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PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 16, 2020
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 May 19, 2020, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Sutton Fields Phase 3A, being an approximately 11 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3A - Final Plat)

C. Consider and act upon a Final Plat for Sutton Fields Phase 3B, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and west of Bothwell Boulevard. (Sutton Fields Phase 3B - Final Plat)

D. Consider and act upon a Final Plat for Sutton Fields Phase 3C, being an approximately 13 acre tract of land situated in the Thomas B. Cox Survey, Abstract No. 309, Denton County, Texas; generally located south of Crutchfield Drive and east of Bothwell Boulevard. (Sutton Fields Phase 3C - Final Plat)

E. Consider and act upon a Final Plat for Sutton Fields Phase 3D, being an approximately 30 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Carrol Jackson Survey, Abstract No. 1546, Jacob Rue Survey, Abstract No. 1109, and Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and east of Bothwell Boulevard. (Sutton Fields Phase 3D - Final Plat)

F. Consider and act upon a Final Plat for Sutton Fields Phase 3E, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Sutton Fields Trail and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3E - Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 79 acres of land, generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Development Agreement)

B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 131 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, 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 Planned Development)

C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 58 acre tract of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). (Dickerson Tract 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 ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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
VIRTUAL MEETING
VIA ZOOM VIDEO CONFERENCE
TUESDAY, MAY 19, 2020
5:30 PM

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived	Departed
Ben Hangartner	City of Celina	Chairman	Present		
Shelby Barley	City of Celina	Vice Chairman	Present		
Shawn Bain	City of Celina	Commissioner	Present		
Charles Haley	City of Celina	Commissioner	Present		5:45 PM
Jace Ousley	City of Celina	Commissioner	Present		
Eric Becker	City of Celina	Commissioner	Present		
Bryan Poché	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		

Chairman Hangartner called the meeting to order at 5:30 p.m. established a quorum, and led those present in a 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 business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the April 21, 2020, Planning & Zoning Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker, Poché

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 65 acre tract of land to Mixed-Use District (MU), generally located south of Glendening Parkway and west of Huddleston Drive, within the Extraterritorial Jurisdiction (ETJ). (Reichman Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.
Chairman Hangartner opened the public hearing.
Rob Daake, Attorney with Coats-Rose, spoke on behalf of the property owner.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about the number of properties, mixed-use zoning designation, and the ETJ.
No one else came forward to speak and the public hearing was closed.
The Commissioners discussed the item.
Commissioner Ousley motioned to approve the item as proposed.
Commissioner Bain seconded the item.
All were in favor, and the item was approved.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

B. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 352 acres of land, located in various parts of the City, within the Extraterritorial Jurisdiction (ETJ). (Sangani Properties Development Agreement)

Raha Pouladi, Senior Planner, presented the staff report.
Chairman Hangartner opened the public hearing.
Rob Daake, Attorney with Coats-Rose, spoke on behalf of the property owner.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about the annexation schedule and right-of-way dedication for this Property, and had a general question regarding the City's annexation policy.
Aaron Steiner, 3405 N. Preston Lakes Drive, Celina, Texas, 75009, voiced opposition to the proposed Development Agreement, citing concerns with the proposed estate residential properties backing to his property.
Steven Smith, 3411 N. Preston Lakes Drive, Celina, Texas, 75009, echoed the previously raised concerns and asked questions about the timing of Carthage Road.
John Carson, 280 Carthage Road, Celina, Texas, 75009, asked questions about the future drainage of the proposed property and shared similar previous concerns.
Stephanie Holland, 3409 N. Preston Lakes Drive, Celina, Texas, 75009, opposed for similar reasons.
Kim Steiner, 3405 N. Preston Lakes Drive, Celina, Texas, 75009, opposed for similar reasons.
No one else came forward to speak and the public hearing was closed.
Dusty McAfee, Director of Development Services, addressed the concerns and explained the value of Development Agreements for ETJ properties.
Mr. Daake also addressed some of the concerns and suggested a compromise of one acre residential lots (instead of 1/2 acre) as a buffer to the western neighbors.
The Commissioners discussed the item.
Mr. McAfee answered additional questions from the commission.
Commissioner Ousley motioned to approve the item with one acre lots as a residential estate lot buffer on the western perimeter.
Commissioner Poché seconded the item.
All were in favor, and the item was approved.

Minutes Acceptance: Minutes of May 19, 2020 5:30 PM (Minutes Approval)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Commercial, Office, & Retail District (C), Multi-Family Districts (MF-2/MF-3), and Single-Family Residential Detached District (SF-R) base zoning, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley Tract Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.
Rob Daake, Attorney with Coats-Rose, spoke on behalf of the property owner.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The Commissioners inquired about the property to the north of the subject property.
Ms. Mohan answered the question from the commission.
Commissioner Barley motioned to approve the item as proposed.
Commissioner Becker seconded the item.
All were in favor, and the item was approved.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Becker, Poché
ABSENT:	Haley
RECUSED:	Ousley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:28 p.m.

Minutes Acceptance: Minutes of May 19, 2020 5:30 PM (Minutes Approval)

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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:	June 16, 2020
Re:	Sutton Fields Phase 3A - Final Plat

Action Requested:
Consider and act upon a Final Plat for Sutton Fields Phase 3A, being an approximately 11 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3A - Final Plat)

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

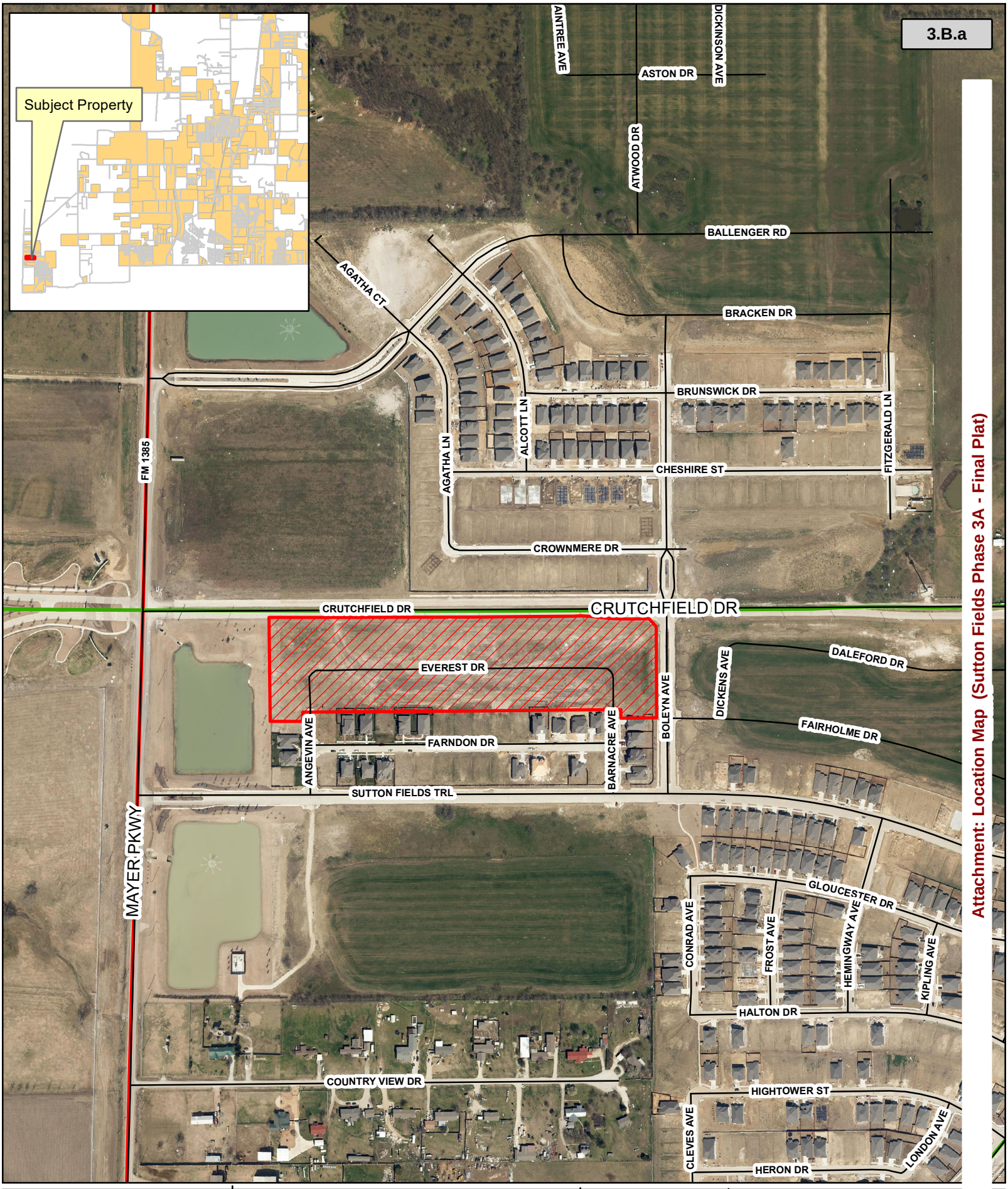
Applicant:
Barraza Consulting Road, LLC
801 E. Campbell Road, Suite 142
Richardson, TX 75081

Background Information:
This plat is for a new addition to the Sutton Fields single-family residential community. The plat shows 40 single-family lots and one common area/HOA lot. 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 3A - Final Plat)

CELINA TEXAS est. 1876
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Location Map
Sutton Fields Phase 3A

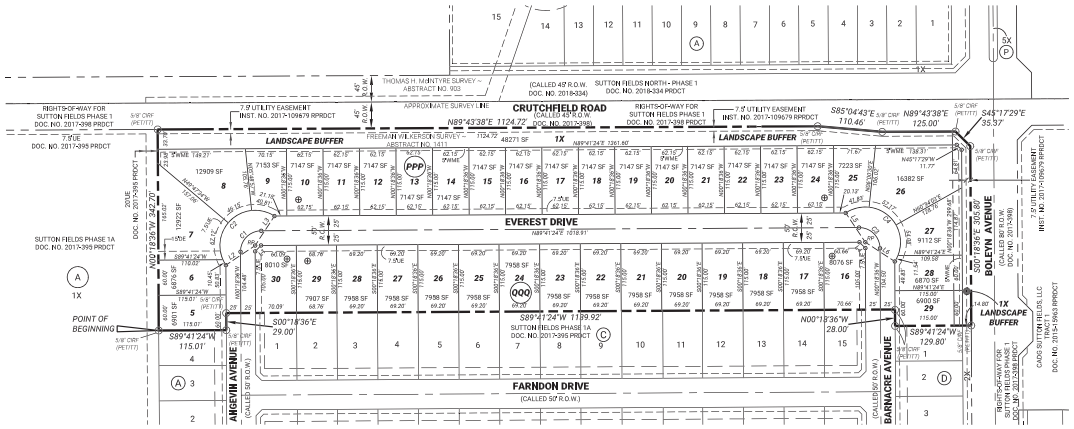
Date: 6/1/2020

Legend

- Roads
- 3A
- Parcels

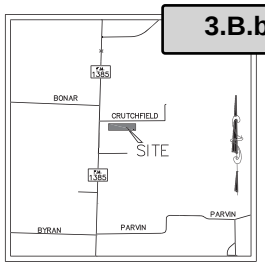
N W E S

0 Feet

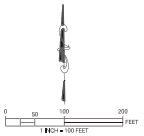


NOTES:

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, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
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 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."
9. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.
10. All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
11. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.
12. Water and sewer to be maintained by Mustang Special Utility District.
13. Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.



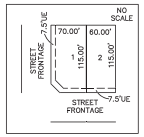
LOCATION MAP
NOT TO SCALE



LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESM'T	EASEMENT
RP	RADIUS POINT
⊕	DENOTES DRIVEWAY LOCATION RESTRICTION
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
Ⓐ	DESIGNATES BLOCK NUMBER
<>	DENOTES STREET NAME CHANGE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°41'24"E	14.14'
L2	S55°07'48"W	60.00'
L3	N83°14'50"E	60.00'
L4	S45°18'36"E	14.14'
L5	N33°50'10"W	60.00'
L6	S30°43'10"E	60.00'

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	35.00'	N44°41'24"W	49.50'	55.10'
C2	137°00'00"	60.00'	N44°41'24"E	117.61'	164.53'
C3	90°00'00"	35.00'	S45°18'36"W	49.50'	55.10'
C4	137°00'00"	60.00'	S45°18'36"E	117.61'	164.53'



TYPICAL LOT LAYOUT
(EXCEPT AS SHOWN OTHERWISE)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

State of Texas §

County of Denton §

Whereas CADG Sutton fields, LLC, is the owner of that certain tract of land situated in the Freeman Wilkerson Survey, Abstract Number 1411, in Denton County, Texas, and being part of that certain tract of land described in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30572, of the Real Property Records of Denton County, Texas (RPRDCT), and part of Tract 1 and Tract 4 in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the northwest corner of Lot 4, Block A, of Sutton Fields Phase 1A, an addition to the City of Celina, Texas, according to Final Plat recorded in Document Number 2017-395, of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 00°18'36" West, with the east line of Lot 1X, Block A, according to said Final Plat, a distance of 342.70 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner at the northeast corner of said Lot 1X, and being located on the south right-of-way line of Crutchfield Road (called 90-foot wide right-of-way), south 45-foot of said right-of-way according to Final Plat of Rights-of-Way for Sutton Fields Phase 1, an addition to the City of Celina, recorded in Document Number 2017-398, PRDCT;

THENCE with the south right-of-way line of Crutchfield Road, the following courses to 5/8-inch iron rods with cap stamped "PETITT RPLS 4087" found for corner:

North 89°43'38" East, a distance of 1124.72 feet;

South 85°04'43" East, a distance of 110.46 feet;

And North 89°43'38" East, a distance of 125.00 feet, said iron rod being located at the north end of a corner clip of said south right-of-way line, and the west right-of-way line of Boleyn Avenue (called 80-foot wide right-of-way), according to the Final Plat of said Rights-of-Way of Sutton Fields Phase 1;

THENCE South 45°17'29" East, with said corner clip, a distance of 35.37 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner at the south end of said corner clip;

THENCE South 00°18'36" East, with the west right-of-way line of said Boleyn Avenue, a distance of 305.80 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner at the northeast corner of Lot 2X, Block D, according to said Final Plat of Sutton Fields Phase 1A;

THENCE with a northerly line of said Sutton Fields Phase 1A, the following courses to 5/8-inch iron rods with cap stamped "PETITT RPLS 4087" found for corner, the following courses:

South 89°41'24" West, a distance of 129.80 feet;

North 00°18'36" West, a distance of 28.00 feet;

South 89°41'24" West, a distance of 1139.92 feet;

South 00°18'36" East, a distance of 29.00 feet;

And South 89°41'24" West, a distance of 115.01 feet, to the POINT OF BEGINNING of and containing an area of 10.064 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN 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 Final Plat designating the hereinabove described property as Sutton Fields Phase 3A, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness, my hand this the ____ day of _____, 2020.

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

BY:_____
Mehrdad Moayedi
Its Manager

State of Texas §

County of Dallas §

This instrument was acknowledged before me on the _____ day of _____, 2020, 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, LLC, a Texas Limited Liability Company on behalf of said company.

Given under my and seal of office, this ___ day of _____, 2020.

_____
Notary Public in and for the State of Texas

_____
My commission expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS §§

That I, Jimmie D. Nichols, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Celina.

"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."

_____
Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this __ day of _____, 2020.

_____
Notary Public in and for the State of Texas

_____
My commission expires on:

CERTIFICATE OF PLAT APPROVAL

Approved

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____day of _____, 2020

_____
City Secretary
City of Celina, Texas

FINAL PLAT
SUTTON FIELDS PHASE 3A

10.064 ACRES
40 RESIDENTIAL LOTS
1 HOA/OPEN SPACE LOT
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NUMBER 14
CITY OF CELINA
DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019008-3A
DATE - May, 2020
SHEET 1 of 1

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469)892-7200

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

PRELIMINARY, THIS DOCUMENT SHALL NOT B RECORDED FOR ANY PURPOSE AND SH/ NOT BE USED OR RELIED UPON AS A FINAL SURVE' DOCUMENT

Sheet Scale: 1 Inch = 100 Feet

S:\2019\2019008-03A\SURVEY\FINAL_008-03A-F_P.dwg

Attachment: Final Plat (Sutton Fields Phase 3A - Final Plat)

Life Connected.

