



Life Connected.

**PLANNING AND ZONING COMMISSION REGULAR MEETING**  
**CELINA COUNCIL CHAMBERS**  
**112 N. COLORADO ST.**  
**THURSDAY, JULY 18, 2024**  
**5:00 PM**  
**AGENDA**

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

**II. 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 and Zoning Commission.

A. Minutes Approval:

1. Minutes from the June 20, 2024, Planning & Zoning Commission meeting.

**III. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Administration Office – Zoning)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the City Limits & Extraterritorial Jurisdiction (ETJ). (PISD Middle School 8 – Zoning)
- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) – Development Agreement)
- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Legacy Branch – Development Agreement)
- E. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment)

**IV. ADJOURNMENT:**

City 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.

"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 \_\_\_\_:\_\_\_\_ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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Staff Liaison

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Date Notice Removed



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, JUNE 20, 2024  
5:00 PM  
MINUTES**

- I. CALL TO ORDER** The Chair called the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

| Attendee Name   | Organization                 | Title        | Status  |
|-----------------|------------------------------|--------------|---------|
| Shawn Bain      | Planning & Zoning Commission | Chair        | Present |
| Russell Boswell | Planning & Zoning Commission | Commissioner | Absent  |
| Michael Dawson  | Planning & Zoning Commission | Commissioner | Present |
| Bryan Poche     | Planning & Zoning Commission | Vice Chair   | Present |
| Alan Upchurch   | Planning & Zoning Commission | Commissioner | Present |
| Daniel Rojas    | Planning & Zoning Commission | Commissioner | Absent  |
| Daniel Trigo    | Planning & Zoning Commission | Commissioner | Present |

- II. WORKSESSION** The Planning & Zoning Commission held a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration.

Reconvene Into Council Chambers

**A. Tree City USA & Growth Award**

Kari White, Planning Manager, presented the Tree City USA & Growth Award.

**B. Batch Plants – Text Amendment**

Madhuri Mohan, Planning Director, presented the Batch Plants - Text Amendment.

Commissioner Upchurch asked about the duration of the Specific Use Permit.

Mrs. Mohan stated that the expiration would be at the conclusion of the project.

III. CONSENT AGENDA

A. Minutes Approval:

1. Minutes from the April 18, 2024, Planning & Zoning Commission meeting.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Michael Dawson, Commissioner                                         |
| <b>SECONDER:</b> | Bryan Poche, Vice Chair                                              |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

IV. PUBLIC HEARING/ACTION

- A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Legacy Branch – Development Agreement)

Chair Bain moved this item to the beginning of the meeting and stated that the applicant requested to table the item.

Chair Bain opened the public hearing.

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

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 49 acres of land; generally located at the southeast corner of future G.A. Moore Parkway and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana Access – Development Agreement)

Victoria Kiker, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Poche motioned to approve the item as proposed.

Commissioner Upchurch seconded the motion.

All were in favor, and the motion was approved.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Bryan Poche, Vice Chair                                              |
| <b>SECONDER:</b> | Alan Upchurch, Commissioner                                          |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

- C. Conduct a public hearing to consider and act upon a request to zone approximately 414 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), & Multi-Family, Urban Living District (MF-3) base zoning; generally located south of Marilee Road and approximately 1,400 feet east of Preston Road, within the City Limits. (Serenade – PD Zoning)

Alexis Barnett, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the motion was approved.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Michael Dawson, Commissioner                                         |
| <b>SECONDER:</b> | Daniel Trigo, Commissioner                                           |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

- D. Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to Commercial, Office, & Retail District (C); generally located north of future O'Brien Drive and approximately 2,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Farr Tract – Zoning)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Poche motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the motion was approved.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Bryan Poche, Vice Chair                                              |
| <b>SECONDER:</b> | Daniel Trigo, Commissioner                                           |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

- E. Conduct a public hearing to consider and act upon a request to amend approximately 4 acres of Planned Development No. 67 (PD-67); generally located at the northwest corner of Preston Road and Frontier Parkway, within the City Limits. (The Grove at Frontier (Lanterra) – PD Amendment)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

The applicant, Robert Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75072, delivered a presentation to the Commission and stated that he was available to answer any questions.

Dale Bainum, 2541 Heritage Trail, Celina, Texas, 75009, noted that the northwest corner of Frontier and Preston did not seem to have a cohesive vision or master developer's approach to its development, and expressed a desire for higher-quality future developments on the east side of Preston Road.

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

The Commissioners discussed the item.

Commissioner Upchurch motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Alan Upchurch, Commissioner                                          |
| <b>SECONDER:</b> | Michael Dawson, Commissioner                                         |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

- F. Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located south of Sunset Boulevard and approximately 1,500 feet west of Coit Road, within the City Limits. (Off the Rails Icehouse – PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The project design team was present to answer any questions.

Vice Chair Poche asked the design team if there were any existing locations.

The applicant, Kyle Whelan, 1000 Southfork Dr, Little Elm, Texas, 75068, stated that there are no existing locations, but that he has lots of experience from existing establishments such as Katy Icehouse and the Truck Yard.

Vice Chair Poche asked about the noise of the venue.

Mr. Whelan stated that the proposed concept was not a live music venue; they might have occasional acoustic live music but have no concerns about meeting the noise ordinance.

Jim Owens, 1353 E Sunset, Celina, Texas 75009, stated that he is the direct western neighbor.

He wanted to know about the screening along the western boundary.

Mr. Whelan stated there would potentially be landscaping on the western boundary.

Commissioner Upchurch asked for a screen wall.

Craig Hughes, 6200 Blain Dr, Plano, Texas, 75024, applicant, stated that a screen wall would be cost-prohibitive.

Commissioner Upchurch mentioned a 6' wood fence as an option.

Dusty McAfee, Executive Director of Development Services, stated that wood fencing is prohibited on commercial properties, and an opaque evergreen screening would be sufficient.

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

The Commissioners discussed the item.

Commissioner Upchurch motioned to approve the item with opaque evergreen screening along the western boundary.

Chair Bain seconded the motion.

All were in favor, and the motion was approved.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Alan Upchurch, Commissioner                                          |
| <b>SECONDER:</b> | Shawn Bain, Chair                                                    |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

- G. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the redevelopment of Grace Bridge; generally located at the northeast corner of Oklahoma Drive and Ash Street, within the Preston Streams District. (Grace Bridge - Major Modification)

Ms. Kiker presented the staff report.

Chair Bain opened the public hearing.

The applicant, Carter Morris, 1336 Tidwell Lane, Celina, Texas, 75009, stated that Grace Bridge is 13 years old and home-grown in Celina. The redevelopment of the site would be an improvement to the property.

Billy Hughes, 401 S New Mexico, Celina, Texas, 75009, an adjacent neighbor, noted the ongoing drainage issues and that adding more concrete could make the situation worse.

Mr. McAfee stated that prior to receiving a permit, all design standards (including drainage) would need to be met.

Commissioner Dawson asked if the current trailers on the property would be relocated.

Ms. Kiker responded yes.

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

The Commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                        |
| <b>MOVER:</b>    | Michael Dawson, Commissioner                                         |
| <b>SECONDER:</b> | Bryan Poche, Vice Chair                                              |
| <b>AYES:</b>     | Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch |
| <b>NAYES:</b>    | None                                                                 |
| <b>ABSENT:</b>   | Russell Boswell, Daniel Rojas                                        |

- V.     **ADJOURNMENT**  
Chair Bain adjourned the meeting at 6:10 p.m.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Ex Officio

\_\_\_\_\_  
Date



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Alexis Barnett  
CC: Madhuri Mohan, Planning Director  
Date: July 18, 2024  
Re: Public Works Administration Office – Zoning

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### Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Administration Office – Zoning)

### Background Information:

This request is to zone approximately 6 acres to Community Facilities District (CF) zoning for an expansion of the existing Public Works facility to the east. Please refer to the attached documents for further information.

### Legal Review:

N/A

### Supporting Documents:

1. Location Map
2. Staff Presentation

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

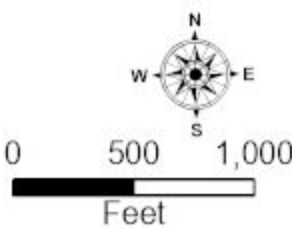


**Legend**

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Public Works Admin Property  
Location Map  
City of Celina**

