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**PLANNING & ZONING COMMISSION
VIRTUAL MEETING
VIA ZOOM VIDEO CONFERENCE
TUESDAY, APRIL 21, 2020
5:30 PM**

AGENDA

PLEASE DIAL THE # OR CLICK THE LINK BELOW TO JOIN THE MEETING

Dial one of two toll-free 800 numbers: 888 475 4499 (Toll Free) 877 853 5257 (Toll Free)

Webinar ID 368-955-381 Password: 832575

To request to speak, enter *9. The meeting moderator will acknowledge your request and allow you to speak.

To join by computer, please click the link below to join the webinar:

<https://zoom.us/j/368955381?pwd=V1BHQlICMDNiQTazeXA3V0lqZ1hFdz09>

Password: 832575

To request to speak, click on the “raise hand” option at the bottom of the Zoom client. The meeting moderator will acknowledge your request and allow you to speak.

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 March 17, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Mustang Lakes Phase 5, being an approximately 36 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,100 feet east of Wells Road. (Mustang Lakes Phase 5 - Final Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No. 35 to allow for a master planned single-family residential development on an approximately 100 acre tract of land, generally located on the northwest corner of J. Fred Smith Parkway and Celina Parkway, within the City Limits. (La Terra PD)
- B. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 2 acre tract of land from Agricultural District (AG) to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the Preston Road Overlay District (PRO), generally located on the northwest corner of Preston Road and Carthage Road, within the City Limits. (Carthage 7-eleven PD)

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
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 17, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Absent	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	

Chairman Hangartner called the meeting to order at 5:38 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 February 18, 2020, Planning & Zoning Commission meeting.

- B. Consider and act on a Conveyance Plat for FCRES Celina 289 Addition, being an approximately 1.59 acre tract of land; generally located west of Preston Road and approximately 2,800 feet north of Frontier Parkway. (FCRES Celina 289 Addition Conveyance Plat)

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

Minutes Acceptance: Minutes of Mar 17, 2020 5:30 PM (Minutes Approval)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 138 acres of land from Agricultural District (AG), to Planned Development (PD) with Dallas North Tollway Overlay (DNTO) base zoning, generally located west of Dallas Parkway and south of the future Outer Loop, within the City Limits. (Stearman Tract PD Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Frank Abbott, Sr. Vice President with Kimley-Horn, 6160 Warren Parkway, Suite 210, Frisco, Texas, 75034, said he was available to answer any questions.

Chairman Hangartner opened the public hearing.

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

Commissioner Becker motioned to approve the item as proposed.

Commissioner Haley seconded the item.

All were in favor, and the item was approved.

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

- B. Consider and act upon a request to zone an approximately 36 acre tract of land to Commercial, Office, & Retail District (C), generally located approximately 4,000 feet east of Preston Road and south of CR 106 within the Extraterritorial Jurisdiction (ETJ). (Public Works Service Center Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

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

The Commission asked if the building currently exists on the property and if there were any plans to expand.

Dusty McAfee, Director of Development Services, answered the Commission.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

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

- C. Consider and act upon a request to zone an approximately 41 acre tract of land to Commercial, Office, & Retail District (C) with Collin County Outer Loop Overlay (CCOLO), generally located on the north side of Choate Parkway and approximately 1,600 feet west of Custer Road within the Extraterritorial Jurisdiction (ETJ). (Gandy 40 Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

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

Commissioner Haley 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: Charles Haley, Commissioner
SECONDER: Shawn Bain, Commissioner
AYES: Hangartner, Bain, Haley, Becker
ABSENT: Barley, Freeman, Ousley

- D. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6 acre tract of land from General Commercial (C-2) to Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located approximately 700 feet west of Preston Road and approximately 1,400 feet north of Frontier Parkway within the City Limits. (Avilla (The Grove) Expansion PD)

Madhuri Mohan, Planning Manager, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Commissioner Bain motioned to approve the item as proposed.
 Commissioner Becker seconded the item.
 All were in favor, and the item was approved.

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

- E. Consider and act upon a request to zone an approximately 119 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located on the southeast corner of CR 87 and CR 90, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Estates Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Commissioner Becker 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: Eric Becker, Commissioner
SECONDER: Shawn Bain, Commissioner
AYES: Hangartner, Bain, Haley, Becker
ABSENT: Barley, Freeman, Ousley

- F. Consider and act upon a request to zone an approximately 18 acre tract of land to Multi-Family Urban Edge District (MF-2), Agricultural District (AG), and Commercial, Office, & Retail District (C), generally located west of Oklahoma Drive and 2,000 feet south of Ash Street, within the Extraterritorial Jurisdiction (ETJ). (Oklahoma Sunset Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Daniel Wheeler, Managing Member with Three Five Capital, 2429 Red Draw Road, Fort Worth, Texas, 76117, expanded upon the item.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about prospective businesses on the commercial tract and also cited concerns about the improvements necessary on Oklahoma Drive and the timing of Sunset Boulevard.

Dusty McAfee, Director of Development Services, addressed the concerns.

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

Commissioner Haley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:26 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: April 21, 2020
Re: Mustang Lakes Phase 5 Final Plat

Action Requested:

Consider and act upon a Final Plat for Mustang Lakes Phase 5, being an approximately 36 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,100 feet east of Wells Road. (Mustang Lakes Phase 5 - Final Plat)

Owner:

Celina 682 Partners, LP.
8750 N. Central Expressway, Suite
Dallas, TX 75231

Background Information:

This plat is for a new addition to the Mustang Lakes single-family residential community. The plat shows 96 single-family lots and eleven common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

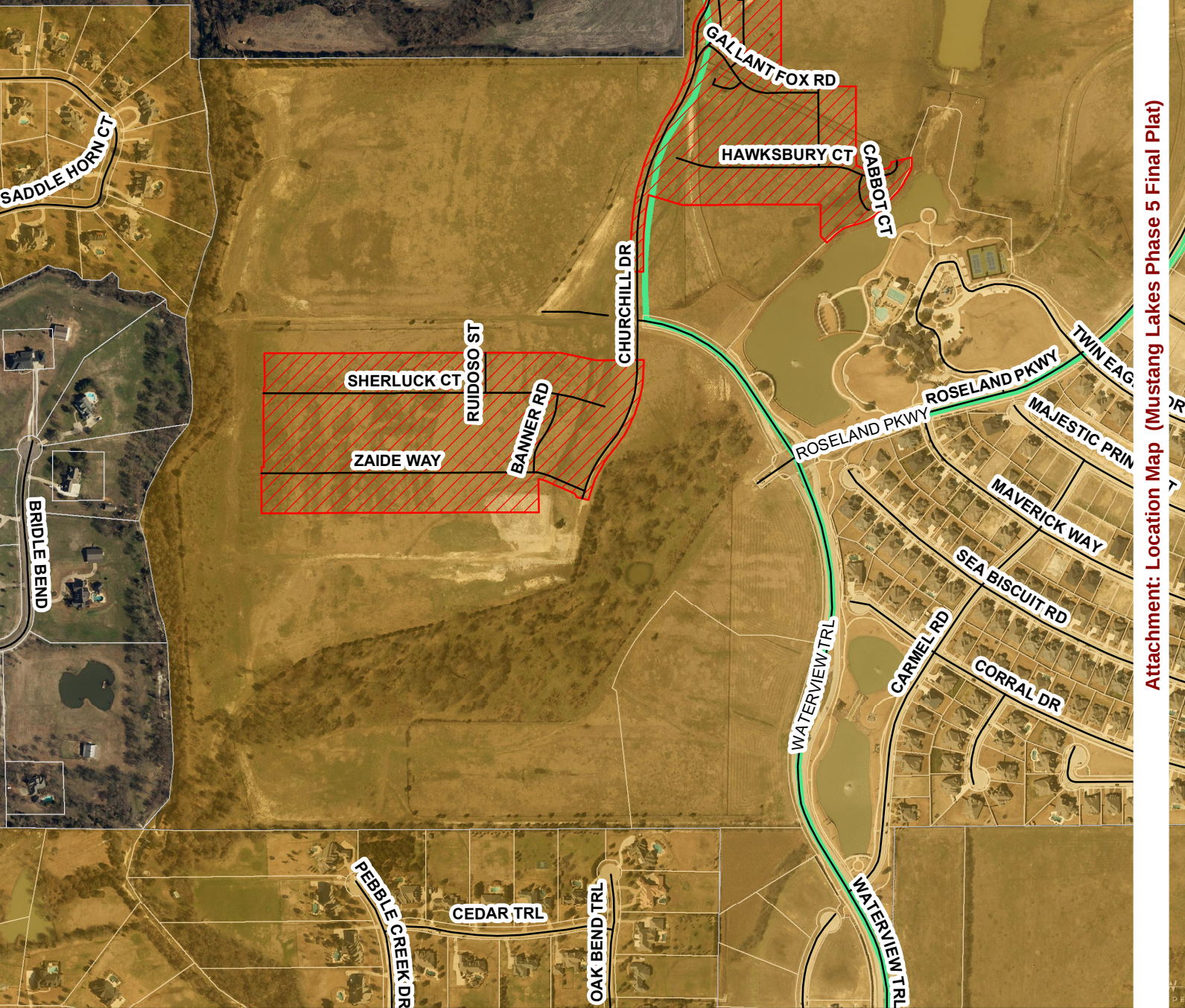
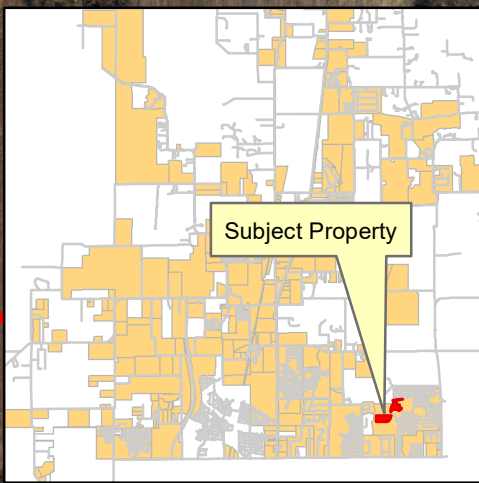
The Final Plat is in conformance with the Planned development. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official 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 (Mustang Lakes Phase 5 Final Plat)