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:	June 16, 2020
Re:	Sutton Fields Phase 3B - Final Plat

Action Requested:
Consider and act upon a Final Plat for Sutton Fields Phase 3B, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and west of Bothwell Boulevard. (Sutton Fields Phase 3B - Final Plat)

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

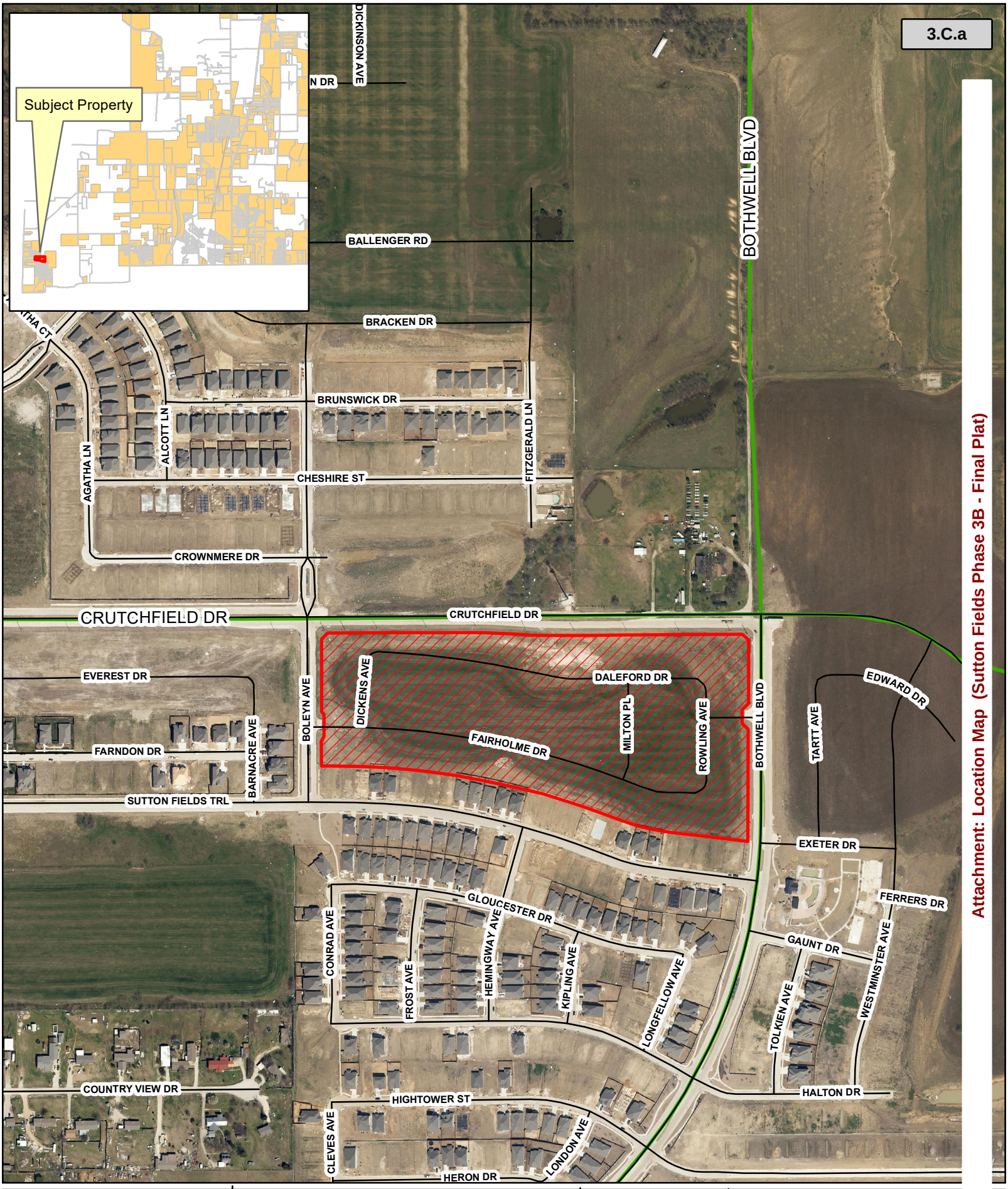
Applicant:
Barraza Consulting Road, LLC
801 E. Campbell Road, Suite 142
Richardson, TX 75081

Background Information:
This plat is for a new addition to the Sutton Fields single-family residential community. The plat shows 100 single-family lots and three 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 3B - Final Plat)

CELINA TEXAS est. 1876
Life Connected.

Location Map
Sutton Fields Phase 3B

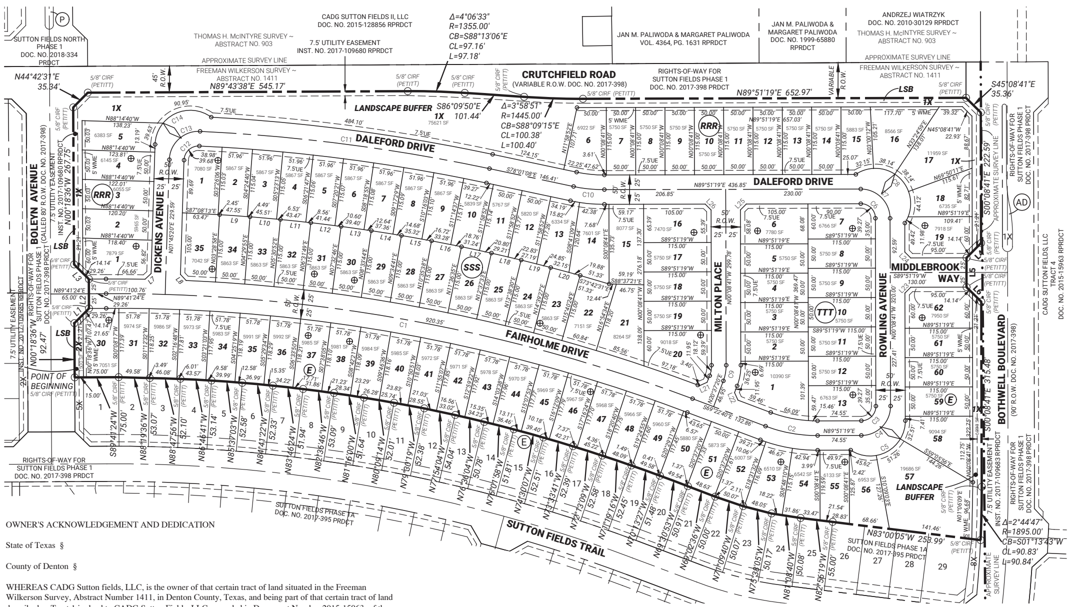
Date: 6/1/2020

Legend

- Roads
- 3B
- Parcels

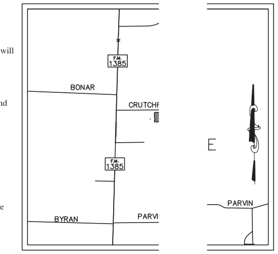
N W E S

0 Feet



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, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
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 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."
9. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.
10. All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
11. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.
12. Water and sewer to be maintained by Mustang Special Utility District.
13. Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.



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WME	WALL M EASEMENT
LSB	LANDSC
WLE	WATER
SSE	SANITA EMENT
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HOA	HOME C IATION
CIRF	CAPPED UND
IRF	IRON RO
RPRDCT	REAL PR DENTO ORDS OF XAS
PRDCT	PLAT RI COUNT NTON
	DESIGN UMBER
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OWNER'S ACKNOWLEDGEMENT AND DEDICATION

State of Texas §

County of Denton §

WHEREAS CADG Sutton fields, LLC, is the owner of that certain tract of land situated in the Freeman Wilkerson Survey, Abstract Number 1411, in Denton County, Texas, and being part of that certain tract of land described as Tract 1 in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, of the 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 stamped " PETITT RPLS 4087" found at the northwest corner of Lot 5X, Block E, of Sutton Fields Phase 1A, an addition to the City of Celina, Texas, according to Final Plat recorded in Document Number 2017-395, of the Plat Records of Denton County, Texas (PRDCT);

THENCE with the easterly right-of-way line of Boleyn Avenue (called 80-foot wide right-of-way), of Rights-of-Way for Sutton Fields Phase 1, an addition to the City of Celina, according to Final Plat recorded in Document Number 2017-398, PRDCT, the following courses to 5/8-inch iron rods with cap stamped " PETITT RPLS 4087" found for corner:

North 00°18'36" West, a distance of 92.47 feet;

North 44°41'24" East, a distance of 35.36 feet;

North 00°18'36" West, a distance of 50.00 feet;

North 45°18'36" West, a distance of 35.36 feet;

And North 00°18'36" West, a distance of 267.75 feet, said iron rod located at the south end of a corner clip of said east right-of-way line, and south right-of-way line of Crutchfield Road (called 90-foot wide right-of-way), south 45-foot of said right-of-way according to Final Plat of Rights-of-Way for Sutton Fields Phase 1;

THENCE North 44°42'31" East, with said corner clip, a distance of 35.34 feet to a 5/8-inch iron rod with cap stamped " PETITT RPLS 4087" found for corner at the north end of said corner clip;

THENCE continuing with said south right-of-way line, the following courses to 5/8-inch iron rods with cap stamped " PETITT RPLS 4087" found for corner:

North 89°43'38" East, a distance of 545.17 feet, said iron rod located at the beginning of a tangent curve to the right;

Easterly with said curve which has a central angle of 04°06'33", a radius of 1,355.00 feet, a chord which bears South 88°13'06" East, a distance of 97.16 feet, and an arc length of 97.18 feet, to the end of said curve;

South 86°09'50" East, a distance of 101.44 feet, said iron rod located at the beginning of a tangent curve to the left;

Easterly with said curve which has a central angle of 03°58'51", a radius of 1,445.00 feet, a chord which bears South 88°09'15" East, a distance of 100.38 feet, and an arc length of 100.40 feet, to the end of said curve;

And North 89°51'19" East, a distance of 652.97 feet, said iron rod located at the north end of a corner clip of said south right-of-way line, and the west right-of-way line of Bothwell Boulevard (called 90-foot wide right-of-way), according to said Final Plat;

THENCE continuing with said west right-of-way line, the following courses to 5/8-inch iron rods with cap stamped " PETITT RPLS 4087" found for corner:

South 45°08'41" East, a distance of 35.36 feet;

South 00°08'41" East, a distance of 222.59 feet;

South 44°51'19" West, a distance of 35.36 feet;

South 00°08'41" East, a distance of 50.00 feet;

South 45°08'41" East, a distance of 35.36 feet;

South 00°08'41" East, a distance of 315.48 feet, said iron rod located at the beginning of a tangent curve to the right;

And Southerly with said curve which has a central angle of 02°44'47", a radius of 1,895.00 feet, a chord which bears South 01°13'43" West, a distance of 90.83 feet, and an arc length of 90.84 feet, to the end of said curve, said iron rod being located at the north east corer of Lot 8X, Block E of said Sutton Fields Phase 1A;

OWNER'S ACKNOWLEDGEMENT AND DEDICATION (continued)

THENCE with the north line of Block E of said Sutton Fields Phase 1A, the following courses to 5/8-inch iron rods with cap stamped " PETITT RPLS 4087" found for corner:

North 83°00'05" West, a distance of 253.99 feet;

North 82°56'19" West, a distance of 55.00 feet;

North 81°08'40" West, a distance of 50.08 feet;

North 75°38'05" West, a distance of 50.17 feet;

North 71°09'40" West, a distance of 50.07 feet;

North 69°02'36" West, a distance of 50.00 feet;

North 69°30'53" West, a distance of 50.91 feet;

North 70°13'27" West, a distance of 51.48 feet;

North 71°19'16" West, a distance of 52.45 feet;

North 72°13'09" West, a distance of 52.58 feet;

North 73°33'41" West, a distance of 52.39 feet;

North 74°30'07" West, a distance of 52.51 feet;

North 76°01'58" West, a distance of 51.81 feet;

North 76°36'04" West, a distance of 50.78 feet;

North 77°54'04" West, a distance of 54.04 feet;

North 79°30'19" West, a distance of 52.38 feet;

North 80°09'14" West, a distance of 52.01 feet;

North 81°16'00" West, a distance of 51.64 feet;

North 82°36'46" West, a distance of 53.09 feet;

North 83°46'24" West, a distance of 51.94 feet;

North 84°41'22" West, a distance of 52.33 feet;

North 85°37'03" West, a distance of 52.58 feet;

North 86°46'41" West, a distance of 53.14 feet;

North 88°47'56" West, a distance of 52.10 feet;

North 88°19'36" West, a distance of 53.07 feet;

And South 89°41'24" West, a distance of 75.00 feet to the POINT OF BEGINNING and containing an area of 21.126 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN 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 Final Plat designating the hereinabove described property as Sutton Fields Phase 3B, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness, my hand this the ____ day of ____________________, 2020.

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

BY:____________________
Mehrdad Moayedi
Its Manager

State of Texas §

County of Dallas §

This instrument was acknowledged before me on the _____ day of _______________, 2020, 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, LLC, a Texas Limited Liability Company on behalf of said company.

Given under my and seal of office, this __ day of __________, 2020.

____
Notary Public in and for the State of Texas

____
My commission expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS §§

That I, Jimmie D. Nichols, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as " set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Celina.

"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."

____
Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

State of Texas §

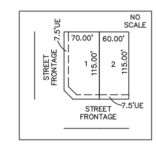
County of Dallas §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this __ day of __________, 2020.

____
Notary Public in and for the State of Texas

____
My commission expires on:



TYPICAL LOT LAYOUT
(EXCEPT AS SHOWN OTHERWISE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°41'24"E	35.36'
L2	N00°18'36"W	50.00'
L3	N45°18'36"W	35.36'
L4	S44°51'19"W	35.36'
L5	S00°08'41"E	50.00'
L6	S45°08'41"E	35.36'
L7	N46°27'03"E	14.22'
L8	S42°56'23"E	14.22'
L9	S86°00'34"E	52.04'
L10	S84°59'37"E	52.04'
L11	S83°58'39"E	52.04'
L12	S82°57'42"E	52.04'
L13	S81°56'45"E	52.04'
L14	S80°55'48"E	52.04'
L15	S79°54'50"E	52.04'
L16	S78°53'53"E	52.04'
L17	S77°52'56"E	52.04'
L18	S76°51'59"E	52.04'
L19	S75°51'02"E	52.04'
L20	S74°50'04"E	52.04'
L21	N65°37'20"E	14.14'
L22	N24°22'40"W	14.14'
L23	N44°51'19"E	14.14'
L24	S45°08'41"E	14.14'
L25	S44°51'19"W	14.14'
L26	N45°08'41"W	14.14'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°55'56"	2795.00'	S79°50'38"E	1015.44'	1021.11'
C2	20°46'01"	250.00'	N79°45'40"W	90.12'	90.61'
C3	90°00'00"	25.00'	N44°51'19"E	35.36'	39.27'
C4	90°00'00"	50.00'	N44°51'19"E	70.71'	78.54'
C5	123°33'26"	60.00'	S61°38'02"W	105.74'	129.39'
C6	90°00'00"	25.00'	N45°08'41"W	35.36'	39.27'
C7	90°00'00"	50.00'	N45°08'41"W	70.71'	78.54'
C8	157°06'53"	60.00'	N45°08'41"W	117.61'	164.53'
C9	20°46'01"	75.00'	S10°14'20"W	27.04'	27.18'
C10	12°07'33"	250.00'	N84°04'54"W	52.81'	52.91'
C11	9°16'43"	3075.00'	S82°39'29"E	497.43'	497.97'
C12	90°56'49"	25.00'	S47°13'45"W	35.65'	39.68'
C13	90°56'49"	50.00'	N47°13'45"E	71.29'	79.37'
C14	124°41'45"	60.00'	N64°06'13"E	106.29'	130.58'

CERTIFICATE OF PLAT AP

Approved

______________________ ____________
City Development Official Date
City of Celina, Texas

Witness by hand this ______day of _______________, 20

____
City
City xas

FINA
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SITUA
FREEMAN WILKERSON SU TRACT NUMBER 1411
CITY
DENTON C XAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019008-3B
DATE - May, 2020

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469)892-7200

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

SHEET 1 of 1

Sheet Scale 1 Inch = 100 Feet

PI ARY, THIS DOCU SHALL NOT BR RDED FOR AN OSE AND SHALL NOT D OR RELIED UPON INAL SURVEY UMENT

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Attachment: Final Plat (Sutton Fields Phase 3B - Final Plat)

Life Connected.