6/26/2024

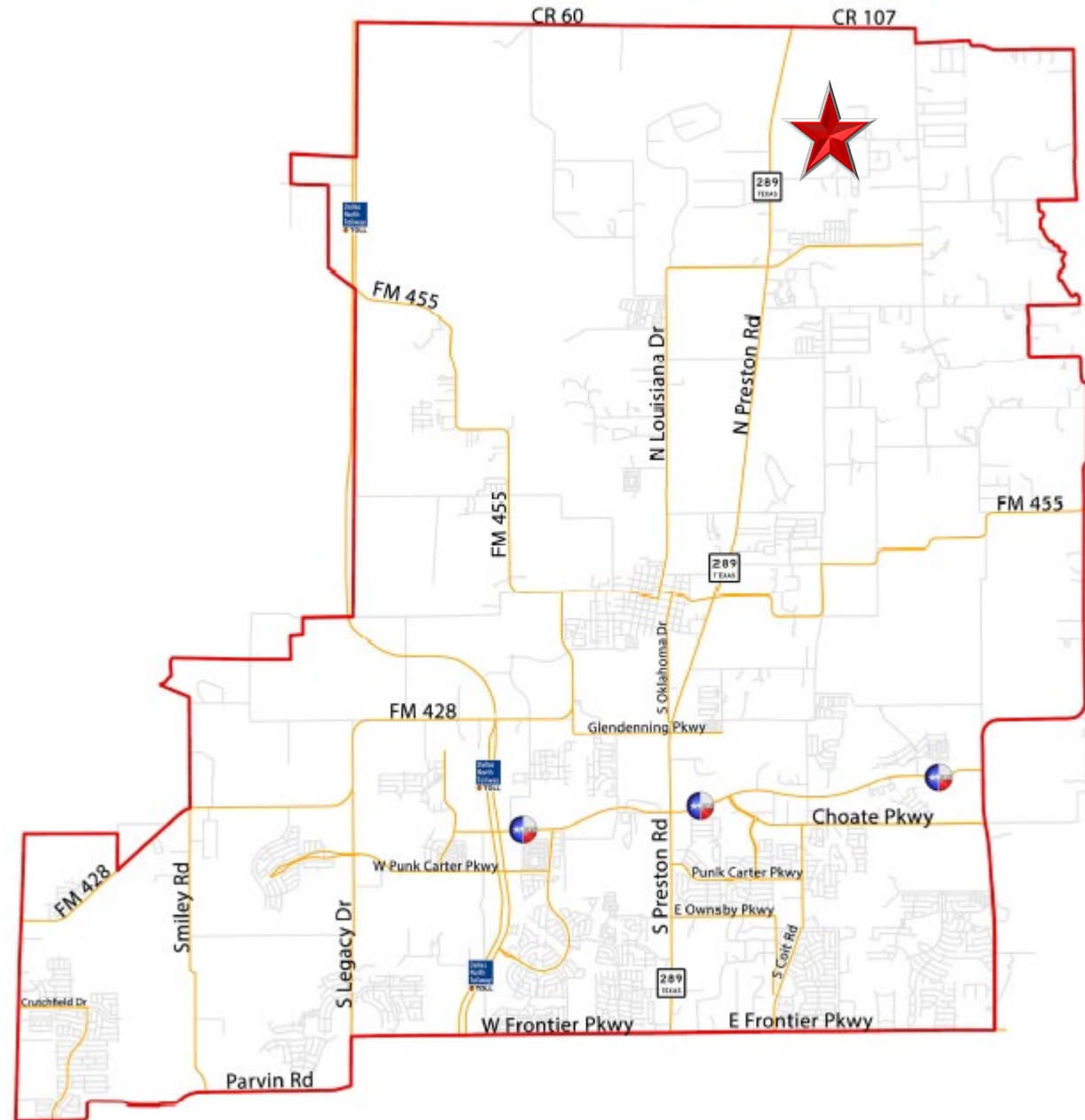


# PUBLIC WORKS ADMIN OFFICE

## Zoning

Planning & Zoning Commission  
July 18, 2024







# LOCATION MAP

The subject property is located south of County Road 106 approximately 3,300 feet east of Preston Road, west of the existing Public Works Service Center

# BACKGROUND

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- The City-owned property is approximately 6 acres and purchased in February 2024
- Located within the Extraterritorial Jurisdiction (ETJ)
- The proposed zoning is Community Facilities District (CF), which is the appropriate zoning district for municipal facilities
- The City intends to utilize the property as an expansion of the existing Public Works facility to the east

# POLICY CONSIDERATIONS

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- The annexation and zoning brings 6 acres into City limits
- CF is an appropriate zoning designation for municipal facilities

# RECOMMENDATION

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



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Jonathan Pollard, Senior Planner  
CC: Madhuri Mohan, Planning Director  
Date: July 18, 2024  
Re: PISD Middle School 8 – Zoning

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### Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the City Limits & Extraterritorial Jurisdiction (ETJ). (PISD Middle School 8 – Zoning)

### Background Information:

This request is to zone approximately 46 acres, approximately 11 acres within the Extraterritorial Jurisdiction & approximately 35 acres within the City Limits, from Agricultural District (AG) zoning to Community Facilities District (CF) zoning, for a future Prosper ISD school site. Please refer to the attached documents for further information.

