



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, DECEMBER 17, 2019
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission

A. Minutes Approval:

1. Minutes from the November 19, 2019, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Sutton Fields Phase 4B, approximately 36 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located north of Parvin Road and east of FM 1385 (Sutton Fields Phase 4B Final Plat).

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 0.25 acres of land from Old Town Residential District (OT-R), to Planned Development (PD) with Old Town Residential District (OT-R) base zoning, located at 101 S. Illinois Street, within the City Limits. (State Farm- Planned Development)

V. ADJOURNMENT:

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 Texas Government Code, Chapter 551.

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

City Staff
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.



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**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, NOVEMBER 19, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
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	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

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

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for new business consideration.

A. American Planning Association Award Discussion.

Dusty McAfee, Director of the Development Services, presented the award from the American Planning Association (APA) Texas Chapter to the Commission. This award recognized the public outreach efforts conducted during the process of developing the Downtown Master Plan.

III. CONSENT AGENDA:

Minutes Acceptance: Minutes of Nov 19, 2019 5:30 PM (Minutes Approval)

A. Minutes Approval:

1. Minutes from the October 15, 2019, Planning & Zoning Commission meeting.
- B. Consider and act upon a Conveyance Plat for Old Celina Sunset Addition, being an approximately 0.5 acre tract of land situated in the B.B.B & C.R.R. Survey, Abstract No. 132, Collin County, Texas; generally located on the southeast corner of Carl Darnall Parkway (FM 428) and Sunset Boulevard. (Old Celina Sunset Addition - Conveyance Plat)
- C. Consider and act upon a Conveyance Plat for Celina 22 Addition, being an approximately 23 acre tract of land situated in the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas; generally located 430 feet north of Malone Street and west of Louisiana Drive. (Celina 22 Addition - Conveyance Plat)
- D. Consider and act upon a Final Plat for Collin College, being an approximately 75 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located south of Choate Road and approximately 2,500 feet east of Preston Road. (Collin College Celina - Final Plat)
- E. Consider and act upon a Final Plat for Greenway Phase 2, being an approximately 27 acre tract of land situated in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas; generally located east of County Road 52 and 1,500 feet south of FM 428. (Greenway Phase 2 - Final Plat)
- F. Consider and act upon a Preliminary Plat for Light Farms Toll Tracts and Prairie Crossing Re-Alignment, being an approximately 106 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and east of CR 50. (Light Farms Toll Tracts and Prairie Crossing Re-Alignment - Preliminary Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Haley, Ousley, Becker

IV. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 16 acres of land from Planned Development District (PD) with Industrial District (I) base zoning, to Multi-Family Urban Edge District (MF-2) zoning; generally located west of the BNSF Railroad and north of Frontier Parkway, within the City Limits. (Prairie Crossing - Rezoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing. No one came forward and the public hearing was closed.

Commissioner Haley motioned to approve the item.

Commissioner Bain seconded the motion.

All were in favor, and the item was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Haley, Ousley, Becker

- B. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 7 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located on the northwest corner of County Road 53 and the BNSF Railroad, within the City Limits. (Redi-Mix- Planned Development)

Raha Pouladi, Senior Planner, presented the staff report.

Maxwell Fisher, Masterplan Consultant, Applicant, 900 Jackson Street, Suite 640, Dallas, TX 75202 presented the case.

Chairman Hangartner opened the public hearing. No one came forward and the public hearing was closed.

Commissioner Barley motioned to approve the item.

Commissioner Freeman seconded the motion.

All were in favor, and the item was approved unanimously.

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

- C. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 12 acres of land from Agricultural District (AG), to Planned Development (PD) with Multi-Family Urban Edge District (MF-2) base zoning; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway Downtown Celina - Planned Development)

Raha Pouladi, Senior Planner, presented the staff report.

Shea Buyers, J Street Companies, Applicant, 16800 Westgrove Drive, Suite 200, Addison, TX 75001 presented the case.

Chairman Hangartner opened the public hearing.

Eddie East, 410 E Malone Street, Celina, TX 75009, cited concerns about the structure and safety of the building during tornadoes.

Chairman Hangartner closed the public hearing.

The commission asked a few questions that were addressed by staff.

Commissioner Becker motioned to approve the item.

Commissioner Haley seconded the motion.

All were in favor, and the item was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Charles Haley, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Haley, Ousley, Becker

- D. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a mixed-use development on approximately 131 acres of land; generally located east of the BNSF Railroad and north of Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown - Development Agreement)

Madhuri Mohan, Planning Manager, presented the staff report.

Mike Meyer, TBG Partners, Applicant, 2001 Bryan Suite #1450, Dallas, TX 75201 presented the case.

Chairman Hangartner opened the public hearing.

Eddie East, 410 E Malone Street, Celina, TX 75009, cited concerns about height, loss of pastoral view, and drainage.

Alfredo Fierro, 1055 N Louisiana, Celina, TX 75009, shared concerns regarding safety with the new neighborhood.

Chairman Hangartner closed the public hearing.

The commission asked a few questions that were addressed by staff.

Commissioner Haley motioned to approve the item.

Commissioner Bain seconded the item.

The motion was approved 6 to 1, with Commissioner Barley being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Charles Haley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Freeman, Haley, Ousley, Becker
NAYS:	Barley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:38 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: December 17, 2019
 Re: Sutton Fields Phase 4B Final Plat

Action Requested:

Consider and act upon a Final Plat for Sutton Fields Phase 4B, approximately 36 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located north of Parvin Road and east of FM 1385 (Sutton Fields Phase 4B Final Plat).