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:	June 16, 2020
Re:	Sutton Fields Phase 3C - Final Plat

Action Requested:
Consider and act upon a Final Plat for Sutton Fields Phase 3C, being an approximately 13 acre tract of land situated in the Thomas B. Cox Survey, Abstract No. 309, Denton County, Texas; generally located south of Crutchfield Drive and east of Bothwell Boulevard. (Sutton Fields Phase 3C - Final Plat)

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

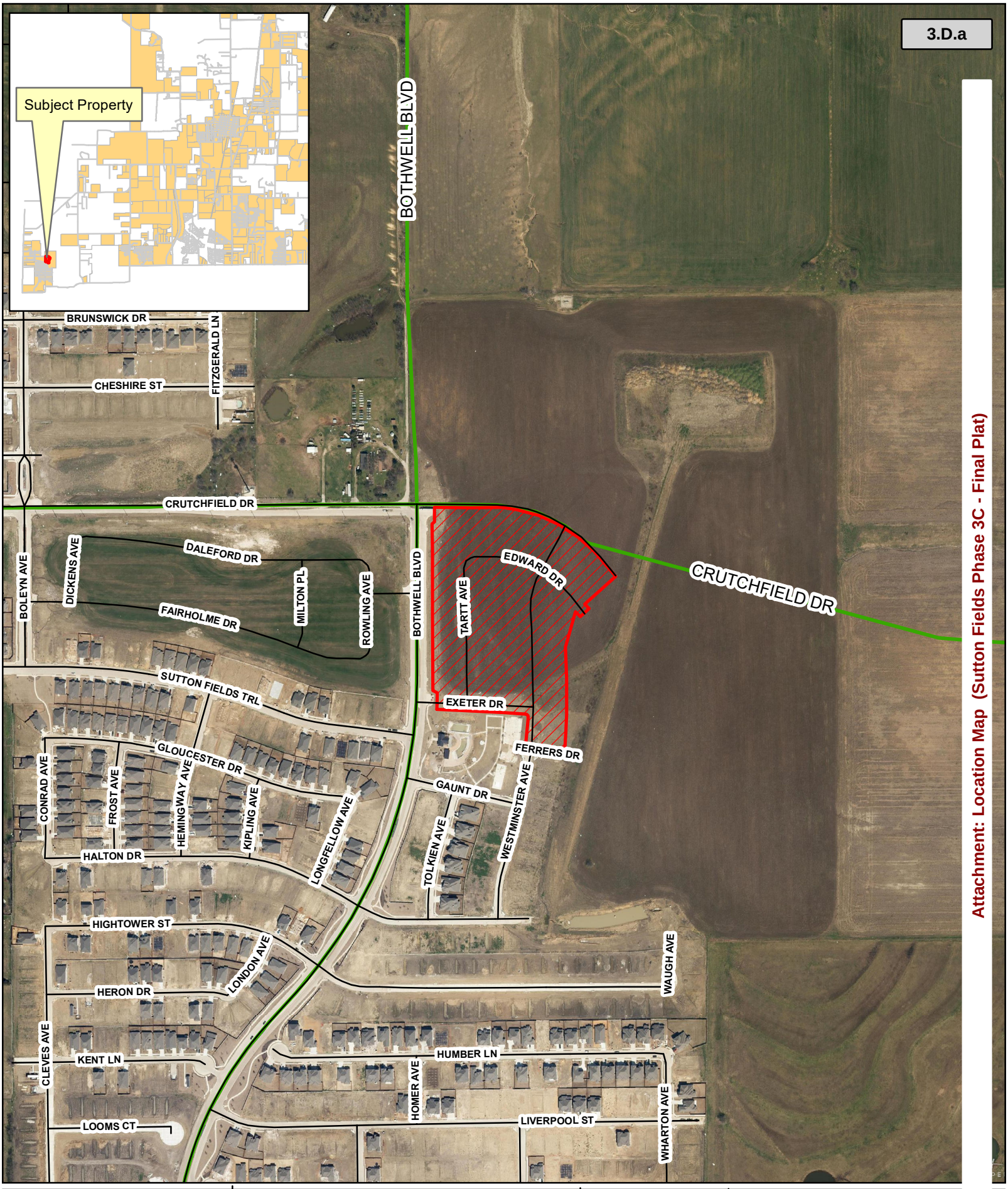
Applicant:
Barraza Consulting Road, LLC
801 E. Campbell Road, Suite 142
Richardson, TX 75081

Background Information:
This plat is for a new addition to the Sutton Fields single-family residential community. The plat shows 54 single-family lots and two 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 3C - Final Plat)

CELINA TEXAS EST. 1876
Life Connected.

Location Map
Sutton Fields Phase 3C

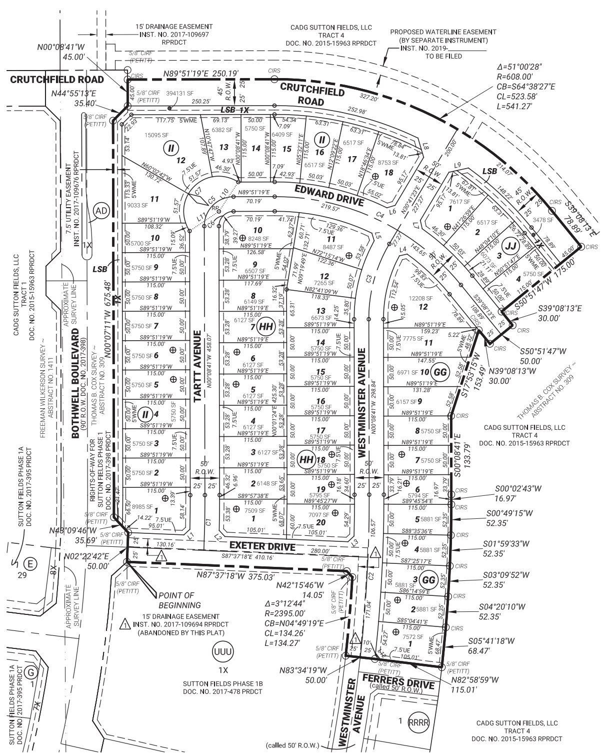
Date: 6/1/2020

Legend

- Roads
- 3C
- Parcels

N W E S

0 Feet



OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Sutton fields, LLC, is the owner of that certain tract of land situated in the Thomas B. Cox Survey, Abstract Number 1411, in Denton County, Texas, and being part of that certain tract of land described as Tract 4 in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, of the 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 stamped "PETITT RPLS 4087" found at the northwest corner of Lot 1X, Block UUU, of Sutton Fields Phase 1B, an addition to the City of Celina, Texas, according to Final Plat recorded in Document Number 2017-478, of the Plat Records of Denton County, Texas (PRDCT) said iron rod located on the east right-of-way line of Bothwell Boulevard (called 90-foot wide right-of-way) of Rights-of-Way for Sutton Fields Phase 1, an addition to the City of Celina, Texas, according to Final Plat recorded in Document Number 2017-398, PRDCT;

THENCE with said east right-of-way line, the following courses to 5/8-inch iron rods with cap stamped "PETITT RPLS 4087" found for corner:

North 02°22'42" East, a distance of 50.00 feet;

North 43°09'46" West, a distance of 35.69 feet;

North 00°07'11" West, a distance of 675.48 feet;

And North 44°55'13" East, a distance of 35.40 feet;

THENCE North 00°08'41" West, continuing with said east right-of-way, a distance of 45.00 feet to a 5/8-inch iron rod with camp stamped "BCG 10194538" set for corner on said east right-of-way line;

THENCE over and across said Tract 4, the following courses to 5/8-inch iron rods with camp stamped "BCG 10194538" set for corner:

North 89°51'19" East, a distance of 250.19 feet, said iron rod being located at the beginning of a tangent curve to the right;

Southeasterly with said curve which has a central angle of 51°00'28", a radius of 608.00 feet, a chord that bears South 64°38'27" East, a distance of 523.58 feet, and an arc length of 541.27 feet to the end of said curve;

South 39°08'13" East, a distance of 78.89 feet;

South 50°51'47" West, a distance of 175.00 feet;

South 39°08'13" East, a distance of 30.00 feet;

South 50°51'47" West, a distance of 50.00 feet;

North 39°08'13" West, a distance of 30.00 feet;

South 17°53'15" West, a distance of 153.49 feet

South 00°08'41" East, a distance of 133.79 feet;

South 00°02'43" West, a distance of 16.97 feet;

South 00°49'15" West, a distance of 52.35 feet;

South 01°59'33" West, a distance of 52.35 feet;

South 03°09'52" West, a distance of 52.35 feet;

And South 04°20'10" West, a distance of 52.35 feet;

THENCE South 05°41'18" West, continuing over and across said Tract 4, a distance of 68.47 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner at the northeast corner of Ferrers Drive (called 50-feet wide right-of-way) according to said Sutton Fields Phase 1B Final Plat;

THENCE North 82°58'56" West, with the north right-of-way line of said Ferrers Drive, a distance of 115.01 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner;

THENCE North 83°34'19" West, continuing with said north right-of-way line, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner, said iron rod being located on the east line of said Lot 1X, Block UUU and at the beginning of a non-tangent curve to the left;

THENCE Northerly with said east line of Lot 1X, Block UUU, and with said curve which has a central angle of 03°12'44", a radius of 2395.00 feet, a chord which bears North 04°49'19" East, a distance of 134.26 feet, and an arc length of 134.27 feet, to the end of said curve, a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner;

THENCE North 42°15'46" West, with the northeasterly line of said Lot 1X, Block UUU, a distance of 14.05 feet to a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner;

THENCE North 87°37'18" West, with the north line of said Lot 1X, Block UUU, a distance of 375.03 feet to the POINT OF BEGINNING and containing an area of 12.482 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS §§

That I, Jimmie D. Nichols, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Celina.

"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."

____
Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this __ day of __________, 2020.

____
Notary Public in and for the State of Texas

____
My commission expires on:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN 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 Final Plat designating the hereinabove described property as Sutton Fields Phase 3C, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness, my hand this the ____ day of ________________________, 2020.

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

BY:________________________
Mehrdad Moayedi
Its Manager

State of Texas §

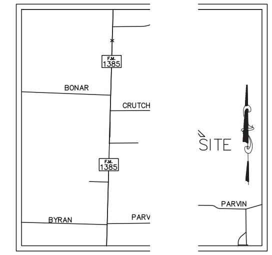
County of Dallas §

This instrument was acknowledged before me on the _____ day of ________________, 2020, 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, LLC, a Texas Limited Liability Company on behalf of said company.

Given under my and seal of office, this __ day of __________, 2020.

____
Notary Public in and for the State of Texas

____
My commission expires on:



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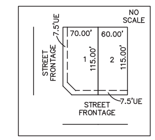


TYPICAL LOT LAYOUT
(EXCEPT AS SHOWN OTHERWISE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°58'20"E	14.04'
L2	S43°01'07"E	14.24'
L3	N47°01'11"E	14.05'
L4	N77°28'13"E	13.46'
L5	N16°56'09"W	13.67'
L6	N73°42'15"E	14.62'
L7	S12°19'28"E	14.62'
L8	S16°13'08"E	34.16'
L9	N77°35'54"E	34.16'
L10	N33°24'45"E	60.00'
L11	S56°17'53"W	60.00'
L12	N38°20'15"W	14.23'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'23"	2140.00'	S01°07'01"W	94.23'	94.24'
C2	6°34'22"	2420.00'	N03°08'30"E	277.46'	277.61'
C3	30°50'04"	250.00'	N15°16'21"E	132.92'	134.54'
C4	51°00'28"	408.00'	N64°38'27"W	351.35'	363.22'
C5	90°00'00"	50.00'	S44°51'19"W	70.71'	78.54'
C6	90°00'00"	25.00'	S44°51'19"W	35.36'	39.27'
C7	157°06'53"	60.00'	N44°51'19"E	117.61'	164.53'

CERTIFICATE OF PLAT APP

Approved

______________________ City Development Official
City of Celina, Texas

Date

Witness by hand this ______day of _______________, 2020

City Se
City of

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, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
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 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."
9. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.
10. All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
11. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.
12. Water and sewer to be maintained by Mustang Special Utility District.
13. Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.

PLAT
SUT FIELDS
P E 3C
3.67 CRES
5 GHT-OF-WAY
2 H IAL LOTS
SPACE LOT
IN THE
THOMAS B. C ~ ABSTRACT NO. 309
ELINA
DE NTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019008-3C
DATE - June, 2020

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469)892-7200

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

SHEET 1 of 1

Sheet Scale 1 Inch = 100 Feet

PRI ARY, THIS DOCUM HALL NOT BR RDED FOR ANY SE AND SHALL NOT I) OR RELIED UPON NAL SURVEY MENT

S:\2019\2019008-03C\SURVEY\PLATS_008-03C-F_P.dwg

Attachment: Final Plat (Sutton Fields Phase 3C - Final Plat)

Life Connected.

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:	June 16, 2020
Re:	Sutton Fields Phase 3D - Final Plat

Action Requested:
Consider and act upon a Final Plat for Sutton Fields Phase 3D, being an approximately 30 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Carrol Jackson Survey, Abstract No. 1546, Jacob Rue Survey, Abstract No. 1109, and Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and east of Bothwell Boulevard. (Sutton Fields Phase 3D - Final Plat)

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

Applicant:
Barraza Consulting Road, LLC
801 E. Campbell Road, Suite 142
Richardson, TX 75081

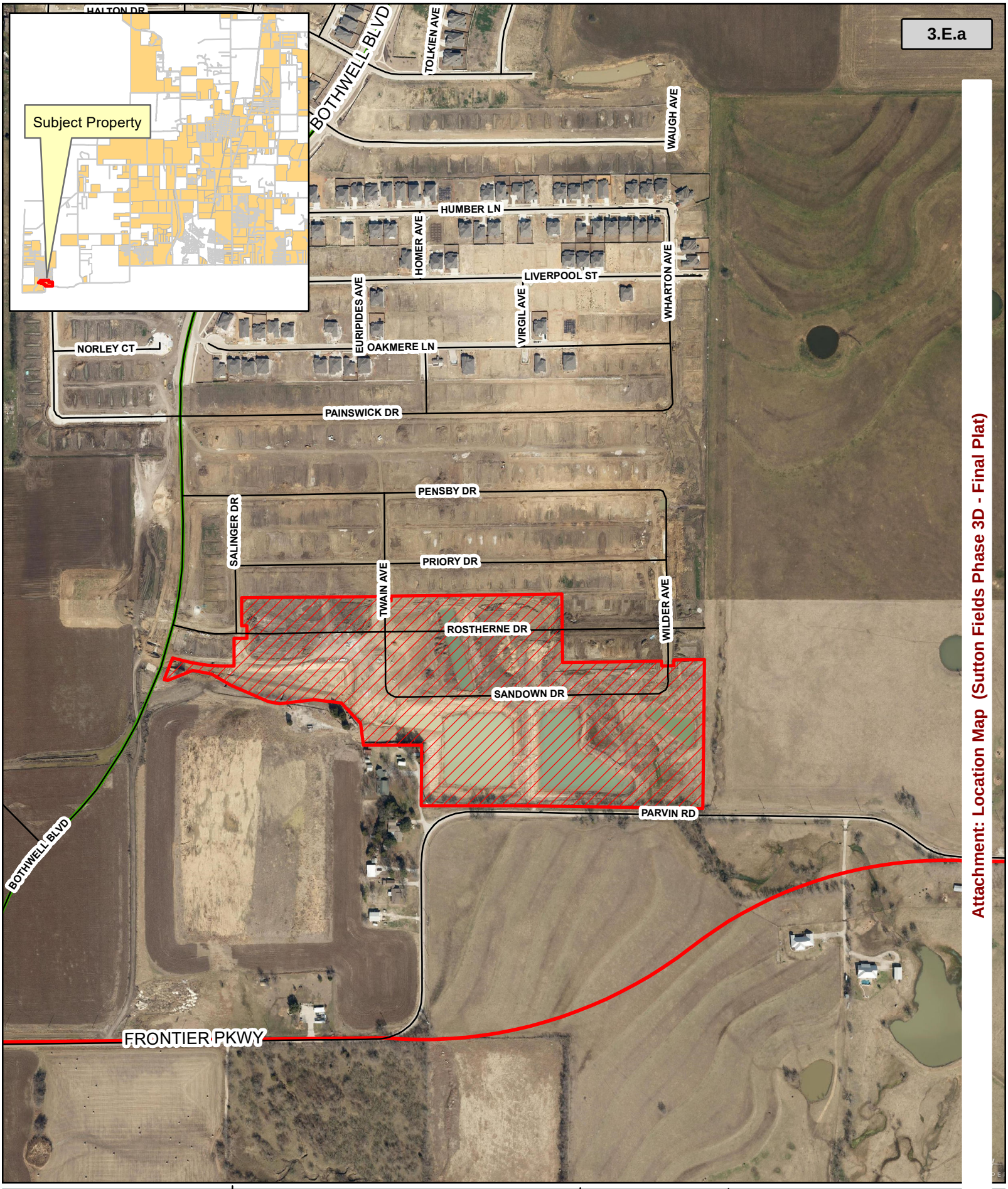
Background Information:
This plat is for a new addition to the Sutton Fields single-family residential community. The plat shows 78 single-family lots and one common area/HOA lot. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

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 3D - Final Plat)

CELINA TEXAS est. 1876
Life Connected.

