

**ORDINANCE NO. 2024-41**

**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 REZONING OF LAND THAT IS APPROXIMATELY 4 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF PRESTON ROAD AND FRONTIER PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO AMEND A PORTION OF PLANNED DEVELOPMENT NO. 67 (PD-67) WITH AN UPDATED CONCEPT PLAN AND RENDERINGS; 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**, this Ordinance amends a portion of PD #67, which was enacted through Ordinance 2016-30 and amended through Ordinance 2019-44; 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 Concept Plan & Renderings, set forth in Exhibit “C”, attached hereto and incorporated herein, shall replace, in their entirety, the Concept Plan & Renderings within Ordinance 2019-44, 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 replace the Concept Plan & Renderings of PD-67, which exhibits are incorporated as if fully set forth herein:

- Exhibit A: Legal Description
- Exhibit B: Depiction of Property
- Exhibit C: Concept Plan & Renderings

**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 incorporating the Concept Plan & Renderings, attached hereto as Exhibit "C".

**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**  
**ENGROSSMENT AND ENROLLMENT**

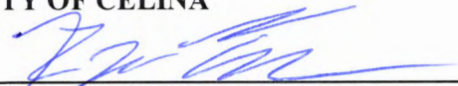
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

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

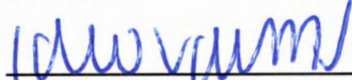
This Ordinance shall become effective from and after its date of passage and publication as required by law.

**DULY PASSED AND APPROVED** by the City Council of the City of Celina, Texas, on this 9<sup>th</sup> day of July 2024.

CITY OF CELINA

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

ATTEST:

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



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

BEING a tract of land situated in the City of Celina, Collin County, Texas, a part of the Collin County School Land Survey, Abstract No. 167, and being part of a called 134.88 acre tract of land as described in a General Warranty Deed to Keeran Family Partnership, Ltd., recorded in Volume 4957, Page 2455 and Volume 4957, Page 2463, Deed Records, Collin County, Texas (D.R.C.C.T) and being more particularly described as follows:

COMMENCING at a MAG nail found at the southeast corner of a called 101.9292 acre tract of land described in a General Warranty Deed to LFC Land Company IT, LLC, recorded in Instrument No. 20121113001449460, Official Public Records, Collin County, Texas (O.P.R.C.C.T) and being in the north line of Frontier Parkway (a variable width right-of-way), from which one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) found for corner bears North 89 degrees 30 minutes 06 seconds East a distance of 685.91 feet:

THENCE North 0 degrees 13 minutes 09 seconds West, a distance of 60.00 feet along the east line of said 101.9292 acre tract of land to a capped iron rod found for corner;

THENCE over and across said 134.88 acre tract of land, the following courses and distances;

North 89 degrees 30 minutes 06 seconds East, a distance of 481.27 feet to a capped iron rod found at the POINT OF BEGINNING;

North 00 degrees 24 minutes 13 seconds East, a distance of 173.88 feet to a capped iron rod found for corner, said capped iron rod being at the beginning of a non-tangent curve to the right;

In a northeasterly direction, a distance of 91.02 feet, having a central angle of 24 degrees 29 minutes 02 seconds, a radius of 213.00 feet, a tangent length of 46.22 feet and whose chord bears North 12 degrees 38 minutes 45 seconds East a distance of 90.33 feet to a capped iron rod found for corner, said capped iron rod being at the end of said non-tangent curve to the right;

North 24 degrees 53 minutes 47 seconds East, a distance of 8.12 feet to a capped iron rod found for corner;

North 24 degrees 53 minutes 47 seconds East, a distance of 90.36 feet to a capped iron rod found for corner;

North 00 degrees 03 minutes 95 seconds West, a distance of 62.8 feet to a capped iron rod found for corner;

North 89 degrees 53 minutes 74 seconds East, a distance of 402.98 feet to a capped iron rod found for corner;

South 0 degrees 54 minutes 02 seconds East, a distance of 3579.7 feet to a capped iron rod found for corner;