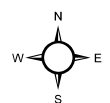


Mustang Lakes Phase 5 Location Map

Date: 4/6/2020

Legend

- Roads
- Mustang Lakes Phase 5
- City Limits
- Parcels



0

Packet Pg. 8

Feet

STATE REGISTRATION NUMBER 339



ENGINEER/ARCHITECT

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Green Drive, Suite 200
Dallas, Texas 75236
Tel: 214-497-2500
Fax: 214-497-2501
E: dand@daa.com
WWW: www.daa.com

OWNER
CELINA 882 PARTNERS, L.P.
8825 W. LAKESIDE DRIVE, SUITE 100
DALLAS, TEXAS 75247
TEL: 214-497-2500
CONTACT: NAT ALANDEZ P.E.

DATE: 11/11/2010
SCALE: 1" = 60'

11 HOA LOTS
96 RESIDENTIAL LOTS

1-108 ACRES ROW DEDICATION
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

35.835 ACRES
FINAL PLAT
MUSTANG LAKES PHASE FIVE

35.835 ACRES

11 HOA LOTS

1-108 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF CELINA

COLEMAN WATSON SURVEY, ABSTRACT NO. 945

COLLIN COUNTY, TEXAS

MARCH 2020

SCALE: 1" = 60'

OWNER

CELINA 882 PARTNERS, L.P.

8825 W. LAKESIDE DRIVE, SUITE 100

DALLAS, TEXAS 75247

TEL: 214-497-2500

FAX: 214-497-2501

E: dand@daa.com

WWW: www.daa.com

CONTACT: NAT ALANDEZ P.E.

DATE: 11/11/2010

SCALE: 1" = 60'

11 HOA LOTS

96 RESIDENTIAL LOTS

1-108 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF CELINA

COLEMAN WATSON SURVEY, ABSTRACT NO. 945

COLLIN COUNTY, TEXAS

MARCH 2020

SCALE: 1" = 60'

OWNER

CELINA 882 PARTNERS, L.P.

8825 W. LAKESIDE DRIVE, SUITE 100

DALLAS, TEXAS 75247

TEL: 214-497-2500

FAX: 214-497-2501

E: dand@daa.com

WWW: www.daa.com

CONTACT: NAT ALANDEZ P.E.

POINT OF BEGINNING

N014°27'W 60.50'

S89°45'33"W 70.45'

N45°14'27"W 35.36'

N014°27'W 20.28'

A=32°12'16"

T=33.05'

R=164.36'

CHB=N15°51'41"E

CHD=63.51'

N37°57'49"E 49.82'

A=32°30'07"

T=10.50'

R=62.68'

CHB=N15°42'45"E

CHD=61.85'

A=32°44'20"

T=168.91'

R=575.00'

CHB=N15°49'22"E

CHD=323.34'

A=32°32'16"

T=1025.00'

R=299.13'

CHB=N15°54'54"E

CHD=574.30'

A=121°21'44"

T=104.30'

R=975.00'

CHB=S5°45'08"W

CHD=207.42'

N07°11'4"E 100.68'

S02°11'4"E 100.68'

N07°11'4"E 100.68'

S02°11'4"E 100.68'

N07°11'4"E 100.68'

S02°11'4"E 100.68'

N07°11'4"E 100.68'

S02°11'4"E 100.68'

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S02°11'4"E 100.68'

N07°11'4"E 100.68'

S02°11'4"E 100.68'

ROADWAY CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	323.00°	100.00'	29.83'	97.89'
C2	323.00°	100.00'	29.83'	97.89'
C3	294.64°	600.00'	108.87'	66.56'
C4	291.71°	150.00'	34.88'	146.51'
C5	59.74°	50.00'	23.89'	44.51'
C6	51.00°	50.00'	23.89'	44.51'
C7	62.80°	50.00'	30.32'	54.51'
C8	17.94°	200.00'	38.40'	78.15'
C9	29.90°	150.00'	30.50'	60.17'
C10	39.00°	150.00'	48.51'	83.83'
C11	90.00°	45.00'	45.00'	70.88'
C12	54.98°	125.00'	63.45'	117.43'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N45°42'54"E	22.82'
T2	S47°33'31"E	80.79'
T3	N50°38'43"E	44.28'
T4	S89°58'46"W	25.00'
T5	S45°52'54"W	20.72'
T6	N72°58'34"W	48.30'
T7	N73°33'54"E	28.00'
T8	S87°22'08"E	39.79'
T9	N76°47'22"E	25.89'
T10	S73°53'32"W	19.18'
T11	N45°28'54"E	1.90'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T12	N07°17'14"W	24.49'
T13	N42°21'14"E	15.40'
T14	N08°22'57"E	51.86'
T15	N05°21'14"W	26.61'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T16	N42°52'39"W	13.69'
T17	N44°38'40"E	14.14'
T18	N42°52'39"E	15.30'
T19	N42°52'39"E	15.30'
T20	N07°17'14"W	26.60'
T21	S07°13'08"W	25.00'
T22	N44°38'40"E	14.14'
T23	S42°21'14"E	14.14'

ROADWAY CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C13	279°52'27"	500.00'	112.86'	222.00'
C14	40°05'53"	500.00'	185.72'	305.36'
C15	14°02'13"	500.00'	74.15'	147.22'
C16	2°15'00"	100.00'	43.37'	84.43'
C17	2°30'50"	200.00'	52.03'	102.60'
C18	2°27'16"	100.00'	31.14'	61.41'

LOT CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT
C19	300°00'00"	90.00'	28.87'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C19	300°00'00"	50.00'	50.00'	50.00'	50.00'
C20	300°00'00"	50.00'	50.00'	50.00'	50.00'
C21	300°00'00"	50.00'	50.00'	50.00'	50.00'
C22	300°00'00"	50.00'	50.00'	50.00'	50.00'
C23	300°00'00"	50.00'	50.00'	50.00'	50.00'
C24	300°00'00"	50.00'	50.00'	50.00'	50.00'
C25	300°00'00"	50.00'	50.00'	50.00'	50.00'
C26	300°00'00"	50.00'	50.00'	50.00'	50.00'
C27	300°00'00"	50.00'	50.00'	50.00'	50.00'
C28	300°00'00"	50.00'	50.00'	50.00'	50.00'
C29	300°00'00"	50.00'	50.00'	50.00'	50.00'
C30	300°00'00"	50.00'	50.00'	50.00'	50.00'
C31	300°00'00"	50.00'	50.00'	50.00'	50.00'
C32	300°00'00"	50.00'	50.00'	50.00'	50.00'
C33	300°00'00"	50.00'	50.00'	50.00'	50.00'
C34	300°00'00"	50.00'	50.00'	50.00'	50.00'
C35	300°00'00"	50.00'	50.00'	50.00'	50.00'
C36	300°00'00"	50.00'	50.00'	50.00'	50.00'
C37	300°00'00"	50.00'	50.00'	50.00'	50.00'
C38	300°00'00"	50.00'	50.00'	50.00'	50.00'
C39	300°00'00"	50.00'	50.00'	50.00'	50.00'
C40	300°00'00"	50.00'	50.00'	50.00'	50.00'
C41	300°00'00"	50.00'	50.00'	50.00'	50.00'
C42	300°00'00"	50.00'	50.00'	50.00'	50.00'
C43	300°00'00"	50.00'	50.00'	50.00'	50.00'
C44	300°00'00"	50.00'	50.00'	50.00'	50.00'
C45	300°00'00"	50.00'	50.00'	50.00'	50.00'
C46	300°00'00"	50.00'	50.00'	50.00'	50.00'
C47	300°00'00"	50.00'	50.00'	50.00'	50.00'
C48	300°00'00"	50.00'	50.00'	50.00'	50.00'
C49	300°00'00"	50.00'	50.00'	50.00'	50.00'
C50	300°00'00"	50.00'	50.00'	50.00'	50.00'
C51	300°00'00"	50.00'	50.00'	50.00'	50.00'
C52	300°00'00"	50.00'	50.00'	50.00'	50.00'
C53	300°00'00"	50.00'	50.00'	50.00'	50.00'
C54	300°00'00"	50.00'	50.00'	50.00'	50.00'
C55	300°00'00"	50.00'	50.00'	50.00'	50.00'
C56	300°00'00"	50.00'	50.00'	50.00'	50.00'
C57	300°00'00"	50.00'	50.00'	50.00'	50.00'
C58	300°00'00"	50.00'	50.00'	50.00'	50.00'
C59	300°00'00"	50.00'	50.00'	50.00'	50.00'
C60	300°00'00"	50.00'	50.00'	50.00'	50.00'
C61	300°00'00"	50.00'	50.00'	50.00'	50.00'
C62	300°00'00"	50.00'	50.00'	50.00'	50.00'
C63	300°00'00"	50.00'	50.00'	50.00'	50.00'
C64	300°00'00"	50.00'	50.00'	50.00'	50.00'
C65	300°00'00"	50.00'	50.00'	50.00'	50.00'
C66	300°00'00"	50.00'	50.00'	50.00'	50.00'
C67	300°00'00"	50.00'	50.00'	50.00'	50.00'
C68	300°00'00"	50.00'	50.00'	50.00'	50.00'
C69	300°00'00"	50.00'	50.00'	50.00'	50.00'
C70	300°00'00"	50.00'	50.00'	50.00'	50.00'
C71	300°00'00"	50.00'	50.00'	50.00'	50.00'
C72	300°00'00"	50.00'	50.00'	50.00'	50.00'
C73	300°00'00"	50.00'	50.00'	50.00'	50.00'
C74	300°00'00"	50.00'	50.00'	50.00'	50.00'
C75	300°00'00"	50.00'	50.00'	50.00'	50.00'
C76	300°00'00"	50.00'	50.00'	50.00'	50.00'
C77	300°00'00"	50.00'	50.00'	50.00'	50.00'
C78	300°00'00"	50.00'	50.00'	50.00'	50.00'
C79	300°00'00"	50.00'	50.00'	50.00'	50.00'
C80	300°00'00"	50.00'	50.00'	50.00'	50.00'
C81	300°00'00"	50.00'	50.00'	50.00'	50.00'
C82	300°00'00"	50.00'	50.00'	50.00'	50.00'
C83	300°00'00"	50.00'	50.00'	50.00'	50.00'
C84	300°00'00"	50.00'	50.00'	50.00'	50.00'
C85	300°00'00"	50.00'	50.00'	50.00'	50.00'
C86	300°00'00"	50.00'	50.00'	50.00'	50.00'
C87	300°00'00"	50.00'	50.00'	50.00'	50.00'
C88	300°00'00"	50.00'	50.00'	50.00'	50.00'
C89	300°00'00"	50.00'	50.00'	50.00'	50.00'
C90	300°00'00"	50.00'	50.00'	50.00'	50.00'
C91	300°00'00"	50.00'	50.00'	50.00'	50.00'
C92	300°00'00"	50.00'	50.00'	50.00'	50.00'
C93	300°00'00"	50.00'	50.00'	50.00'	50.00'
C94	300°00'00"	50.00'	50.00'	50.00'	50.00'
C95	300°00'00"	50.00'	50.00'	50.00'	50.00'
C96	300°00'00"	50.00'	50.00'	50.00'	50.00'
C97	300°00'00"	50.00'	50.00'	50.00'	50.00'
C98	300°00'00"	50.00'	50.00'	50.00'	50.00'
C99	300°00'00"	50.00'	50.00'	50.00'	50.00'
C100	300°00'00"	50.00'	50.00'	50.00'	50.00'

LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	88	0.01
2	88	0.01
3	88	0.01
4	88	0.01
5	88	0.01
6	88	0.01

HOA LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	88	0.01
2	88	0.01
3	88	0.01
4	88	0.01
5	88	0.01
6	88	0.01

LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	88	0.01
2	88	0.01
3	88	0.01
4	88	0.01
5	88	0.01
6	88	0.01

LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	88	0.01
2	88	0.01
3	88	0.01
4	88	0.01
5	88	0.01
6	88	0.01

LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	88	0.01
2	88	0.01
3	88	0.01
4	88	0.01
5	88	0.01
6	88	0.01

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N45°42'54"E	22.82'
T2	S47°33'31"E	80.79'
T3	N50°38'43"E	44.28'
T4	S89°58'46"W	25.00'
T5	S45°52'54"W	20.72'
T6	N72°58'34"W	48.30'
T7	N73°33'54"E	28.00'
T8	S87°22'08"E	39.79'
T9	N76°47'22"E	25.89'
T10	S73°53'32"W	19.18'
T11	N45°28'54"E	1.90'

FINAL PLAT
MUSTANG LAKES PHASE FIVE
35.835 ACRES
96 RESIDENTIAL LOTS
11 HOA LOTS
1,108 ACRES ROW DEDICATION
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
MARCH 2020
SCALE: 1" = 60'

OWNER/DEVELOPER
CELINA RB2 PARTNERS, L.P.
8700 N. HENDERSON ROAD, SUITE 1100
DALLAS, TEXAS 75241-4696-2888
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200
Plano, Texas 75093 972-351-0854

STATE REGISTRATION NUMBER: 1539

CONTACT: COLIN W. HEUFFEL

DOCUMENT NO.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §
I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

TRACT 1:

As a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for the common northwest corner of said Parcel 1 and the southwest corner of Mustang Lakes Phase 2A, an Addition to the City of Celina, Collin County, Texas, according to the plat of said Parcel 1, recorded in the Official Public Records, said iron rod being in the east line of first tract of land conveyed in deed to the City of Celina, Collin County, Texas, from the City of Celina, Collin County, Texas, recorded in the Official Public Records, from which a 1/2 inch iron rod found for the southeast corner of said Celina 557 Partners, L.P. tract, bears S 007°12'35" E, a distance of 297.33 feet.

THENCE N 89°43'30" E, along the common south line of said Mustang Lakes Phase 2A and north line of said Parcel 1, a distance of 427.30 feet to the beginning of a curve to the left having a central angle of 14° 32' 11", a radius of 125.00 feet and a chord bearing and distance of S 82°45'16" E, 70.79 feet;

THENCE Continuing along the common line of said Mustang Lakes Phase 2A and said Parcel 1, and with said curve to the left, an arc length of 628.2 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found;

THENCE N 1°11'41" E, continuing along the common line of said Mustang Lakes Phase 2A and said Parcel 1, a distance of 338.63 feet to a 1/2 inch iron rod set;

THENCE S 22°20'20" E, leaving the common line of said Mustang Lakes Phase 2A and said Parcel 1, a distance of 612.5 feet to a 1/2 inch iron rod set in the south line of said Parcel 1;

THENCE S 77°29'40" W, along the south line of said Parcel 1, a distance of 338.63 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found; and then along the common line of said Mustang Lakes Phase 2A and said Parcel 1, a distance of 774.62', a radius of 2,000.00 feet and a chord bearing and distance of S 87°32'11" W, 286.04 feet;

THENCE Continuing with the south line of said Parcel 1 and with said curve right, an arc length of 286.26 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found;

THENCE Leaving the south line of said Parcel 1, over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

S 02°11'14" E, a distance of 406.16 feet to a 1/2 inch iron rod set;

N 89°38'46" E, a distance of 175.00 feet to a 1/2 inch iron rod set;

S 02°11'14" E, a distance of 284.66 feet to a 1/2 inch iron rod set;

N 89°38'46" E, a distance of 125.00 feet to a 1/2 inch iron rod set;

S 02°11'14" E, a distance of 316.01 feet to a 1/2 inch iron rod set;

S 77°29'40" E, a distance of 24.56 feet to a 1/2 inch iron rod set at the beginning of a curve to the left having a central angle of 35°02'27", a radius of 125.00 feet and a chord bearing and distance of S 85°17'22" E, 76.92 feet;

With along said curve to the left, an arc length of 78.19 feet to a 1/2 inch iron rod set;

N 79°47'25" E, a distance of 25.89 feet to a 1/2 inch iron rod set at the beginning of a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet and a chord bearing and distance of N 31° 47' 25" E, 25.89 feet;

With said curve to the left, an arc distance of 31.42 feet to a 1/2 inch iron rod set;

N 79° 47' 25" E, a distance of 86.39 feet to a 1/2 inch iron rod set in the northwesterly line of the Armand Plat of record filed in Cabinet 2017, Page 74, of said Official Public Records, said iron rod being in the east line of first tract of land conveyed in deed to the City of Celina, Collin County, Texas, from the City of Celina, Collin County, Texas, recorded in the Official Public Records, from which a 1/2 inch iron rod found for the southeast corner of said Celina 557 Partners, L.P. tract, bears S 007°44' 12" W, 23.66 feet;

THENCE With said northwesterly line of said Phase One, the following courses and distances:

With said curve to the right, an arc length of 23.25 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found at the beginning of a reverse curve to the right having a central angle of 25° 20' 22", a radius of 475.00 feet and a chord bearing and distance of S 10° 58' 58" N, 23.01 feet;

With said curve to the right, an arc length of 33.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found;

S 28° 35' 41" W, a distance of 56.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 14° 32' 24", a radius of 150.00 feet and a chord bearing and distance of S 35° 47' 49" W, 27.66 feet;

With said curve to the right, an arc length of 38.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found;

S 23°02'11" E, a distance of 116.69 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 31°5'09", a radius of 150.00 feet and a chord bearing and distance of S 58°41'35" W, 80.81 feet;

With said curve to the right, an arc length of 81.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found;

S 74°10'10" W, a distance of 39.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 14° 32' 24", a radius of 150.00 feet and a chord bearing and distance of S 82°45'16" W, 70.79 feet;

With said curve to the left, an arc length of 71.46 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found;

S 17°07'22" W, a distance of 49.26 feet to a 1/2 inch iron rod set;

THENCE Leaving said northwesterly line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF _____ §
I, the undersigned, a (Licensed Professional Engineer/ Registered Professional Surveyor) in and to the State of Texas, do hereby certify that I am duly qualified to perform the duties of a (Licensed Professional Engineer/ Registered Professional Surveyor) from an actual survey of the property made under my supervision on the ground.