### Legal Review:

N/A

### Supporting Documents:

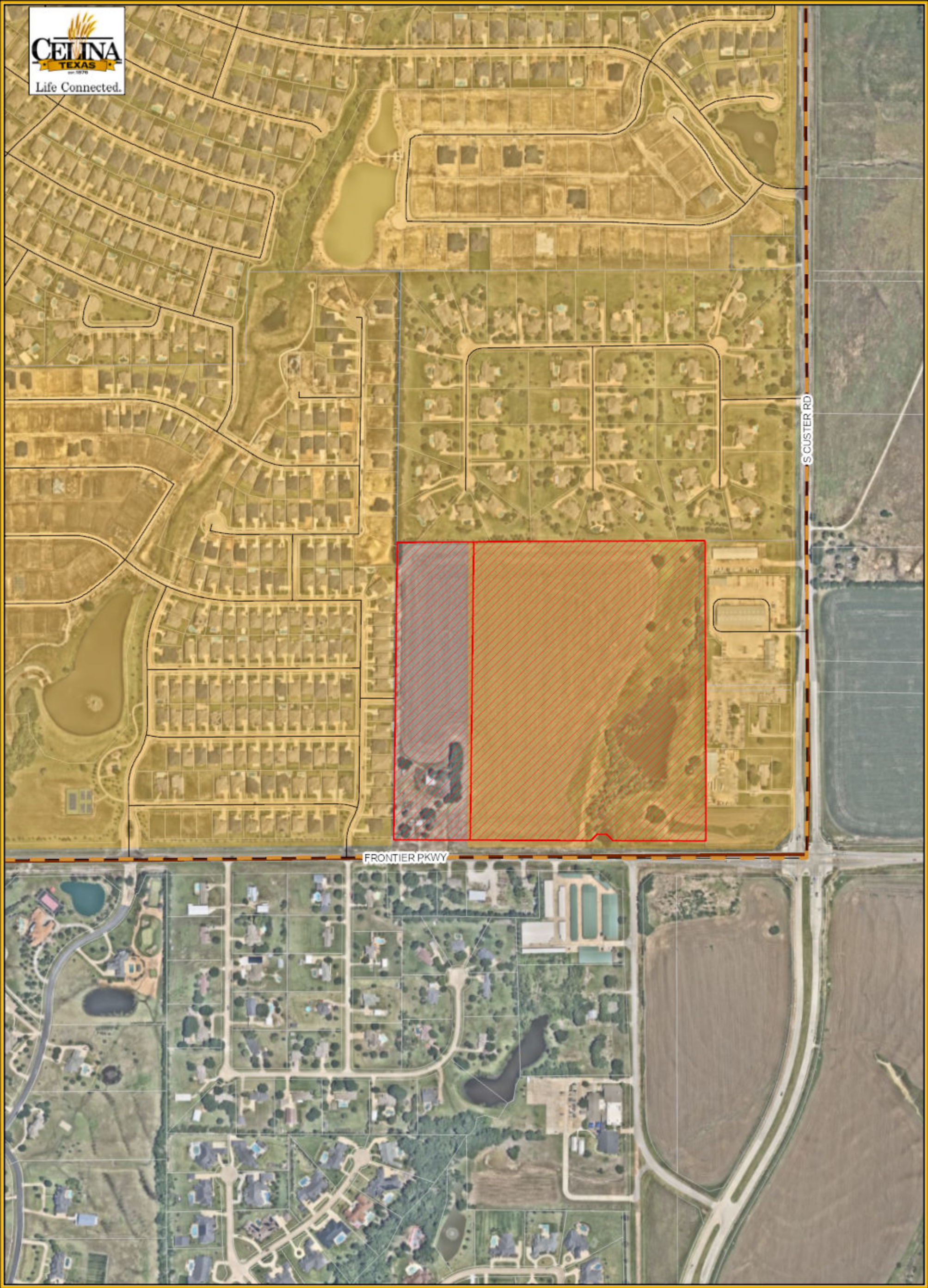
1. Location Map
2. Staff Presentation

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

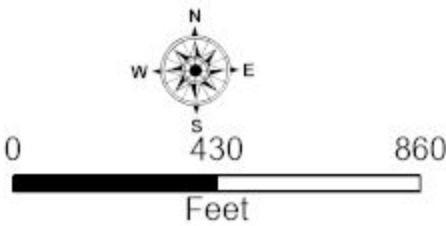


**Legend**

-  Subject Property
-  Parcels
-  Roads
-  City Limits

**PISD Middle School 8 Zoning  
Location Map  
City of Celina**

6/26/2024

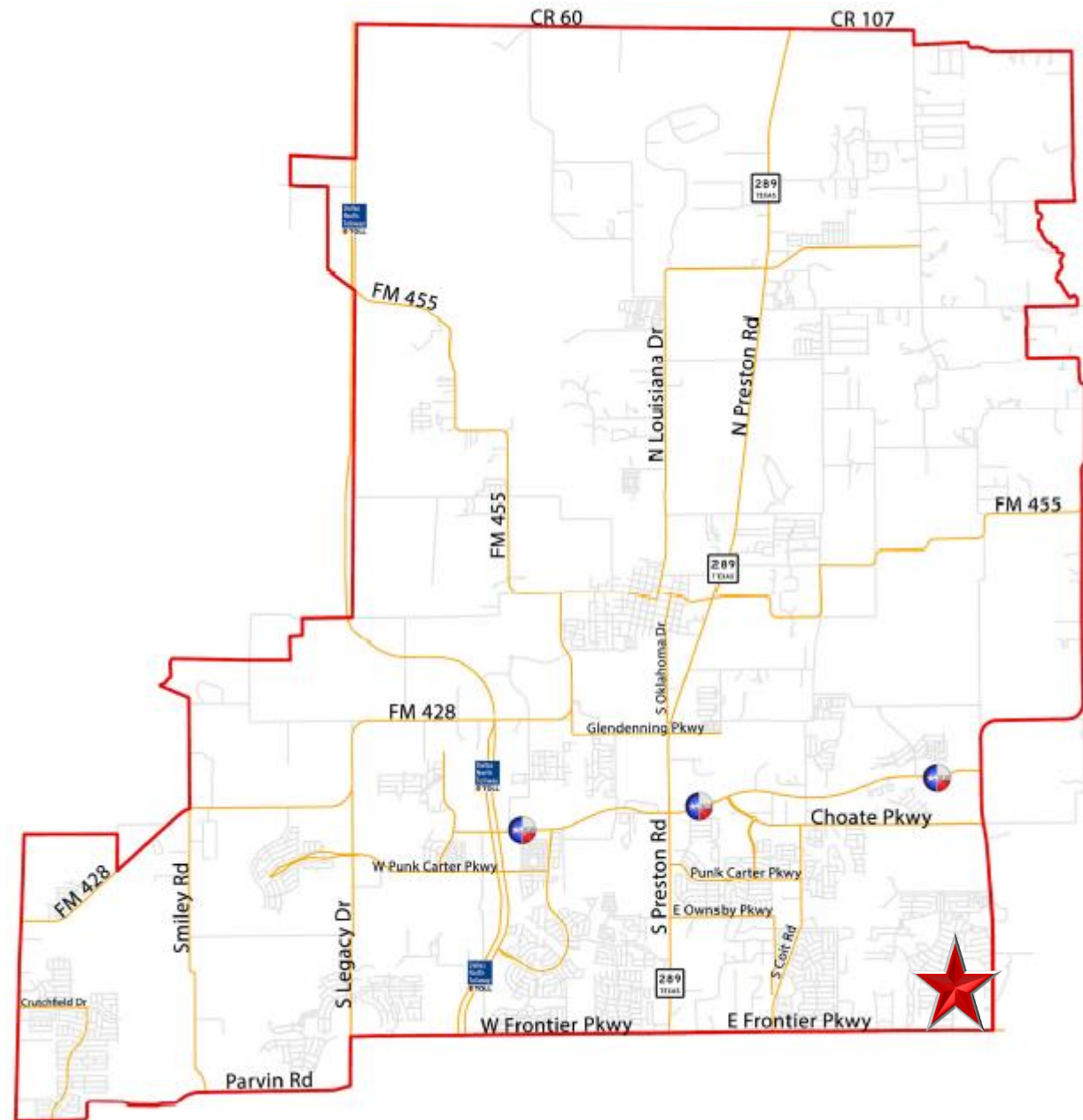


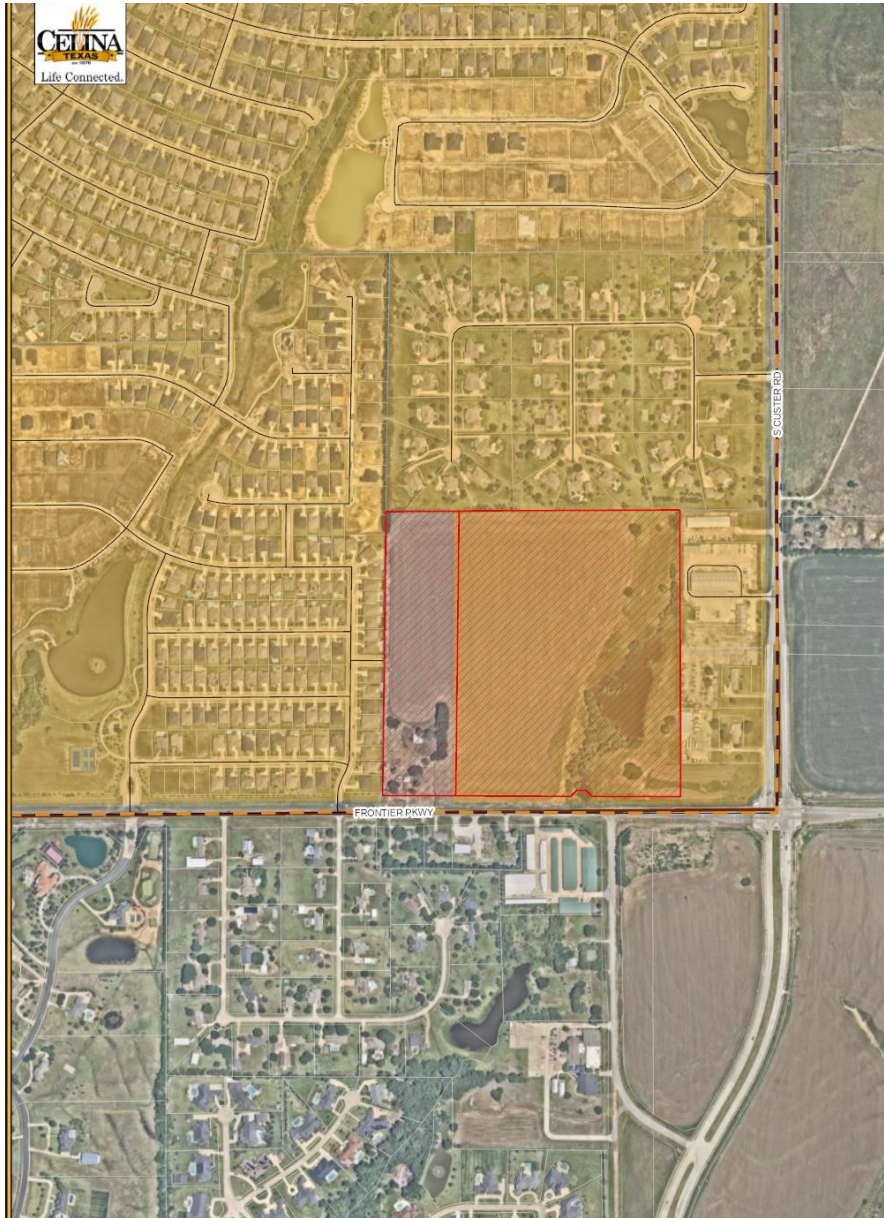
# PROSPER ISD MIDDLE SCHOOL #8

Zoning

Planning & Zoning Commission  
July 18, 2024







# LOCATION MAP

The subject property is generally located north of Frontier Parkway and approximately 400 feet west of FM 2478 (future Custer Road)

# BACKGROUND

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- The PISD-owned property is approximately 46 acres and located within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- Approximately 35 acres is zoned Agricultural (AG) District and is within City Limits
- Approximately 11 acres is within the ETJ
- The request is to zone the entire property to Community Facilities District (CF), which is the appropriate zoning district for public school facilities

# POLICY CONSIDERATIONS

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- The annexation will bring approximately 11 acres into City limits
- CF is an appropriate zoning designation for public school facilities
- PISD intends to open the school in Fall of 2026

# RECOMMENDATION

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



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Madhuri Mohan, Planning Director  
CC: Dusty McAfee, Director of Development Services  
Date: July 18, 2024  
Re: G-Bar (Uptown) – Development Agreement

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### Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) – Development Agreement)

### Background Information:

This request is for a Development Agreement on approximately 157 acres of land for a new single-family neighborhood. Please refer to the attached documents for further information.

### Legal Review:

This item has been reviewed by the City Attorney.

### Supporting Documents:

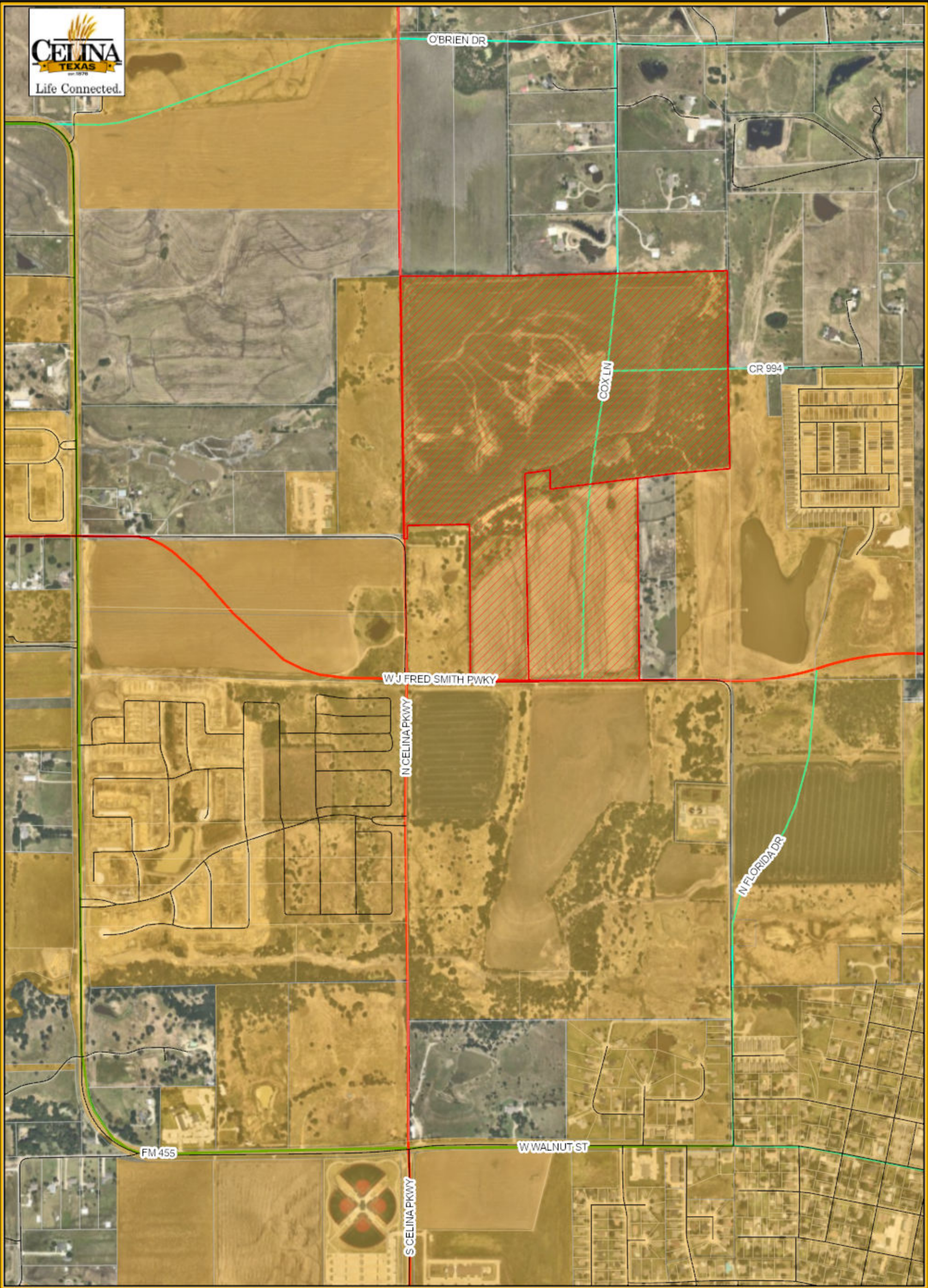
1. Location Map
2. Staff Presentation
3. Draft Development Standards

