



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY FEBRUARY 21, 2017
6:30 P.M.**

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on January 17, 2017.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of February 14, 2017.

V. AGENDA:

- A. Consider and act upon a Construction Plat for Glen Crossing Phase 1, being approximately 41.814 acres situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55, and west of County Road 1117, west of Preston Road, and east of Dallas North Tollway. (Glen Crossing Phase 1 Construction Plat)
- B. Consider and act upon an application for a General Development Plan for Burnco, a concrete batch plant development, situated on a ±18.74 acre tract of land within the Collin County School Survey #14, Abstract No. 167, Collin County, Texas, the property is generally located west of the Burlington Northern Santa Fe Railroad, and north and west of County Road 53. (Burnco GDP)
- C. Conduct a public hearing to consider and act on proposed amendments to the City's Code of Ordinances Chapter 14.04: Use Regulations, Section 04.001: Use charts; and Chapter 14.05 Development Standards for regulation of wind turbines and solar panels. (Solar Panels/Wind Turbines Ordinance)
- D. Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes to Section 10.03.122(m)(1), Culs-de-sac, dead-end streets, to allow an over length cul-de-sac for Creeks of Legacy Phase 2C. The project is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C SOV)
- E. Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes & Centurion American Development Group to Section 10.23.122(r)(5) Boundary Streets & Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds escrowed for the future construction. (Creeks of Legacy Phase 2 SOV)

F. Consider and act upon a Construction Plat for Creeks of Legacy Phase 2C, being approximately 22.986 acres situated in the WM. Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, Collin County, Texas, comprised of sixty-six (66) residential lots and one (1) open space/common area. The property is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C Construction Plat)

VI. ADJOURNMENT:

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, February 17, 2017 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

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

Date of Notice

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary’s Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY JANUARY 17, 2017
6:30 P.M.**

MINUTES

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

Chairman Ousley called the meeting to order at 6:32 p.m.

Commissioners present: Shelby Barley, Scott Cromwell, Mitch Freeman, Ben Hangartner, Mike Terry, and Jace Ousley.

Commissioners absent: Charles Haley

Staff present: Helen-Eve Liebman, Director of Planning & Development Services, Ben Rodriguez, Senior Planner, and Robyn Miga, Planner

II. PLEDGE OF ALLEGIANCE:

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

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on December 20, 2016.

Commissioner Terry moved to approve the Consent Agenda.

Commissioner Cromwell seconded the motion.

Motion carried 6- yes; 0-no.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of January 10, 2017.

Director of Planning & Development Services Helen-Eve Liebman spoke on the agenda items that went before City Council on January 10, 2017.

V. AGENDA:

- A. Consider and act upon a Final Plat for Lilyana (Wells South), being approximately 95.68 acres situated in the Jonathan Westover Survey, Abstract No. 1030 & W. Wilhite Survey, Abstract No. 1002, Collin County, Texas, comprised of 293 residential lots, seven (7) open space lots, and one (1) amenity center lot. The property is generally located north of Frontier Parkway, east of County Road 83, and west of County Road 84. (Lilyana Final Plat)

Commissioner Hangarter moved to approve the Final Plat

Commissioner Freeman seconded the motion

Motion carried 6-yes; 0-no

- B. Consider and act upon a Construction Plat for Creeks of Legacy West, Phase 1, being approximately 54.131 acres situated in the J. McKinn Survey, Abstract No. 889, W. Phillips Survey, Abstract No. 1029, and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas, comprised of 188 residential lots and nine (9) open space/common areas. The property is located north of Frontier Parkway, and to the west of Legacy Drive. (Creeks of Legacy West Construction Plat)

Commissioner Hangartner moved to approve the Construction Plat

Commissioner Freeman seconded the motion.

Motion carried 5- yes; 0-no; 1- abstained

- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 2.559 acre tract of land from AG, Agriculture zoning district to RO, Retail and Office zoning district. The property is situated in the Coleman Watson Survey, Abstract 945, Collin County, Texas. The property is generally located at the northwest corner of Frontier Parkway and FM 2478 (Future Custer Road). (Joel Field Zoning)

Commissioner Barley moved to approve the zoning change

Commissioner Cromwell seconded the motion.

Motion carried 6- yes; 0- no

- D. Consider and act upon a request for a Subdivision Ordinance Variance from Pointe Land & Development to Section 10.23.122(m)(1), Culs-de-sac, dead-end streets, to allow an over length cul-de-sac. The project is located at the northwest intersection of CR 100 and CR 97 (Coit Road) (Buffalo Ridge)

Commissioner Cromwell asked why the developer needed the variance and staff explained that the challenges of the site and noted that staff had worked with the engineer to decrease the length of the cul-de-sac.

Commissioner Terry moved to approve the variance

Commissioner Hangartner seconded the motion

Motion carried 6-yes; 0- no

- E. Consider and act upon an application for a General Development Plan for Buffalo Ridge, a single family residential development, situated on a ±64.9 acre tract of land within the L.M. Boyd Survey #14, Abstract No. 0048, Collin County, Texas, the property is generally located at the northwest corner of CR 100 and CR 97 (Coit Road). (Buffalo Ridge GDP)

Commissioner Hangartner moved to approve the variance

Commissioner Terry seconded the motion

Motion carried 6-yes; 0- no

- F. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 15.47 acre tract of land from AG, agriculture zoning district to PD, Planned Development Zoning District, with the base zoning of HI, Heavy Industrial District. The property is situated in the Collin County School Land Survey #14, Abstract 167, Collin County, Texas. The property is generally located on the northeast corner of Frontier Parkway and Prairie Crossing (formerly CR 51). (Stelzer PD)

Commissioner Terry moved to continue the public hearing to the February 21, 2017 meeting

Commissioner Cromwell seconded the motion

Motion carried 6-yes; 0-no

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 6:56 p.m.

