

**ORDINANCE NO. 2024-40**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 414 ACRES LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 247, THE B.B.B. & C. RAILWAY COMPANY SURVEY, ABSTRACT NO. 127, WILLIAM C. LEWIS SURVEY, ABSTRACT NO. 533, AND IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NO. 931, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF MARILEE ROAD AND APPROXIMATELY 1,400 FEET EAST OF PRESTON ROAD; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE ZONED “PD” PLANNED DEVELOPMENT DISTRICT NO. 152 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLE-FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), MULTI-FAMILY, HORIZONTAL DISTRICT (MF-0), MULTI-FAMILY, URBAN EDGE DISTRICT (MF-2), AND MULTI-FAMILY, URBAN LIVING DISTRICT (MF-3); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

**WHEREAS**, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

**WHEREAS**, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

**WHEREAS**, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

**WHEREAS**, the Development Regulations; Concept Plan; Open Space, Parks, Trails, and Amenities Plans; Fencing Plan; and Street Sections set forth in Exhibits “C”, “D”, “E”, “F”, and “G” respectively, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district regulations.

**WHEREAS**, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

**WHEREAS**, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS**

**SECTION 1**  
**INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2**  
**FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

**SECTION 3**  
**AMENDMENT OF ZONING CLASSIFICATION**

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as “PD” Planned Development District No. 152 with a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), and Multi-Family, Urban Living District (MF-3), and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

- Exhibit A: Legal Description
- Exhibit B: Depiction of Property
- Exhibit C: Development Regulations
- Exhibit D: Concept Plan
- Exhibit E: Open Space, Parks, Trails, Amenities Plan
- Exhibit F: Fencing Plan

Exhibit G: Street Sections

**SECTION 4**  
**ZONING DESIGNATION AND DEVELOPMENT REGULATIONS**

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit “A” and depicted in Exhibit “B” attached hereto and incorporated herein as PD No. 152 with a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), and Multi-Family, Urban Living District (MF-3), and incorporates the Development Regulations; Concept Plan; Open Space, Parks, Trails, and Amenities Plan; Fencing Plan; and Street Sections set forth in Exhibits “C”, “D”, “E”, “F”, and “G” respectively.

**SECTION 5**  
**REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

**SECTION 6**  
**COMPLIANCE REQUIRED**

That the property described on Exhibit “A” and depicted in Exhibit “B” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

**SECTION 7**  
**PENALTY**

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

**SECTION 8**  
**CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 9**  
**SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 10**  
**SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

**SECTION 11**  
**PUBLICATION CLAUSE**

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

**SECTION 12**  
**ENROSSMENT AND ENROLLMENT**

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

**SECTION 13**  
**EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of passage and publication as required by law.

**DULY PASSED AND APPROVED** by the City Council of the City of Celina, Texas, on this 10<sup>th</sup> day of October 2023.

**CITY OF CELINA**



\_\_\_\_\_  
Tubbs, Mayor

**ATTEST:**

\_\_\_\_\_  
Lauren Vaughns, City Secretary

**Exhibit A**  
**Legal Description**

**SERENADE DESCRIPTION – 413.891 ACRES**

**BEING** A TRACT OF LAND, SITUATED IN JOHN DAVIS SURVEY, ABSTRACT NO. 247, THE B.B.B. & C. RAILWAY COMPANY SURVEY, ABSTRACT NO. 127, WILLIAM C. LEWIS SURVEY, ABSTRACT NO. 533, AND IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NO. 931 IN CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO HC CELINA 414, LLC, AS RECORDED IN INSTRUMENT NO. 20201230002363580, AND TO KIM RADECKI RECORDED IN INSTRUMENT NO. 2022-000130907 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT THE NORTHWEST CORNER OF SAID RADECKI TRACT, SAME POINT BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD 107/MARILEE ROAD (RIGHT OF WAY WIDTH UNKNOWN, RECORD NOT FOUND);

**THENCE**, ALONG THE NORTH LINE OF SAID RADECKI TRACT AND HC CELINA TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 89°21'56" E, ALONG THE APPROXIMATE CENTER OF COUNTY ROAD 107/MARILEE ROAD, A DISTANCE OF 2579.68 FEET (DEED = 2579.69 FEET);

S 00°39'21" E, DEPARTING THE APPROXIMATE CENTER OF COUNTY ROAD 107/MARILEE ROAD PASSING A FOUND 1/2-INCH IRON ROD A DISTANCE OF 14.91 FEET, IN ALL, A TOTAL DISTANCE OF 208.71 FEET;

S 89°21'56" E, A DISTANCE OF 208.76 FEET;

N 00°39'21" W, PASSING A 1/2-INCH IRON ROD AT A DISTANCE OF 193.64 FEET, IN ALL, A TOTAL DISTANCE OF 208.71 FEET TO THE APPROXIMATE CENTER OF COUNTY ROAD 107/MARILEE ROAD;

S 89°21'56" E, AND ALONG THE APPROXIMATE CENTER OF COUNTY ROAD 107/MARILEE ROAD, A DISTANCE OF 701.77 FEET (DEED = 701.69 FEET) FROM WHICH A FOUND MAG NAIL AT THE APPROXIMATE INTERSECTION OF COUNTY ROAD 107/MARILEE ROAD AND PRESTON ROAD BEARS S 89°21' 43"E, A DISTANCE OF 1464.13 FEET;

