NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 19, 2017
5:30 PM

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. DIRECTOR'S REPORT:

1. Report on items approved at City Council December 12, 2017.

2. Recognition of Ben Rodriguez receiving his American Institute of Certified Planners (AICP) certification.

IV. 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 City Council.

1. Planning and Zoning Commission - Regular Meeting - Nov 28, 2017 5:30 PM

2. Consider and act upon a Final Plat for the Staley Addition, being an approximately 2 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located west of the BNSF Railroad, east of North Louisiana Drive, North of Malone Street, and south of CR 95. (Staley Final Plat)

V. PUBLIC HEARING:

1. The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HI, Heavy Industrial, an approximately 18.74 acre tract of land, situated in the Collin County School land Survey, Abstract No. 167, the property is generally located west of the BNSF Railroad, south of the future Collin County Outer Loop, north of CR 53, and east of CR 52. (Burnco PD)

2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Littlefield Extraterritorial Jurisdiction Development, being an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, Abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas. The property is generally located south of CR 94, east of Preston Road, and south of FM 428. (Littlefield DA)

3. The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas, the property is generally located south of CR 94, east of Preston Road, west of CR 97, and north of FM 455. (Littlefield PD)

VI. ACTION:

1. Consider and act upon a Construction Plat, being an approximate 18.74 acre tract of land situated in the Collin County Land Survey, Abstract No. 167, generally located west of the BNSF Railroad, east of Dallas Parkway, north and west of CR 53, and south of CR 55. (Burnco Construction Plat)

2. Consider and act upon a General Development for Greenway 63, being an approximate 63.154 acre tract of land situated in the I.C. Williamson Survey, abstract No. 943, City of Celina, Collin County, Texas. The property is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 GDP)

3. The Planning & Zoning Commission will act upon a General Development Plan for Celina 5, being an approximately 4.869 acre tract of land situated in the Robert Cowan Survey, Abstract 211, Denton County, Texas, the property is generally located south and east of FM 428 (Glendenning Parkway), west of CR 51, and north of CR 7. (Celina 5 GDP)

VII. 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.

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Vicki Faulkner

Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

_____
Date Notice Removed

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Director's Report

Action Requested:
Report on items approved at City Council December 12, 2017.

THE FOLLOWING ITEMS WERE CONSIDERED AT THE DECEMBER 12, 2017 CITY COUNCIL MEETING:

PLATS:
- Approved a Final Plat for the Homestead at Ownsby Farms Phase 1, located at west of Preston Road south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway.
- Approved two residential re-plats in Summerview Country Estates; one located east of CR 1224 and west of Summerview Lane; and the other located east of Summerview Lane and north of Choate Parkway.

ZONING:
- Approved a Planned Development for Greenway 63 located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428.
- Approved a Planned Development for Firehouse located at the northwest corner of North Louisiana Drive and West Pecan St.
- Approved a Planned Development for proposed restaurant on Pecan Street located at the southwest corner of East Pecan Street and New Mexico Dr.

ORDINANCE AMENDMENTS
- Approved ordinance amendments to the Retail Office District.

Staff Recommendation:
n/a

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Ben Rodriguez AICP

Action Requested:
Recognition of Ben Rodriguez receiving his American Institute of Certified Planners (AICP) certification.

Staff Recommendation:

NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 28, 2017
5:30 PM

MINUTES

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

Attendee Name	Organization	Title	Status	Arrived
Mike Terry	City of Celina	Commissioner	Present	
Ben Hangartner	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Chairman	Present	
Charles Haley	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Commissioner	Present	

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. DIRECTOR'S REPORT:

1. Introduction of new Planning & Development Services Director Alexis Jackson.

City Manager Jason Laumer introduced the new Development Services Director Alexis Jackson.

2. Report on City Council meeting items from November 14, 2017.

Senior Planner Benjamin Rodriguez spoke on the agenda items that went before City Council on December 12, 2017.

IV. CONSENT AGENDA:

1. Minutes for the regularly scheduled October 17, 2017 meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shelby Barley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

V. PUBLIC HEARING:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 3.247 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of Summerview Lane and north of Choate Parkway. (Summerview East Replat)

Sandy Schmidt, 5277 CR 87, Celina, spoke against the re-plat siting deed restriction issues with subdividing.
Joe Williams, 9118 Gaspard Ct. Frisco, spoke against the re-plat siting deed restriction issues with subdividing.
The Commission discussed their role in approving plats in regards to deed restrictions and staff advised that if the plat met city standards, then it was to be approved. The staff went on to explain that deed restrictions could not be enforced by the City.

RESULT:	**APPROVED [4 TO 3]**
MOVER:	Shelby Barley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Ousley, Freeman, Barley
NAYS:	Hangartner, Haley, Bain

2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 2.578 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of CR 1224, west of Summerview Lane, and north of Choate Parkway. (Summerview West Replat)

Sandy Schmidt, 5277 CR 87, Celina, spoke against the re-plat siting deed restriction issues with subdividing.
Joe Williams, 9118 Gaspard Ct. Frisco, spoke against the re-plat siting deed restriction issues with subdividing.

RESULT:	**APPROVED [4 TO 3]**
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Ousley, Freeman, Barley
NAYS:	Hangartner, Haley, Bain

3. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of C-1, Retail being a .17 acre tract of land situated in the Celina Original Donation, Block 51, Lot 1, more specifically defined as 311 E. Pecan Street. The property is generally located at the southwest corner of East Pecan Street and New Mexico Dr. (Pecan Street PD)

Staff provided an overview of the zoning request.
Amanda Boers, 6907 Pacadena Dallas, TX (applicant), advised that she was available to answer any questions the Commission had.
Dale Bainum, 3541 Heritage Trail, wanted to know why a restaurant was being proposed in an entirely residential area.
Staff explained that this area had been zoned for commercial in years past because it was thought to be a commercial corridor into downtown, and small restaurants would be a supporting use to lead into downtown. Staff went on to explain that the setbacks on the property were the only reason a Planned Development was being requested, because the lot otherwise would not be buildable.

Minutes Acceptance: Minutes of Nov 28, 2017 5:30 PM (CONSENT AGENDA)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Charles Haley, Commissioner
SECONDER:	Shelby Barley, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

4. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HD, being a .32 acre tract of land situated in the Celina Original Donation, lot 17 and 18, block 7, more specifically defined as 203 W. Pecan and 206 N. Louisiana. The property is generally located at the northwest corner of North Louisiana Drive and West Pecan St. (Firehouse PD)

Ben Hangartner recused himself 6:19 p.m.

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Mike Terry, Commissioner
SECONDER:	Charles Haley, Commissioner
AYES:	Terry, Ousley, Haley, Freeman, Bain, Barley
RECUSED:	Hangartner

5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Greenway 63 Extraterritorial Jurisdiction Development Agreement. The property is an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 DA)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shelby Barley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

6. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 PD)

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

7. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.007 RO- Retail and Office District. (RO, Retail Office District Amendments)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Charles Haley, Commissioner
SECONDER:	Shelby Barley, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

VI. ACTION:

1. Nomination and election of Chairman and Vice-Chairman.

The Commission voted to approve Ben Hangartner as Chairman and Shelby Barley as Vice-Chairman.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

2. Consider and act upon a General Development Plan for Jalopies, being an ±25 acre tract of land situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Charles Haley, Commissioner
SECONDER:	Mike Terry, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

3. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 1, being an ±72.55 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and 11 open space lots, located west of Preston Road, south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway. (Ownsby Farms Phase 1 Final Plat)

Mike Terry recused himself at 7:05 p.m.

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Shelby Barley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Ousley, Haley, Freeman, Bain, Barley
RECUSED:	Terry

VII. ADJOURNMENT:

The meeting adjourned at 7:09 p.m.

_____

Chairman

Minutes Acceptance: Minutes of Nov 28, 2017 5:30 PM (CONSENT AGENDA)

_____
Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

_____
Date Minutes Approved

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Staley Final Plat

Action Requested:
Consider and act upon a Final Plat for the Staley Addition, being an approximately 2 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located west of the BNSF Railroad, east of North Louisiana Drive, North of Malone Street, and south of CR 95. (Staley Final Plat)

Background Information:
Staff has reviewed the proposed Final Plat for the Staley Addition and determined that it meets all requirements.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Plat Exhibit

Staff Recommendation:
Staff recommends approval pending all outstanding comments are addressed prior to City Council.

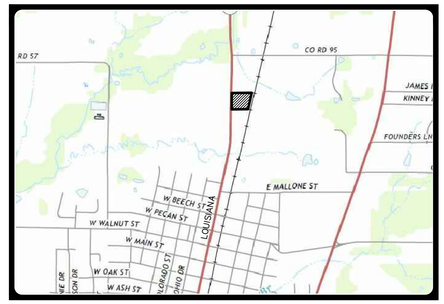
30' 0 15' 30' 60'

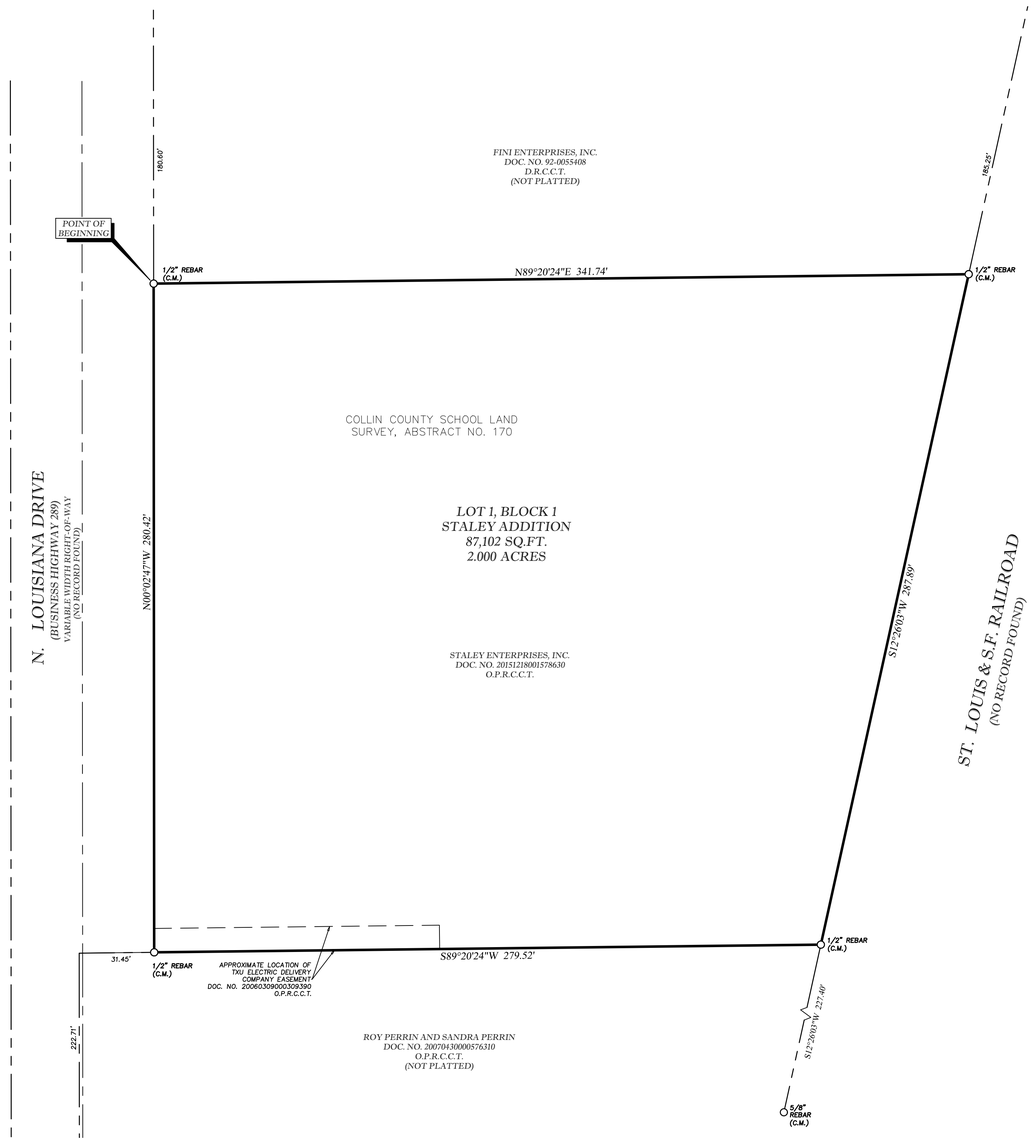
SCALE: 1" = 30'

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS IRON ROD SET
- C.M. CONTROLLING MONUMENT

VICINITY MAP
NOT TO SCALE





STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 12/5/2017

_____
Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

NOTES:

1. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00015271.
2. All corners are ½ inch iron rods set with a cap stamped "Windrose", unless otherwise noted.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
4. It is my opinion that the property described hereon is not located within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0110 J, present effective date of map, June 2, 2009.
5. The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire appurtenances. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
6. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
7. The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.

CERTIFICATE OF APPROVAL

Approved for preparation of Final Plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

Recommended by: Planning and Zoning Commission, City of Celina, Texas

_____ Signature of Chairperson
_____ Date of Recommendation

Approved by: City Council, City of Celina, Texas

_____ Signature of Mayor
_____ Date of Approval

ATTEST:

_____ City Secretary
_____ Date

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Staley Enterprises, Inc. is the owner of a 2.000 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas, being that same tract of land described to Staley Enterprises, Inc. by deed recorded in Instrument No. 20151218001578630 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows; (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00015271):

BEGINNING at a 1/2 inch rebar found for the Southwest corner of a tract of land described to Fini Enterprises, Inc. by deed recorded in Document No. 92-0055408 of the Deed Records of Collin County, Texas, lying on the East right-of-way line of N. Louisiana Drive (variable width right-of-way) (Business Highway 289) same being the Northwest corner of said Staley Enterprises, Inc. tract;

THENCE North 89 Degrees 20 Minutes 24 Seconds East, with the South line of said Fini Enterprises, Inc. tract, a distance of 341.74 feet to a 1/2 inch rebar found for the Southeast corner of said Fini Enterprises, Inc. tract, lying on the West right-of-way line of the St. Louis & S.F. Railroad, same being the Northeast corner of said Staley Enterprises, Inc. tract;

THENCE South 12 Degrees 26 Minutes 03 Seconds West, with the West right-of-way line of said railroad, a distance of 287.89 feet to a 1/2 inch rebar found for the Northeast corner of a tract of land described to Roy Perrin and Sandra Perrin by deed recorded in Document No. 20070430000576310 of the Official Public Records of Collin County, Texas, same being the Southeast corner of said Staley Enterprises, Inc. tract;

THENCE South 89 Degrees 20 Minutes 24 Seconds West, with the North line of said Perrin tract, a distance of 279.52 feet to a 1/2 inch rebar found for the Southwest corner of said Staley Enterprises, Inc. tract and lying on the East right-of-way line of said N. Louisiana Drive;

THENCE North 00 Degrees 02 Minutes 47 Seconds West, departing the North line of said Perrin tract, and with the East right-of-way line of said N. Louisiana Drive, a distance of 280.42 feet to the **POINT OF BEGINNING** and containing 87,102 square feet or 2.000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Staley Enterprises, Inc., acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **LOT 1, BLOCK 1, STALEY ADDITION**, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the city council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat is made subject to the following Reservation: For grantor and Grantor's Heirs, Successors, and assigns Forever: A Reservation of oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

For: **Staley Enterprises, Inc.**

By:_____
_____, Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

_____ Signature of Mayor
_____ Date of Approval

ATTEST:

_____ City Secretary
_____ Date

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

OWNER
STALEY ENTERPRISES, INC.
919 N. LOUISIANA DRIVE
CELINA, TX 75009

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: E.R. DATE: 07/10/2017 CHECKED BY: M.P. JOB NO.: C1707160-2

FINAL PLAT
LOT 1, BLOCK 1
STALEY ADDITION
CONTAINING 1 COMMERCIAL LOT
TOTALING 2.000 ACRES
OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170
CITY OF CELINA, COLLIN COUNTY, TEXAS

-- 2017 --

Attachment: Plat exhibit (Staley Plat)

V:\Engineering\Kirkman Engineering\C1707160 -- Louisiana 2.0\Drawings

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Burnco PD

Action Requested:
The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HI, Heavy Industrial, an approximately 18.74 acre tract of land, situated in the Collin County School land Survey, Abstract No. 167, the property is generally located west of the BNSF Railroad, south of the future Collin County Outer Loop, north of CR 53, and east of CR 52. (Burnco PD)

Background Information:
The property is currently zoning AG, which is the zoning district properties are placed in upon annexation, which occurred November 21, 2017. The applicant first submitted to the City regarding the proposed concrete batch plant in late 2016, and the Planning & Zoning Commission approved their Extraterritorial Jurisdiction General Development Plan in February 2017. Since the planning of this proposed batch plant started prior to annexation proceedings, the use is vested. The owner has also ensured that the site meets city standards.

The purpose of this Planned Development is to allow for the use of the concrete batch plant, which is generally permitted through a Conditional Use Permit in the HI, Heavy Industrial, zoning district, as well as allow for the use of a mixture of masonry and metal for facade materials on the structures of the property.

Design Standards:
The design standards for Burnco matches the regulations on the adjacent TXI concrete batch plant, which includes a 100' landscape buffer along CR 53, and no outside storage will be allowed to face the right-of-way without proper screening. There is also a maximum height of 45' for stored materials. The Planned Development will also allow for the accessory structures on the property to be metal with a 4-foot masonry wainscot on all sides, which is similar to other PDs that have been approved along the railroad. All other design standards will defer back to the base zoning district as it exists or may be amended.

Thoroughfare Plan:
The Burnco property is located south of the future Collin County Outer Loop (500' of ROW). In regards to where this property is located in proximity to the Outer Loop, the Outer Loop will be essentially flying over the BNSF Railroad and will not be at grade with the Burnco property at all, so it will be almost completely hidden from view because the Outer Loop.

Comprehensive Plan:

The City's Comprehensive Plan designates this area with Industrial/Mixed-Use. It's also noteworthy that it's directly adjacent to an existing permanent concrete batch plant (TXI), so this use would be consistent with both the City's Comprehensive Plan, as well as the surrounding uses in the area.

Board Review/Citizen Input:
The public hearing notice was published in the Celina Record on Friday, December 1, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. Zoning change signs were also posted on the property. As of December 15, 2017, staff has received no letters either in support or in opposition to the proposal.

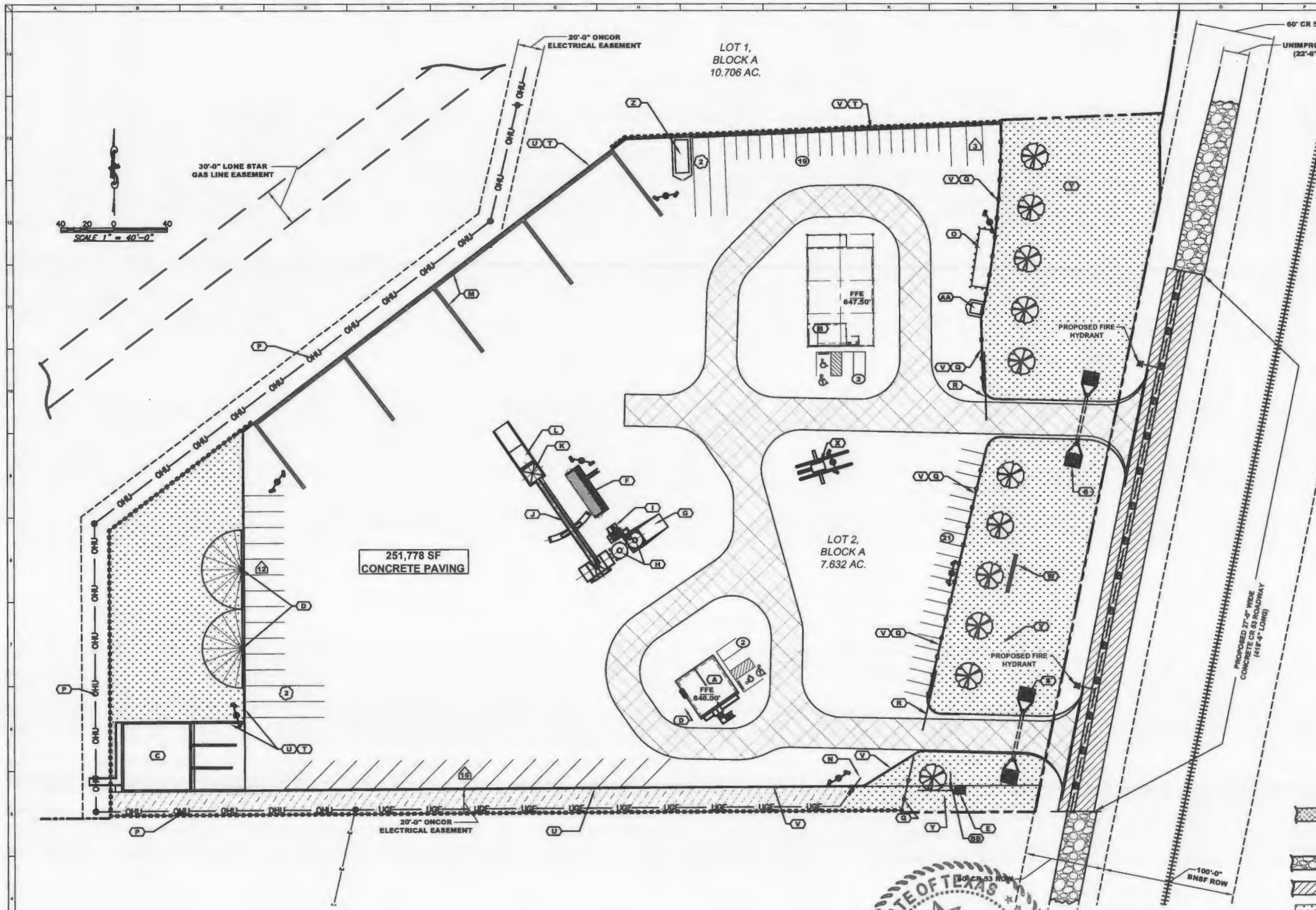
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Development Standards
Concept Plan

Staff Recommendation:
Staff recommends approval as presented.