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

Date of Notice

Jace Ousley, Chairman
Planning & Zoning Commission

Date of Notice



Memorandum

To: **The Celina Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Director of Planning and Development Services
Meeting Date: February 21, 2017
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE FEBRUARY 14, 2017 CITY COUNCIL MEETING:

Annexations:

- Conducted two public hearings for the Nguyen Tract located on the west side of FM 2478, north of the Rolling Meadows Estates.

Plat:

- Approved a final plat for Lilyana Phase 1 located north of Frontier Parkway, east of County Road 83, and west of County Road 84.
- Approved a construction plat for Creeks of Legacy West Phase 1, located north of Frontier Parkway, and to the west of Legacy Drive.

Zoning:

- Approved the zoning request for Joel Field from an AG, agriculture zoning district to R-O, retail and office zoning district, located at the northwest corner of Frontier Parkway and FM 2478 (Future Custer Road).

Subdivision Ordinance Variance

- Approved a subdivision ordinance variance for an over length cul-de-sac located at the northwest intersection of CR 100 and CR 97.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: February 21, 2017
Re: Glen Crossing Phase 1 Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Glen Crossing Phase 1, being approximately 41.814 acres situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55, and west of County Road 1117, west of Preston Road, and east of Dallas North Tollway. (Glen Crossing Phase 1 Construction Plat)

Background Information:

Staff has reviewed the proposed Construction Plat for Glen Crossing Phase 1, and has determined that the outstanding comments can be addressed prior to City Council approval.

The comments include:

- Landscape plans being revised per planning and engineering comments

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

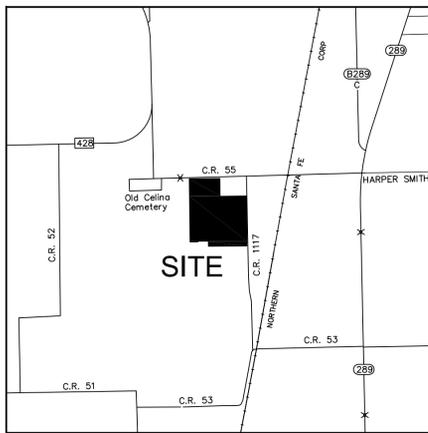
N/A

Supporting Documents:

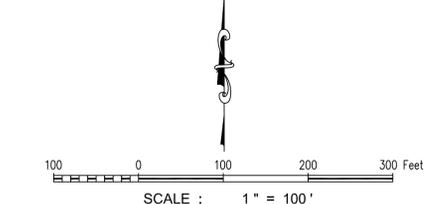
Plat Exhibit

Staff Recommendation:

Staff recommends pending landscape plans being approved.



VICINITY MAP 1" = 2000'



NOTES:

- Horizontal datum shown is based on Texas State Plane Coordinate System, North Central Zone NAD83 (U.S. Feet) with a combined scale factor of 1.000152710.
- All corners are 1/2 inch iron rods set with a yellow cap stamped "Arthur Surveying Company", unless otherwise noted.
- 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.
- It is my opinion that the property described hereon is partially located within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0120 J, present effective date of map, June 2, 2009, herein property situated within Zone "AE" and "X" (shaded and unshaded).
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as delineated 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 apparatuses. The maintenance of 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.
- 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.
- Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
- 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.
- There is a 7.5 foot wide Utility Easement dedicated along all rights-of-way.

- LEGEND:**
- MON. - MONUMENT
 - I.R.S. - IRON ROD SET
 - L.R.F. - IRON ROD FOUND
 - FND. - FOUND
 - ROW - RIGHT-OF-WAY
 - CM - CONTROL MONUMENT
 - POB - POINT OF BEGINNING
 - B.L. - BUILDING LINE
 - S.Y. - SIDE YARD
 - U.E. - UTILITY EASEMENT
 - L.E. - LANDSCAPE EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - O.S. - OPEN SPACE
 - A.S.C. - ARTHUR SURVEYING COMPANY
 - 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
 - MIN. F.F. - MINIMUM FINISH FLOOR
 - ◆ - DENOTES STREET NAME CHANGE
 - - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED
 - △ - INDICATES ORIENTATION OF CORNER LOT



Old Celina Ltd.
Vol. 5208, Pg. 3403
O.P.R.C.C.T.

Old Celina Ltd.
Vol. 5208, Pg. 3362
O.P.R.C.C.T.

Old Celina Ltd.
Volume 5398, Page 693
O.P.R.C.C.T.

Old Celina Ltd.
Volume 5398, Page 693
O.P.R.C.C.T.

United Realtors, LLC
Inst. No. 20120314000298850
O.P.R.C.C.T.

The Hollingsworth Irrevocable Trust
Doc. No. 2013041000490940
O.P.R.C.C.T.

Jack Semones and wife,
Betty Semones
c.c. #93-0052600
O.P.R.C.C.T.

W/J CR 55 LP
Doc. No. 20160620000775040
O.P.R.C.C.T.
(remainder)

OWNER
W/J CR 55 LP
600 N. Pearl Street, Suite 650
Dallas, TX 75201
Phone: _____
Contact: _____

ENGINEER
KIRKMAN ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, TX 75051
Phone: (817) 488-4960
Contact: Patrick Filson

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 251-9439 ~ Fax (972) 251-4675
220 Elm Street, Suite 200 ~ P.O. Box 84
Lewisville, Texas 75057 ~ TFRN No. 10063800
Established 1986
www.arthursurveying.com