**THENCE**, DEPARTING THE APPROXIMATE CENTER OF COUNTY ROAD 107/MARILEE ROAD, ALONG THE EAST LINE OF SAID HC CELINA TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00°39'18" E, A DISTANCE OF 353.37 FEET;

N 86°37'26" E, A DISTANCE OF 171.22 FEET (DEED = N 86°37'23" E);

S 00°39'18" E, PASSING A 1/2-INCH IRON ROD AT A DISTANCE OF 400.51, AND PASSING A 1/2-INCH IRON ROD AT A DISTANCE OF 1074.04 FEET, IN ALL, A TOTAL DISTANCE OF 1746.66 FEET TO A 1/2-INCH IRON ROD FOUND (DEED = S 00°39'21");

S 89°21'56" E, PASSING A FOUND 1/2-INCH IRON ROD FOR THE WEST RIGHT-OF-WAY LINE OF PRESTON ROAD (RIGHT OF WAY WIDTH UNKNOWN, NOT FOUND) AT A DISTANCE OF 1266.23 FEET, IN ALL, A TOTAL DISTANCE OF 1296.34 FEET (DEED=1296.39 FEET) TO THE APPROXIMATE CENTER OF PRESTON ROAD;

S 00°47'36" E, ALONG THE APROXIMATE CENTER OF PRESTON ROAD A DISTANCE OF 1476.44 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

**THENCE**, DEPARTING PRESTON ROAD AND ALONG THE SOUTH LINE OF SAID HC CELINA TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 88°49'57" W, A DISTANCE OF 948.42 FEET (DEED = 948.30 FEET);

S 00°45'39" E, A DISTANCE OF 905.16 FEET (DEED = S 00°44'16" E – 905.28 FEET);

S 88°49'58" W, A DISTANCE OF 416.15 FEET (DEED = 415.91 FEET);

N 00°45'23" W, A DISTANCE OF 412.76 FEET (DEED = 413.01 FEET);

S 88°49'58" W, A DISTANCE OF 528.97 FEET (DEED = 529.56 FEET);

N 00°41'46" W, A DISTANCE OF 153.11 FEET (DEED = 152.89 FEET);

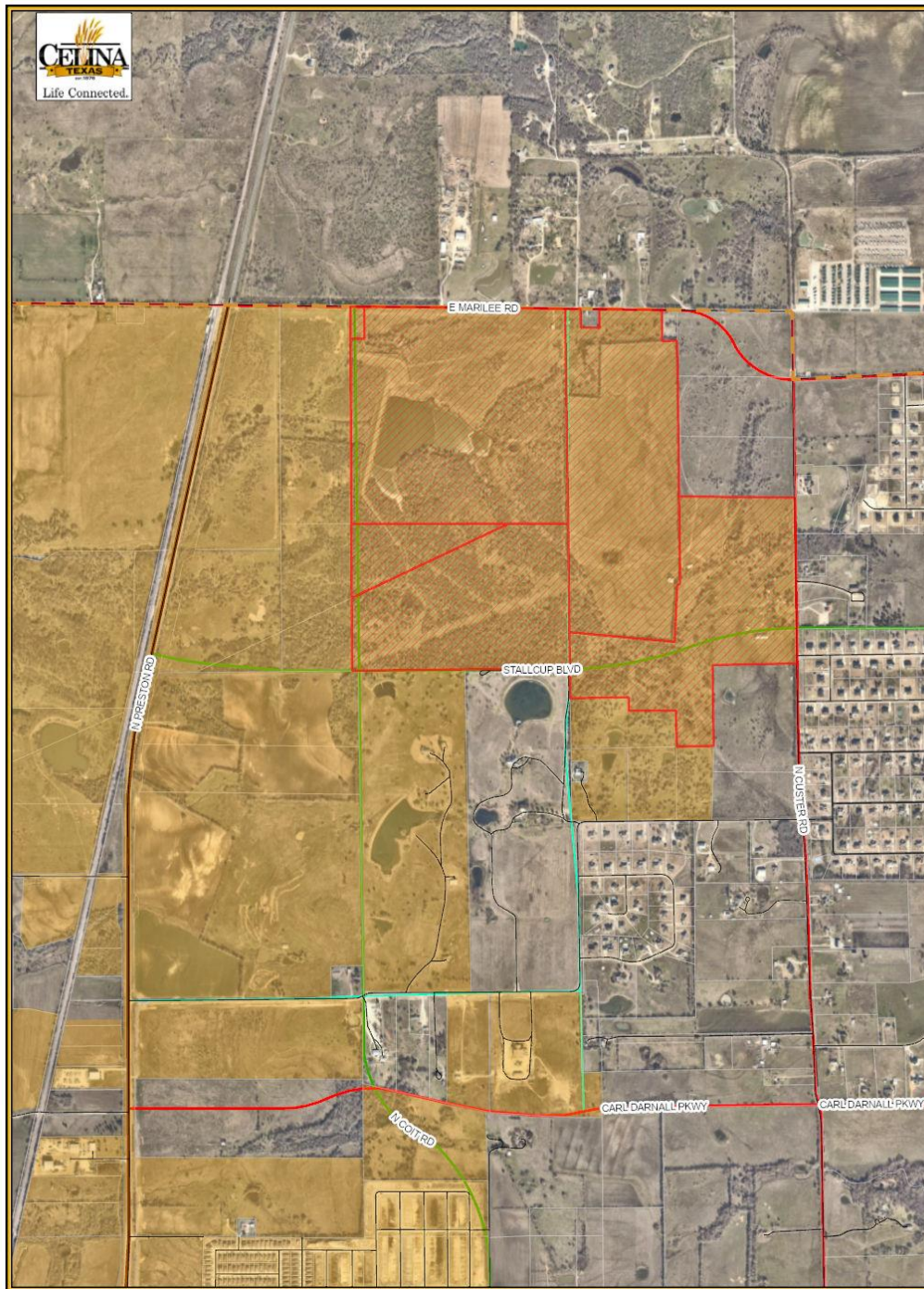
S 88°49'58" W, A DISTANCE OF 657.02 FEET (DEED = 656.73 FEET);