Owner:

CADG Sutton Fields, LLC
 1800 Valley View Lane, Suite 300
 Farmers Branch, TX 75234

Background Information:

This plat is for a new addition to the Sutton Fields single-family residential community. The plat shows 138 single-family lots and eight common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

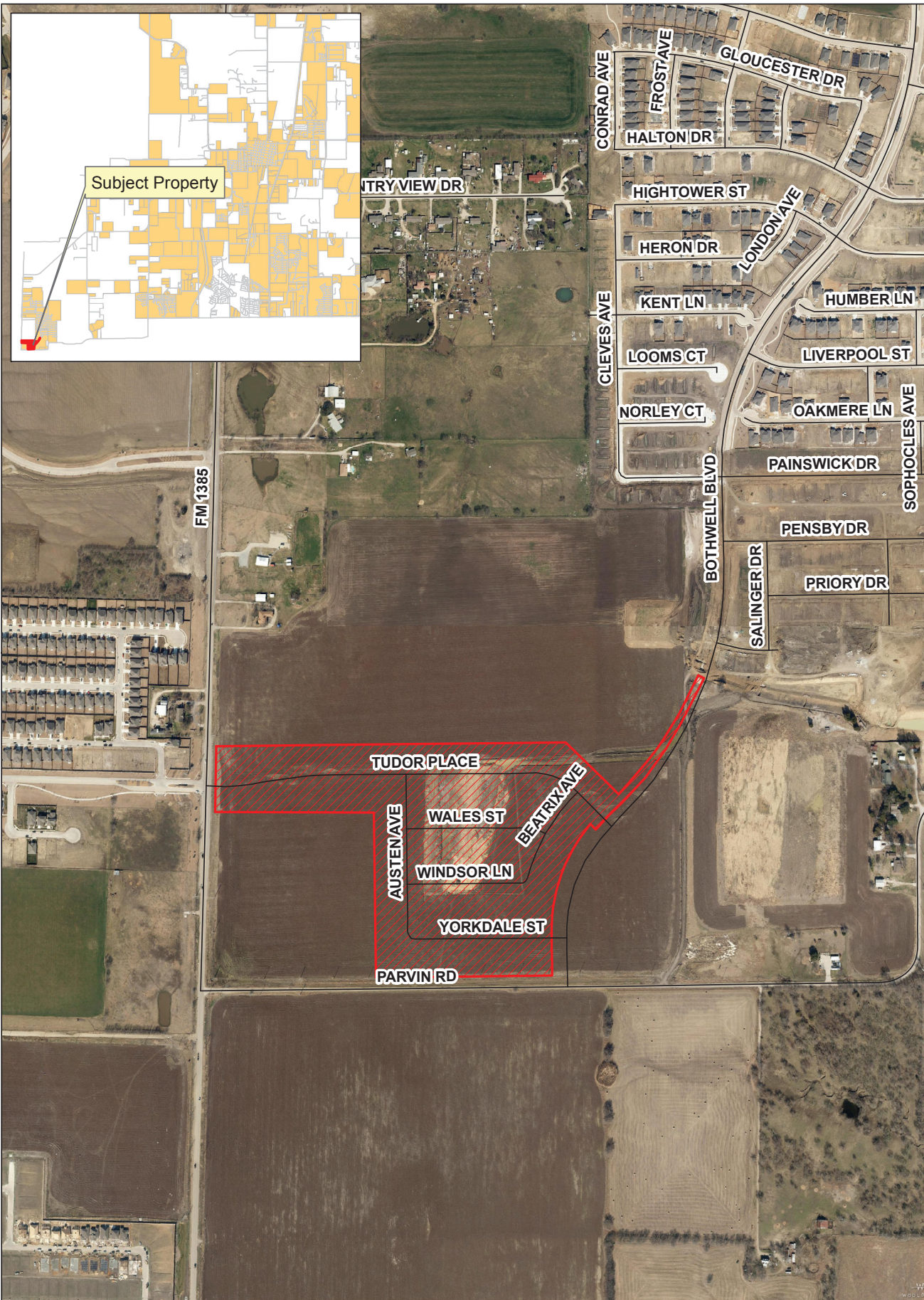
The Final Plat is in conformance with the Planned Development. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Document:

- Location Map
- Final Plat

Staff Recommendation:

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

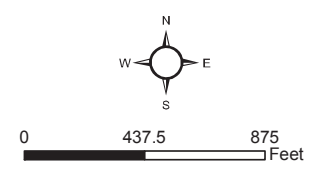


Sutton Fields Phase 4B

Date: 12/10/2019

Legend

- Roads
- Sutton Fields Phase 4B
- Parcels

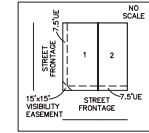


NOTES:

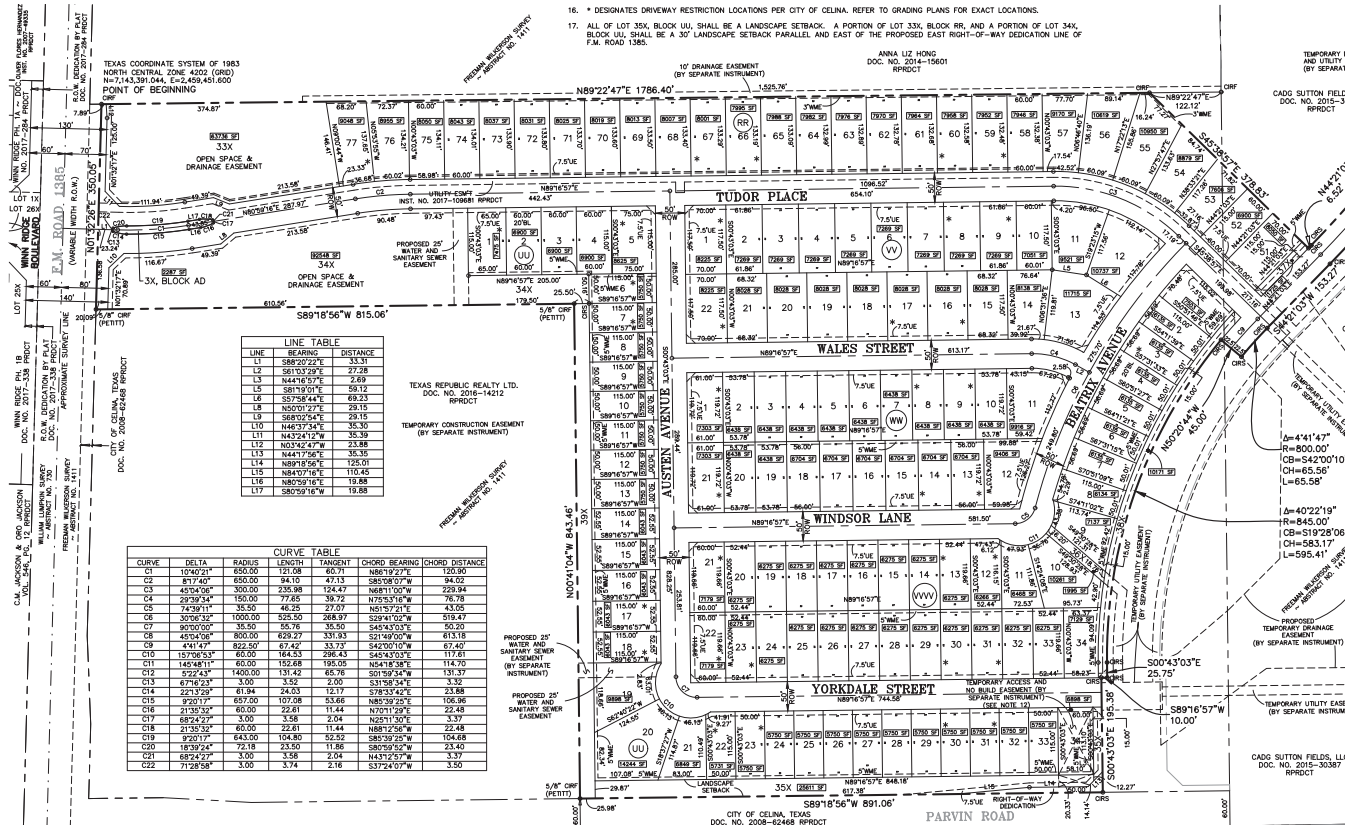
1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEE DUE.
3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA/PLATS ENDING WITH AN "X" ARE HOA-OPEN SPACE LOTS. MAINTENANCE OF "X" AREAS WILL BE THE RESPONSIBILITY OF THE CITY OF OREGON. HOA-OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO THE TRAIL.
5. 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 WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121007202, DATA APRIL 18, 2011, ZONE X (UNSHADED) OR DEEMED THEREAS AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PROBABILITY AREA."
9. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP: MAP NO. 48121007202, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREAS AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PROBABILITY AREA."
10. PERMITTER BOUNDARY CORNERS ARE 5/8-INCH IRON RODS OR CAPS MARKED "KITTS-REPS 4087" FOUND ON "BOLLIER ENGINEER'S SET," WHICH IS A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.

NOTES: (CONTINUE)

- THE BEARING SHOWN AND RECORDED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CONVERSE TOWNSHIP, COUNTY, ZONE 4200). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO SLOD SCALE FACTOR OF 0.9998439222.
12. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
13. THIS PLAT IS HEREBY ACCEPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED CITY) SUBJECT TO THE FOLLOWING CONDITIONS: THE CITY IS GRANTING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK 1, LOT 10X AS SHOWN ON THE PLAT IS CALLED DRAINAGE AND DETENTION EASEMENT; THE DRAINAGE AND DETENTION EASEMENT SHALL BE A PERMANENT EASEMENT IN FAVOR OF THE CITY OF CELINA (CALLED CITY) FOR THE USE OF A SAFE AND SANITARY CONDUIT BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY OF CELINA (CALLED CITY) SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF THE DRAINAGE AND DETENTION EASEMENT. THE CITY OF CELINA (CALLED CITY) SHALL NOT BE RESPONSIBLE FOR THE EASEMENT, AS HEREIN ABOVE DEFINED, SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER, PROVIDED, HOWEVER, IT IS NOT NECESSARY TO OBTAIN AN EASEMENT FROM THE CITY OF CELINA (CALLED CITY) TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE OR IN DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE OR DETENTION EASEMENT NECESSARY TO IMPROVE THE STORM DRAINAGE. THE CITY OF CELINA (CALLED CITY) SHALL BE RESPONSIBLE TO KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE DRAINAGE AND DETENTION EASEMENT. THE CITY OF CELINA (CALLED CITY) SHALL BE RESPONSIBLE FOR THE SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE CITY OF CELINA (CALLED CITY) SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY DRAINAGE OR DETENTION EASEMENT, OR FOR THE CONSTRUCTION OF ANY DRAINAGE OR DETENTION EASEMENT TO THE EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY KIND RESULTING FROM THE DRAINAGE AND DETENTION EASEMENT.
14. ALL OF LOT 34, BLOCK 1U, AND PORTIONS OF LOT 33, BLOCK 1U, AS SHOWN ON THE SEPARATE INSTRUMENT (WITH RECORDING INFORMATION), ARE ENCUMBERED BY A TEMPORARY ACCESS AND NO BUILD EASEMENT FOR THE PURPOSES OF PROVIDING A TEMPORARY ACCESS FROM THE DRAINAGE AND DETENTION EASEMENT TO THE DRAINAGE AND DETENTION EASEMENT ON BOTH LOT 34 AND LOT 33 SHALL EXPIRE AND BECOME ABANDONED BY PREPARATION OF A SEPARATE INSTRUMENT ONLY.
15. PUBLIC TRAILS ARE RESTRICTED ON HOA LOTS.
16. A DESIGNATED DRIVEWAY ALIGNMENT LOCATIONS PER CITY OF CELINA, REFER TO GRADING PLANS FOR EXACT LOCATIONS.
17. ALL OF LOT 33, BLOCK 1U, SHALL BE A LANDSCAPE SETBACK. A PORTION OF LOT 33, BLOCK 1R, AND A PORTION OF LOT 34X, BLOCK 1U, SHALL BE A 30' LANDSCAPE SETBACK PARALLEL AND EAST OF THE PROPOSED EAST RIGHT-OF-WAY DEDICATION LINE OF T.M. 100.

