



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY APRIL 19, 2016
6:30 P.M.**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on March 15, 2015.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of March 29, 2016 and April 12, 2016.

V. AGENDA:

- A. Consider and act on an application for a General Development Plan for Khatri 40, a ±40.0 tract of land situated in the F.D. Gary Survey, Abstract No. 360 and generally located on the east side of FM 428 (future Legacy Drive) and south of Celina Road. (Khatri 40)
- B. Consider and act on an application for a General Development Plan for Chalk Hill, a ±156 tract of land situated in the W.W. Shawver Survey, Abstract No. 810 William B. Tucker Survey, Abstract No. 912, G.W. Estes Survey, Abstract No. 299, and the W.H. Rattan Survey, Abstract No. 753, Collin County, Texas and generally located east of Preston Road and north of CR 102. (Chalk Hill)
- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.03.010: SF-E, Single-Family Estate Residential District, to reinstate this zoning district with modifications. (Single-Family Estate)
- D. The Planning and Zoning Commission will consider and act upon a construction plat for Lot 1, Block 1, of the Tractor Supply Addition and being approximately 4.029 acres. The property is situated in the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Ash Street, and west of Preston Road. (Tractor Supply)

VI. ADJOURNMENT:

"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:

Friday, April 15, 2016 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting."

Ben Rodriguez
City Planner
City of Celina, Texas

Date Notice Removed

Celina City Hall 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.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Helen-Eve Liebman, AICP,
Director of Planning and Development Services
Meeting Date: April 19, 2016
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE MARCH 29, 2016 AND THE APRIL 12, 2016 CITY COUNCIL MEETINGS:

Annexations:

1. Approved the annexation of:
 - Wells North, a ±244 acre tract of land north of Ownsby Parkway (CR 83) and east of Carter Ranch.
 - The rights-of-way adjacent to Wells North (CR 83, CR 88, and CR 1224).
 - Wood annexation, a ±43 acre tract west of CR 86.
 - Westgate 115 annexation, a ±115 acre tract west of CR 86.
 - Celina 40 annexation, a ±49 acre tract east of CR 86.
 - Mahard annexation, a ±10 acre tract north of Frontier and east of the BNSF Railroad
2. Conducted the first of two public hearings for the following tract:
 - DC Ranch annexation, a ±43 acre tract west of CR 86.
3. Conducted two public hearings for the following tracts:
 - The rights-of-way adjacent to the O'Donnell Tract (CR 128, CR 130, CR 131, CR 132, and CR 133).
4. Set public hearing dates for the following:
 - The involuntary annexation of a Farmers Bank & Trust tract, ±10 acres located west of CR 86.

Public Improvement Districts:

Wells North

1. Conducted a public hearing and approved the assessments and the final Service and Assessment Plan for Wells North Major Improvement Area (MIA) and the Neighborhood Improvement Area #1 (NIA #1).
2. Approved a reimbursement agreement for Wells North.
3. Approved an amendment to the Wells North Development Agreement.
4. Approved an ordinance authorizing the issuance and sale of bonds for Wells North Wells North Major Improvement Area (MIA) and the Neighborhood Improvement Area #1 (NIA #1).

G Bar 7

5. Approved the G Bar 7 Development Agreement.
6. Conducted a public hearing and created the G Bar 7 PID.
7. Approved the creation of the G Bar 7 TIRZ and called for a public hearing.

Zoning Cases:

1. Approved the Wells North rezoning request from AG-Agricultural to PD-Planned Development (PD-65), a ±244 acre tract north of Ownsby Parkway (CR 83) and east of Carter Ranch.
2. Approved the Hillside Village rezoning request from a SF-R – Single Family Residential to a PD-Planned Development (PD-66), a ±71 acre tract of land located east of Preston Road, north of CR 89 and south of Sunset Boulevard.
3. Approved the Keeran Tract rezoning request from AG-Agricultural to PD-Planned Development (PD-67), a ±32 acre tract located at the northwest corner of Preston Road and Frontier Parkway.
4. Approved the Cambridge Crossing rezoning request from PD-Planned Development (PD-40) and AG-Agricultural to PD-Planned Development (PD-40), a ±639 acre tract located west of the Dallas North Tollway, east of CR 6 (Legacy Drive) and north of the future alignment of Punk Carter Parkway.
5. Westgate 96 rezoning case (PD-45) was withdrawn at the request of the applicant.

Plats:

1. Approved the Light Farms Cypress Neighborhood Phase 2 Construction Plat, ±37 acres, 147 homes and 13 HOA lots.
2. Approved the Light Farms Eastland Neighborhood Construction Plat, ±47 acres, 156 homes and 8 HOA lots.
3. Approved the Light Farms Sage Neighborhood Phase 2 Construction Plat, ±31 acres, 153 homes and 10 HOA lots
4. Approved the Martin Marietta Replat, ±90 acres, to allow construction of fire lanes and placement of other easements on the property.

Ordinance Revisions:

1. Approved the proposed revisions to the Thoroughfare Plan
2. Denied proposed revisions to the Sign Ordinance regarding Kiosk Signs



**CITY OF CELINA
PLANNING AND ZONING COMMISSION MEETING
302 W. WALNUT STREET
TUESDAY, MARCH 15, 2016
6:30 P.M.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at 6:30 p.m.

Commissioners present: Shelby Barley, Scott Cromwell, Charles Haley, Jace Ousley, and Mike Terry.

Commissioners absent: Darron Schmitt and Ben Hangartner.

Staff present: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner; and Mack Reinwand, Land Use Attorney.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American flag.

III. CONSENT AGENDA:

Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting held on February 16, 2016.

Commissioner Terry moved to approve the Minutes.

Commissioner Haley seconded the motion.

Motion carried 5-yes; 0-no.

IV. DIRECTOR'S REPORT:

Director of Planning and Development Services Helen-Eve Liebman spoke on the items that came before the City Council on the March 8, 2016 meeting.

V. AGENDA:

A. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 639 acre tract of land from a PD-Planned Development District and an AG-Agricultural District to a PD-Planned Development District with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the Richard Alderson Survey, Abstract No. 7; the F.D. Gary Survey, Abstract No. 360; the I.C. Williamson Survey, Abstract Number 943, and the T. Staten Survey, Abstract Number 806, Collin County, Texas and is generally located on the north and south sides of the future Collin County Outer Loop, east of CR 6 (Legacy Drive), north of future Punk Carter Parkway and west of the Dallas North Tollway. (Cambridge Crossing)

Senior Planner Brooks Wilson presented the staff report.

Chairman Ousley opened the public hearing.

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

Commissioner Haley asked why the tracts that would be reserved for multiple family development did not have a base zoning designation of Multi-family.

Ms. Wilson responded that Celina currently does not have a strictly Multi-family zoning district and that, although multiple family development would occur on those tracts, other commercial or retail uses could also be placed in those tracts.

Chairman Ousley asked the applicant if the Roman numerals represented phasing.

Matthew Alexander, Cambridge Companies, 8750 N. Central Expressway, Dallas, Texas, stated that these were merely tract designations and did not represent phasing.

Commissioner Barley asked about the access to the school site.

Mr. Alexander stated that the student pick up and drop off would occur off the residential collector street and that the bus traffic would access the site from Huddleston Drive. This configuration was developed in conjunction with the Celina ISD personnel.

There being no further questions or comments, Chairman Ousely called for a motion.

Commissioner Terry moved to approve Item A, as conditioned in the staff report.

Commissioner Cromwell seconded the motion.

Motion carried 5-yes; 0-no.

- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 31.894 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designation of MU-2-Regional Mixed Use. The property is situated in Tract 56 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located at the northwest corner of SH 289 (Preston Road) and Frontier Parkway. (Keeran Tract)

Planner Ben Rodriguez presented the staff report and pointed out that the Planned Development was appropriate since it removes the five acre limitation in the R/O-Retail/Office zoning district and also allows the option of a “big box” store, such as a grocery store or large department store.

Chairman Ousley opened the public hearing.

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

Commissioner Haley asked if the site was adjacent to Light Farms.

Mr. Rodriguez answered in the affirmative and mentioned that the Light Farms plat shows a stub-out roadway connection to the site.

Chairman Ousley asked if the tract would be required to provide a screening wall adjacent to the residential.

Mr. Rodriguez answered in the affirmative.

Director of Planning and Development Services Helen-Eve Liebman added that the concept plan is intended to show a possible layout and that exact locations and sizes of the buildings would be brought to the Commission in the General Development Plan (GDP).

There being no further questions or comments, Chairman Ousely called for a motion.

Commissioner Haley moved to approve Item B, as conditioned in the staff report.

Commissioner Barley seconded the motion.

Motion carried 5-yes; 0-no.

- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 71.289 acre tract of land from an SF-R Single Family Residential zoning district to a PD-Planned Development zoning district with base zoning designation of SF-R Single Family Residential. The property is situated in Tract 23 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located east of SH 289 (Preston Road), north of CR 89 and south of Sunset Boulevard. (Hillside Village)

Planner Ben Rodriguez presented the staff report.

Chairman Ousley opened the public hearing.

Scott Norris, 4265 Kellway Circle, Addison, Texas, stated that he was available for questions.

Commissioner Haley asked for clarification on the location of garages relative to the front façade of the homes.

Mr. Rodriguez explained that although the garages are to be setback from the property line a minimum of twenty feet, they must also be placed so that the front façade of the home is either flush with the garage or closer to the street than the garage in order to avoid the “snub nose” effect of protruding garage fronts.

Commissioner Barley asked if all of staff’s comments had been addressed at this time.

Mr. Rodriguez answered in the affirmative.

Paul Davis, 6052 CR 89, Celina, Texas, expressed his concern with drainage on his property that could worsen with the new development. In addition, he asked about the county roads and if they would be widened to accommodate the additional traffic.

Mr. Norris responded that the site will be designed to detain all the water flow created by the site and may actually improve the condition on Mr. Davis’ property.

Ms. Liebman added that the roadway at the southern edge of the Hillside Village property is designated on the Thoroughfare Plan as a six-lane divided roadway. The other county roads adjacent to the Hillside property are not proposed for widening at this time.

No one came forward to speak and the Chairman closed the public hearing and called for a motion.

Commissioner Barley moved to approve Item C.

Commissioner Terry seconded the motion.

Motion carried 6-yes; 0-no.

- D. Consider and take action on a replat of Lots 1R, 2R, 3R, and 4R, Block 1 of the TXI Addition, being a replat of TXI Addition, Lots 1, 2, 3, and 4, Block 1, being an 89.562 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, and generally located south of CR 53 and approximately 1,350 feet west of Preston Road (State Highway 289). (Martin Marietta replat)

Senior Planner Brooks Wilson presented the staff report.

Commissioner Haley asked what the zoning was on the property.