N 00°39'11" W, A DISTANCE OF 338.92 FEET (DEED = 338.79 FEET);

S 89°17'50" W, A DISTANCE OF 2439.27 FEET (DEED = 2438.96 FEET) TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

**THENCE**, TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT ALONG THE WEST LINE OF SAID HC CELINA TRACT, N 00°16'10" W, A DISTANCE OF 4082.13 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 413.891 OF AN ACRE/ACRES OR 18,029,096. SQUARE FEET OF LAND MORE OR LESS.

# Exhibit B Depiction of Property



<b>Legend</b> <ul style="list-style-type: none"><li>Subject Property</li><li>City Limits</li><li>Roads</li><li>Parcels</li></ul>	<b>Serenade Location Map</b> City of Celina 4/25/2024	<p>0 1,000 2,000 Feet</p>
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**Exhibit C**  
**Development Regulations**

- 1) Concept Plan and Development Regulations. The Property shall generally comply with the Concept Plan, as it exists or may be amended; however, single family residential development (attached or detached) shall be permitted at any location shown for development of single family residential or shown as "flex area" on the Concept Plan notwithstanding anything to the contrary in this Agreement or on the Concept Plan. The Concept Plan meets the intent of the City's Comprehensive Plan and Neighborhood Vision Book.
  
- 2) Permitted Uses. The base zoning district for "residential" areas shown on the Concept Plan shall be SF-R. The base zoning district for the flex area shown on the Concept Plan shall be SF-R for single family attached or detached development; MF-0 (Horizontal) as defined in Section 3(b) below ("MF-0 Standards") for single family rentals (build to rent); and MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option) for multifamily development. The following uses shall be permitted by right: (a) single family detached residential; (b) single family attached residential, duplex, triplex, and 4-plex; (c) single family rentals (defined as multiple detached dwelling units on a single platted lot known as build-to-rent), which are only permitted in the "flex area" on the Concept Plan; (d) multifamily, which is only permitted in the "flex area" on the Concept plan; (e) parks, open space, amenities, and schools; and (f) all other uses permitted in the base zoning district, as set forth in the City of Celina Comprehensive Zoning Ordinance, as amended from time to time (the "Zoning Ordinance"), which shall be allowed to the same extent such other uses are permitted in the base zoning district (e.g., by right, by specific use permit, subject to specific criteria, and/or subject to conditions). In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control. At full buildout, at least ten percent of all single family detached homes shall be on lots that are 70 feet in width or greater and in addition to that ten percent, at least 40 percent of single family homes shall be on lots that are 50 feet in width or greater, and the remaining single family homes shall be on lots that are 20 feet in width or greater. Except as otherwise provided for the Additional Land and otherwise provided below, a maximum of 1,100 single family attached and detached dwelling units are permitted on the Property. A maximum of 62.7 acres within the Property may be developed as a flex area, and if the flex area is developed as single family, a maximum of 355 single family units (attached and/or detached) are permitted in addition to the 1,100 units described above in this section.
  
- 3) Development Standards.
  - a) Single Family Residential (Attached or Detached). Single family residential dwelling units and duplex, triplex, and 4-plex units shall be developed in accordance with the SF-R, Single-Family Residential Detached base zoning district, as set forth in the Zoning Ordinance, except as follows:
    - i) The Development Standards Table and notes that accompany it on Attachment 1 to this exhibit shall apply. The lot sizes, setbacks, height, coverage, and dwelling unit size requirements on Attachment 1 are the exclusive such standards applicable to single family attached and detached development.