Location Map
Sutton Fields Phase 3D

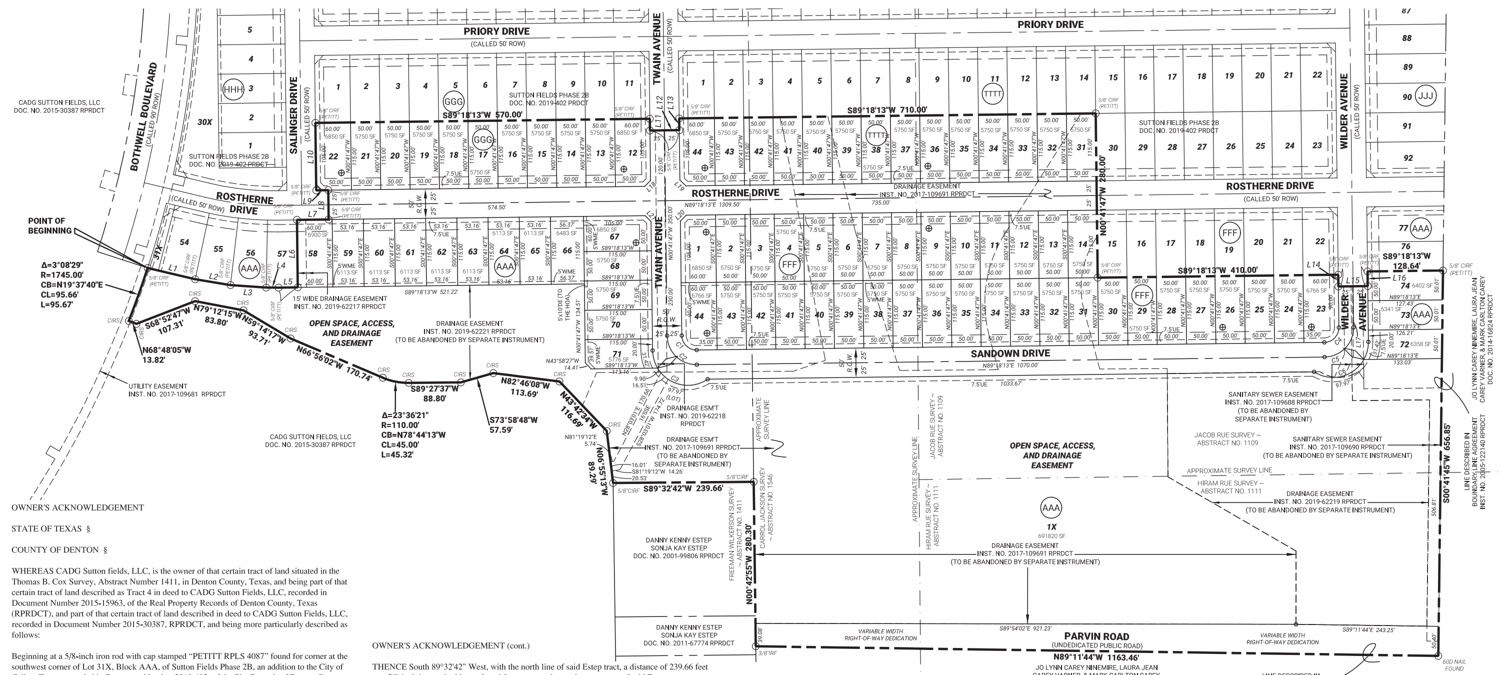
Date: 6/1/2020

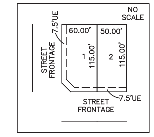
Legend

- Roads
- 3D
- Parcels

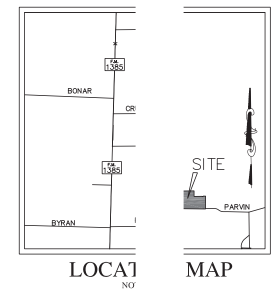
N W E S

0 Feet





TYPICAL LOT LAYOUT
(EXCEPT AS SHOWN OTHERWISE)



LOCAT MAP

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Sutton fields, LLC, is the owner of that certain tract of land situated in the Thomas B. Cox Survey, Abstract Number 1411, in Denton County, Texas, and being part of that certain tract of land described as Tract 4 in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, of the Real Property Records of Denton County, Texas (RPRDCT), and part of that certain tract of land described in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30387, RPRDCT, and being more particularly described as follows:

Beginning at a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found for corner at the southwest corner of Lot 31X, Block AAA, of Sutton Fields Phase 2B, an addition to the City of Celina, Texas, recorded in Document Number 2019-402, of the Plat Records of Denton County, Texas (PRDCT), and being located on the east right-of-way line of Bothwell Boulevard (called 90-foot wide right-of-way), according to said Final Plat;

THENCE with the southerly line of said Sutton Fields Phase 2B, the following courses to 5/8-inch iron rods with cap stamped "PETITT RPLS 4087" found for corner:

South 76°42'01" East, a distance of 83.14 feet;

South 80°36'44" East, a distance of 61.02 feet;

South 86°04'38" East, a distance of 61.02 feet;

South 89°45'11" East, a distance of 21.08 feet;

North 89°18'13" East, a distance of 32.73 feet;

North 00°41'47" West, a distance of 115.00 feet;

North 89°18'13" East, a distance of 53.99 feet;

North 00°41'47" West, a distance of 50.00 feet;

South 89°18'13" West, a distance of 20.50 feet;

North 00°41'47" West, a distance of 115.00 feet;

North 89°18'13" East, a distance of 570.00 feet;

South 00°41'47" East, a distance of 20.00 feet;

North 89°18'13" East, a distance of 50.00 feet;

North 00°41'47" West, a distance of 20.00 feet;

North 89°18'13" East, a distance of 710.00 feet;

South 00°41'47" East, a distance of 280.00 feet;

North 89°18'13" East, a distance of 410.00 feet;

South 00°41'47" East, a distance of 20.00 feet;

North 89°18'13" East, a distance of 50.00 feet;

North 00°41'47" West, a distance of 25.00 feet;

And North 89°18'13" East, a distance of 128.64 feet, said iron rod located at the southeast corner of Lot 76. Block AAA, according to said Sutton Fields Phase 2B Final Plat;

THENCE South 00°41'45" West, with the east line of said CADG tract as described in Boundary Line Agreement, recorded in Instrument Number 2005-122140, PRPRDCT, a distance of 656.85 feet to a 60D Nail found for corner in the approximate center of Parvin Road (undedicated public road), and being located at the southeast corner of said CADG tract;

THENCE North 89°11'44" West, with the approximate center of said Parvin Road, and with a south line of said CADG tract as described in Boundary Line Agreement, recorded in Instrument Number 2005-122140, PRPRDCT distance of 1163.46 feet to a 3/8-inch iron rod found for corner;

THENCE North 00°42'55" West, with the common east line of that certain tract of land described in deed to Donald Kenny Estep & Sonja Kay Estep, recorded in Document Number 2001-99806, RPRDCT, a distance of 280.30 feet to a 5/8-inch iron rod found for corner at the northeast corner of said Estep tract;

OWNER'S ACKNOWLEDGEMENT (cont.)

THENCE South 89°32'42" West, with the north line of said Estep tract, a distance of 239.66 feet to a 5/8-inch iron rod with cap found for corner at the northwest corner of said Estep tract;

THENCE over and across said CADG tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" for corner:

North 06°55'13" West, a distance of 89.29 feet;

North 43°42'34" West, a distance of 116.69 feet;

North 82°46'08" West, a distance of 113.69 feet;

South 73°58'48" West, a distance of 57.59 feet;

South 89°27'37" West, a distance of 88.80 feet, said iron rod being located at the beginning of a tangent curve to the right;

Northwesterly with with said curve which has a central angle of 03°08'29", a radius of 1745.00 feet, a chord which bears North 78°44'13" West, a distance of 45.00 feet, and an arc length of 95.67 feet, to the end of said curve,

North 66°56'02" West, a distance of 170.74 feet;

North 59°14'17" West, a distance of 93.71 feet;

North 79°12'15" West, a distance of 83.80 feet;

South 68°52'47" West, a distance of 107.31 feet;

North 68°48'05" West, a distance of 13.82 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

And Northerly with said curve which has a central angle of 03°08'29", a radius of 1745.00 feet, a chord which bears North 19°37'40" East, a distance of 95.66 feet, and an arc length of 95.67 feet, to the end of said curve, the POINT OF BEGINNING and containing an area of 29.898 Acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS §§

That I, Jimmie D. Nichols, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Celina.

"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."

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this __ day of __________, 2020.

Notary Public in and for the State of Texas

My commission expires on:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN 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 Final Plat designating the hereinabove described property as Sutton Fields Phase 3D, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness, my hand this the ____ day of ____________________________, 2020.

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

BY:______________________________
Mehrdad Moayedi
Its Manager

State of Texas §

County of Dallas §

This instrument was acknowledged before me on the _____ day of ________________, 2020, 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, LLC, a Texas Limited Liability Company on behalf of said company.

Given under my and seal of office, this __ day of __________, 2020.

Notary Public in and for the State of Texas

My commission expires on:

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°42'01"W	83.14'
L2	N80°36'44"W	61.02'
L3	N86°04'38"W	61.02'
L4	N89°45'12"W	21.08'
L5	S89°18'13"W	32.73'
L6	S00°41'47"E	115.00'
L7	S89°18'13"W	53.99'
L8	S00°41'47"E	50.00'
L9	N89°18'13"E	20.50'
L10	S00°41'47"E	115.00'
L11	N00°41'47"W	20.00'
L12	S89°18'13"W	50.00'
L13	S00°41'47"E	20.00'
L14	N00°41'47"W	20.00'
L15	S89°18'13"W	50.00'
L16	S00°41'47"E	25.00'
L17	N00°41'47"W	70.00'
L18	N44°18'13"E	14.14'
L19	S45°41'47"E	14.14'
L20	S44°18'13"W	14.14'
L21	N45°41'47"W	14.14'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	25.00'	N45°41'47"W	35.36'	39.27'
C2	90°00'00"	50.00'	S45°41'47"E	70.71'	78.54'
C3	123°33'26"	60.00'	S62°28'31"E	105.74'	129.39'
C4	90°00'00"	25.00'	N44°18'13"E	35.36'	39.27'
C5	90°00'00"	50.00'	N44°18'13"E	70.71'	78.54'
C6	123°33'26"	60.00'	N61°04'56"E	105.74'	129.39'

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LSB	LA ER
WLE	WA EMENT
SSE	SAN EASEMENT
BL	BUI CK LINE
ROW	RIG
ESM'T	EAS
RP	RA
⊕	DEN VAY LOCATION RES
HOA	HO SSOCIATION
CIRF	CA D FOUND
IRF	IRO
RPRDCT	REA RECORDS OF DEN , TEXAS
PRDCT	PLA F DENTON COU
Ⓐ	DES CK NUMBER
◇	DEN ME CHANGE

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, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
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 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."
9. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.
10. All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
11. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.
12. Water and sewer to be maintained by Mustang Special Utility District.
13. Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.

CERTIFICATE OF PLAT

Approved

City Development Official
City of Celina, Texas

Date

Witness by hand this ______day of _______________

, Texas

PLAT
SUT FIELDS
E 3D
4.62 CRES
7 GHT-OF-WAY
1 IAL LOTS
SPACE LOT
IN THE
FREEMAN WILKE EY ~ ABSTRACT NO. 1411,
CARROL JACKS Y ~ ABSTRACT NO. 1546,
JACOB RUE ABSTRACT NO. 1109,
& HIRAM RU - ABSTRACT NO. 1111
ELINA
DE NTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019008-3D
DATE - June, 2020

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469)892-7200

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

SHEET 1 of 1

Sheet Scale 1 Inch = 100 Feet

DO MINARY, THIS T SHALL NOT BR CORDED FOR A RPOSE AND SHALL N SED OR RELIED UP A FINAL SURVEY CUMENT

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Attachment: Final Plat (Sutton Fields Phase 3D - Final Plat)

Life Connected.

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:	June 16, 2020
Re:	Sutton Fields Phase 3E - Final Plat

Action Requested:
Consider and act upon a Final Plat for Sutton Fields Phase 3E, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Sutton Fields Trail and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3E - Final Plat)

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

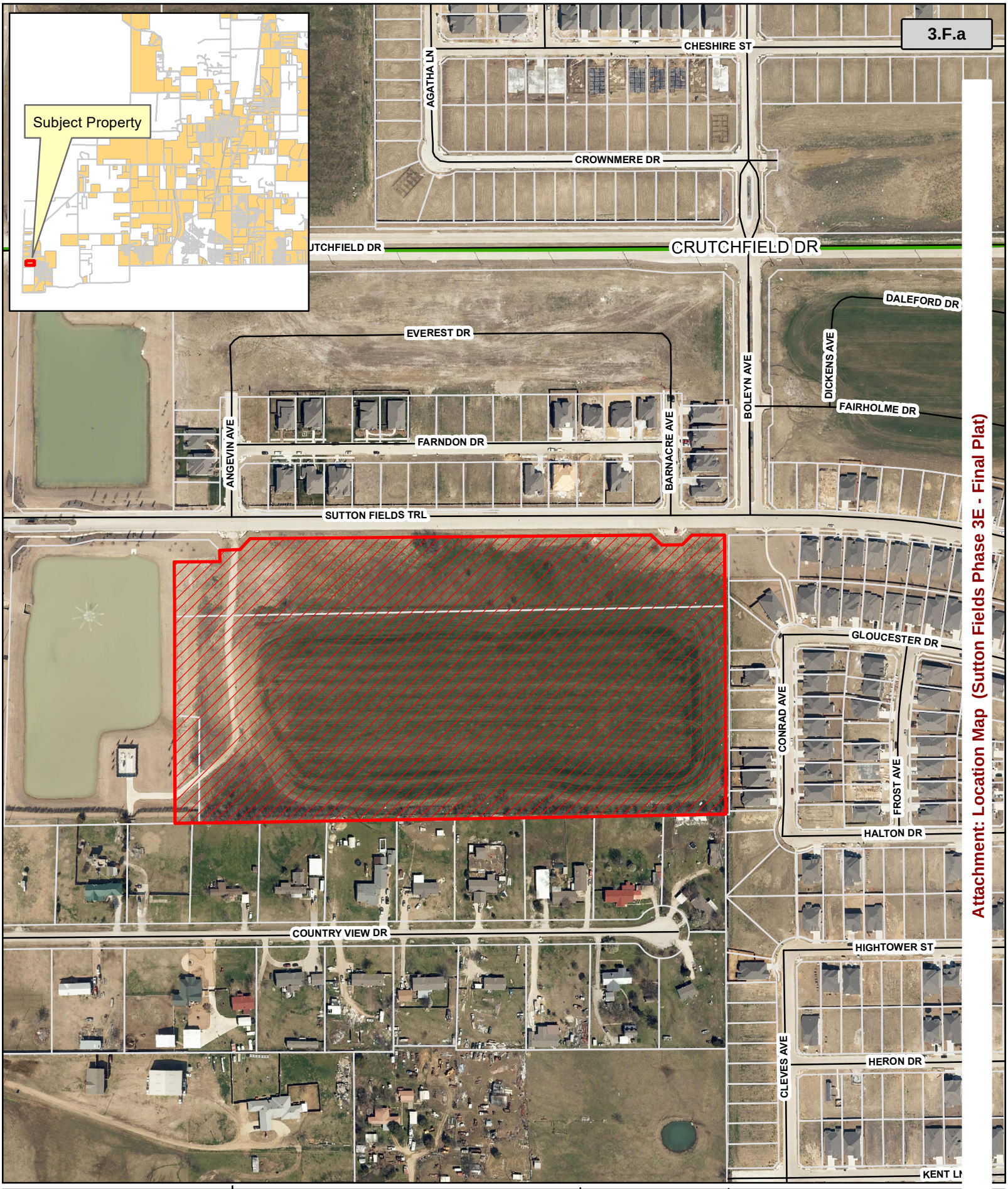
Applicant:
Barraza Consulting Road, LLC
801 E. Campbell Road, Suite 142
Richardson, TX 75081

Background Information:
This plat is for a new addition to the Sutton Fields single-family residential community. The plat shows 87 single-family lots and three 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 3E - Final Plat)

CELINA TEXAS EST. 1876

Life Connected.

Location Map
Sutton Fields Phase 3E

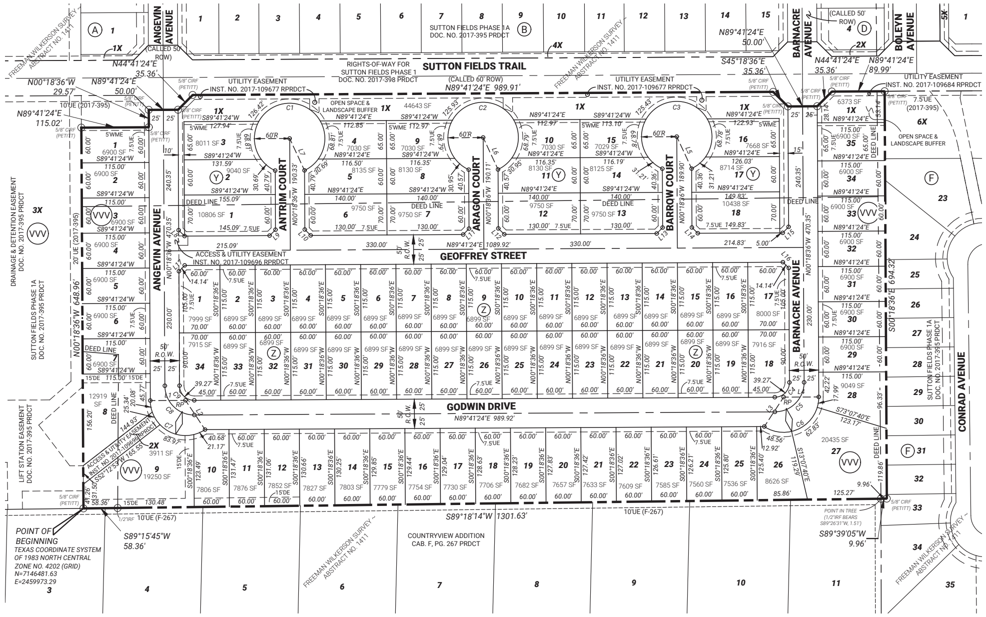
Date: 6/4/2020

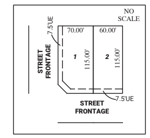
Legend

- Roads
- 3E
- Parcels

N W E S

0 Feet

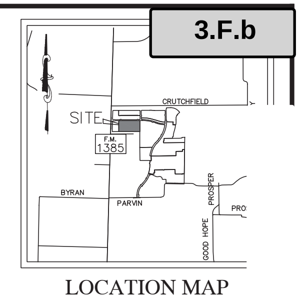




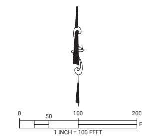
TYPICAL LOT LAYOUT
(EXCEPT AS SHOWN OTHERWISE)

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, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
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 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."
9. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 (NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.
10. All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.
11. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.
12. Water and sewer to be maintained by Mustang Special Utility District.
13. Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.