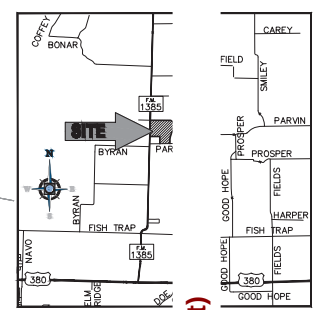


TYPICAL LOT LAYOUT
(EXCEPT AS SHOWN OTHERWISE)



NOTES: (CONTINUED)

- [illegible]



LOCATIC
SCALE: N



SUTTON FIELDS **FINAL** HASE 4B

138 RESIDEN S
8 HOA-OPEN : OTS
7.53 ACRES RIGHT-OF-WAY EDUCATION
35.223 ACRES THE
FREEMAN WILKERSON SURV. TRACT NO. 1411;
CITY OF CELINA, DENT CITY, TEXAS



SUSTAINABLE DESIGN		PERMIT		TRANSPORTATION SERVICE		
FILE NO.	DATE	DRAWN	REVIEW	D	SCALE	DWG. NO.
TSD190520	12/12/19	ASA	BL		1" = 100'	1 OF 1

LEADS/CLUES
 CONDUCT DEVELOPMENT
 CONDUCT HIT
 622 CENTAURS PARKWAY E. SUITE 100
 PLANO, TX 75075
 PHONE (980) 480 2970
 CONTACT: RESEARCH MODEL/EDISON

OWENS
 MORTON TAYLOR FELLOWS LLC
 1830 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75042
 CONTACT: BEAUREGARD MORTGAGE

SLACK/CORP
 BEAUREGARD MORTGAGE
 607 MAIN ST
 WIGGINS, TX 75090
 PHONE: (980) 480 7335
 CONTACT: TAYLOR EDISON, JR

Attachment: Final Plat (Sutton Fields Phase 4B Final Plat)

STATE OF TEXAS §
COUNTY OF DENTON §

We, CADG Sutton Fields, LLC, owner of the land shown on this plat within the area described by metes and bounds as follows:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS CADG Sutton Fields, LLC is the owner of that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, according to deeds recorded in Document Number 2015-30204, of the Real Property Records of Denton County, Texas (RPRDCT), and Document Number 2015-30387, RPRDCT, and being part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document Number 2008-66233, RPRDCT, and part of that certain tract of land described in deed to Ok Kyun and Youngmoa Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod with cap marked 'PETITT-RPLS 4087' found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and being a northeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468 (RPRDCT);

THENCE North 89°22'47" East, leaving the east right-of-way line of FM Road No. 1385, and with the north line of said Frisco Industrial Partners tract, and the south line of that certain tract of land described in deed to Anna Liz Hong, recorded in Document No. 2014-15601 (RPRDCT), a distance of 1786.40 feet to a 5/8 inch iron rod with plastic cap marked 'PETITT-RPLS 4087' found for corner, from which a 5/8-inch iron rod with cap marked 'PETITT-RPLS 4087' found at the northeast corner of said Frisco Industrial Partners tract bears North 89°22'47" East, a distance of 122.12 feet;

THENCE South 45°38'57" East, leaving the common line of said Frisco Industrial Partners tract and Anna Liz Hong tract, a distance of 378.83 feet to a 5/8-inch iron rod with cap marked 'PETITT-RPLS 4087' found for corner;

THENCE over and across said Kim tract, the following courses to 5/8-inch iron rods with cap marked 'PETITT RPLS 4087' set for corner:

North 44°21'03" East, a distance of 6.52 feet, said iron rod being located at the beginning of a tangent curve to the left;

Northeasterly, with said curve which has a central angle of 26°17'37", a radius of 1655.00 feet, a chord that bears North 31°12'14" East, a distance of 752.85 feet, and an arc length of 759.50 feet to the end of said curve;

South 71°56'34" East, a distance of 45.00 feet, said iron rod being located at the beginning of a non-tangent curve to the right;

Southwesterly, with said curve which has a central angle of 26°17'37", a radius of 1700.00 feet, a chord that bears South 31°12'14" West, a distance of 773.32 feet, and an arc length of 780.15 feet to the end of said curve;

South 44°21'03" West, a distance of 153.27 feet, said iron rod located at the beginning of a tangent curve to the left;

And Southwesterly, continuing over and across said Kim tract, and with said curve which has a central angle of 44°14'7", a radius of 800.00 feet, a chord that bears South 42°00'10" West, a distance of 65.56 feet, and an arc length of 65.58 feet to the end of said curve, a 5/8-inch iron rod with cap marked 'PETITT RPLS 4087' set for corner;

THENCE North 50°20'44" West, continuing over and across said Kim tract, passing the common west line of said Kim tract, and the east line of said Frisco tract, continuing over and across said Frisco tract, a distance of 45.00 feet to a 5/8-inch iron rod with cap marked 'PETITT RPLS 4087' set for corner at the beginning of a non-tangent curve to the left;

THENCE over and across said Frisco tract, the following courses to 5/8-inch iron rods with cap marked 'PETITT RPLS 4087' set for corner:

Southwesterly, with said curve which has a central angle of 40°22'19", a radius of 845.00 feet, a chord that bears South 19°28'06" West, a distance of 583.17 feet, and an arc length of 595.41 feet to the end of said curve;

South 00°43'03" East, a distance of 25.75 feet;

South 89°16'57" West, a distance of 10.00 feet;

And South 00°43'03" East, a distance of 195.39 feet, said iron rod located on the north right-of-way line of Parvin Road (variable width right-of-way), as described in deed to the City of Celina, Texas, recorded in Document Number 2008-62468, RPRDCT;

THENCE South 89°18'56" West, with said north right-of-way line, a distance of 891.06 feet to a 5/8-inch iron rod with cap marked 'PETITT RPLS 4087' set for corner, from which a 5/8-inch iron rod with cap marked 'PETITT RPLS 4087' found at the southernmost southwest corner of said CADG tract;

THENCE North 00°43'03" West, leaving said north line of the City of Celina, Texas tract, and with a west line of said CADG Sutton Fields, LLC tract, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked 'PETITT-RPLS 4087' set for corner;

THENCE South 89°18'56" West, with a south line of said CADG Sutton Fields, LLC tract, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked 'PETITT-RPLS 4087' found for corner on an easterly line of said City of Celina, Texas tract, and said east right-of-way line of FM No. 1385;

THENCE North 01°32'26" East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to the POINT OF BEGINNING, and containing 35.223 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

CADG SUTTON FIELDS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: CADG HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MANAGING MEMBER

BY: MMM VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: 2M VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

MEHRDAD MOAYEDI
MANAGER

DATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared MEHRDAD MOAYEDI, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is manager of 2M Ventures, LLC, as manager of MMM Ventures, LLC, as manager of CADG Holdings, LLC, as sole managing member of CADG Sutton Fields, LLC, a Texas limited liability company, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas _____

Print Notary's Name _____

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Billy M Logsdon, Jr., a Registered Professional Land Surveyor in the State of Texas, he this plat is true and correct and was prepared from an actual survey of the property supervision on the ground.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

Date

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Billy M. Logsdon me to be the person whose name is subscribed to the foregoing instrument, and ackn that he executed the same for the purposes and considerations therein stated.