Line	Direction	Length
L1	N00°22'38"W	109.86'
L2	N45°22'38"W	14.14'
L3	S44°37'22"W	14.14'
L4	S00°22'38"E	5.71'
L5	N01°20'16"W	91.37'
L6	S44°18'34"W	21.92'
L7	S44°37'22"W	21.92'
L8	S45°29'28"E	21.88'
L9	N52°54'23"W	13.67'
L10	N36°25'31"E	14.05'
L11	S45°41'26"E	14.14'
L12	N53°28'58"W	14.25'
L13	N38°23'02"E	14.49'
L14	S54°16'25"W	14.97'
L15	N28°50'29"W	14.97'
L16	S45°22'38"E	14.14'
L17	S44°38'10"W	14.14'
L18	N45°21'50"W	14.15'
L19	S45°38'10"W	35.35'
L20	S45°21'50"E	35.36'
L21	N44°38'10"E	14.14'
L22	S45°21'50"E	14.15'
L23	S36°36'42"E	13.80'
L24	N58°03'48"E	13.18'
L25	S44°37'22"W	14.14'
L26	S45°22'38"E	14.14'
L27	N44°15'17"W	13.86'
L28	N46°12'46"E	14.53'
L29	N45°22'38"W	14.14'
L30	N44°37'22"E	14.14'
L31	S44°37'22"W	14.14'
L32	S44°37'22"W	14.14'
L33	N45°22'38"W	14.14'
L34	N11°57'31"E	20.32'
L35	S12°42'55"W	53.18'
L36	S80°10'48"W	21.68'
L37	N89°36'23"E	110.83'
L38	N00°00'00"E	11.78'
L39	S89°36'23"W	117.27'
L40	N00°00'00"E	35.78'
L41	N54°54'53"E	58.55'
L42	S54°54'53"W	53.50'
L43	S00°00'00"E	34.45'
L44	S89°56'32"W	1461.11'
L45	S89°56'32"W	1461.11'
L46	S00°41'26"E	60.00'
L47	N89°18'34"E	3.00'
L48	S00°41'26"E	27.94'
L49	S00°41'26"E	27.94'
L50	S81°28'51"W	3.00'
L51	N89°38'58"E	96.02'
L52	S00°21'02"E	3.00'
L53	N89°38'58"E	96.02'
L54	N00°21'02"W	3.00'
L55	S00°14'43"E	119.98'
L56	S00°14'43"E	119.06'
L57	N00°41'26"W	16.07'
L58	N00°18'34"E	35.36'
L59	N00°41'26"W	16.07'
L60	N45°41'26"W	35.36'

Curve	Radius	Length	Delta	Chord
C1	546.00'	3.95'	000°24'51"	N08°43'34"W 3.95'
C2	799.00'	148.60'	010°39'22"	N03°36'19"W 148.39'
C3	375.00'	137.76'	021°02'51"	N80°10'00"W 136.98'
C4	225.00'	52.64'	013°24'20"	N06°00'45"E 52.52'
C5	500.00'	64.07'	007°20'30"	S85°38'19"W 64.02'
C6	225.00'	117.23'	029°51'09"	N75°45'51"W 115.91'
C7	225.00'	116.00'	029°32'21"	S75°36'27"E 114.72'
C8	250.00'	53.82'	012°20'08"	S05°47'27"W 53.72'
C9	500.00'	27.75'	003°10'47"	N01°12'46"E 27.75'
C10	500.00'	27.75'	003°10'47"	S01°12'46"W 27.75'
C11	500.00'	27.75'	003°10'47"	S01°12'46"W 27.75'
C12	500.00'	27.75'	003°10'47"	N01°12'46"E 27.75'
C13	960.00'	83.85'	005°00'15"	S03°11'33"E 83.82'
C14	1040.00'	66.20'	003°38'50"	S02°30'51"E 66.19'
C15	95.50'	31.70'	019°01'05"	S13°50'48"E 31.55'
C16	95.50'	24.04'	014°25'21"	N16°08'40"W 23.98'
C17	80.00'	41.68'	029°51'09"	N75°45'51"W 41.21'
C18	370.00'	190.76'	029°32'21"	S75°36'27"E 188.65'
C19	15.50'	8.45'	031°14'40"	S14°55'54"W 8.35'
C20	15.50'	8.45'	031°14'40"	S14°55'54"W 8.35'
C21	15.50'	8.45'	031°14'40"	N74°00'02"E 8.35'
C22	15.50'	8.45'	031°14'40"	S15°14'42"W 8.35'
C23	15.50'	8.45'	031°14'40"	S15°59'58"E 8.35'
C24	15.50'	8.45'	031°14'40"	N74°45'18"W 8.35'
C25	349.98'	19.42'	003°10'47"	S01°12'46"W 19.42'
C26	650.00'	35.24'	003°06'24"	N01°14'58"E 35.24'
C27	25.00'	21.03'	048°11'19"	N24°28'17"W 20.41'
C28	25.00'	21.03'	048°11'19"	S23°43'06"W 20.41'
C29	5.00'	7.85'	090°00'00"	S44°18'34"W 7.07'
C30	5.00'	7.85'	090°00'00"	N45°41'26"W 7.07'
C31	552.50'	70.45'	007°18'19"	S04°20'35"E 70.40'
C32	5.00'	7.90'	090°31'24"	S53°15'27"W 7.10'
C33	5.00'	7.78'	089°06'19"	N36°55'46"E 7.02'
C34	539.50'	68.79'	007°18'21"	S04°20'36"E 68.75'
C35	5.00'	7.85'	090°00'00"	S44°38'58"W 7.07'
C36	5.00'	7.85'	090°00'00"	S45°21'02"E 7.07'
C37	5.00'	7.85'	090°00'00"	N44°38'58"E 7.07'
C38	5.00'	7.85'	090°00'00"	N44°38'58"E 7.07'
C39	5.00'	7.85'	090°00'00"	N45°21'02"W 7.07'

CONSTRUCTION PLAT
GLEN CROSSING, PHASE 1
Being 159 Residential Lots and
being 4 Open Space Lots
41.814 Acres out of the
Collin County School Land Survey, Abst. No. 167
City of Celina, Collin County, Texas

1/2

DATE: 07/29/16 SCALE: 1"=100' CHECKED BY: D.L.A. ASC-N0:1504238-12

State of Texas §
County of Collin §
Owner's Certificate and Dedication

WHEREAS W/J CR 55 LP is the owner of all that certain lot, tract or parcel of land situated in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to W/J CR 55 LP, recorded under Document Number 20160620000775040 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail set for the most north northeast corner of said W/J tract, being the northwest corner of that certain tract of land described by deed to Old Celina Ltd., recorded in Volume 5398, Page 693 of the Official Public Records of Collin County, Texas, being in the south line of that certain tract of land described by deed to Old Celina Ltd, recorded in Volume 5208, Page 3403 of the Official Public Records of Collin County, Texas, and being within County Road 55 (CR 55);