- ii) Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.
  - b) Single Family Rentals (Build to Rent). Single family rentals (also known as build to rent or multifamily horizontal) shall comply with the following standards which are defined herein as the MF-O Standards:
    - i) The maximum overall density of this use shall not exceed 12 dwelling units per gross acre within the platted lot.
    - ii) The maximum building height shall be 36 feet and two stories.
    - iii) Wooden privacy residential fences are permitted within required landscape setbacks, except for landscape setbacks along public right-of-way. Required perimeter trees shall be installed in within landscape setbacks. Yard space may be divided by a six-foot wooden fence or other material of equal or better quality approved by the Director of Development.
    - iv) A minimum of 1.5 parking spaces shall be required per dwelling unit located anywhere within the platted lot. Garages are not required.
    - v) All dwelling units shall be constructed of at least 80 percent brick or stone, with the remainder permitted to be stucco or cementitious fiber-board; however, the Director of Development Services may approve deviations from this requirement to allow more cementitious fiber-board or less than 80 percent brick or stone for craftsman architecture or other types of architecture, such as contemporary or modern farmhouse design, if the proposed deviation will not adversely affect adjacent property. This paragraph shall constitute the exclusive building material requirement for single family rentals (build to rent) uses.
    - vi) No building setback shall apply to this use, although landscape buffer requirements shall apply and may affect building placement.
    - vii) No maximum lot coverage requirement or floor area ratio limitations shall apply.
    - viii) This use shall be considered a multifamily uses for purposes of applying the applicable provisions of the Zoning Ordinance.
    - ix) Alleys are not required for this use.
  - c) Multifamily. Multifamily uses shall comply with the zoning district regulations applicable to property located in the MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option), as set forth in the Zoning Ordinance. Alleys are not required for this use.
- 4) Parks, Open Space, Trails, and Amenities.

- a) Parks and open space areas shall be designated on approved plats and shall generally comply with the City's Master Trail Plan, as modified by the Open Space, Parks, Trails, and Amenities Plan attached as **Exhibit E**, although no trails shall be required in the floodplain. Trails shall be constructed in phases with each plat as shown on **Exhibit E** and otherwise in accordance with the City Regulations; however, the exact location of trails shown on **Exhibit E** is conceptual and subject to modification at the time of final design and platting, with City approval of final trail locations not to be unreasonably withheld. Construction of trails and landscaping around the Lake Park is not required. The trails shown on **Exhibit E** shall consist of a combination of 12-foot wide concrete spine trails and 8-foot wide concrete trails along gas easements and in other locations, as shown on **Exhibit E**. Sidewalks and landscape buffers shall be provided adjacent to arterials and collectors as required by the City Regulations. Park locations shown on **Exhibit E** are intended to be conceptual at this time and shall be finalized at the time of final design and platting, with City approval of the final park locations not to be unreasonably withheld. The City shall maintain all 12-foot wide trails and all trails that are adjacent to a thoroughfare, and the District or a homeowners association shall own and maintain all open space areas and trails designated on approved plats that are not dedicated to the City. If the District is dissolved, all open space areas and trails that were maintained by the District shall thereafter be maintained by the homeowners association. A homeowners association shall own and maintain the pavilion within the open space.
- b) With respect to open space, the spirit and intent of the Neighborhood Vision Book must be met with reasonable exceptions taking into consideration the extensive open space provided with the soil conservation pond floodplain.
- c) The following amenities are required to be started within 30 days after the date a building permit is issued by the City authorizing construction of the 100<sup>th</sup> single family attached or detached residence within the Property and completed within 24 months of the start of construction, unless extended by the City Manager with each extension granted by the City Manager to be limited to six months:
- i) A pavilion and a swimming pool.
  - ii) A dog park;
  - iii) Fire pits and/or outdoor grills;
  - iv) A minimum of two dog waste stations;
  - v) Trash cans; and
  - vi) Park signage.
- d) If the amenities described above in this section are not timely commenced or completed, no new plat for any portion of the Property may be approved until the amenities are completed. If the City Manager denies an extension of the deadline to complete the amenities described in this section, such denial may be appealed to the City Council.

- e) The requirements in this section are the exclusive requirements for parks, open space, trails, and other amenities, and no other park land dedication, park fee, park improvement, trail, open space, or amenity requirements shall apply to the Property
- 5) Tree Preservation. No tree preservation or mitigation requirements shall apply to the Property.
- 6) Fencing Exhibit. Compliance with the fencing exhibit attached as **Exhibit F** shall be required.
- 7) Neighborhood Vision Book. Compliance with the Neighborhood Vision Book component of the Zoning Ordinance is required except as modified by these Development Regulations or otherwise approved by the Director of Development, including the following modifications:
  - a) Entrance signs may exceed sign text size limitations. Front loaded garages shall be allowed to comprise more than 50 percent of the front building elevation.
  - b) The proposed amenity center improvements shall satisfy minimum shade coverage requirements and amenity center components.
  - c) At the time of platting, all parks and open space areas shown on a plat shall be located within 1,500 feet of the nearest boundary of a lot intended for a residential use, which shall be the only spacing requirement that applies to parks, open spaces, and residences.
  - d) The requirement for 600 foot maximum block lengths without a break shall not apply.
  - e) Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.
  - f) The street sections on **Exhibit G** control in the event of a conflict with the parkway width requirements in the Neighborhood Vision Book.
  - g) An ornamental tree is defined on the City's approved tree list and shall include a Crape Myrtle, a Vitex, and a Redbud, and shall be a minimum size of three inches.
  - h) The maximum project sign text requirement of 45 square feet in are and two feet in height does not apply to residential projects.
  - i) The requirement for variable setbacks to be permitted and encouraged so long as the minimum setbacks are respected, and the maximum setback does not exceed more than 1.5 times the minimum setback, does not apply to residential projects.
  - j) The requirement that front loaded garages shall not comprise more than 50 percent of the front building elevation does not apply.
  - k) Amenity centers will include outdoor shaded areas by utilizing a covered porch, a shade pavilion, Sunbrella shade awnings, or any combination of these options, which shall satisfy all Neighborhood Vision Book requirements for shaded areas.