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

Notary Public, State of Texas _____

FINAL
SUTTON FIELDS
HASE 4B

138 RESIDEN
8 HOA-OPEN
7.53 ACRES RIGHT-OF-WAY
35.223 ACRES
FREEMAN WILKERSON SURV
CITY OF CELINA, DENT

B BARRAZA
LAND SURVEYING & ENGINEERING, LLC
DALLAS, TEXAS

49811 HOA STREET
FREDERICK, TEXAS 75081
214-884-7055

BOH
ENGINE
LAND SURVEYING & ENGINEERING, LLC
DALLAS, TEXAS

FILE NO. DATE DOWNS REVIEWED
TSD190520 12/12/19 ASA BL

RECEIVED
CITY OF CELINA, TEXAS
PLANNING AND COMMUNITY DEVELOPMENT
PLANNING DEPARTMENT
PLANNING DEPARTMENT
PLANNING DEPARTMENT
PLANNING DEPARTMENT

DATE: 12/12/19
BY: BILLY M. LOGSDON, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6487
CONTACT: BILLY M. LOGSDON, JR.

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Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Raha Pouladi, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: December 17, 2019
 Re: State Farm - Planned Development

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone approximately 0.25 acres of land from Old Town Residential District (OT-R), to Planned Development (PD) with Old Town Residential District (OT-R) base zoning, located at 101 S. Illinois Street, within the City Limits. (State Farm- Planned Development)

Applicant:

Mark & Jill Mathews
 State Farm Insurance
 15502 Quorum Drive
 Addison, TX 75001

Background Information:

The subject property is currently zoned Old Town Residential District (OT-R). The applicant requests to rezone the property to a Planned Development (PD) with Old Town Residential District (OT-R) base zoning to convert the existing single-family house into a State Farm home-office. The request is consistent with the Downtown Master Plan, which contemplated the ability to convert homes into office uses on primary corridors near the downtown core.

Board Review/Citizen Input:

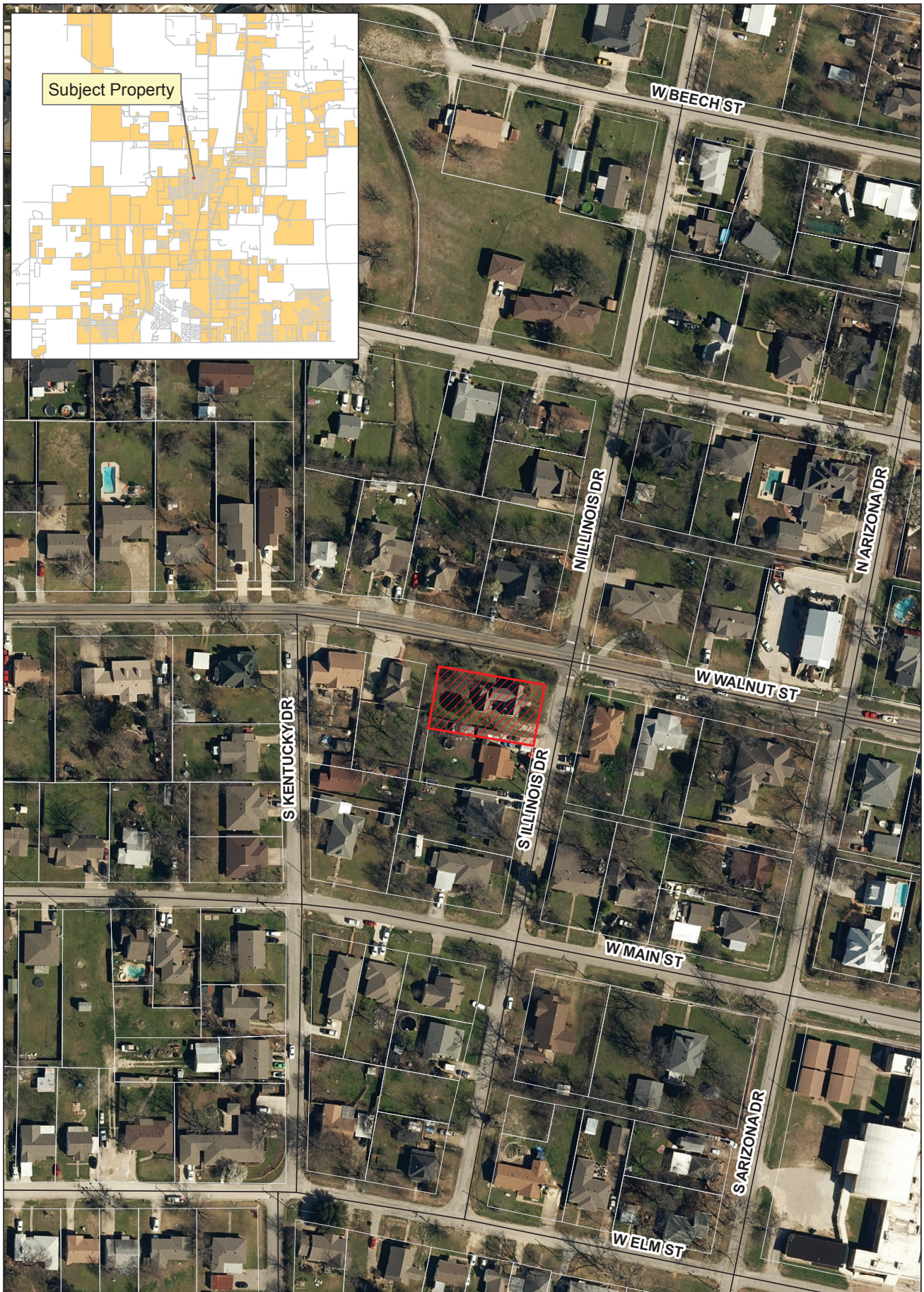
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Staff received one letter of opposition.