Ms. Liebman responded that the site is zoned as a Planned Development, PD-4.

Commissioner Terry moved to approve Item D, as conditioned in the staff report.

Commissioner Cromwell seconded the motion.

Motion carried 5-yes; 0-no.

- E. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City's Comprehensive Master Plan, Ordinance No. 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan exhibits. (Thoroughfare Plan amendments)

Senior Planner Brooks Wilson presented the staff report.

Chairman Ousley opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, suggested that CR 83, south of the Wells North tract, remain a major arterial with 120 feet of right-of-way and that the additional sixty feet required be dedicated by the Hillwood Communities.

Commissioner Terry asked approximately how wide would the "narrow median" be.

Ms. Wilson responded that the narrow median would be a minimum of thirteen feet to accommodate a turn lane.

Ms. Liebman added that the Hillwood Communities had an independent Traffic Impact Study performed for the Wells North property and the TIA determined that these roadway reductions were justified. In addition, both the Planning and Zoning Commission and the City Council have approved Development Regulations as part of a Development Agreement that call for the proposed 100 foot right-of-way in this area.

Ms. Wilson also stated that some of the proposed designation changes are to come into compliance with the Collin County Thoroughfare Plan so that the City is in a position to receive funds from the county.

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

Commissioner Terry moved to approve Item E.

Commissioner Barley seconded the motion.

Motion carried 5-yes; 0-no.

- F. Consider and act on a Construction Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II)

Planner Ben Rodriguez presented the staff report.

Commissioner Haley asked if construction was currently occurring on this section of Light Farms.

Mr. Rodriguez stated that early grading may be underway, but that any grading prior to plat approval is conducted at the risk of the developer and subject to change.

Commissioner Haley moved to approve Item F, as conditioned in the staff report.

Commissioner Cromwell seconded the motion.

Motion carried 5-yes; 0-no.

G. Consider and act on a Construction Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, comprising of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland)

Planner Ben Rodriguez presented the staff report.

Commissioner Barley moved to approve Item G, as conditioned in the staff report.

Commissioner Cromwell seconded the motion.

Motion carried 5-yes; 0-no.

H. Consider and act on a Construction Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, comprising of 147 residential lots and Thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II)

Planner Ben Rodriguez presented the staff report.

Commissioner Cromwell moved to approve Item H, as conditioned in the staff report.

Commissioner Terry seconded the motion.

Motion carried 5-yes; 0-no.

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 7:35 p.m.

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Mike Foreman, City Manager**
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: April 19, 2016
Re: Khatri 40 General Development Plan

Action Requested:

Consider and act on an application for a General Development Plan for Khatri 40, a ±40.0 tract of land situated in the F.D. Gary Survey, Abstract Number 360 and generally located on the east side of FM 428 (future Legacy Drive) and south of Celina Road. (Khatri 40)

Background Information:

The property is located at the current southeast corner of FM 428 and CR 6. Future Legacy Drive is shown on the Thoroughfare Plan as a six-lane divided highway, whose alignment runs north and south along existing CR 6 and then curves in a northeast direction across the tract, leaving a one-acre triangular-shaped lot (the North Tract). The South Tract is a 33.8 acre tract of land.

The applicant has shown eight (8) commercial lots on the South Tract. Each lot has a proposed commercial building shown, ranging in size from 40,600 square feet to 50,000 square feet. The North Tract is one lot with a 9,000 square foot building shown. The uses for each building have not been determined at this time. The tracts are parked using a typical commercial use (one space per 250 feet of square feet). The applicant is aware that the parking ratios may change slightly if a more intense land use is the final user.

Legal Obligations and Review:

N/A

Public Notifications:

N/A

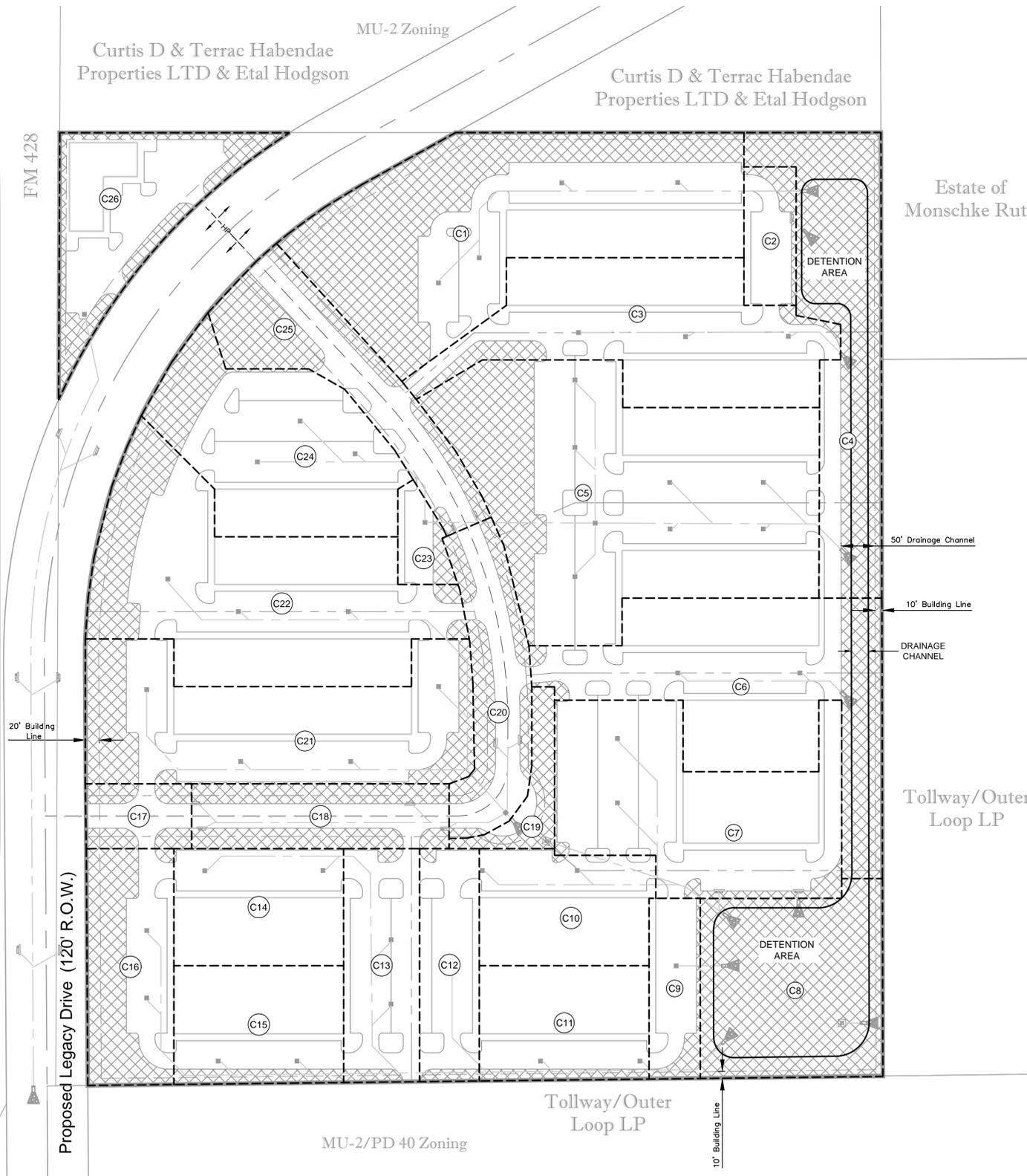
Supporting Documents:

GDP Exhibits

Staff Recommendation:

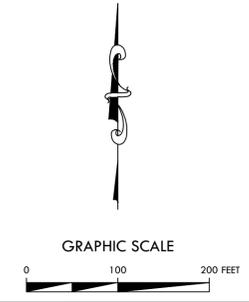
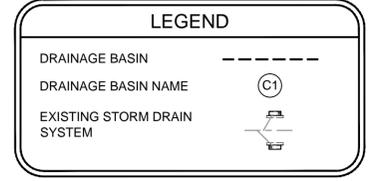
Staff recommends approval of the GDP, subject to the applicant addressing the remaining comments.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at bwilson@celina-tx.gov.

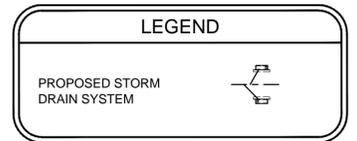
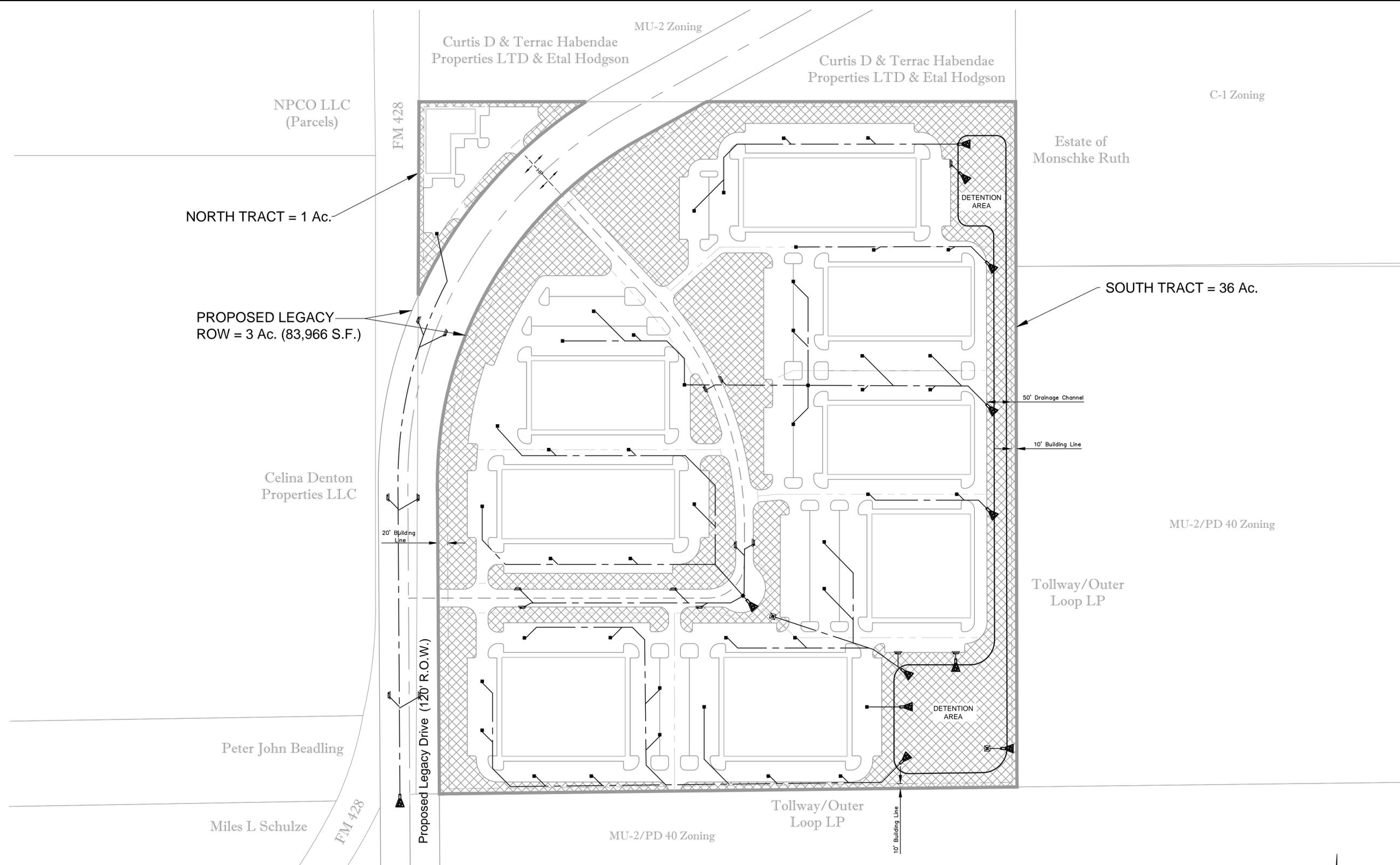