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

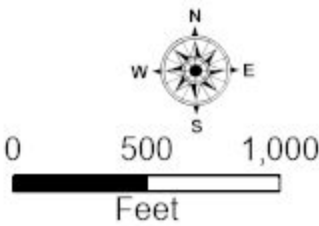


**Legend**

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**G-Bar Location Map**  
City of Celina

6/26/2024

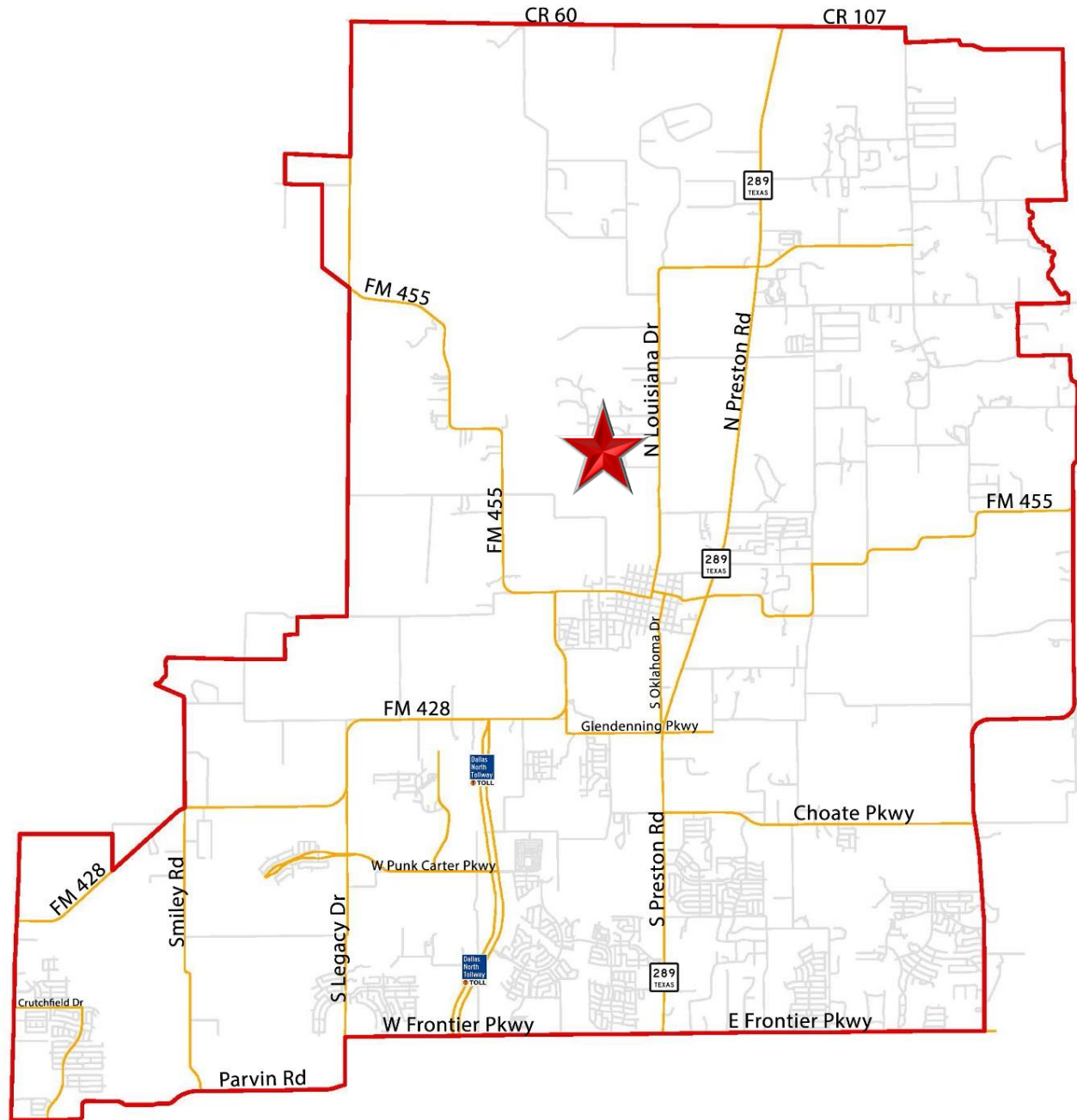


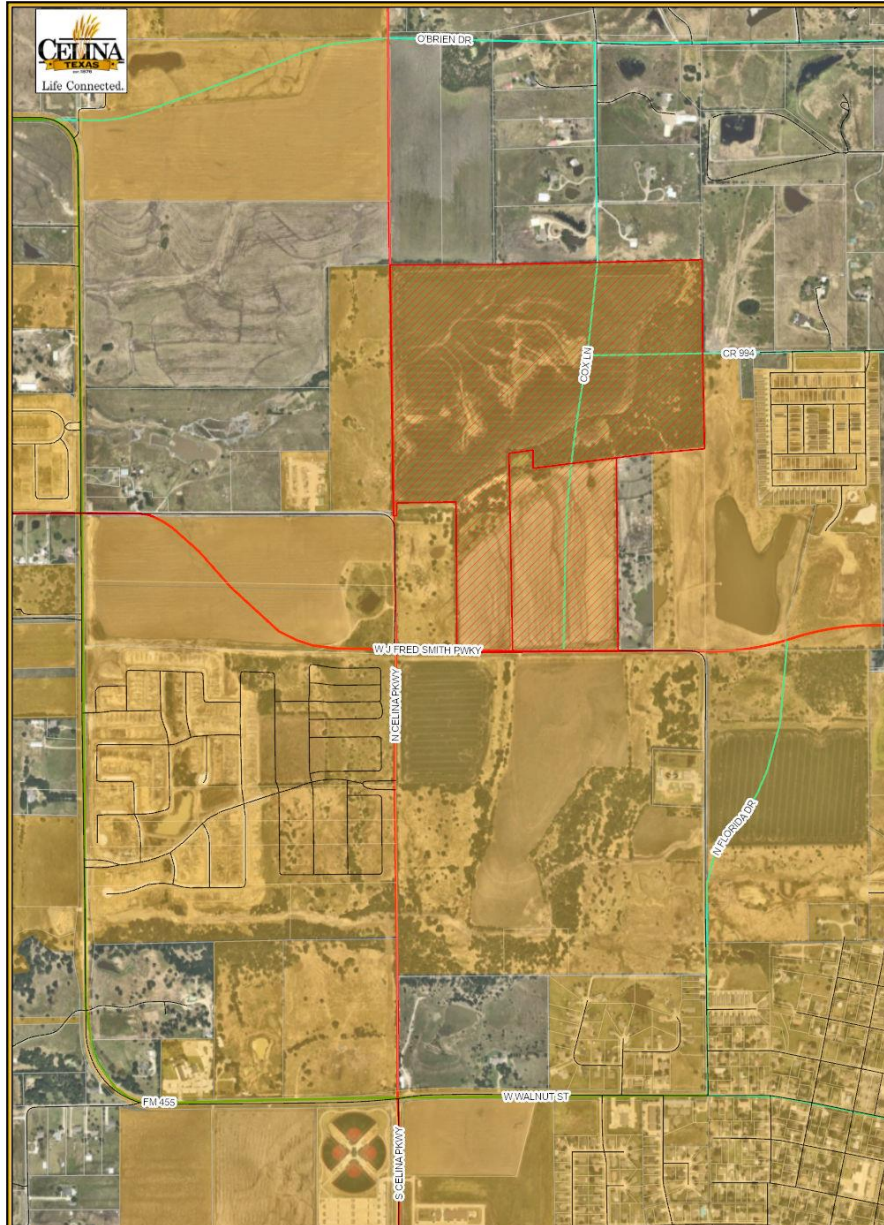
# G-BAR

## Development Agreement

Planning & Zoning Commission  
July 18, 2024







# LOCATION MAP

The subject property is generally located at the northeast corner of future Celina Parkway and future J Fred Smith Parkway, west of The Cottages neighborhood

