



**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, OCTOBER 15, 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 from the September 17, 2019, Planning & Zoning Commission meeting.
- B. Consider and act upon a Final Plat for Sutton Fields Phase 2C, being an approximately 43 acre tract of land situated in the Thomas McIntyre Survey, Abstract No. 903, Denton County, Texas; generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 2C Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a master planned single-family residential development on approximately 109 acres of land; generally located west of FM 455 and north of CR 9, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (La Terra Development Agreement)

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.



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

MINUTES

I. CALL TO ORDER:

Vice Chairman Barley 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.

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Absent	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Present	5:40 PM
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	5:58 PM
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	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

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.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the August 20, 2019, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

Minutes Acceptance: Minutes of Sep 17, 2019 5:30 PM (CONSENT AGENDA)

- A. Conduct a public hearing to consider testimony and act upon a request to revise an existing development agreement to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Development Agreement)

Dusty McAfee, Director of Development Services, presented the staff report.

Vice Chairman Barley opened the public hearing.

No one came forward to speak and the public hearing was closed.

Commissioner Bain moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

- B. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.61 to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Planned Development)

Mr. McAfee presented the staff report.

Matt Alexander, Applicant, said he was present for any questions.

Vice Chairman Barley opened the public hearing.

No one came forward to speak and the public hearing was closed.

Commissioner Haley moved to approve the item.

Commissioner Bain seconded the motion, and the motion was approved unanimously.

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

- C. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.67 to allow for a mixed use development on an approximately 33 acre tract of land, generally located on the northwest corner of Preston Road and Frontier Parkway within the City Limits. (The Grove at Frontier/Lanterra Planned Development Amendment)

Madhuri Mohan, Planning Manager, presented the staff report.

Todd Evans, Applicant, presented The Grove at Frontier/Lanterra's project development, and was present for any questions.

Vice Chairman Barley opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009 spoke generally about the project.

No one else came forward to speak and the public hearing was closed.

Commissioner Becker moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

- D. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 16 acre tract of land from General Commercial District (C-2), to Planned Development (PD) with Mixed-Use Suburban District (MU-1) and the Preston Road Overlay (PRO) base zoning, generally located west of Preston Road and north of Frontier Parkway, within the City Limits. (Sky Ridge Planned Development)

Ms. Mohan presented to the commissioners, letting them know that the applicants had withdrawn their zoning request.

- E. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning Ordinance. (Zoning Ordinance Amendment)

Brooks Wilson, Planning Consultant with Wilplan, presented the staff report.

Vice Chairman Barley opened the public hearing.

Dale Bainum, 3541 Heritage Trail Celina, Texas, 75009 spoke generally addressing the zoning ordinance.

Commissioner Becker moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

V. **ADJOURNMENT:**

Vice Chairman Barley adjourned the meeting at 6:38 p.m.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Raha Pouladi, Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: October 15, 2019
 Re: Sutton Fields Phase 2C Final Plat

Action Requested:

Consider and act upon a Final Plat for Sutton Fields Phase 2C, being an approximately 43 acre tract of land situated in the Thomas McIntyre Survey, Abstract No. 903, Denton County, Texas; generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 2C Final Plat)

Owner:

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

Background Information:

This plat is a new phase to the Sutton Fields single-family residential community. The plat shows 167 single-family lots and six common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

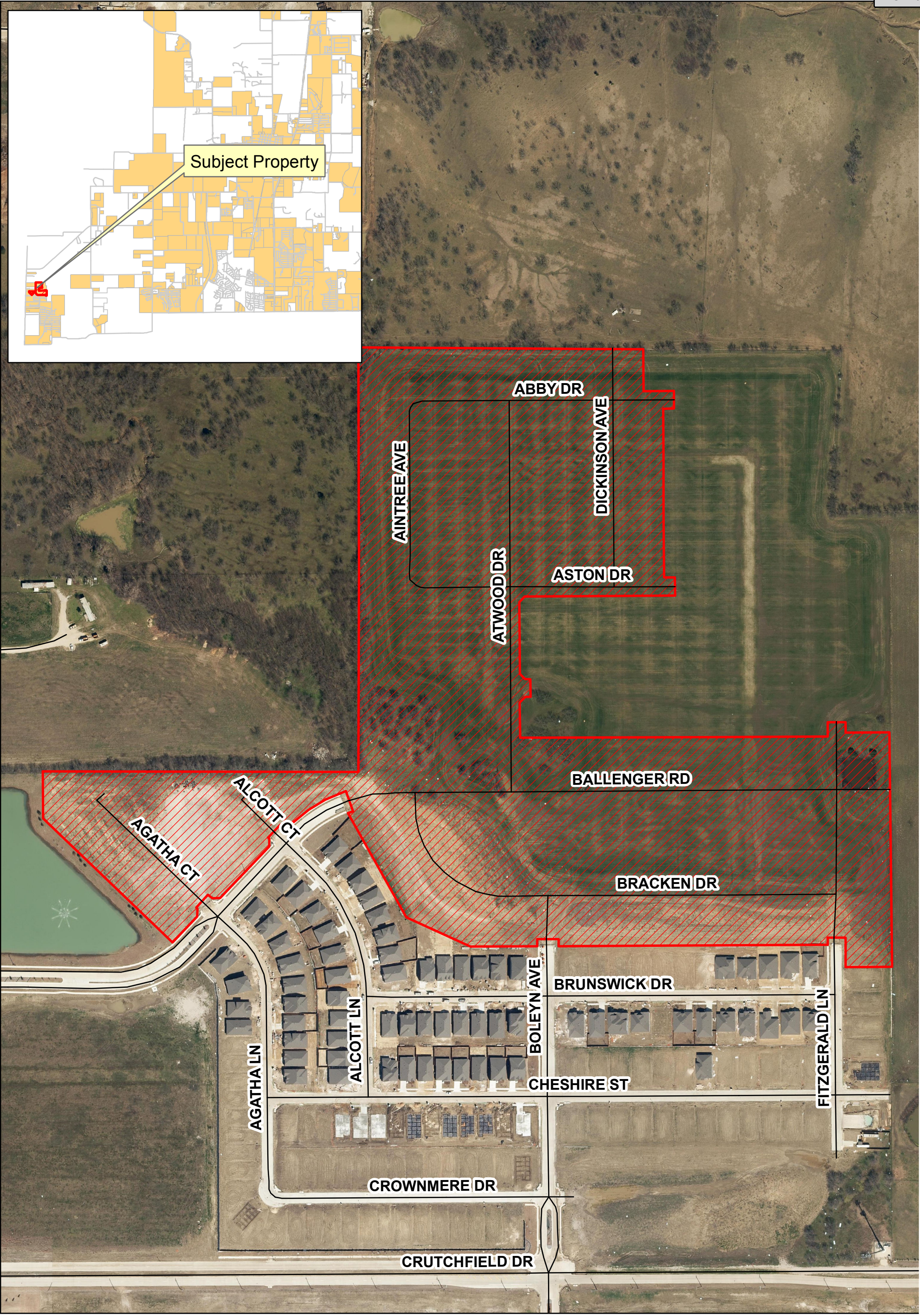
The Final Plat is in conformance with the Planned development. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official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