Supporting Document:

- Location Map
- Concept Plan
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval.

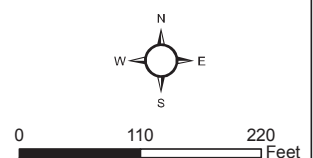


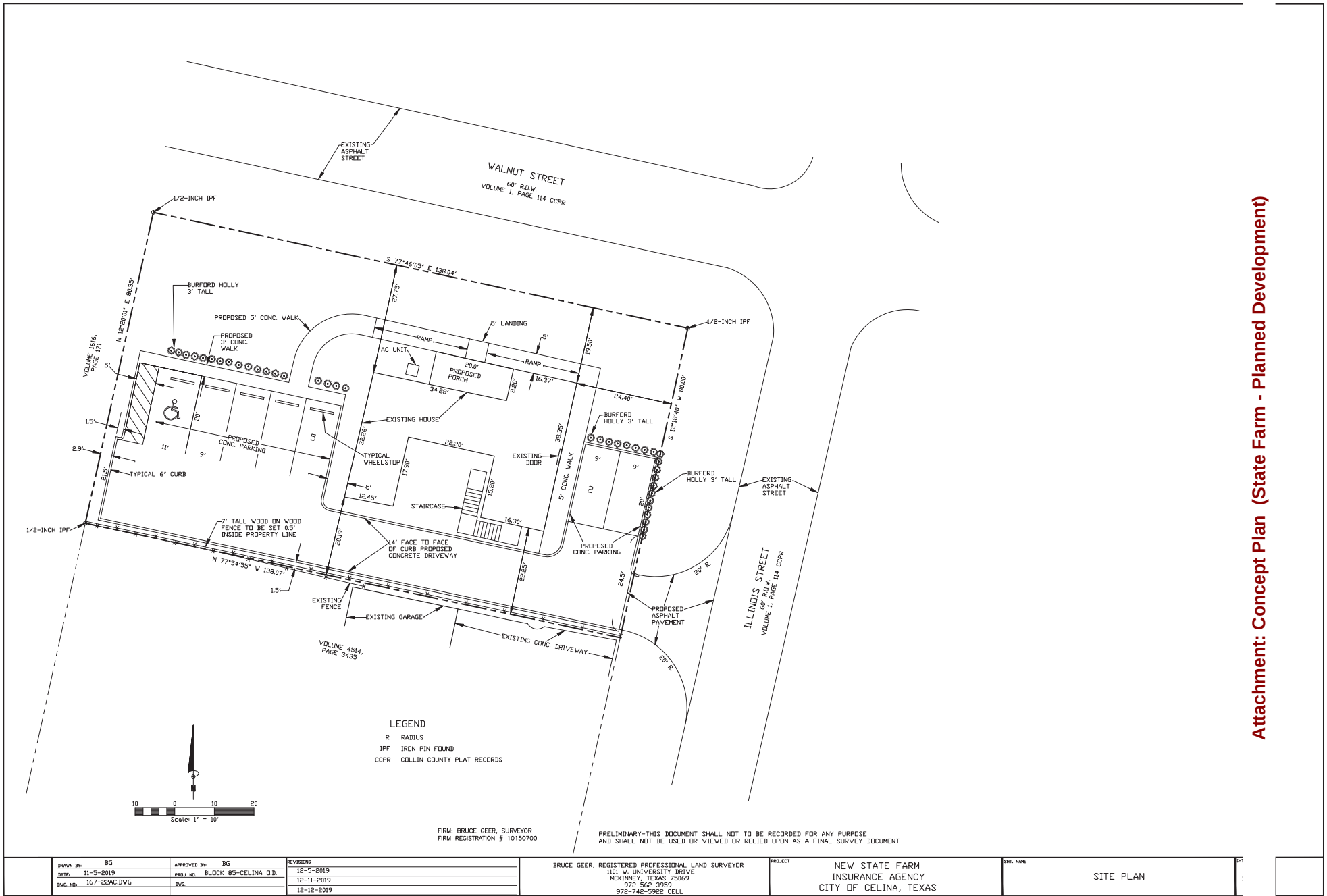
101 S Illinois Dr Location Map

Date: 12/5/2019

Legend

- Roads
-  101 S Illinois Dr
-  Parcels





Development Regulations
State Farm PD

1. The use of the subject property may include both residential and/or professional office land uses.
2. The property shall generally develop per the attached Concept Plan, including parking and landscaping.
3. Landscaping shall include evergreen shrubs to screen any parking, two (2) large canopy trees along Walnut Street, and one (1) large canopy tree along Illinois Drive.
4. The architecture of the building shall retain a primarily residential look that blends into the surrounding neighborhood, including a “faux-historic” look. Any new materials should not be wood or vinyl, but cementitious fiberboard or better.
5. One (1) low-level, sign, no more than 4’ in height may be installed on the subject property along the Illinois Drive frontage or at the northeastern corner of the house. No ground-mounted signage along Walnut Street is allowed. Internally illuminated signage is not allowed.
6. A wall sign is allowed on each frontage. No wall signage may be internally illuminated.
7. All associated signage and architectural alterations must be in conformance with the historic character of the district, subject to discretionary review and approval by Staff.