(Engineer or Surveyor's Seal)

(Licensed Professional Engineer or Registered Professional Surveyor)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

NOTARY PUBLIC

Collin County, Texas

Collin County, Texas

CERTIFICATE OF PLAT APPROVAL

Approved

City Development Official

City of Celina, Texas

Witness by hand this _____ day of _____, 20____.

Date

City Secretary

City of Celina, Texas

FINAL PLAT
MUSTANG LAKES PHASE FIVE

35.835 ACRES

96 RESIDENTIAL LOTS

11 HOA LOTS

1-108 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF CELINA

COLEMAN WATSON SURVEY, ABSTRACT NO. 945

MARCH 2020

SCALE: 1" = 60'

OWNER

CELINA 682 PARTNERS, L.P.

DALLAS, TEXAS 75231-2141-891-2568

CONTACT: NAIT ALKHADIRI

ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Gate Drive, Suite 200 Plano, Texas 75093 972-551-0854

STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HEUFELDER

DOCUMENT NO.

4 of 4

P-XXXXX-XX

3.B.b

Attachment: Final Plat (Mustang Lakes Phase 5 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: April 21, 2020
 Re: La Terra PD

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No. 35 to allow for a master planned single-family residential development on an approximately 100 acre tract of land, generally located on the northwest corner of J. Fred Smith Parkway and Celina Parkway, within the City Limits. (La Terra PD)

Owner:

Horizon Celina Partners LLC
 Pointe Land & Development, LLC
 6860 Dallas Parkway, Suite 200
 Plano, TX 75024

Applicant:

Dowdey, Anderson, & Associates, Inc.
 5225 Village Creek Drive, Suite 200
 Plano, TX 75093

Background Information:

The proposed Planned Development is for approximately 100 acres on the northwest corner of J. Fred Smith Parkway and Celina Parkway. In November 2019, the City approved a Development Agreement for a single-family subdivision that also outlined the future development regulations for the property. The proposed PD is only for the portion within the City Limits, and is in conformance with the approved DA.

Board Review/Citizen Input:

Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Document:

- Location Map
- Staff Presentation

- Concept Plan
- Screening Plan
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

Subject Property

LEGACY DR

COUNTY ROAD 946

O'BRIEN DR

THE COWBOY WAY

STEED RD

CELINA PKWY

COUNTY ROAD 9

J FRED SMITH PWKY

COUNTY ROAD 57

W FM 455

RAWHIDE RD

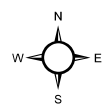


La Terra Location Map

Date: 4/6/2020

Legend

- Roads
- LaTerra
- City Limits
- Parcels



0

Packet Pg. 15

Attachment: Location Map (La Terra PD)

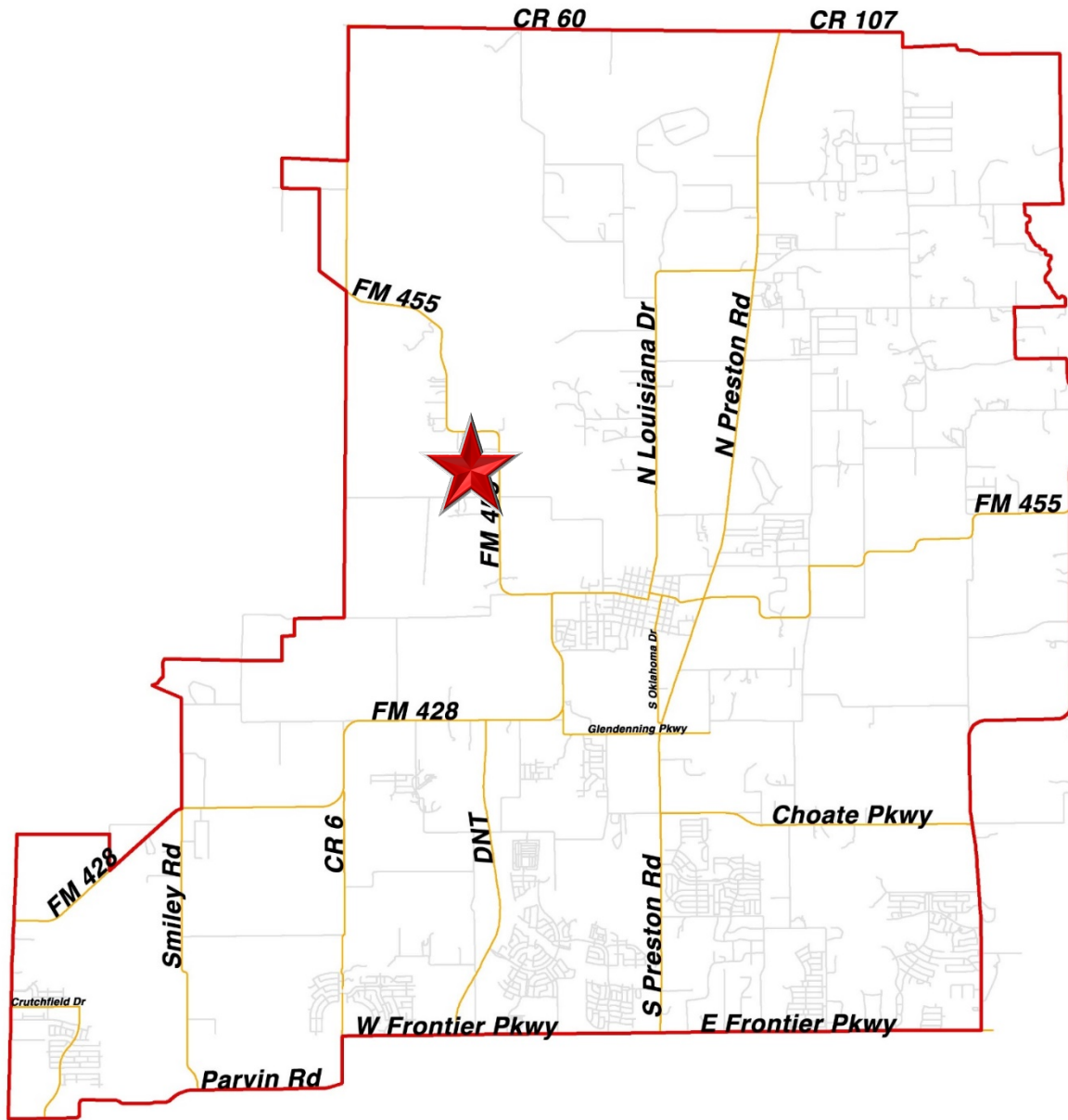
La Terra

Planned Development

Planning & Zoning Commission

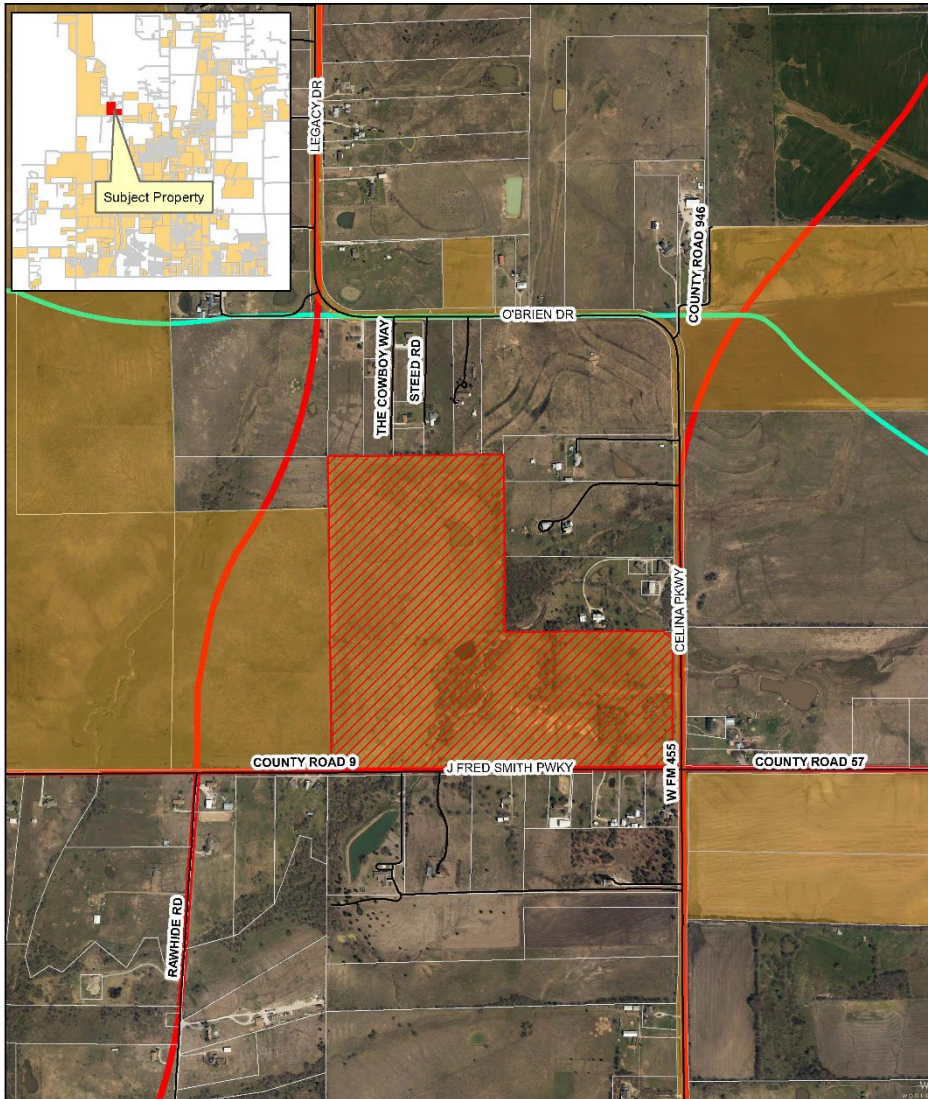
April 21, 2020

Attachment: Staff Presentation (La Terra PD)