Attachment: Location Map (Sutton Fields Phase 2C Final Plat)



Sutton Fields Phase 2C Location Map

Date: 9/30/2019

Legend

- Roads
-  SuttonFields2C
-  Parcels

0 245 490 Feet

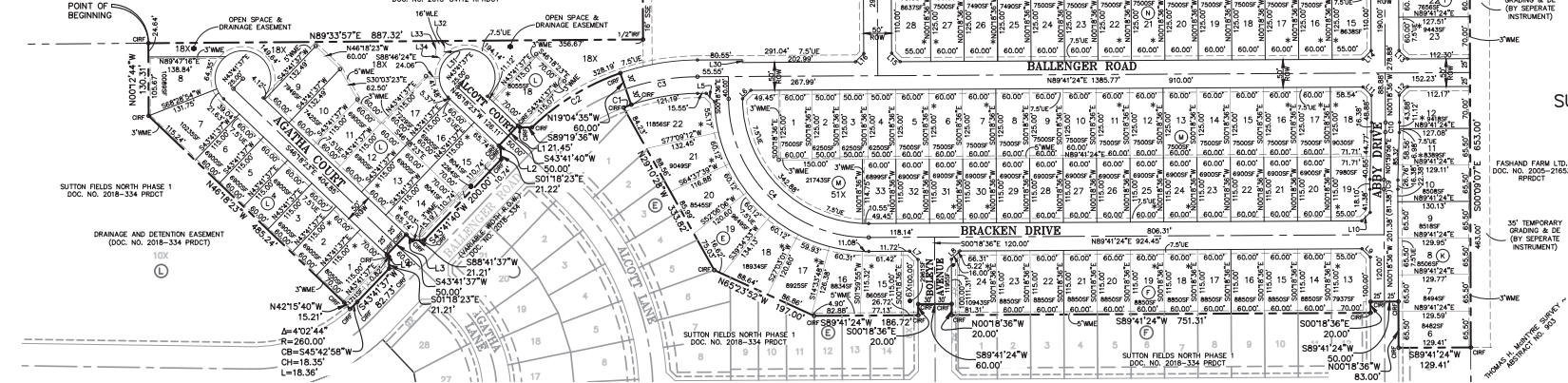
Packet Pg. 7

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 FEES DUE.
3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA. LOTS ENDING WITH AN "X" ARE HOA-OPEN SPACE LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. SAID HOA-OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
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 WITHHOLDING 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 PLAN ACCORDING TO COMMUNITY PANEL NO. 48121C0270G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON OR COLLIN COUNTY, TEXAS.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
10. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" FOUND OR "BOHLER ENG. SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
11. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CONFORMS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
12. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
13. LOT 18X, BLOCK L IS AN OPEN SPACE AND DRAINAGE EASEMENT LOT, LOT 1X & 14X, BLOCK L, LOT 6X, BLOCK E, LOT 51X, BLOCK M, AND LOT 7X, BLOCK F ARE OPEN SPACE LOTS.
14. * DESIGNATES DRIVEWAY RESTRICTION LOCATIONS PER CITY OF CELINA. REFER TO GRADING PLANS FOR EXACT LOCATIONS.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
G1	216.34°	370.00'	14.70'	14.70'	N89°47'08"E	14.70'
G2	245.57°	430.00'	18.73'	18.73'	S89°26'30"W	18.87'
G3	184.95°	400.00'	13.02'	13.02'	S89°18'24"W	13.04'
G4	90.00°	250.00'	39.27'	39.27'	S45°18'36"E	38.58'
G5	90.00°	35.00'	55.76'	55.76'	S45°18'36"E	50.20'
G6	157°06'53"	60.00'	164.53'	164.53'	S45°18'36"E	117.61'
G7	90.00°	35.00'	55.76'	55.76'	S44°41'24"W	50.20'
G8	157°06'53"	60.00'	164.53'	164.53'	S44°41'24"W	117.61'
G9	1°58'32"	500.00'	17.24'	17.24'	S0°40'40"W	17.24'
G10	1°58'32"	500.00'	17.24'	17.24'	N0°40'40"E	17.24'

TEXAS COORDINATE SYSTEM OF 1983
NORTH CENTRAL ZONE 4202 (GRO)
N=744928.055, E=245997.459
POINT OF BEGINNING



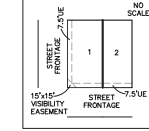
LOT COUNT SUMMARY PHASE 2C
LOTS: 24-45, BLOCK L
1-18, BLOCK P
19-23, BLOCK R
1, BLOCK T

167 LOTS TOTAL PHASE 2C

ZONING: TYPE C RESIDENTIAL LOT
TYPICAL LOT SIZE = 50' x 120'
TYPICAL PAD = 40' x 80'
FRONT YARD = 15' (20' TO GARAGE)
SIDE YARD = 5', 15' STREET
REAR YARD = 15'
MIN LOT AREA = 5,750 S.F.
MIN LOT WIDTH = 50'
MIN LOT DEPTH = 115'

