
- Streams
- Roads
- Railroad
- CityofCelina.DBO.CityLimits
- Celina ETJ Limits
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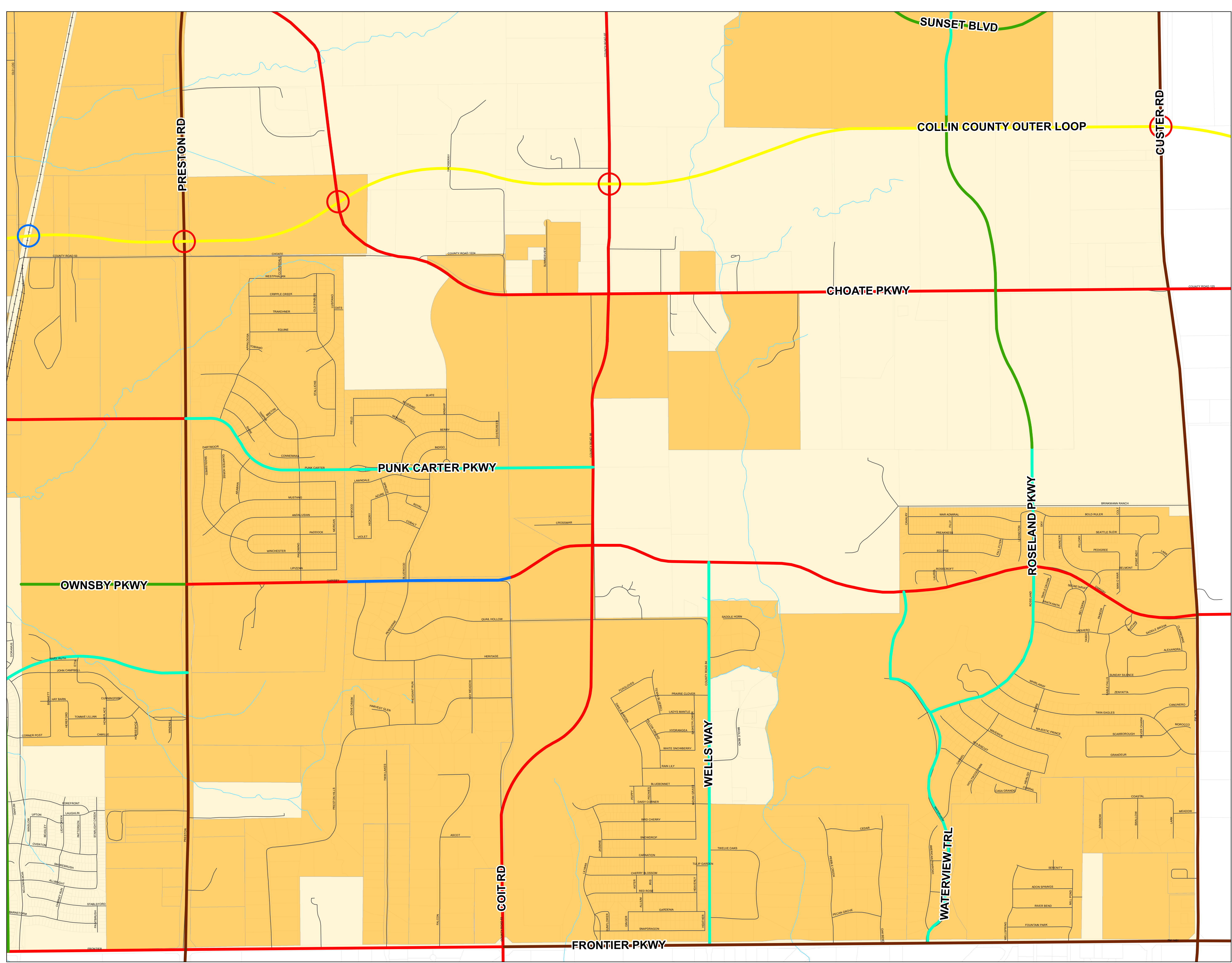
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0 0.225 0.45
Miles

Date: 1/2/2019



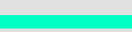
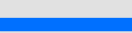
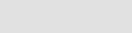
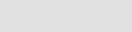
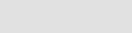
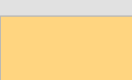
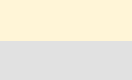
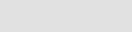
GA MOORE PKWY
07/10/2018

Legend

Thoroughfare Crossing

-  Grade Seperated Crossings
-  RR Grade Seperated Crossings

Thoroughfare Plan

-  2LC 60' - 80' ROW***
-  4/6LD 100' ROW*
-  4LD 90' - 100' ROW*
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-  Freeway/Tollway 400' ROW
-  Outer Loop 500' ROW
-  Streams
-  Roads
-  Railroad
-  CityofCelina.DBO.CityLimits
-  Celina ETJ Limits
-  Parcels

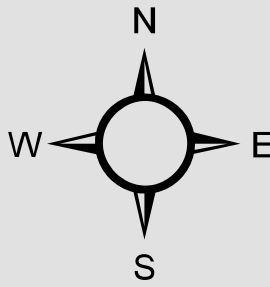
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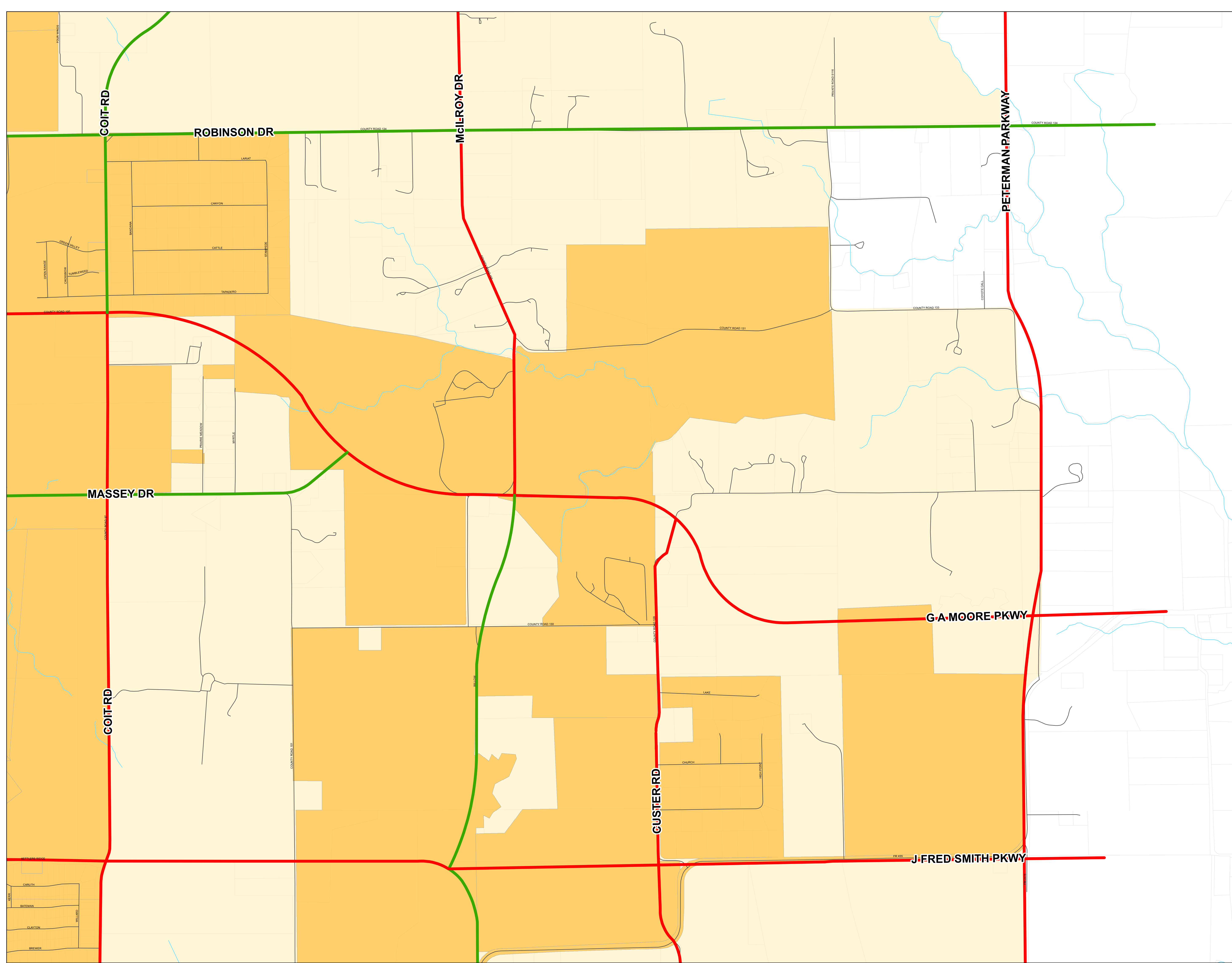
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COLLECTORS NOT SHOWN FOR CLARITY. LOCATION OF COLLECTORS TO BE DETERMINED BY CITY ORDINANCES