Attachment: Staff Presentation (La Terra PD)





Location Map

The subject property is located on the northwest corner of CR 9 (future J Fred Smith Parkway) and FM 455 (future Celina Parkway)

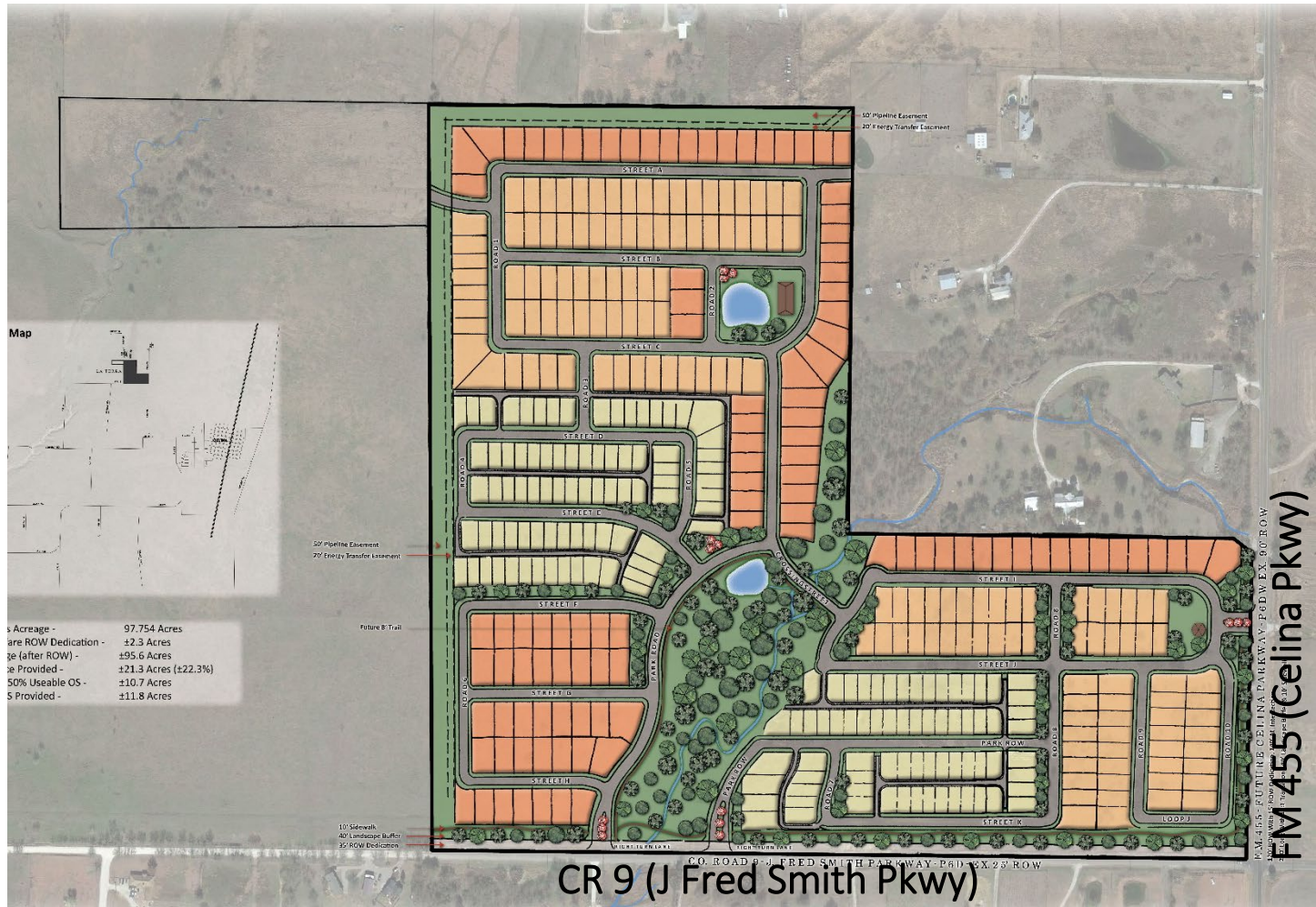
Attachment: Staff Presentation (La Terra PD)

Background

- The property is approximately 100 acres within the City Limits
- In November 2019, the City approved a Development Agreement for a single-family subdivision that also outlined the future development regulations for the subject property

Attachment: Staff Presentation (La Terra PD)

Concept Plan



Attachment: Staff Presentation (La Terra PD)

Project Overview

- The approved DA included 396 lots (mix of 40', 50', and 60' wide) largely in the City Limits and a commercial tract primarily in the ETJ adjacent to Legacy Drive
- The proposed Planned Development is only for the portion within the City Limits and is in conformance with the approved DA

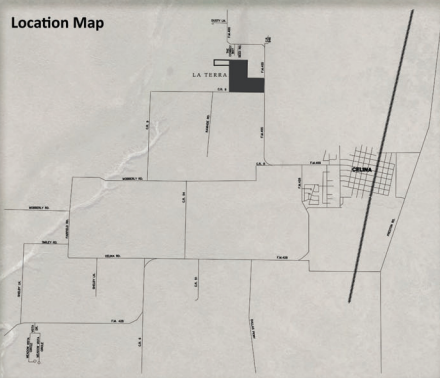
Recommendation

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

Attachment: Staff Presentation (La Terra PD)

LA TERRA

Location Map

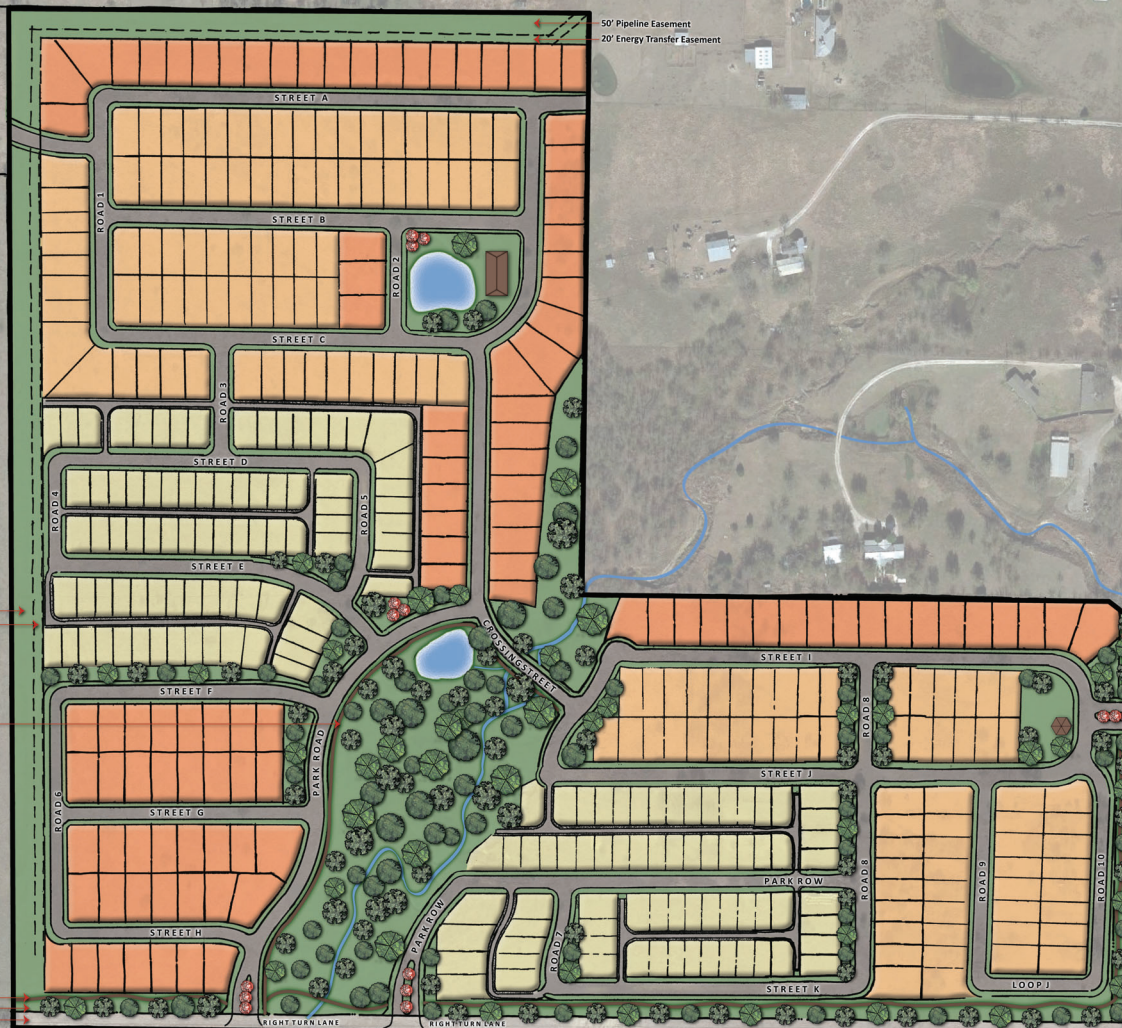


Total Gross Acreage - 97.754 Acres
 Thoroughfare ROW Dedication - ±2.3 Acres
 Net Acreage (after ROW) - ±95.6 Acres
 Open Space Provided - ±21.3 Acres (±22.3%)
 Minimum 50% Useable OS - ±10.7 Acres
 Useable OS Provided - ±11.8 Acres