ZONING: TYPE B RESIDENTIAL LOT
TYPICAL LOT SIZE = 60' x 130'
TYPICAL PAD = 50' x 80'
FRONT YARD = 20' (20' TO GARAGE STRAIGHT, 20' TO GARAGE-J-WING)
SIDE YARD = 5', 15' STREET
REAR YARD = 20'
MIN LOT AREA = 6,000 S.F.
MIN LOT WIDTH = 60'
MIN LOT DEPTH = 115'

ZONING: TYPE A RESIDENTIAL LOT
TYPICAL LOT SIZE = 70' x 140'
TYPICAL PAD = 60' x 90'
FRONT YARD = 25' (20' TO GARAGE STRAIGHT, 20' TO GARAGE-J-WING)
SIDE YARD = 7', 15' STREET
REAR YARD = 25'
MIN LOT AREA = 6,050 S.F.
MIN LOT WIDTH = 70'
MIN LOT DEPTH = 115'



LEGEND

- SWE SIDEWALK EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- ME WATER LINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- CRS 5/8-INCH IRON ROD W/CAP MARKED
- (CRP) IRF (CAPPED) IRON ROD FOUND
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- RP RADIUS POINT
- RRPCT REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- DESIGNATES SUBDIVISION BLOCK
- Denotes STREET NAME CHANGE
- Denotes KEY LOT
- Denotes LOT CENTERLINE
- Denotes WALL MAINTENANCE EASEMENT
- Denotes DRIVEWAY RESTRICTION LOCATIONS PER CITY OF CELINA

CITY PROJECT NO. I
FINAL PLAT
SUTTON FIELDS NORTH
167 RESIDENTIAL
6 HOA-OPEN SPACE
42.114 ACRES OUT
THOMAS H. MCINTYRE SURVEY,
CITY OF CELINA, DENTON (

BARRAZA
CONSULTING GROUP, LLC

BOH
ENGINE

LAND SURVEYING
SUSTAINABLE DESIGN
SITE CIVIL AND
PROGRAM M

FILE NO.
TSD195021
DATE
08/16/19
BY
ASA
CHECKED
BL

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

Attachment: Proposed Plat (Sutton Fields Phase 2C Final Plat)

-2171
PHASE 2C
T: NO. 903;
TEXAS

ROAD, SUITE 142
TEXAS 75081
4-7555

6817 MAIN STREET
FRED, TEXAS 75081
484-6200
BOHENGINEERING.COM
TYPE 16, 1985
TYPE 16, 1985
TYPE 16, 1985

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

NO. 100
1 OF 2

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, owner of the land shown on this plat within the area described as follows:

WHEREAS CADG SUTTON FIELDS II, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS H. MCINTYRE SURVEY, ABSTRACT NUMBER 903, IN DENTON COUNTY, TEXAS, ACCORDING TO DEED RECORDED IN DOCUMENT NUMBER 2015-128856, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner at the northeast corner of Lot 10X, Block L, according to the Final Plat of Sutton Fields North Phase 1, an addition to the City of Celina, Denton County, Texas, recorded in Document Number 2018-334, of the Plat Records of Denton County, Texas (PRDCT), from which a 1/2-inch iron rod found on the east right-of-way line of Farm to Market Road Number 1385 (variable width R.O.W.) bears South 89°33'57" West, a distance of 393.66 feet;

THENCE North 89°33'57" East, with the common north line of said CADG Sutton Fields II, LLC tract, and the south line of that certain tract of land described in deed to Munish Gupta and Anusha Gupta, recorded in Document Number 2013-84112, RPRDCT, a distance of 887.32 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Gupta tract;

THENCE North 002°1'49" West, with the we line of said CADG tract, a distance of 547.19 feet to a 5/8-inch iron rod with cap marked J-E #3700 found for corner at the southeast corner of that certain tract of land described in deed to Jeff Hammer, recorded in Volume 2156, Page 762, RPRDCT;

THENCE North 002°5'32" West, with the common line of said CADG tract and Hammer tract, a distance of 553.05 feet to a 1/2-inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to SS Group LLC, recorded in Document Number 2016-42707, RPRDCT;

THENCE North 000°2'29" East, with the common line of said CADG tract and said SS Group LLC tract, a distance of 73.81 feet to a 1/2-inch iron rod found for corner at the northwest corner of said CADG tract and the southwest corner of that certain tract of land described in deed to Blue Angus Ranch LP, recorded in Instrument Number 2007-107216, RPRDCT;

THENCE South 89°46'58" East, with the common line of said CADG tract and said Blue Angus Ranch LP tract, a distance of 796.76 feet to a 5/8-inch iron rod with cap marked BOHLER ENG.* set for corner, from which a 5/8-inch iron rod found at the southeast corner of said Blue Angus Ranch LP tract bears South 89°47'08" East, a distance of 163.00 feet;

THENCE leaving said common line, over and across said CADG tract the following courses to 5/8-inch iron rods with cap marked BOHLER ENG.* set for corner:

- South 00°18'36" East, a distance of 119.06 feet;
- North 89°41'24" East, a distance of 85.00 feet;
- South 00°18'36" East, a distance of 50.00 feet;
- South 89°41'24" West, a distance of 30.00 feet;
- South 00°18'36" East, a distance of 470.00 feet;
- North 89°41'24" East, a distance of 30.00 feet;
- South 00°18'36" East, a distance of 50.00 feet;
- South 89°41'24" West, a distance of 419.92 feet;
- South 44°41'24" West, a distance of 21.21 feet;
- South 00°18'36" East, a distance of 200.00 feet;
- South 45°18'36" East, a distance of 21.21 feet;
- North 89°41'24" East, a distance of 15.00 feet;
- South 00°18'36" East, a distance of 50.00 feet;
- South 89°41'24" West, a distance of 15.00 feet;
- South 44°41'24" West, a distance of 21.21 feet;
- South 00°18'36" East, a distance of 100.00 feet;
- North 89°41'24" East, a distance of 860.00 feet;
- North 00°18'36" West, a distance of 40.00 feet;
- North 89°41'24" East, a distance of 50.00 feet;
- South 00°18'36" East, a distance of 30.00 feet;