THENCE South 00 degrees 23 minutes 37 seconds East, with the common line of said W/J tract and said Old Celina tract, a distance of 419.77 feet to a ½ inch iron rod found for corner;

THENCE North 89 degrees 09 minutes 57 seconds East, continuing with the common line of said W/J tract and said Old Celina tract, a distance of 623.17 feet to a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, said point being within County Road 1117 (CR 1117);

THENCE South 00 degrees 22 minutes 38 seconds East, within said CR 1117, a distance of 1175.16 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 38 minutes 02 seconds West, within said W/J tract, a distance of 904.97 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 22 minutes 38 seconds West, within said W/J tract, a distance of 109.86 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 45 degrees 22 minutes 38 seconds West, continuing within said W/J tract, a distance of 14.14 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 37 minutes 22 seconds West, continuing within said W/J tract, a distance of 230.05 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 44 degrees 37 minutes 22 seconds West, continuing within said W/J tract, a distance of 14.14 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 00 degrees 22 minutes 38 seconds East, continuing within said W/J tract, a distance of 5.71 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 37 minutes 22 seconds West, continuing within said W/J tract, a distance of 181.37 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the west line of said W/J tract and being in the east line of that certain tract of land described by deed to The Hollingsworth Irrevocable Trust, recorded under Document Number 20130411000490940 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 51 minutes 28 seconds West, with the common line of said W/J tract and said Trust tract, a distance of 468.56 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the northeast corner of said Trust tract and the southeast corner of that certain tract of land described by deed to United Realtors, LLC, recorded under Instrument Number 20120314000298850 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West, with the common line of said W/J tract and said United Realtors tract, a distance of 318.30 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 21 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 90.50 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 26 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 300.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 00 degrees 59 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 213.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 01 degrees 20 minutes 16 seconds West, continuing with the common line of said W/J tract and said United Realtors tract, a distance of 91.37 feet to a PK Nail set in asphalt road for the common north corner of said W/J tract and said United Realtors tract, being in the south line of said Old Celina tract (V.5208/P.3403), and being within said CR 55;

THENCE North 89 degrees 18 minutes 34 seconds East, within said CR 55, a distance of 722.80 feet to the **POINT OF BEGINNING**, and containing 41.814 acres of land, more or less

NOTICE, therefore, know all men by these presents:

THAT W/J CR 55 LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GLEN CROSSING, PHASE I**, 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 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.

W/J CR 55 LP

By: _____

State of Texas §
County of Collin §

BEFORE ME, the undersigned, 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 he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2017

 Notary Public in and for the State of Texas

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	A	9,378	0.215
2	A	7,959	0.183
3	A	7,503	0.172
4	A	7,503	0.172
5	A	7,491	0.172
6	A	8,673	0.199
7	A	15,396	0.353
8	A	9,187	0.211
9	A	8,357	0.192
10	A	8,976	0.206
11	A	8,183	0.188
12	A	8,789	0.202
13	A	6,013	0.138
14	A	6,032	0.138
15	A	6,052	0.139
16	A	6,072	0.139
17	A	6,092	0.140
18	A	6,112	0.140
19	A	6,132	0.141
20	A	6,108	0.140
21	A	8,638	0.198
22	A	14,874	0.341
23	A	8,875	0.204
24	A	6,749	0.155
25	A	6,752	0.155
26	A	6,752	0.155
27	A	8,118	0.186
28X	A	1,357	0.031
1	B	9,985	0.229
2	B	8,128	0.187
3	B	8,128	0.187
4	B	9,328	0.214
5	B	7,468	0.171
6	B	6,002	0.138
7	B	6,002	0.138
8	B	6,016	0.138
9	B	6,182	0.142
10X	B	9,674	0.222
1	C	9,662	0.222
2	C	6,002	0.138
3	C	6,002	0.138
4	C	8,392	0.193
5	C	6,281	0.144
6	C	7,493	0.172
7	C	7,557	0.173
8	C	6,002	0.138
9	C	6,002	0.138
10	C	6,002	0.138
11	C	6,002	0.138
12	C	6,002	0.138
13	C	6,002	0.138
14	C	6,002	0.138
15	C	7,153	0.164
16	C	8,716	0.200
17	C	7,511	0.172
18	C	7,509	0.172
19	C	7,508	0.172
20	C	7,506	0.172
21	C	7,504	0.172
22	C	7,969	0.183
23	C	8,806	0.202
24	C	8,048	0.185
25	C	8,701	0.200
26	C	9,500	0.218
27	C	12,155	0.279
28	C	10,995	0.252
1	D	9,902	0.227
2	D	9,008	0.207
3	D	7,508	0.172
4	D	7,501	0.172
5	D	7,499	0.172
6	D	7,497	0.172
7	D	7,496	0.172
8	D	7,494	0.172
9	D	9,316	0.214
10	D	7,153	0.152
11	D	6,602	0.152
12	D	6,602	0.152
13	D	6,602	0.152
14	D	6,602	0.152
15	D	6,602	0.152
16	D	6,602	0.152
17	D	6,602	0.152
18	D	7,183	0.165
19	D	8,709	0.200
20	D	7,503	0.172
21	D	7,503	0.172