0 0.2 0.4 Miles

Date: 1/2/2019



GA MOORE PKWY
PROPOSED

Legend

Thoroughfare Crossing

- Grade Seperated Crossings
- RR Grade Seperated Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
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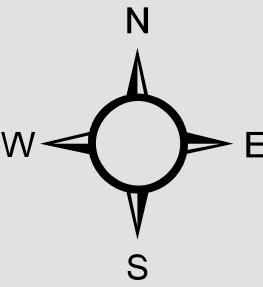
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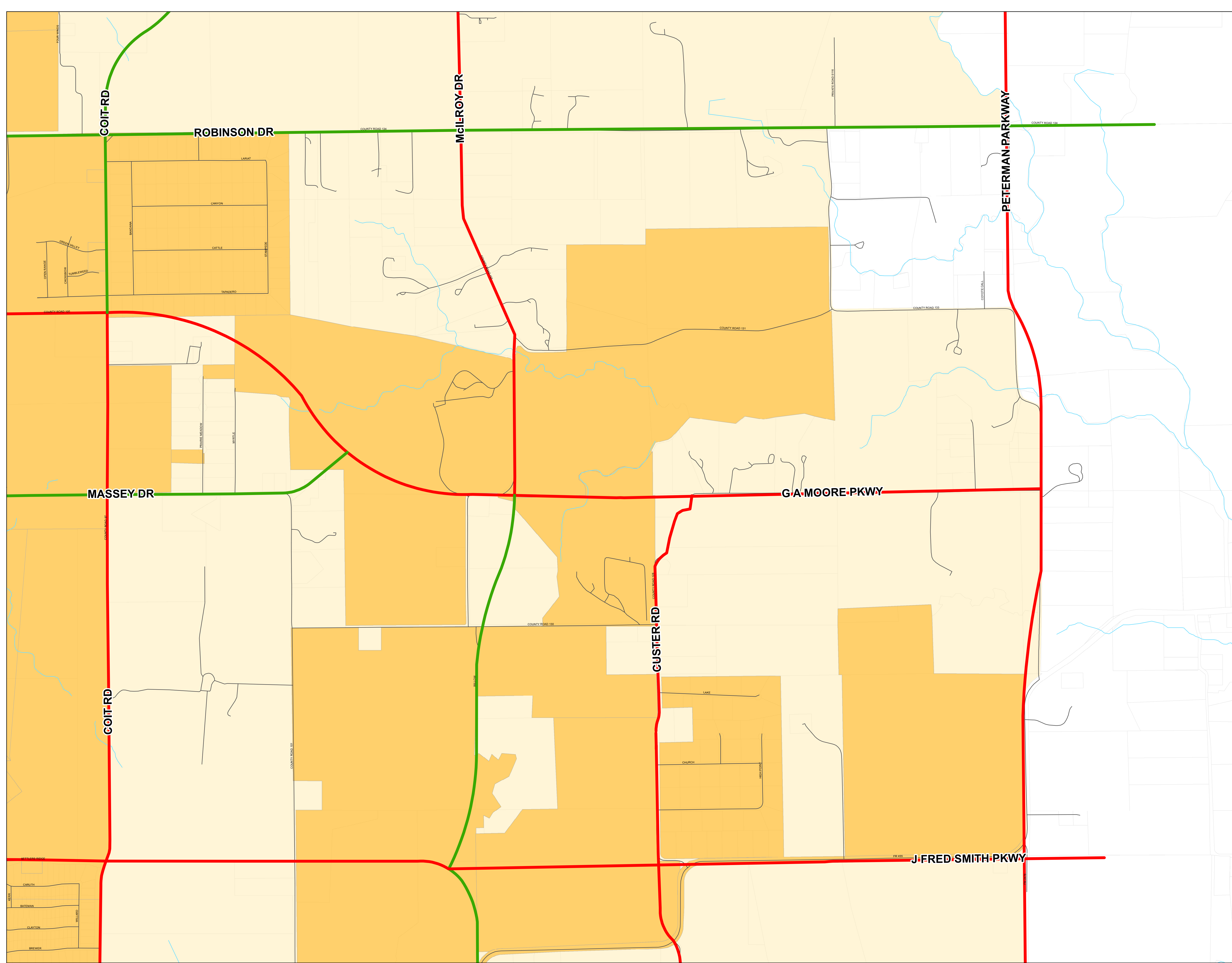
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0 0.2 0.4 Miles

Date: 1/2/2019



ROSELAND PKWY
CURRENT

Legend

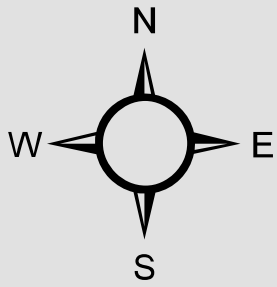
Thoroughfare Crossing

- Grade Separated Crossings
- RR Grade Separated Crossings

Thoroughfare Plan

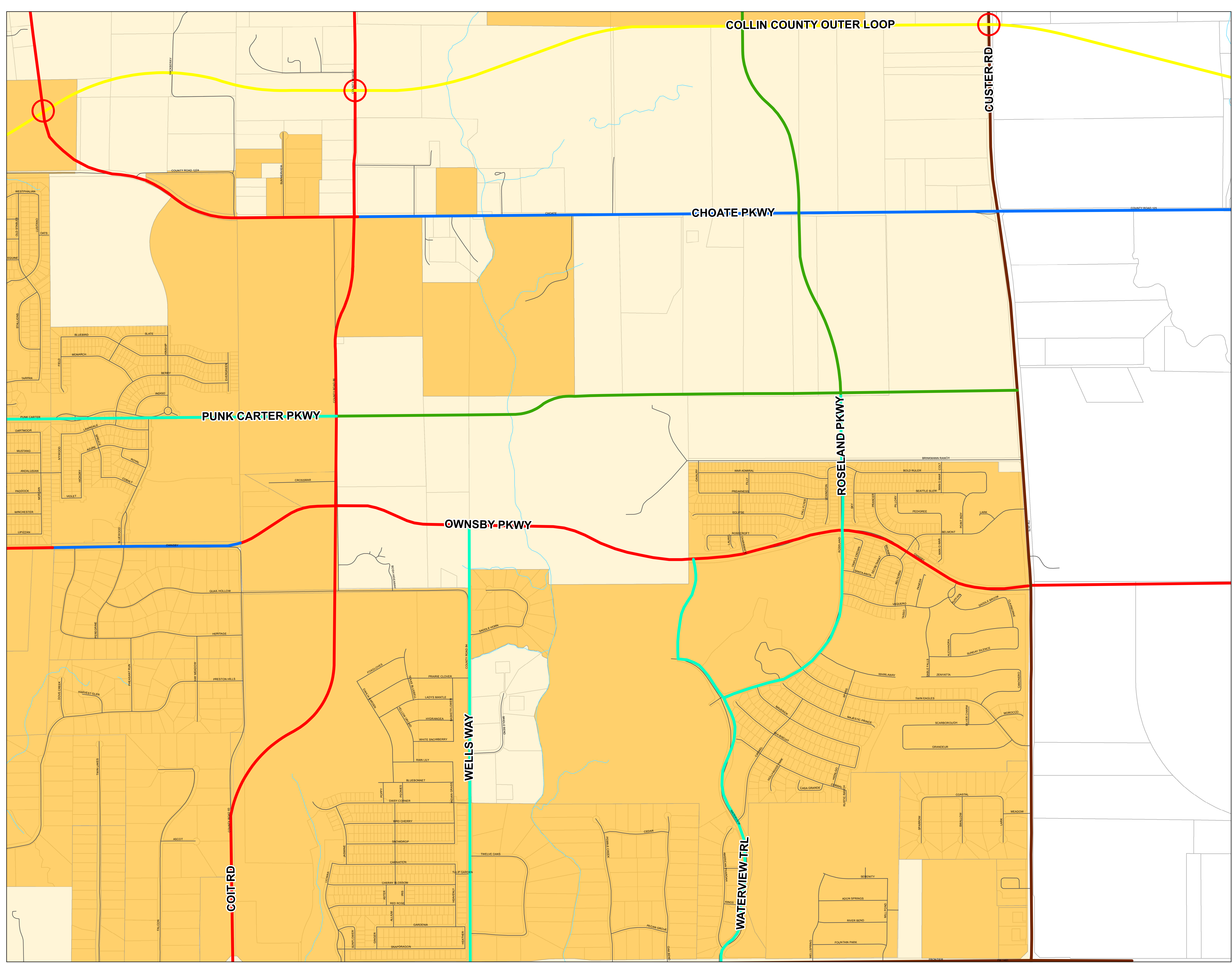
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0 0.2 0.4 Miles