LOCATION MAP
NOT TO SCALE



LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESM'T	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
(A)	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Sutton fields, LLC, is the owner of that certain tract of land situated in the Freeman Wilkerson Survey, Abstract Number 1411, in Denton County, Texas, and being part of those certain tracts of land described as Tract 1, Tract 2 and Tract 3 in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, of the Real Property Records of Denton County, Texas (RPRDCT), and being part of that certain tract of land described in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30572, RPRDCT, and being more particularly described as follows:

Beginning at a 5/8-inch iron rod with cap stamped " PETITT RPLS 4087" found at the southeast corner of Lot 3X, Block VVV, of Sutton Fields Phase 1A, an addition to the City of Celina, Texas, according to the Final Plat recorded in Document Number 2017-395, of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 00°18'36" West, with the east line of said Lot 3X, a distance of 648.96 feet to a 5/8-inch iron rod with cap stamped " PETITT RPLS 4087" found for corner;

THENCE North 89°41'24" East, with a southerly line of said Lot 3X, a distance of 115.02 feet to a 5/8-inch iron rod with cap stamped " PETITT RPLS 4087" found for corner;

THENCE North 00°18'36" West, with the east line of said Lot 3X, Block VVV, a distance of 29.57 feet to a 5/8-inch iron rod with cap stamped " PETITT RPLS 4087" found for corner on the south right-of-way line of Sutton Fields Trail (called 60-foot wide right-of-way), of the Final Plat of Rights-of-Way for Sutton Fields Phase 1, an addition to the City of Celina, Texas, according to the Final Plat recorded in Document Number 2017-398, PRDCT;

THENCE with the south line of said right-of-way line of Sutton Fields Trail, the following courses to 5/8-inch iron rods with cap stamped " PETITT RPLS 4087" found for corner:

North 89°41'24" East, a distance of 50.00 feet;

North 44°41'24" East, a distance of 35.36 feet;

North 89°41'24" East, a distance of 989.91 feet;

South 45°18'36" East, a distance of 35.36 feet;

North 89°41'24" East, a distance of 50.00 feet;

North 44°41'24" East, a distance of 35.36 feet;

And North 89°41'24" East, a distance of 89.99 feet, said iron rod being located at the northwest corner of Lot 6X, Block F, of said Sutton Fields Phase 1A;

THENCE South 00°18'36" East, with the west line of said Block F, a distance of 694.32 feet to a 5/8-inch iron rod with cap stamped " PETITT RPLS 4087" found for corner at an interior " ell" corner of Lot 33, Block F of said Sutton Fields Phase 1A;

THENCE South 89°39'05" West, with a north line of said Lot 33, a distance of 9.96 feet to a point in Tree for corner located at the northeast corner of Lot 11 of Countryview Addition, an addition to Denton County, Texas, according the Final Plat recorded in Cabinet F, Page 267, PRDCT, from which a 1/2" iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE South 89°18'14" West, with the north line of said Countryview Addition, a distance of 1301.63 feet to a 1/2-inch iron rod found for corner;

THENCE South 89°15'45" West, continuing with said north line, a distance of 58.36 feet to the POINT OF BEGINNING and containing an area of 21.756 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN 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 final plat designating the hereinabove described property as Sutton Fields Phase 3E, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness, my hand this the ____ day of ______________________________, 2020.

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

BY:______________________________
Mehrdad Moayedi
Its Manager

State of Texas §

County of Dallas §

This instrument was acknowledged before me on the _____ day of ________________, 2020, 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, LLC, a Texas Limited Liability Company on behalf of said company.

Given under my and seal of office, this __ day of __________, 2020.

____
Notary Public in and for the State of Texas

____
My commission expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS §§

That I, Jimmie D. Nichols, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as " set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Celina.

"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."

____
Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this __ day of __________, 2020.

____
Notary Public in and for the State of Texas

____
My commission expires on:

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°41'24"E	60.00'
L2	S33°51'40"E	60.00'
L3	N33°14'50"E	60.00'
L4	N89°41'24"E	60.00'
L5	N24°56'03"W	60.00'
L6	N24°56'03"W	60.00'
L7	N24°56'03"W	60.00'
L8	S45°18'36"E	14.14'
L9	N44°41'24"E	14.14'
L10	S45°18'36"E	14.14'
L11	N44°41'24"E	14.14'
L12	S45°18'36"E	14.14'
L13	N44°41'24"E	14.14'
L14	S45°18'36"E	14.14'
L15	N44°41'24"E	14.14'
L16	S45°18'36"E	14.14'
L17	S44°41'24"W	14.14'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	310°45'05"	60.00'	N89°41'24"E	50.00'	325.42'
C2	310°45'05"	60.00'	N89°41'24"E	50.00'	325.42'
C3	310°45'05"	60.00'	N89°41'24"E	50.00'	325.42'
C4	90°00'00"	25.00'	S44°41'24"W	35.36'	39.27'
C5	90°00'00"	50.00'	S44°41'24"W	70.71'	78.54'
C6	123°33'26"	60.00'	S61°28'07"W	105.74'	129.39'
C7	123°33'04"	60.00'	N62°05'08"W	105.73'	129.38'
C8	90°00'00"	50.00'	N45°18'36"W	70.71'	78.54'
C9	90°00'00"	25.00'	N45°18'36"W	35.36'	39.27'

CERTIFICATE OF PLAT APPROVAL

Approved

______________________________ ________________
City Development Official Date
City of Celina, Texas

Witness by hand this ______day of _______________, 2020

____
City Secretary
City of Celina, Texas

FINAL PLAT
SUTTON FIELDS
PHASE 3E
21.756 ACRES
87 RESIDENTIAL LOTS
3 HOA/OPEN SPACE LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT
CITY OF CELINA
DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019008-3E
DATE - June, 2020

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469)892-7200

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

Sheet Scale 1 Inch = 100 Feet

SHEET 1 of 1

PRELIMINARY, THI
DOCUMENT SHALL NC
RECORDED
FOR ANY PURPOSE AND
NOT BE USED OR REL
UPON AS A FINAL SUR
DOCUMENT

Attachment: Proposed Plat (Sutton Fields Phase 3E - Final Plat)

S:\2019\2019008-03E\SURVEY\Plat_008-03E-F_P.dwg

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:	June 16, 2020
Re:	Founder's Square Development Agreement

Action Requested:
Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 79 acres of land, generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Development Agreement)

Owner:
Pignataro International, Ltd
419 US Highway 80 East
Mesquite, TX 75150

Applicant:
Pacheco Koch
118 N. Ohio
Celina, TX 75009

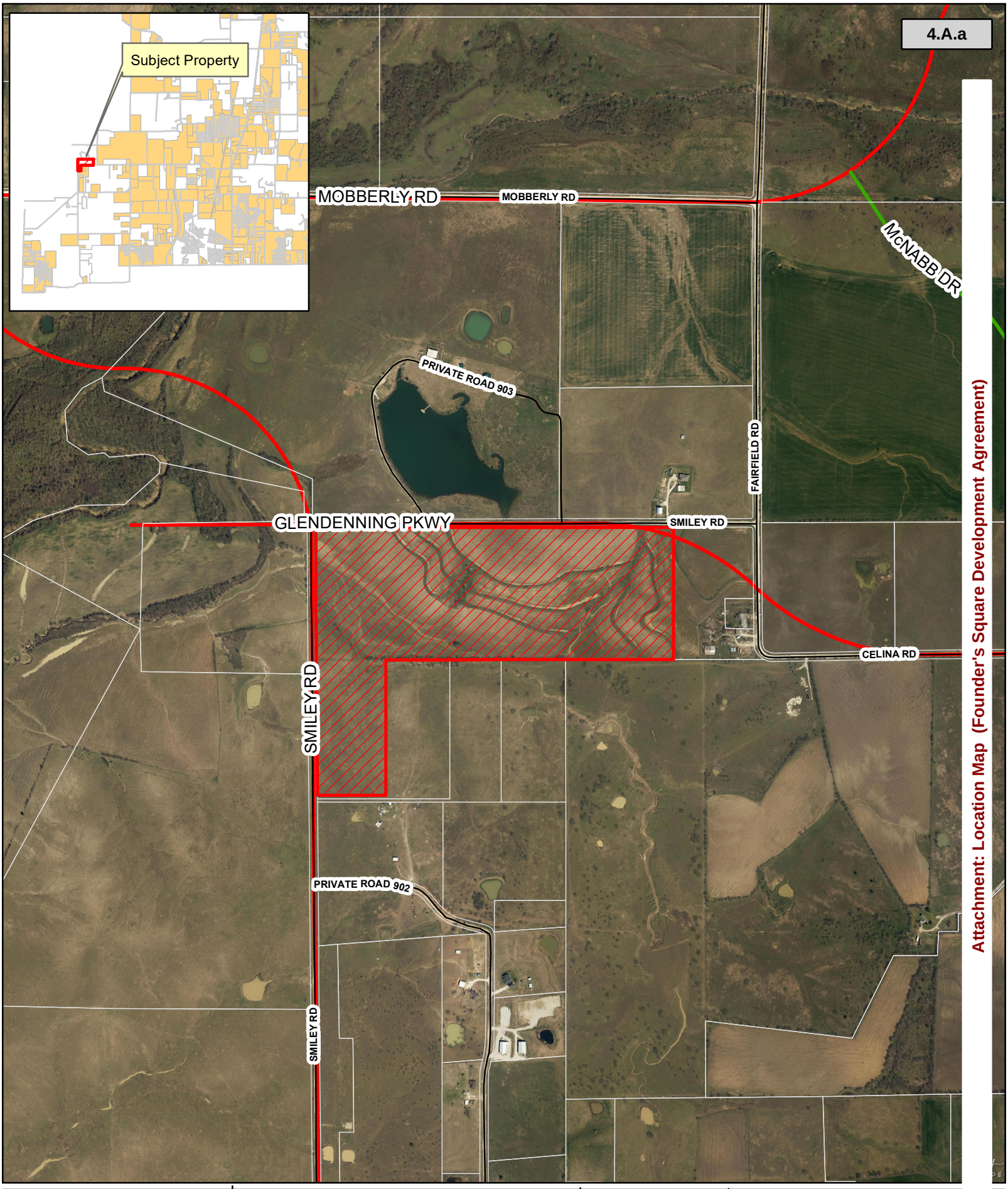
Background Information:
Refer to the attached documents for further information.

Board Review/Citizen Input:
Notices of the public hearing were published in compliance with state and local law.

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

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Founder's Square Development Agreement)

CELINA TEXAS EST. 1876
Life Connected.

Location Map
Founders Square

Date: 6/1/2020

Legend

- Roads
- FounderSquare
- Parcels

N
W E
S

0 Feet

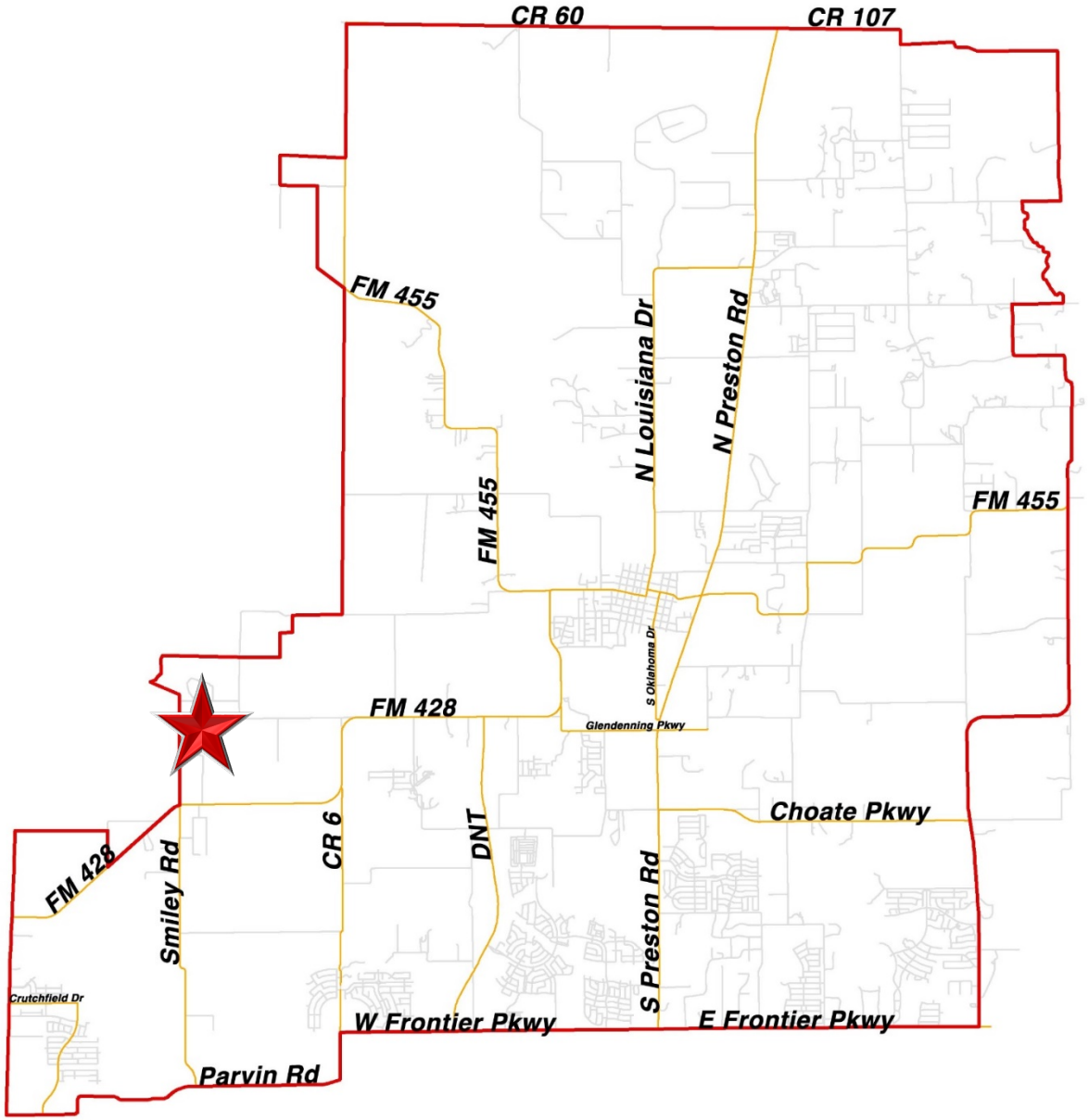
Founder's Square

Development Agreement

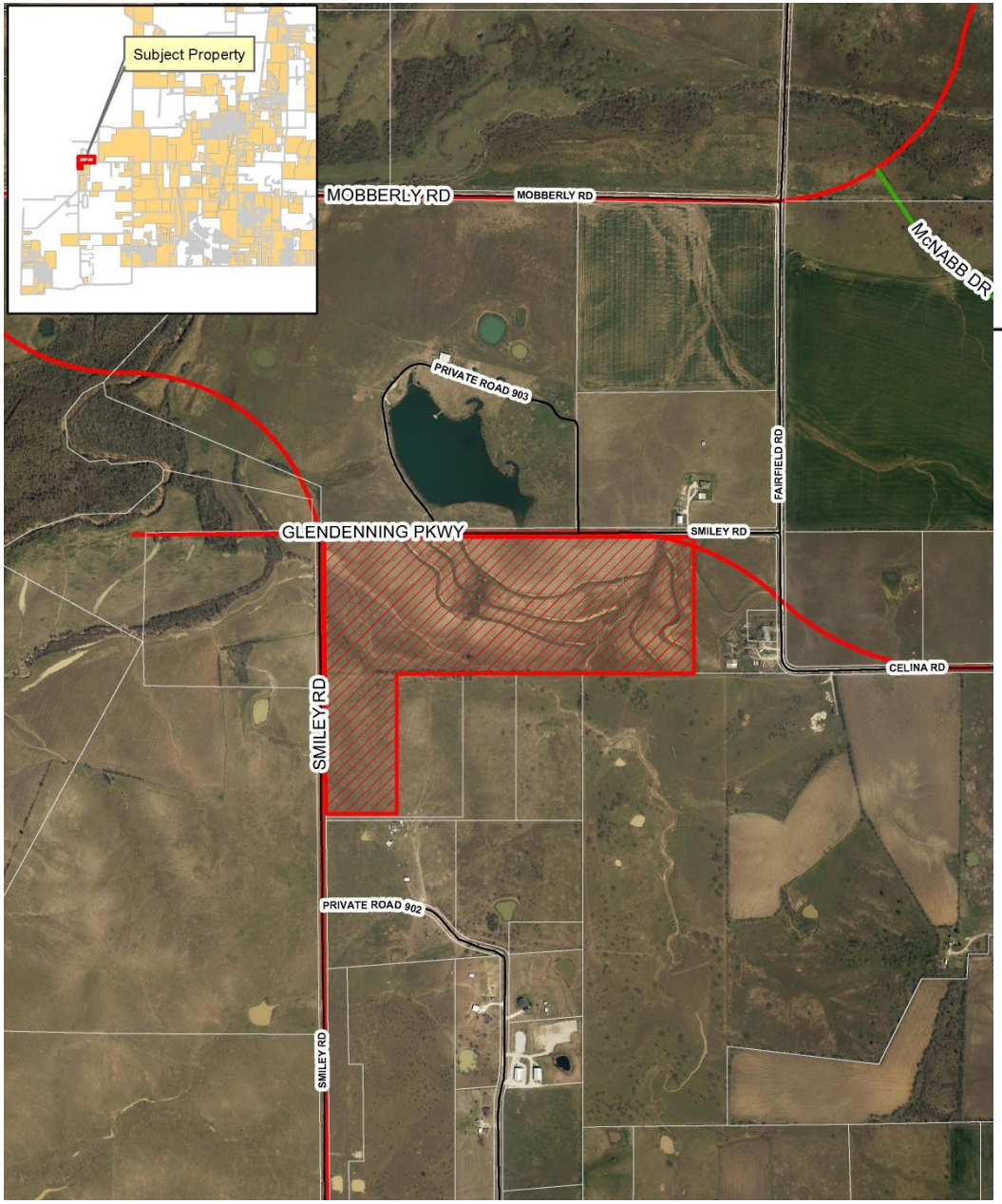
Planning & Zoning Commission

June 16, 2020

Attachment: Staff Presentation (Founder's Square Development Agreement)



Attachment: Staff Presentation (Founder's Square Development Agreement)



Location Map

The subject property is located at the southeast corner of future Glendenning Parkway and Smiley Road

Attachment: Staff Presentation (Founder's Square Development Agreement)

Background

- The subject property is approximately 79 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City

Overview

- The Development Agreement proposes immediate annexation and zoning for the 79 acres, which is currently undeveloped land
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Policy Considerations

- The DA brings an additional 79 acres into the City Limits with base zoning
- The subject property is a prominent corner of two future six lane roads
- The proposed land use is appropriate for the location
- ROW clauses are favorable to the City's transportation plan

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in July
- Staff recommends approval as presented

Attachment: Staff Presentation (Founder's Square Development Agreement)

Life Connected.