State Farm

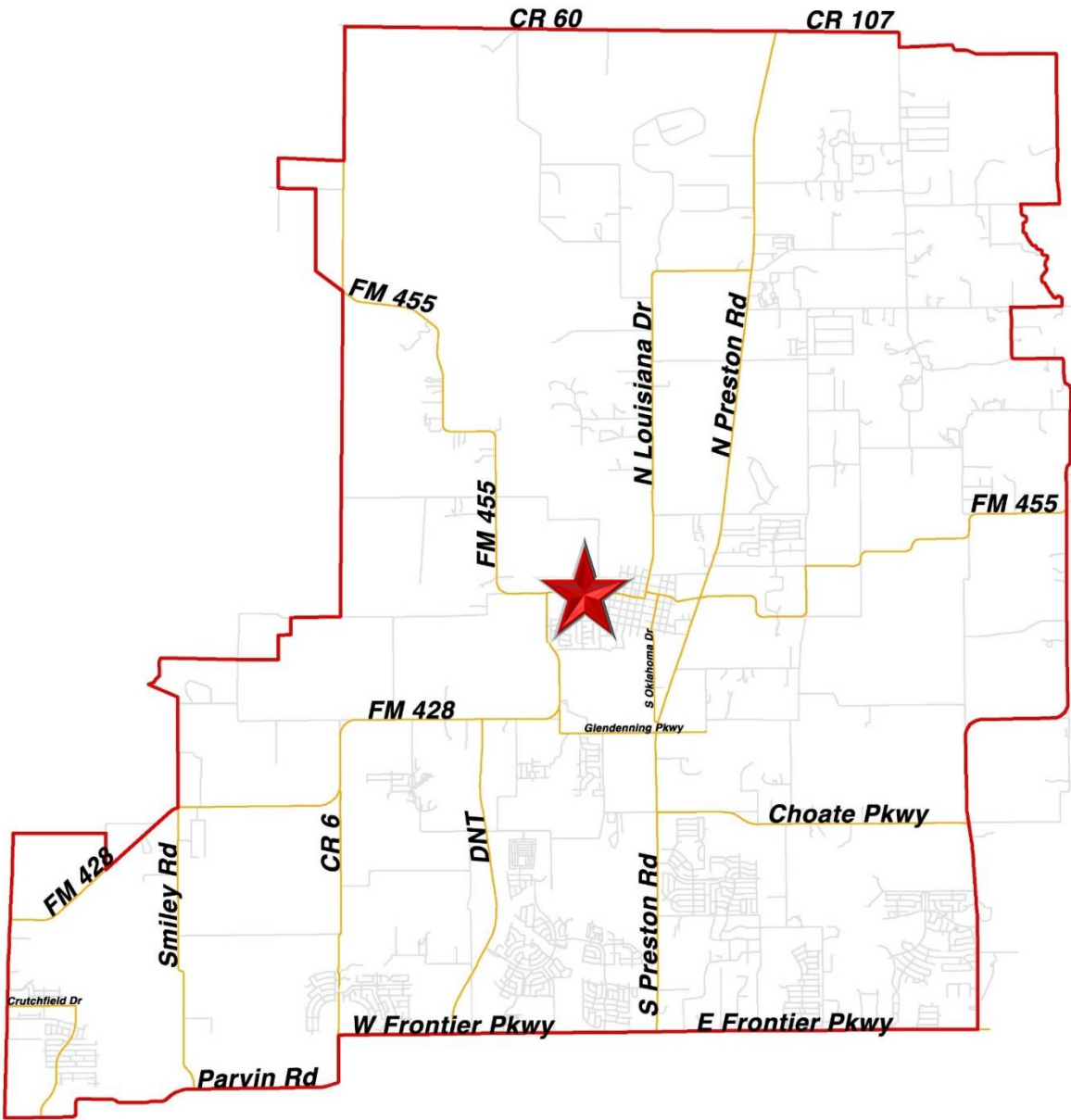
Planned Development

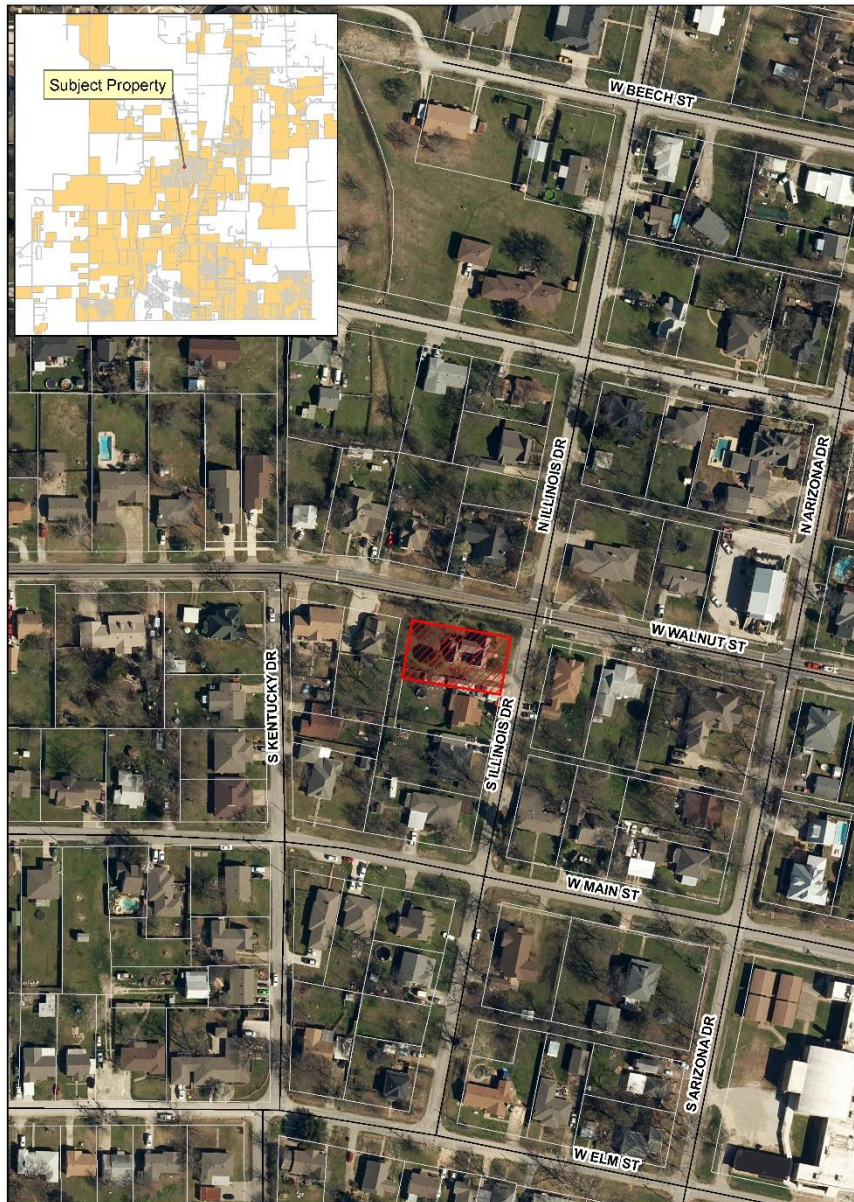
Planning & Zoning Commission

December 17, 2019

Attachment: Staff Presentation (State Farm - Planned Development)