DRAINAGE AREA CALCULATIONS						
Drainage Area Designation	Drainage Area (ac)	Runoff Coefficient "C"	Time of Concentration (min)	100-Year Rainfall Intensity (I100) (in/hr)	100-Year Peak Discharge (Q100) (cfs)	Comments
C1	3.23	0.65	15	7.86	16.5	
C2	0.36	0.65	15	7.86	1.8	
C3	2.07	0.65	15	7.86	10.6	
C4	1.70	0.65	15	7.86	8.7	
C5	3.87	0.65	15	7.86	19.8	
C6	2.39	0.65	15	7.86	12.2	
C7	2.13	0.65	15	7.86	10.9	
C8	1.66	0.65	15	7.86	8.5	
C9	0.46	0.65	15	7.86	2.3	
C10	0.97	0.65	15	7.86	5.0	
C11	0.96	0.65	15	7.86	4.9	
C12	0.69	0.65	15	7.86	3.5	
C13	0.88	0.65	15	7.86	4.5	
C14	0.99	0.65	15	7.86	5.0	
C15	0.99	0.65	15	7.86	5.1	
C16	1.02	0.65	15	7.86	5.2	
C17	0.34	0.65	15	7.86	1.7	
C18	0.83	0.65	15	7.86	4.2	
C19	0.28	0.65	15	7.86	1.4	
C20	0.91	0.65	15	7.86	4.7	
C21	2.22	0.65	15	7.86	11.4	
C22	2.75	0.65	15	7.86	14.1	
C23	0.21	0.65	15	7.86	1.1	
C24	1.74	0.65	15	7.86	8.9	
C25	1.13	0.65	15	7.86	5.8	
C26	1.22	0.65	15	7.86	6.2	

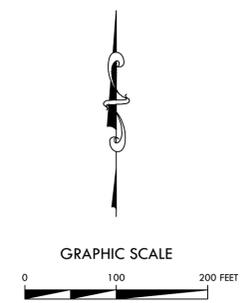
Note: Calculations based on the Rational Method: $Q = C \cdot I \cdot A$
 Note: Rainfall Intensities taken from Table 5.1 Collin County Rainfall Data within iSWMM Technical Manual for Hydrolog



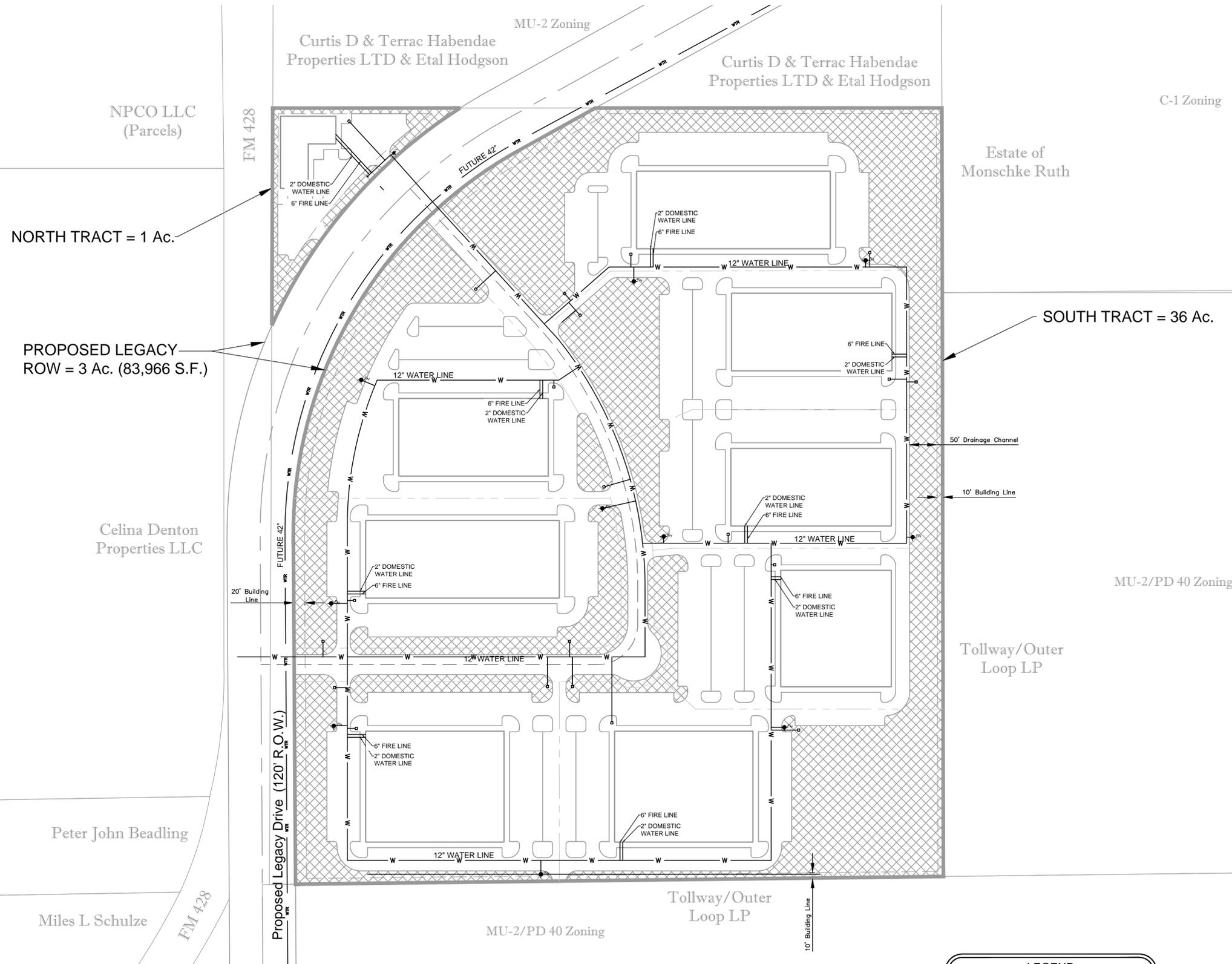
FULL PATH: K:\data\BNA\2016\Celina40\Drawings\GDP\30 - Production\PS\03\PS\BNA\GDP_AREAS_PLAN.dwg
 PLOTTED BY: KE CRILSON
 PLOTTED WITH: DWG TO PDF.pc3



NOTE: THE STORM DRAIN SYSTEM LAYOUTS SHOWN ON THIS PAGE ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.



FULL DATE: K:\data\BNA\2016\Celina40\Drawings\GDP\03 - Preliminary\PLANS\GDP STORM PLAN
 BUSINESS: P:\GDP STORM PLAN.dwg
 PLOTTED BY: KE CRIVAN
 PLOTTED WITH: DWG TO PDF.pc3



LEGEND	
PROPOSED WATER LINE	— W —
IRRIGATION METER	— □ —
FUTURE 42" WATER LINE	— WTR —
PROPOSED FIRE HYDRANT	● FH

NOTE: WATER LINES SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

GRAPHIC SCALE
0 100 200 FEET

FULL DATE: K:\Jobs\KHA15002_Celina40\Drawings\GDP\05 - Production\05.001 WATER PLAN
 BUSINESS: P:\GDP\WATER PLAN.dwg
 PLOTTED BY: KE@KIRKMAN
 PLOTTED DATE: 12/22/15 10:49:33 AM



DEVELOPER/OWNER
 PLANETIAL, LP
 CONTACT: NARENDRA (NICK) KHATRI
 4700 DEXTER DRIVE, SUITE 100
 PLANO, TEXAS 75093
 PHONE: 972-890-4386