50' Pipeline Easement
 20' Energy Transfer Easement

Future 8" Trail

10' Sidewalk
 40' Landscape Buffer
 35' ROW Dedication



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

FM 455-FUTURE CELINA PARKWAY-P6D-EX.90' ROW
 120' ROW With 15' ROW Dedication 140' AL Location
 200' Long With 15' Transition 40' Landscape Buffer & 10' Sidewalk

40' x 95' Lot Type - 147 Lots
 50' x 110' Lot Type - 146 Lots
 60' x 120' Lot Type - 103 Lots
 Open Space/Landscape Buffer
 ±396 Lots Total

Gas Easements - ±5.9 Acres
 Thoroughfare ROW Dedication - ±2.3 Acres
 Open Space Provided - ±21.3 Acres (±22.3%)

ZONING CONCEPT PLAN Celina, Texas

4-1-2020
 18022

Graphic is shown at a scale of 1" = 100' when printed 24x36.

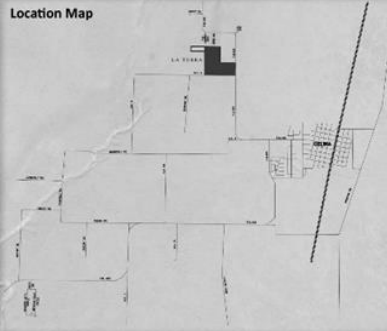


**DOWDEY, ANDERSON
 & ASSOCIATES, INC.**

Packet Pg. 23

Screening

Location Map

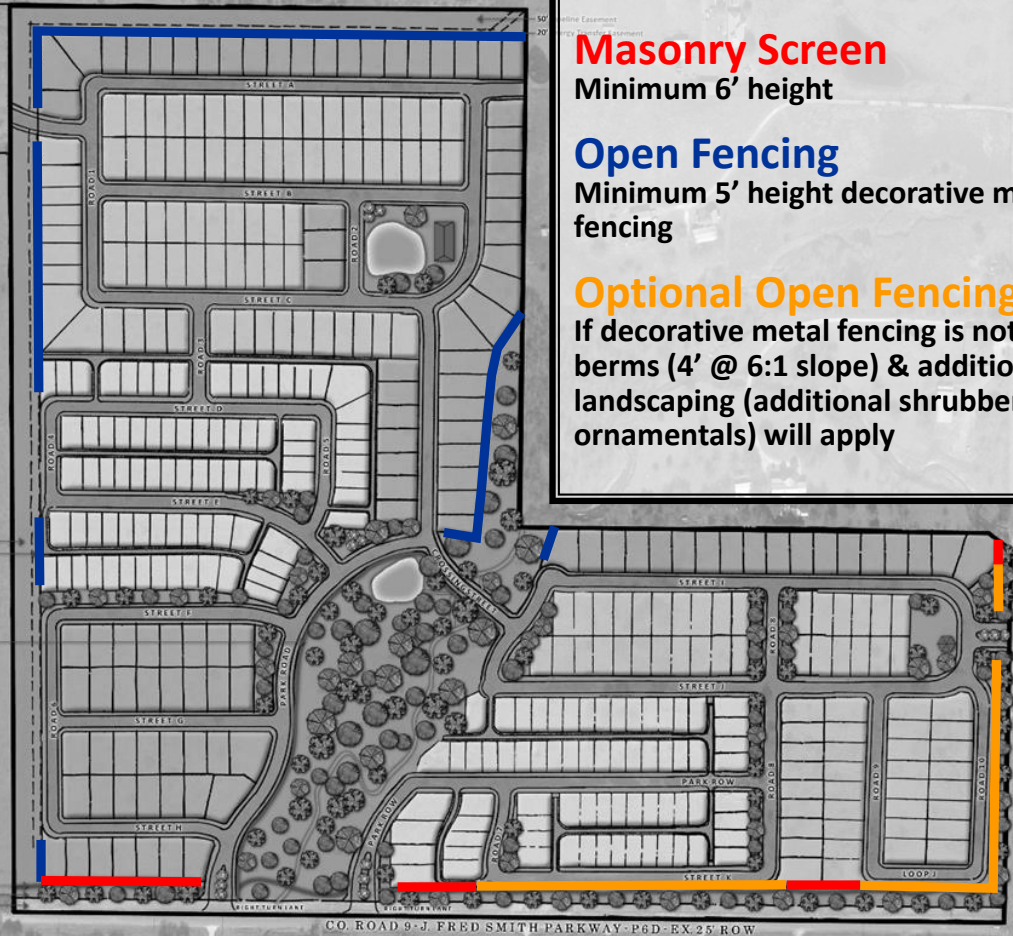


Total Gross Acreage -	97.754 Acres
Thoroughfare ROW Dedication -	±2.3 Acres
Net Acreage (after ROW) -	±95.6 Acres
Open Space Provided -	±21.3 Acres (±22.3%)
Minimum 50% Useable OS -	±10.7 Acres
Useable OS Provided -	±11.8 Acres

50' Pipeline Easement
20' Energy Transfer Easement

Future 8' Trail

10' Sidewalk
40' Landscape Buffer
15' ROW Dedication



Masonry Screen
Minimum 6' height

Open Fencing
Minimum 5' height decorative metal fencing

Optional Open Fencing
If decorative metal fencing is not used, berms (4' @ 6:1 slope) & additional landscaping (additional shrubbery & ornamentals) will apply

F.M. 455 - FUTURE CELINA PARKWAY - PGD WEX 90' ROW
120' ROW WITH 15' ROW Dedication, 140' At Intersection
200' Land With 15:1 Transition - 40' Landscape Buffer & 10' Sidewalk

CO. ROAD 9 - J. FRED SMITH PARKWAY - PGD - EX. 25' ROW

40' x 95' Lot Type -	147 Lots
50' x 110' Lot Type -	146 Lots
60' x 120' Lot Type -	103 Lots
Open Space/Landscape Buffer	±396 Lots Total

Gas Easements - ±5.9 Acres
Thoroughfare ROW Dedication - ±2.3 Acres
Open Space Provided - ±21.3 Acres (±22.3%)

ZONING CONCEPT PLAN

Celina, Texas

4-1-2020
15022

Graphic is shown at a scale of 1" = 100' when printed 24x36.



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

Land Planning • Civil Engineering • Water Resources • Construction Services

DEVELOPMENT REGULATIONS

1. Concept Plan

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

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

2. Lot Regulations

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

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

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

Minimum Side Setback	5'	5'	0' and 5' (with minimum 5' separation)
Minimum Side (Corner) Setback Except for key lots which side yard shall match the front yard of the adjacent lot.	15'	15'	15'
Maximum Impervious Surface Per Lot	65%	70%	80%
Front Entry Garages	Permitted, no alleys required	Permitted, no alleys required	Not permitted, alleys required
Garage Orientation and Setback	Garages may face the street or be J-swing. For garage doors facing the street, garages shall be flush with or set back from the front building line. J-swing garages may protrude the front building line up to 5' into the front setback for additional variation of homes	Garages may face the street or be J-swing. For garage doors facing the street, garages shall be flush with or set back from the front building line. J-swing garages may protrude the front building line up to 5' into the front setback for additional variation of homes	N/A
Maximum Building Height (Primary Structure)	40' or 2.5 stories		

3. Landscape Requirements

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

- Screening:
 - 6' high masonry screening walls are required where residential lots are adjacent to CR 9 and FM 455.
 - Decorative, open fencing may be used when open space, cul-de-sac, or single-loaded rights-of-way (not alleys) are adjacent to the ROW. The developer may also choose in these instances to provide not fencing; however, berms (4' @ 6:1 slope) and additional landscaping (additional shrubbery and ornamentals) will apply.

- Larger, park-like expanses do not require any perimeter screening.
- Decorative metal fencing is required for any interior lots backing to a park or open space, including the gas easement.
- Landscaping:
 - 40' landscape buffer on both Legacy Drive and CR 9
 - The ROW dedication, landscape buffer, and sidewalk adjacent to FM 455 will be dependent upon its ultimate ROW width, as known as time of plan review
 - Right turn lanes are permitted within the 40' buffer

4. Tree Mitigation

- Any deviations to the City's Tree Preservation regulations are found within the associated Development Agreement.
- The subject property shall abide by the City's tree preservation regulations, except that the definition of a Protected Tree shall be any Type 1 or Type 2 tree that is 18" DBH or larger.