BURNCO CELINA OPERATIONS	
PRELIMINARY SITE DATA (LOT 2 BLOCK A ONLY)	
TOTAL LOT SIZE (NOT INCLUDING ROW)	7.632 ACRE
ESTIMATED ROW EASEMENT (EASTERN SIDE)	0.29 ACRE
ESTIMATED PERVIOUS COVERAGE INCLUDING ROW	1.852 ACRE
ESTIMATED IMPERVIOUS COVERAGE	5.78 ACRE
IMPERVIOUS SITE COVERAGE	75.7%
PERVIOUS SITE COVERAGE	24.3%
PARKING SPACE SIZES	
OVER-THE-ROAD (OTR) SPACE	12' x 50'
CONCRETE MIXER SPACE	12' x 30'
ADA ACCESSIBLE SPACE	12' x 18'
STANDARD (STD) SPACE	9' x 18'
PRELIMINARY PARKING DATA	
OFFICE BUILDING 1st & 2nd FLOOR	2,000 SF
MAINTENANCE SHOP	2,400 SF
PROVIDED STANDARD SPACES	44 spcs
PROVIDED ADA ACCESSIBLE SPACES	2 spcs
PROVIDED TOTAL PARKING	46 spcs
MIXER TRUCK SPACES	31 SPCS
OVER-THE-ROAD (OTR) SPACES	4 SPCS
TOTAL EQUIPMENT SPACES	35 SPCS

= 12' X 18' ADA ACCESSIBLE SPACE
= 9' X 18' STANDARD (STD) SPACE
= 12' X 30' CONCRETE MIXER SPACE
= 12' X 50' OVER-THE-ROAD (OTR) SPACE

SITE NOTES	
A	32'x34'x26' TALL: 2,000 SF 2-STORY BATCH OFFICE - BRICK FACADE
B	50'x75'x16' TALL: 3,750 SF SINGLE STORY MAINTENANCE SHOP - METAL BUILDING CONSTRUCTION
C	50'X50'X8' DEEP, CLARIFIED WATER CONCRETE CONTAINMENT PIT SYSTEM
D	OSSF AEROBIC SEPTIC SYSTEM
E	5' x 8 WATER SVC, METER & BOX
F	40' ADMIX CONEX WITH MCC ROOM
G	CONCRETE MIXER LOADING POINT, BACK-IN
H	BATCH PLANT CEMENT AND FLY ASH SILOS
I	CENTRAL DUST COLLECTOR
J	BATCH PLANT RADIAL CONVEYOR
K	BATCH PLANT MATERIAL LOADING HOPPER
L	BATCH PLANT LOADING HOPPER RAMP - CONCRETE CONSTRUCTION
M	645 LF (APPROX) x 12' TALL x 30" WIDE CONCRETE BLOCK STOCKPILE WALL
N	ELECTRICAL SERVICE TRANSFORMER
O	12,000 GAL SPLIT TANK FUEL STATION CONCRETE PAD WITH VEHICLE PROTECTION (BOLLARDS)
P	RE-ROUTED ONCOR OVERHEAD ELECTRICAL TRANSMISSION LINE
Q	8' TALL ORNAMENTAL FENCE ON 6" TALL CURB FULL EASTERN LENGTH
R	35' WIDE x 8' TALL CHAIN LINK MANUAL SLIDING GATE
S	18"ø x 40' LONG RCP DRAINAGE CULVERT WITH SAFETY END TREATMENTS
T	1,575 LF (APPROX) 6' WIDE X 12' TALL CONCRETE WALL PERIMETER FENCING
U	1,250 LF (APPROX) WATER RETENTION CONTAINMENT WALL (WIDTH / HEIGHT VARIES (645.50' TOP OF WALL)
V	985 LF (APPROX) STANDARD 6" CURB
W	FACILITY MONUMENT SIGN (MASONRY CONSTRUCTION)
X	GALVANIZED STEEL SLUMP STAND
Y	IRRIGATED LANDSCAPE AREA
Z	30 CY ROLL-OFF DUMPSTER WITH MASORY SIDES AND BIFOLD DOORS
AA	4.0 CY TRASH BIN WITH MASORY SIDES AND BIFOLD DOORS
BB	11 x 18 IRRIGATION METER & BOX

= 24 FT FIRE LANE WITH 30' INSIDE RADIUS AND 50' OUTSIDE RADIUS PER 2012 INTERNATIONAL FIRE CODE / LOCAL FIRE OFFICIALS
= EXISTING GRAVEL CR 53
= 27 FT CONCRETE CR 53 ROADWAY
= POLE LIGHT (8 SHOWN)
= IRRIGATED AREA WITH ST. AUGUSTINE SOD
= NON-IRRIGATED AREA
= CEDAR ELM TREE
= PROPERTY, CONCRETE, LOT BOUNDARY
= 12 FT TALL CONCRETE WALL ON PROPERTY LINE
PW PW PW = PROPOSED 4" CITY WATER LINE / TAP
UGE UGE UGE = PROPOSED UNDERGROUND ELECTRIC SERVICE
= EXISTING / NEW RIGHT-OF-WAY LINES
= EXISTING OVERHEAD ELECTRICAL (TO REMAIN)
OHE OHE OHE = RELOCATED OVERHEAD ELECTRICAL LINES
EW EW EW = EXISTING CITY WATER LINE AT CR 53
= 8 FT TALL ORNAMENTAL FENCE WITH TWO (2) ENTRY GATES ALONG CR 53.

STATE OF TEXAS
THOMAS A. EYEINGTON, JR.
90931
LICENSED
PROFESSIONAL ENGINEER
12/12/2017

CONCEPT PLAN

LOT 1, BLOCK A – 10.706 ACRES (UNDEVELOPED)
LOT 2, BLOCK A – 7.632 (PROPOSED DEVELOPMENT)
TOTAL OF 18.74 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 167 SITUATED
IN CITY OF CELINA ETJ,
COLLIN COUNTY, TEXAS

TRICYCLE LANE TEXAS, LLC TO ESCROW 1/2 OF CR 53 IMPROVEMENT, INCLUDING ENGINEERING FOR A LENGTH OF 418.5 LF.

CITY OF CELINA CASE No.: BURNCO

OWNER:
TRICYCLE LANE TEXAS, LLC
dba BURNCO TEXAS, LLC
8505 FREEPORT PARKWAY SUITE NO. 150
IRVING, TEXAS 75063
PHONE: 972 893 6070

BURNCO CELINA OPERATIONS
TRICYCLE LANE TEXAS, LLC
18.74 ACRES

CONCEPT PLAN PREPARED BY:
EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
THOMAS A. EYEINGTON, JR., P.E, SECB
President
E-mail: thomas.eyeington.pe@verizon.net
V: 817.382.6846 C: 817.368.0750 F: 682.651.0690
3912 JULIAN ST (SUITE 100)
KELLER, TX 76244

1701BC_ZONING PLAT_REV B

DATE	DESCRIPTION OF REVISION
12/05/17	PER CLARA CITY AND OWNER REVIEW ONLY
12/12/17	PER CLARA CITY AND OWNER REVIEW ONLY

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS PROFESSIONAL ENGINEER LICENSE #90931
TEXAS REGISTERED ENGINEERING FIRM No. F-4199
THOMAS A. EYEINGTON JR., P.E
3912 JULIAN STREET SUITE 100
KELLER, TEXAS 76244
thomas.eyeington.pe@verizon.net
V: 817.382.6846 C: 817.368.0750
F: 682.651.0690

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CONCEPTUAL

ENGINEERS SEAL

CONCEPT PLAN

BURNCO TEXAS L.L.C. - CELINA OPERATIONS
11600 BLOCK COUNTY ROAD 53
CELINA, COLLIN COUNTY, TEXAS 75009

SHEET 4 OF 9

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Littlefield DA

Action Requested:
The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Littlefield Extraterritorial Jurisdiction Development, being an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, Abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas. The property is generally located south of CR 94, east of Preston Road, and south of FM 428. (Littlefield DA)

Background Information:
An application has been made from the Littlefield Extraterritorial Jurisdiction Development for a Development Agreement with the City of Celina for an approximately 11.879 acre tract of land. This development agreement outlines development regulations and other considerations prior to the annexation and subsequent zoning of the property. The proposed Development Agreement is the mechanism that allows the property owner to be vested. These regulations will also be mimicked in the Littlefield Planned Development agenda item.

Land Use
The proposed development will provide for a larger lot subdivision which shall not exceed two units per gross acre, or 21 lots.

Screening and Landscape Buffer
Screening will be required for lots adjacent to CR 94 (Future Lynn Stambaugh Parkway). The landscape buffer shall be a minimum of 20' along CR 94, which may be accommodated by a 4' berm with a 5:1 slope with vegetation or tubular steel "ranch style" fence with accompanying vegetation.

The vegetation shall be accommodated by one three inch caliper tree per 50' linear feet of frontage along CR 94. Additionally the shrubs and ground cover, which screen 100-percent of the wall length shall be required. The landscaping will provide a solid screening within three years of planting.

Board Review/Citizen Input:
A notice of public hearing was published in the Celina Record on Dec. 1, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved City of Celina tax rolls, who are located with 200 feet of the subject property. No letters for or against the development have been received.

Alternatives:
N/A

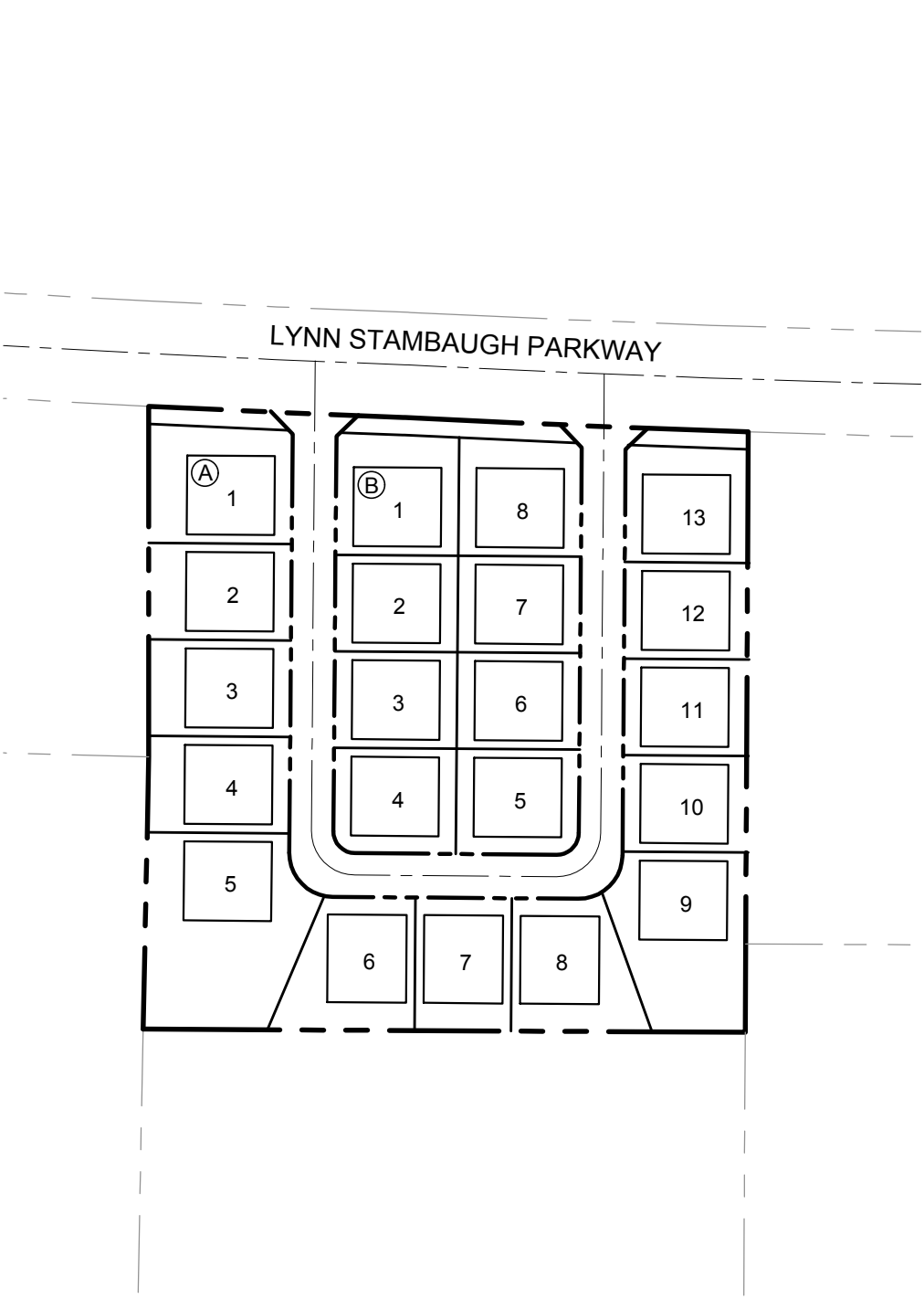
Financial Considerations:
N/A

Legal Review:
The City's Land Use Attorney has reviewed the proposed Development Agreement.

Staff Recommendation:
Discussions that were had with the developer leading up to noticing and placing this item on the P & Z agenda were based on there being a minimum of half acre lots. While the development still provides for two lots per gross acre, the individual lots do not all meet. The applicant is asking for consideration of varying lot sizes between 1/3 and 1 acre. Staff was still working with the applicant at the time packets were being prepared and are expecting updated exhibits.

Supporting Documents:
Development Regulations
Concept Plat

Staff Recommendation:
See staff recommendation above.



11 ACRE TRACT
EXHIBIT "C"

CELINA, TEXAS | NOVEMBER 2017

PELOTON LAND SOLUTIONS

0 200
GRAPHIC SCALE

Drawing: J:\Temp\Lee\Clayton Snodgrass\Celina 11 Acres\November 6\11 Acres\11 Acre Tract Option 1
Last Edit: Lee Hartsfield
Last Saved: 11/22/2017 9:30 AM
Plot Date/Time: 11/22/2017 12:52 PM

J:\Temp

Attachment: Concept Plan (Littlefield DA)

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Full Compliance with City Standards.

(a) Development of the Property shall be subject to the City Regulations and uniform engineering design standards in effect on the Effective Date, except to the extent that the Concept Plan, attached as **Exhibit C** and the Development Standards, attached as **Exhibit D**, may vary from those terms, then the Concept plan and the Development Standards shall control, and future amendments to the City Regulations and uniform engineering design standards shall not apply to the Property, unless Developer elects to apply the future amendments.

(b) The Parties agree the Concept Plan was created by the Developer for illustrating the boundary, lot mix, and general layout of the project. Any amendment to the Concept Plan shall be considered an amendment to this Agreement, and shall replace the attached Concept Plan and become a part of this Agreement.

3.2 Development Standard Revisions. The City Manager of the City may administratively approve the following "minor revisions" to the Development Standards: (a) an increase in the height of any structure by five percent (5%) or less; (b) a setback reduction of ten percent (10%) or less; (c) an increase in lot coverage of five percent (5%) or less; and (d) a reduction in off-street parking of five percent (5%) or less. The City Council may permit exceptions to strict compliance with the Development Standards when the Developer demonstrates, to the reasonable satisfaction of the City Council, that the requested exception: (a) is not contrary to the public interest; (b) does not cause injury to adjacent property; and (c) does not materially adversely affect the quality of the development.

3.3 Replat. The Developer may submit a replat for all or any portion of the Property. Any replat shall be in general conformance with the Concept Plan, including any amendments.

3.4 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the Effective Date. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code.

3.5 Conflicts. In the event of any conflict between this Agreement and any City Regulation, this Agreement, including any exhibit or attachment, shall control.

Attachment: DA Land uses- Littlefield (Littlefield DA)

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Littlefield PD

Action Requested:
The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas, the property is generally located south of CR 94, east of Preston Road, west of CR 97, and north of FM 455. (Littlefield PD)

Background Information:
The property owners have requested that this property be rezoned from its current zoning of AG, Agriculture, to PD, Planned Development with a base zoning of SF-E, Single-Family Estate. The total acreage of the area to be rezoned is approximately 11.879 acres.

The proposed PD mirrors the ETJ Development Agreement Land Use. The development agreement is necessary to vest the property, but the property owners are moving forward with annexation and zoning immediately.

Land Use
The proposed development will provide for a larger lot subdivision which shall not exceed two units per gross acre, or 21 lots.

Screening and Landscape Buffer
Screening will be required for lots adjacent to CR 94 (Future Lynn Stambaugh Parkway). The landscape buffer shall be a minimum of 20' along CR 94, which may be accommodated by a 4' berm with a 5:1 slope with vegetation or tubular steel "ranch style" fence with accompanying vegetation.

The vegetation shall be accommodated by one three inch caliper tree per 50' linear feet of frontage along CR 94. Additionally the shrubs and ground cover, which screen 100-percent of the wall length shall be required. The landscaping will provide a solid screening within three years of planting.

Board Review/Citizen Input:
A notice of public hearing was published in the Celina Record on Dec. 1, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved City of Celina tax rolls,

who are located with 200 feet of the subject property. No letters for or against the development have been received.

Alternatives:
N/A

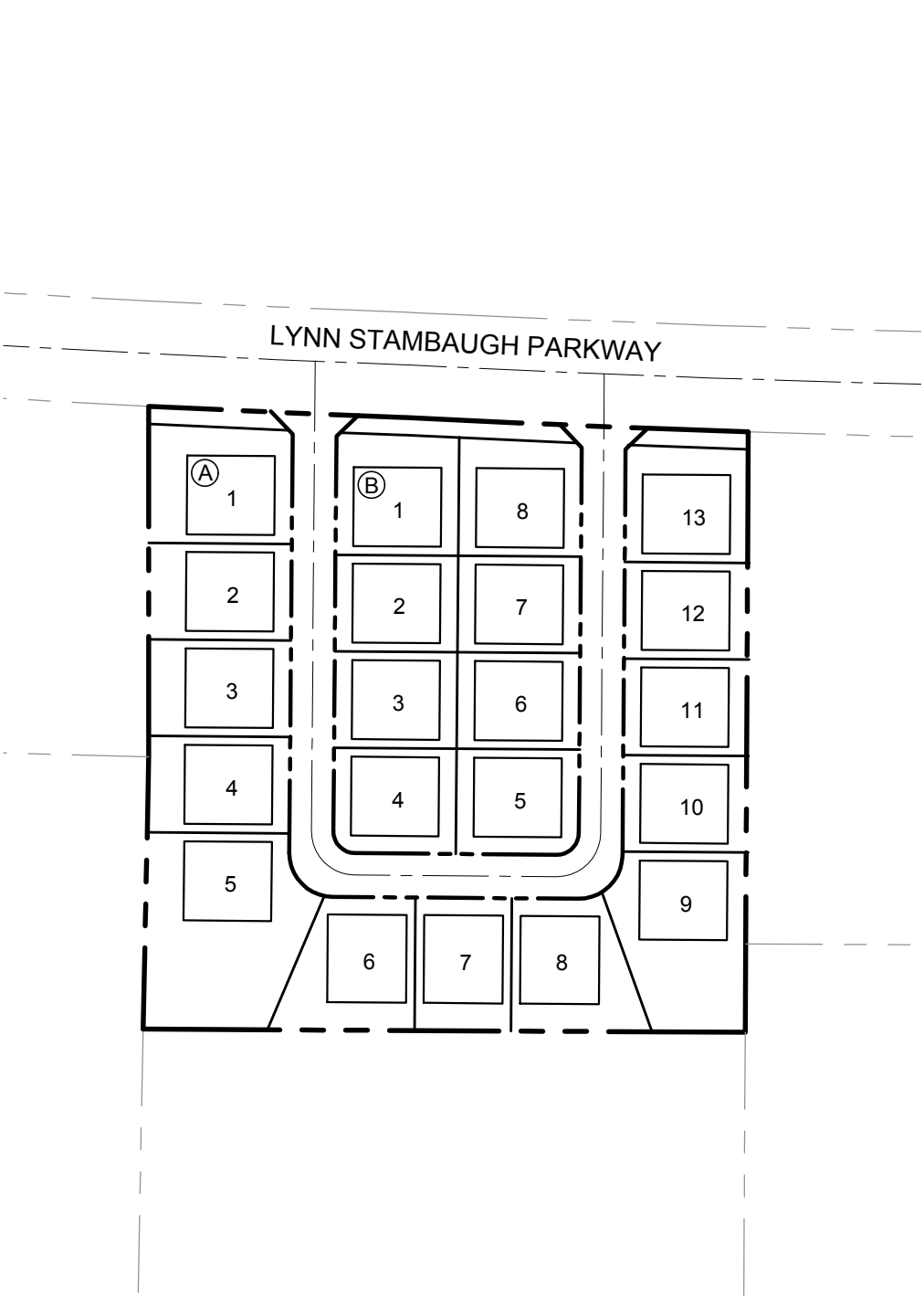
Financial Considerations:
N/A

Legal Review:
N/A

Staff Recommendation:
Discussions that were had with the developer leading up to noticing and placing this item on the P & Z agenda were based on there being a minimum of half acre lots. While the development still provides for two lots per gross acre, the individual lots do not all meet. The applicant is asking for consideration of varying lot sizes between 1/3 and 1 acre. Staff was still working with the applicant at the time packets were being prepared and are expecting updated exhibits.