JOB NUMBER: KHA15002_Celina40
 DESIGNED BY: CEN
 DRAWN BY: CEN
 CHECKED BY: PCF
 ISSUE DATE: 12-02-15
 REV: 03-22-16

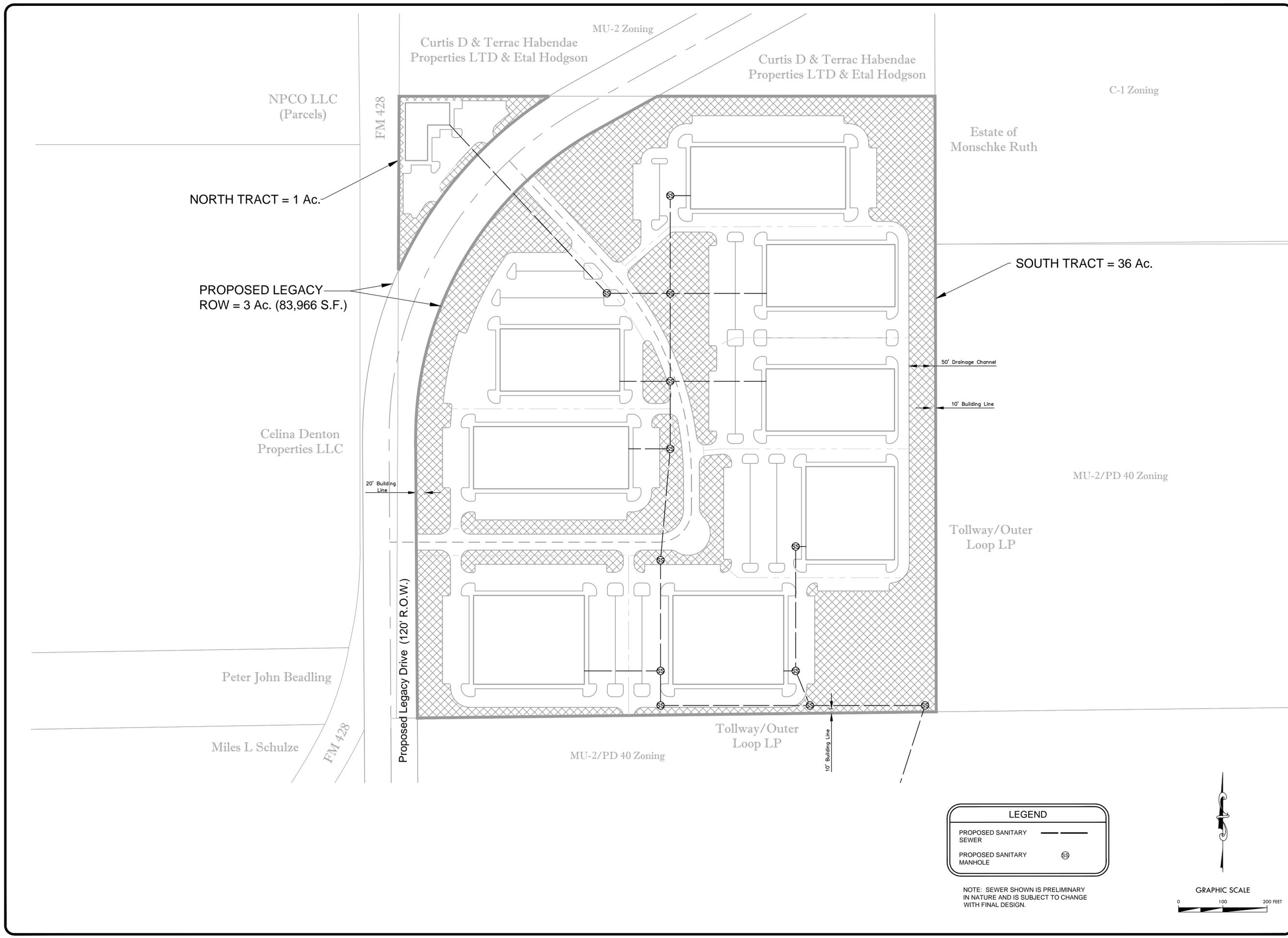
Texas Firm No: 15874

CELINA 40

CELINA,
 TEXAS

GDP
 SEWER
 PLAN

SHEET:
P6.0



FULL PATH: K:\data\BNA\2016\Celina40\Drawings\GDP\05 - Preliminary\05_Celina40_Sewer_LP.dwg
 PLOTTED BY: R. CRIVELLO
 PLOTTED DATE: 12/2/2015 10:58:10 AM
 PLOTTED WITH: DWG TO PDF.pc3



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Mike Foreman, City Manager**
From: Ben Rodriguez, Planner
Meeting Date: April 19, 2016
Re: Chalk Hill General Development Plan

Action Requested:

Consider and act on an application for a General Development Plan for Chalk Hill, a ±156 tract of land situated in the W.W. Shawver Survey, Abstract No. 810 William B. Tucker Survey, Abstract No. 912, G.W. Estes Survey, Abstract No. 299, and the W.H. Rattan Survey, Abstract No. 753, Collin County, Texas and generally located east of Preston Road and north of CR 102. (Chalk Hill)

Background Information:

The Property is currently zoned as PD#43 which includes a mixture of land uses including Commercial, Multi-family, Single Family Residential, Townhomes, and Duplexes.

The proposed General Development Plan is only for the single family portions of the property. Prior to the development of the Multi-Family and Commercial tracts a General Development Plan must be approved by P&Z for these areas. The GDP provides for 435, 50 foot lots of varying depths. The GDP meets the development standards contained within PD #43.

Staff is still working with the applicant to ensure that adequate access is provided to a property owner north of the GDP area. staff recommends that the lots backing to CR 102 be withheld from development until a plan for providing access to the northern property owners can be formulated.

Legal Obligations and Review:

N/A

Public Notifications:

N/A

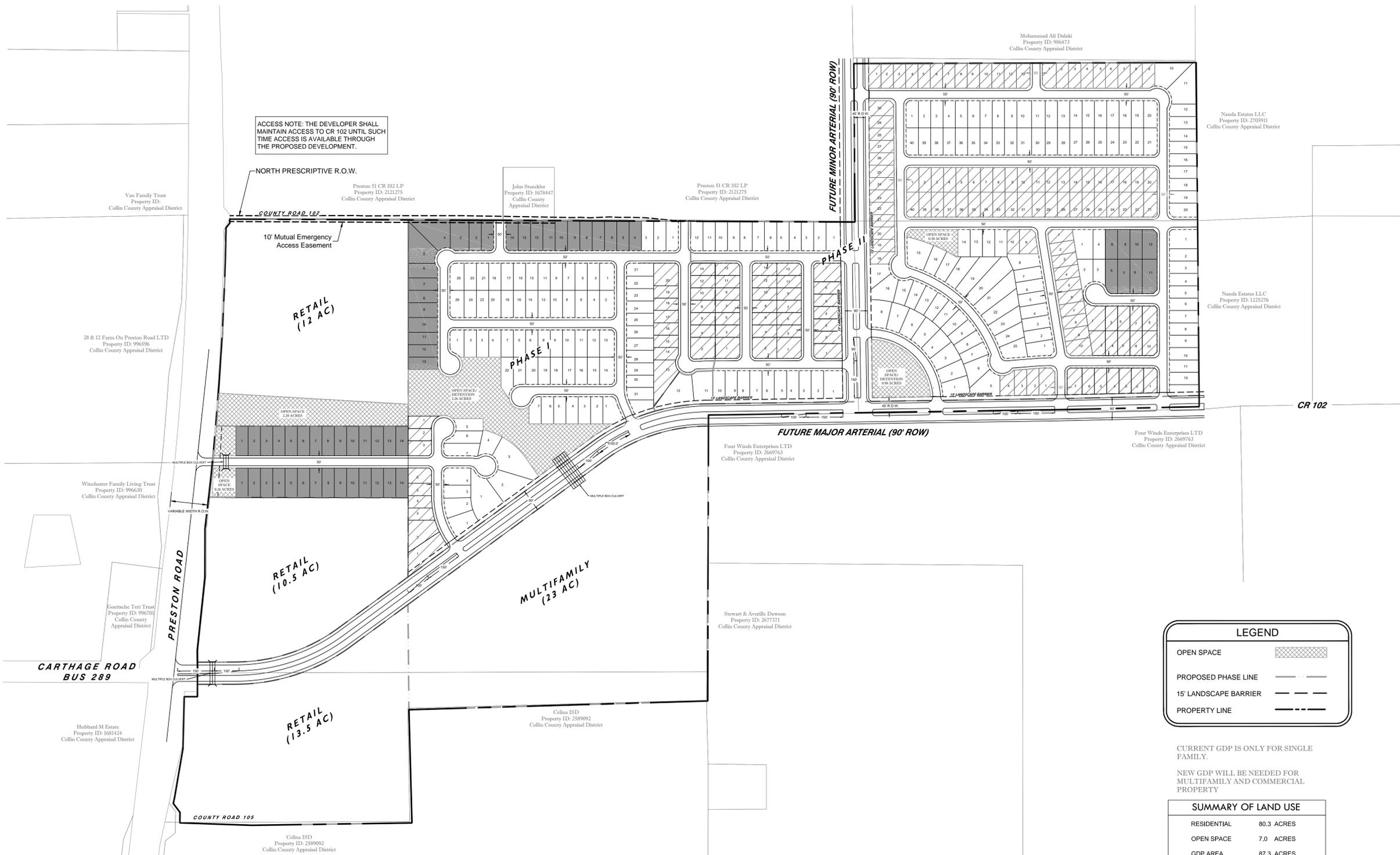
Supporting Documents:

- GDP Exhibits

Staff Recommendation:

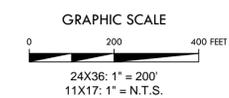
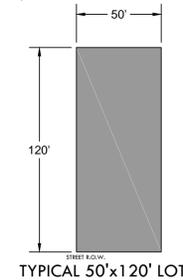
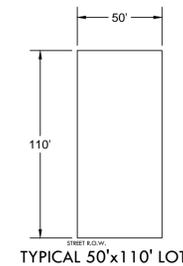
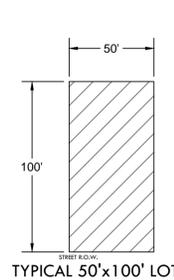
Staff recommends approval of the GDP on the condition that staff's outstanding comments are addressed by the applicant, and that that the lots backing to CR 102 be withheld from development until a plan for providing access to the northern property owners can be formulated.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at Brodriguez@celina-tx.gov.