- l) In instances where the Neighborhood Vision Book requires trees to be planted in an existing easement that will include sidewalks, trees may be planted in adjacent rear yards in lieu of within the easement if the easement holder will not permit the planting of trees within the easement.
- 8) Architecture. The Property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, as may be amended, consistent with Section 3.2 of the Development Agreement.
- 9) Miscellaneous Items. The following modifications to the City Regulations shall apply:
  - a) When determining the downstream assessment, if the existing SCS dam is removed, the City of Celina will consider the pre-existing flows from the development as if the dam was not in place.
  - b) The minimum slope within the detention pond shall be four-to-one (4:1) slope.
  - c) A 10-foot access easement shall be on one side of an excavated open channel measured from the edge of channel.
  - d) The requirement for 4" or (6" in rock) suitable loam topsoil to be furnished and installed in areas behind the curb is waived.
  - e) Tree preservation and tree survey requirements shall be waived.
  - f) Screening around retention/detention ponds and open spaces shall not be required.
  - g) Subdivision Ordinance Section 10.03.081(d)(3)(B): This requirement (related to residential lots adjacent to a park) is waived.
  - h) Proposed development improvements as shown on **Exhibit E** that will be open to the public shall satisfy open space requirements.
  - i) Proposed development improvements as shown on **Exhibit E** that will be open to the public shall satisfy open space requirements.
  - j) Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.
  - k) HardiPlank shall be allowed on any structural element above the roofline.
  - l) Tree survey requirements are waived.
  - m) Retention (wet ponds) shall be designed in a manner to be an amenity to the development by providing a 4:1 slope, a large canopy tree for each 75 linear feet of the perimeter, benches, and trash receptacles. Such ponds shall include aeration and a fountain to ensure water quality.

- n) Fencing, related to safety, around the perimeter of a retention/detention pond is waived.
- o) The City shall accept the addition of the following plant materials in addition to the items on the City's plant list: Large Canopy Trees: Mexican White Oak and Urbanite Ash; Small Ornamental Tree: Canaert Juniper; Eagleston Holly and Flameleaf Sumac; Screening Shrubs: Chinese Privet, Sunshine Ligustrum, Spirea, and Gulfstream Nandina. An ornamental tree may also include a Crape Myrtle, a Vitex, and a Redbud.
- p) Upon release within the Property of any easement held by the Collin County Soil and Water Conservation District, such former easement area shall be regulated as a detention or retention area under the applicable detention/retention regulations pursuant to the Development Agreement, and the District shall own and maintain such former easement area.
- q) When the Owner constructs a portion of the full section of any Roadway Improvements, the Owner will obtain a bid for the cost for landscaping for the full section, and the Owner will be required to escrow one-half of the bid amount.
- r) A minimum 10-foot wide landscape easement is required along the internal collector shown on **Exhibit G**. A minimum 20-foot wide landscape buffer is required along the Owner's portion of the Stallcup Boulevard Roadway Improvements. A minimum 20-foot wide landscape buffer is required along the Marilee Road Roadway Improvements.
- s) Subdivision Ordinance Section 10.03.076(c): The requirement in this section for a 10-foot wide buffer or landscape easement does not apply to the Property.
- t) Subdivision Ordinance Section 10.03.076(g)(1)(iii) Residential Fences Adjacent to Streets: The fencing plan on **Exhibit F** shall control in the event of a conflict with this section, and the City Manager or his or her designee may approve alternative fencing materials to those shown on **Exhibit F** (including, but not limited to composite or vinyl fencing), in lieu of the materials required by Section 10.03.076(g)(1)(iii) to the extent that section applies.
- u) Bollards may be utilized to block vehicular traffic from trails.
- v) Streets adjacent to parks and open spaces shall be designed and constructed as typical residential streets with 31 feet of width.
- w) For Streetscape Furniture Colors, lighter colors may be approved by the City Manager or his or her designee.
- x) The Owner may opt to follow either the "Chapter 212 Process" or the "Alternative Process" in the Master Fee Chart.

**Attachment 1 to Exhibit C  
Development Standards Table**

<b>Residential Type</b>	<b>Examples of Residential Type*</b>	<b>Minimum Lot Area (SF)</b>	<b>Minimum Lot Width (ft)</b>	<b>Minimum Lot Depth (ft)</b>	<b>Maximum Number of Stories</b>	<b>Max Density Based on Gross Acre</b>	<b>Minimum Front Yard Building Setback (ft)**</b>	<b>Minimum Interior Side Yard Building Setback (ft)</b>	<b>Minimum Corner Side Yard Building Setback (ft)<sup>1</sup></b>	<b>Minimum Rear Yard Building Setback (Home)</b>	<b>Maximum Lot Coverage (%) (building footprint)</b>	<b>Minimum Dwelling Unit Size (SF)</b>	<b>Special Conditions</b>
SF-A	Single Family Attached (villa homesites)	1400	20	70	2	15	12	0	10	5	None	1200	Attached garage product
SF-A	Single Family Attached (villa homesites)	1600	20	80	2	15	12	0	10	5	None	1200	Detached garage product
SF-A	Duplex Triplex 4-Plex	8000	80	100	2	12	12	5	10	5	None	1100	
SF-D1	Single Family Detached (garden homesites) (cluster home)	2100	30	70	2	13	12	5	10	5	None	1200	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum

<sup>1</sup> Buildings shall not be located within 15 feet of the curb on the corner side of the lot.