Supporting Documents:
Development Regulations
Concept Plat

Staff Recommendation:
See recommendation above.



11 ACRE TRACT
EXHIBIT "C"

CELINA, TEXAS | NOVEMBER 2017

PELOTON LAND SOLUTIONS

0 200
GRAPHIC SCALE

Drawing: J:\Temp\Lee\Clayton Snodgrass\Celina 11 Acres\November 6\11 Acres\11 Acre Tract Option 1
Last Edit: Lee Hatchett
Last Saved: 11/22/2017 9:30 AM
Plot Date/Time: 11/22/2017 12:52 PM

J:\Temp

Attachment: Concept Plan (Littlefield PD)

EXHIBIT "D"

Zoning Amendment for:

LITTLEFIELD

BLUEBONNET
CAPITAL PARTNERS

PLANNED DEVELOPMENT (PD #__)
In
Celina, Texas

November 22, 2017

Attachment: Littlefield PD Draft - Celina Comments 121417 (Littlefield PD)

Prepared By:

PELOTON
LAND SOLUTIONS

10875 John W. Elliot Dr., Suite 400 • Frisco, Texas 75033

PLANNED DEVELOPMENT –LITTLEFIELD

INTRODUCTION

SUMMARY AND INTENT

This zoning request addresses approximately 11 acres of land within the City of Celina, more fully described on Exhibit A (the "Property") and depicted on Exhibit B. The uses proposed for the Property are being amended to more closely follow the intent of the City of Celina Comprehensive Plan dated April 2013 and amended in October 2017. It is the intent of this Planned Development District (PD), to clearly identify the zoning region by metes & bounds, and to offer a quality residential development.

This request also promotes development that is consistent with the future land use plan within the Suburban Moderate-High Residential. The PD will provide housing choices with larger lots consistent with the surrounding developments.

PROJECT LOCATION

The concept plan (Exhibit C) depicts the location of the proposed PD in central-east Celina. A legal description (Exhibit A) and Zoning Exhibit (Exhibit B) is provided in this document. The property is located about a half mile east of Preston Road along the south side of County Road 94 (Lynn Stambaugh Parkway).

EXISTING CONDITIONS

The 11-acre property is relatively clear grassland with one tree line running east-west through the tract. All boundaries are county road, estate style residential lots, or agriculture open space. The property is currently in agricultural use.

DEFINITIONS

Façade- The definition of Front Façade shall be defined as the front of a building, or any face of a building given special architectural treatment. In order for a front porch to be treated as the front of the building it must extend the length or a significant portion of the length of the building front, and must be covered.

PROPOSED CONDITIONS

PROPOSED LAND USES

The proposed development is in accordance with the City of Celina Comprehensive Plan dated April, 2013 and amended October 2017 by increasing Suburban Moderate-High Residential land use category. The following land uses are proposed:

- Base zoning district SF-R
- Suburban Moderate-High Residential
    - Single family detached dwellings with a minimum lot size of 13,000 SF.
- Open Space/Park Space

PROPOSED THOROUGHFARES/ACCESS

The proposed development will utilize the existing Master Thoroughfare Plan amended October 2017. In addition to the designating rights of way according to the Master Thoroughfare Plan.

Attachment: Littlefield PD Draft - Celina Comments 121417 (Littlefield PD)

CONCEPT PLAN

Exhibit C identifies the proposed land use outlined within the Property. All land uses shall conform to the SF-R regulations as they exist at the time of development. The proposed development should have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April 2013 and amended April 2015 and compliments the City of Celina.

DEVELOPMENT REGULATIONS

TRACT

A single family residential district with the intent to allow larger lot single family home development with an overall density within such SF area shall not exceed two (2) units to the gross acre or 21 lots. The permitted and conditional uses and regulations under Section 14.03.008 of the City of Celina's zoning ordinance shall apply for single family lots, except as set forth herein, and further defined in Residential Design Guidelines below.

SINGLE-FAMILY

PERMISSIBLE USES

The following uses shall be allowed:

- Agricultural Uses – Ag. uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- Residential Uses: Single-family detached dwellings
- Community Facility Uses
  - Public and private parks;
  - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
  - Amenity centers.
- Temporary structure for storage of building materials and equipment used for initial residential construction, on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
- Manufactured and/or modular homes are prohibited in this PD district.
- Office use for model home sales.

PROHIBIED USES

The following uses shall not be allowed:

- Accessory Dwellings

RESIDENTIAL DESIGN GUIDELINES

The PD District will include the following lot type in order to achieve the goals established for the district. The lot type requirements shall be as follows:

- Purpose
  - This lot type is designed to allow single family detached dwellings on lots of not less than ~~thirteen thousand (13,000)~~ Twenty Thousand (20,000) square feet, together with the allowed incidental and accessory uses.

Attachment: Littlefield PD Draft - Celina Comments 121417 (Littlefield PD)

- Height Regulations
  - No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
- Area Regulations (minimum standards as measured from property lines)
  - Lot Size
    - ~~Thirteen thousand (13,000)~~ Twenty thousand (20,000) square feet.
  - Lot Coverage
    - The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, i.e. sidewalks and driveways.
  - Minimum Floor Area
    - The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be two thousand (2,000) square feet.
  - Front Yard
    - Twenty feet (20') setback line in all instances, however, covered front porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the main structure. Key lots have two (2) front yards.
  - Rear Yard
    - Twenty feet (20') on front entry lots.
  - Side Yard
    - Ten feet (10') minimum. Fifteen feet (15') minimum when adjacent to street.
  - Lot Width
    - One hundred feet typical (100') at building line; thirty-five feet (35') minimum (at right-of-way) on cul-de-sac and knuckle lots.
  - Lot Depth
    - One hundred thirty feet (130') minimum.
    - Eighty-five feet (85') minimum on cul-de-sac and knuckle lots.
  - Garage Orientation
    - May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').

CONDITIONAL USES

Uses allowed as conditional uses in the SF-R District (Section 14.03.008) as outlined in the City of Celina Zoning Ordinance No 2006-57, as amended.

DISTRICT REGULATIONS

It is the intent of this ordinance that all uses permitted by the planned development conform to the applicable City of Celina development guidelines as they exist at the time of development.

ADDITIONAL REGULATIONS

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

Homeowner Association(s) will be established as each residential or nonresidential parcel of land is developed. The PD shall contain one or multiple Homeowner/Property Owner Association(s).

CONCEPT PLAN

Attachment: Littlefield PD Draft - Celina Comments 121417 (Littlefield PD)

The Concept Plan attached hereto as Exhibit C, and incorporated herein by references, demonstrates locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time.

An amendment to the Concept Plan approved as a part of this ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 14.02.152; however, the director of planning and development may approve minor revisions which do not alter the basic relationship of the proposed development to adjacent properties, the uses permitted, increase the density, building height, coverage of site, off street parking ratio or area regulations.

SCREENING & LANDSCAPE BUFFERS

Screening (~~such as a 6' brick thinwall,~~ ~~board on board fence, or a solid vegetative screening wall~~) shall be required for lots adjacent to County Road 94 (Lynn Stambaugh Parkway). The landscape buffer shall be a minimum of twenty feet (20') along CR 94. Screening may be accommodated by a 4 foot berm with a 5:1 slope with vegetation or a tubular steel "ranch style" fence with accompanying vegetation.

Vegetation shall be accommodated by one (1) three (3) inch caliper tree per fifty (50) linear feet of frontage along County Road 94 (Lynn Stambaugh Parkway). Additionally a bed of shrubs and ground cover which screen 100% of the wall length shall be required. Said landscaping shall provide a solid screening within three (3) years of planting.

LIST OF EXHIBITS

- Exhibit A – Legal Description
- Exhibit B – Zoning Exhibit
- Exhibit C – Concept Plan

Attachment: Littlefield PD Draft - Celina Comments 121417 (Littlefield PD)

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Ben Rodriguez, Senior Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Burnco Construction Plat

Action Requested:
Consider and act upon a Construction Plat, being an approximate 18.74 acre tract of land situated in the Collin County Land Survey, Abstract No. 167, generally located west of the BNSF Railroad, east of Dallas Parkway, north and west of CR 53, and south of CR 55. (Burnco Construction Plat)

Background Information:
The Planning & Zoning Commission approved an Extraterritorial Jurisdiction General Development Plan for the Burnco property in February 2017. The property was also recently a part of an involuntary annexation that was approved by City Council on November 21, 2017. Since the planning of this proposed concrete batch plant started prior to annexation proceedings, the use is vested. The owner has also ensured the site meets city standards.

Staff has reviewed the proposed Construction Plat for Burnco and determined that it meets all requirements.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

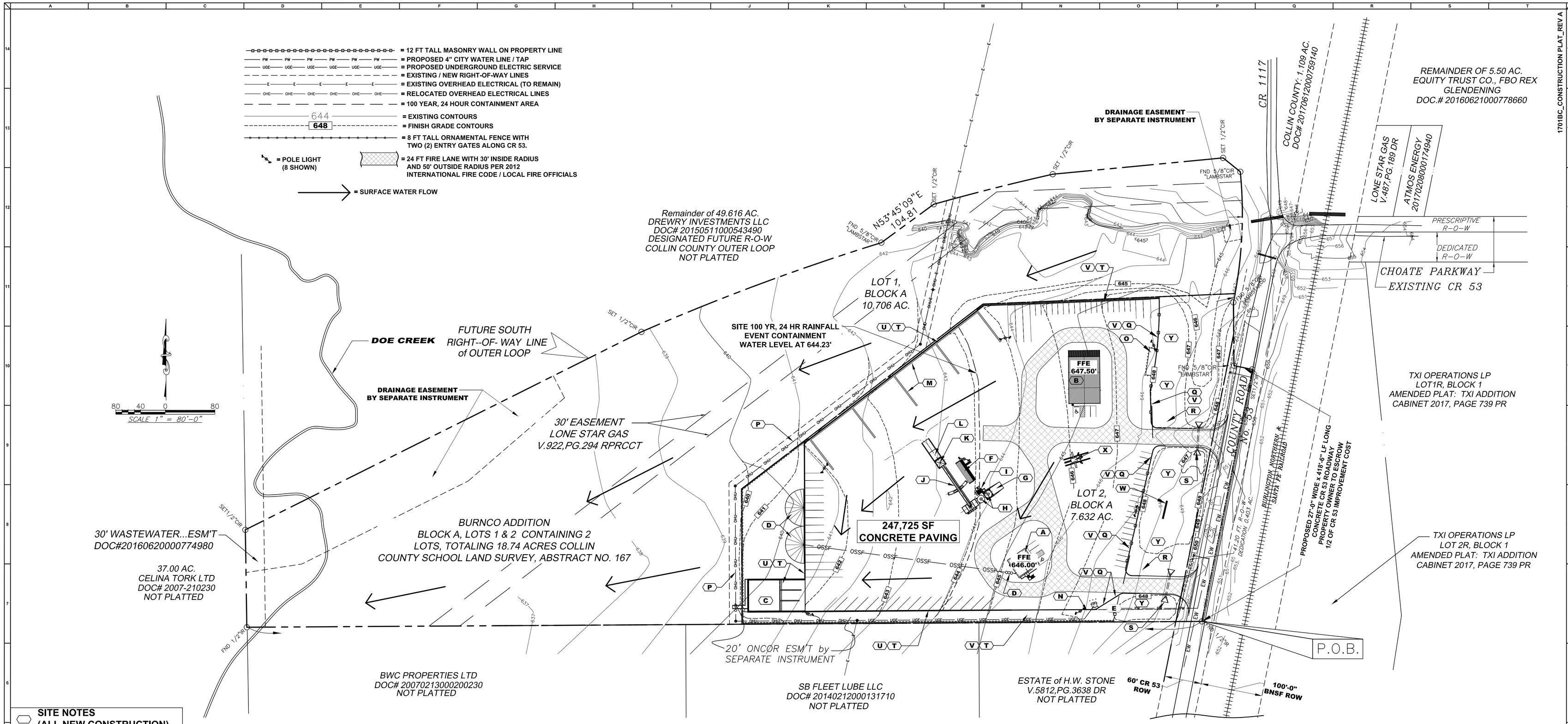
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Plat Exhibit

Staff Recommendation:
Staff recommends approval pending all outstanding comments are addressed prior to City Council.

Attachment: 1701BC Construction Plat (Burnco Construction Plat)



SITE NOTES (ALL NEW CONSTRUCTION)

A	32'x34'x26' TALL: 2,000 SF 2-STORY BATCH OFFICE – MASONRY FINISH
B	50'x75'x16' TALL: 3,750 SF SINGLE STORY MAINTENANCE SHOP – METAL BUILDING CONSTRUCTION
C	50'X50'X8' DEEP, CLARIFIED WATER CONCRETE CONTAINMENT PIT SYSTEM
D	OSSF AEROBIC SEPTIC SYSTEM
E	WATER SVC, METER WITH IRRIGATION TAP
F	40' ADMIX CONEX WITH MCC ROOM
G	CONCRETE MIXER LOADING POINT, BACK-IN
H	BATCH PLANT CEMENT AND FLY ASH SILOS
I	CENTRAL DUST COLLECTOR
J	BATCH PLANT RADIAL CONVEYOR
K	BATCH PLANT MATERIAL LOADING HOPPER
L	BATCH PLANT LOADING HOPPER RAMP – CONCRETE CONSTRUCTION
M	645 LF (APPROX) x 12' TALL x 30" WIDE CONCRETE BLOCK STOCKPILE WALL
N	ELECTRICAL SERVICE TRANSFORMER
O	12,000 GAL SPLIT TANK FUEL STATION CONCRETE PAD WITH VEHICLE PROTECTION (BOLLARDS)
P	RE-ROUTED ONCOR OVERHEAD ELECTRICAL TRANSMISSION LINE
Q	8' TALL ORNAMENTAL FENCE ON 6" TALL CURB FULL EASTERN LENGTH
R	35' WIDE x 8' TALL CHAIN LINK MANUAL SLIDING GATE
S	18"ø x 40' LONG RCP DRAINAGE CULVERT WITH SAFETY END TREATMENTS
T	1,575 LF (APPROX) 6' WIDE X 12' TALL CONCRETE WALL PERIMETER FENCING
U	1,250 LF (APPROX) WATER RETENTION CONTAINMENT WALL (WIDTH / HEIGHT VARIES (645.50' TOP OF WALL)
V	985 LF (APPROX) STANDARD 6" CURB
W	FACILITY MONUMENT SIGN (MASONRY CONSTRUCTION)
X	GALVANIZED STEEL SLUMP STAND
Y	IRRIGATED LANDSCAPE AREA

NOTE:
TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS: TRICYCLE LANE TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLIN COUNTY, TEXAS, A PART OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 49.616 ACRES AS DESCRIBED IN A DEED TO DREWRY INVESTMENTS LLC, RECORDED UNDER CLERK'S DOCUMENT NO. 20150511000543490, SAID TRACT OR PARCEL OF LAND MORE PARTICULARLY BEING AND INCLUDING ALL THAT CERTAIN 18.74 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER CLERK'S DOCUMENT NO. 20170306000289870, SAID TRACT IS HEREIN DESCRIBED AS FOLLOWS; TO WIT:
BEGINNING AT AN ONE-HALF INCH IRON ROD FOUND IN COUNTY ROAD NO. 53 FOR THE SOUTHEAST CORNER OF SAID 49.616 ACRE TRACT AND THE SOUTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED, SAID CORNER BEING THE NORTHEAST CORNER OF A RECORD ONE ACRE TRACT DESCRIBED IN A DEED TO H.W. STONE RECORDED IN VOLUME 5812, PAGE 3638 OF THE COLLIN COUNTY DEED RECORDS;
THENCE SOUTH 89 DEGREES 38 MINUTES 56 SECONDS WEST 1542.09 FEET TO AN ONE-HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 49.616 ACRE TRACT FOR THE SOUTHWEST CORNER HEREOF, SAID CORNER BEING ON THE EAST LINE OF A 37.00 ACRE TRACT DESCRIBED IN A DEED TO CELINA TORK LTD RECORDED UNDER CLERK'S DOCUMENT NO. 2007-210230;
THENCE ALONG THE WEST LINE OF SAID 49.616 ACRE TRACT, COMMON WITH THE EAST LINE OF SAID 37.00 ACRE TRACT, NORTH 00 DEGREES 52 MINUTES 29 SECONDS WEST 157.41 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "LAMBSTAR" (HEREINAFTER CALLED 5/8 INCH IRON ROD FOUND) ON THE FUTURE SOUTH RIGHT-OF-WAY LINE OF THE COLLIN COUNTY OUTER LOOP FOR THE NORTHWEST CORNER HEREOF;
THENCE WITH SAID FUTURE SOUTH RIGHT-OF-WAY LINE, NORTH 63 DEGREES 26 MINUTES 18 SECONDS EAST 715.01 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT SUBTENDED BY AN ANGLE OF 6 DEGREES 22 MINUTES 50 SECONDS AND A RADIUS OF 3713.94 FEET (WITH A CHORD THAT BEARS NORTH 69 DEGREES 36 MINUTES 07 SECONDS EAST 413.38 FEET) AN ARC LENGTH OF 413.59 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;
THENCE NORTH 53 DEGREES 45 MINUTES 09 SECONDS EAST 104.81 FEET TO AN ONE-HALF INCH IRON ROD SET WITH CAP MARKED "J.E. SMITH 3700" (HEREINAFTER CALLED ONE-HALF INCH IRON ROD SET) FOR CORNER;
THENCE ALONG A CURVE TO THE RIGHT SUBTENDED BY AN ANGLE OF 3 DEGREES 01 MINUTE 40 SECONDS AND A RADIUS OF 3749.44 FEET (WITH A CHORD THAT BEARS NORTH 75 DEGREES 49 MINUTES 12 SECONDS EAST 198.12 FEET) AN ARC LENGTH OF 198.14 FEET TO AN ONE-HALF INCH IRON ROD SET FOR CORNER;
THENCE NORTH 84 DEGREES 31 MINUTES 19 SECONDS EAST 276.43 FEET TO AN ONE-HALF INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 51 DEGREES 02 MINUTES 22 SECONDS EAST 35.69 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR CORNER;
THENCE ALONG A CURVE CONCAVE TO THE WEST SUBTENDED BY AN ANGLE OF 17 DEGREES 13 MINUTES 36 SECONDS AND A RADIUS OF 704.89 FEET (WITH A CHORD THAT BEARS SOUTH 03 DEGREES 01 MINUTE 52 SECONDS WEST 211.14 FEET) AN ARC LENGTH OF 211.94 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;
THENCE SOUTH 00 DEGREES 33 MINUTES 01 SECONDS EAST 102.29 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND ON THE WEST SIDE OF COUNTY ROAD NO. 53 FOR A RE-ENTRANT CORNER HEREOF;
THENCE SOUTH 78 DEGREES 21 MINUTES 20 SECONDS EAST 30.56 FEET TO AN ONE-HALF INCH IRON ROD SET IN SAID COUNTY ROAD NO. 53 ON THE EAST LINE OF SAID 49.616 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID "FUTURE RIGHT-OF-WAY", SAID CORNER BEING EXTERIOR ELL CORNER HEREOF;
THENCE WITH SAID ROAD AND ALONG THE EAST LINE OF SAID 49.616 ACRE TRACT, SOUTH 11 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 415.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.74 ACRES (816334 SQUARE FEET) OF LAND.