Date: 1/10/2019



ROSELAND PKWY
PROPOSED

Legend

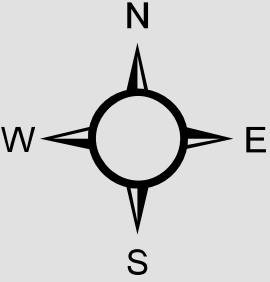
Thoroughfare Crossing

- Grade Separated Crossings
- RR Grade Separated Crossings

Thoroughfare Plan

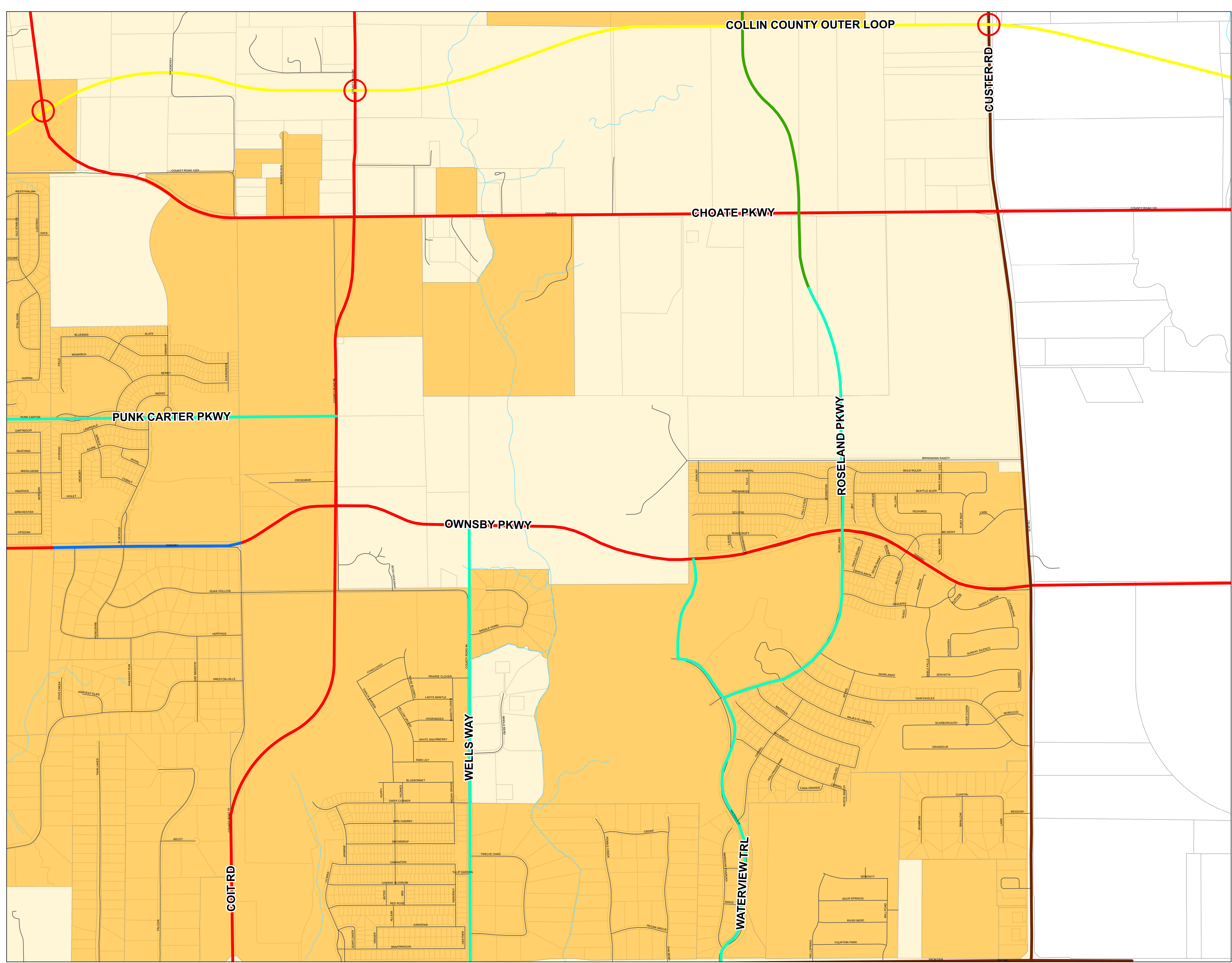
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0 0.2 0.4 Miles

Date: 1/10/2019



GA MOORE PKWY DRAFT & FLOOD PLAIN

Legend

Thoroughfare Crossing

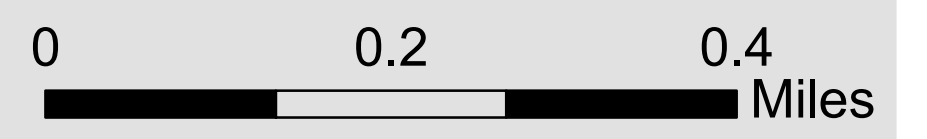
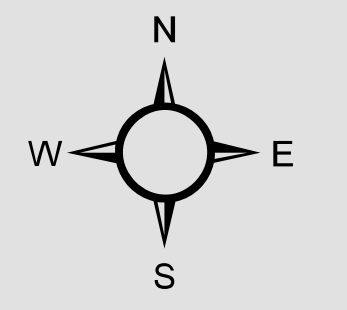
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-  RR Grade Separated Crossings

Thoroughfare Plan

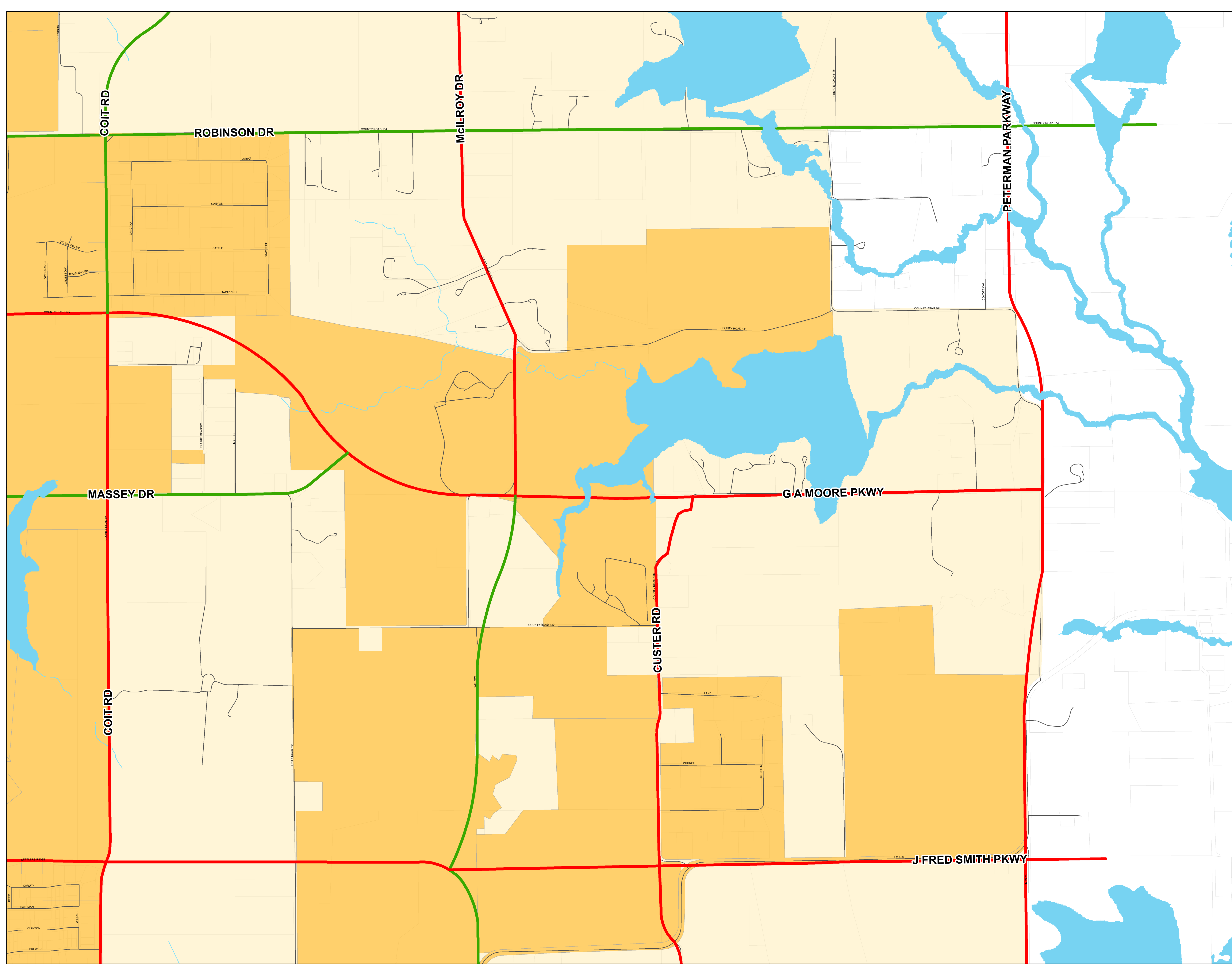
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Date: 1/2/2019





Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee AICP, Director of Development Services
Date: January 15, 2019
Re: All Storage Celina Zoning Request

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from All Storage Celina, LLC to rezone an approximately 7.426 acre tract of land from AG, Agricultural zoning district to PD, Planned Development No. 95 (PD-95) zoning district, with a base zoning designation of RO, Retail Office. The property is generally located on the north side of Frontier Parkway and east of BNSF Railroad. (All Storage Celina)

Owner:

All-Storage Celina, LLC
82 W. Armstrong Drive
Mustang, OK 73064

Applicant:

Kimley-Horn & Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034

Background:

This property is currently in the process of being annexed into Celina's corporate city limits. This process is anticipated to be completed at the February 12, 2019 City Council meeting, at which time the Council will also hear this rezoning request. At that time of annexation, the property is automatically zoned as an AG, Agricultural zoning district.

The applicant is requesting a zoning change from an AG, to a Planned Development zoning district, PD-95. The PD will have a base zoning designation of RO, Retail Office to accommodate the retail and restaurant uses along Frontier Parkway with several added land uses, including self-storage.

There will be two proposed access points into the site along Frontier Parkway to accommodate the proposed buildings. A bridge spanning the BNSF Railroad is currently being designed. Once constructed, access to the site will be limited to the one access point at the base of the bridge. Solid masonry screening will be provided adjacent to the single-family residential community located east of the subject property.

The self-storage building will be a four-story 181,200 square foot building located at the rear of the site. A one-

story building, approximately 7,000 square feet in size, is proposed for retail and restaurant uses and will be located facing Frontier Parkway.

Conformance with the Comprehensive Plan:

The City's Comprehensive Plan shows this property to be within the Suburban Moderate-High Residential or "Suburban Mix." This includes residential developments and the services and businesses that support the citizens living there. This future land use accounts for sixty-four percent (64%) of the land area in Celina. The rezoning request conforms to the Comprehensive Plan in that self-storage, retail, and restaurant uses are compatible with the expansion of services necessary to the citizens of Celina.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on December 28, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

Location Map

Concept Plan

Color Elevations - Building A

Color Elevations - Building B

Development Standards

Staff Recommendation:

Staff recommends approval.



Attachment: All Storage Location Map (All Storage Celina Zoning Request)



All Storage Location Map

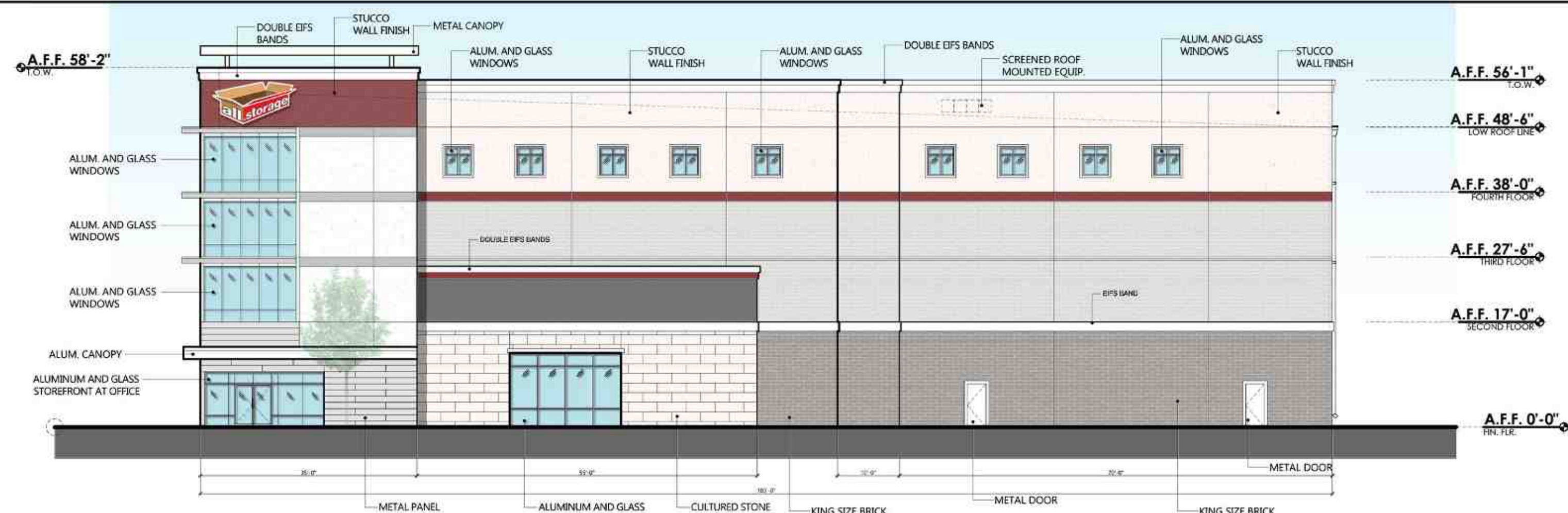
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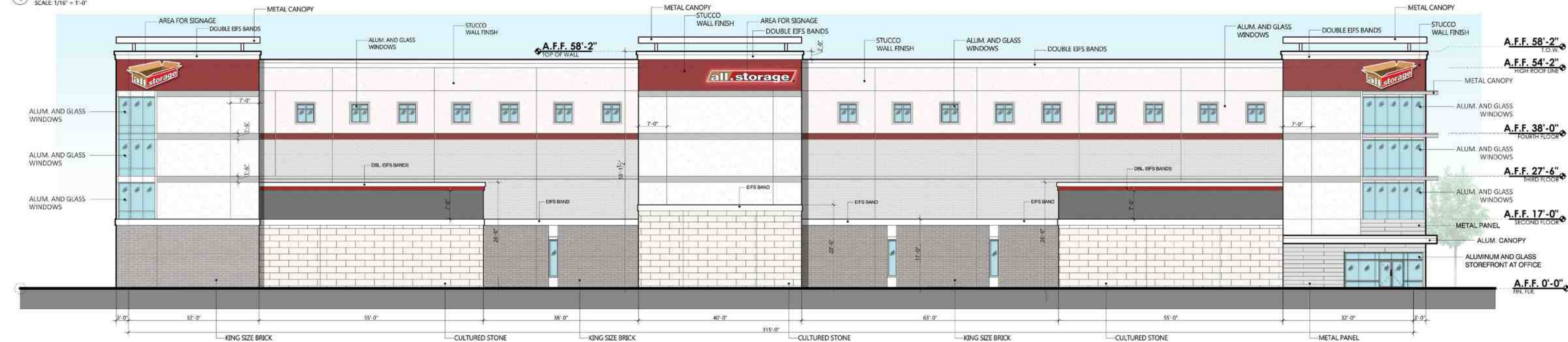
- Roads
- AllStorage
- City Limits
- Parcels

North arrow and scale bar (0, 150, 300 Feet).