And North 89°41'24" East, a distance of 127.68 feet, said iron rod located on the common line of said CADG tract and that certain tract of land described in deed to Fashand Farm LTD., recorded in Document Number 2005-21653, RPRDCT;

THENCE South 002°9'07" East, with said common line, a distance of 653.00 feet to a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner at the northeast corner of Lot 5, Block K, according to said Final Plat of Sutton Fields North Phase I;

THENCE with the north line of said Sutton Fields North Phase 1, the following courses to 5/8-inch iron rods with cap marked PETITT RPLS 4087* found for corner:

- South 89°41'24" West, a distance of 129.41 feet;
- North 00°18'36" West, a distance of 83.00 feet;
- South 89°41'24" West, a distance of 50.00 feet;
- South 00°18'36" East, a distance of 20.00 feet;
- South 89°41'24" West, a distance of 751.31 feet;
- North 00°18'36" West, a distance of 20.00 feet;
- South 89°41'24" West, a distance of 60.00 feet;
- South 00°18'36" East, a distance of 20.00 feet;
- South 89°41'24" West, a distance of 186.72 feet;
- North 65°23'52" West, a distance of 197.00 feet;

And North 29°10'28" West, a distance of 333.82 feet, said iron rod located on the south right-of-way line of Bonar Road (called 60-foot wide R.O.W. at this point), and located at the beginning of a non-tangent curve to the right;

(CONTINUED)

THENCE Northeastly, with said curve which has a central angle of 216°34", a radius of 370.00 feet, a chord that bears North 69°47'08" East, a distance of 14.70 feet, and an arc length of 14.70 to the end of said curve, a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner at the easternmost corner of said Bonar Road right-of-way dedication;

THENCE North 19°04'35" West, with the east line of said Bonar Road right-of-way dedication, a distance of 60.00 feet to a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner at the northernmost corner of said Bonar Road right-of-way dedication, and at the beginning of a non-tangent curve to the left;

THENCE Southwestly, with the north right-of-way line of said Bonar Road and said curve which has a central angle of 245°749", a radius of 430.00 feet, a chord that bears South 58°26'30" West, a distance of 185.87 feet, and an arc length of 187.35 feet to the end of said curve, a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner;

THENCE continuing with the north right-of-way line of said Bonar Road, the following courses to 5/8-inch iron rods with cap marked PETITT RPLS 4087* found for corner:

- South 89°19'36" West, a distance of 21.45 feet;
- North 46°18'23" West, a distance of 5.00 feet;
- South 43°41'40" West, a distance of 50.00 feet;
- South 46°18'23" East, a distance of 5.00 feet;
- South 01°18'23" East, a distance of 21.22 feet;
- South 43°41'40" West, a distance of 200.00 feet;
- South 88°41'37" West, a distance of 21.21 feet;
- North 46°18'23" West, a distance of 15.00 feet;
- South 43°41'40" West, a distance of 50.00 feet;
- South 46°18'23" East, a distance of 5.00 feet;
- South 43°41'37" West, a distance of 82.73 feet, said iron rod located at the beginning of a tangent curve to the right;

And Southwestly, with said curve which has a central angle of 470°244", a radius of 260.00 feet, a chord that bears South 45°42'58" West, a distance of 18.35 feet, and an arc length of 18.36 feet to the end of said curve, said point located at the southeast corner of said Lot 10X, Block L;

THENCE North 42°15'40" West, leaving said north right-of-way line, with the east line of said Lot 10X, a distance of 15.21 feet to a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner;

THENCE North 46°18'23" West, continuing with said east line, a distance of 485.24 feet to a 5/8-inch iron rod with cap marked PETITT RPLS 4087* found for corner;

THENCE North 00°12'44" West, continuing with said east line, a distance of 130.31 feet to the POINT OF BEGINNING of herein described tract and containing an area of 42.114 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT CADG SUTTON FIELDS II, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SUTTON FIELDS PHASE 2C SUBDIVISION, in addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2019.

CADG SUTTON FIELDS II, 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

BY: _____
NAME: MEHRDAD MOAYEDI
ITS: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019
BY MEHRDAD MOAYEDI, 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 II, LLC, A
TEXAS LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

"Preliminary, this not be recorded and shall not be upon as a final

Registered Professional

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Billy J., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and s/he that he executed the same for the purposes and considerations therein expressed and in the capacity therein set

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL	
Approved _____	Date _____
City Development Official City of Celina, Texas	
Witness by hand this ____ day of _____, 20____	
	City Secretary City of Celina, Texas

CITY PROJECT NO. I
FINAL PL
SUTTON FIELDS NORTH
167 RESIDENTIAL
6 HOA-OPEN SPAC
42.114 ACRES OUT
THOMAS H. MCINTYRE SURVEY,
CITY OF CELINA, DENTON C

-2171
PHASE 2C
T NO. 903;
TEXAS

BARRAZA
CONSULTING GROUP, LLC
80



LAND SURVEYING
SUSTAINABLE DESIGN
SITE CIVIL AND T
PROGRAM M
PERMITTING

FILE NO. TSD19021 DATE 08/16/19 ASA BL

PREPARED BY: MEHRDAD MOAYEDI
CHECKED BY: JACK DUNSON
DATE: 08/16/19
PROJECT: SUTTON FIELDS II, LLC
SUBJECT: 2C SUBDIVISION
PLAT: 167 RESIDENTIAL
6 HOA-OPEN SPAC
42.114 ACRES OUT
THOMAS H. MCINTYRE SURVEY,
CITY OF CELINA, DENTON C