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	E	7,959	0.182
2	E	6,122	0.141
3	E	6,122	0.141
4	E	6,122	0.141
5	E	6,122	0.141
6	E	6,122	0.141
7	E	6,122	0.141
8	E	6,122	0.141
9	E	6,122	0.141
10	E	6,122	0.141
11	E	6,122	0.141
12	E	7,153	0.164
13	E	7,153	0.164
14	E	6,122	0.141
15	E	6,122	0.141
16	E	6,122	0.141
17	E	6,122	0.141
18	E	6,122	0.141
19	E	6,122	0.141
20	E	6,122	0.141
21	E	6,122	0.141
22	E	6,122	0.141
23	E	6,122	0.141
24	E	8,333	0.191
1	F	7,033	0.161
2	F	6,752	0.155
3	F	6,752	0.155
4	F	6,752	0.155
5	F	6,752	0.155
6	F	6,752	0.155
7	F	6,752	0.155
8	F	6,752	0.155
9	F	6,752	0.155
10	F	6,743	0.155
11	F	8,193	0.188
12	F	18,436	0.423
13	F	7,238	0.166
14	F	6,000	0.138
15	F	6,999	0.138
16	F	5,999	0.138
17	F	5,998	0.138
18	F	5,998	0.138
19	F	5,997	0.138
20	F	5,997	0.138
21	F	5,997	0.138
22	F	5,996	0.138
23	F	5,996	0.138
24	F	5,995	0.138
25	F	7,144	0.164
1	G	7,538	0.173
2	G	7,489	0.172
3	G	7,613	0.175
4	G	7,830	0.180
5	G	7,503	0.172
6	G	7,503	0.172
7	G	7,937	0.182
8	G	8,703	0.200
9	G	8,703	0.200
10	G	7,851	0.180
11	G	7,602	0.175
12	G	7,503	0.172
13	G	7,938	0.182
14	G	7,498	0.172
15	G	7,392	0.170
16	G	7,595	0.174
17X	G	176,389	4.049
18X	G	1,377	0.032
1	H	10,726	0.246
2	H	8,714	0.200
3	H	8,748	0.201
4	H	9,014	0.207
5	H	8,285	0.190
6	H	8,695	0.200
7	H	7,959	0.183
8	H	7,929	0.182
9	H	7,899	0.181

State of Texas §
County of Denton §

That I, Douglas L. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "SET" were properly placed under my supervision in accordance with the subdivision ordinance of the City of Celina, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 2/15/2017

Douglas L. Arthur, R.P.L.S.
 Number 4357

State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Douglas L. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2017.

 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 _____

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 _____

CONSTRUCTION PLAT
GLEN CROSSING, PHASE 1
 Being 159 Residential Lots and
 being 4 Open Space Lots
 41.814 Acres out of the
 Collin County School Land Survey, Abst. No. 167
 City of Celina, Collin County, Texas

2/2

OWNER
 W/J CR 55 LP
 600 N. Pearl Street, Suite 650
 Dallas, TX 75201
 Phone:
 Contact:

ENGINEER
 KIRKMAN ENGINEERING
 4821 Merlot Avenue, Suite 210
 Grapevine, TX 76051
 Phone: (817) 488-4960
 Contact: Patrick Filson

Arthur Surveying Co., Inc.
Professional Land Surveyors
 (972) 221-9439 ~ Fax (972) 221-4675
 220 Elm Street, Suite 200 ~ P.O. Box 84
 Lewisville, Texas 75057 ~ TFFN No: 10063800
 Established 1986
 www.arthursurveying.com



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
From: Robyn Miga, Planner
Meeting Date: February 21, 2017
Re: Burnco General Development Plan

Action Requested:

Consider and act upon an application for a General Development Plan for Burnco, a concrete batch plant development, situated on a ±18.74 acre tract of land within the Collin County School Survey #14, Abstract No. 167, Collin County, Texas, the property is generally located west of the Burlington Northern Santa Fe Railroad, and north and west of County Road 53. (Burnco GDP)

Background Information:

The property is located in the City of Celina's Extraterritorial Jurisdiction (ETJ). The proposed GDP is to facilitate the development of a concrete batch plant.

The intent of a GDP is to address an overall tract through the design process as smaller tracts are selected for development. 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.

Staff worked with the applicant to revise the GDP, but there was still an outstanding comment. The comment included:

- A 12' screening wall being moved out of an easement, or providing a letter from the easement holder for the encroachment.

Legal Obligations and Review:

N/A

Public Notifications:

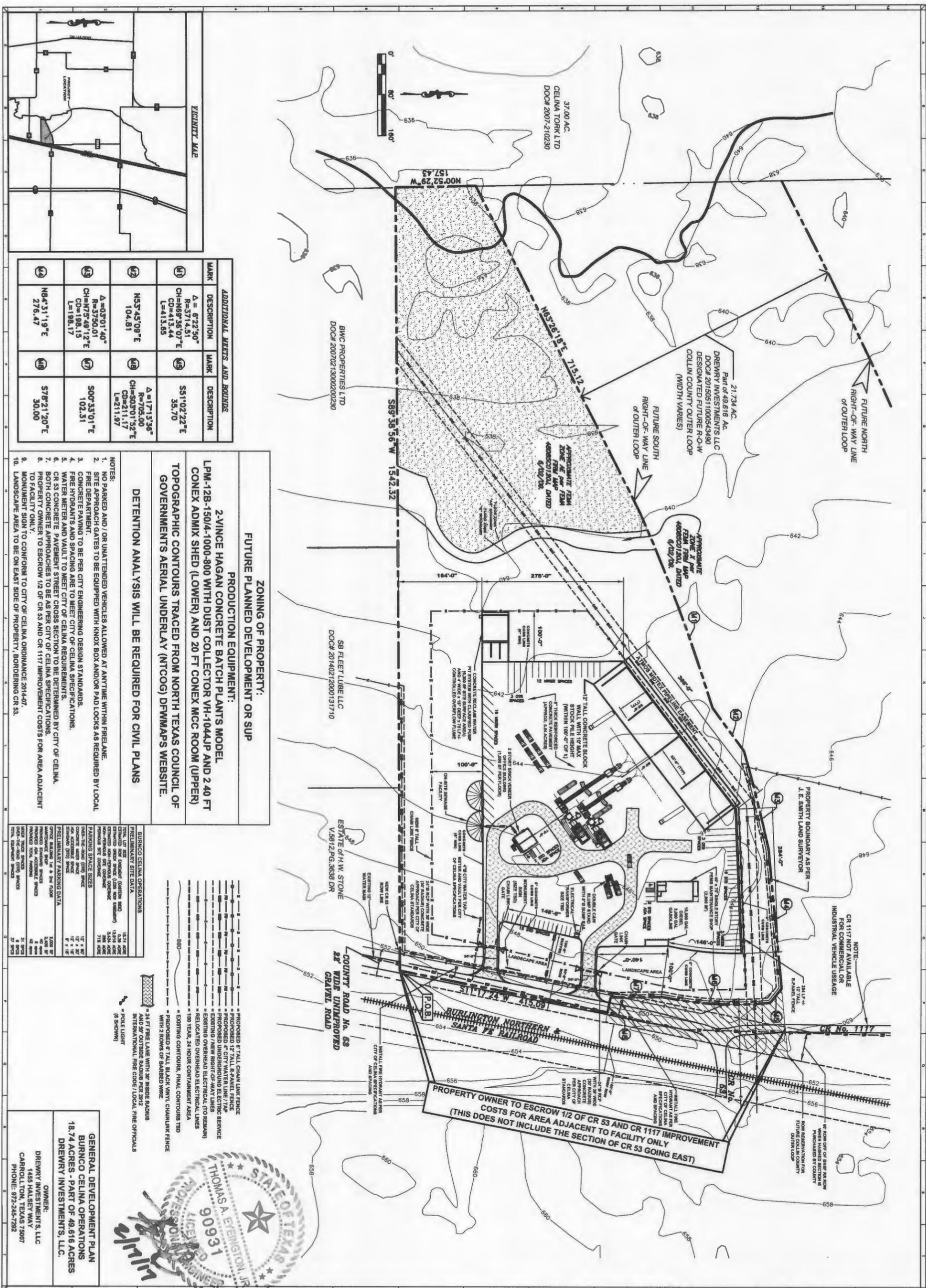
N/A

Supporting Documents:

- GDP Exhibit

Staff Recommendation:

Staff recommends approval of the GDP pending the applicant addressing staffs remaining comment.



MARK	ADDITIONAL METERS AND BOUNDS	MARK	DESCRIPTION
41	Δ = 6°22'50" CH = N75°49'12"E CD = 413.44 L = 413.65	46	S51°02'22"E 35.70
42	N53°45'09"E 104.81	47	S00°33'01"E 102.31
43	Δ = 0°30'14.40" R = 3750.01 CH = N75°49'12"E CD = 188.15 L = 188.17	48	Δ = 17°13'36" R = 705.00 CH = S03°01'52"E CD = 211.17 L = 211.97
44	N84°31'19"E 276.47	49	S78°21'20"E 30.00

ZONING OF PROPERTY:
FUTURE PLANNED DEVELOPMENT OR SUP

PRODUCTION EQUIPMENT:
 2-VINCE HAGAN CONCRETE BATCH PLANTS MODEL
 LPM-12B-150/4-1000-800 WITH DUST COLLECTOR VH-1044UP AND 2 40 FT CONEX ADMIX SHED (LOWER) AND 20 FT CONEX MCC ROOM (UPPER)

TOPOGRAPHIC CONTOURS TRACED FROM NORTH TEXAS COUNCIL OF GOVERNMENTS AERIAL UNDERLAY (NTCOG) DFNMAPS WEBSITE.

DETONATION ANALYSIS WILL BE REQUIRED FOR CIVIL PLANS

NOTES:
 1. NO PARKED AND / OR UNATTENDED VEHICLES ALLOWED AT ANYTIME WITHIN FIRELANE.
 2. SITE APPROACH GATES TO BE EQUIPPED WITH KNOX BOX AND/OR PAD LOCKS AS REQUIRED BY LOCAL FIRE DEPARTMENT.
 3. CONCRETE PAVING TO BE PER CITY ENGINEERING DESIGN STANDARDS.
 4. FIRE HYDRANTS AND SPACING ARE TO MEET CITY OF CELINA REQUIREMENTS.
 5. WATER METER AND VAULT TO MEET CITY OF CELINA REQUIREMENTS.
 6. CR 53 CONCRETE PAVEMENT STREET CROSS SECTION TO BE DETERMINED BY CITY OF CELINA.
 7. BOTH CONCRETE APPROACHES TO BE AS PER CITY OF CELINA SPECIFICATIONS.
 8. PROPERTY OWNER TO ESCROW 1/2 OF CR 53 AND CR 1117 IMPROVEMENT COSTS FOR AREA ADJACENT TO FACILITY ONLY.
 9. MONUMENT SIGN TO CONFORM TO CITY OF CELINA ORDINANCE 2014407.
 10. LANDSCAPE AREA TO BE ON EAST SIDE OF PROPERTY, BORDERING CR 53.

DESCRIPTION	AMOUNT	UNIT
BURNCO CELINA OPERATIONS	13.41	ACRES
PRELIMINARY SITE DATA	0.28	ACRES
TOTAL LOT SIZE	13.69	ACRES
CONCRETE PAVEMENT	13,410	SQ. YD.
ASPHALT PAVEMENT	1,280	SQ. YD.
CONCRETE DRIVEWAYS	1,280	SQ. YD.
CONCRETE SIDEWALKS	1,280	SQ. YD.
CONCRETE CURBS	1,280	SQ. YD.
CONCRETE UTILITY CHASES	1,280	SQ. YD.
CONCRETE TRENCHES	1,280	SQ. YD.
CONCRETE FOUNDATIONS	1,280	SQ. YD.
CONCRETE WALLS	1,280	SQ. YD.
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CONCRETE UTILITY CHASES	1,280	SQ. YD.
CONCRETE TRENCHES	1,280	SQ. YD.
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CONCRETE TELEPHONE ROOMS	1,280	SQ. YD.
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CONCRETE WAREHOUSES	1,280	SQ. YD.
CONCRETE GARAGES	1,280	



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: February 21, 2017
Re: Solar Panels/Wind Energy Systems Ordinance

Action Requested:

Conduct a public hearing to consider and act on proposed amendments to the City's Code of Ordinances Chapter 14.04: Use Regulations, Section 04.001: Use charts; and Chapter 14.05 Development Standards for regulation of wind energy systems and solar panels. (Solar Panels/Wind Energy Systems Ordinance)

Background Information:

As the City of Celina continues to grow, there is an increase in desire from property owners to utilize solar panels and wind energy systems as a means of energy conservation.