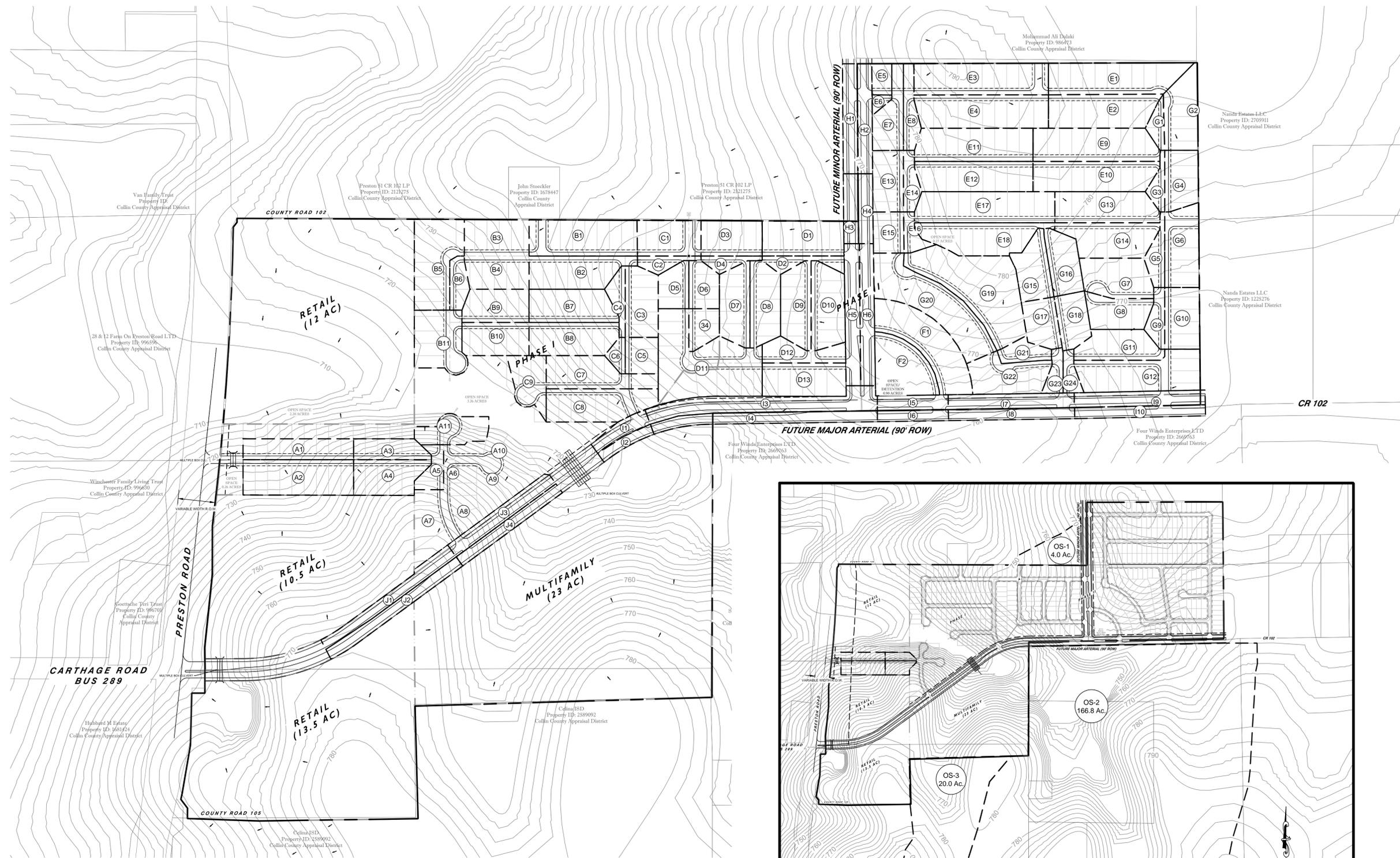


LOT SUMMARY TABLE

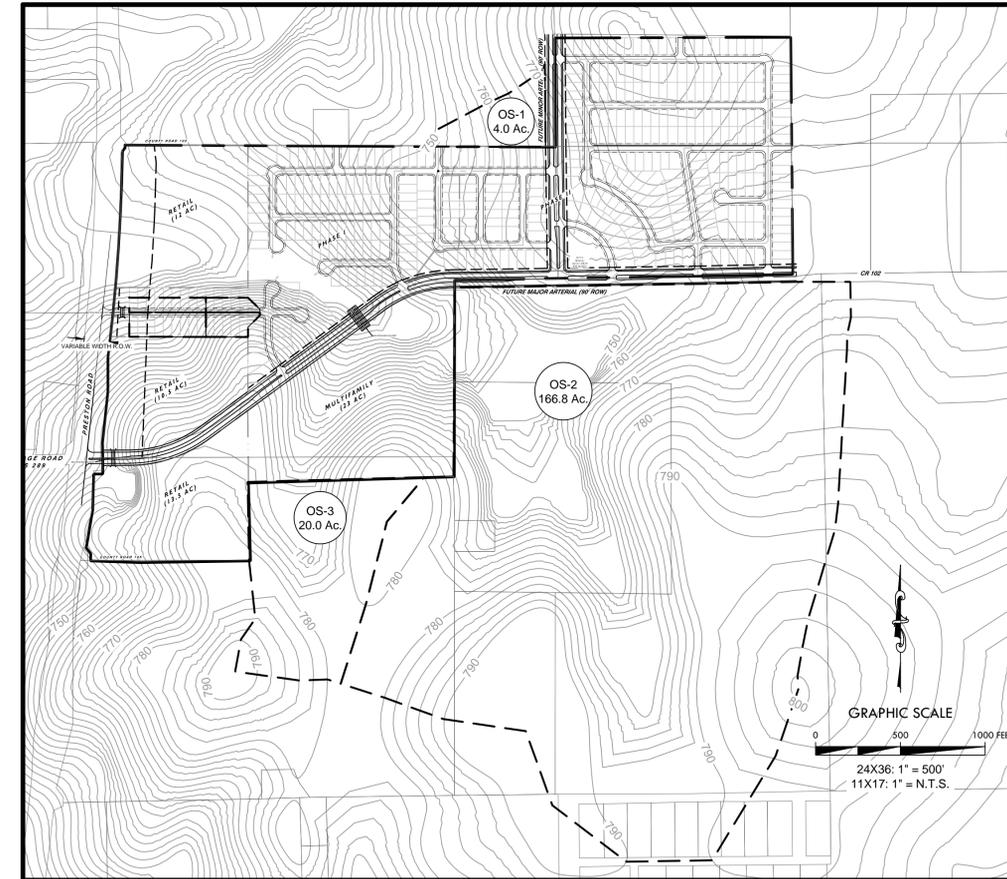
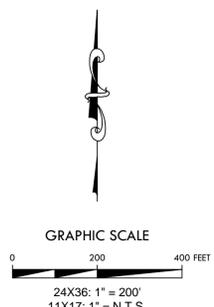
	50'x100' LOT	50'x110' LOT	50'x120' LOT	Total
PHASE I	24	92	40	156
PHASE II	136	123	20	279
TOTAL	160	215	60	435



FILE PATH: K:\JACK\CD\156\CELINA\GDP\GDP\156_Celina\GDP\Drawings\GDP\156_Production\GDP_SitePlan.dwg
 PLOTTER: 24X36 SITE PLAN.dwg
 PLOTTED BY: CEN
 PLOTTED WITH: DWG TO PDF.pc3



LEGEND	
DRAINAGE BASIN	---
DRAINAGE BASIN NAME	(A1)
PROPOSED PHASE LINE	---
EXISTING FLOW ARROW	→
EXISTING CONTOUR	100
PROPERTY LINE	---



OFF-SITE DRAINAGE AREA MAP

FILE PATH: \\s:\proj\15001_Celina\156\Drawings\GDP\3.0 - Preliminary GDP Drainage Plan.dwg
 PLOT DATE: 03/29/16 10:00 AM
 PLOTTER: HP DesignJet T1100e
 PLOTTED BY: CEN
 PLOTTED WITH: DWG TO PDF.pc3



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER:	CEN15001_Celina156
DESIGNED BY:	CEN
DRAWN BY:	CEN
CHECKED BY:	PCF
ISSUE DATE:	03-29-16
REV:	

Kirkman Engineering
Texas Firm No: 15874

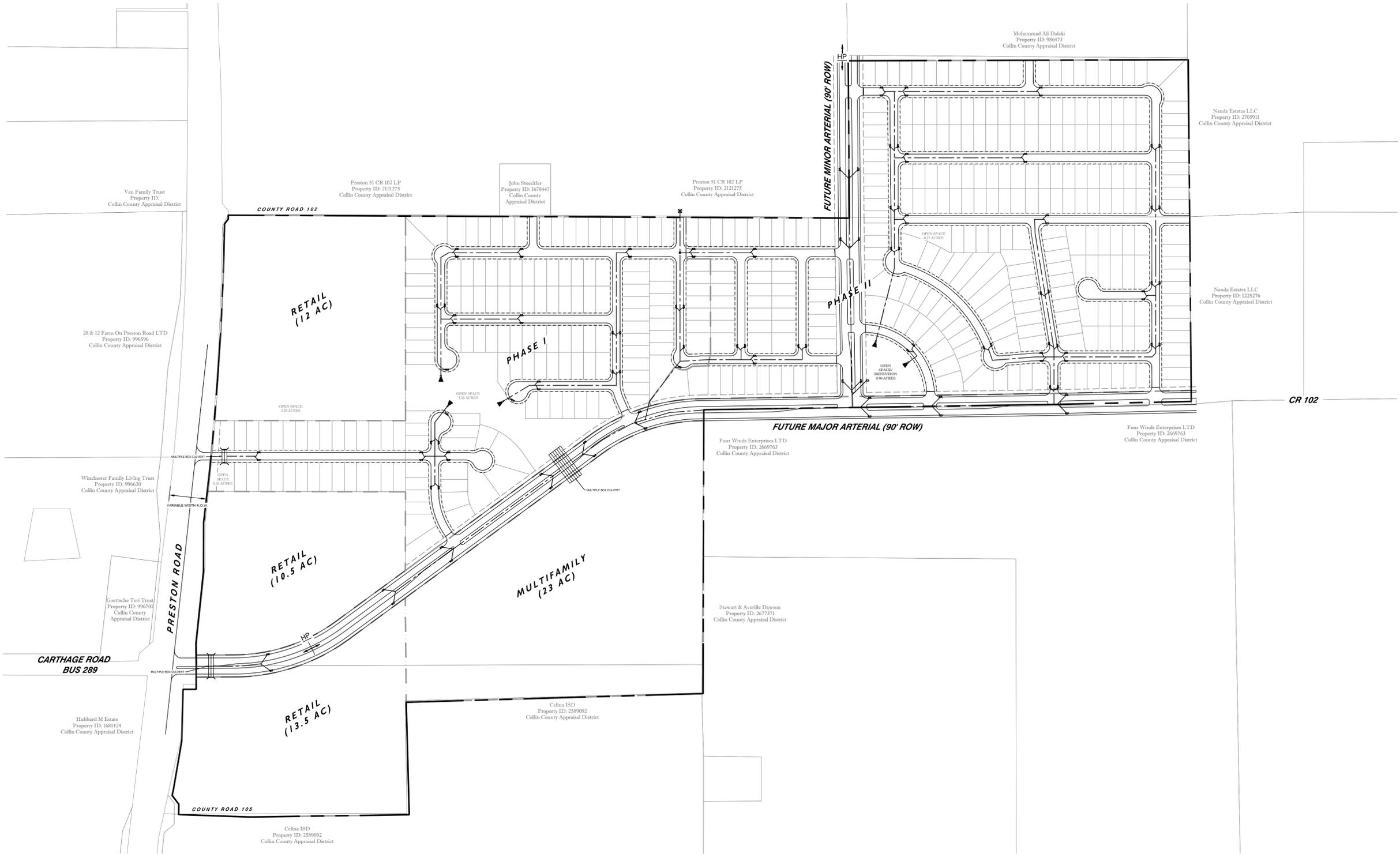
CELINA 156

CELINA
TEXAS

**GDP STORM
PLAN**

SHEET:

4.0



LEGEND

- EXISTING STORM DRAIN SYSTEM
- PROPOSED PHASE LINE
- PROPERTY LINE

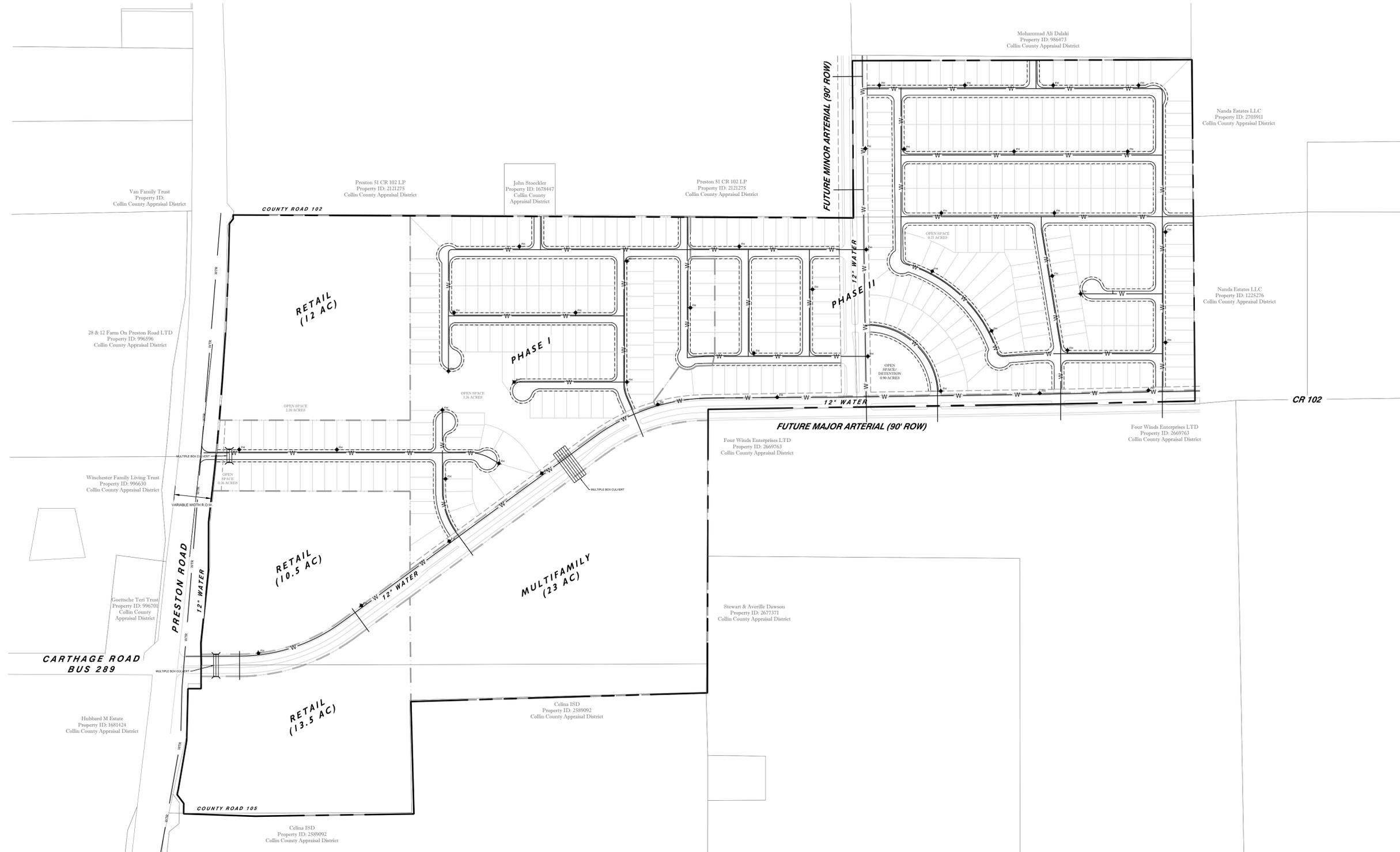
GRAPHIC SCALE

0 200 400 FEET

24X36: 1" = 200'
11X17: 1" = N.T.S.

FILE PATH: K:\JACKSON\ISDC\Celina\Storm\GDP\01 - Production\John\CD\15001_Celina\ISD\Drawings\GDP\01 - Production\GDP STORM PLAN.dwg
PLOTNAME: 4.0 GDP STORM PLAN.dwg
PLOTTER: HP DesignJet 5000
PLOTTER DRIVER: HPGL2

JOB NUMBER:	CEN15001_Celina156
DESIGNED BY:	CEN
DRAWN BY:	CEN
CHECKED BY:	PCF
ISSUE DATE:	03-29-16
REV:	



LEGEND

PROPOSED 8" WATER LINE (UNLESS OTHERWISE NOTED)	— W —
PROPOSED FIRE HYDRANT	● FH
PROPOSED PHASE LINE	— · · —
EXISTING WATER LINE	— WTR —
PROPERTY LINE	— · · · —

GRAPHIC SCALE

24X36: 1" = 200'
11X17: 1" = N.T.S.

FILE PATH: K:\JACK\CEL156\CELINA156\GDP\GDP.dwg, Plotted: 03/29/2016 10:00:00 AM, Plotter: HP DesignJet 5000, Plot Style: CELINA156.ctb, Scale: 1/8" = 1'-0", Date: 03/29/2016 10:00:00 AM, User: jacob.kirkman, Job: CELINA156, Title: GDP WATER PLAN
 FILENAME: S:\GDP WATER PLAN.dwg
 PLOTTED BY: CEN
 PLOTTED WITH: DWG TO PDF.pc3



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: CEN15001_Celina156
DESIGNED BY: CEN
DRAWN BY: CEN
CHECKED BY: PCF
ISSUE DATE: 03-29-16
REV:

Kirkman Engineering
Texas Firm No: 15874

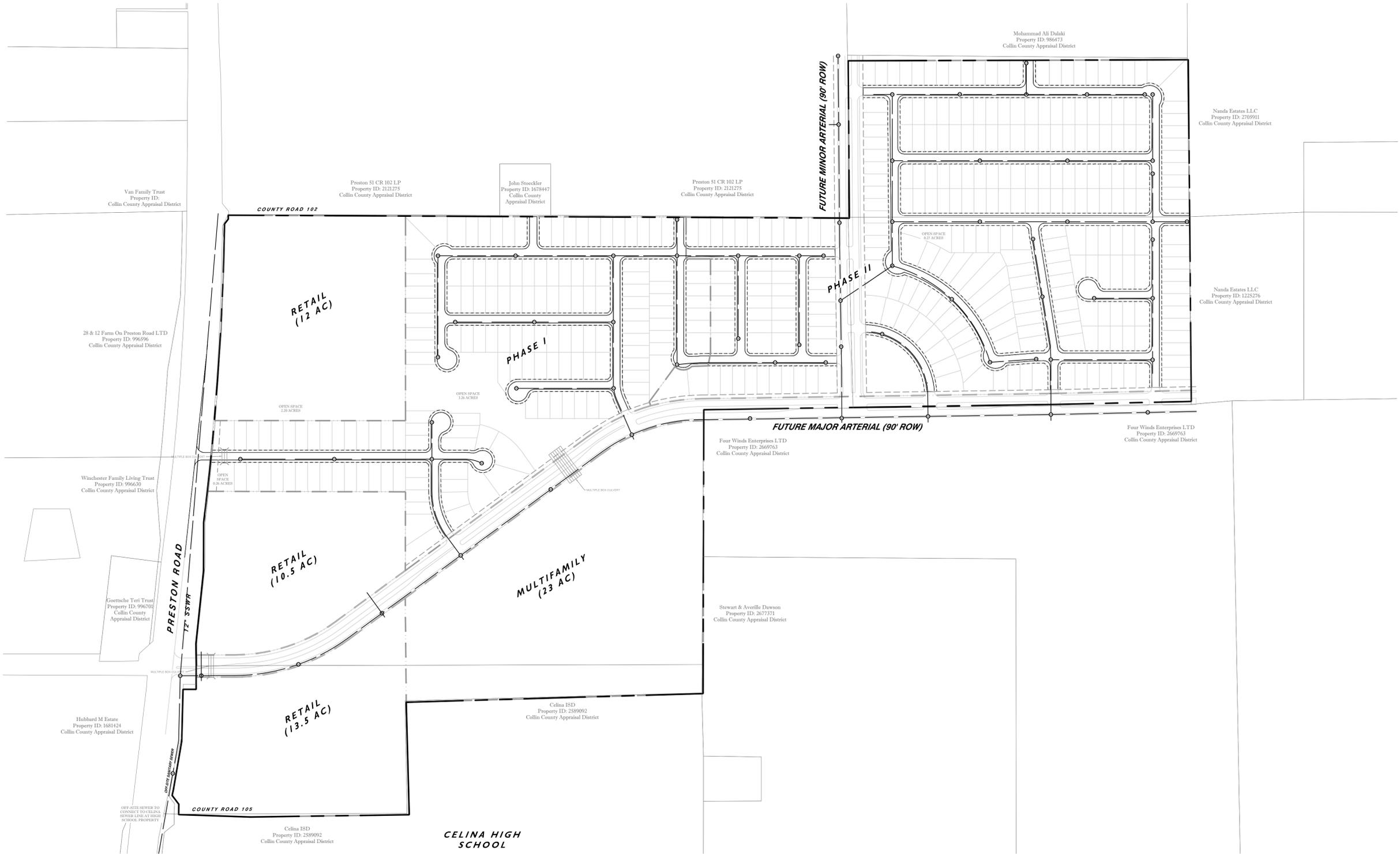
CELINA 156

CELINA
TEXAS

GDP SEWER
PLAN

SHEET:

6.0



LEGEND

- PROPOSED SANITARY SEWER ————
- PROPOSED SANITARY MANHOLE (SS)
- PROPOSED PHASE LINE - - - - -
- PROPERTY LINE - - - - -

GRAPHIC SCALE

24X36: 1" = 200'
11X17: 1" = N.T.S.