BOH ENGINE
1671 MAIN STREET
FREDERICK, TEXAS 75081
409.492.2200
BOHENGINE@GMAIL.COM
TYPE NO. 1685
NOTARY PUBLIC - TEXAS

NONENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

1" = 100' 1 OF 2

Attachment: Proposed Plat (Sutton Fields Phase 2C Final Plat)



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: October 15, 2019
 Re: La Terra Development Agreement

Action Requested:

Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a master planned single-family residential development on approximately 109 acres of land; generally located west of FM 455 and north of CR 9, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (La Terra Development Agreement)

Owner:

Ngan Mai
 JASC Investment Inc
 2179 Mustang Trail
 Frisco, TX 75033

Applicant:

Pointe Land & Development
 6860 Dallas Parkway, Suite 200
 Plano, TX 75024

Background Information:

The proposed Development Agreement is for approximately 109 acres on the northwest corner of CR 9 and FM 455. The proposed development agreement defines certain obligations (specifically related to roadway improvements, utilities, and fees). The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement, which primarily includes the Development Regulations and the Concept Plan. Essentially, the applicant desires to develop a single-family subdivision, with a mixture of lot types, and reserve areas adjacent to future Legacy Drive as commercial uses.

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. As of the time of packet preparation, staff had received no comments either for or against the proposal.

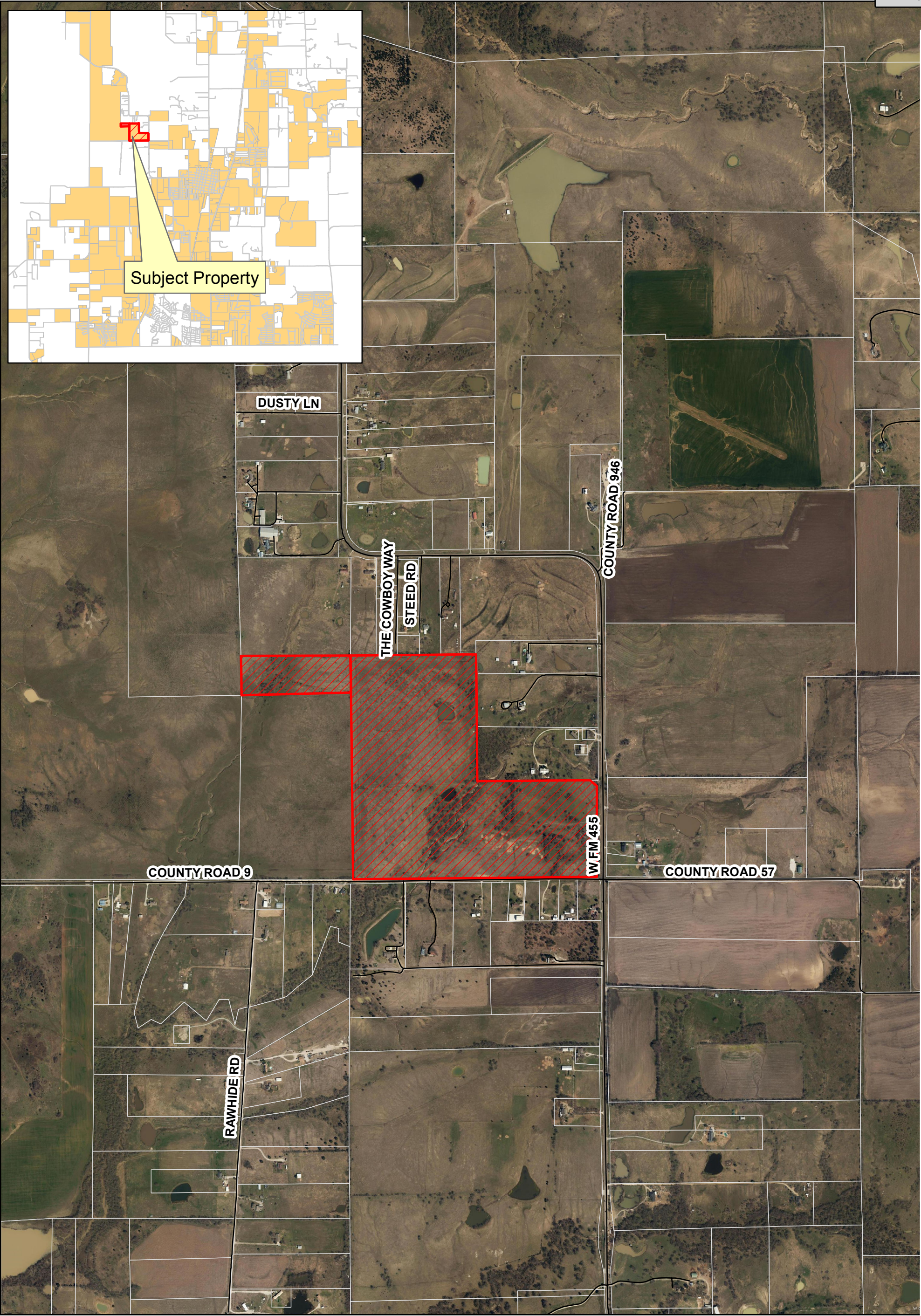
Supporting Documents:

- Location Map

- Concept Plan
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (La Terra Development Agreement)



Villages of Lakewood Location Map

Date: 9/30/2019

Legend

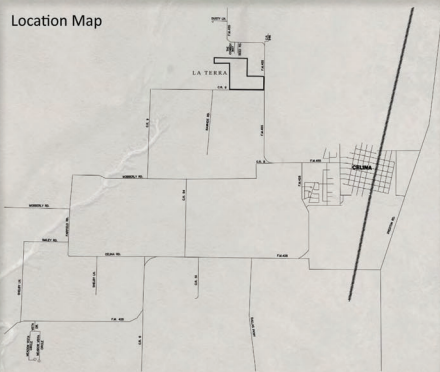
- Roads
- Villages of Lakewood
- Parcels