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) <sup>1</sup>	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
													of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (paseo homesites) (cluster home)	2100	30	70	2	13	12	5	10	5	None	1250	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (cottage homesites) (cluster home)	3150	35	90	2	13	12	5	10	5	None	1250	Except for zero lot line types where 10' minimum side setback is required on one side and zero



Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) <sup>1</sup>	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
													feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	20	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	20	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. *Product type only

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) <sup>1</sup>	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
													allowed when rear yard is adjacent to a park or open space.
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	12	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. *
SF-D2	Single Family Detached (courtyard homesites)	4000	50	80	2	8	12	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D2	Single Family Detached (executive homesites)	5000	50	100	2	5	12	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) <sup>1</sup>	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
	side drive: attached/detached garage)												required on one side and zero feet on the other
SF-D2	Single Family Detached (executive homesites front loaded)	5000	50	100	2	5	20	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D3	Single Family Detached (manor homesites)	6000	60	100	2	4	12	5	10	5	None	2000	
SF-D4	Single Family Detached (chateau homesites)	7000	70	100	2	3.5	12	5	10	5	None	2400	

\*\*The minimum front yard setback for all rear entry homes shall be 12 feet.

Notes:

All rear entry garage doors must be a minimum of 20 feet from the edge of the right-of-way. All side and front entry garage doors must be a minimum of 22 feet from the edge of the right-of-way.

Exception to minimum setback: Minimum side setback to detached garages or accessory buildings may be reduced to three feet when a greater setback would otherwise be required.

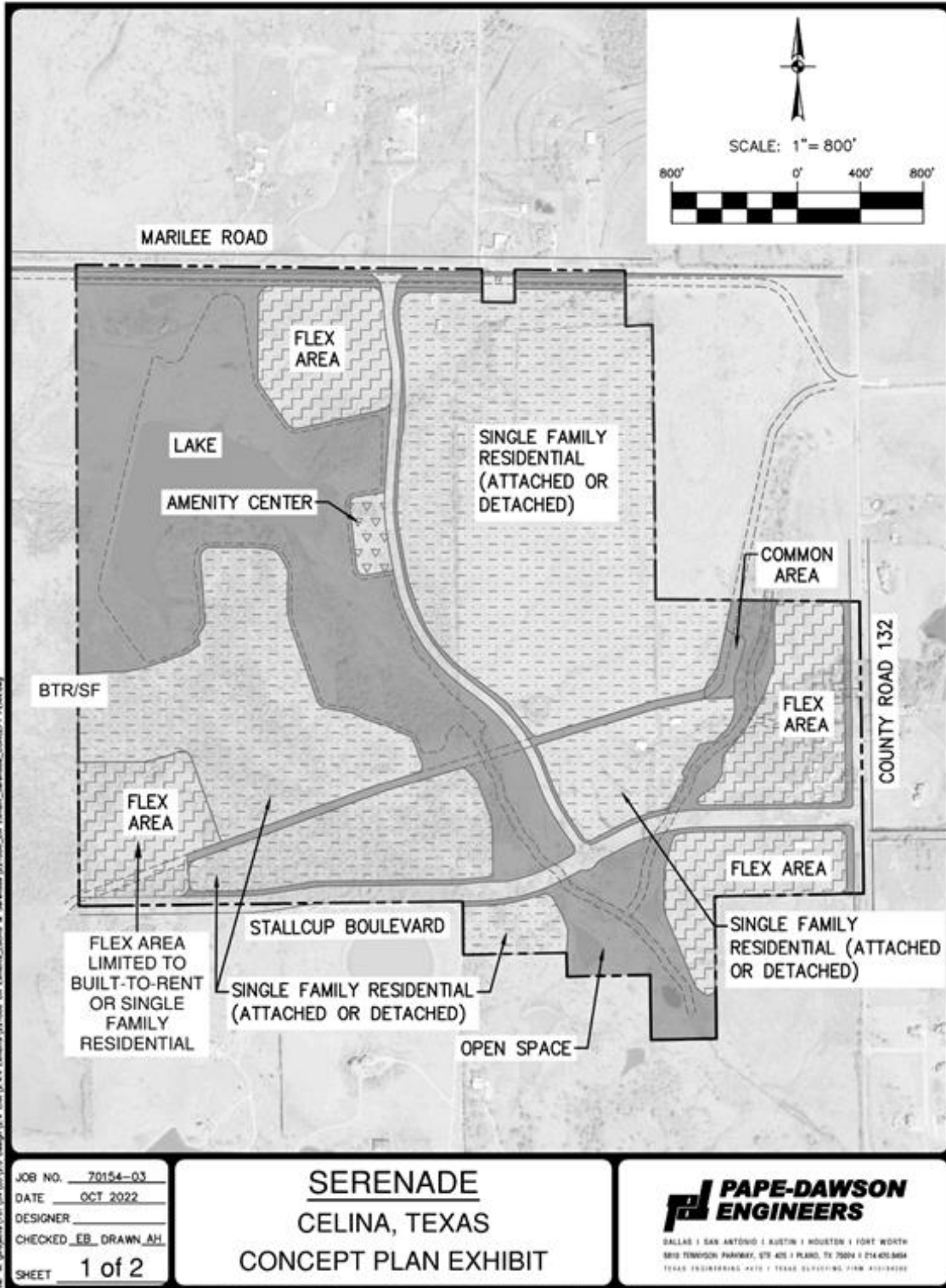
Permitted encroachments into setbacks: porches (up to eight feet into front yard setback and corner side yard setback, provided, however, no less than a 12-foot setback from the property line shall be permitted on any lot that requires a 12-foot or larger front yard setback); fireplaces and box windows up to two feet into all setbacks; balconies, awnings, overhang eaves up to two feet into all setbacks); bay windows up to four feet into front and rear yard setbacks; stoops and stairs up to five feet into front and rear yard setbacks; suspended planter or flower boxes up to 24 inches into all setbacks; and foundation encroachments of up to six inches in all setbacks for architectural details such as brick ledges.