# BACKGROUND

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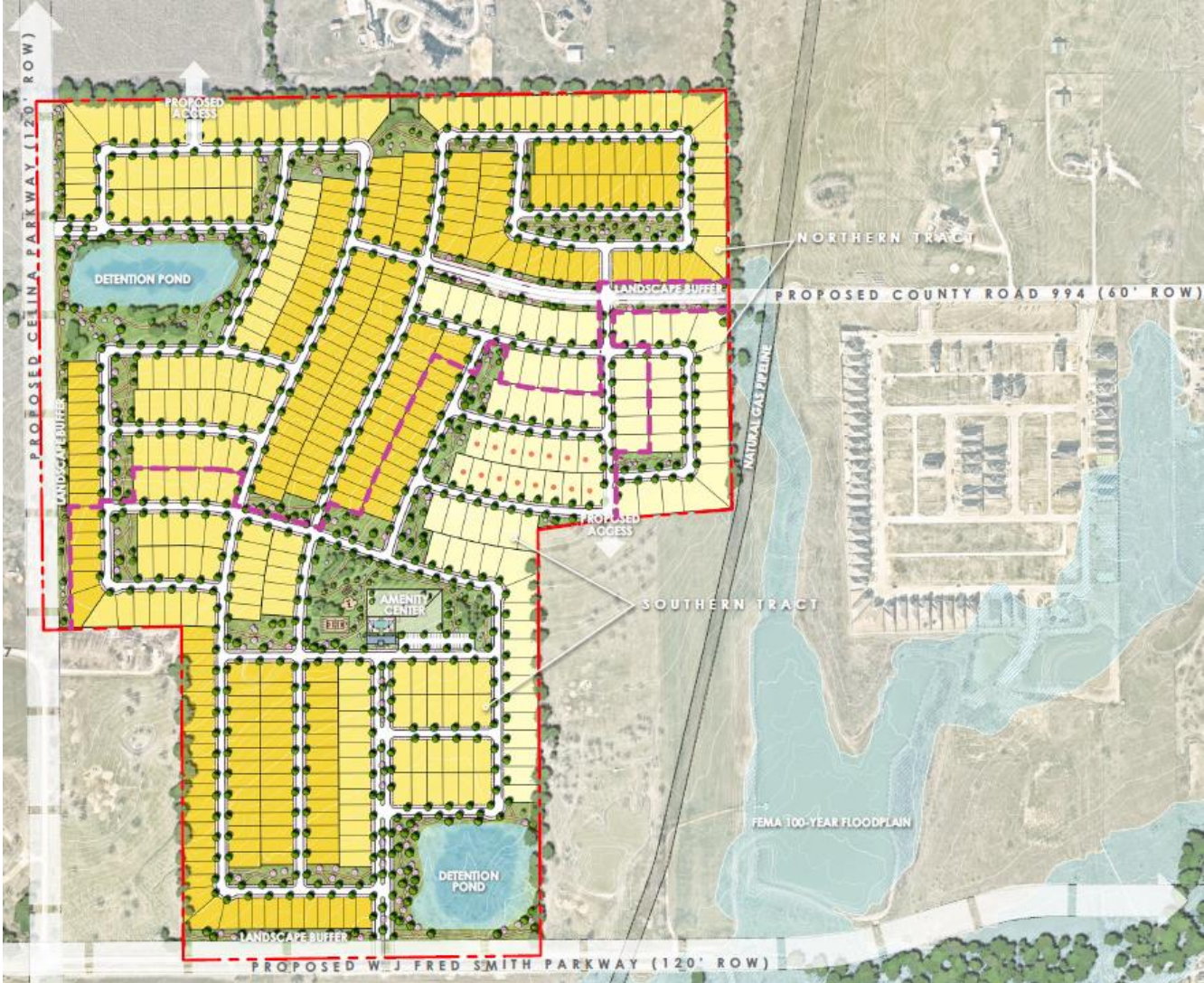
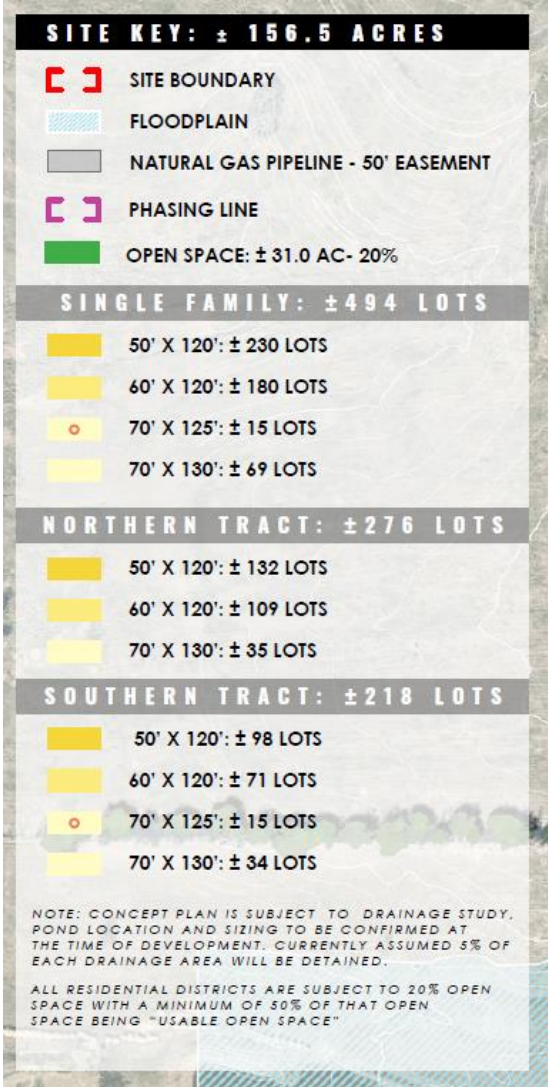
- The subject property is approximately 157 acres and was annexed into City Limits in 2006
- The property is zoned Planned Development No. 26, with a mix of uses, including single-family detached, single-family attached (townhomes), and multi-family
- The request is to outline the future entitlements that will apply to the tract through a Development Agreement

# BACKGROUND

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- The applicant is proposing to add a new neighborhood to the Uptown master-planned community
- The lot sizes will include 50', 60', and 70' wide lots with no alleys
- Existing PD summary:
  - Single-family (96 acres at 4 units per acre = 384 units)
  - Townhome (51.3 acres at 12 units per acre = 615.6 units)
  - Multi-family (4.6 acres at 16 units per acre = 73.6 units)
- Proposed zoning (approximately 494 single-family lots)

# CONCEPT PLAN



# POLICY CONSIDERATIONS

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- The applicant is downzoning the property for single-family uses, and would eliminate any multi-family uses
- The single-family would be an extension of existing Uptown neighborhood

# RECOMMENDATION

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

### Draft Development Standards

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R) base zoning, with the following modified regulations:

1. The property shall generally develop per the attached Concept Plan.
2. Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.

|                 | Small Lot Size | Medium Lot Size | Large Lot Size |
|-----------------|----------------|-----------------|----------------|
| Min. Width      | 50'            | 60'             | 70'            |
| Lot % (Min/Max) | N/A            | 30% Min.        | 10% Min.       |



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Madhuri Mohan, Planning Director  
CC: Dusty McAfee, Director of Development Services  
Date: July 18, 2024  
Re: Legacy Branch – Development Agreement

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### Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Legacy Branch – Development Agreement)

### Background Information:

This request is for a Development Agreement on approximately 107 acres of land for a new single-family neighborhood. Please refer to the attached documents for further information.

### Legal Review:

This item has been reviewed by the City Attorney.

### Supporting Documents:

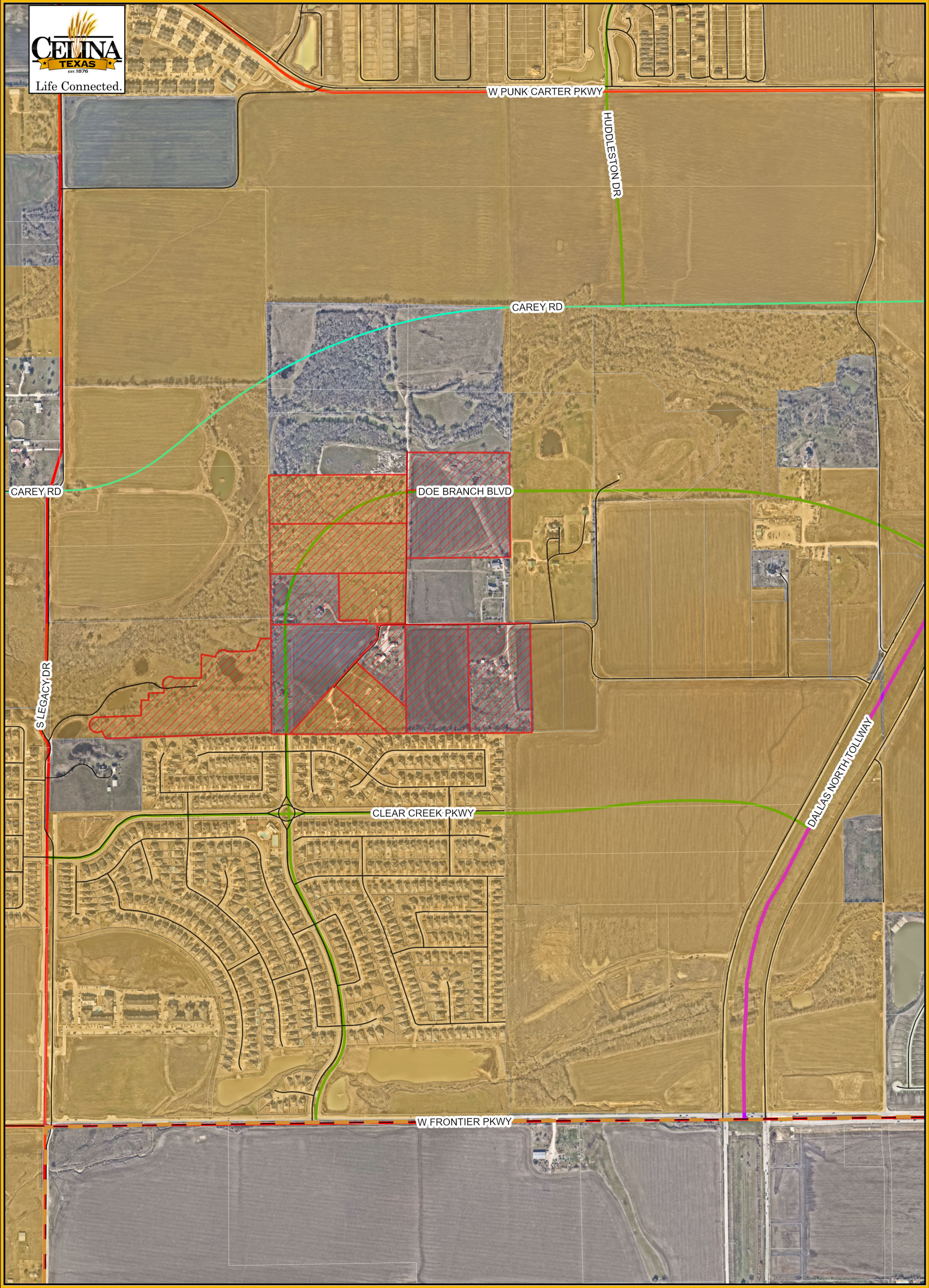
1. Location Map
2. Staff Presentation
3. Draft Development Standards

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

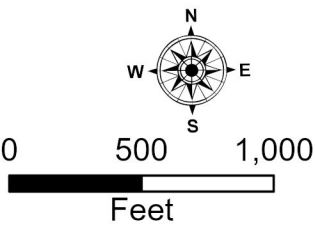


**Legend**

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Legacy Branch Location Map**  
City of Celina