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: — *Planning and Zoning Commission, City of Celina, Texas*

Signature of Chairperson — *Date of Recommendation*

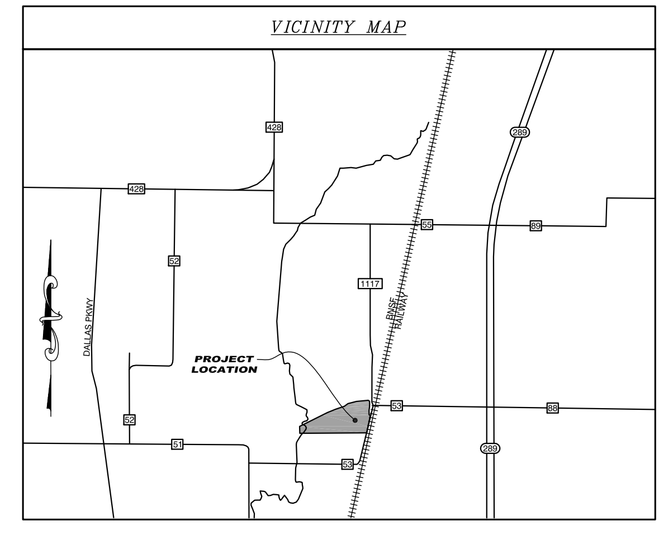
APPROVED BY: — *City Council, City of Celina, Texas*

Signature of Mayor — *Date of Approval*

ATTEST:

City Secretary — *Date*

VICINITY MAP



CITY FILE No.:

OWNER:
TRICYCLE LANE TEXAS, LLC
dba BURNCO TEXAS, LLC
8505 FREEPORT PARKWAY SUITE NO. 150
IRVING, TEXAS 75063
PHONE: 972 893 6070

BURNCO CELINA OPERATIONS
TRICYCLE LANE TEXAS, LLC
18.74 ACRES

EXIBIT PREPARED BY:

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
THOMAS A. EYEINGTON, JR., P.E, SECB
President
E-mail: thomas.eyeington.pe@verizon.net
V: 817.382.6846 C: 817.368.0750 F: 682.651.0690
3912 JULIAN ST (SUITE 100)
KELLER, TX 76244

1701BC_CONSTRUCTION PLAT_REV A

No.	DATE	DESCRIPTION OF REVISION
A	10/26/17	RELEASED FOR CITY AND OWNER REVIEW ONLY

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS PROFESSIONAL ENGINEER LICENSE #9931
TEXAS REGISTERED ENGINEERING FIRM No. F-9189
THOMAS A. EYEINGTON JR., P.E
3912 JULIAN STREET SUITE 100
KELLER, TEXAS 76244
thomas.eyeington.pe@verizon.net
V: 817.382.6846 C: 817.368.0750
F: 682.651.0690

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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Drawn: DEF
Checked: TAE
EEi Job No.: T701BC
Scale: 1" = 80'-0"
Date: 01/12/2017
Client Approved: SB

ENGINEERS SEAL

CONSTRUCTION PLAT BURNCO ADDITION
BLOCK A, LOT 1 AND LOT 2,
TOTALING 18.74 ACRES
BURNCO TEXAS L.L.C. - CELINA OPERATIONS
11600 BLOCK COUNTY ROAD 53
CELINA, COLLIN COUNTY, TEXAS 75009

SHEET 1 OF 3

Attachment: 170180 Construction Plat (Burnco Construction Plat)

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS: Tricycle Lane Texas, LLC, a Texas Limited Liability Company, is the owner of that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being out of and a part of that certain tract said to contain 49.616 acres as described in a deed to Drewry Investments LLC, recorded under Clerk's Document No. 20150311000343490, said tract or parcel of land more particularly being and including all that certain 18.74 acre tract described in a deed recorded under Clerk's Document No. 20170306000289870, said tract is herein described as follows; to wit:
BEGINNING at an one-half inch iron rod found in County Road No. 53 for the southeast corner of said 49.616 acre tract and the southeast corner of the premises herein described, said corner being the northeast corner of a record one acre tract described in a deed to H.W. Stone recorded in volume 5812, page 3838 of the Collin County Deed Records;
THENCE south 89 degrees 38 minutes 56 seconds west 1542.09 feet to an one-half inch iron rod found at the southwest corner of said 49.616 acre tract for the southwest corner hereof, said corner being on the east line of a 37.00 acre tract described in a deed to Celina York LTD recorded under Clerk's Document No. 2007-210230;
THENCE along the west line of said 49.616 acre tract, common with the east line of said 37.00 acre tract, north 00 degrees 52 minutes 29 seconds west 157.41 feet to a 5/8 inch iron rod found with cap marked "Lambstar" (hereinafter called 5/8 inch iron rod found) on the future south right-of-way line of the Collin County Outer Loop for the northwest corner hereof;
THENCE with said future south right-of-way line, north 63 degrees 26 minutes 18 seconds east 715.01 feet to a point of curvature;
THENCE along a curve to the right subtended by an angle of 6 degrees 22 minutes 50 seconds and a radius of 3713.94 feet (with a chord that bears north 69 degrees 38 minutes 07 seconds east 413.38 feet) an arc length of 413.59 feet to a 5/8 inch iron rod found for corner;
THENCE north 53 degrees 45 minutes 09 seconds east 104.81 feet to an one-half inch iron rod set with cap marked "J.E. SMITH 3700" (hereinafter called one-half inch iron rod set) for corner;
THENCE along a curve to the right subtended by an angle of 3 degrees 01 minute 40 seconds and a radius of 3749.44 feet (with a chord that bears north 75 degrees 49 minutes 12 seconds east 198.12 feet) an arc length of 198.14 feet to an one-half inch iron rod set for corner;
THENCE north 84 degrees 31 minutes 19 seconds east 276.43 feet to an one-half inch iron rod set for corner;
THENCE south 51 degrees 02 minutes 22 seconds east 35.69 feet to a capped 5/8 inch iron rod found for corner;
THENCE along a curve concave to the west subtended by an angle of 17 degrees 13 minutes 36 seconds and a radius of 704.89 feet (with a chord that bears south 03 degrees 01 minute 52 seconds west 211.14 feet) an arc length of 211.94 feet to a 5/8 inch iron rod found for corner;
THENCE south 00 degrees 33 minutes 01 seconds east 102.29 feet to a capped 5/8 inch iron rod found on the west side of County Road No. 53 for a re-entrant corner hereof;
THENCE south 78 degrees 21 minutes 20 seconds east 30.56 feet to an one-half inch iron rod set in said County Road No. 53 on the east line of said 49.616 acre tract for the southeast corner of said "future right-of-way", said corner being exterior ell corner hereof;
THENCE with said Road and along the east line of said 49.616 acre tract, south 11 degrees 22 minutes 06 seconds west a distance of 415.02 feet to the Place of BEGINNING and containing 18.74 acres (816334 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That TRICYCLE LANE TEXAS, LLC, does hereby adopt this plat designating the herein above described property as the BURNCO ADDITION to Collin County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. Collin County and the City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Collin County and the City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand this the_____day of_____, 2017.
BY:

_____
CLIFFORD HAHNE

_____
PRINTED NAME & TITLE

STATE OF TEXAS }
COUNTY OF DENTON }

Before me, the undersigned Notary Public in and for said County and State, on this day did personally appear CLIFFORD HAHNE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office

this_____day of _____, 2017.

_____
NOTARY PUBLIC, STATE OF TEXAS

NOTES:

1.) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

2.) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as shown hereon, a hard surface in accordance with the city of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes stating "Fire Lane, No Parking." The local law enforcement agencies are hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

3.) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times as the city of Celina, it's agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

SURVEYOR'S CERTIFICATE

That I, James E. Smith II, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate on the ground survey of the premises depicted hereon and that iron rods shown hereon were placed under my personal supervision in accordance with the ordinances of Collin County and the City of Celina, Texas.

_____
JAMES E. SMITH II DATE
Registered Professional Land Surveyor No. 3700

STATE OF TEXAS }
COUNTY OF DENTON }

Before me, the undersigned Notary Public in and for said County and State, on this day did personally appear James E. Smith II known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office

this_____day of _____, 2017.

_____
NOTARY PUBLIC, STATE OF TEXAS

This plat is hereby adopted by the owners and approved by the City of Celina (called "city") subject to the following conditions which shall be binding upon the owners, their heirs, grantees, successors and assigns: The portion of BURNCO ADDITION as shown on the plat called the "drainage easement". The drainage easement, within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the drainage easement. The city will not be responsible for the maintenance and operation of said easement or for any damage to private property or persons that result in said conditions in the easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the drainage easement, as herein above defined shall be permitted, unless approved by the city engineer. Provided, however, it is understood that in the event it becomes necessary for the city to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision. Then in such event, the city shall have the right to enter upon the drainage easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the drainage easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the drainage in detention easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The city shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

_____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

ON-SITE SEWAGE FACILITY NOTES:
1) All Lots must utilize alternative type On-Site Sewage Facilities.
2) Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
3) Tree removal and/or grading for OSSF may be required on individual lots.
4) Individual site evaluations and OSSF design plans (meeting all State and County Requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing site conditions in the area in which on-site sewage facilities are planned to be used.

_____
Registered Sanitarian or Designated Representative
Collin County Development Services

PREPARED: OCTOBER 20, 2017

OWNER:
TRICYCLE LANE TEXAS, LLC
8505 Freeport Parkway. Suite 150
Irving, Texas 75063
972-893-6070

J.E. Smith
Texas Licensed Surveying Firm
FIRM No. 101060-00
5269 Highway 377 South
AUBREY, TEXAS 76227
(940) 365-9289
jesmith@cebridge.net

CONSTRUCTION PLAT
BURNCO ADDITION
BLOCK A, LOTS 1 & 2
Containing 2 Lots, totaling 18.74 acres
COLLIN COUNTY SCHOOL LAND
SURVEY, ABSTRACT No. 167
City of Celina ETJ
Collin County, Texas

SHEET 2 OF 2

OWNER:	SURVEYOR:	
TRICYCLE LANE TEXAS, LLC dba BURNCO TEXAS, LLC 8505 FREEPORT PARKWAY SUITE NO. 150 IRVING, TEXAS 75063 PHONE: 972 893 6070	J.E. SMITH 5269 HIGHWAY 377 SOUTH AUBREY TEXAS 76227 940.365.9289 FIRM REG. No.: 101060-00	BURNCO CELINA OPERATIONS TRICYCLE LANE TEXAS, LLC 18.74 ACRES

1701BC_SITE PLAN PACKAGE_REV A

No.	DATE	DESCRIPTION OF REVISION
A	10/26/17	RELEASED FOR CITY AND OWNER REVIEW ONLY

EEI
EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
TEXAS PROFESSIONAL ENGINEER LICENSE #9031
TEXAS REGISTERED ENGINEERING FIRM No. F-9189
THOMAS A. EYEINGTON JR., P.E.
3914 FALLBROOK DR. STE. 100
KELLER, TEXAS 76244
thomas.eyeington.pe@verizon.net
V: 817.380.9445
C: 817.368.0750
F: 682.651.0699

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NOT FOR CONSTRUCTION

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Drawn: DEF
Checked: TAE
EE Job No.: 1701BC
Scale: N/A
Date: 01/12/2017
Client Approved: SB

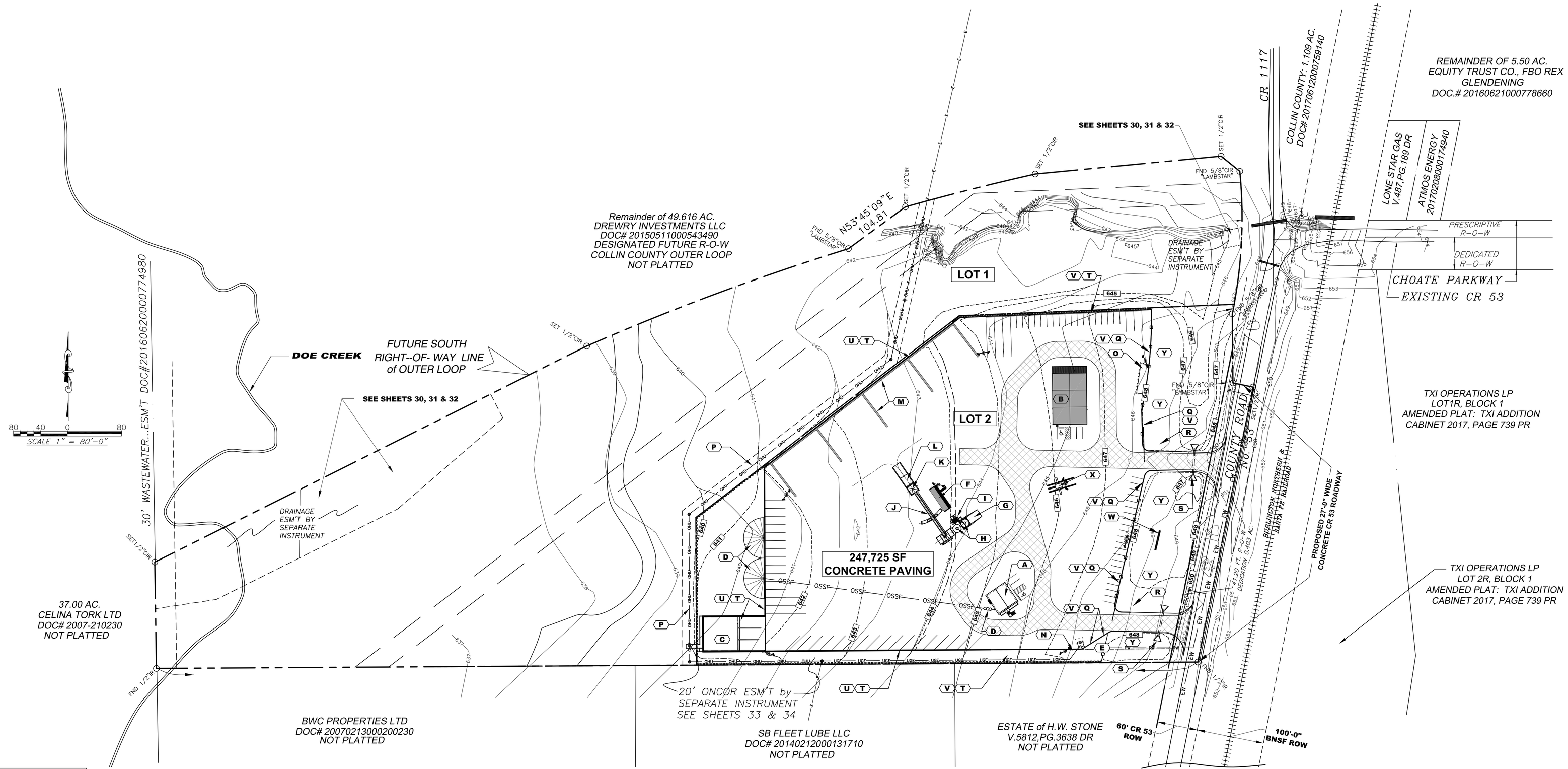
ENGINEERS SEAL

CONSTRUCTION PLAT, CONTINUE

BURNCO TEXAS L.L.C. - CELINA OPERATIONS
11600 BLOCK COUNTY ROAD 53
CELINA, COLLIN COUNTY, TEXAS 75009

SHEET 2 OF 3

Attachment: 17018C Construction Plat (Burnco Construction Plat)



SITE NOTES

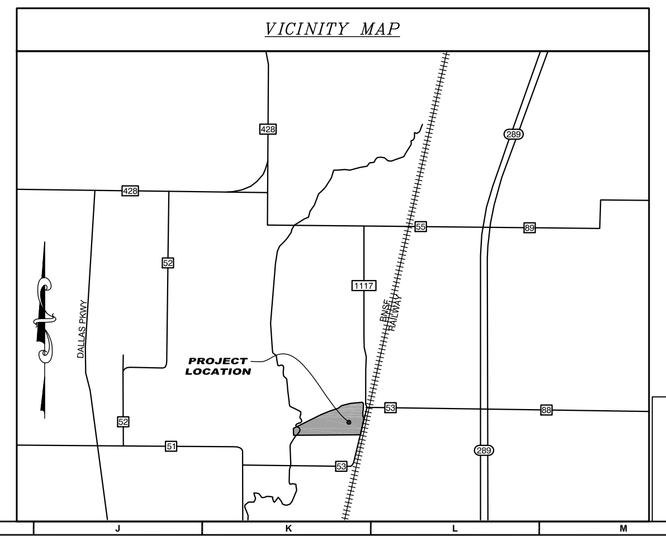
A	32'x34'x26' TALL: 2,000 SF 2-STORY BATCH OFFICE – MASONRY FINISH
B	50'x75'x16' TALL: 3,750 SF SINGLE STORY MAINTENANCE SHOP – METAL BUILDING CONSTRUCTION
C	50'x50'x8' DEEP, CLARIFIED WATER CONCRETE CONTAINMENT PIT SYSTEM
D	OSSF AEROBIC SEPTIC SYSTEM
E	WATER SVC. METER WITH IRRIGATION TAP
F	40' ADMIX CONEX WITH MCC ROOM
G	CONCRETE MIXER LOADING POINT, BACK-IN
H	BATCH PLANT CEMENT AND FLY ASH SILOS
I	CENTRAL DUST COLLECTOR
J	BATCH PLANT RADIAL CONVEYOR
K	BATCH PLANT MATERIAL LOADING HOPPER
L	BATCH PLANT LOADING HOPPER RAMP – CONCRETE CONSTRUCTION
M	645 LF (APPROX) x 12' TALL x 30" WIDE CONCRETE BLOCK STOCKPILE WALL
N	ELECTRICAL SERVICE TRANSFORMER
O	12,000 GAL SPLIT TANK FUEL STATION CONCRETE PAD WITH VEHICLE PROTECTION (BOLLARDS)
P	RE-ROUTED ONCOR OVERHEAD ELECTRICAL TRANSMISSION LINE
Q	8' TALL ORNAMENTAL FENCE ON 6" TALL CURB FULL EASTERN LENGTH
R	35' WIDE x 8' TALL CHAIN LINK MANUAL SLIDING GATE
S	18"ø x 40' LONG RCP DRAINAGE CULVERT WITH SAFETY END TREATMENTS
T	1,575 LF (APPROX) 6' WIDE X 12' TALL CONCRETE WALL PERIMETER FENCING
U	1,250 LF (APPROX) WATER RETENTION CONTAINMENT WALL (WIDTH / HEIGHT VARIES (645.50' TOP OF WALL)
V	985 LF (APPROX) STANDARD 6" CURB
W	FACILITY MONUMENT SIGN (MASONRY CONSTRUCTION)
X	GALVANIZED STEEL SLUMP STAND
Y	IRRIGATED LANDSCAPE AREA

= 12 FT TALL MASONRY WALL ON PROPERTY LINE
= PROPOSED 4" CITY WATER LINE / TAP
= PROPOSED UNDERGROUND ELECTRIC SERVICE
= EXISTING / NEW RIGHT-OF-WAY LINES
= EXISTING OVERHEAD ELECTRICAL (TO REMAIN)
= RELOCATED OVERHEAD ELECTRICAL LINES
= 100 YEAR, 24 HOUR CONTAINMENT AREA
= EXISTING CONTOURS
= FINISH GRADE CONTOURS
= 8 FT TALL ORNAMENTAL FENCE WITH TWO (2) ENTRY GATES ALONG CR 53.
= POLE LIGHT (8 SHOWN)
= 24 FT FIRE LANE WITH 30' INSIDE RADIUS AND 50' OUTSIDE RADIUS PER 2012 INTERNATIONAL FIRE CODE / LOCAL FIRE OFFICIALS

BURNCO CELINA OPERATIONS

SITE DATA	
TOTAL LOT SIZE	18.74 ACRE
ESTIMATED ROW EASEMENT (EASTERN SIDE)	0.39 ACRE
ESTIMATED GREEN SPACE (LESS ROW EASEMENT)	12.916 ACRE
ESTIMATED NON-PERVIOUS COVERAGE	5.434 ACRE
NON-PERVIOUS SITE COVERAGE	29% ACRE
PERVIOUS SITE COVERAGE	71% ACRE
STRUCTURE DATA (ELEVATIONS)	
BATCH PLANT:	
EQUIPMENT HEIGHT:	724.94'
BATCH OPERATIONS BUILDING:	**2,100 SF**
2 STORY MASONRY FINISH BUILDING	
FFE	646.00'
RIDGE HEIGHT	671.81'
MAINTENANCE SHOP BUILDING:	**3,750 SF**
1 STORY PRE-ENGINEERED METAL BUILDING	
FFE	647.00'
RIDGE HEIGHT	667.17'
PARKING SPACE SIZES	
OVER-THE-ROAD (OTR) SPACE	12' x 60'
CONCRETE MIXER SPACE	12' x 30'
ADA ACCESSIBLE SPACE	12' x 18'
STANDARD (STD) SPACE	9' x 18'
PARKING DATA	
OFFICE BUILDING 1st & 2nd FLOOR	2,100 SF
MAINTENANCE SHOP	3,750 SF
PROVIDED STANDARD SPACES	42 spcs
PROVIDED ADA ACCESSIBLE SPACES	2 spcs
PROVIDED TOTAL PARKING	44 spcs
MIXER TRUCK SPACES	31 SPCS
OVER-THE-ROAD (OTR) SPACES	6 SPCS
TOTAL EQUIPMENT SPACES	37 SPCS

VICINITY MAP



SEE SHEET 4 OF 34 FOR SITE PLAN EXPLODED VIEW OF LOT 2.