FILE PATH: K:\JACK\CD\15001_Celina156\Drawings\GDP\6.0 - GDP SEWER PLAN.dwg
PLOTTER: 6.0 GDP SEWER PLAN.dwg
PLOTTER BY: Cohen
PLOTTER WITH: DWG TO PDF.pc3



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: CEN15001_Celina156
DESIGNED BY: CEN
DRAWN BY: CEN
CHECKED BY: PCF
ISSUE DATE: 03-29-16
REV:

Kirkman Engineering
Texas Firm No: 15874

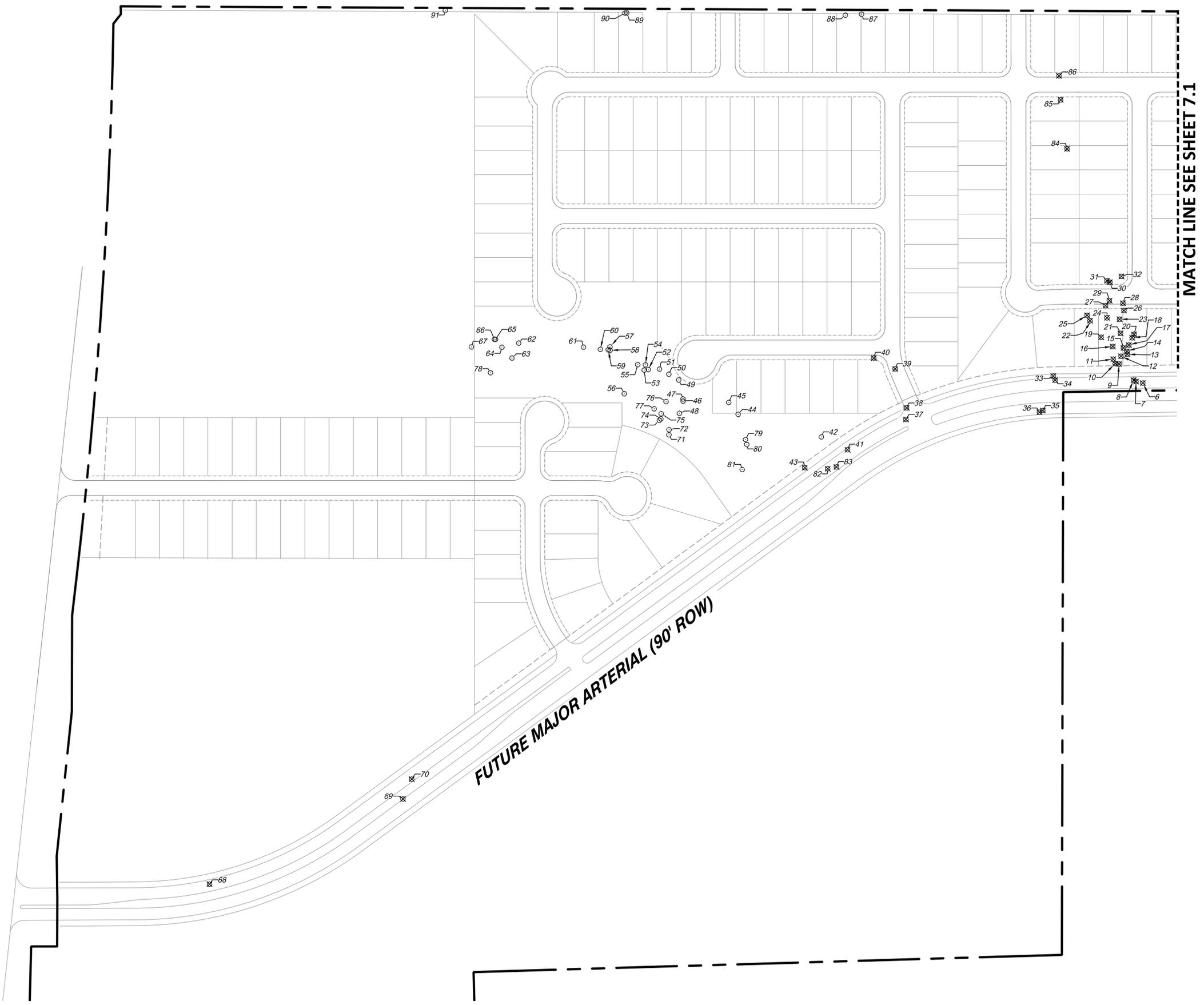
CELINA 156

CELINA
TEXAS

**GDP TREE
SURVEY**

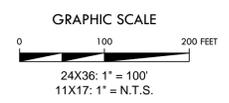
SHEET:

7.0



MATCH LINE SEE SHEET 7.1

FUTURE MAJOR ARTERIAL (90' ROW)



LEGEND

- TREE LOCATION
- TREE TO BE REMOVED
- PROPERTY LINE

CALIPER INCHES TO BE REMOVED	757 INCHES
CALIPER INCHES TO REMAIN	725 INCHES

FILE PATH: K:\JACK\CD\15001_Celina156\Drawings\GDP\GDP_7.0.dwg
 PLOTTER: HP DesignJet 5000 Series
 PLOTTED WITH: DWG TO PDF.pc3

FILE PATH: K:\AK\CEN\156\CELINA\156\Drawings\GPTR\156_Production\Job\CD\15601_Celina\156\Drawings\GPTR\156_Production\7.GDP_TREE_SURVEY
 FILENAME: 7.GDP_TREE_SURVEY.dwg
 PLOTTED BY: Caden
 PLOTTED WITH: DWG TO PDF.pc3



GRAPHIC SCALE

0 100 200 FEET

24X36: 1" = 100'
 11X17: 1" = N.T.S.

LEGEND

TREE LOCATION

TREE TO BE REMOVED X

PROPERTY LINE

CALIPER INCHES TO BE REMOVED	757 INCHES
CALIPER INCHES TO REMAIN	725 INCHES



4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

DEVELOPER/OWNER




JOB NUMBER:	CEN15001_Celina156
DESIGNED BY:	CEN
DRAWN BY:	CEN
CHECKED BY:	PCF
ISSUE DATE:	03-29-16
REV:	

Kirkman Engineering
 Texas Firm No: 15874

CELINA 156

CELINA
 TEXAS

**GDP TREE
 SURVEY**

SHEET:
7.1



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: CEN15001_Celina156

DESIGNED BY: CEN

DRAWN BY: CEN

CHECKED BY: PCF

ISSUE DATE: 03-29-16

REV:

Kirkman Engineering
Texas Firm No: 15874

CELINA 156

CELINA
TEXAS

GDP TREE
SURVEY

SHEET:

7.2

Celina 156 Tree Survey			
Tree Number	Species	Scientific Names	Dia. (inch)
001	Hackberry	Celtis occidentalis	16
002	Hackberry	Celtis occidentalis	12
003	Cedar Elm	Ulmus crassifolia	20
004	Hackberry	Celtis occidentalis	18
005	Chinkapin Oak	Quercus muehlenbergii	22
006	Cedar Elm	Ulmus crassifolia	54
007	Hackberry	Celtis occidentalis	10
008	Chinkapin Oak	Quercus muehlenbergii	10
009	Hackberry	Celtis occidentalis	7
010	Chinkapin Oak	Quercus muehlenbergii	10
011	Hackberry	Celtis occidentalis	8
012	Hackberry	Celtis occidentalis	10
013	Chinkapin Oak	Quercus muehlenbergii	8
014	Hackberry	Celtis occidentalis	8
015	Chinkapin Oak	Quercus muehlenbergii	10
016	Hackberry	Celtis occidentalis	6
017	Hackberry	Celtis occidentalis	10
018	Hackberry	Celtis occidentalis	8
019	Chinkapin Oak	Quercus muehlenbergii	10
020	Hackberry	Celtis occidentalis	10
021	Chinkapin Oak	Quercus muehlenbergii	10
022	Hackberry	Celtis occidentalis	8
023	Hackberry	Celtis occidentalis	8
024	Hackberry	Celtis occidentalis	8
025	Hackberry	Celtis occidentalis	8
026	Hackberry	Celtis occidentalis	8
027	Chinkapin Oak	Quercus muehlenbergii	8
028	Hackberry	Celtis occidentalis	10
029	Hackberry	Celtis occidentalis	10
030	Chinkapin Oak	Quercus muehlenbergii	10
031	Chinkapin Oak	Quercus muehlenbergii	8
032	Hackberry	Celtis occidentalis	10
033	Hackberry	Celtis occidentalis	12
034	Hackberry	Celtis occidentalis	18
035	Hackberry	Celtis occidentalis	22
036	Hackberry	Celtis occidentalis	18
037	Cedar Elm	Ulmus crassifolia	14
038	Hackberry	Celtis occidentalis	10
039	Cedar Elm	Ulmus crassifolia	24
040	Cedar Elm	Ulmus crassifolia	16
041	Cedar Elm	Ulmus crassifolia	40
042	Chinkapin Oak	Quercus muehlenbergii	27
043	Chinkapin Oak	Quercus muehlenbergii	18
044	Chinkapin Oak	Quercus muehlenbergii	8
045	Hackberry	Celtis occidentalis	13

046	Chinkapin Oak	Quercus muehlenbergii	20
047	Chinkapin Oak	Quercus muehlenbergii	19
048	Cedar Elm	Ulmus crassifolia	22
049	Chinkapin Oak	Quercus muehlenbergii	7
050	Chinkapin Oak	Quercus muehlenbergii	9
051	Chinkapin Oak	Quercus muehlenbergii	31
052	Chinkapin Oak	Quercus muehlenbergii	11
053	Chinkapin Oak	Quercus muehlenbergii	24
054	Chinkapin Oak	Quercus muehlenbergii	19
055	Chinkapin Oak	Quercus muehlenbergii	18
056	Cedar Elm	Ulmus crassifolia	18
057	Hackberry	Celtis occidentalis	6
058	Hackberry	Celtis occidentalis	12
059	Hackberry	Celtis occidentalis	10
060	Hackberry	Celtis occidentalis	7
061	Chinkapin Oak	Quercus muehlenbergii	19
062	Chinkapin Oak	Quercus muehlenbergii	16
063	Chinkapin Oak	Quercus muehlenbergii	39
064	Chinkapin Oak	Quercus muehlenbergii	23
065	Chinkapin Oak	Quercus muehlenbergii	11
066	Chinkapin Oak	Quercus muehlenbergii	9
067	Chinkapin Oak	Quercus muehlenbergii	32
068	Chinkapin Oak	Quercus muehlenbergii	40
069	Cedar Elm	Ulmus crassifolia	40
070	Cedar Elm	Ulmus crassifolia	54
071	Cedar Elm	Ulmus crassifolia	12
072	Cedar Elm	Ulmus crassifolia	10
073	Hackberry	Celtis occidentalis	18
074	Chinkapin Oak	Quercus muehlenbergii	10
075	Chinkapin Oak	Quercus muehlenbergii	18
076	Chinkapin Oak	Quercus muehlenbergii	14
077	Chinkapin Oak	Quercus muehlenbergii	12
078	Chinkapin Oak	Quercus muehlenbergii	12
079	Cedar Elm	Ulmus crassifolia	12
080	Cedar Elm	Ulmus crassifolia	10
081	Cedar Elm	Ulmus crassifolia	40
082	Cedar Elm	Ulmus crassifolia	11
083	Cedar Elm	Ulmus crassifolia	15
084	Hackberry	Celtis occidentalis	54
085	Hackberry	Celtis occidentalis	12
086	Hackberry	Celtis occidentalis	14
087	Hackberry	Celtis occidentalis	15
088	Hackberry	Celtis occidentalis	22
089	Hackberry	Celtis occidentalis	16
090	Hackberry	Celtis occidentalis	16
091	Eastern Red Cedar	Juniperus virginiana	10



Memorandum

To: **The Celina Planning and Zoning Commission**
 CC: Mike Foreman, City Manager
 From: Brooks Wilson, AICP, Senior Planner
 Meeting Date: April 19, 2016
 Re: Zoning Ordinance Amendment – Single Family Estate Zoning District

Action Requested:

Conduct a public hearing to consider testimony and take action regarding amendments to the City’s Code of Ordinances Chapter 14: Zoning, Article 14.03.010: SF-E, Single-family Estate Residential District, to reinstate this zoning district with modifications.