6/6/2024

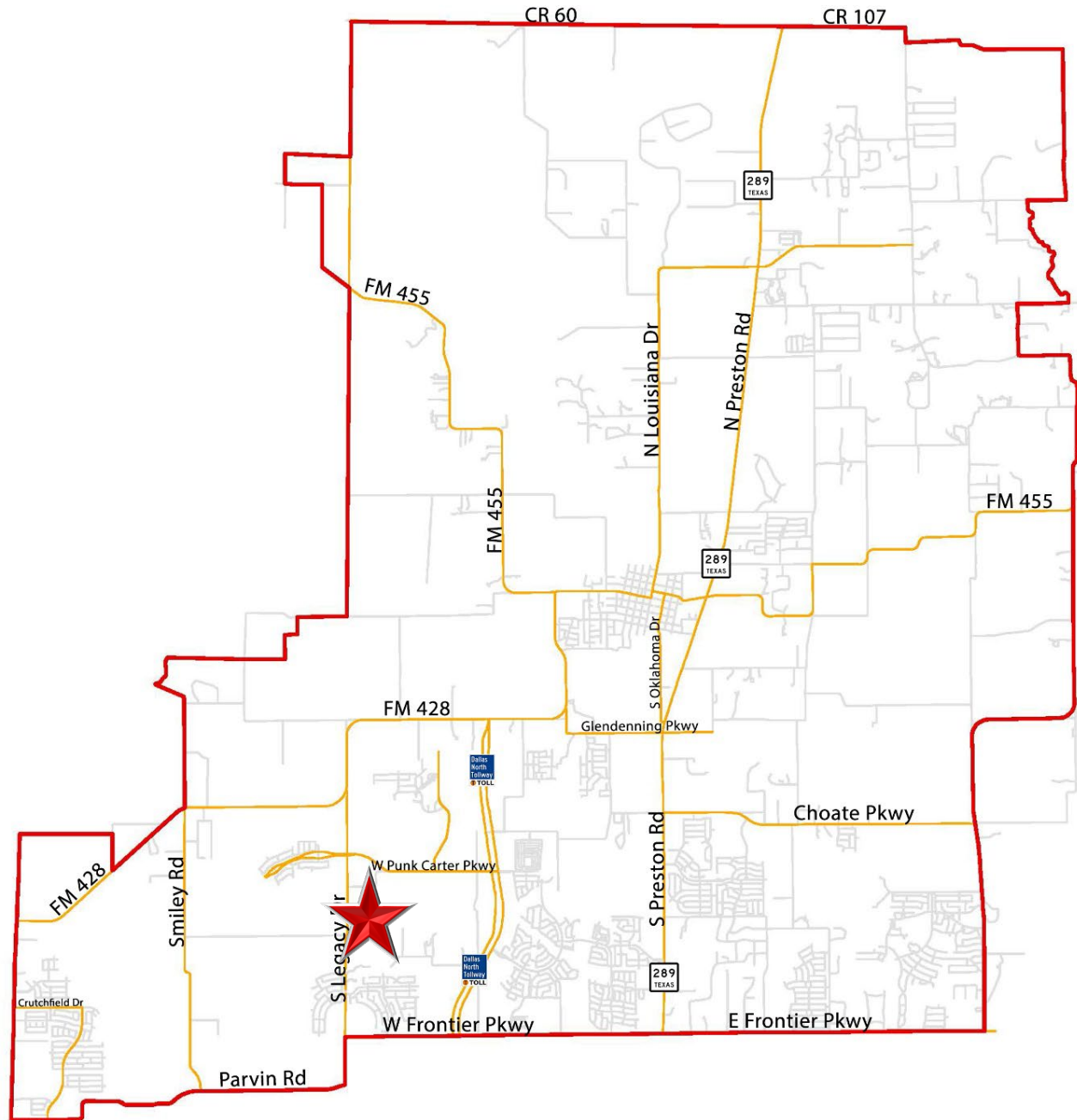


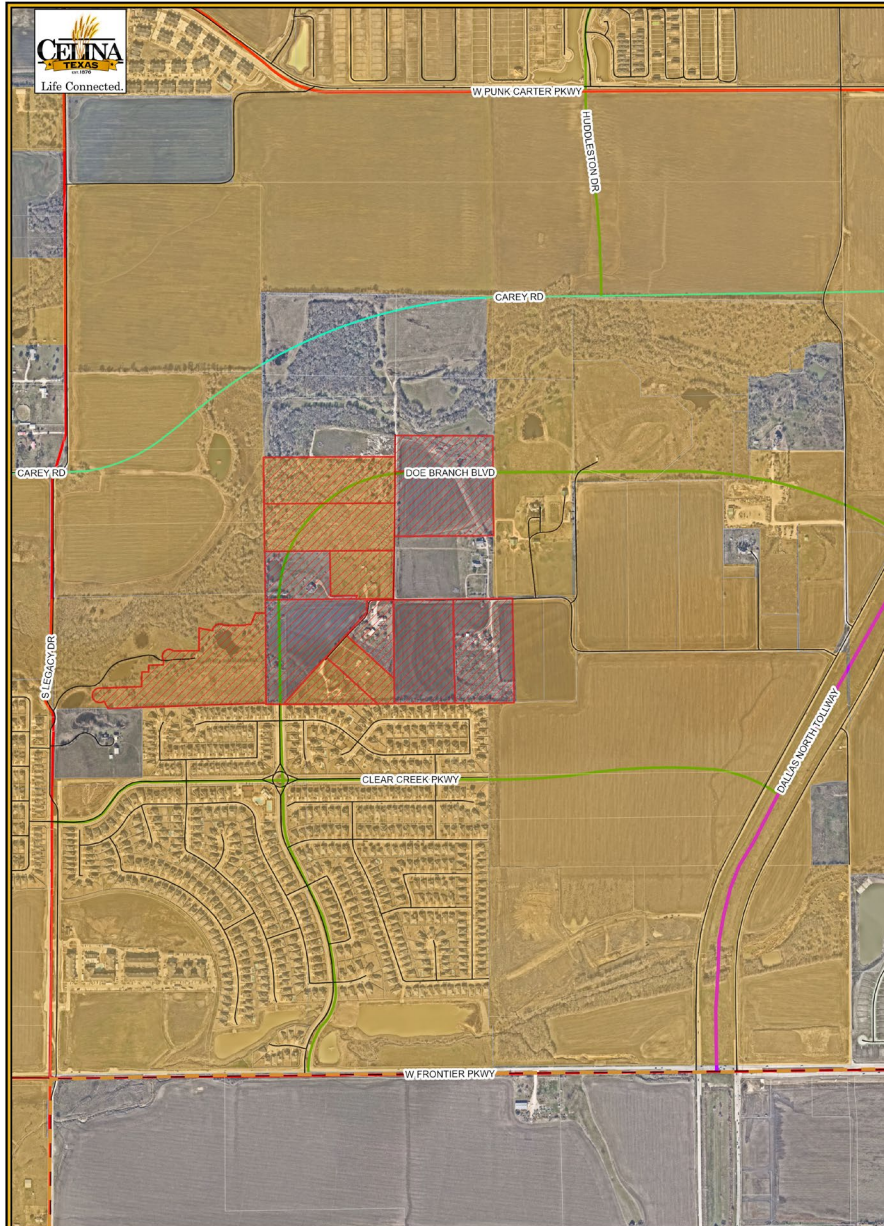
# LEGACY BRANCH

## Development Agreement

Planning & Zoning Commission  
July 18, 2024







# LOCATION MAP

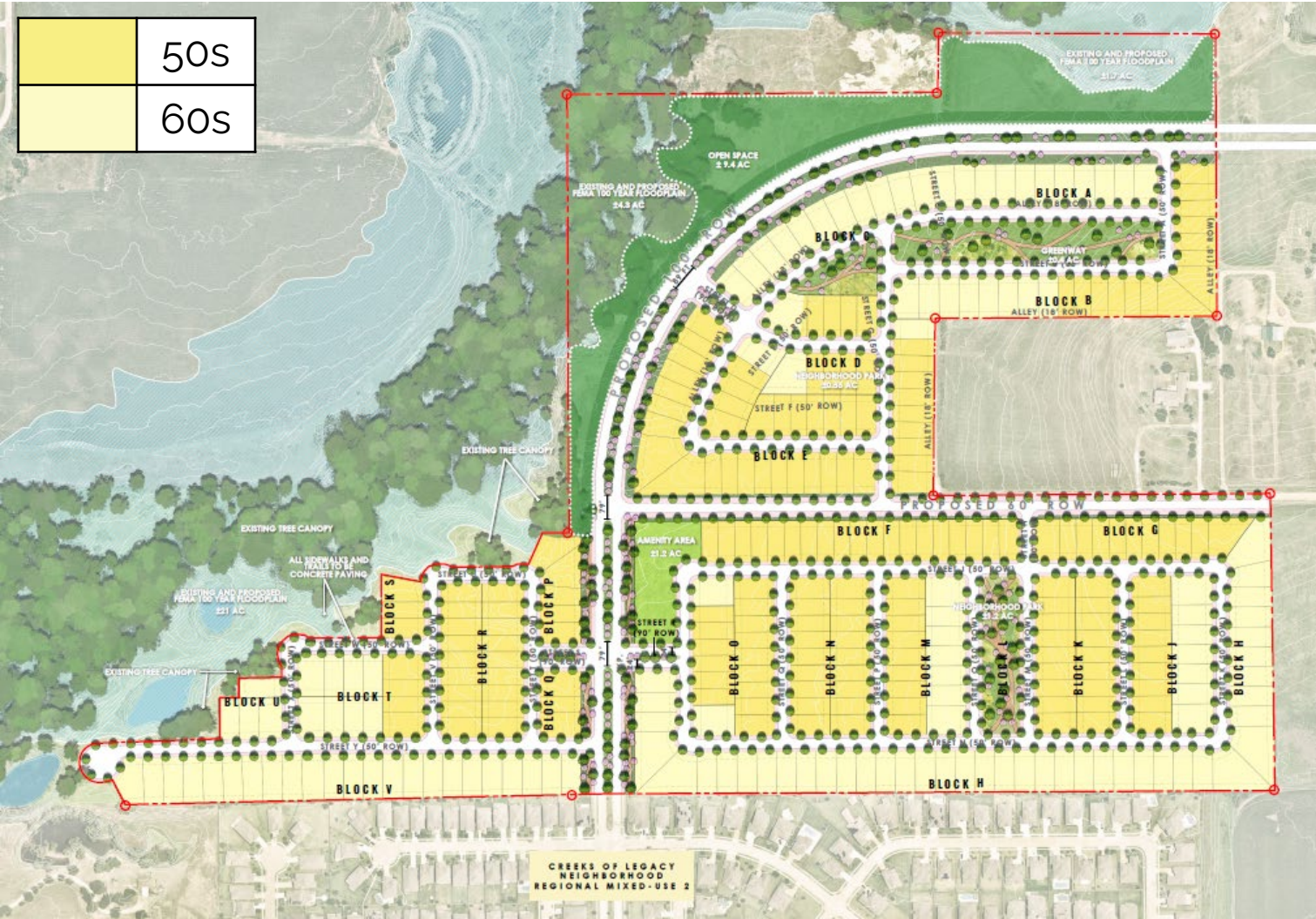
The subject property is generally located along Doe Branch Boulevard, north of the Creeks of Legacy neighborhood