ADDITIONAL SURVEYING INFORMATION CAN BE FOUND ON SHEETS 2 OF 34, 31 OF 34, 32 OF 34, 33 OF 34 AND 34 OF 34

OWNER:
TRICYCLE LANE TEXAS, LLC
dba BURNCO TEXAS, LLC
8505 FREEPORT PARKWAY SUITE NO. 150
IRVING, TEXAS 75063
PHONE: 972 893 6070

BURNCO CELINA OPERATIONS
TRICYCLE LANE TEXAS, LLC
18.74 ACRES

CASE NAME: _____
CASE NUMBER: _____
LOCATION: _____

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____
SHEET: _____ OF _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT

EXIBIT PREPARED BY:
EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
THOMAS A. EYEINGTON, JR., P.E, SECB
President
E-mail: thomas.eyeington.pe@verizon.net
V: 817.382.6846 C: 817.368.0750 F: 682.651.0690
3912 JULIAN ST (SUITE 100)
KELLER, TX 76244

1701BC_SITE PLAN PACKAGE_REV A

No.	DATE	DESCRIPTION OF REVISION
A	10/26/17	RELEASED FOR CITY AND OWNER REVIEW ONLY

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND SERVICES SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS PROFESSIONAL ENGINEER LICENSE #9031
TEXAS REGISTERED ENGINEERING FIRM No. F-9189
THOMAS A. EYEINGTON JR., P.E
3914 JULIAN STREET, SUITE 100
KELLER, TEXAS 76244
thomas.eyeington.pe@verizon.net
V: 817.382.6846 C: 817.368.0750
F: 682.651.0690

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CONFIDENTIAL
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Drawn: DEF
Checked: TAE
EEi Job No.: 1701BC
Scale: 1" = 80'-0"
Date: 01/12/2017
Client Approved: SB

ENGINEERS SEAL

SITE PLAN BURNCO ADDITION
BLOCK A, LOT 1 AND LOT 2
COLLIN COUNTY, TX (18.74 ACRES TOTAL)

BURNCO TEXAS L.L.C. - CELINA OPERATIONS
11600 BLOCK COUNTY ROAD 53
CELINA, COLLIN COUNTY, TEXAS 75009

SHEET 3 OF 34

Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Greenway 63 GDP

Action Requested:
Consider and act upon a General Development for Greenway 63, being an approximate 63.154 acre tract of land situated in the I.C. Williamson Survey, abstract No. 943, City of Celina, Collin County, Texas. The property is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 GDP)

Background Information:
The proposed GDP is to facilitate a single-family development that was recently annexed and zoned.

The process will assist owners and developers with an organized plan to reduce requests for variances in the future. The GDP review addresses access, lot configuration, land use, preliminary water, sewer, and drainage for the site. A General Development Plan is required prior to or in conjunction with a Construction Plat application.

The Commission approved Development Agreement Land Uses, as well as a Planned Development at the November 28, 2017 meeting regarding this development. The development will include a mixture of 40, 50 and 60 foot lots, with a 12' trail meandering through the development. There are approximately 280 lots proposed with this development.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
GDP Exhibit

Staff Recommendation:
Staff recommends approval as presented.

SECOND SUBMITTAL

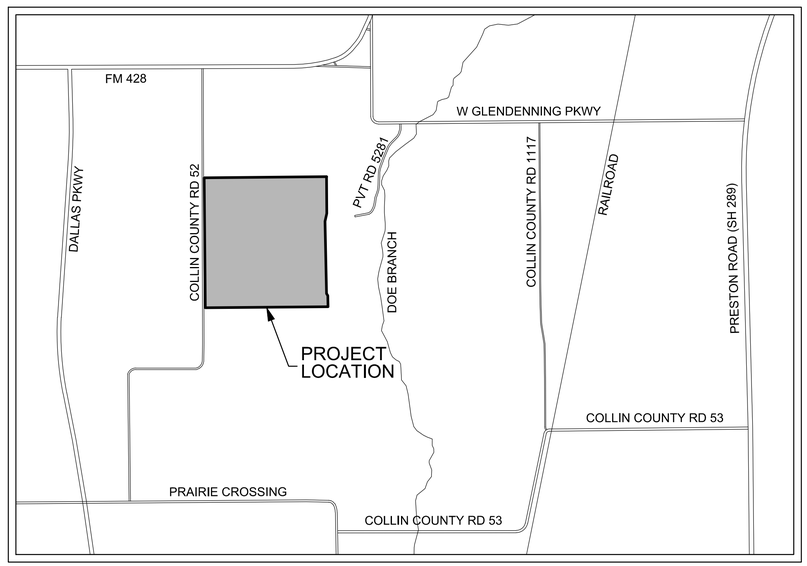
THE CITY OF CELINA, TEXAS

GENERAL DEVELOPMENT PLAN

FOR

GREENWAY 63

PROPOSED ZONING: PD # 87



LOCATION MAP

SCALE : N.T.S.

TABLE OF CONTENTS

1 COVER SHEET
2 GENERAL DEVELOPMENT PLAN
3 STREET NAME LAYOUT
4 PAVEMENT LAYOUT
5 EXISTING DRAINAGE AREA MAP
6 STORM LAYOUT
7 SANITARY SEWER BASINS
8 UTILITY LAYOUT
9 OFFSITE UTILITY LAYOUT
10 TREE SURVEY

OWNER/DEVELOPER:

PROVIDENT REALTY ADVISORS

10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75231
PHONE: 972-385-4121

DECEMBER 2017

ENGINEER:

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800

PLS PROJECT #: PRA17002
CITY PROJECT #: XXXXXX-XX

GREENWAY 63 GENERAL DEVELOPMENT PLAN

Attachment: Greenway 63_GDP 2nd Submittal_2017-1204 (Greenway 63 GDP)

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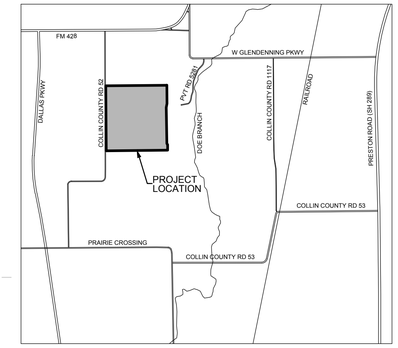

LOCATION MAP
SCALE : N.T.S.

NOTES:
1. MEWS WILL HAVE 5' SIDEWALKS.
2. LANDSCAPE BUFFERS WILL BE PER PD-87.
3. ALL OPEN SPACE AND MEWS WILL BE OWNED AND MAINTAINED BY HOA.

LOT SUMMARY

40' LOTS		50' LOTS		60' LOTS		TOTAL		OPEN SPACE & LANDSCAPE BUFFER			ROW	GRAND TOTAL	
ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE	COUNT	ACREAGE IN FLOODPLAIN	ACREAGE OUT OF FLOODPLAIN	COUNT	ACREAGE	ACREAGE	COUNT
11.19	103	1.32	10	25.86	146	38.37	259	0	8.54	21	16.25	63.16	280

Description of a 63.15 Acre Tract for Zoning

Being that certain tract of land situated in the I. C. Williams Survey, Abstract Number 943, Collin County, Texas and being that tract of land described in deed to Lewis and Jerry Dickerson recorded in Instrument Number 97-0014408 of and being that tract of land described in deed to Jennifer Hunt recorded in Instrument Number 2001-0017035 of County Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of said Dickerson tract;

THENCE N 89°18'33" W, 1,619.74 feet;

THENCE N 00°45'25" E, 1,445.90 feet in County Road 52;

THENCE N 00°44'34" E, 270.03 feet;

THENCE S 89°18'42" E, 1,614.03 feet;

THENCE S 01°06'19" W, 282.31 feet;

THENCE S 00°30'06" W, 202.62 feet;

THENCE S 13°16'08" W, 108.03 feet;

THENCE S 00°02'29" W, 952.13 feet;

THENCE S 32°39'37" E, 31.73 feet;

THENCE S 00°30'41" W, 147.07 feet to the Point of Beginning and containing 2,751,006 square feet or 63.15 acres of land.

CITY OF CELINA, TEXAS

GENERAL DEVELOPMENT PLAN

GREENWAY 63

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	2
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

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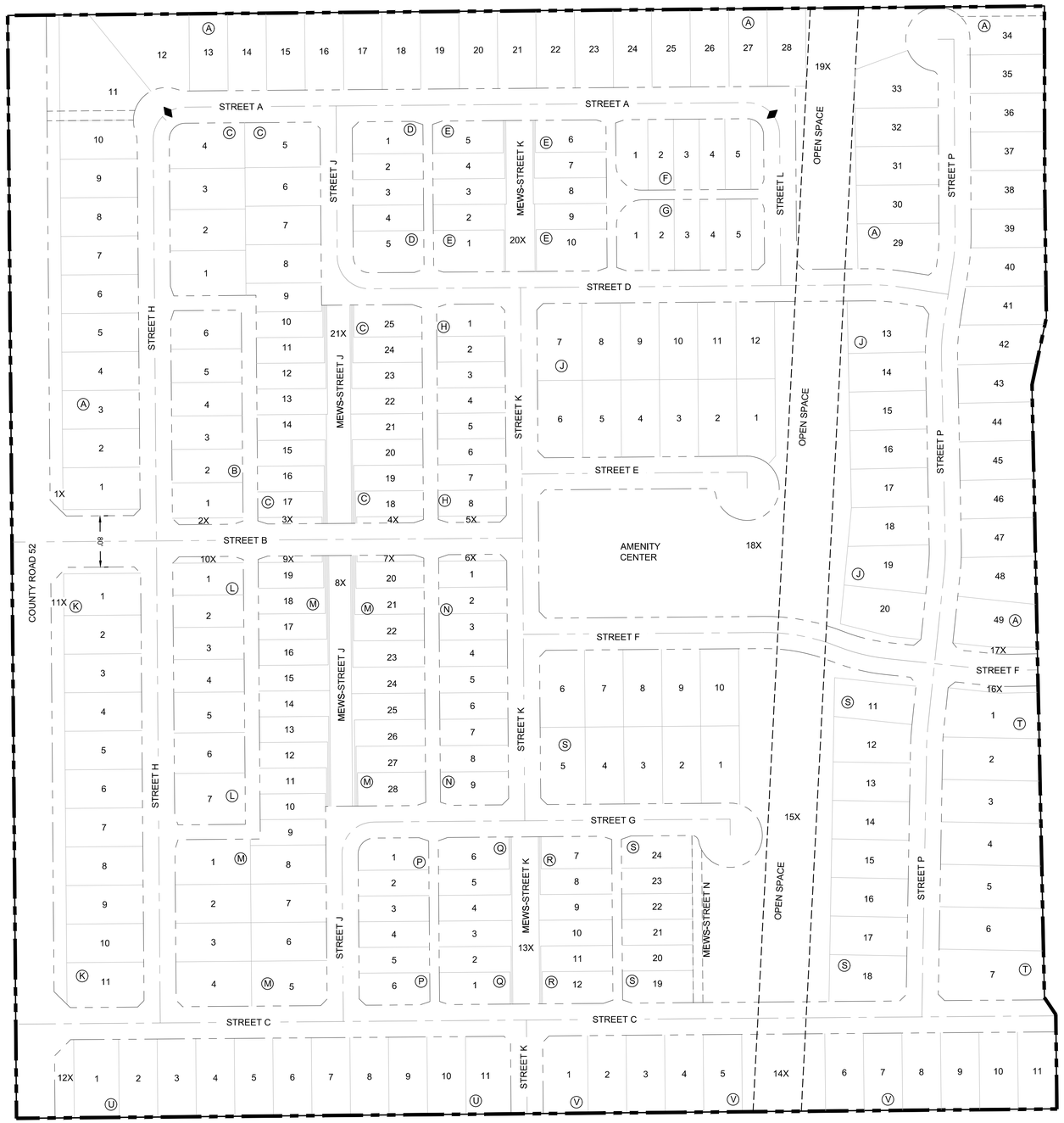
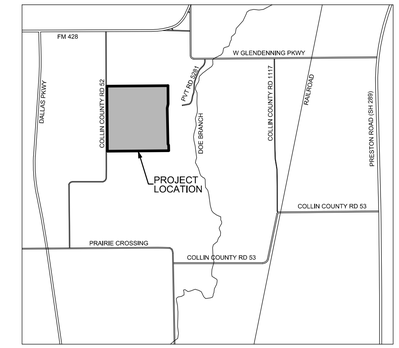
Attachment: Greenway 63_GDP 2nd Submittal_2017-1204 (Greenway 63 GDP)

N

0 100' 200'
SCALE: 1" = 100'





LOCATION MAP
SCALE : N.T.S.

NOTES:
1. SIDE YARDS HAVE 5' SETBACKS UNLESS OTHERWISE DESIGNATED.
2. STREET ROW IS 50' WIDE UNLESS OTHERWISE DESIGNATED.
3. ALLEY ROW IS 15' WIDE UNLESS OTHERWISE DESIGNATED.

SECOND SUBMITTAL

CITY OF CELINA, TEXAS

STREET NAME LAYOUT

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	3
PROJ. MNGR: ESH	CITY PROJECT #: -	

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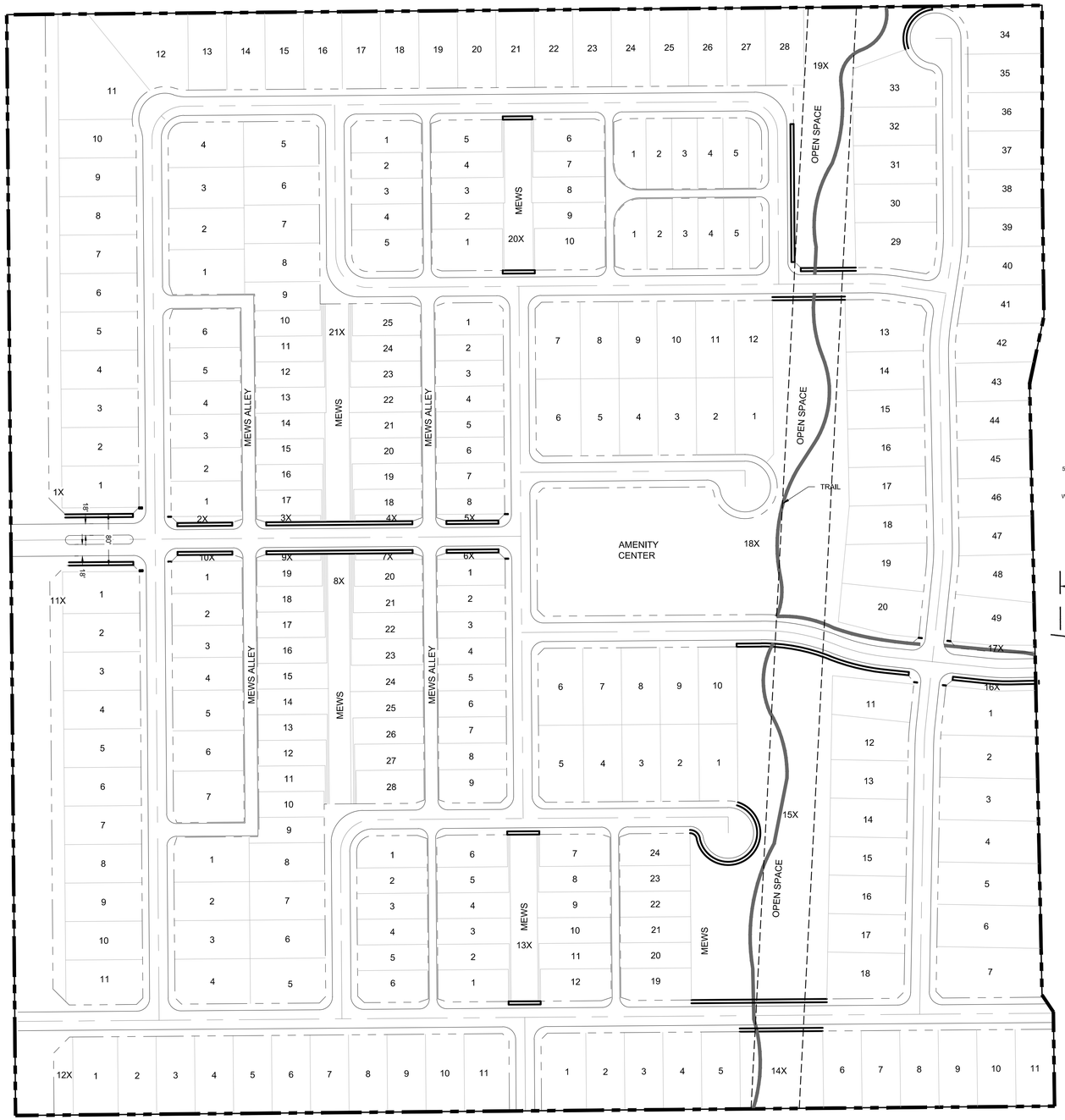
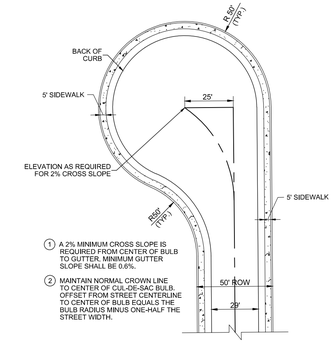
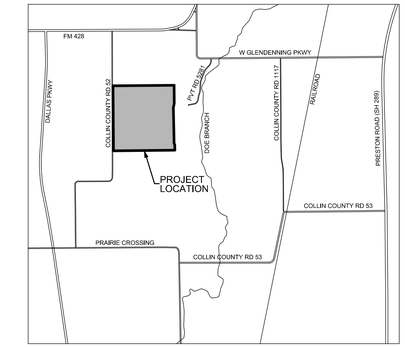




TYPICAL OFFSET CUL-DE-SAC
N.T.S.

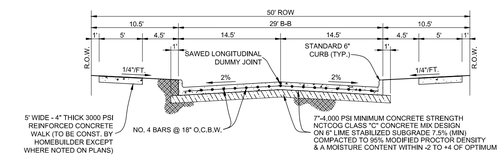


LOCATION MAP
SCALE : N.T.S.

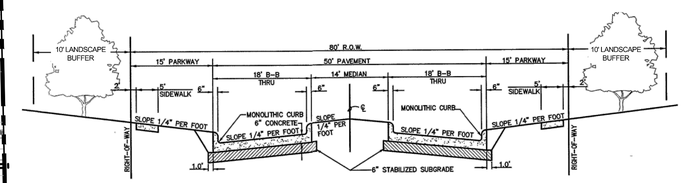
LEGEND

5' SIDEWALK AND TRAIL BY DEVELOPER

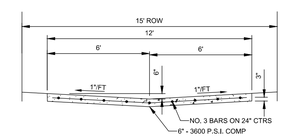
NOTES:
1. ALL STREETS ARE 29' B-B, 50' ROW UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER AT TIME OF HOUSE CONSTRUCTION UNLESS OTHERWISE DESIGNATED.



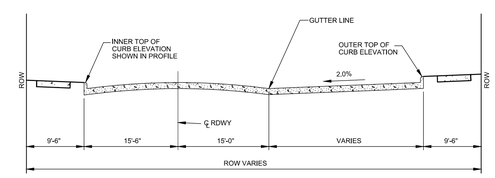
TYPICAL 29' B-B PAVEMENT SECTION
N.T.S.



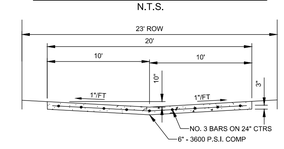
TYPICAL SECTION -
MAJOR COLLECTOR / ENTRY SECTION
N.T.S.



12' ALLEY PAVEMENT SECTION
N.T.S.



KNUCKLE DETAIL
N.T.S.



20' MEWS ALLEY PAVEMENT SECTION
N.T.S.