0 900 1,800 Feet

Packet Pg. 12

LA TERRA

Location Map

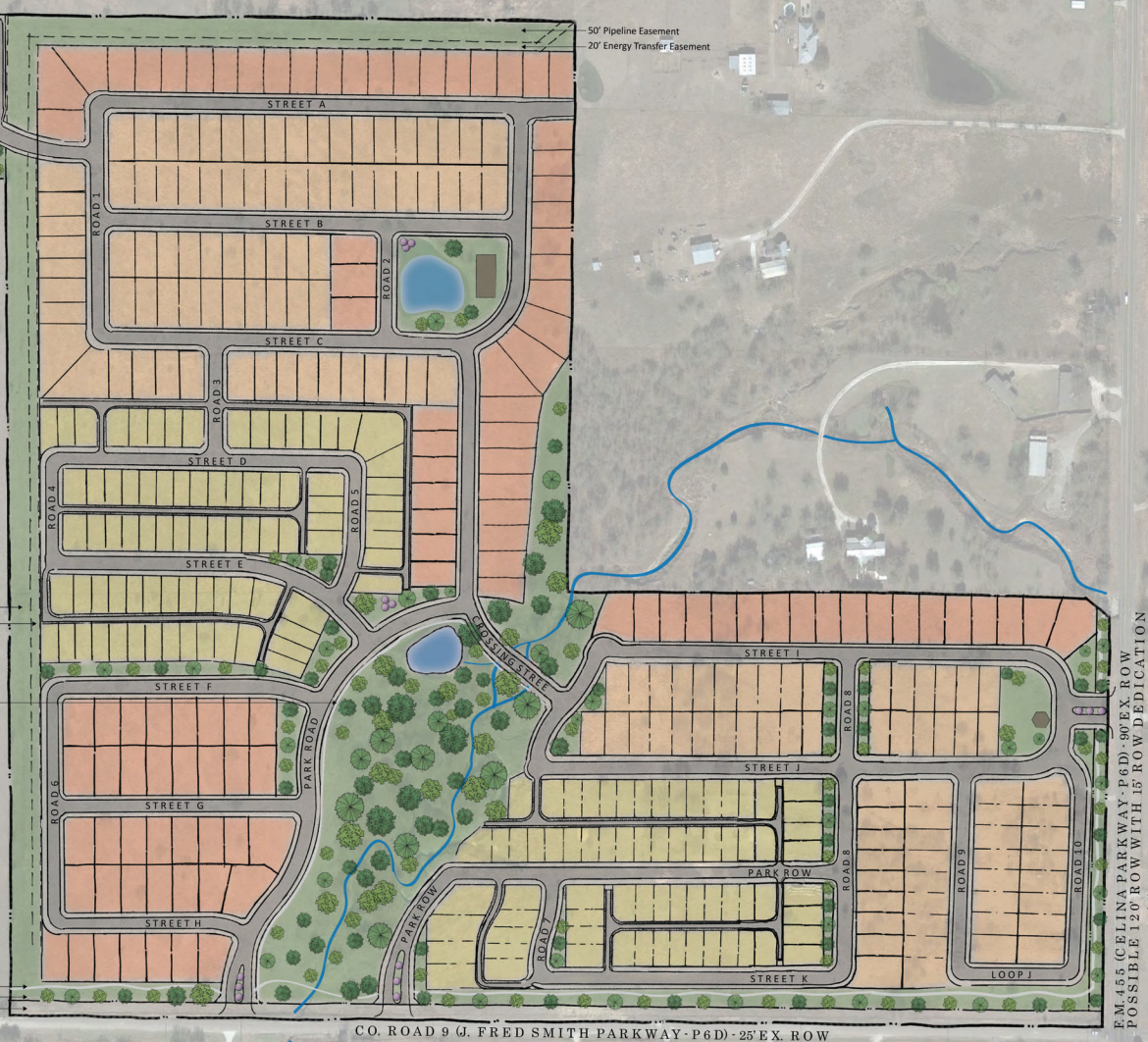


Total Gross Acreage - 108.2 Acres
 Thoroughfare ROW Dedication - 3.5 Acres
 Net Acreage (after ROW) - 104.7 Acres
 Open Space Provided - 22.3 Acres (21.3%)
 Minimum 50% Useable OS - 11.2 Acres
 Useable OS Provided - 12.0 Acres

50' Pipeline Easement
 20' Energy Transfer Easement

Future 8' Trail

10' Sidewalk
 40' Landscape Buffer
 35' ROW Dedication



CO. ROAD 9 (J. FRED SMITH PARKWAY - P6D) - 25' EX. ROW

FM 455 (CELINA PARKWAY - P6D) - 90' EX. ROW
 POSSIBLE 120' ROW WITH 15' ROW DEDICATION
 (40' Landscape Buffer & 10' Sidewalk)

Celina, Texas

10-9-2019
 18022

40' x 95' Lot Type - 147 Lots
 50' x 110' Lot Type - 146 Lots
 60' x 120' Lot Type - 103 Lots
 Open Space/Landscape Buffer
 Future Commercial - 4.4 Acres

Gas Easements - 5.9 Acres
 Thoroughfare ROW Dedication - 3.5 Acres
 Open Space Provided - 22.3 Acres
 Residential - 81.8 Acres
396 Lots Total

This layout is for conceptual purposes only, based on preliminary information.
 It is subject to change without notice and also subject to governmental approvals.

Image is shown at 1" = 100'.



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

Packet Pg. 13

EXHIBIT D
Development Regulations

1. Concept Plan

The development generally consist of lots with both front entry garages and rear entry garages. The lot mix breakdown for each type of lot is as follows:

- Type 60 Residential Lots – Minimum 100 lots
- Type 50 Residential Lots – Maximum 260 lots
- Type 40 Residential Lots – Maximum 150 lots

2. Lot Regulations

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

- Base Zoning: SF
- Architecture: The subject property is an architecturally, historically, and culturally significant tract of land and shall abide by the City's architectural standards, as may be amended.