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:	June 16, 2020
Re:	Northside at Rollertown Planned Development

Action Requested:
Conduct a public hearing to consider testimony and act upon a request to zone an approximately 131 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, 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 Planned Development)

Owner:
RCI - Celina 115, LP
9550 John W. Elliott Drive, Suite 106
Frisco, TX 75033

Applicant:
Kimley-Horn & Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034

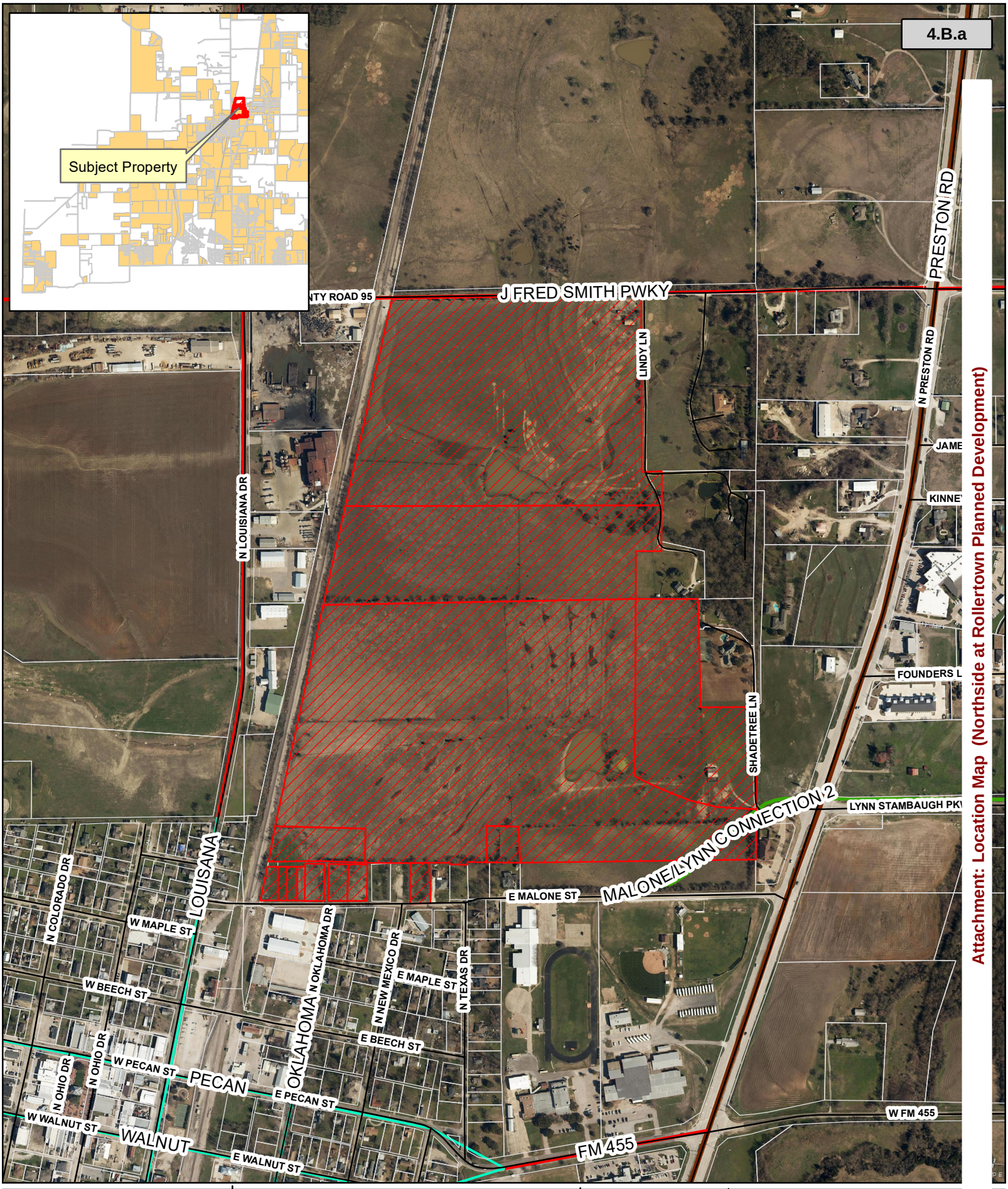
Background Information:
Refer to the attached documents for further information.

Board Review/Citizen Input:
Notices of the public hearing were published in compliance with state and local law.

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 as presented.



Attachment: Location Map (Northside at Rollertown Planned Development)

CELINA TEXAS EST. 1876

Life Connected.

Location Map
Northside at Rollertown

Date: 6/1/2020

Legend

- Roads
- Northside at Rollertown
- Parcels

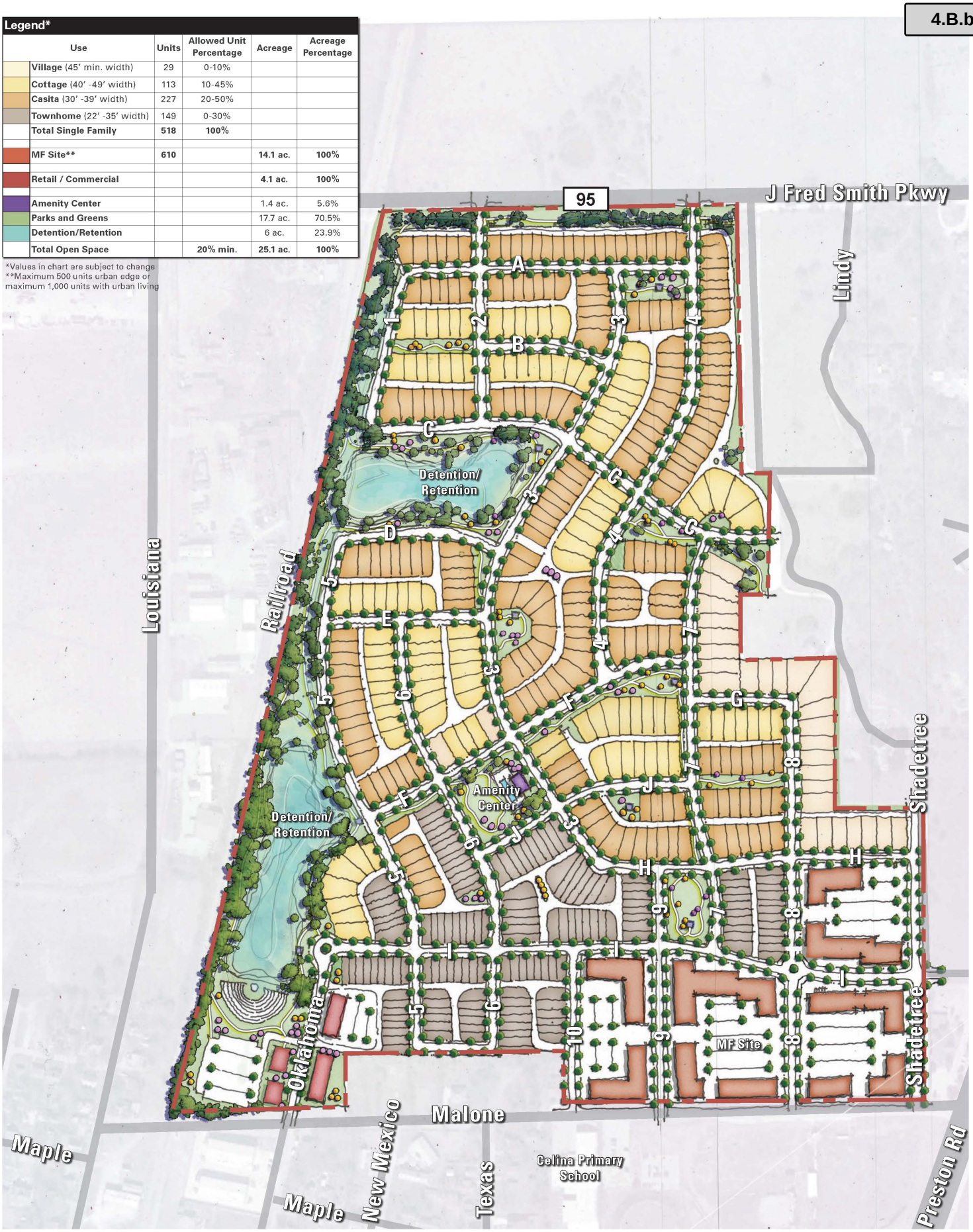
N W E S

0 Feet

Legend*

Use	Units	Allowed Unit Percentage	Acreage	Acreage Percentage
Village (45′ min. width)	29	0-10%		
Cottage (40′ -49′ width)	113	10-45%		
Casita (30′ -39′ width)	227	20-50%		
Townhome (22′ -35′ width)	149	0-30%		
Total Single Family	**518**	**100%**		
MF Site**	**610**		**14.1 ac.**	**100%**
Retail / Commercial			**4.1 ac.**	**100%**
Amenity Center			1.4 ac.	5.6%
Parks and Greens			17.7 ac.	70.5%
Detention/Retention			6 ac.	23.9%
Total Open Space		**20% min.**	**25.1 ac.**	**100%**

*Values in chart are subject to change
**Maximum 500 units urban edge or maximum 1,000 units with urban living



TBG northside at rollertown
concept plan

0 100′ 200′ 400′

10/09/19

The draft illustration shown is based on the best information available. Produ in natu subject to change without notice.

Attachment: Concept Plan (Northside at Rollertown Planned Development)

DRAFT DEVELOPMENT REGULATIONS
Northside at Rollertown

BASE ZONING

The base zoning of the property shall be MU, Mixed-Use District; however, the following shall be allowed deviations.

CONCEPT PLAN

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of buildings, parking lots, and other site layout features, all of which can be adjusted for pragmatic purposes at time of pem1itting, and such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services. Minor modifications up to 15% of any numerical figure can be reviewed by the Director.

STREET SECTIONS

Street sections shall be provided as generally shown in the Street Sections exhibit. Minor modifications are subject to review and approval by the Director of Engineering. Bump outs (parking island) shall be provided in parking area on Type A Collectors. In addition to the Street Section shown on the exhibit, the City's Residential Street Section at the time of development shall also be pem1itted.

ARCHITECTURE

The subject property is an architecturally, historically, and culturally significant tract of land and reflect the vision of the Downtown Master Plan as the logical extension northward of the historic urban core, and shall abide by the City' architectural standards, as may be amended.

LANDSCAPING AND SCREENING

1. County Road 95:
   a. 6 masonry wall.
   b. 40' landscape buffer with landscaping to abide by the Zoning Ordinance, as may be amended.
   c. 10' wide sidewalk on the south side of CR 95.
2. BNSF Railroad:
   a. 50' landscape buffer, including detention/retention, with landscaping to abide by the Zoning Ordinance as may be amended.
3. Malone Street
   a. No screening required, a long as the urban form actively engages the street.
   b. 10' wide sidewalk on the north side of Malone Street.

OPEN SPACE

The minimum open space acreage shall be 15% of the overall property. Detention and retention ponds shall count toward this requirement. The definition of open space shall meet the requirements of the ZO, as may be amended.

Detention and retention ponds shall be designated as usable open space.

Note for open spaces: No concrete in detention nor any concrete pilot channels Detention and Retention ponds shall have a six-to-one (6:1) slope to the normal water surface elevation. Beneath the normal water surface elevation, the slope can increase based on recommendation provided by a geotechnical engineer.

PARKLAND

Park fees (both park fees) shall apply to this development, in accordance with State and local law. The City acknowledges that payment of fees are preferred over land dedication for this project in accordance with the Development Agreement with the City of Celina and any amendments thereto.

TRAILS

1. Railroad Spine Trail is 12' wide concrete per Master Trails Plans.
2. Detention/retention ponds shall have looped concrete trails of 6' wide.
3. Internal trails within interior open spaces shall have pedestrian paths.
4. Bike lane connection shall be made to south trail system.
5. For five (5) feet on each side of the twelve (12) foot wide public hike-and-bike trail, a maximum 6:1 slope shall be required.

GENERAL CONDITIONS

Amenities shall be provided as follows:

a. Single Family – 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, playground, bathrooms, and shaded or enclosed gathering spaces.
b. Multi-Family – Amenities shall include two of the following for every 500 units: a pool, fitness center, a sports court, dog park, second pool, or other City Staff-approved amenity. A pool must be one of the two options.

RESIDENTIAL DISTRICT

1. Area: The Residential District is generally the northern portion of the development, as depicted in the Concept Diagram.
2. Permitted Uses: All residential product types (Village, Cottage, Casita, Townhome) and any associated incidental and secondary land uses normally included in single-family zoning districts.
3. General Standards:
   a. A porch may encroach into the Front Street "build-to-zone" by up to 10' on Casita Urban and Cottage Urban Product Types. A porch may encroach into the Front Street "build-to-zone" by 5' on all other Product Types.
   b. Gated communities are not permitted.
   c. No one product type shall exceed 60% of the unit count within the Residential District.
   d. All lots less than 60' in width shall be served by alleys. Lots 50' in width adjacent to the east property line and Lots 50' in width adjacent to the open space along the west property line may be front-loaded and will not require an alley.
   e. All driveways serving a rear garage shall either be setback 20' + or less than 3'.
   f. Parking for SF shall have a minimum of 2 off-street parking spaces, with at least 1 in the garage. Off-street visitor parking for TH shall be provided at a ratio of 1 visitor space for every 4 units.

g. Accessory units are permitted up to 600 sq. ft. The accessory units may have a kitchen and bathroom, but not a separate water meter or electric panel. An accessory unit must have 1 additional dedicated parking space in addition to the primary unit's required parking.
h. Garage doors shall meet the architectural standards of the ZO, as may be amended.
i. Mews lots are permitted per the regulations in the City's base ZO.