CITY OF CELINA, TEXAS

PAVEMENT LAYOUT

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	4
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

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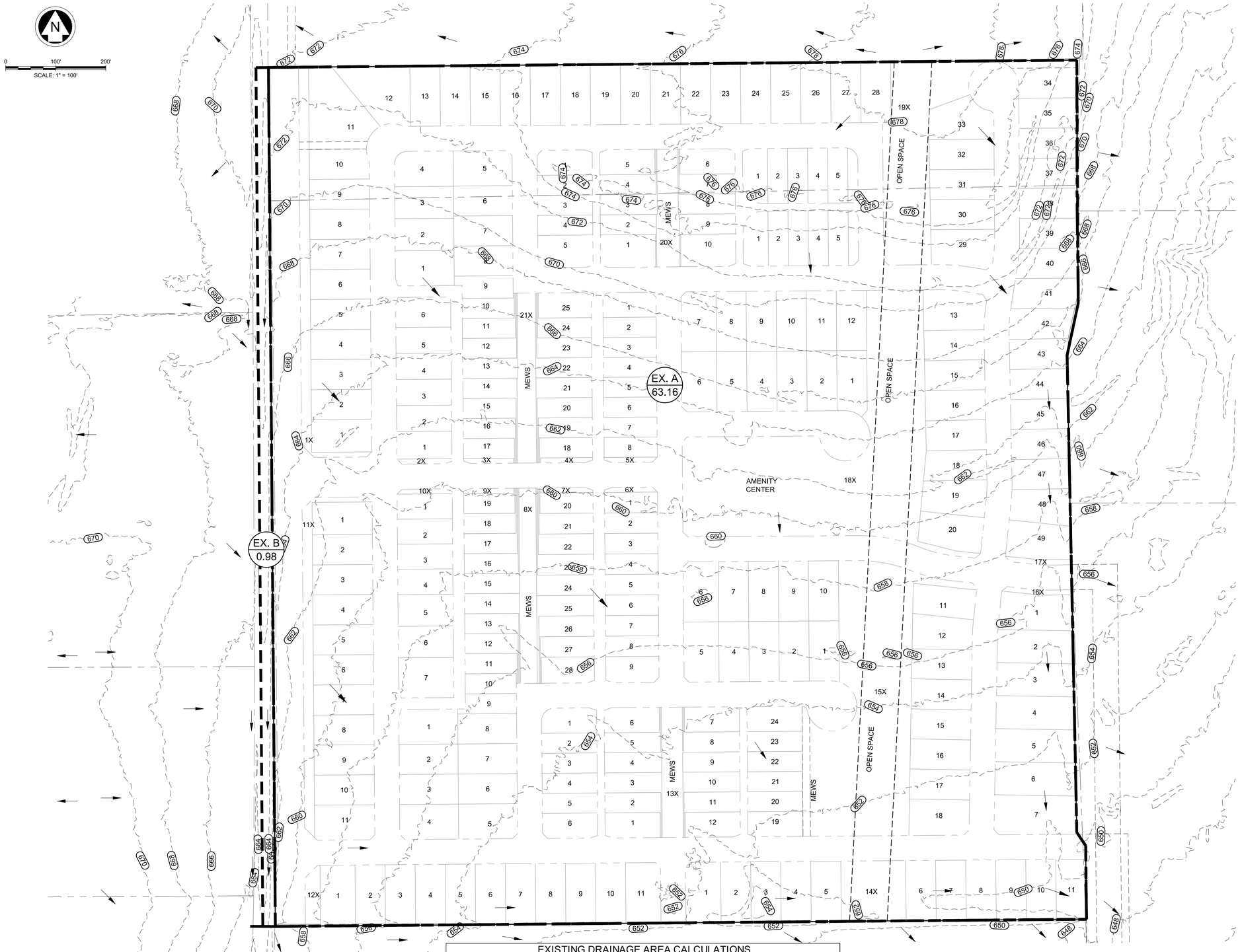

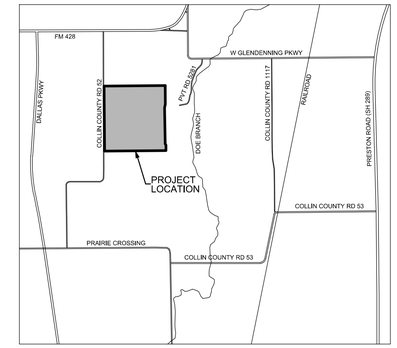

LOCATION MAP

SCALE : N.T.S.

LEGEND

EXISTING DRAINAGE DIVIDE

FLOW DIRECTION

DRAINAGE AREA NUMBER — XX

DRAINAGE AREA (ACRES) — X.XX

SECOND SUBMITTAL

EXISTING DRAINAGE AREA CALCULATIONS

Area No.	Acres	Runoff Coeff.	CA	T_c (min.)	I5 (in./hr.)	Q5 (c.f.s.)	I100 (in./hr.)	Q_{100} (c.f.s.)
EX. A	63.16	0.30	18.95	20.0	4.43	83.91	6.89	130.49
EX. B	0.98	0.30	0.29	20.0	4.43	1.30	6.89	2.02

CITY OF CELINA, TEXAS

EXISTING DRAINAGE AREA MAP

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET	
DRAWN BY: JEC	PLS PROJECT #: PRA17002	5	
PROJ. MNGR: ESH	CITY PROJECT #: -		

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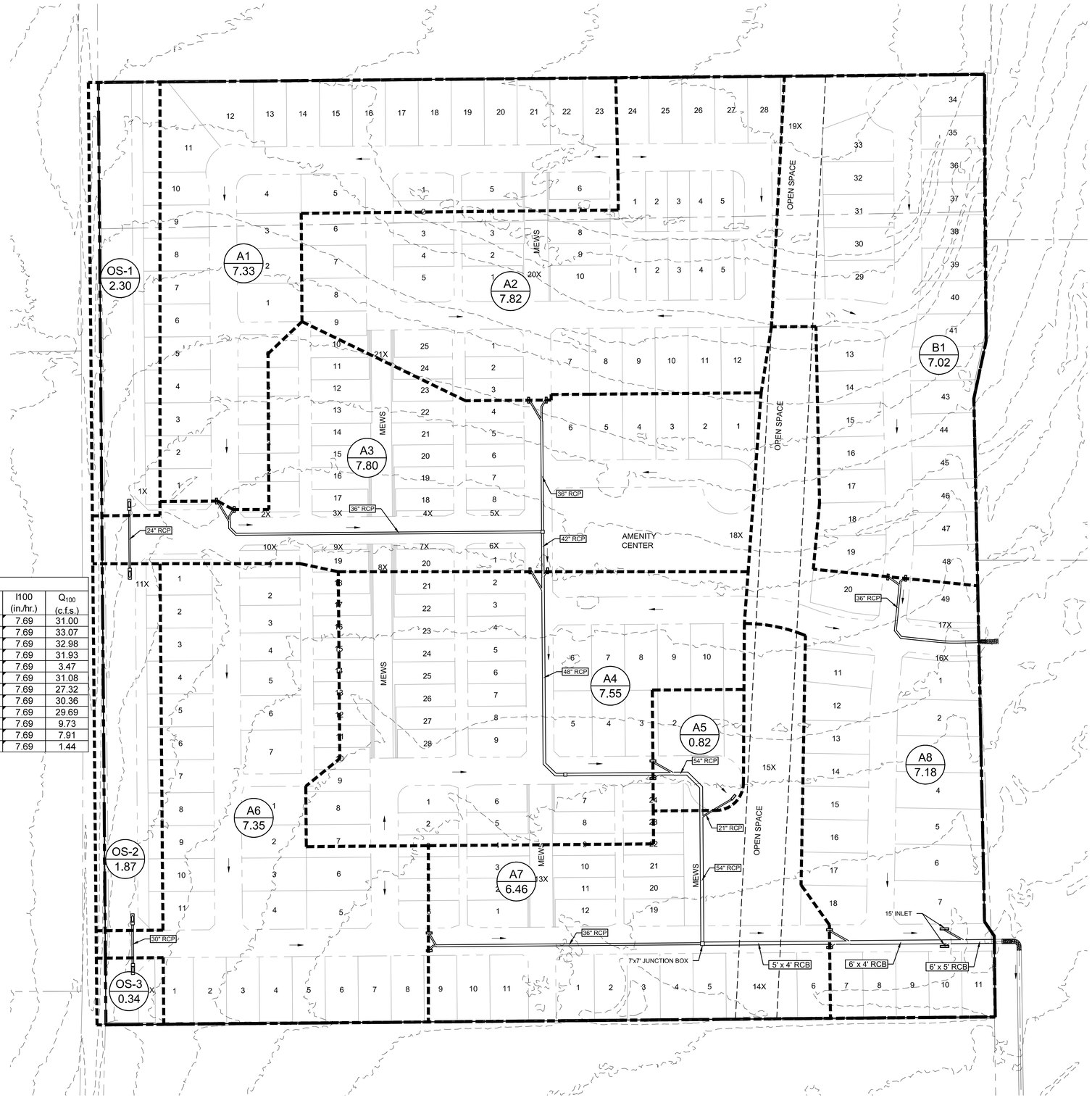
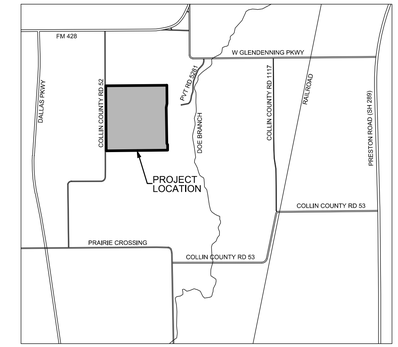


PROPOSED DRAINAGE AREA CALCULATIONS								
Area No.	Acres	Runoff Coeff.	CA	T_c (min.)	I5 (in./hr.)	Q5 (c.f.s.)	I100 (in./hr.)	Q_{100} (c.f.s.)
A1	7.33	0.55	4.03	15.0	5.02	20.22	7.69	31.00
A2	7.82	0.55	4.30	15.0	5.02	21.57	7.69	33.07
A3	7.80	0.55	4.29	15.0	5.02	21.52	7.69	32.98
A4	7.55	0.55	4.15	15.0	5.02	20.83	7.69	31.93
A5	0.82	0.55	0.45	15.0	5.02	2.26	7.69	3.47
A6	7.35	0.55	4.04	15.0	5.02	20.28	7.69	31.08
A7	6.46	0.55	3.55	15.0	5.02	17.82	7.69	27.32
A8	7.18	0.55	3.95	15.0	5.02	19.81	7.69	30.36
B1	7.02	0.55	3.86	15.0	5.02	19.37	7.69	29.69
OS-1	2.30	0.55	1.27	15.0	5.02	6.35	7.69	9.73
OS-2	1.87	0.55	1.03	15.0	5.02	5.16	7.69	7.91
OS-3	0.34	0.55	0.19	15.0	5.02	0.94	7.69	1.44

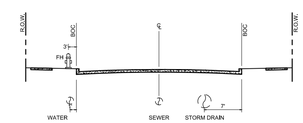


LOCATION MAP

SCALE : N.T.S.

LEGEND

- PROPOSED STORM PIPE & CURB INLET
- PROPOSED HEADWALL & JUNCTION BOX
- PROPOSED DRAINAGE DIVIDE
- FLOW DIRECTION
- DRAINAGE AREA NUMBER / DRAINAGE AREA (ACRES) — XX / X.XX
- PROPOSED GROUTED RIP RAP



TYPICAL UTILITY LAYOUT DETAIL

SCALE: NTS

STORM DRAIN CRITERIA:

RATIONAL METHOD OF DESIGN (Q = c i a)

DESIGN FREQUENCY: 100 YEAR STORM

TIME OF CONCENTRATION (Tc): 15 MIN (RES)

INTENSITY (i): 7.69

RUNOFF COEFFICIENT (C): 0.55 (RES)

NOTES:

1. GUTTER CAPACITY IS CALCULATED AT 1.5" ABOVE TOP OF CURB
2. ALL INLETS ARE 10' UNLESS OTHERWISE NOTED
3. SIZE AND LOCATION OF STORM DRAIN PIPES ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN
4. ALL REINFORCED CONCRETE PIPES (RCP) PIPES ARE 24" UNLESS OTHERWISE NOTED
5. ALL WYE CONNECTIONS SHALL BE PRE-FABRICATED AND BE 60°.
6. ALL HEADWALLS SHALL BE TXDOT TYPE SW-0.
7. ALL JUNCTION BOXES ARE 5'x5' UNLESS OTHERWISE NOTED.

CITY OF CELINA, TEXAS

STORM LAYOUT

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	6
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

Attachment: Greenway 63_GDP 2nd Submittal, 2017-1204 (Greenway 63 GDP)

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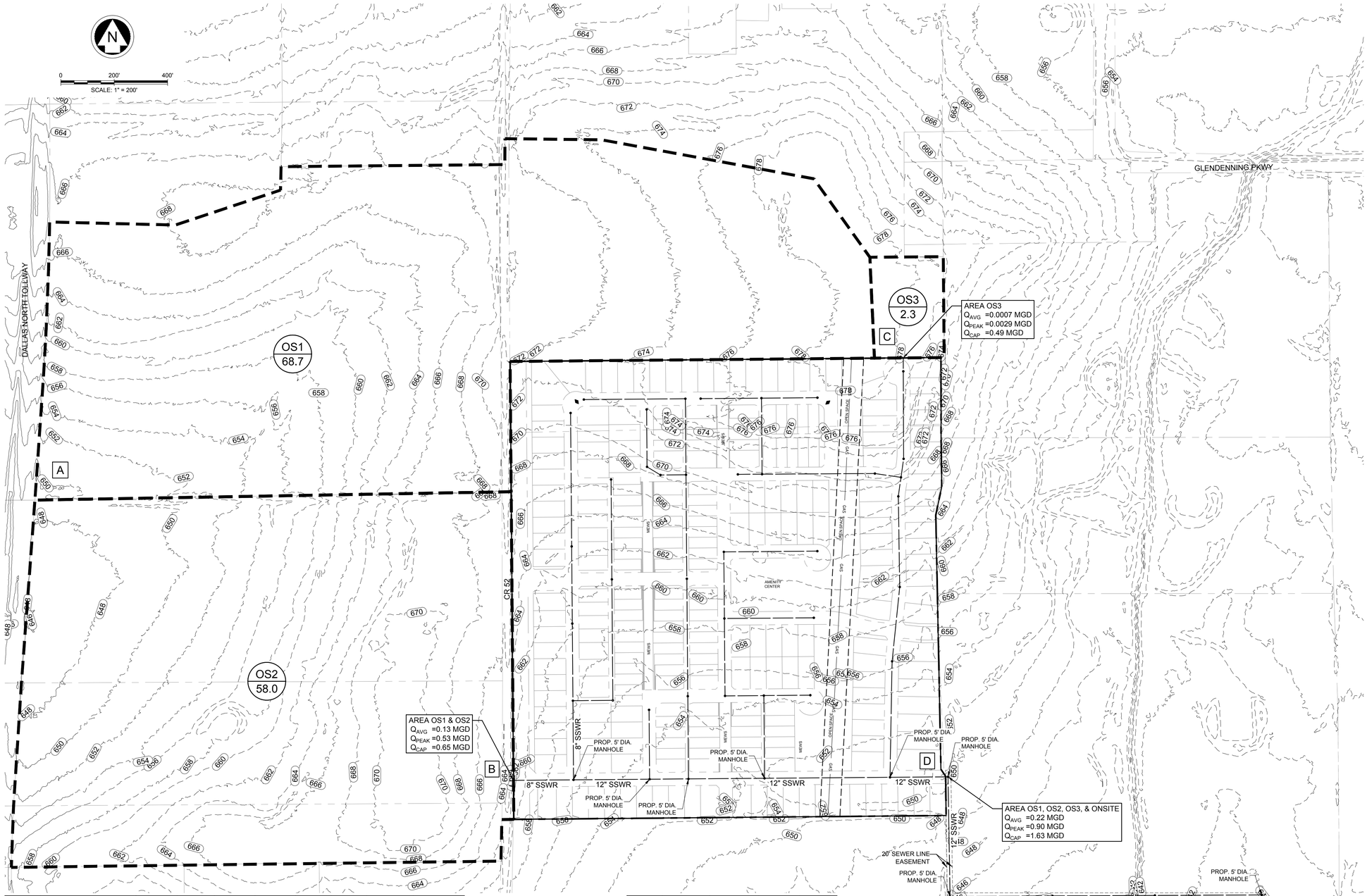

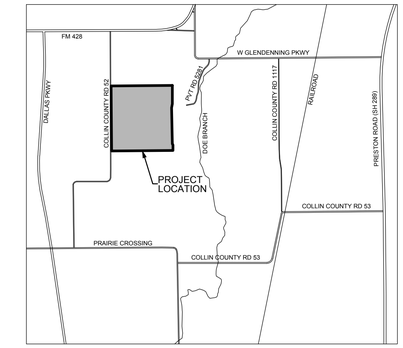

LOCATION MAP

SCALE : N.T.S.

NOTES:

1. ALL SANITARY SEWER LINES WILL BE 8" PVC SDR 35 UNLESS OTHERWISE NOTED. ALL MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
2. SANITARY SEWER CAPACITIES MAY CHANGE WITH FINAL DESIGN.

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- DRAINAGE AREA NUMBER / DRAINAGE AREA (ACRES): XX / X.XX
- PROPOSED DRAINAGE DIVIDE

Design Point	Area Served	Area (acres)	Lots	Population	Avg. Rate of Flow (gpm)	Peaking Factor	Peak Flow (gpm)	Total Peak (mgd)	Accumulative Peak Flow (mgd)
A	OS1	68.7	68	238	17	4	67	0.097	0.097
B	OS2	58.0	300	1,050	74	4	298	0.428	0.526
C	OS3	2.3	2	7	0	4	2	0.003	0.003
D	Greenway 63	63.2	259	907	64	4	257	0.370	0.898
Total		**192.2**	**629**	**2,202**	**156**	**16**	**624**	**0.898**	

Pipe Diameter (in)	Pipe Slope (%)	Capacity Provided (cfs)	Capacity Provided (gpm)	Capacity Provided (mgd)
8	0.33	0.694	311	0.45
8	0.40	0.764	343	0.49
8	0.50	0.854	383	0.55
8	0.70	1.011	454	0.65
12	0.50	2.519	1,131	1.63
12	0.60	2.760	1,239	1.78

Assumptions:	
People per Lot =	3.5
People per Acre =	14
Gallons per Person per Day =	102
I/I Demand (gpd/ac) =	800
n =	0.013
Avg. Load per Person per Day (gpm)=	0.071
I/I Demand (gpm/ac) =	0.556

CITY OF CELINA, TEXAS

SANITARY SEWER BASINS

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	7
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

Attachment: Greenway 63_GDP 2nd Submittal_2017-1204 (Greenway 63 GDP)

J:\Job\PRA17002_Greenway 63\Master Dev\Civil\CAD\PRA17002_GDP_SSWR Basin

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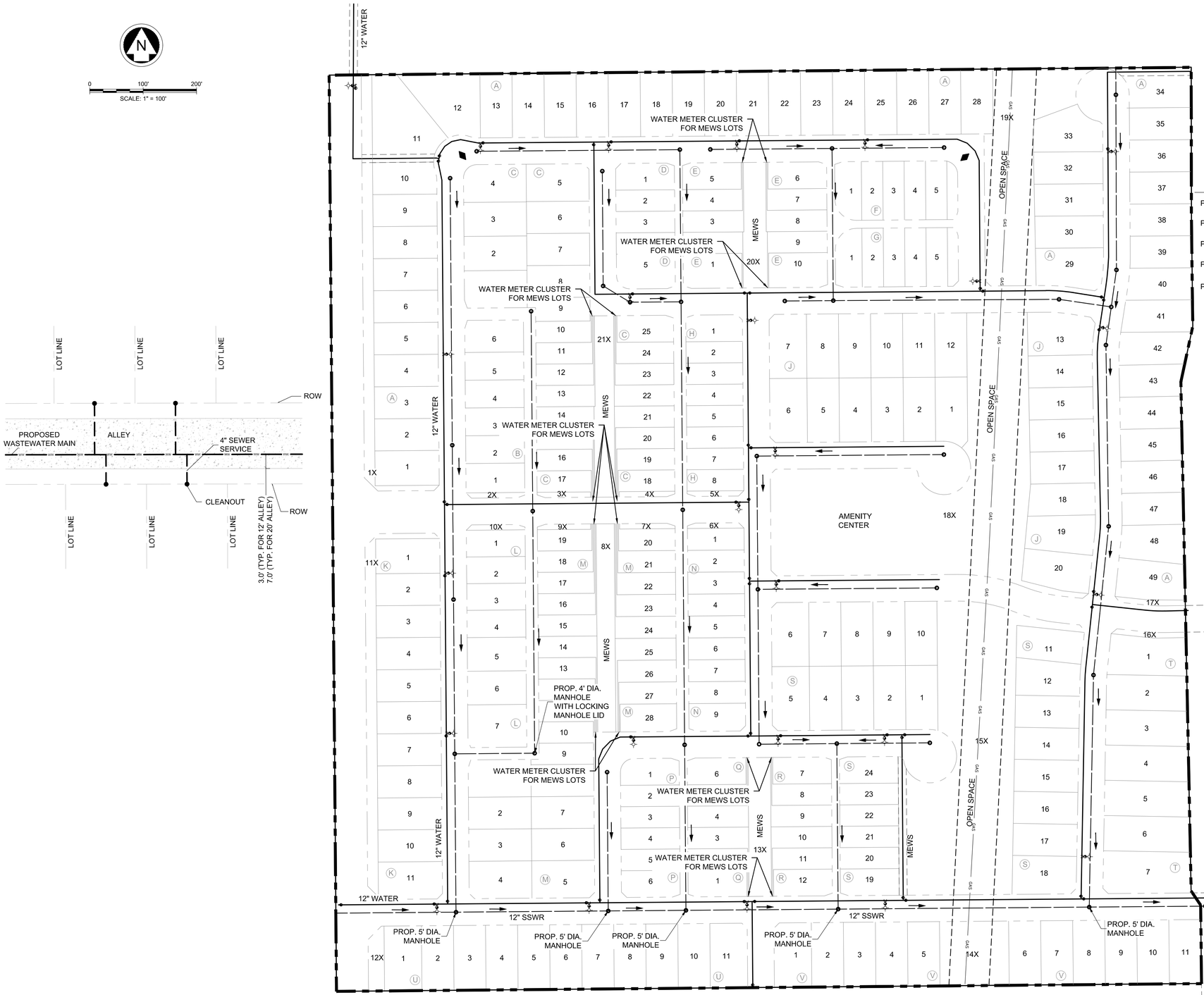
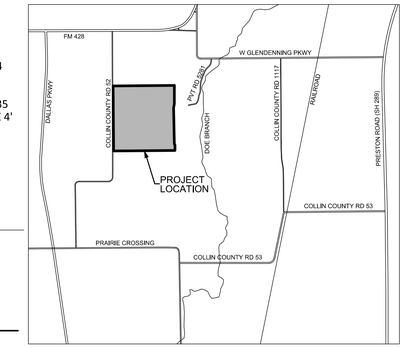


NOTES:

1. ALL WATER LINES ARE 8" AND WILL BE C900 DR14 PVC UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES WILL BE 8" PVC SDR 35 UNLESS OTHERWISE NOTED. ALL MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
3. ALL 12" WATER LINES WILL BE C900 DR18 PVC.