Swimming pools shall have a minimum five-foot setback from rear and side property lines; however, such setback only applies to the swimming pool, and not to associated decking or paving around a swimming pool.





Plats for zero lot line homes shall designate the side with the zero-foot setback and the side with the ten foot setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.

A maximum of eight single family attached units may be attached without a building separation.

## Exhibit D Concept Plan



## LAND USE SUMMARY

	SINGLE FAMILY RESIDENTIAL (ATTACHED OR DETACHED) 184.1 AC.
	FLEX AREA - 62.7 AC.
	AMENITY CENTER - 2.5 AC.
	OPEN SPACE - 164.6 AC.
<b>TOTAL</b>	<b>413.9 AC.</b>

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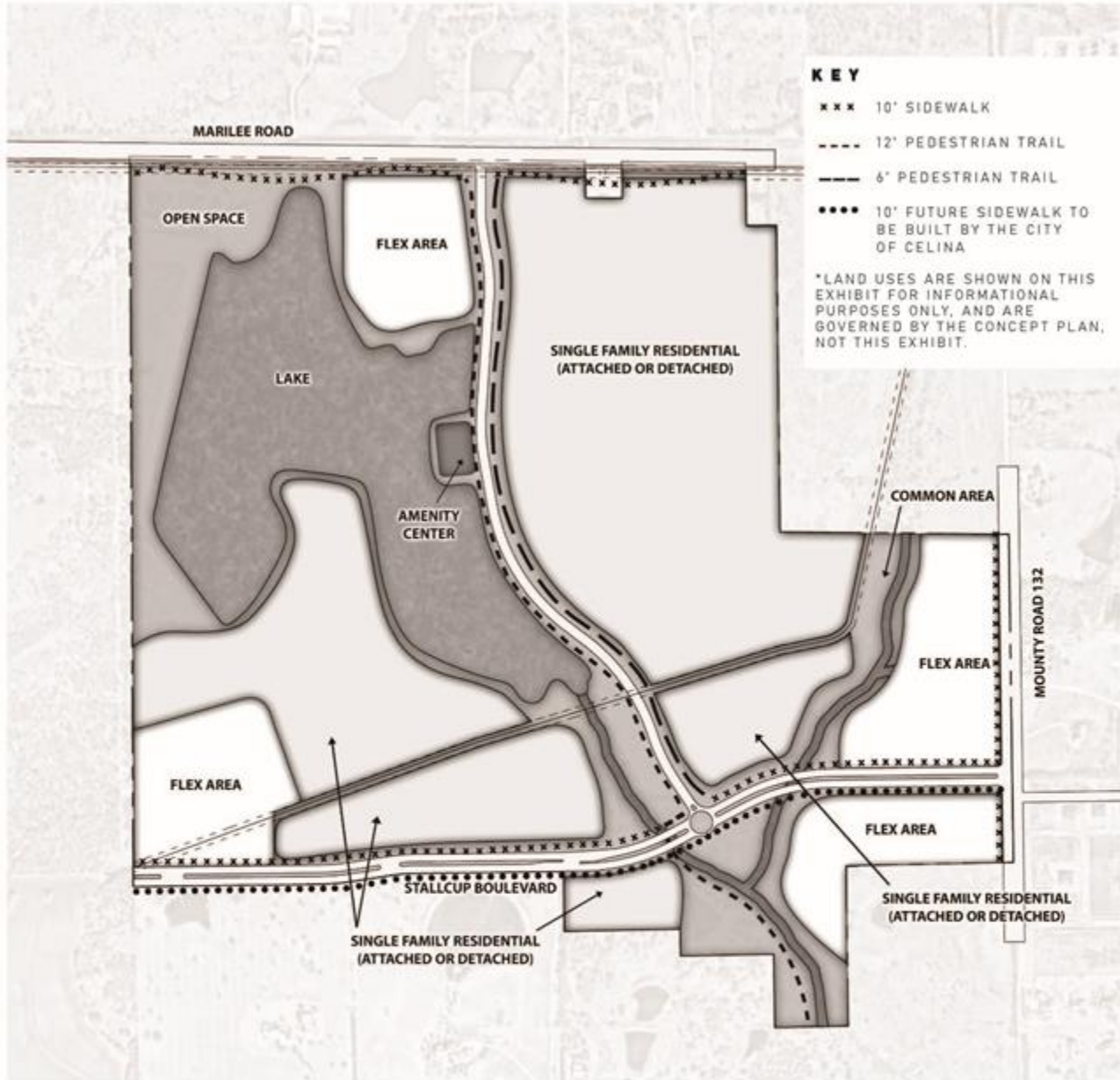
JOB NO. 70154-Q3  
 DATE OCT 2022  
 DESIGNER \_\_\_\_\_  
 CHECKED EB, DRAWN AH  
 SHEET 2 of 2