# BACKGROUND

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- The subject property is approximately 107 acres and within both the City Limits (49 acres) and the Extraterritorial Jurisdiction (ETJ) (58 acres)
- The applicant is proposing to develop a new single-family neighborhood
- The Development Agreement outlines the future annexation and zoning for the property

# CONCEPT PLAN



# OVERVIEW

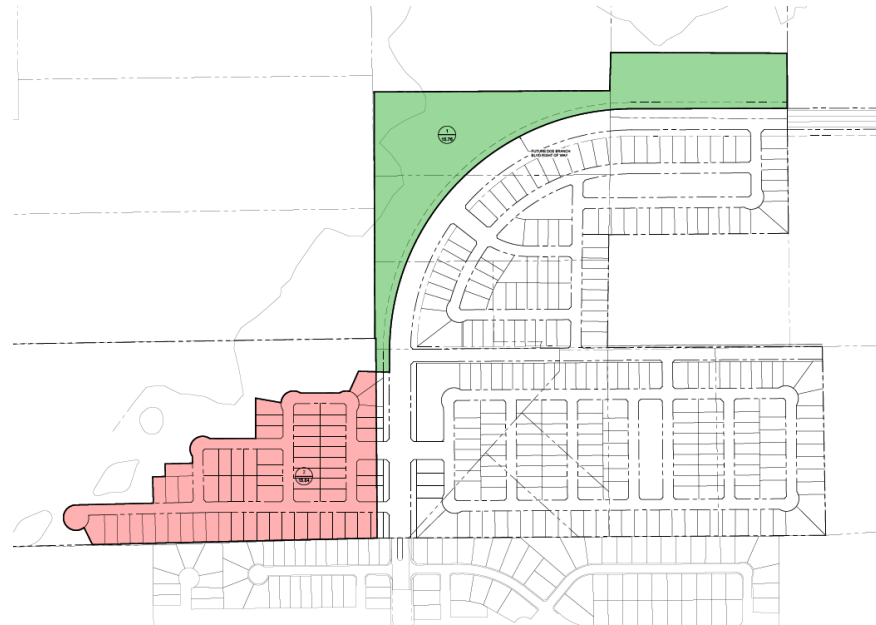
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- The Development Agreement contemplates single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
  - 50' wide lots
  - 60' wide lots (30% minimum)
  - No alleys proposed
- The lots adjacent to the Creeks of Legacy neighborhood are required to be a minimum of 60' wide lots
- No multi-family uses are proposed

# OVERVIEW

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- The developer will extend Doe Branch from the Creeks of Legacy neighborhood to DNT, per the Master Thoroughfare Plan
- A land exchange was necessary to facilitate the proposed neighborhood and better locate City property



# POLICY CONSIDERATIONS

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- The DA will bring an additional 58 acres into the City Limits, allowing City standards to apply instead of County regulations
- The extension of Doe Branch Boulevard is a critical connection for the area
- A 12' spine trail is required along the creek
- A new neighborhood does not conflict with the City's long-range plans

# RECOMMENDATION

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- The item was previously tabled at the June Planning & Zoning Commission meeting
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in August
- Staff recommends approval as presented

## **Exhibit E**

### **DEVELOPMENT STANDARDS**

#### **Concept Plan**

The Property shall generally develop in accordance with the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

#### **Architecture**

The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

#### **Open Space, Trails, & Amenities**

The Developer shall construct and install the following:

- 12' concrete trail will be provided through the linear park system, generally as depicted in the Concept Plan.
- 8' trails/sidewalks to connect amenity areas as shown on Concept Plan.
- Open Space/HOA amenities, including possible fire pits, grills, sitting areas, etc., dog park, playgrounds, and other amenities to be presented by the Developer and approved by the City at the time of Final Plat. All amenities will be contained within the proposed open spaces/amenity areas.
- Centralized amenity park/open space areas as generally shown, will serve as amenity for this single family detached development.
- Open space areas adjacent to the future City Regional Park as shown.

All landscape setbacks, sidewalks, and screening shall comply with Zoning Ordinance. A Homeowners' Association (HOA) shall be responsible for maintenance and operation of private open space, parks, trails, and amenities.

#### **Zoning**

The base zoning shall be SF-R, Single-Family Residential Detached District, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The Development shall abide by all City regulations, and as may be amended, except as follows:

#### **Lot Regulations for SF-R**

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

- Lot counts shown on the Concept Plan are conceptual. Density allowed up to a maximum of 4.0 lots/acre. However, lot size mix must meet the following standards:

|                 | Smallest Lot Size | Large Lot Size(s) |
|-----------------|-------------------|-------------------|
| Min. Width      | 50'               | 60'               |
| Lot % (Min/Max) | N/A               | 30% Min.          |

- Minimum lot size variation is 5.0' between 50' and 60' products.
- Lots adjacent to the Creeks of Legacy neighborhood to the south shall be no less than 60' in width.
- Front and rear yard setbacks shall be the following:
  - Front/rear yards for 50' and 60' lots shall total at least 40'.
- For all residential types, the following general area regulations apply:
  - The lot widths are measured along the arc of the front building line.
  - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.



Life Connected.

**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Madhuri Mohan, Planning Director  
CC: Dusty McAfee, Director of Development Services  
Date: July 18, 2024  
Re: Batch Plants Zoning Ordinance Revision - Text Amendment

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### Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment)

### Background Information:

This item is a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. Please refer to the attached documents.

### Legal Review:

N/A

### Supporting Documents:

1. Staff Presentation
2. Redline Text Amendment
3. Draft Text Amendment

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

# BATCH PLANTS

TEXT AMENDMENT (ZONING)

Planning & Zoning Commission  
July 18, 2024



# TIMELINE

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- ~~June City Council – Worksession~~
- ~~June P&Z – Worksession~~
- July P&Z – Public Hearing
- August City Council – Public Hearing & Action

# BACKGROUND

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- The Zoning Ordinance currently defines “Batch Plant, Permanent” and “Batch Plant, Temporary” land uses
- Temporary batch plants are limited to 6-months, but can be extended at the City’s discretion
- Batch plants needed for long-term projects, such as the construction of the Dallas North Tollway main lanes or mixed-use destination centers, often do not fit either definition

# BATCH PLANT REQUIREMENTS

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- TCEQ compliance, including distance requirements from recreational areas, schools, and/or residences
- Control of airborne dust emissions
- Noise, light, & odor mitigation
- Immediate clean-up of spills or dust
- Covered trucks to minimize emission of dust during transport
- Limits on operating hours
- Restoration of site after project completion

# OVERVIEW

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- Staff proposes an additional land use, “Batch Plant, Medium Duration,” for larger-scale projects that are anticipated to take longer than 6 months to complete
- Medium duration batch plants require Specific Use Permits (SUPs) in all zoning districts (i.e., are discretionarily approved by City Council)
- Additional conditions can be written into governing SUPs based upon need
- Proposed regulations are attached in the agenda packet for consideration

# SUMMARY

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| Batch Plant Type | Definition                                 | Typical Situation                                    | Performance Regulations | Expiration                   | Approval Authority           |
|------------------|--------------------------------------------|------------------------------------------------------|-------------------------|------------------------------|------------------------------|
| Temporary*       | Less than 6-months<br>(most common)        | 3 weeks to pour streets in a new neighborhood phase  | Yes (TCEQ & City)       | 180 days maximum             | Permit by Right (i.e. staff) |
| Medium-Duration* | Not temporary, not permanent (less common) | Major regional roadway; mixed-use destination center | Yes (TCEQ & City)       | At conclusion of the project | SUP (i.e. City Council)      |
| Permanent        | Permanent                                  | Permanent business operations                        | Yes (TCEQ & City)       | N/A                          | PD/SUP (i.e. City Council)   |

*\* Must be in association with a specific project and cannot be transferred to other projects*

# RECOMMENDATION

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

# NEXT STEPS

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- ~~June City Council – Worksession~~
- ~~June P&Z – Worksession~~
- ~~July P&Z – Public Hearing~~
- August City Council - Public Hearing & Action

## Proposed Redline

### Section 14.01.114...Land Use Definitions

*Batch Plant, Medium Duration.* A non-permanent manufacturing facility for the on-site production of concrete (including asphalt or similar material) during construction of a project longer than 6-months in duration, and which is removed when the project is completed. *Medium Duration* plants also include any plants that do not meet the definition of *Permanent* or *Temporary* plants, but are often in association with road or other large projects.

*Batch Plant, Permanent.* A permanent manufacturing facility for the on-site production of concrete ~~or~~(including asphalt or similar material) and includes the storage of those elements that make up concrete and asphalt.

*Batch Plant, Temporary.* A temporary manufacturing facility for the on-site production of concrete ~~or~~(including asphalt or similar material) during construction of a project shorter than 6-months in duration, and which is removed when the project is completed.