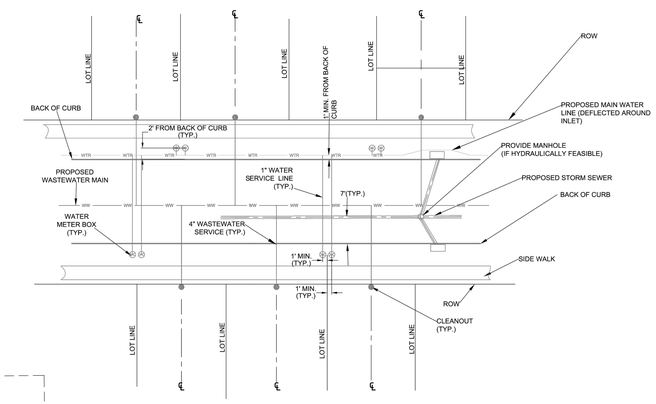
LEGEND

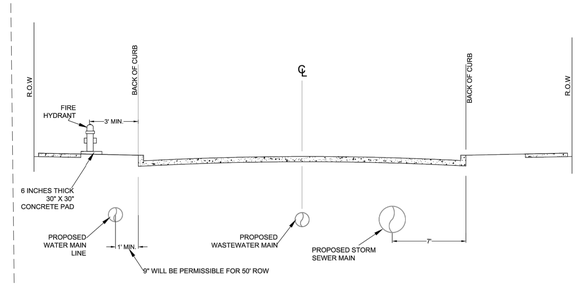
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE



LOCATION MAP

SCALE : N.T.S.





TYPICAL RESIDENTIAL UTILITY LAYOUT DETAIL

SCALE: NTS

(PER THE CITY OF CELINA STANDARD DETAIL DATED OCTOBER 2017)

CITY OF CELINA, TEXAS

UTILITY LAYOUT

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	8
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

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Attachment: Greenway 63_GDP 2nd Submittal_2017-1204 (Greenway 63 GDP)

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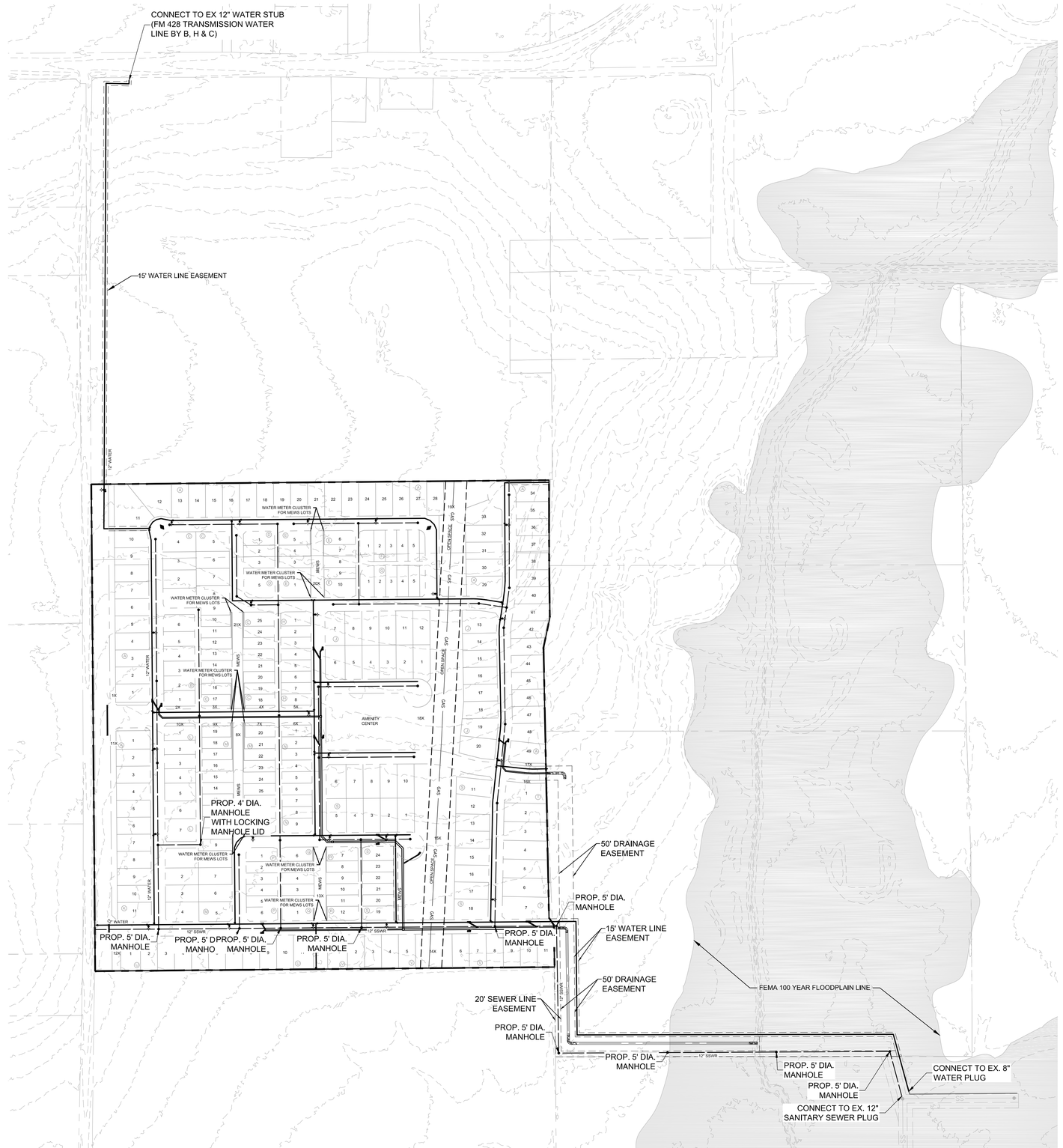
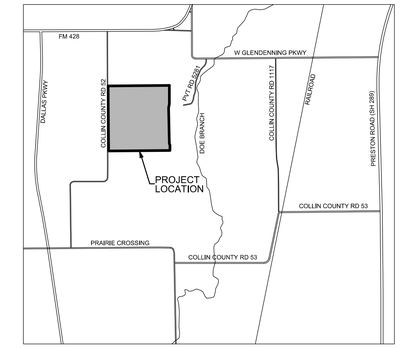
SCALE: 1" = 200'





LOCATION MAP

SCALE : N.T.S.

NOTES:

1. ALL WATER LINES ARE 8" AND WILL BE C900 DR14 PVC UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES WILL BE 8" PVC SDR 35 UNLESS OTHERWISE NOTED. ALL MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
3. ALL 12" WATER LINES WILL BE C900 DR18 PVC.
4. SIZE AND LOCATION OF STORM DRAIN PIPES ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.
5. ALL HEADWALLS SHALL BE TXDOT TYPE SW-0 AMD SIZED BY IT'S CORRESPONDING PIPE.

LEGEND

- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM CHANNEL
- PROPOSED GROUTED RIP RAP
- PROPOSED HEADWALL

CITY OF CELINA, TEXAS

OFFSITE UTILITY LAYOUT

GREENWAY 63

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	9
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

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SCALE: 1" = 200'

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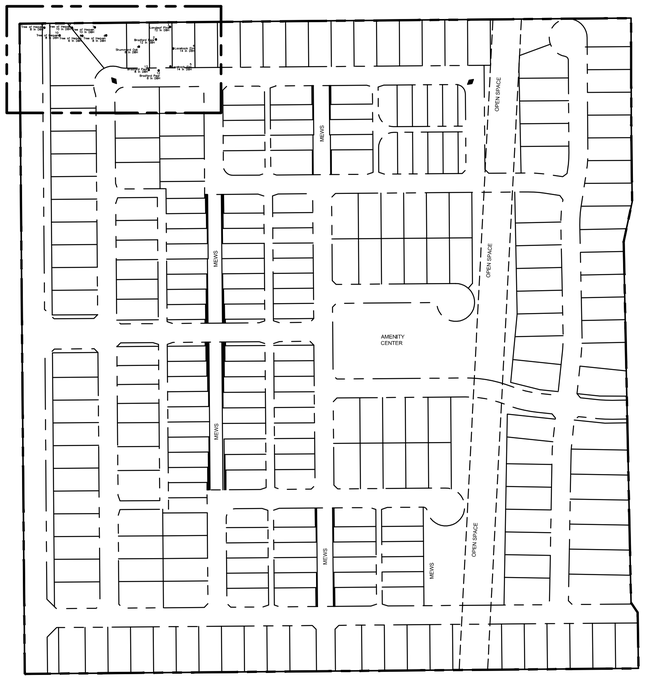
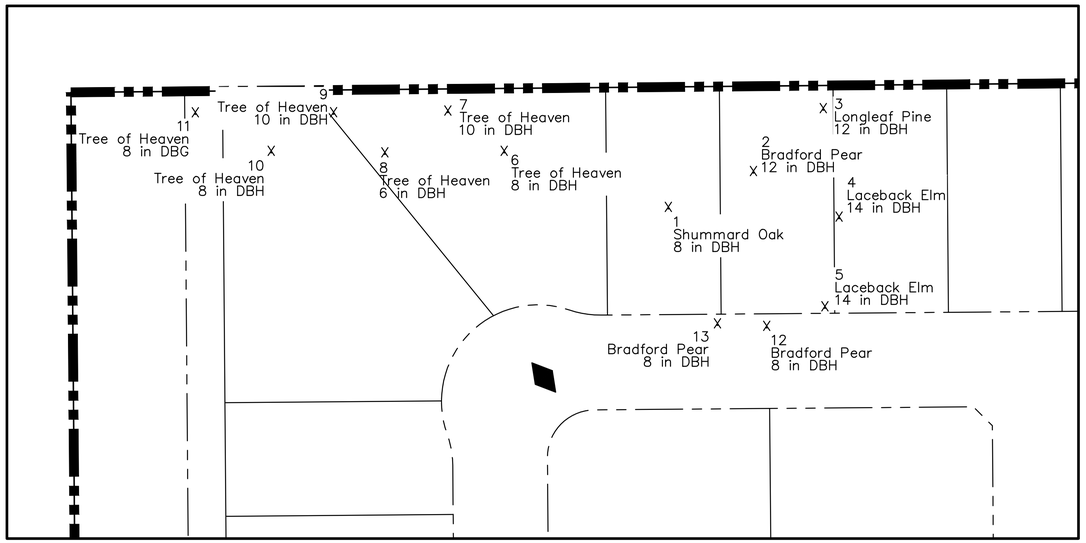
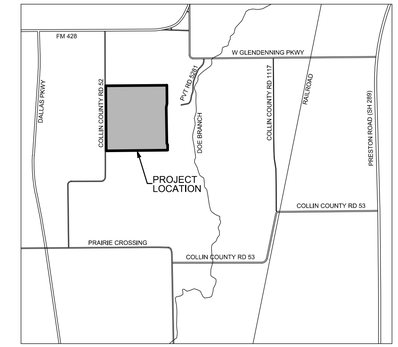
SCALE: 1" = 40'







LOCATION MAP
SCALE : N.T.S.

Tree Number	Species	Scientific Name	DBH	Multiple Trunks	Condition	Action	Protected/ Feature Tree
1	Shummard Oak	*Quercus shummardii*	8	No	Good	Remove	Yes
2	Bradford Pear	*Pyrus calleryana*	12	No	Good	Remove	Yes
3	Longleaf Pine	*Pinus palustris*	12	No	Good	Remove	No
4	Lacebark elm	*Ulmus parvifolia*	14	Yes	Good	Remove	Yes
5	Lacebark elm	*Ulmus parvifolia*	16	No	Good	Remove	Yes
6	Tree of Heaven	*Ailanthus altissima*	8	No	Good	Remove	No
7	Tree of Heaven	*Ailanthus altissima*	10	No	Good	Remove	No
8	Tree of Heaven	*Ailanthus altissima*	6	No	Good	Remove	No
9	Tree of Heaven	*Ailanthus altissima*	10	Yes	Good	Remove	No
10	Tree of Heaven	*Ailanthus altissima*	8	Yes	Good	Remove	No
11	Tree of Heaven	*Ailanthus altissima*	8	No	Good	Remove	No
12	Bradford Pear	*Pyrus calleryana*	8	No	Good	Remove	Yes
13	Bradford Pear	*Pyrus calleryana*	8	No	Good	Remove	Yes

"I Christopher A. Hamilton being an arborist attest that the identification and size of trees identified on this survey are correct and that all protect and feature trees have been shown.

Signature: Chris Hamilton Date: October 23, 2017
ISA Certified Arborist (TX-3918A)

CITY OF CELINA, TEXAS

TREE SURVEY

GREENWAY 63

PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

DESIGNED BY: BAW,SWH	DESIGNED: DECEMBER 2017	SHEET
DRAWN BY: JEC	PLS PROJECT #: PRA17002	10
PROJ. MNGR: ESH	CITY PROJECT #: -	

SECOND SUBMITTAL

Attachment: Greenway 63_GDP 2nd Submittal_2017-1204 (Greenway 63 GDP)

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Planning and Zoning Commission
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Robyn Miga, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	December 19, 2017
Re:	Celina 5 GDP

Action Requested:
The Planning & Zoning Commission will act upon a General Development Plan for Celina 5, being an approximately 4.869 acre tract of land situated in the Robert Cowan Survey, Abstract 211, Denton County, Texas, the property is generally located south and east of FM 428 (Glendenning Parkway), west of CR 51, and north of CR 7. (Celina 5 GDP)

Background Information:
The property is located in the City of Celina's Extraterritorial Jurisdiction (ETJ).

The intent of the GDP is to address an overall tract through the design process as smaller tracts are selected for development. The GDP review addresses access, lot configuration, land use, preliminary water, sewer, and drainage to the site. This proposed GDP shows a proposed gas station and restaurant.

The property is located west of CR 6 (Future Legacy Drive), and north of the Collin County Outer Loop and FM 428.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
GDP Exhibit

Staff Recommendation:
Staff recommends approval as presented.

GENERAL DEVELOPMENT PLAN

FOR

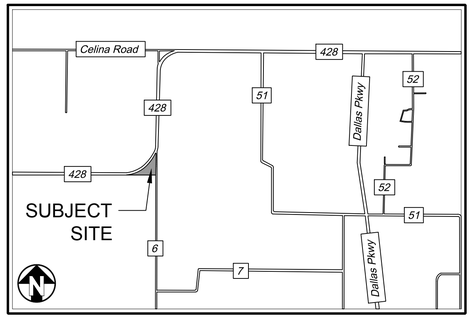
OLD CELINA 5

THE CITY OF CELINA,
DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
OLD CELINA LTD.
12400 PRESTON ROAD, SUITE 100
FRISCO, TEXAS 75033-6401
PHONE: (972) 250-1263
CONTACT: REX GLENDENNING

ENGINEER:
KIRKMAN ENGINEERING, LLC
4821 MERLOT AVENUE, STE. 210
GRAPEVINE, TEXAS 76051
PHONE: (817) 488-4960
CONTACT: SHEA KIRKMAN, P.E.
shea.kirkman@trustke.com

SURVEYOR:
BRENNAN LAND SURVEYING
114 NORTH OHIO STREET
CELINA,TEXAS 75009
PHONE: (972)382-8577
CONTACT: ERIC BRENNAN
BRENNANSURVEYING@NETZERO.COM



SITE MAP

N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GDP SITE PLAN
3.0	GDP DRAINAGE AREA PLAN
4.0	GDP STORM PLAN
5.0	GDP WATER PLAN
6.0	GDP SEWER PLAN

kirkman ENGINEERING

PROJECT NO. REX17004

DECEMBER 2017

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PLOTTED ON: Wednesday, December 13, 2017
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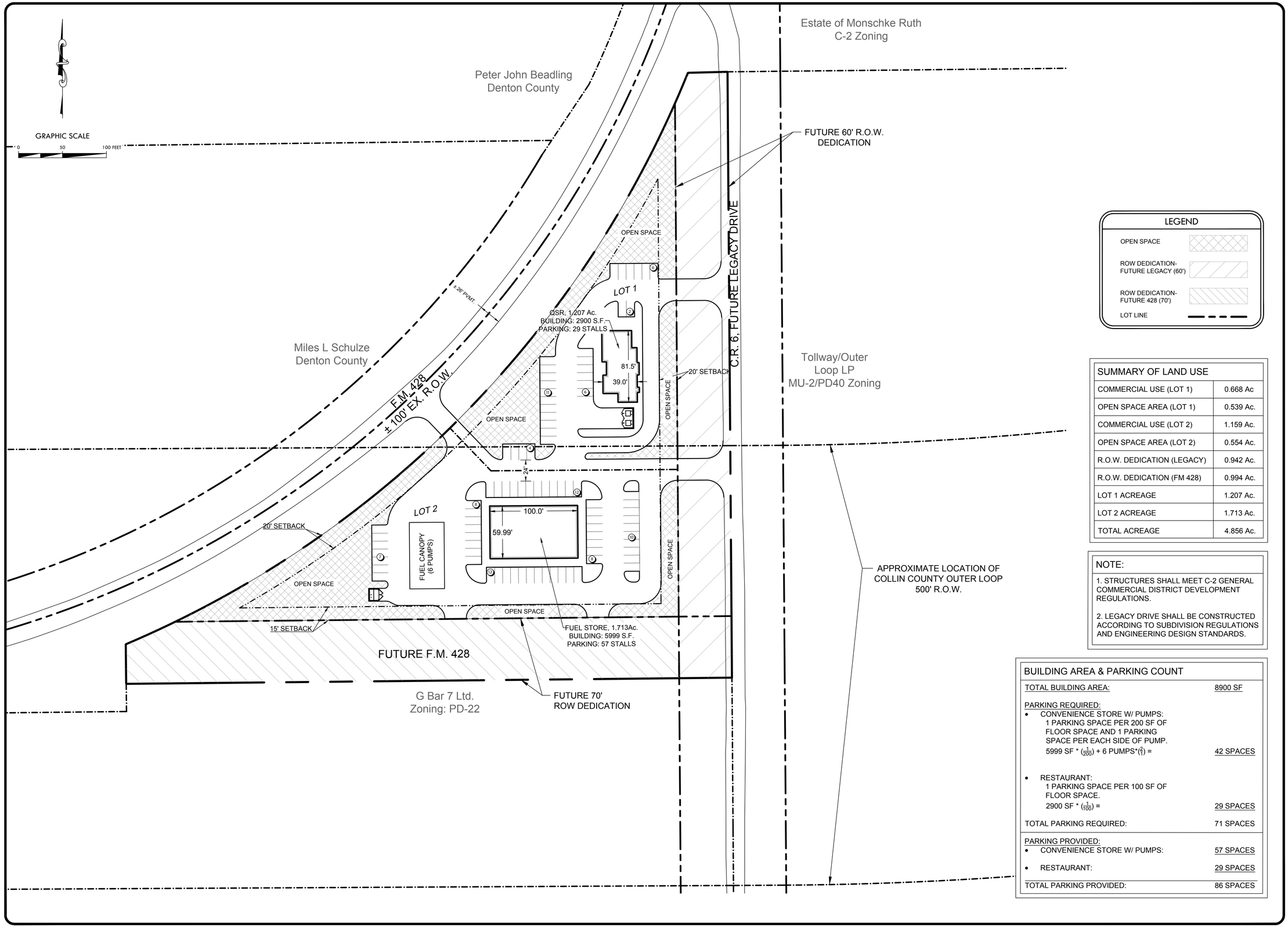
Attachment: Old Celina 5 (Celina 5 GDP)



LEGEND

- OPEN SPACE
- ROW DEDICATION- FUTURE LEGACY (60')
- ROW DEDICATION- FUTURE 428 (70')
- LOT LINE

SUMMARY OF LAND USE

COMMERCIAL USE (LOT 1)	0.668 Ac
OPEN SPACE AREA (LOT 1)	0.539 Ac.
COMMERCIAL USE (LOT 2)	1.159 Ac.
OPEN SPACE AREA (LOT 2)	0.554 Ac.
R.O.W. DEDICATION (LEGACY)	0.942 Ac.
R.O.W. DEDICATION (FM 428)	0.994 Ac.
LOT 1 ACREAGE	1.207 Ac.
LOT 2 ACREAGE	1.713 Ac.
TOTAL ACREAGE	4.856 Ac.