5. Subdivision Regulations

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

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

6. General Provisions

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



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: April 21, 2020
Re: Carthage 7-Eleven PD

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 2 acre tract of land from Agricultural District (AG) to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the Preston Road Overlay District (PRO), generally located on the northwest corner of Preston Road and Carthage Road, within the City Limits. (Carthage 7-eleven PD)

Owner:

Goettsche Teri Trust
PO Box 795726
Dallas, TX 753879

Applicant:

Claymoore Engineering, Inc.
301 S. Coleman, Suite 40
Prosper, TX 75078

Background Information:

The two-acre property is currently zoned Agriculture District (AG). The applicant requests to rezone the property to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the Preston Road Overlay District (PRO), with the additional use of "Auto, Gas Pumps/Fuel Sales" for a proposed 7-Eleven gas station.

Board Review/Citizen Input:

Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

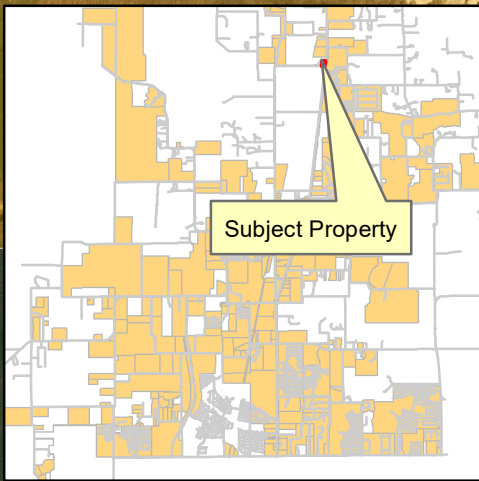
Supporting Document:

- Location Map

- Staff Presentation
- Concept Plan
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



4.B.a

MARBLE CT

PRESTON RD

E CARTHAGE RD

LEGACY DR

N LEGACY DR

N PRESTON RD

Attachment: Location Map (Carthage 7-Eleven PD)

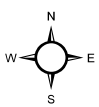


Carthage 7/11 Location Map

Date: 4/6/2020

Legend

- Roads
- Carthage711
- City Limits
- Parcels



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Packet Pg. 30

Feet

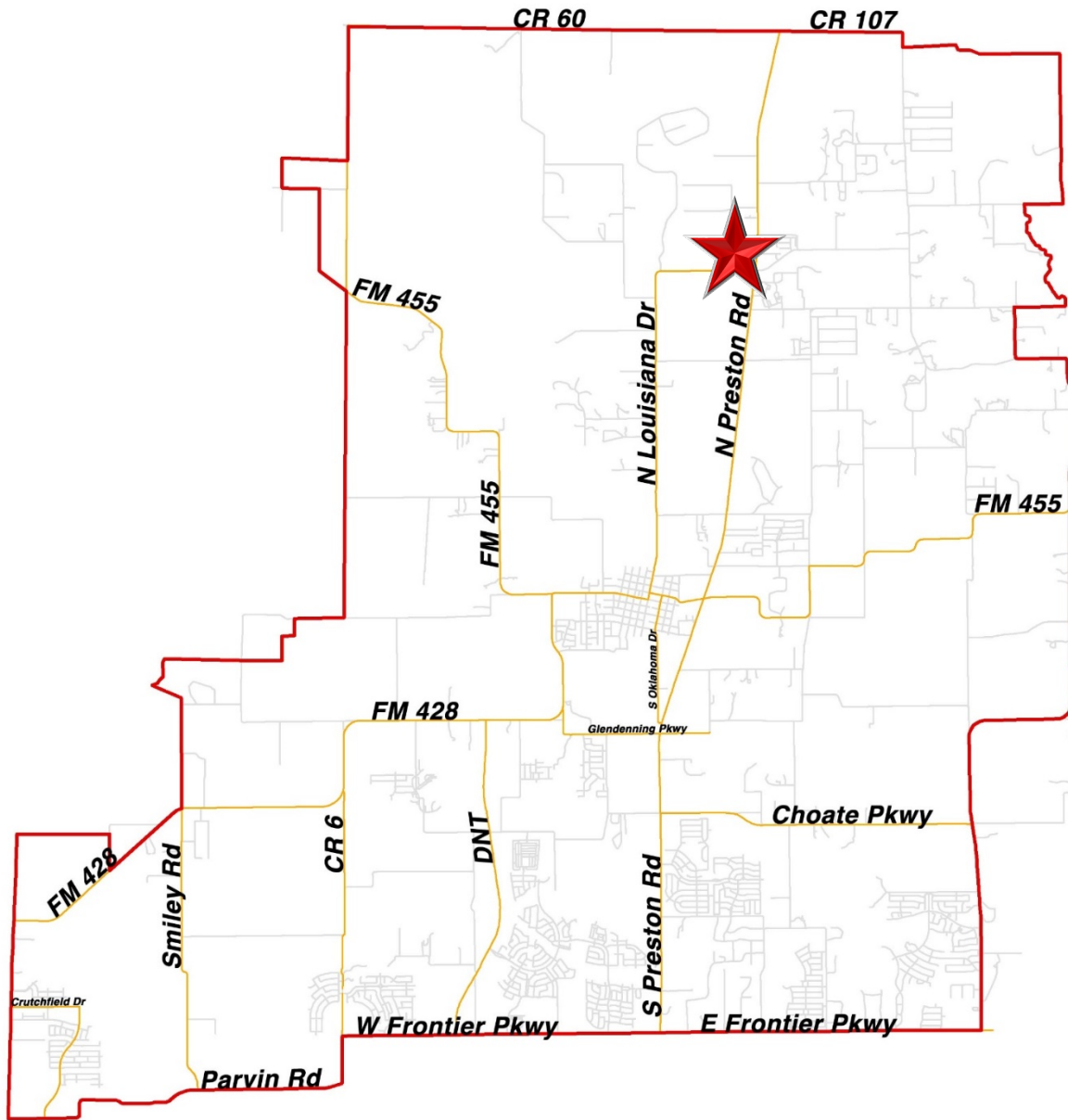
Carthage 7-Eleven

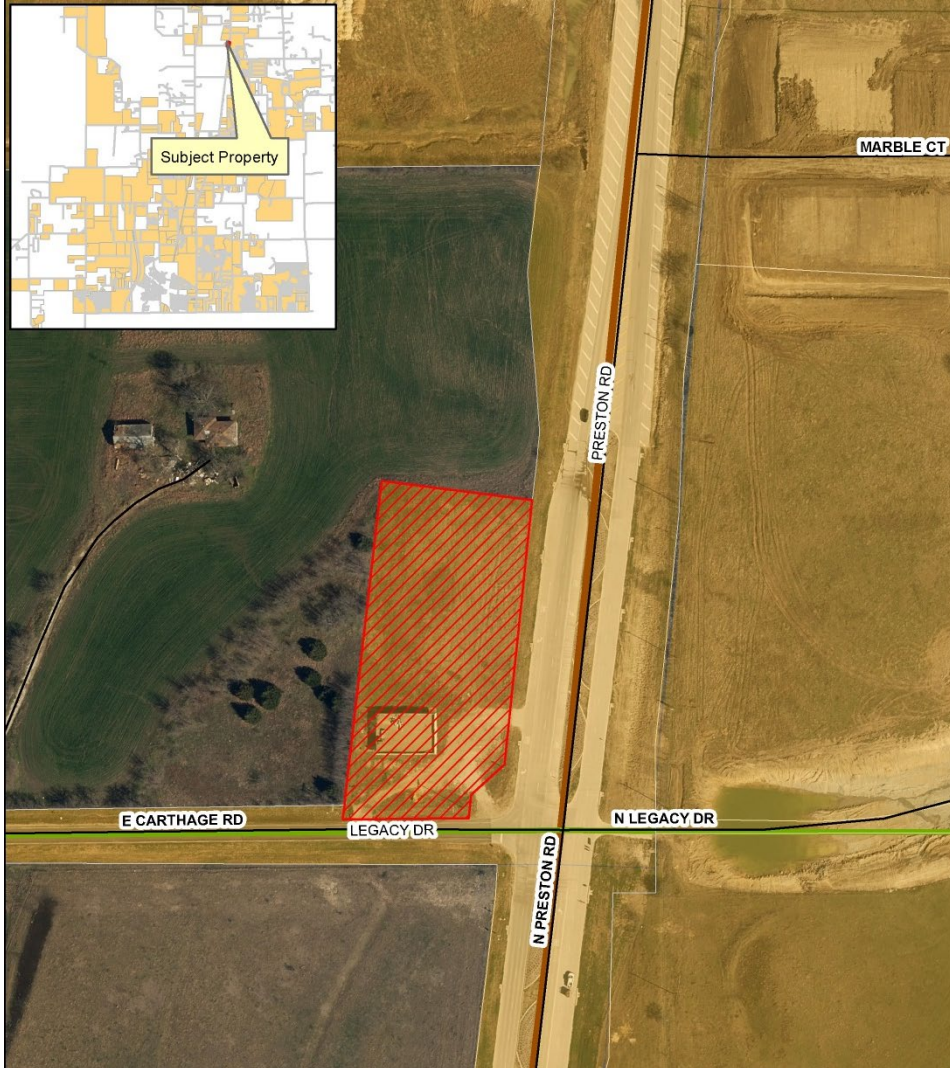
Planned Development

Planning & Zoning Commission

April 21, 2020

Attachment: Staff presentation (Carthage 7-Eleven PD)





Location Map

The subject property is generally located on the northwest corner of Preston Road and future Legacy Drive (i.e. Carthage Road).