### 14.03.101 .....Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S\*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted. Land Uses that require a Planned Development in any district are so noted.

| ARTICLE III, TABLE 1<br><br>Residential<br>Zoning<br>Districts | SF-E                    | SF-R                      | SF-A                      | SF-M                               | OT-R                    |
|----------------------------------------------------------------|-------------------------|---------------------------|---------------------------|------------------------------------|-------------------------|
|                                                                | Single-Family<br>Estate | Single-Family<br>Detached | Single-Family<br>Attached | Single-Family<br>Manufactured Home | Downtown<br>Residential |
| Batch Plant, Temporary                                         | C                       | C                         | C                         | C                                  | C                       |

### 14.03.102 Non-Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S\*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted. Land Uses that require a Planned Development in any district are so noted.

| ARTICLE III, TABLE 2<br><br>Multi-Family and<br>Non-Residential<br>Zoning<br>Districts | AG           | MF                        | CF                   | C                               | MU        | PRO/CCO                                                       | I          |
|----------------------------------------------------------------------------------------|--------------|---------------------------|----------------------|---------------------------------|-----------|---------------------------------------------------------------|------------|
|                                                                                        | Agricultural | Multi-Family<br>All Types | Community Facilities | Commercial,<br>Office, & Retail | Mixed Use | Preston Road/Collin<br>County Outer Loop<br>Overlay Districts | Industrial |
| Batch Plant, Medium Duration                                                           | S            | S                         | S                    | S                               | S         | S                                                             | S          |

|                        |   |   |   |   |   |   |   |
|------------------------|---|---|---|---|---|---|---|
| Batch Plant, Permanent |   |   |   |   |   |   | S |
| Batch Plant, Temporary | C | C | C | C | C | C | C |

14.03.301 .....The following land uses require specific criteria to be met in addition to City Council approval through a Specific Use Permit (SUP) or a Planned Development (PD) in order to be approved. The City Council may waive any or all of the regulations listed below as part of the SUP or PD approval process.

(d) **Batch Plant, Medium Duration or Permanent**

- (1) All Batch Plant, Medium Duration developments require the issuance of a Specific Use Permit (SUP) that will expire at the termination of the project, as defined within the SUP ordinance. Further, the permit shall be limited to a specific construction project and shall not be transferable to any other construction project. A one-time extension may be granted by the City Manager up to six (6) months to complete a project.
- (2) All Batch Plant, Permanent developments are required to obtain a Specific Use Permit (SUP) and shall be located on sites zoned Industrial District (I), or unless otherwise allowed in a Planned Development (PD).
- (3) Applicants shall submit a letter from The Texas Commission on Environmental Quality (TCEQ) indicating that the proposed facility meets all State requirements.
- (4) All stockpiles shall be sprinkled with water and/or dust suppressant chemicals as necessary to achieve maximum control of airborne dust emissions. The stockpile sprinkler system shall be operable at all times.
- (5) The facility shall be operated in a manner which mitigates the effect of dust, noise and odor (including covering trucks, hoppers and chutes, loading and unloading devices, mixing operation, and maintaining driveways and parking areas free of dust).
- (6) Spilled cement and fly ash used in the batch shall be cleaned up immediately and contained or dampened to minimize dust emissions due to wind erosion and vehicle traffic.
- (7) All open-bodied vehicles transporting material from a dry batch plant to the paving mixer shall be loaded with a layer of sand on top, and the truck shall be covered with a tarp to minimize the emission of dust during transport.
- (8) Application shall include an exhibit demonstrating compliance with State distance requirements between temporary batch plants (including associated stationary equipment and stockpiles) and any recreational area, school, or residence. This distance limitation does not apply to structures within the boundaries of the project for which the facility is to pour concrete.
- (9) Any site lighting shall be LED, full cutoff, downward facing, and cannot be a nuisance to adjacent properties or passersby.
- (10) The applicant shall clear the site of all equipment, material, and debris upon completion of the project, and return the area as close to its original state as reasonably possible.
- (11) The facility may operate only between the hours of 7:00 a.m. to 8:30 p.m., seven days a week. Monday through Friday; 8:00 a.m. to 8:30 p.m. on Saturdays; and 1:00 p.m. to 8:30 p.m. on Sundays.
- (12) The City may require the applicant submit for review a customized schedule/exhibit for street sweeping, erosion control, access exhibits (including deceleration lanes),

perimeter fencing, and any other performance related concern with a causal connection to the batch plant.

~~—The governing SUP or PD shall may dictate—~~ determine certain the-site screening requirementsdevelopment standards, such as screening or other items of concern:

(13)The City may require a recurring meeting with the applicant, a communication plan for any nearby properties that may be impacted, and an emergency number for contact purposes.

(14)The following shall be grounds for the revocation of an issued permit:

i. The facility violates any of the standards as listed on the standard exemption list adopted by the Texas Natural Resources Conservation CommissionTexas Commission on Environmental Quality (TCEQ) as amended from time to time;

or

ii. The facility fails to comply with any of the requirements set forth in this section.

**14.03.501 .....**The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, *Conditions Required*, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

**(a) Batch Plant, Temporary.**

~~(1) A “temporary batch plant” is defined as a manufacturing facility for the on-site production of concrete or asphalt that operates only during the construction of a project, and to be removed in its entirety upon project completion. Following removal, the tract shall be returned to its previous condition.~~

(1) The permit for temporary concrete and asphalt batch plants shall contain an expiration date not to exceed 180 days, and shall not be transferable to any other construction company, project, or individual. Further, the permit shall be limited to a specific construction project and shall not be transferable to any other construction project. However, upon written notice that the construction project remains a working facility, the Director may, at his sole discretion, extend the permit for an additional time period in which to complete the project.

~~(1)(2)~~ The facility shall produce concrete or asphalt for the specific subdivision or project site upon which it is located and may not produce concrete or asphalt for any other unrelated subdivision or project.

~~(2)(3)~~ Applicants for a permit to operate a temporary concrete or asphalt batching plant shall submit a letter from The Texas Commission on Environmental Quality (TCEQ) indicating that the proposed facility is meets the-all State requirements.

~~(3)(4)~~ All stockpiles shall be sprinkled with water and/or dust suppressant chemicals, or both, as necessary to achieve maximum control of airborne dust emissions. The stockpile sprinkler system shall be operable at all times.

~~(4)(5)~~ The facility shall be operated in a manner which mitigates the effect of dust, noise and odor (including covering trucks, hoppers, and chutes, loading and unloading devices, mixing operation, and maintaining driveways and parking areas free of dust).

~~(5)(6)~~ Spilled cement and fly ash used in the batch shall be cleaned up immediately and contained or dampened to minimize dust emissions due to wind erosion and vehicle traffic.

- ~~(6)~~(7) All open-bodied vehicles transporting material from a dry batch plant to the paving mixer shall be loaded with a layer of sand on top, and the truck shall be covered with a tarp to minimize the emission of dust during transport.
- (8) Application shall include an exhibit demonstrating compliance with State distance requirements between Temporary batch plants (including associated stationary equipment and stockpiles) shall be located at least 500 feet from and any recreational area, school, or residence. This distance limitation does not apply to structures within the boundaries of the project for which the facility is to pour concrete.
- ~~(7)~~(9) Any site lighting shall be LED, full cutoff, and downward facing, and cannot be a nuisance to adjacent properties or passersby.
- ~~(8)~~(10) The applicant shall clear the site of all equipment, material, and debris upon completion of the project, and return the area as close to its original state as reasonably possible.
- (11) The facility may operate only between the hours of 7:00 a.m. to 8:30 p.m., seven days a week. Monday through Friday; 8:00 a.m. to 8:30 p.m. on Saturdays; and 1:00 p.m. to 8:30 p.m. on Sundays.
- (12) The City may require the applicant submit for review a customized schedule/exhibit for street sweeping, erosion control, access exhibits (including deceleration lanes), perimeter fencing, and any other performance related concern with a causal connection to the batch plant.
- ~~(9)~~(13) The City may require a recurring meeting with the applicant, a communication plan for any nearby properties that may be impacted, and an emergency number for contact purposes.
- ~~(10)~~(1) ~~The permit for temporary concrete and asphalt batch plants shall contain an expiration date not to exceed 180 days, and shall not be transferable to any other construction company or individual. Further, the permit shall be limited to a specific construction project and shall not be transferable to any other construction project. However, upon written notice that the construction project remains a working facility, the Director may, at his sole discretion, extend the permit for an additional time period in which to complete the project.~~
- ~~(11)~~(14) The following shall be grounds for the revocation of an issued permit:
- ~~i. The facility fails to comply with any of the requirements as listed in this section;~~  
~~or~~
  - i. The facility violates any of the standards as listed on the standard exemption list adopted by the Texas Natural Resources Conservation CommissionTexas Commission on Environmental Quality (TCEQ) as amended from time to time;  
or
  - ii. The facility fails to comply with any of the requirements set forth in this section.

## Draft Standards

### Section 14.01.114 ..... Land Use Definitions

*Batch Plant, Medium Duration.* A non-permanent manufacturing facility for the on-site production of concrete (including asphalt or similar material) during construction of a project longer than 6-months in duration, and which is removed when the project is completed. *Medium Duration* plants also include any plants that do not meet the definition of *Permanent* or *Temporary* plants, but are often in association with road or other large projects.

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| Batch Plant, Temporary                                         | C                       | C                         | C                         | C                             | C                       |

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|                                                                                        | Agricultural | Multi-Family<br>All Types | Community<br>Facilities | Commercial,<br>Office, & Retail | Mixed Use | Preston<br>Road/Collin<br>County Outer | Industrial |
| Batch Plant, Medium Duration                                                           | S            | S                         | S                       | S                               | S         | S                                      | S          |
| Batch Plant, Permanent                                                                 |              |                           |                         |                                 |           |                                        | S          |
| Batch Plant, Temporary                                                                 | C            | C                         | C                       | C                               | C         | C                                      | C          |

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**14.03.501** .... The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, *Conditions Required*, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

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