	TYPE 60	TYPE 50	TYPE 40
Minimum Lot Area	6,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Minimum Dwelling Size	1,600	1,400 sq. ft.	1,400
Minimum Lot Width • The lot widths shall be measured along the arc of the front building line. • For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of 5'; the minimum lot width measured at the right-of-way line shall be 35'.	60'	50'	40'
Minimum Lot Depth	100'	100'	90'
Minimum Front Setback	20'	20'	10'
Front Porch	Covered Front Porches may extend over the front building setback line up to eight feet (8') but the garage must remain at or behind the front setback line in all instances. Front Porches are not required.		
Minimum Rear Setback	10'	10'	10'; Driveways for Garages at Alleys: Either 3'-5' or 20'+
Minimum Side Setback	5'	5'	0' and 5' (with minimum 5' separation)
Minimum Side (Corner) Setback • Except for key lots	15'	15'	15'

which side yard shall match the front yard of the adjacent lot.			
Maximum Impervious Surface Per Lot	65%	70%	80%
Front Entry Garages	Permitted, no alleys required	Permitted, no alleys required	Not permitted, alleys required
Garage Orientation and Setback	Garages may face the street or be J-swing. For garage doors facing the street, garages shall be flush with or set back from the front building line. J-swing garages may protrude the front building line up to 5' into the front setback for additional variation of homes	Garages may face the street or be J-swing. For garage doors facing the street, garages shall be flush with or set back from the front building line. J-swing garages may protrude the front building line up to 5' into the front setback for additional variation of homes	N/A
Maximum Building Height (Primary Structure)	40' or 2.5 stories		

3. Landscape Requirements

Landscaping shall conform to the provisions set forth in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Screening:
 - A 6' masonry wall is required along both CR 9 and FM 455
 - Decorative metal fencing is required for any lots backing to a park or open space, with access to sidewalks
- Landscaping:
 - 40' landscape buffer on both Legacy Drive and CR 9
 - The ROW dedication, landscape buffer, and sidewalk adjacent to FM 455 will be dependent upon its ultimate ROW width, as known as time of plan review
 - Right turn lanes are permitted within the 40' buffer

4. Tree Mitigation

- Any deviations to the City's Tree Preservation regulations are found within the associated Development Agreement.

5. Subdivision Regulations

Subdivision design shall conform to the provisions set forth in the subdivision regulations, as they exist or as amended from time to time, except as set forth herein:

- Final street pattern to be determined at time of permitting. Staff may make minor modifications to the street regulations, subject to discretionary review and approval by the Director of Engineering.
- Alley Design: No dead end alleys longer than 1 home are permitted.
- Residential streets shall be minimum 50' right of way and 29' paving from back-to-back of curb. Roll-over curbs are not permitted.

6. General Provisions

- The building permit for the associated Amenity Center is required to be issued before the issuance of the 300th single family home building permit.
- The amenity center shall include a pool, lawn area for children, bathrooms, and looped trail around the site that is a minimum 8' wide concrete (can be enlarged sidewalk when along ROW).
- Future Annexed Property: The future annexed property shall have a base zoning of "C" for the tracts adjacent to Legacy Drive. The tract to the east of Legacy Drive may also develop as "SF", per the Concept Plan.
- A 12' wide concrete trail is required along Legacy Drive (per the Master Trails Plan), and an 8' wide concrete trail is also required through the open space area on the Concept Plan.
- The tract to the northeast shall have at least 1 stub-out for future cross access.