NOTE:

1. STRUCTURES SHALL MEET C-2 GENERAL COMMERCIAL DISTRICT DEVELOPMENT REGULATIONS.

2. LEGACY DRIVE SHALL BE CONSTRUCTED ACCORDING TO SUBDIVISION REGULATIONS AND ENGINEERING DESIGN STANDARDS.

BUILDING AREA & PARKING COUNT

TOTAL BUILDING AREA:	8900 SF
PARKING REQUIRED:	
• CONVENIENCE STORE W/ PUMPS: 1 PARKING SPACE PER 200 SF OF FLOOR SPACE AND 1 PARKING SPACE PER EACH SIDE OF PUMP. 5999 SF * $(\frac{1}{200})$ + 6 PUMPS*$(\frac{2}{1})$ =	42 SPACES
• RESTAURANT: 1 PARKING SPACE PER 100 SF OF FLOOR SPACE. 2900 SF * $(\frac{1}{100})$ =	29 SPACES
TOTAL PARKING REQUIRED:	71 SPACES
PARKING PROVIDED:	
• CONVENIENCE STORE W/ PUMPS:	57 SPACES
• RESTAURANT:	29 SPACES
TOTAL PARKING PROVIDED:	86 SPACES

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

DEVELOPER/OWNER

REX REAL ESTATE

CELINA TEXAS est. 1876

JOB NUMBER:	REX17004_OldCelina5
DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	SOK
ISSUE DATE:	12/12/2017
REV:	

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SHEA O. KIRKMAN
P.E.# 91865
DATE: 12/12/17

Kirkman Engineering, LLC
Texas Firm No: 15874

OLD CELINA 5

CELINA, TEXAS

GDP SITE PLAN

SHEET:
2.0

Attachment: Old Celina 5 (Celina 5 GDP)

FULL PATH: K:\Jobs\REX17004_OldCelina5\Drawings\02_SITE PLAN\03 - Production\C4.0 SITE PLAN
PLOTTED BY: Christine Filson
PLOTTED WITH: _AutoCAD PDF (General Documentation).pc3

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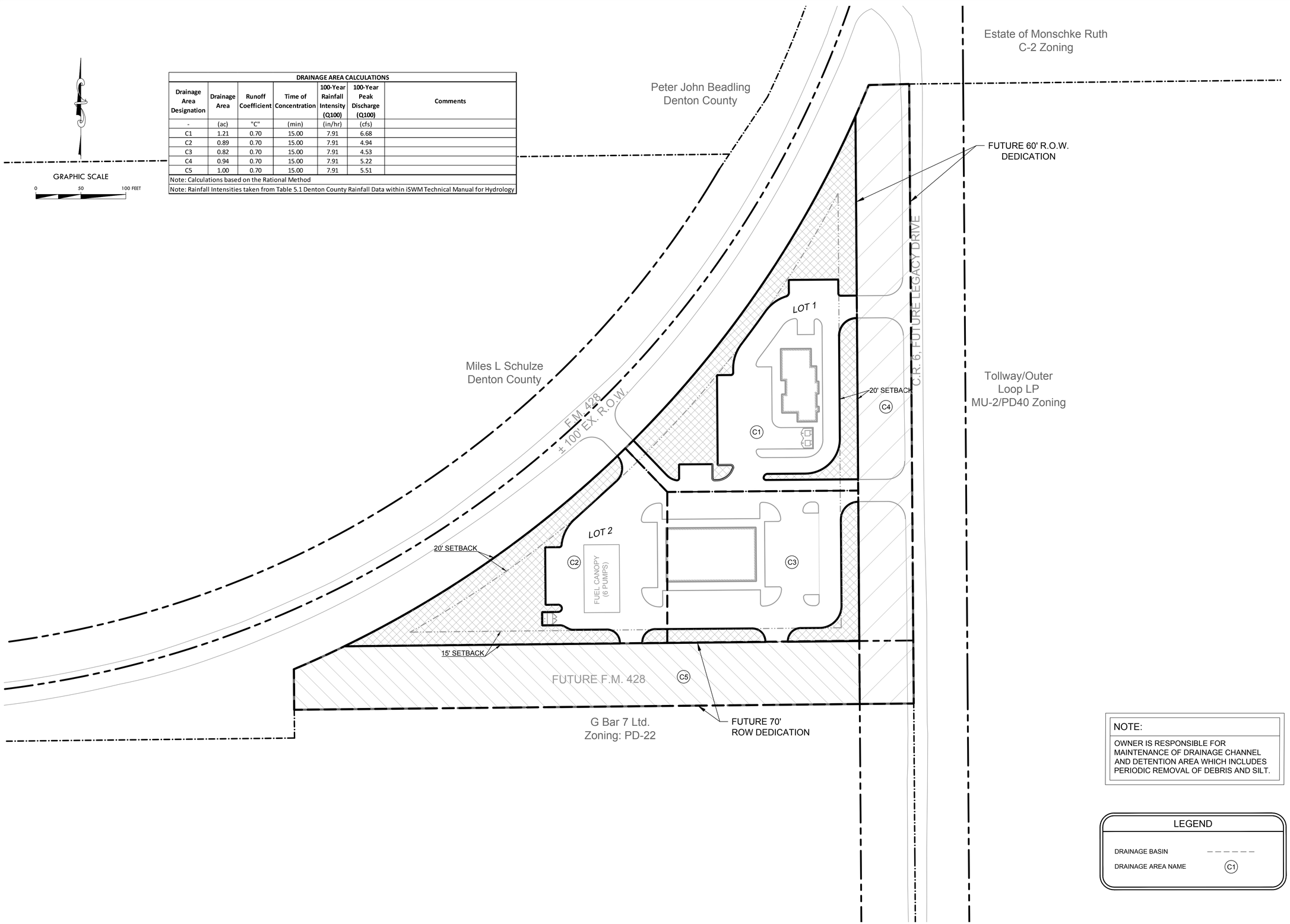
GRAPHIC SCALE

0 50 100 FEET

DRAINAGE AREA CALCULATIONS						
Drainage Area Designation	Drainage Area	Runoff Coefficient	Time of Concentration	100-Year Rainfall Intensity (Q100)	100-Year Peak Discharge (Q100)	Comments
-	(ac)	"C"	(min)	(in/hr)	(cfs)	
C1	1.21	0.70	15.00	7.91	6.68	
C2	0.89	0.70	15.00	7.91	4.94	
C3	0.82	0.70	15.00	7.91	4.53	
C4	0.94	0.70	15.00	7.91	5.22	
C5	1.00	0.70	15.00	7.91	5.51	
Note: Calculations based on the Rational Method						
Note: Rainfall Intensities taken from Table 5.1 Denton County Rainfall Data within iSWM Technical Manual for Hydrology						



NOTE:

OWNER IS RESPONSIBLE FOR MAINTENANCE OF DRAINAGE CHANNEL AND DETENTION AREA WHICH INCLUDES PERIODIC REMOVAL OF DEBRIS AND SILT.

LEGEND

DRAINAGE BASIN — — — — — —

DRAINAGE AREA NAME (C1)

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

DEVELOPER/OWNER

REX REAL ESTATE

CELINA TEXAS est. 1876

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P.E.# 91865
DATE: 12/12/17

Kirkman Engineering, LLC
Texas Firm No: 15874

OLD CELINA 5

CELINA, TEXAS

GDP DRAINAGE AREA PLAN

SHEET:
3.0

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Attachment: Old Celina 5 (Celina 5 GDP)

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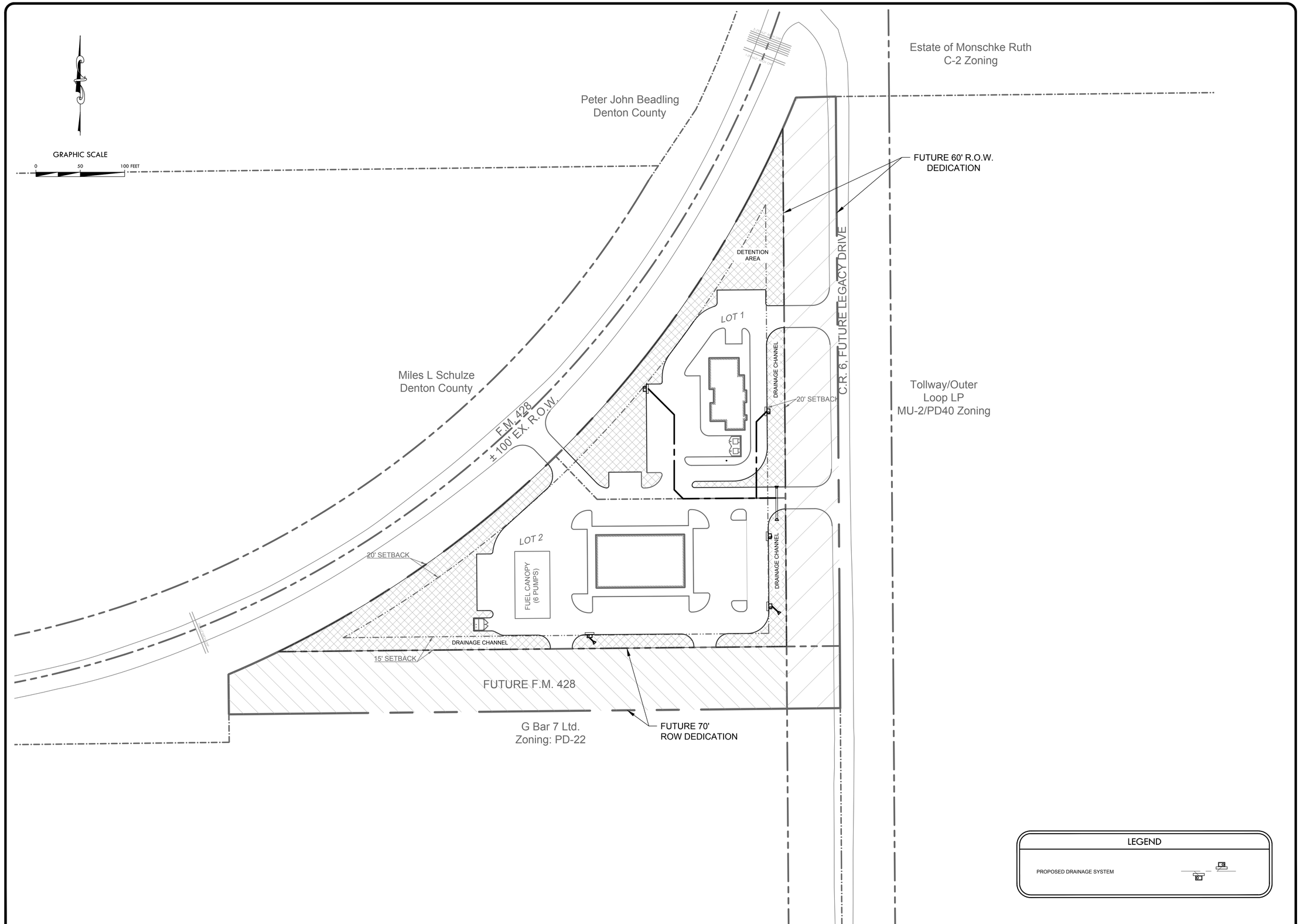

LEGEND

PROPOSED DRAINAGE SYSTEM

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

DEVELOPER/OWNER

REX REAL ESTATE

CELINA TEXAS est. 1876

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DRAWN BY:	SC
CHECKED BY:	SOK
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SHEA O. KIRKMAN
P.E.# 91865
DATE: 12/12/17

Kirkman Engineering, LLC
Texas Firm No: 15874

OLD CELINA 5

CELINA, TEXAS

GDP STORM PLAN

SHEET:
4.0

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Attachment: Old Celina 5 (Celina 5 GDP)

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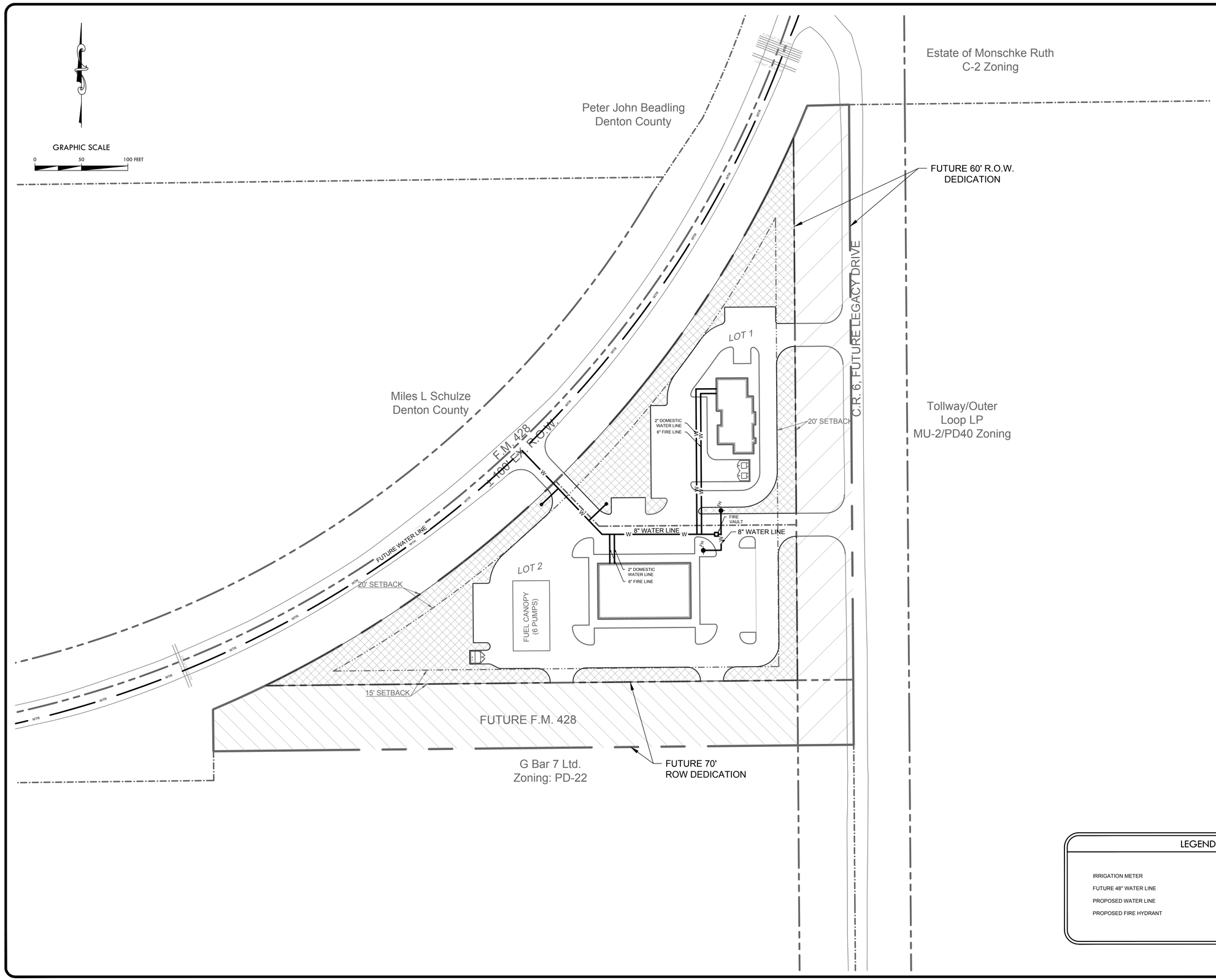

LEGEND

IRRIGATION METER	
FUTURE 48" WATER LINE	WTR
PROPOSED WATER LINE	W
PROPOSED FIRE HYDRANT	FH

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

DEVELOPER/OWNER

REX REAL ESTATE

CELINA TEXAS est. 1876

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SHEA O. KIRKMAN
P.E.# 91865
DATE: 12/12/17

Kirkman Engineering, LLC
Texas Firm No: 15874

OLD CELINA 5

CELINA, TEXAS

GDP WATER PLAN

SHEET:
5.0

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Attachment: Old Celina 5 (Celina 5 GDP)

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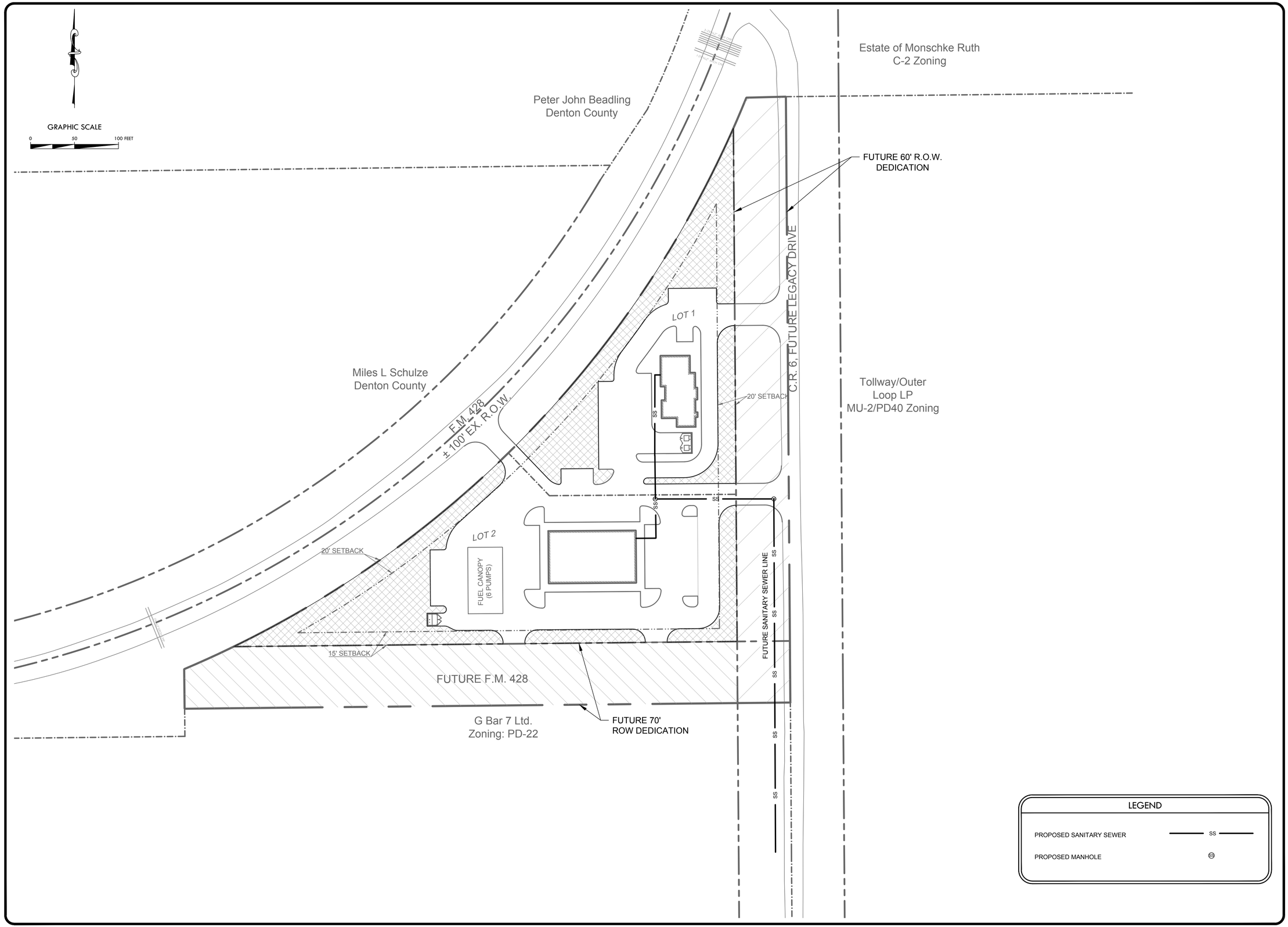

LEGEND

PROPOSED SANITARY SEWER	SS
PROPOSED MANHOLE	Ⓢ

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

DEVELOPER/OWNER

REX REAL ESTATE

CELINA TEXAS est. 1876

JOB NUMBER:	REX17004_OldCelina5
DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	SOK
ISSUE DATE:	12/12/2017
REV:	

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SHEA O. KIRKMAN
P.E.# 91865
DATE: 12/12/17

Kirkman Engineering, LLC
Texas Firm No: 15874

OLD CELINA 5

CELINA, TEXAS

GDP SEWER PLAN

SHEET:
6.0

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Attachment: Old Celina 5 (Celina 5 GDP)

FULL PATH: K:\Jobs\REX17004_OldCelina5\Drawings\02_SITE PLAN\03 - Production\K:\Jobs\REX17004_OldCelina5\Drawings\02_SITE PLAN\03 - Production\C7.0 UTILITY PLAN
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