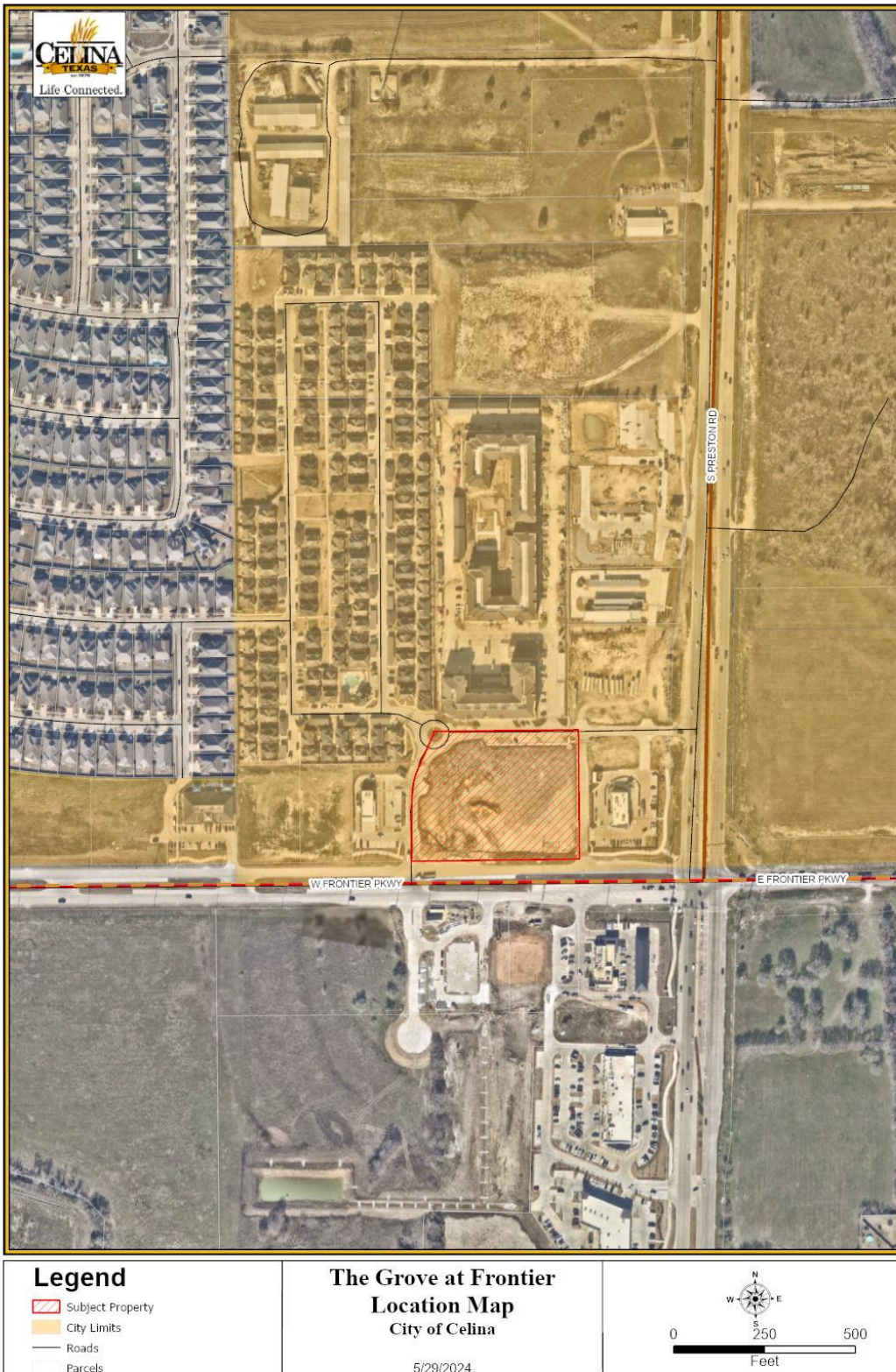
South 89 degrees 35 minutes 47 seconds West, a distance of 41.15 feet to a capped iron rod found for corner;

South 89 degrees 53 minutes 08 seconds West, a distance of 224.05 feet to a capped iron rod found for corner;

South 89 degrees 30 minutes 06 seconds West a distance of 204.86 feet to the POINT OF BEGINNING and containing 162,206 square feet or 3.724 acres.