Attachment: Staff presentation (Carthage 7-Eleven PD)

Background

- The property is approximately 2 acres and was previously home to a Dairy Queen restaurant
- In April 2010, the property was annexed to the City and is currently zoned as Agricultural District



Attachment: Staff presentation (Carthage 7-Eleven PD)

Project Overview

- The request is to rezone the property to Planned Development with Commercial, Office, and Retail District (C) base zoning with Preston Road Overlay District (PRO) and with an additional allowed use of Auto, Gas Pumps/Fuel Sales for a proposed 7-Eleven gas station.

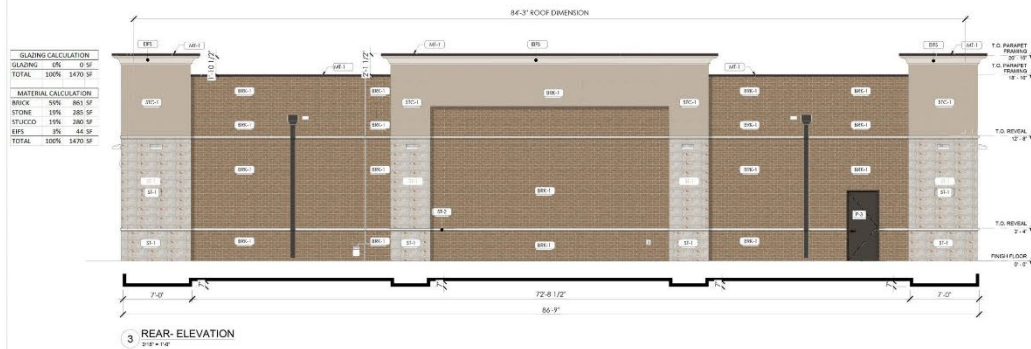
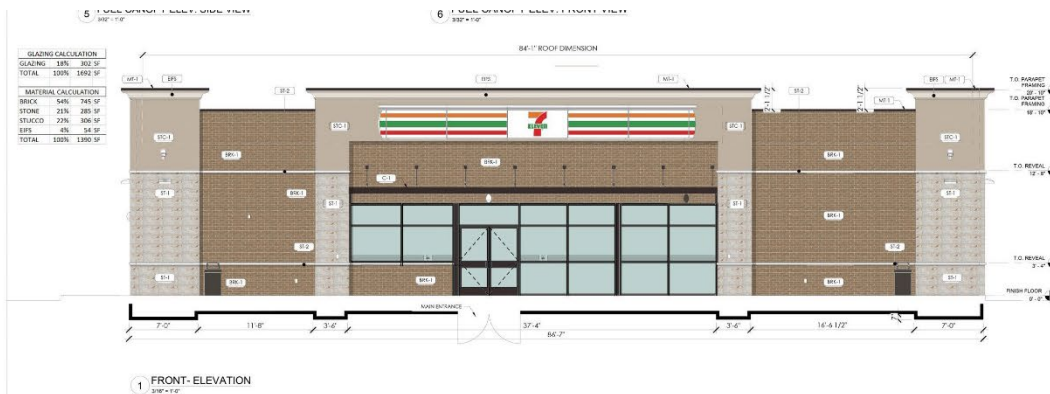
Attachment: Staff presentation (Carthage 7-Eleven PD)

4.B.b

DOROTHY M. WINCHESTE
CC #20150223000206300



Conceptual Elevation



Attachment: Staff presentation (Carthage 7-Eleven PD)

Policy Considerations

- North Preston does not currently have a gas station
- The subject property (2 acres) is already subdivided from the parent tract, so it will unlikely develop jointly in the future
- The old building will be demolished, improving the visuals along the North Preston corridor
- The proposed location (intersection of 2 arterials) is appropriate for a gas station

Attachment: Staff presentation (Carthage 7-Eleven PD)

Recommendation

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

Attachment: Staff presentation (Carthage 7-Eleven PD)

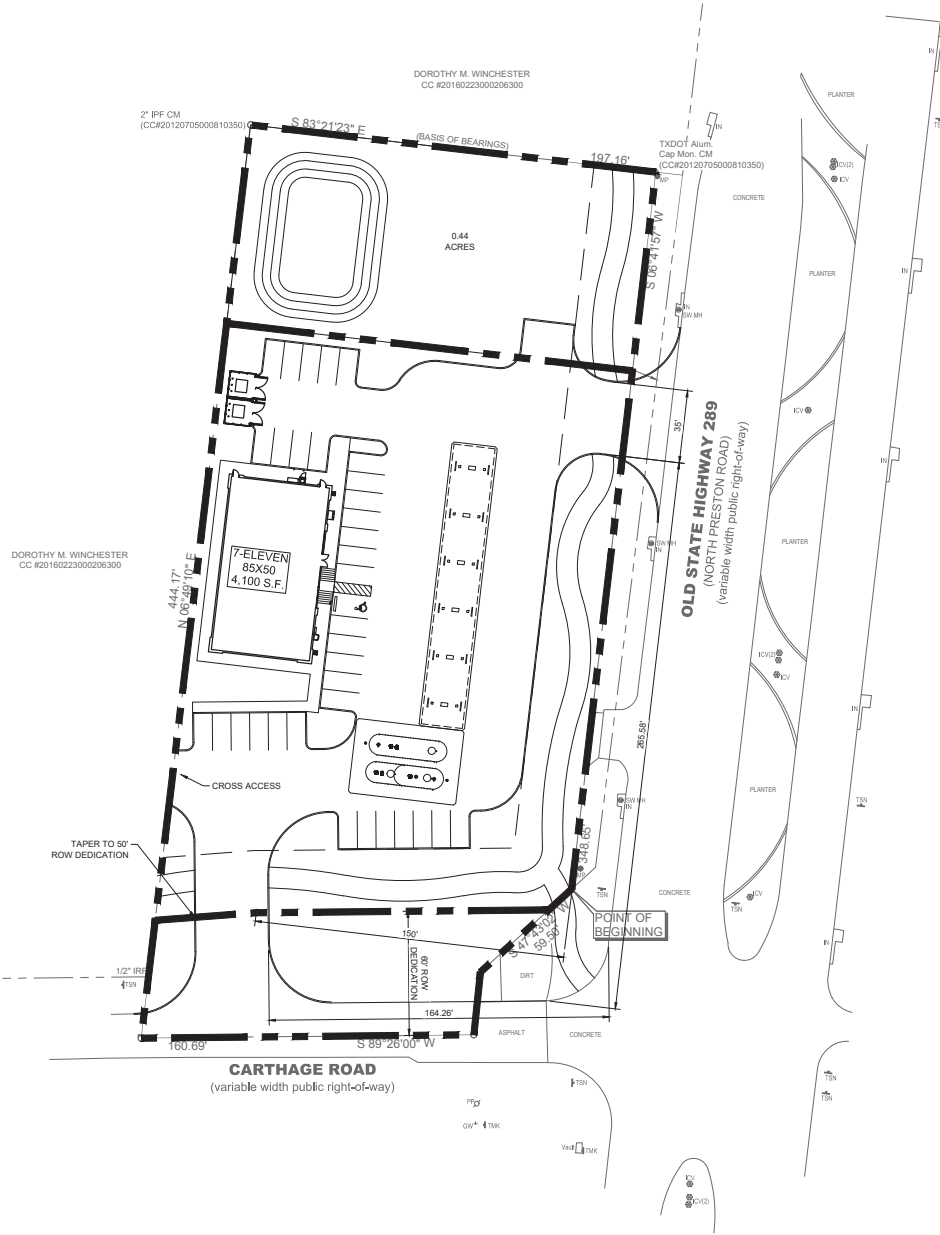
DESIGN: J. MOORE
PLOT DATE: 4/16/2020 7:39 AM
LOCATION: C:\USERS\JMOORE\DESKTOP\711 CELINA\CAAD\BASE\XSITE.DWG
LAST SAVED: 4/13/2020 4:00 PM

Drainage / Detention Pond #2 Calculations
Modified Rational Method

Required Storage Volume 333 cubic-feet
0.008 acre-feet
Storage Provided 339 cubic-feet
0.008 acre-feet

Onsite Existing Conditions
Area 0.330 acres
Time (To) 10 minutes
C value 0.80
1-100 yr 7.80 in/hr
Q100 yr 2.06 cfs
Allowable Release Rate
Proposed Release Rate

Onsite Proposed Conditions
Area 0.330 acres
Time (To) 10 minutes
C value 0.80 avg
1-100 yr 8.80 in/hr
Q100 yr 2.34 cfs
Developed Runoff



Attachment: Concept Plan (Carthage 7-Eleven PD)



7-ELEVEN
CELINA, TX

CONCEPTUAL SITE PLAN

DESIGN: J. MOORE
DRAWN: J. MOORE
CHECKED: J. MOORE
DATE: 9/3/2019

SHEET
SP-1

FILE NO.

Exhibit D Development Regulations

The development shall follow all regulations of the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows:

1. The base zoning shall be C (Commercial, Office, & Retail) district with Preston Road Overlay (PRO) district and with an additional allowed use of Auto, Gas Pumps/Fuel Sales.
2. The Concept Plan is for illustrative purposes only and provides no entitlements to any layout or rendering. The subject property shall develop in full compliance with all City codes at time of permitting. The purpose of this PD is solely for land use, not design.
3. The subject property is architecturally, historically, and culturally significant and shall abide by the City's architectural standards, as may be amended.