4. Product Types
   a. Village

Min. Lot Area	4,950 sq. ft.
Min. Lot Width	45'
Min. Lot Depth	110'
Max. Height	2.5 stories
Front Street "build-to-zone"	Min. 15', max. 20' from property line
Side "build-to-zone" on Corner Lot	15'
Min. Side Yard	5'
Min. Rear Yard	5'
Min. Rear Yard setback to Garage	3'
Min. Dwelling Unit Area (air-conditioned)	2,000 sq. ft.
Percentage of Total Lots	0-10%

   b. Cottage

Min. Lot Area	4,000 sq. ft.
Min. Lot Width	40'
Max. Lot Width	49'
Min. Lot Depth	100'
Max. Height	2.5 stories
Front Street "build-to-zone"	Min. 10', max. 5' from property line
Side "build-to-zone" on Corner Lot	15'
Min. Side Yard	5'
Min. Rear Yard	5'
Min Rear Yard setback to Garage	3'
Min. Dwelling Unit Area (air-conditioned)	1,400 sq. ft.
Percentage of Total Lots	10-45%

   c. Casita

Min. Lot Area	2,700 sq. ft.
Min. Lot Width	30'
Max. Lot Width	39'
Min. Lot Depth	90'
Max. Height	3 stories
Front Street "build-to-zone" (Residential)	Min. 5', max. 10' from property line
Front Street "build-to-zone" (Urban)	Min. 15', max. 26' from property line
Side "build-to-zone" on Corner Lot	Min. 15'

Min. Side Yard	0’ *
Min. Rear Yard	5’
Min. Rear Yard setback to Garage	3’
Min. Dwelling Unit Area (air-conditioned)	1,200 sq. ft.
Percentage of Total Lots	20-50%

* For lots with a zero (0) side yard setback

i. A roof overhang equipped with a gutter or other architectural features may extend into a neighboring property.

ii. A three (3’) foot wide access, maintenance, overhang intrusion and use easement shall be dedicated on the Final Plat for all lots adjacent to lots with a “zero” side. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.

iii. The “zero” side shall be designated on the Final Plat. All access, maintenance, overhang intrusion, and use easements shall be provided on Preliminary and Final Plats.

d. Townhome

Min. Lot Area	1,600 sq. ft.
Min. Lot Width	22'
Max. Lot Width	35'
Min. Lot Depth	80'
Max. Height	3 stories
Front Street "build-to-zone" (Residential)	Min. 5', max. 10' from property line
Front Street "build-to-zone" (Urban)	Min. 15', max. 26' from property line
Side "build-to-zone" on Corner Lot	Min. 15'
Min. Rear Yard	5'
Min. Rear Yard setback to garage	3’
Min. Dwelling Unit Area (air-conditioned)	1,000 sq. ft.
Percentage of Total Lots	0-30%

URBAN VILLAGE

1. Area: The Urban Village is generally the southern portion of the development, as depicted in the Concept Diagram, and is appropriate for a wide range of land uses associated with urban cores.
2. Permitted Uses: All residential product types (Village, Cottage, Casita, Townhome), Multi-Family, Retail, Office, Restaurant, Hotel, Entertainment venues, Amphitheater, and similar non-residential uses.
3. General Standards
   a. All Urban Villages land uses are limited to a maximum of 4 stories in height unless otherwise amended within this document.
4. Product Types
   a. Multi-Family

i. A maximum of 500 units are permitted, if developed as Urban Edge. A maximum of 1,000 units and up to 6 stories is permitted, if developed as Urban Living.
ii. Three-bedroom unit type limited to maximum 10% of overall dwelling units.
iii. No perimeter walls, fencing, or gates are allowed as the project is meant to incorporate an urban design and promote pedestrian freedom.
iv. Parking ratio to follow base Zoning Ordinance, as may be amended.
v. Side yard between buildings shall be per the IBC/IFC.
vi. The minimum setback shall be increased to 60’ for MF structures adjacent to property that is zoned or developed for single-family uses.

Front Street "build-to-zone"	Min. 15', max. 26' from property line
Side "build-to-zone"	Min. 15'
Min. Rear Yard	Min. 25'

b. Non-residential
i. Minimum ground floor-to-ceiling height to be 12’.

Front Street "build-to-zone"	Min. 15', max. 26' from property line
Side Yard	0', except where non-residential abuts residential lots, in which case the requirement shall be the same as the adjoining residential zone
Min. Rear Yard	0', except where non-residential abuts residential lots, in which case the requirement shall be the same as the adjoining residential zone

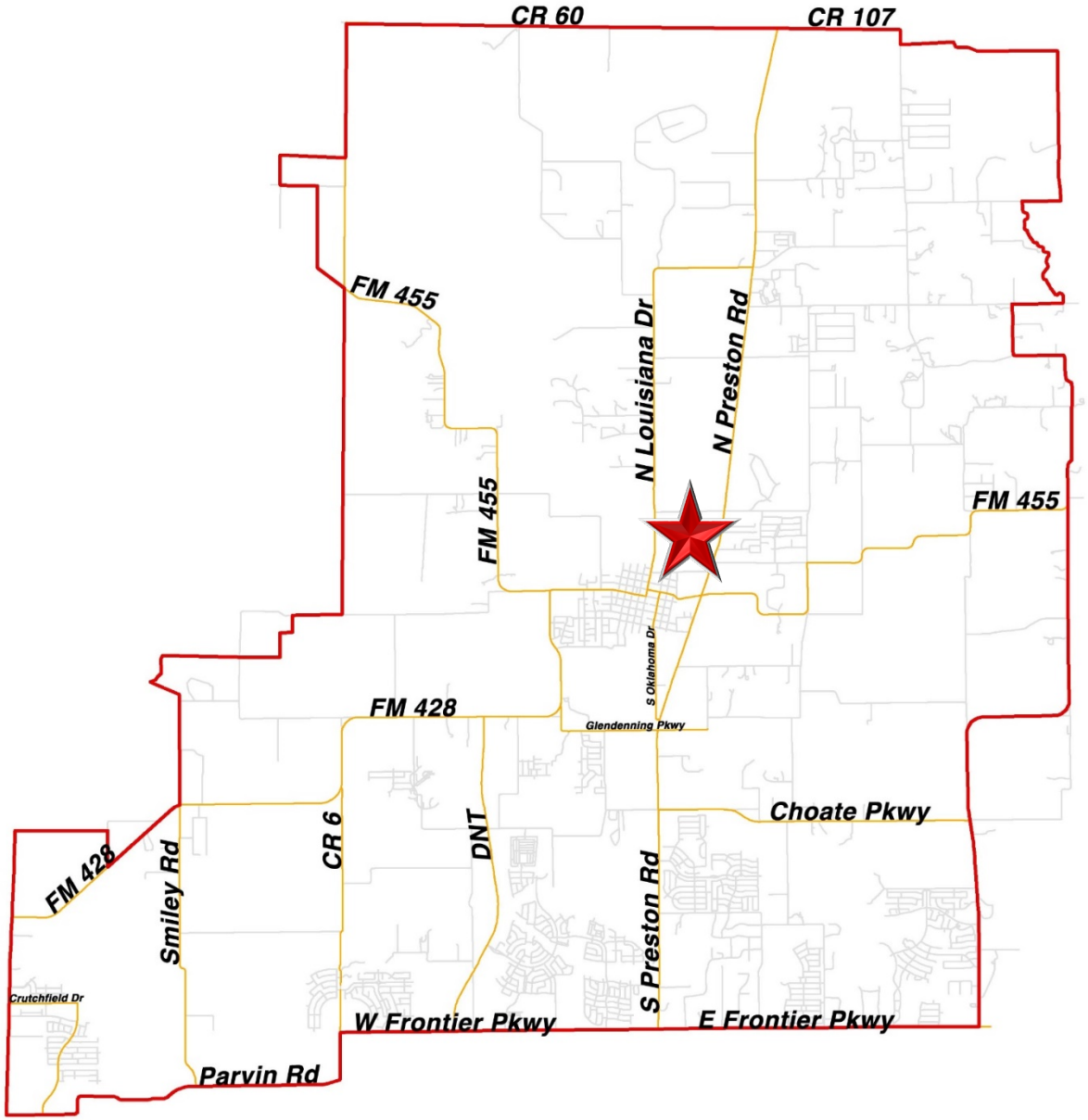
Northside at Rollertown

Planned Development

Planning & Zoning Commission

June 16, 2020

Attachment: Staff Presentation (Northside at Rollertown Planned Development)



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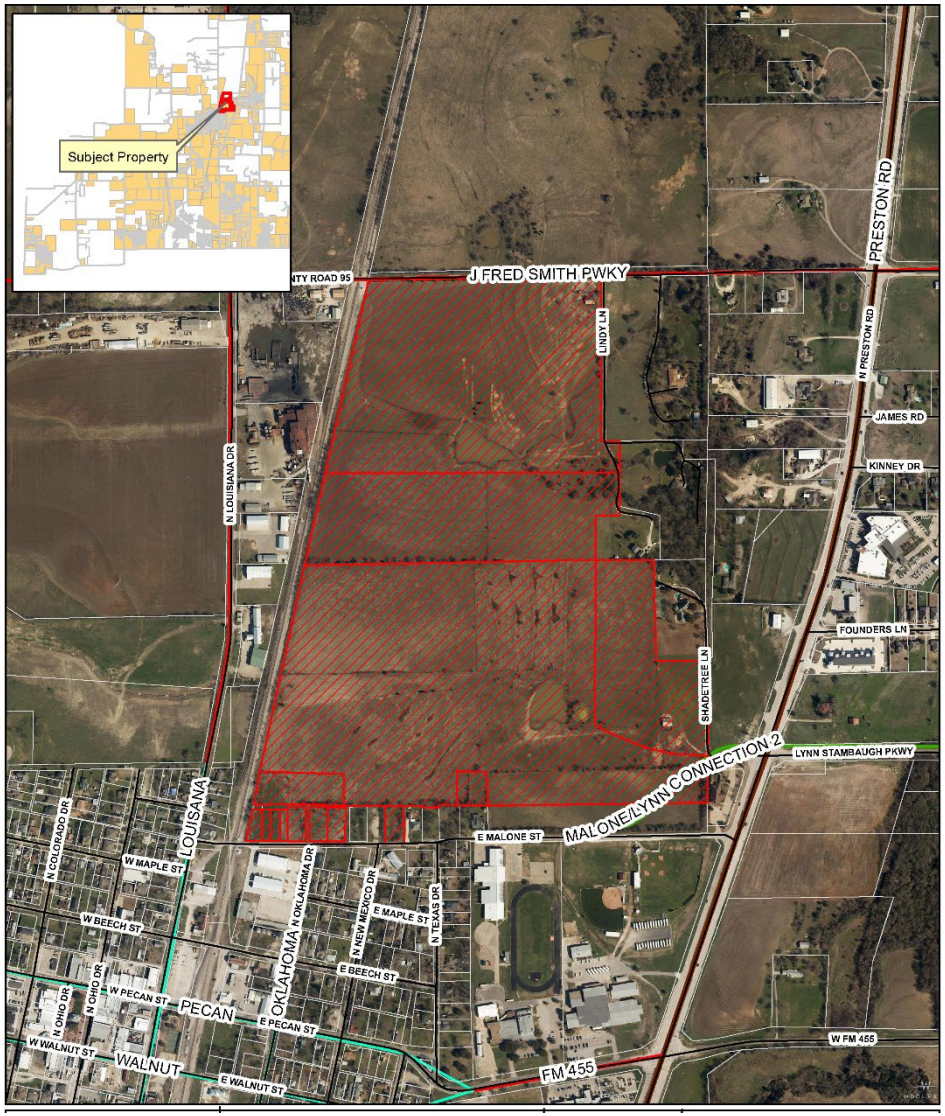


Location Map

The subject property is located east of the BNSF Railroad and north of Malone Street

Attachment: Staff Presentation (Northside at Rollertown Planned Development)

Background

- The property is approximately 131 acres within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- In December 2019, the City approved a Development Agreement for a mixed-use development that also outlined the future development regulations for the subject property

Concept Plan

te**	610		14.1 ac.	100%
/ Commercial			4.1 ac.	100%
ity Center			1.4 ac.	5.6%
and Greens			17.7 ac.	70.5%
tion/Retention			6 ac.	23.9%
Open Space		20% min.	25.1 ac.	100%

art are subject to change
300 units urban edge or
00 units with urban living

Attachment: Staff Presentation (Northside at Rollertown Planned Development)

Project Overview

- The project envisions a northern expansion of downtown with a more urban character
- The applicant desires to develop a mixed-use neighborhood with various single-family sized lots (attached and detached), multi-family (either urban edge or urban living), and retail/commercial land uses
- The proposed zoning is in conformance with the governing DA

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in July
- Staff recommends approval as presented

Attachment: Staff Presentation (Northside at Rollertown Planned Development)

Life Connected.

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:	June 16, 2020
Re:	Dickerson Tract Planned Development

Action Requested:
Conduct a public hearing to consider testimony and act upon a request to zone an approximately 58 acre tract of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). (Dickerson Tract Planned Development)

Applicant:
Provident Realty
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

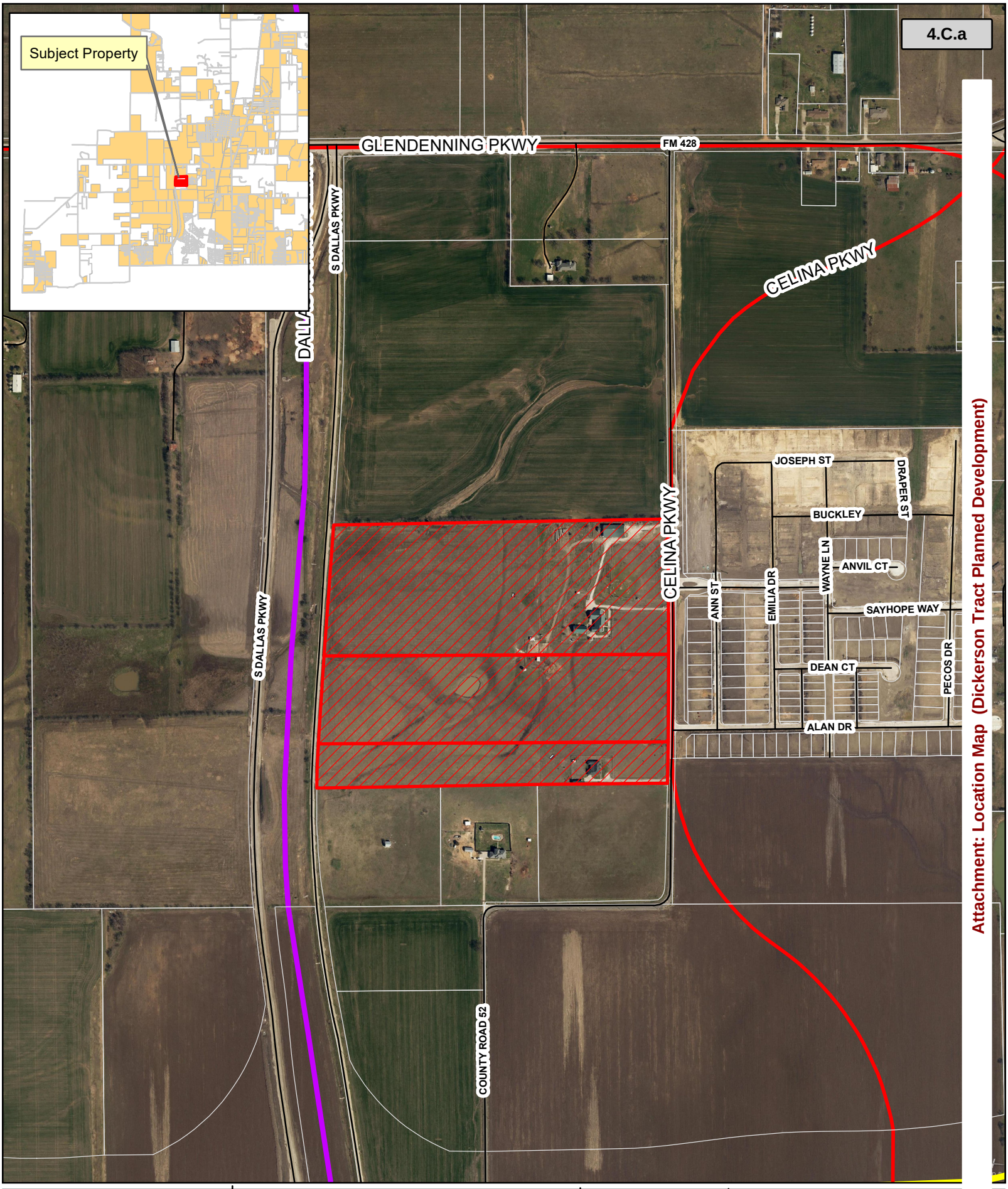
Background Information:
Refer to the attached documents for further information.

Board Review/Citizen Input:
Notices of the public hearing were published in compliance with state and local law.

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

Supporting Documents:
- Location Map
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Dickerson Tract Planned Development)

CELINA TEXAS EST. 1876
Life Connected.

Location Map
Dickerson Tract

Date: 6/1/2020

Legend

- Roads
- Dickerson Tract
- Parcels

N W E S

0 Feet

Development Regulations
Dickerson Place

Development within this Planned Development District must follow the regulations outlined below and meet the intent of the Land Plan attached herein as. Any significant changes to Land Plan shall require approval of the City of Celina Planning & Zoning Commission as well as the City of Celina City Council as outlined in the Code of Ordinances, as it exists or may be amended.

All development in the tracts shall meet the standards of the Dallas North Tollway (DNTO) zoning district as established in the City of Celina Zoning Ordinance as it exists or may be amended, except as noted below.

The common boundary between Tract 1, 2, and 3 may be adjusted to accommodate minor changes to actual development uses, not to exceed five percent (5%) change in area of either Tract.

Tract 1

- Base zoning of Dallas North Tollway (DNTO) zoning district.

Tract 2

- Base zoning of Dallas North Tollway (DNTO) zoning district, except that the "Dwelling, Single-Family Attached" use is permitted through a Specific Use Permit.