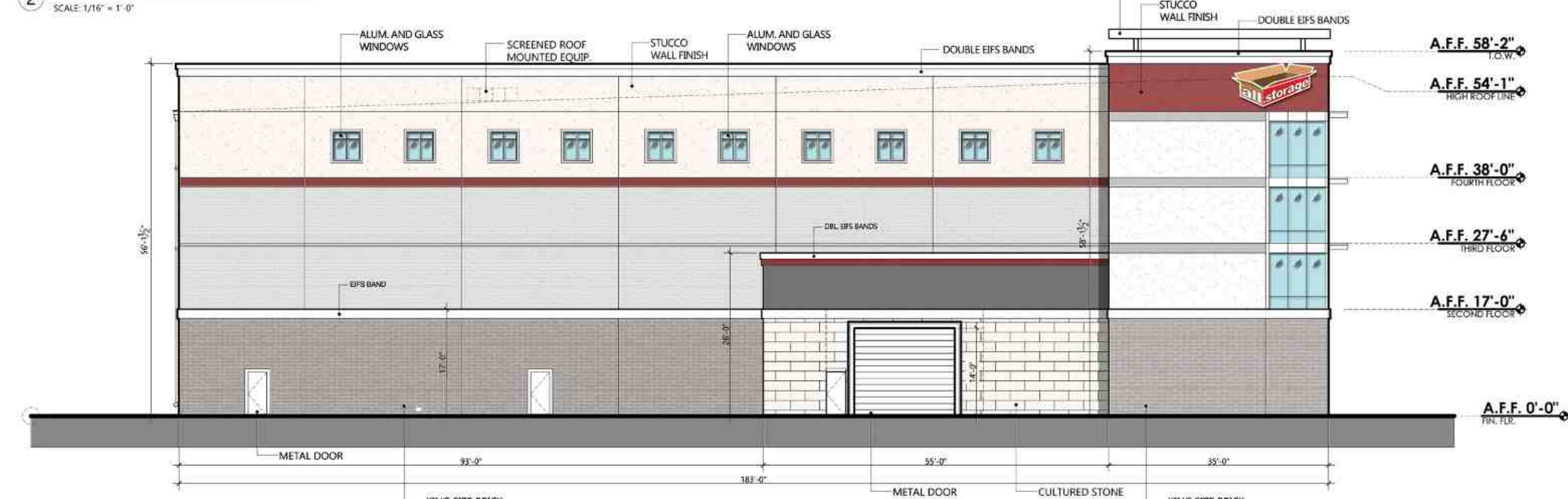
Packet Pg. 60



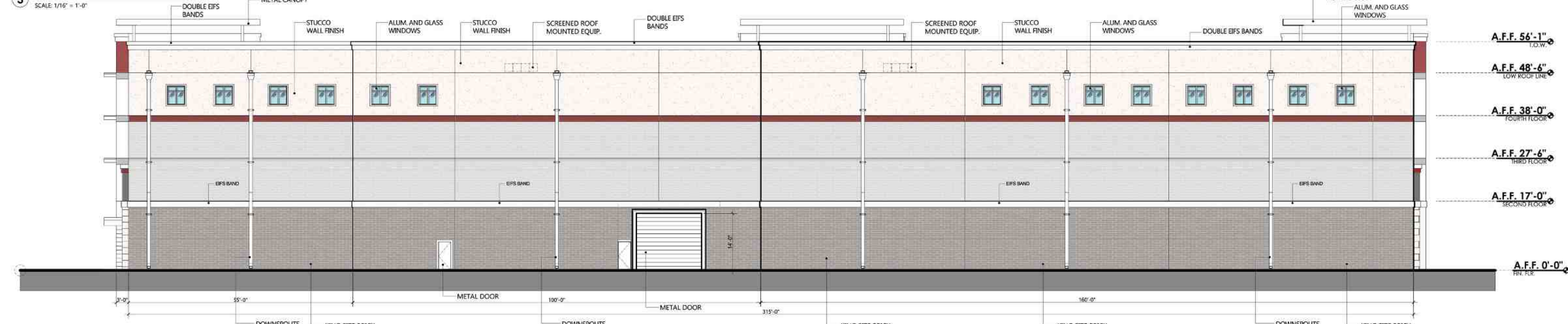
1 EAST CONCEPT ELEVATION



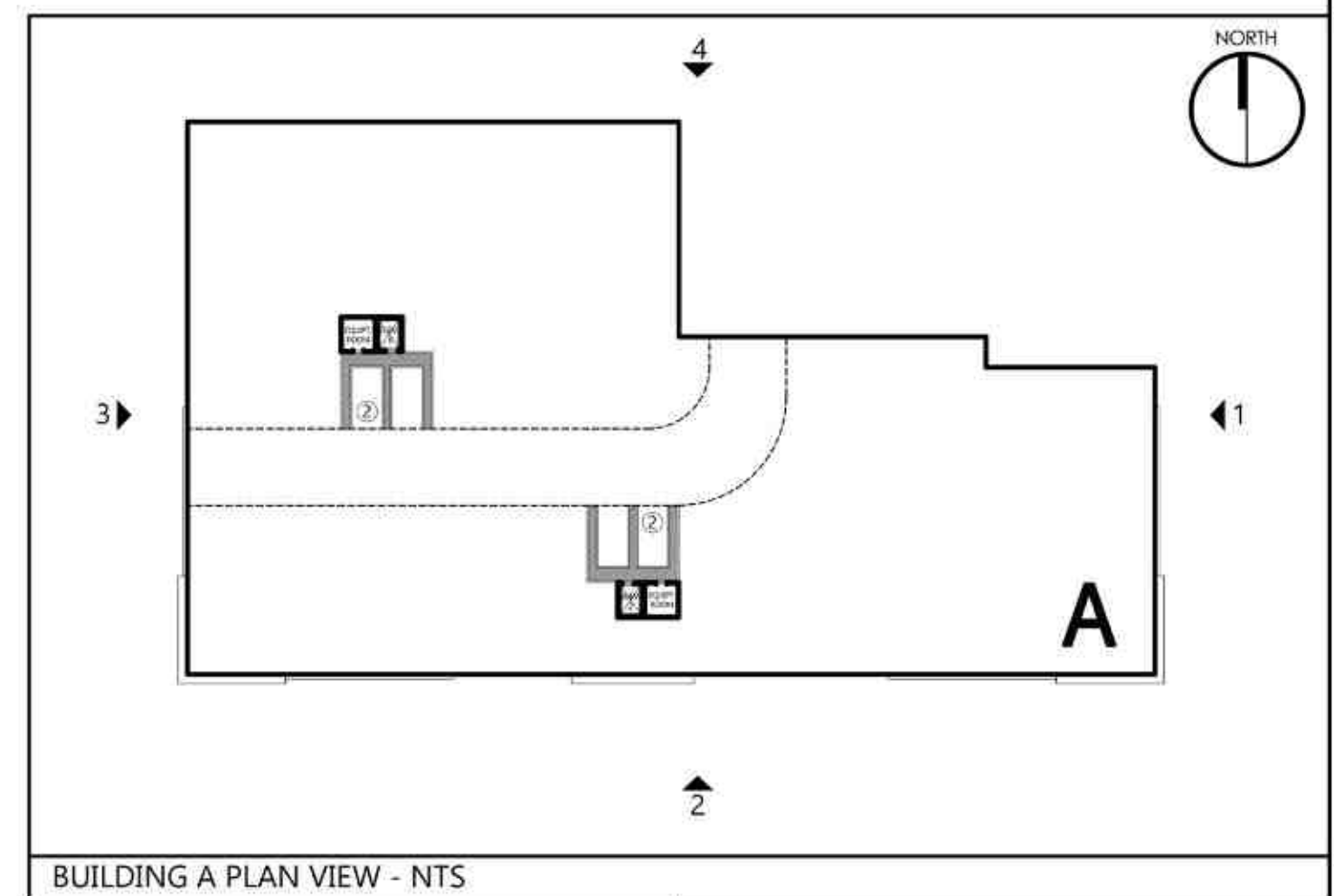
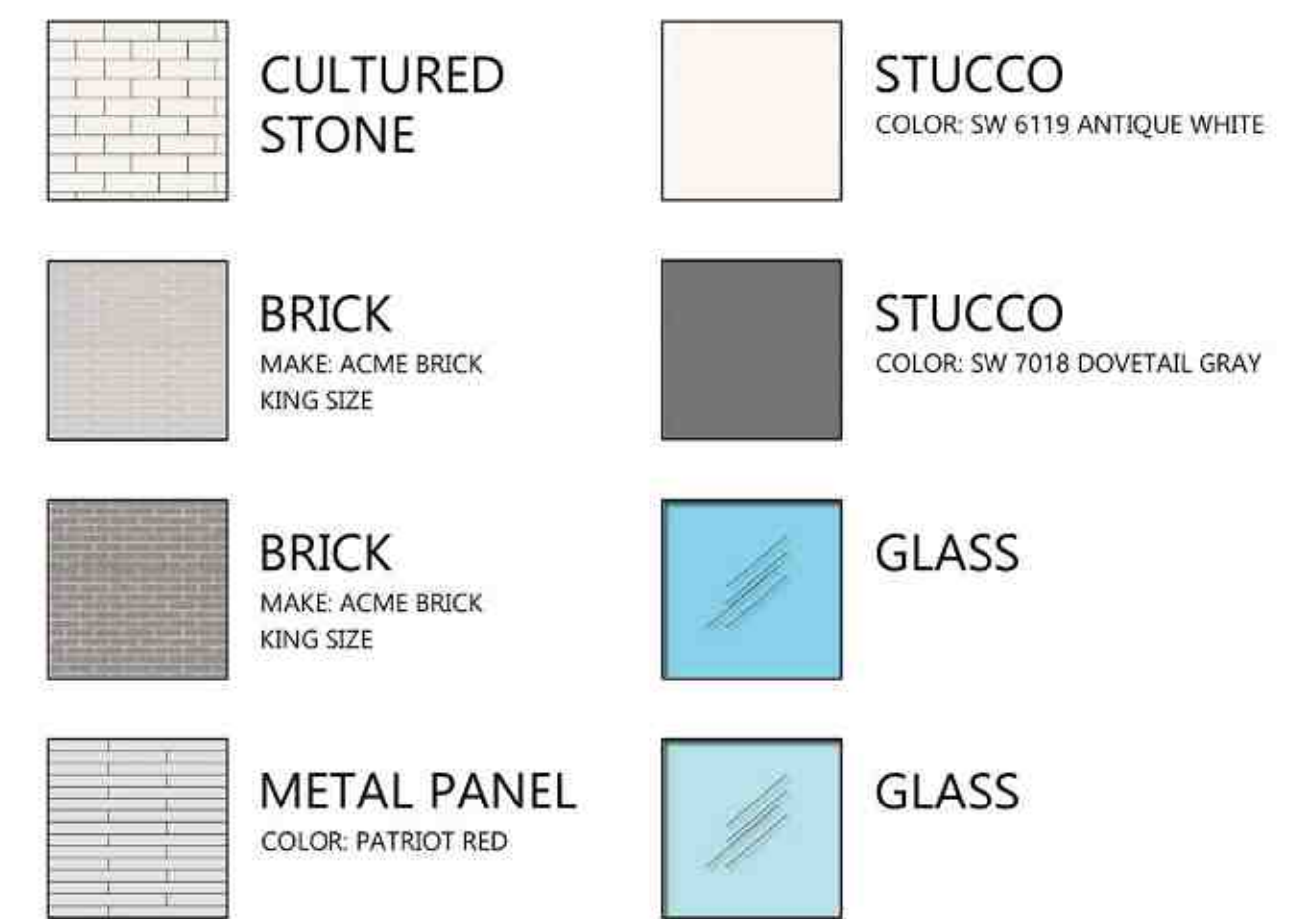
2 SOUTH CONCEPT ELEVATION