Location Map

The subject property is located at the southwest corner of Walnut Street and Illinois Drive

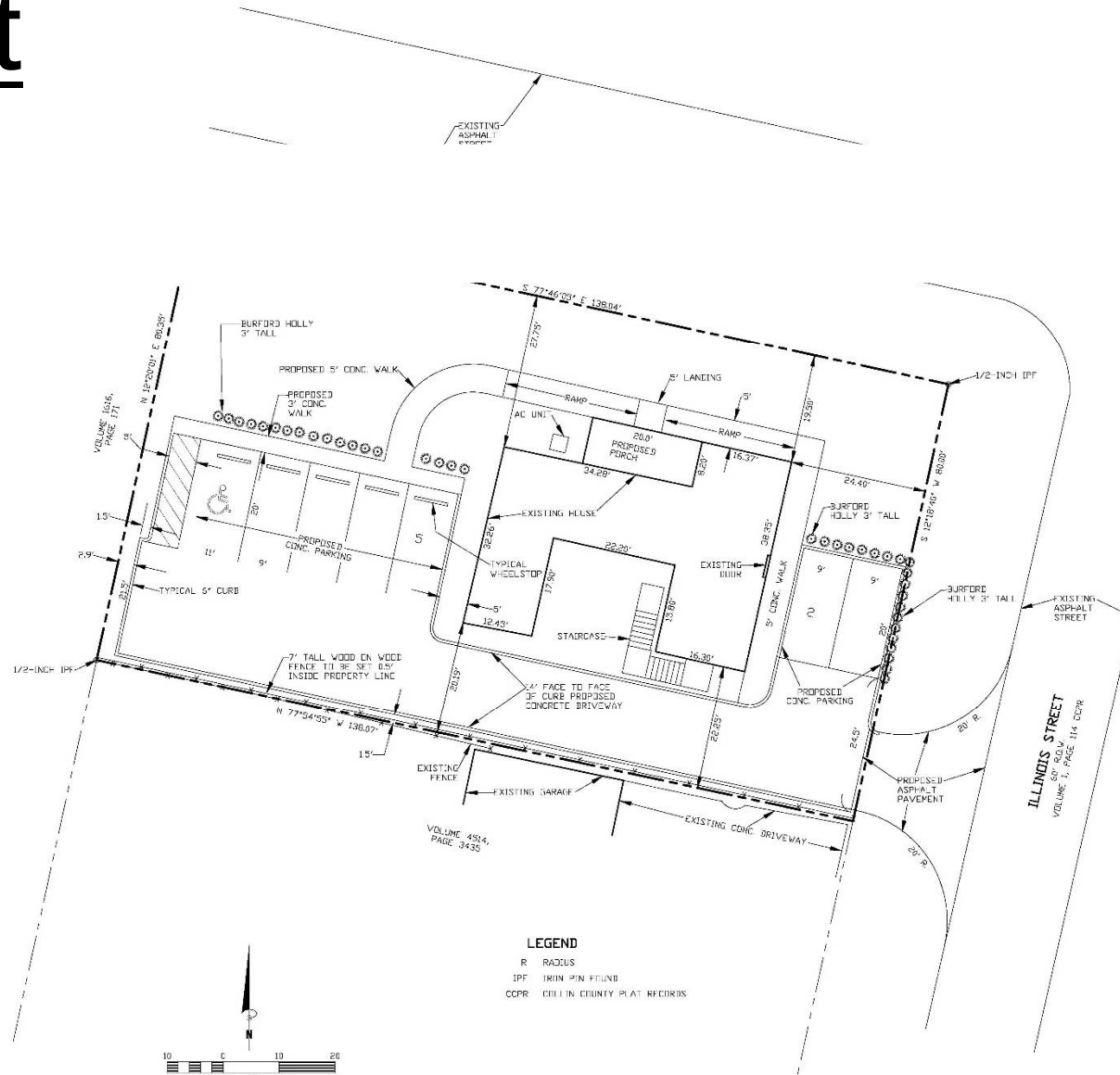
Background

- The property is approximately 1/4 acre
- This property is currently zoned Old Town Residential District (OT-R)
- The request is to rezone the property to Planned Development (PD) with Old Town Residential District (OT-R), base zoning
- The applicant desires to convert the existing single-family house into a State Farm home-office

Downtown Master Plan

- City Council approved the Downtown Master Plan in January, 2019
- The Plan's vision included the ability to convert homes located on primary corridors into office uses
- The current OT-R zoning does not contemplate such conversions, which is partly why the new downtown zoning is necessary
- That downtown zoning is not expected to be completed until Summer 2020

Concept Plan



Attachment: Staff Presentation (State Farm - Planned Development)



Design Standards

- Use: Property can be used for residential and/or professional office uses
- Parking: Primarily in the rear of the property away from public view
- Landscaping: evergreen shrubs to screen parking and canopy trees along Walnut and Illinois
- Architecture: Retain residential, “faux-historic” look
- Signage is limited (1 ground sign and wall signage)

Sample Home Conversions



Attachment: Staff Presentation (State Farm - Planned Development)

Policy Considerations

- Home conversions are common in historic neighborhoods near downtowns
- The proposal is in conformance with the vision of the Downtown Master Plan
- The proposed conversion maintains the residential character of the home and lot
- A small insurance office is not expected to generate enough traffic to upset the neighborhood

Recommendation

- Notices were published in compliance with State and local law.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in January
- Staff recommends approval