Tract 3

- Base of Dallas North Tollway (DNTO) zoning district except as below:
    - Primarily 1 story cottage style multi-family with ability for 2 stories.
    - Maximum density of 15 units/acre.
    - 6' masonry wall on all sides.
        - If the units are oriented outward, then 6' decorative open fencing is allowed on that perimeter.
    - Amenities to follow MF-1 standards.
    - Architectural standards apply.
    - Any detached garages must be 100% Category A material.
      No more than 10% of the total units of any multifamily development shall have three or more bedrooms.
    - 20' wide landscape buffer on north, west, and south perimeters.
    - 40' wide landscape buffer along the right-of-way.
    - A paved walkway shall connect the front door of each ground floor unit to a parking area.
    - Parking is not permitted between the building and a public street.

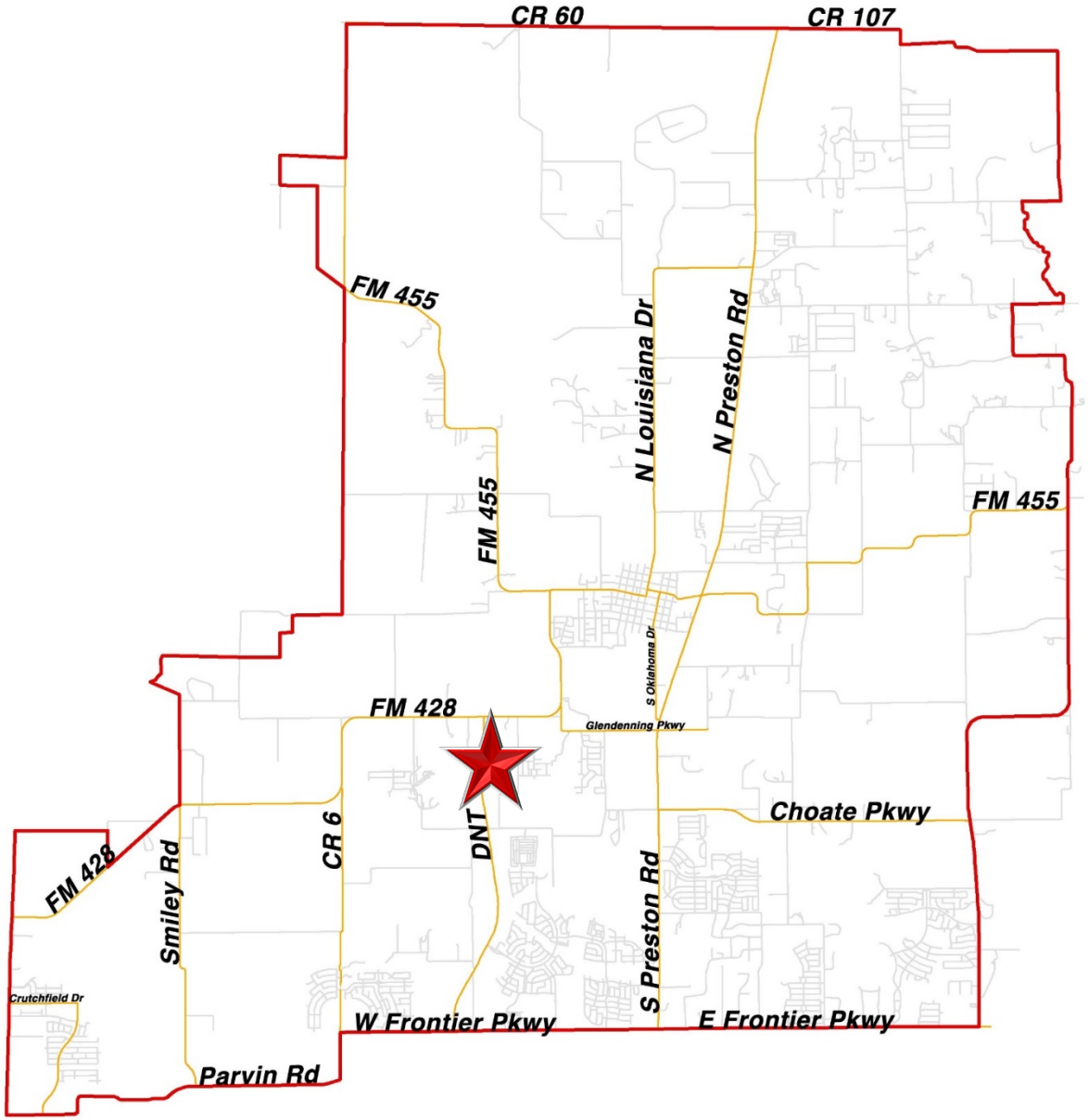
Dickerson Tract

Planned Development

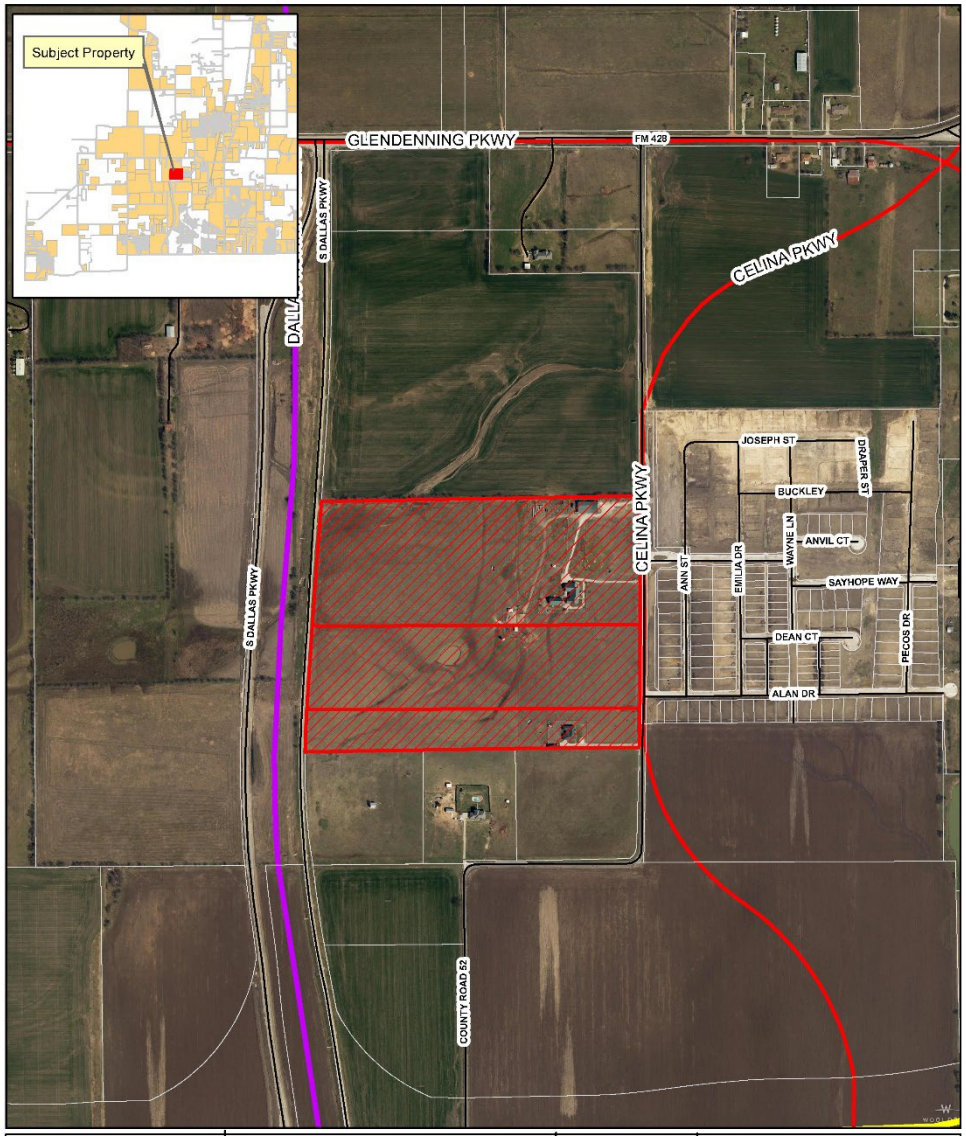
Planning & Zoning Commission

June 16, 2020

Attachment: Staff Presentation (Dickerson Tract Planned Development)



Attachment: Staff Presentation (Dickerson Tract Planned Development)



Location Map

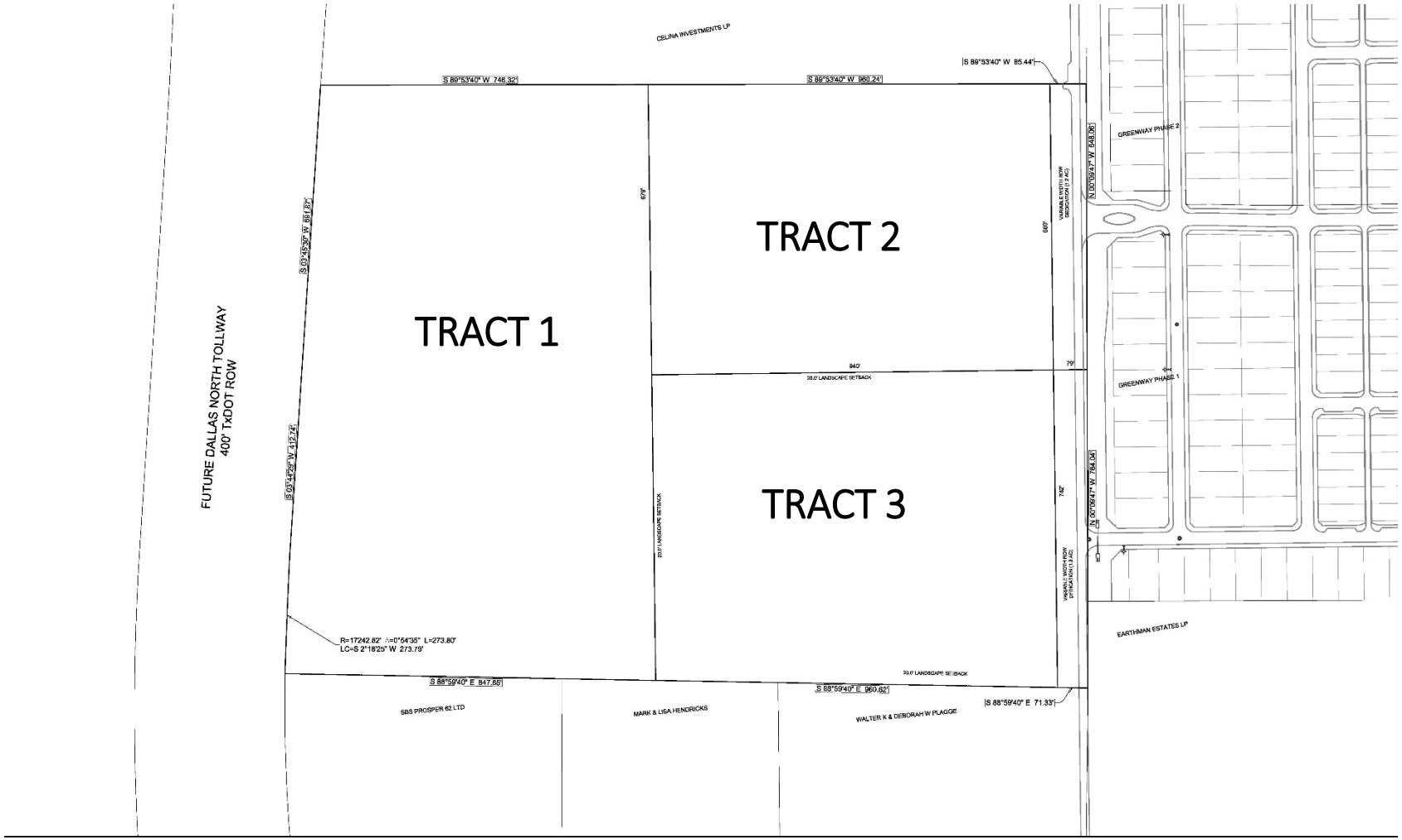
The subject property is generally located southeast of Dallas North Tollway and FM 428 (future Glendenning Parkway)

Attachment: Staff Presentation (Dickerson Tract Planned Development)

Background

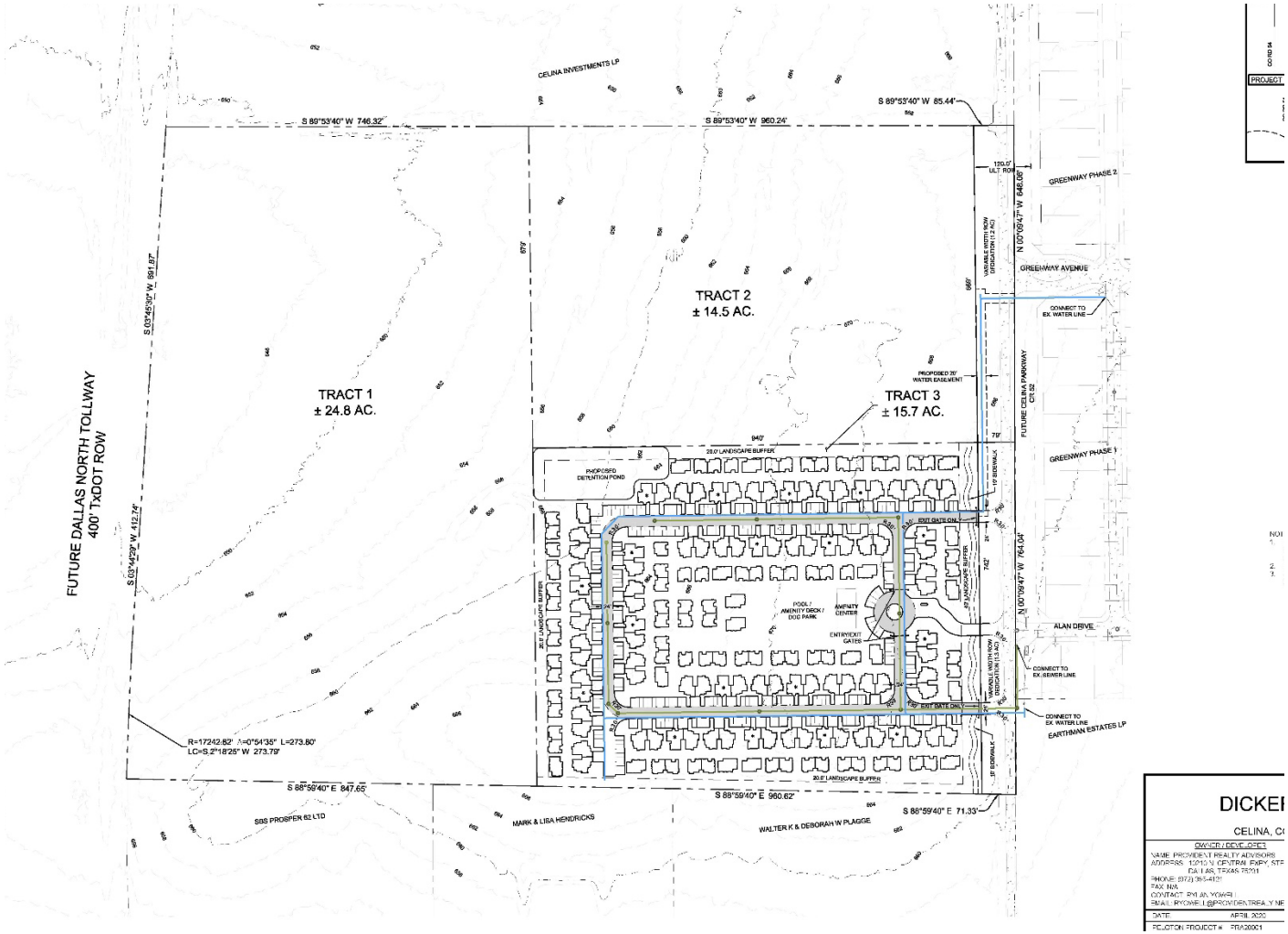
- The property is approximately 58 acres within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to divide the property into three tracts and annex/zone:
  - Tract 1: Base zoning of DNTO
  - Tract 2: Base zoning of DNTO with addition of SF-A (Townhomes) through SUP
  - Tract 3: Base zoning of DNTO with cottage style multi-family

Land Plan



Attachment: Staff Presentation (Dickerson Tract Planned Development)

Concept Plan



Attachment: Staff Presentation (Dickerson Tract Planned Development)

Project Overview (Tract 3)

- Approximately 183 cottage-style (1 and 2 story) products
- Standard amenity package per the base zoning
- Landscape buffers and screening on perimeters
- 10’ sidewalk along roads (CR 52 and DNT)
- Architectural standards

Attachment: Staff Presentation (Dickerson Tract Planned Development)

Policy Considerations

- The development is voluntarily annexing and largely adheres to base zoning
- The property is on DNT, a major regional corridor
- The property is surrounded by City Limits
- The Planned Development will be considered by City Council concurrently with the associated annexation in July
- Staff does not object to the PD request

Recommendation

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in July
- Staff recommends approval as presented

Attachment: Staff Presentation (Dickerson Tract Planned Development)