3 WEST CONCEPT ELEVATION



4 NORTH CONCEPT ELEVATION



OWNER:
 ALL STORAGE CELINA, LLC
 82 Armstrong Drive
 Mustang, OK 76064
 Phone: 405-376-4509



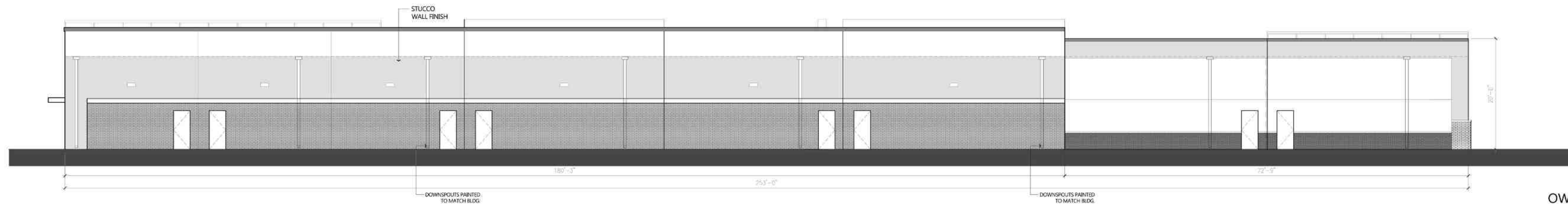
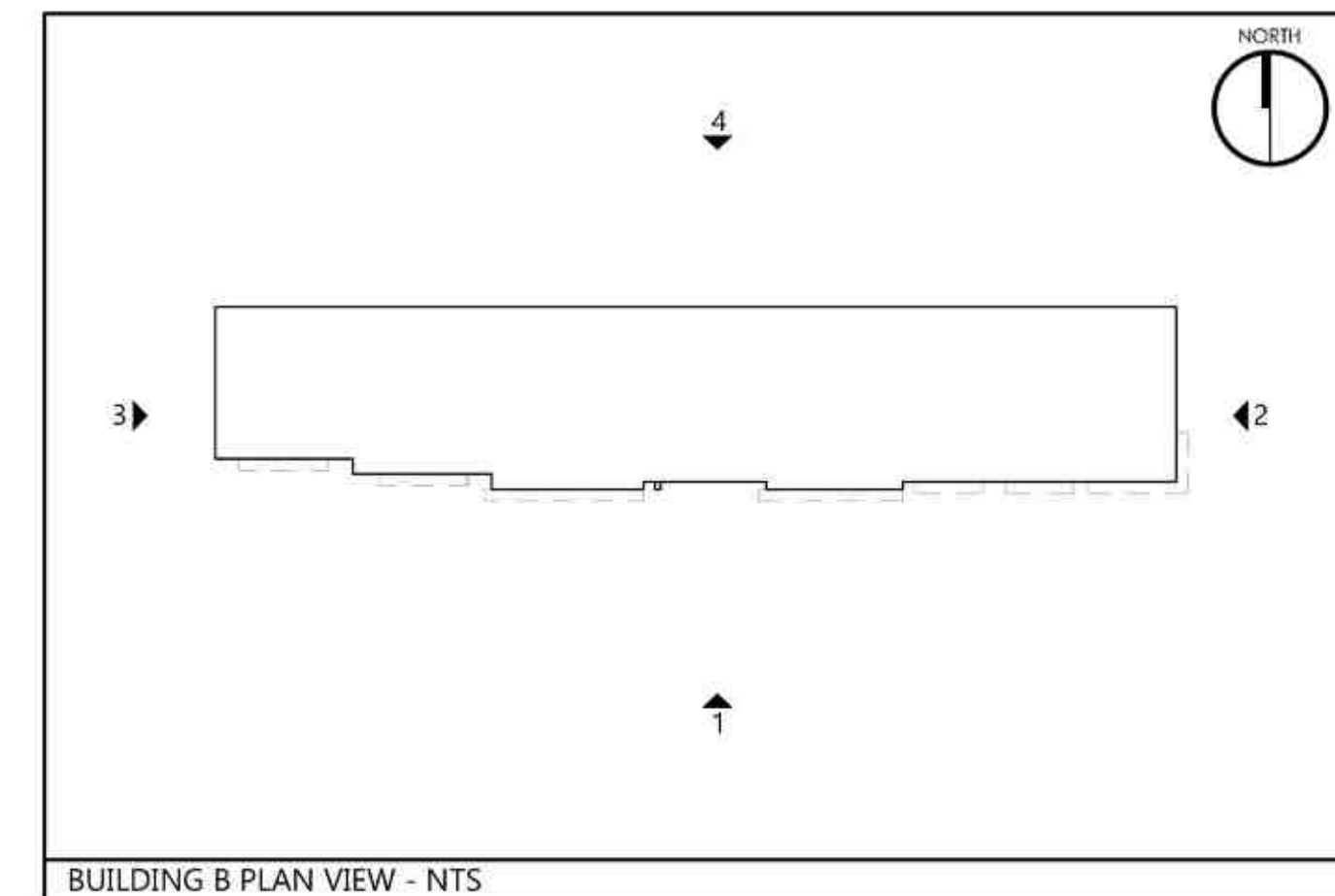
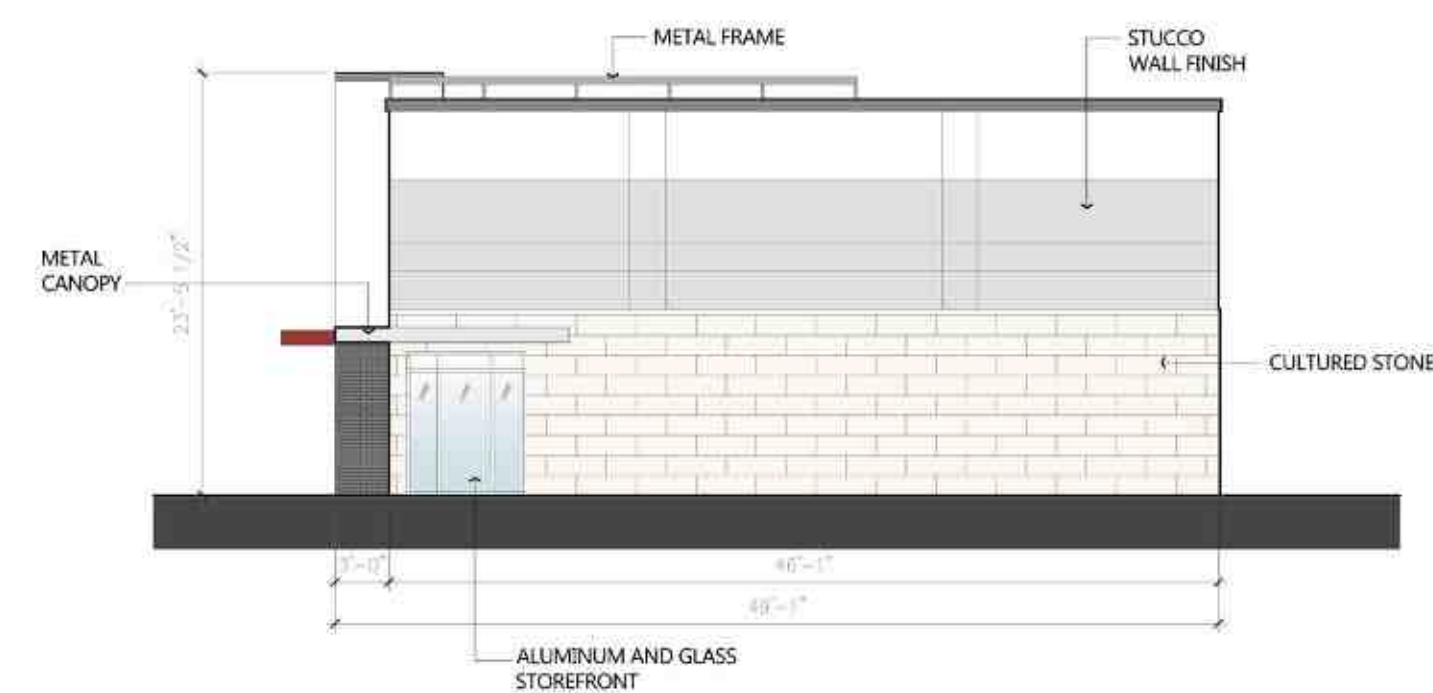
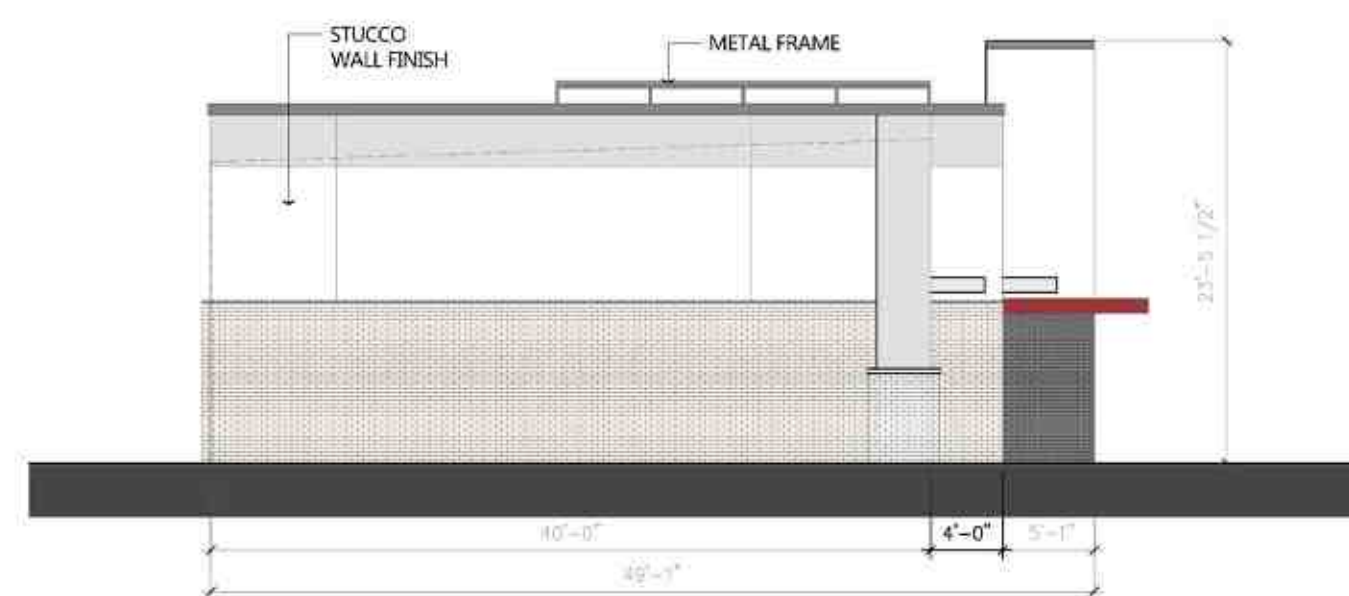
A BETTER STORAGE EXPERIENCE