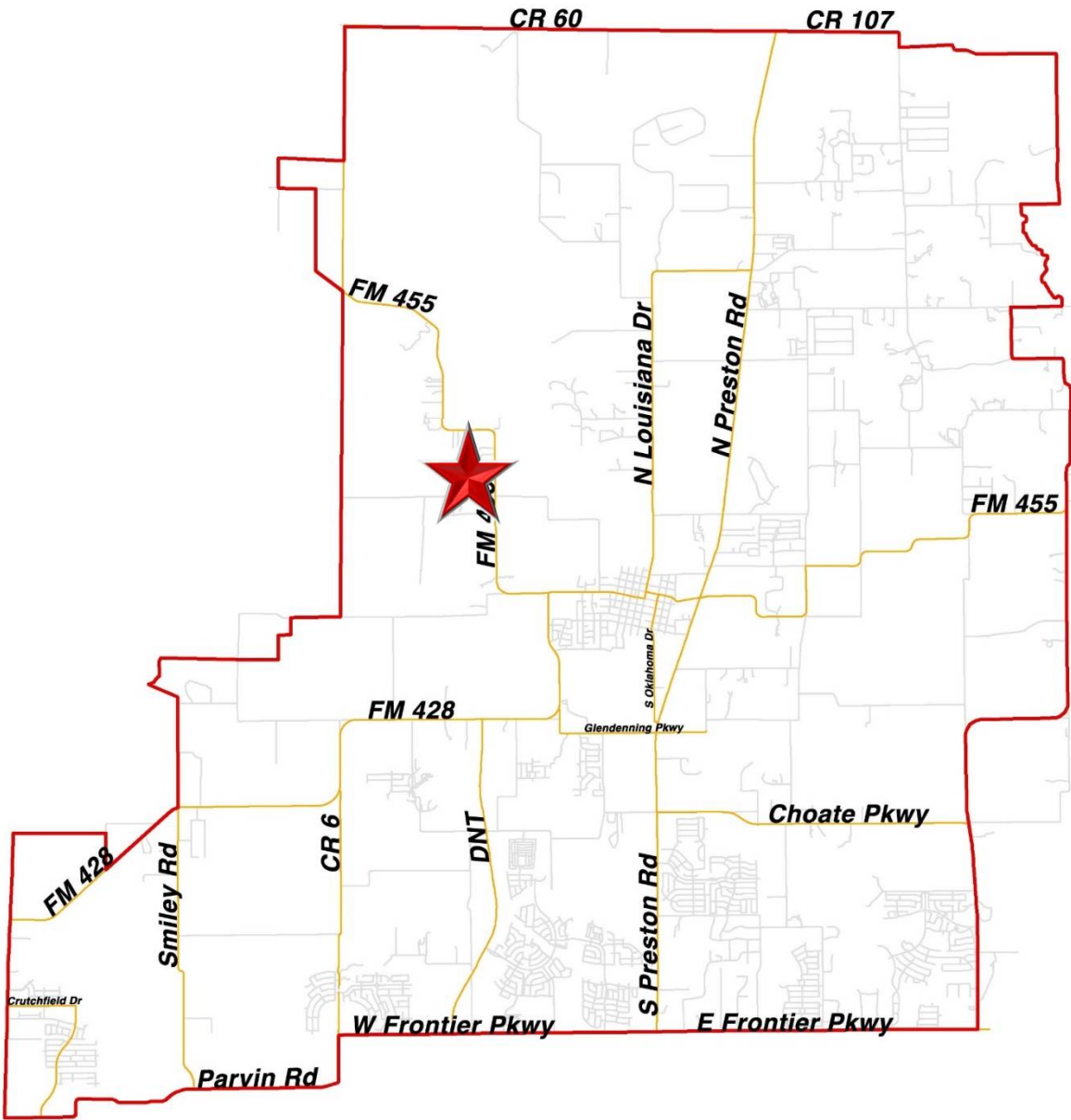
La Terra

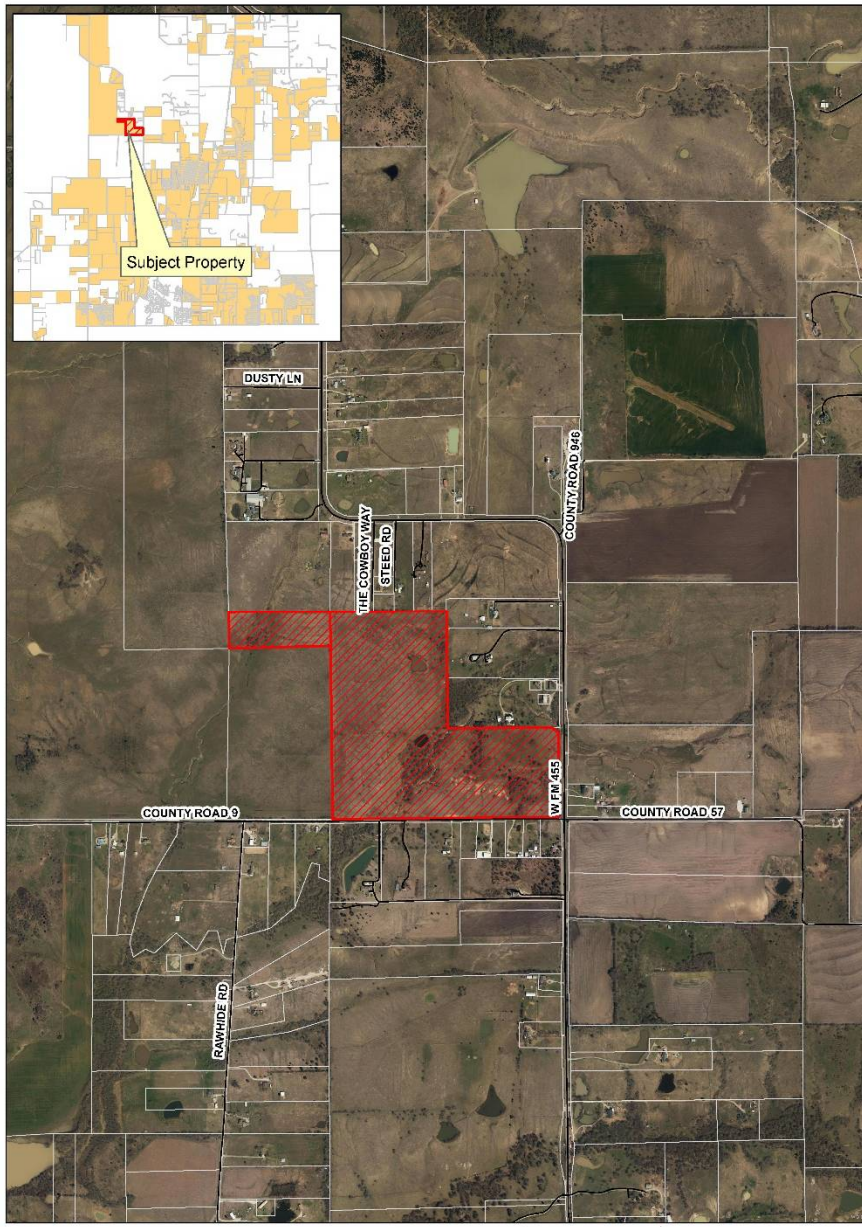
Development Agreement

Planning & Zoning Commission

October 15, 2019







Location Map

The subject property is located on the northwest corner of CR 9 and west of FM 455

Background

- The property is approximately 109 acres and is primarily in the City Limits, with a small portion in the Extraterritorial Jurisdiction (ETJ)
- The applicant desires to develop a single-family subdivision and reserve areas adjacent to future Legacy Drive as commercial uses
- The development agreement outlines the future annexation and development standards that apply to the property

Concept Plan



Attachment: Staff Presentation (La Terra Development Agreement)



Project Overview

- The applicant is proposing approximately 396 lots which are a mix of 40', 50', and 60' wide
- Commercial tract(s) proposed adjacent to Legacy Drive, which is appropriate
- The tract has a 2008-era PD that allows for a neighborhood with higher densities
- The proposed Development Agreement requires modern standards and other enhancements



Design Standards

The applicant agreed to the following:

- Multiple off-site infrastructure improvements
- ROW dedication and landscape buffers
- Trails (12' along Legacy and internal, open space trails)
- Amenity Center (with timing triggers)
- Future annexation of the ETJ tract



Policy Considerations

- This project extends the City's utility system deep into the northwest quadrant of the city
- The proposed DA is an improvement upon the existing PD from 2008
- No multi-family is proposed
- The future neighborhood has trails, open space, a healthy lot mix, and will abide by modern standards
- The ETJ tract will be annexed



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 November
- Staff recommends approval as presented