Background Information:

On February 9, 2011, Celina’s City Council adopted an amendment to the Code of Ordinances making certain zoning districts obsolete (Ordinance No. 2011-22). Among those zoning districts was the SF-E, Single-Family Estate Residential District. Staff is proposing an amendment to the Zoning Ordinance to reinstate this large-lot zoning district to accommodate developers who wish to construct either individual homesites or a housing development. These homes may opt to use well water and septic systems rather than City water and sewer facilities.

COMPARISON OF DEVELOPMENT STANDARDS FOR 1-ACRE LOTS					
		<i>Prosper</i>	<i>Aubrey</i>	<i>Celina</i>	<i>Proposed</i>
Size of Lots					
	Min Lot Size	1 acre	1 acre	1 acre	1 acre
	Min Lot Width	150'	150'	80'	150'
	Min Lot Depth	200'	225'	120'	200'
Size of Setbacks/Yards					
	Min Front Yard	40'	20'	30'	30'
	Min Side Yard	15'	25'	8'	15'
	Min Side Yard at Corner	15'	-	15'	30'
	Min Side Yard Setback, with J-swing garage	-	-	20'	20'
	Min Rear Yard	25'	30'	25'	25'
Dwelling Standards					
	Min Dwelling Area	1,800	2,000	2,400	2,200
	Max Height	40'	35'	50'	50'
	Max Lot Coverage	45%	40%	40%	45%
	Min Roof Pitch	-	-	6:12	6:12

Comparing the development standards with our neighboring cities, Celina’s standards for 1-acre residential lots are similar. Celina’s minimum lot widths and lot depths are less than in Prosper and Aubrey and staff is proposing these standards be raised. The side yard setbacks range from a low of eight feet (Celina) to a high of twenty-five feet (Aubrey). The side yard setback in Prosper is in the mid-range – fifteen feet. Staff is proposing that the side yard be fifteen feet at mid-block and thirty (30) feet at corner lots. Front and rear yard setbacks (thirty feet and twenty-five feet, respectively) will remain the same. In keeping with the minimum dwelling areas in Prosper and Aubrey, staff is proposing a slight reduction in the minimum dwelling area from

2,400 square feet to 2,200 square feet and a slight increase in the maximum impervious lot coverage from 40% to 45%. No change is proposed for the primary building height or roof pitch.

No changes are proposed to uses allowed within the district, with the exception of a separate “mother-in-law” unit is allowed as an accessory structure or may be built in conjunction with a garage or other allowed accessory building.

In addition, if livestock (animals typically kept in pastures and/or stables and not in the home), then the restriction for fencing within the front yard setback shall not apply. Fences suitable for containment of livestock (but not barbed wire or razor wire) shall be allowed along the property boundary. Gated drives shall be setback from the edge of property/right-of-way line by a minimum of twenty-five (25) feet.

Any non-residential use allowed in the single family estate zoning district (such as schools and churches) must meet the exterior materials standards of the Zoning Ordinance listed in Division 5 of Chapter 14, Exterior Construction and Design Requirements, as it exists or may be amended.

Legal Obligations and Review:

N/A

Public Notifications:

Notice of this public hearing was published in *The Celina Record* on April 1, 2016.

Supporting Documents:

- Current (obsolete) Development Standards for Single Family Estate Zoning District
- Proposed Amendments to the Single Family Estate Zoning District

Staff Recommendation:

Staff recommends approval of the item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at bwilson@celina-tx.gov.

ATTACHMENT 1
Existing Celina Zoning Ordinance

Sec. 14.03.010 SF-E, single-family estate residential district

As of the effective date of the ordinance from which this section is derived, this zoning district is designated as obsolete for new zoning. The single-family estate (SF-E) district designation shall not be applied to any property after the effective date of the ordinance from which this section is derived. See regulations below for existing single-family estate (SF-E) district.

- (a) General purpose and description. The single-family estate district (SF-E) is established to allow for larger lots with one-family dwelling structure per lot. This district is intended to provide for residential lands to accommodate more rural settings and accessory yard uses.
- (b) Permitted uses. Those uses listed for the SF-E district in [section 14.04.001](#) (use charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in [article 14.03, division 2](#).
- (c) Height regulations.
 - (1) Main building. Maximum of 50 feet for the main building or house.
 - (2) Accessory buildings. Maximum 25 feet for accessory buildings, living quarters, including detached garage/accessory dwelling units.
 - (3) Other. Refer to [article 14.05](#), development standards and use regulations, for other regulations.
- (d) Area regulations.
 - (1) Size of lots.
 - (A) Minimum lot area. 43,560 square feet.
 - (B) Minimum lot width. 80 feet.
 - (C) Minimum lot depth. 120 feet.
 - (2) Size of yards.
 - (A) Minimum front yard. 30 feet.
 - (B) Minimum side yard. Eight feet; 15 feet from a street right-of-way for a corner lot.
 - (C) Minimum rear yard. 25 feet for the main building.
 - (3) Maximum impervious surface. 40% of the total lot area by main buildings and accessory buildings.
 - (4) Parking. Refer to [article 14.05, division 2](#).
 - (5) Minimum floor area per dwelling unit. 2,400 square feet.
- (e) Special requirements.
 - (1) On-site dwellings. Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (2) Open storage. Open storage is prohibited (except for materials for the resident’s personal use or consumption such as firewood, garden materials, etc.).
 - (3) Side-entry garages. Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 20 feet from the door face of the garage or carport to the side property line for maneuvering.
 - (4) Nonresidential uses. Site plan approval (see [article 14.02, division 7](#)) shall be required for any nonresidential use (such as a school, church, child care center, private recreation facility, etc.) in the SF-E district. Any nonresidential land use that may be permitted in this district shall conform to the retail district standards.
 - (5) Temporary facilities. There shall be no permanent use of temporary facilities or buildings.
 - (6) Minimum roof pitch. All single-family structures shall have a minimum roof pitch of 6:12.

(7) Other regulations. Refer to [article 14.05](#), development standards and use regulations.

ATTACHMENT 2
Proposed Celina Zoning Ordinance Amendment

Sec. 14.03.010 SF-E, single-family estate residential district

~~As of the effective date of the ordinance from which this section is derived, this zoning district is designated as obsolete for new zoning. The single family estate (SF-E) district designation shall not be applied to any property after the effective date of the ordinance from which this section is derived. See regulations below for existing single family estate (SF-E) district.~~

- (a) General purpose and description. The single-family estate district (SF-E) is established to allow for larger lots with one primary single-family dwelling structure per lot. **One (1) additional accessory dwelling intended for use by the resident's family members (such as a "mother-in-law" dwelling) is also allowed (see also Section 14.04.002).** This district is intended to provide for residential lands to accommodate more rural settings and accessory yard uses **and may be developed with septic service and well water.**
- (b) Permitted uses. Those uses listed for the SF-E district in [Section 14.04.001](#) (use charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in [Article 14.03, division 2](#).
- (c) Height regulations.
 - (1) Main building. Maximum of **fifty (50)** feet for the main building or house.
 - (2) Accessory buildings. Maximum **twenty-five (25)** feet for accessory buildings, living quarters, including detached garage/accessory dwelling units.
 - (3) Other. Refer to [article 14.05](#), development standards and use regulations, for other regulations.
- (d) Area regulations.
 - (1) Size of lots.
 - (A) Minimum lot area. 43,560 square feet.
 - (B) Minimum lot width. ~~80~~ **150** feet.
 - (C) Minimum lot depth. ~~120~~ **200** feet.
 - (2) Size of yards.
 - (A) **Key Lots shall have two front yards.**
 - (B) Minimum front yard. 30 feet.
 - (B) Minimum side yard. ~~Eight~~ **Fifteen (15)** feet; **thirty (30)** feet from a street right-of-way for a corner lot.
 - (C) Minimum rear yard. **Twenty-five (25)** feet for the main building.
 - (3) Maximum impervious surface. ~~40%~~ **Forty-five percent (45%)** of the total lot area by main buildings and accessory buildings.
 - (4) Parking. Refer to [Article 14.05, Division 2](#).
 - (5) Minimum floor area per dwelling unit. ~~2,400~~ **2,200** square feet.
- (e) Special requirements.
 - (1) On-site dwellings. Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (2) Open storage. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
 - (3) Side-entry garages. Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 20 feet from the door face of the garage or carport to the side property line for maneuvering.
 - (4) Home occupations. **Home occupations shall follow the regulations in Article 14.05, Division 8, Home Occupations, of the Zoning Ordinance, as exists or may be amended.**

- (5) Additional dwelling unit allowed. A separate “mother-in-law” unit is allowed as an accessory structure or may be built in conjunction with a garage or other allowed accessory building. Exterior standards shall be the same as the primary residence (see also Section 14.04.002).
- (6) Nonresidential uses. Site plan approval (see [Article 14.02, Division 7](#)) shall be required for any nonresidential use (such as a school, church, child care center, private recreation facility, etc.) in the SF-E district. Any nonresidential land use that may be permitted in this district shall conform to the retail district standards for setbacks and exterior materials as shown in Division 5 of Chapter 14, Exterior Construction and Design Requirements, of the Zoning Ordinance, as exists or may be amended.
- (7) Fence exception. If livestock (animals typically kept in pastures and/or stables and not in the home), then the restriction for fencing within the front yard setback shall not apply. Fences suitable for containment of livestock (but not barbed wire or razor wire) shall be allowed along the property boundary.
- (8) Gated drives. Gated drives shall be setback from the edge of property/right-of-way line by a minimum of twenty-five (25) feet.
- (9) Temporary facilities. There shall be no permanent use of temporary facilities or buildings.
- (10) Minimum roof pitch. All single-family structures shall have a minimum roof pitch of 6:12.
- (11) Other regulations. Refer to [Article 14.05](#), development standards and use regulations.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: April 19, 2015
Re: Tractor Supply Construction Plat

Action Requested:

The Planning and Zoning Commission will consider and act upon a Construction Plat for Lot 1, Block 1, of the Tractor Supply Addition and being approximately 4.029 acres. The property is situated in the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Ash Street, and west of Preston Road. (Tractor Supply)

Background Information:

At the Planning and Zoning Commission meeting in February 2016 the commission approved a PD request for Tractor Supply. The applicant has since submitted a construction plat and civil plans for staff review.

Staff has reviewed the plans and recommends that the plat be approved on the condition that the applicant addresses staff's comments prior to being placed on a City Council agenda for consideration.

Public Notice:

N/A

Supporting Documents:

- Proposed Construction Plat

Legal Review:

N/A

Staff Recommendation:

Staff recommends that the plat be approved on the condition that the applicant addresses staff's comments prior to being placed on a City Council agenda for consideration.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at brodriguez@celina-tx.gov.