- General Notes:
1. This Facade Plan is for conceptual purposes only and the diagrams are intended to represent the general aesthetic of the project.
 2. All mechanical units shall be screened from public view.
 3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
 4. Roof access shall be provided internally, unless otherwise specified.

ALL STORAGE | CELINA

930 W. FRONTIER PKWY.
 CELINA, TX
 CONCEPT ELEVATION BLDG. A

Date: January 2, 2018

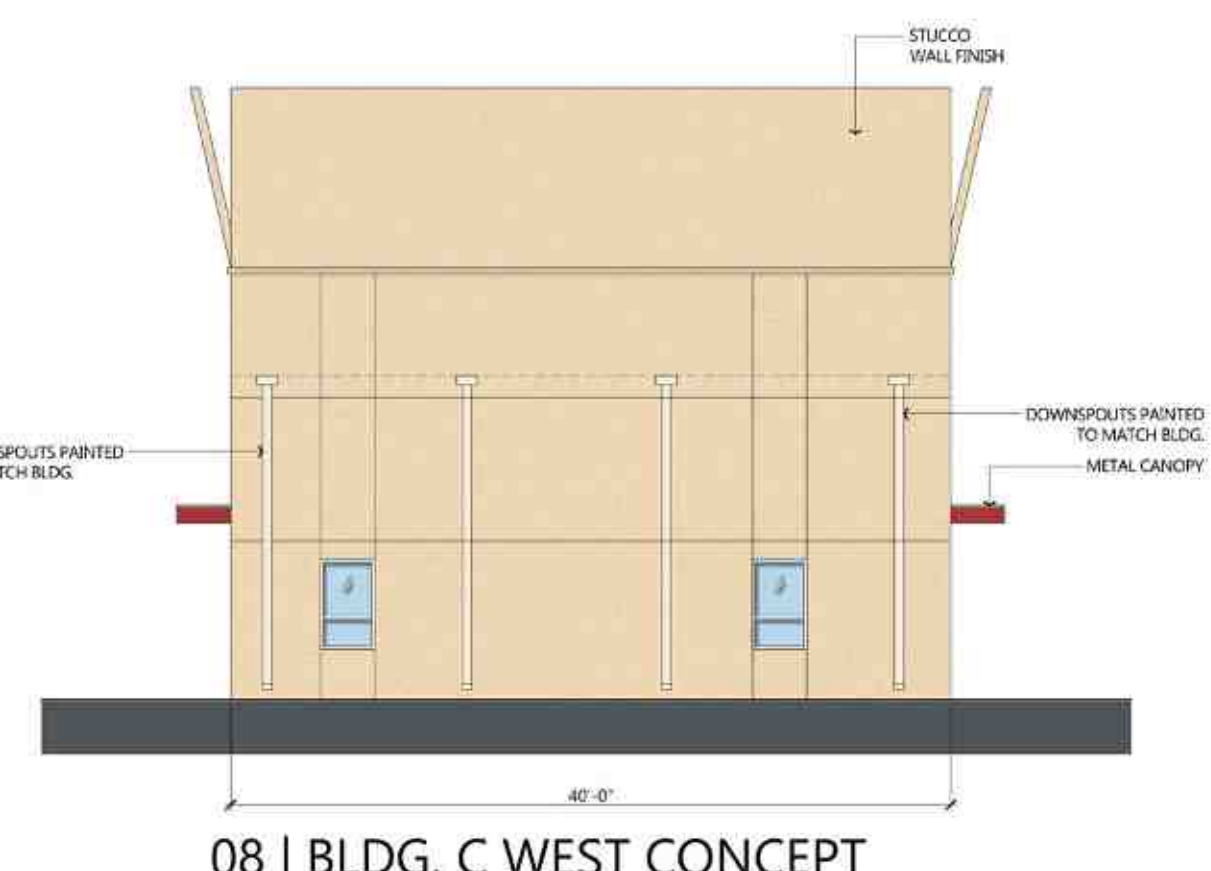
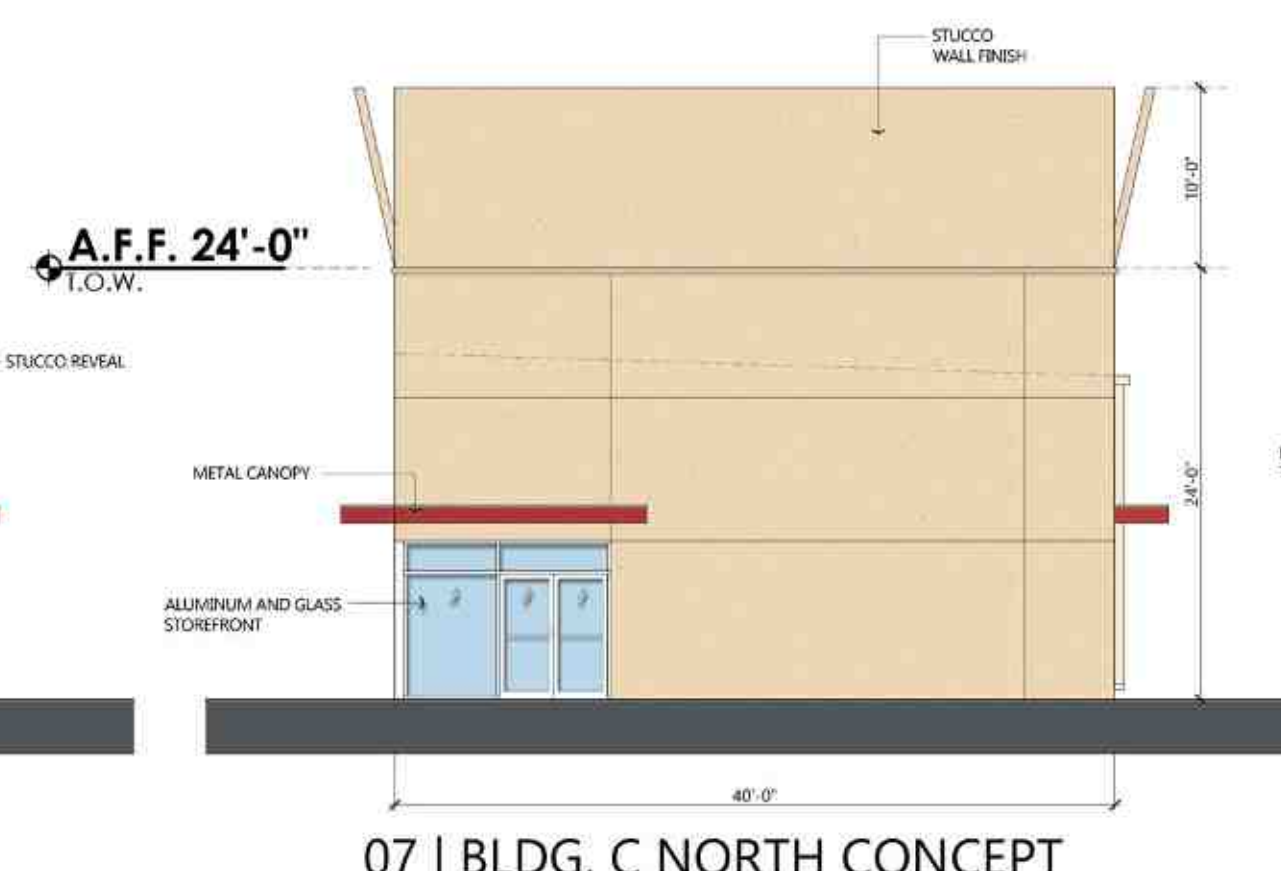


04 | BLDG. B CONCEPT SOUTH ELEVATION
SCALE: $\frac{3}{32}" = 1'-0"$



OWNER:
ALL STORAGE CELINA, LLC
82 Armstrong Drive
Mustang, OK 76064
Phone: 405-376-4509

- General Notes:
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ALL STORAGE | CELINA

930 W. FRONTIER PKWY.
CELINA, TX
CONCEPT ELEVATION BLDG. B & C
Date: January 2, 2018

**EXHIBIT D
ALL STORAGE
Planned Development Standards**

1.0 PROJECT OVERVIEW

The purpose of this Planned Development District is to develop a commercial building for retail and office uses along with a climate controlled self-storage facility.

2.0 PROJECT LOCATION

The project is located on the north side of Frontier Parkway approximately 900 feet east of Prairie Crossing.

3.0 DEFINITIONS

All definitions shall conform to those listed in the Zoning Ordinance, as it exists or may be amended.

4.0 PROPOSED THOROUGHFARES

Frontier Parkway is the only roadway adjacent to the tract of land. Frontier Parkway is designated on the Thoroughfare Plan as a future six-lane divided major arterial. Currently, Frontier Parkway is a two-lane undivided roadway.

A grade-separated bridge is planned in the near future over the BNSF Railroad and this construction will affect the subject property. Right-of-way shall be dedicated to and/or purchased from those entities constructing the bridge. During the course of construction, a temporary roadway will be placed on the property connecting the east and west portions of Frontier Parkway as they approach the bridge. This temporary situation may affect the location and number of parking spaces in the short term. Following completion of the bridge construction, a reconfiguration of the temporary roadway will need to be constructed to allow access to not only the subject property but to the Mayhard property to the west. Exact location of both the temporary access road and the permanent fire lane access driveway will be determined by a mutual decision of the Celina Engineering Department, Collin County, and the property owner.

5.0 LAND USES

This Planned Development shall follow the RO, Retail Office zoning regulations as they exist or may be amended except for as follows:

Permitted (P) or Conditional (C) Uses:

Armed services recruiting center	P
Artist studio	P
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
General retail store	P
Laundry/dry cleaning (drop off/pick up)	P
Self-Storage (Mini-Warehouse)	P

6.0 CONCEPT PLAN