At their meeting on January 10, 2017, Celina City Council directed staff to research and add regulations for wind energy systems and solar panels to prevent any adverse effects it could have on adjacent properties and/or right of ways.

There are currently no regulations for wind energy systems or solar panels in the City of Celina.

Staff is proposing the following:

Wind Turbines

From a safety standpoint, wind energy systems can create a hazard if they are not properly positioned and setback from adjacent properties. Staff is proposing the following standards for wind energy systems:

- Maximum height of 90 feet;
- Permitted as an accessory use as a conditional use permit;
- Only one allowed per lot with a minimum lot size of 1.5 acres;
- No wind energy system would be allowed in any required front yard;
- Each wind energy system must be a minimum distance of 110 percent (fall zone) of the total system height from any property line, right-of-way, or public or private easement where above ground structures or utility lines exist;
- The blade tip of any wind energy system must, at its lowest point, have a ground clearance of no less than 25 feet;
- Must be an earth toned color, and non-reflective;
- Must meet noise requirements for their appropriate zoning district; and
- All wind energy systems would have to meet all building and fire code requirements, and would be required to provide engineered plans during permitting.

Solar Panels

In an effort to promote and preserve the aesthetic quality of Celina's neighborhoods, staff is also proposing regulations for solar panels.

- Only permitted as a rooftop installation;
- Not allowed to face any public street or be located in the front yard;
- Cannot extend past the roofline;
- Must be parallel to roofline and cannot project above the roof pitch; and
- Must meet all building and fire code requirements and show proof that the roof can support the solar panels.

Public Notice:

Published in the Celina Record February 3, 2017.

Supporting Documents:

- Proposed regulations

Staff Recommendation:

Staff recommends approval as presented.

Section 14.05.230 Solar panels.

An applicant's submittal for a building permit, and electrical permit, for locating a solar panel within the city must demonstrate compliance with the following standards.

a. Location and design requirements.

- i. Solar panel systems shall be allowed as an accessory use in all zoning districts.
- ii. Solar panel systems are allowed only as a rooftop installation.
- iii. Solar panel systems installed on a residential property shall not directly face any public street regardless of screening.
- iv. Solar panel systems shall not be located within the front yard.
- v. Height.
 - a) The solar panels shall not exceed the height of the roof ridgeline on a pitched roof.
 - b) On a flat roof, the solar panels shall not exceed the height requirement for the zoning district for which it is located in, and shall be screened as rooftop mechanical from the public right way as required by this Code.
- vi. Roof coverage.
 - a) Roof mounted solar panel systems shall not extend past the roofline and shall be parallel to the roofline.
 - b) Solar panel systems shall be located no closer than two feet from the edge of any roofline, ridge or valley, and shall cover no more than 80 percent of the roof surface area.

b. Nuisance abatement, maintenance and decommissioning.

- i. *Glare.* A solar panel shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. If necessary, screening, capable of providing year-round screening, shall be provided to protect roadways or adjacent properties from glare.
- ii. *Enforcement.* A solar panel system, or any component thereof, that creates glare or reflection onto adjacent properties or roadways is determined to constitute a nuisance. If a solar panel system or any component thereof is deemed to constitute a nuisance or a safety hazard, the director of community development has the authority to require the owner to remove, redesign or screening of the solar panels to the extent necessary to eliminate the glare onto adjacent property or roadway.
- iii. *Maintenance.* The owner of the property with a solar panel system shall maintain the system so that it does not create a safety issue for surrounding property owners.
- iv. *Removal with disuse.* Any solar panel system that has been inactive for a continuous 12-month period shall be removed.

c. Application requirements. An application for a building permit for installation of solar panel systems must include all information requested on the application including, but limited to:

- i. Scaled elevation drawings showing the location and height of the solar panel system.

- ii. If the solar panel system is to be interconnected with the distribution system of the electric utility provider, written authorization that the public utility company has been informed of the owner's intent to install a customer-owned solar panel and that such connection has been approved.
 - iii. A letter from a professional engineer stating the roof will support the structural load of the system.
- d. *Additional installation requirements.*
- i. The solar photovoltaic (PV) system shall comply with the City's adopted National Electric Code (NEC) with an electrical diagram submitted for review to meet code compliance.
 - ii. The solar panel system shall be installed by qualified or certified installers.
 - iii. A licensed electrician shall install the solar panel electrical system.
 - iv. PV systems shall comply with NEC regulations regarding installation and use. Listed and labeled equipment shall be installed and used in accordance with any instructions included in the listing and labeling.
 - v. All PV systems shall comply with UL Standards.

Section 14.05.231 Wind energy systems.

An applicant's submittal for a building permit, electrical permit, and Conditional Use Permit for location and installation of a wind energy system within the city must demonstrate compliance with the following use and development regulations, in addition to the conditional use permit as an accessory use review standards under section 14.03.072.

- a. *Location requirements.*
- i. *Minimum lot size.* Minimum lot size for all districts is 1.5 acres.
 - ii. *Lot to system ratio.* Maximum of one system per 1.5 acres.
 - iii. *Maximum height.* Maximum height for all freestanding systems is 90 feet. The height of a freestanding wind energy system must be measured as the distance from the existing grade, prior to any modifications to the grade, to the highest point on the system, including the vertical length of any extensions such as the rotor blade. Attached systems are not allowed to be affixed to a roof. The height of any wind energy system may not exceed the manufacturer's recommendations for the system.
 - iv. *Yards.* No wind energy system may be located in any required front yard, between a principle building and a required front yard, in front of the front building line of the principal building, or between the principal building and any public street.
 - v. *Fall radius.* Each wind energy system must be set back a minimum distance of 110 percent of the total system height from any property line, right-of-way, or public or private easement where above ground structures or utility lines exist, or are likely to exist, without proof of the lawful consent of the easement owners.
 - vi. *Vertical ground clearance.* The blade tip of any wind energy system must, at its lowest point, have a ground clearance of no less than 25 feet, as measured at the lowest point of the arc of the blades.