**SERENADE**  
**CELINA, TEXAS**  
**CONCEPT PLAN EXHIBIT**



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INDISTINGUISHABLY ALTERED. RELY ONLY ON FINAL UNREPRODUCED MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

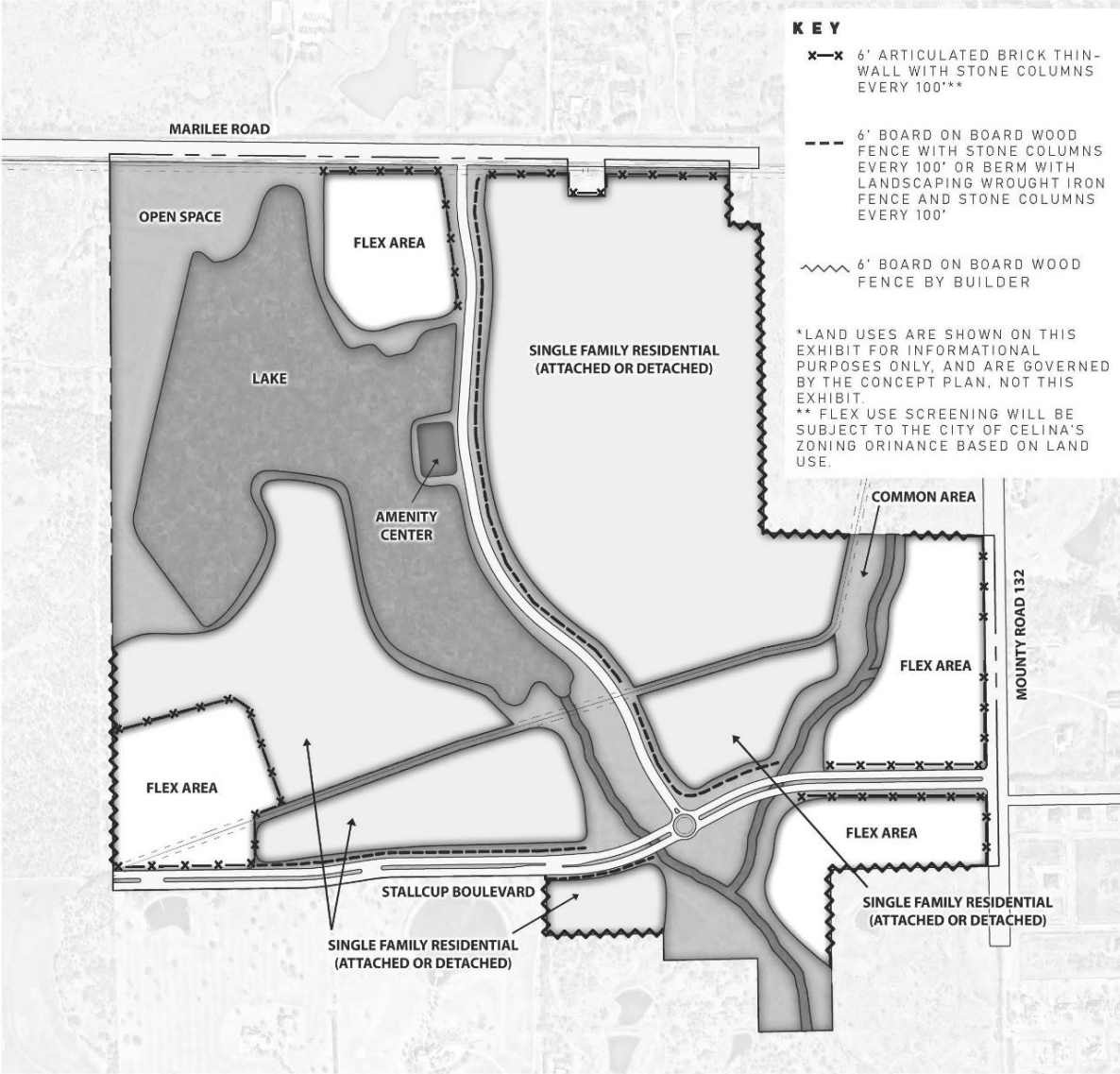
## Exhibit E Open Space, Parks, Trails, Amenities Plan



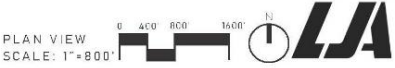
SERENADE: TRAIL LAYOUT PLAN  
CELINA | APRIL 2023

PLAN VIEW  
SCALE: 1"=800'

# Exhibit F Fencing Plan



SERENADE: FENCING PLAN  
 CELINA | APRIL 2023





# Exhibit G Street Sections