The Concept Plans call for two buildings: Building A is proposed as a four-story, approximately 181,200 square foot self-storage facility and is located on the northern portion of the tract. Building A has an interior drive within the building that allows customer access to the units and elevators. Building B is proposed to be one-story with approximately 7,000 square feet of retail/restaurant or other non-residential uses and is located on the southern portion of the tract, facing Frontier Parkway. Staff has the final approval authority over modifications to the site layout.

7.0 FIRE

1. 24 foot fire lanes are required to access one or two story buildings as shown on the Concept Plan.
2. 26 foot fire lanes are required to access three and four story buildings as shown on the Concept Plan.

8.0 DEVELOPMENT REGULATIONS

- A. Height Regulations:
 1. Maximum Allowed Height: sixty (60) feet.
 2. Maximum Allowed Stories: four (4) stories.
- B. Area Regulations:
 1. Size of Yards (Bldg. Setbacks):
 - a. Minimum Front Yard: twenty (25) feet front yard setback adjacent to street or public roadway.
 - b. Side Yards: fifteen (15) feet setback adjacent to commercial and non-commercial zoned districts.
 - c. Rear Yard: fifteen (15) feet setback adjacent to commercial and non-commercial zoned districts.
 3. Floor Area Ratio: Maximum 1:1 of gross acreage.
 4. Maximum Impervious Surface: eighty-five percent (85%) of gross acreage.
- C. Parking and Loading:
 1. Parking for the self-storage shall be provided so that sufficient space exists for multiple moving trucks operating at the same time, in addition to a minimum 7 public parking spaces (outside any gates/fences) for customer and employee parking. Additional parking within the facility may also be provided.
 2. Parking for the retail/restaurant building will follow the Zoning Ordinance, as it exists or may be amended.

9.0 DESIGN GUIDELINES

The attached color elevations are conceptual in nature, as the building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.

10.0 PERIMETER SCREENING & LANDSCAPE BUFFERS

Screening and landscape buffers facing Frontier Parkway during the bridge construction phases shall not be required. Screening on the other sides of the property shall be required as described in the Zoning Ordinance, as it exists or may be amended. However, solid masonry screening shall not be required along the creek bed and floodplain area. In those areas, screening may be provided by open wrought iron fencing.

At the ultimate build-out, the landscape buffer along Frontier Parkway shall conform to those listed in the Zoning Ordinance, as it exists or may be amended. Landscaping shall conform to the Zoning Ordinance, as it exists or may be amended. However, due to the steep slope of the bridge embankment and on-going right-of-way acquisition process, required plantings and buffer yards may be modified to meet the unique situation in terms of erosion, ongoing maintenance, and other spatial constraints, subject to review and approval by the Director.