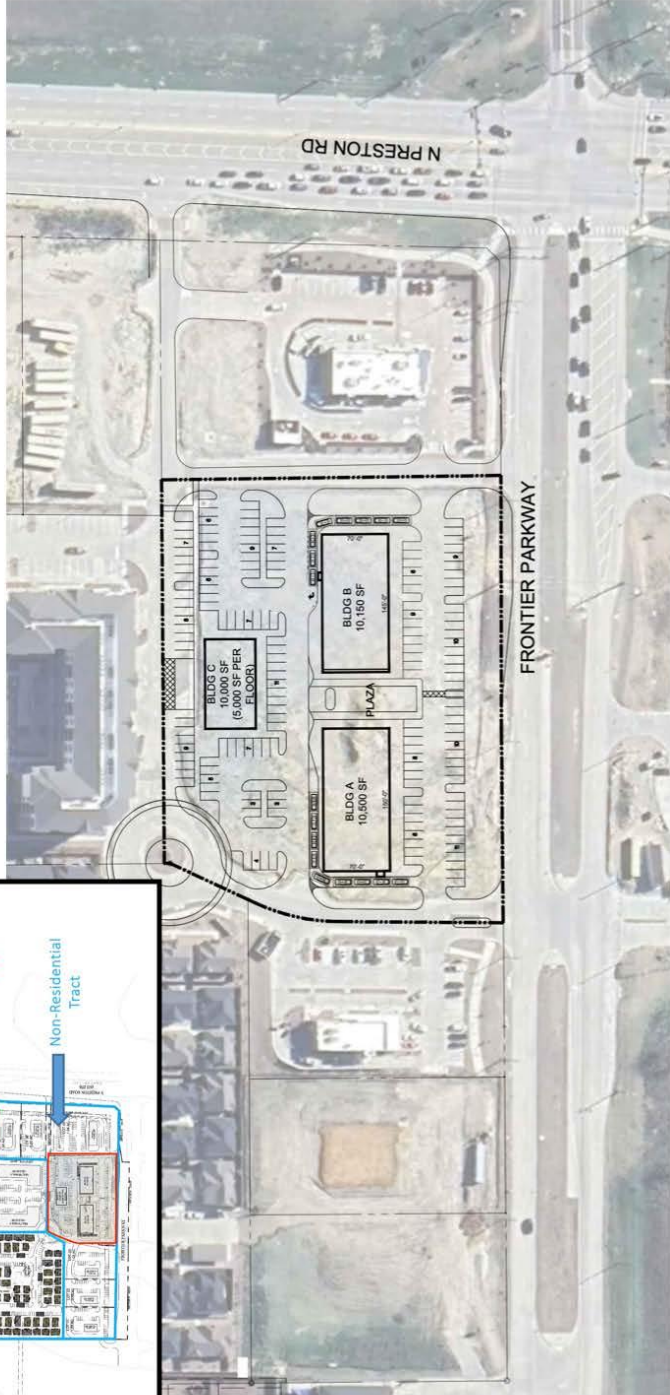
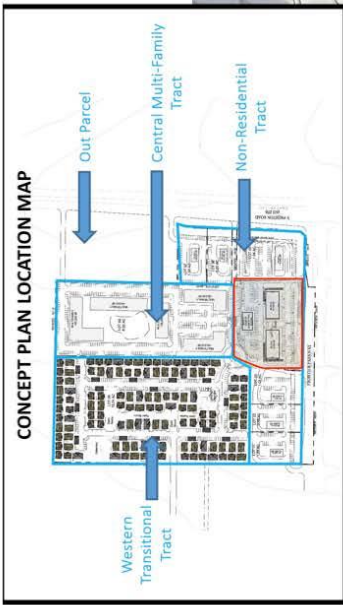


# Exhibit B Depiction of Property









PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

**SP10**

JOB NO: 24-076  
ISSUE DATE: 06/05/2024  
SCALE: AS NOTED

**FRONTIER PKWY**

CELINA, TEXAS

**CENTRA FRONTIER**

01 **CONCEPT PLAN**

1" = 100'-0"

NORTH

**Concept Plan Notes:**

1. The project shall generally develop per the Concept Plan.
2. The plaza to be constructed with the first building.
3. The following uses will be voluntarily restricted: sexually oriented businesses, outdoor storage/display, alternative financial services, body art facility, smoke shops, vice paraphernalia, and pawn shops.

**GSO ARCHITECTS**

DALLAS, TX | TEL: 972.385.8651  
WWW.GSOARCHITECTS.COM

REGISTERED ARCHITECTS IN TEXAS AND OKLAHOMA  
MEMBER OF THE NATIONAL ARCHITECTURAL COLLEGE AND THE AMERICAN INSTITUTE OF ARCHITECTS

Revised 6-11-24