b. *Requirements.*

- i. *Certification.* All wind energy systems must be approved under an Emerging Technology program, such as the California Energy Commission, IEC, or any other small wind certification program recognized by the American Wind Energy Association (AWEA) or the U.S. Department of Energy.
 - ii. *Survival wind speed.* All wind energy systems and associated components, including, but not limited to, generator, rotor blades, or other components and covers, must be constructed of materials and be installed to meet or exceed the minimum wind resistant construction standards of the Texas Department of Insurance Wind Load Factors for the North Texas area and Article III of this code.
 - iii. *Controls and brakes.* All wind energy systems must have automatic and manual braking systems which engage at the maximum wind speeds allowable as designated for the type of wind energy system installed to prevent uncontrolled rotation and excessive pressure on the tower structure, rotor blades, and turbine components.
 - iv. *Maintenance.* The owner and operator of a wind energy system must maintain the system to manufacturer standards. All required periodic maintenance must be performed as recommended by the manufacturer.
 - v. *Appearance.* All wind energy systems must maintain a non-reflective, earth-toned finish.
 - vi. *Signs.*
 - a) *Advertising.* Advertising or identification of any kind on wind energy conversion systems is prohibited.
 - b) *Informational sign.* Each wind energy system must have a sign, not to exceed two square feet in area, posted at the base of the tower providing the following information:
 - 1) Electrical shock hazard or high voltage warning;
 - 2) Manufacturer's name;
 - 3) Emergency phone number; and
 - 4) Emergency shutdown procedures.
 - vii. *Wiring.*
 - a) *Storage.* All electrical wires and cables associated with a freestanding wind energy conversion system must be located on or within the tower in a manner that minimizes their visibility, and must be installed in compliance with Article III of this Code.
 - b) *Installation.* All transmission wires and cables must be installed underground and comply with Article III of this Code.
 - viii. *Lighting.* Wind energy systems may not be artificially lighted, unless requested or required by the Federal Aviation Administration.
- c. *Prohibition, nuisance abatement and decommissioning*
- i. *Prohibited models.* The following wind energy systems are prohibited in all zoning districts;

- a) Guyed or latticed towers for small, medium, or large wind energy systems;
 - b) Experimental, homebuilt, and prototype models.
- ii. *Shadow flicker.* Plans submitted for review with the building permit application must disclose how the property owner and operator shall minimize shadow flicker to any occupied building on or offsite, by limiting flicker effect to a maximum of two five-minute periods in one day.
- iii. *Signal interference.* The manufacturer or wind energy system representative must take into consideration the proposed location of the wind energy system and certify that the siting of the wind energy system will not interfere with any existing microwave communications links or existing fixed broadcast, retransmission, or reception antenna for radio, television, wireless phone, or other personal communication systems. Operation of wind energy systems must be discontinued if such interference occurs after the construction, until such time as the interference is mitigated for or eliminated.
- iv. *Sound emissions.*
- a) *Sound limits.* The sound levels emitted from any wind energy system operation within, or adjacent to, any zoning district that authorizes residential use, may not exceed the noise standards for individual zoning districts;
 - b) *Sound level complaints.* It shall be unlawful for the owner of a wind energy system to cause or permit the system to produce sounds that:
 - 1) exceed the limits set above in subsections c.iv.a), or b);
 - 2) are considered tonal, vibrational, mechanical, aerodynamic, frequent, or continuous and exceed the limits set above in subsections c.iv.a) or b);
 - 3) interfere with the peaceful enjoyment of an adjacent property owner;
- v. *Security.*
- a) *Ground clearance.* The bottom of the tower, measured from ground level to 15 feet above ground level, must be designed in a manner to discourage unauthorized climbing.
 - b) *Access.* All access doors to wind turbine towers and electrical equipment must be lockable and remain locked at all times except while people are on the site of the tower performing maintenance or repair of the system.
 - c) *Fencing.* Fencing of turbine areas may be required, at the discretion of the director, based upon site-specific safety concerns.
- vi. *Public safety.* The proposed wind energy system must be designed and operated to protect public safety by measures that may include, but are not limited to, the following:
- a) The proposed wind energy system must be designed, constructed, and operated so the public cannot come within close proximity to turbine blades and electrical equipment; and
 - b) The proposed wind energy system must be designed, sited, constructed, operated, and maintained to prevent the structural failure of the system or blades that could endanger the public's safety.

- vii. *Other properties.* The wind energy system or facility may not adversely affect the uses of adjoining and adjacent properties.
- viii. *Wildlife resources.* The proposed wind energy system must be designed to reduce the likelihood of significant adverse effects on wildlife and wildlife habitat, particularly with regard to migratory birds and protected species.
- ix. *Enforcement.*
 - a) *Safety.* Any wind energy system found to be unsafe by the city building official must be repaired by the owner not later than 60 days of receipt of the building official's notice to meet federal, state, local and manufacturer safety standards, and the standards of this section.
 - b) *Notice.* If any wind energy system is not operated for at least a continuous period of six months because of operational difficulties or abandonment, the landowner shall provide the city the reasons for the operational difficulty or abandonment and provide a reasonable timetable for corrective action, or removal of the wind energy system as outlined under subsection c.x, below, regarding decommissioning..
 - c) *Resolution.* If the director or designee deems the timetable for corrective action as unreasonable, the director or designee, may notify the landowner or operator, who shall remove the wind energy system not later than six months of receipt of notice from the director.
- x. *Decommissioning.*
 - a) *Useful life.* The wind energy system is presumed to be at the end of its useful life if no electricity is generated for a continuous period of six months.
 - b) *Responsibility.* The property owner or operator shall, at their sole expense, complete decommissioning of the wind energy system not later than six months from the time it is determined that the wind energy system has met the end of its useful life as outlined in this subsection c.x.
 - c) *Required action.* Decommissioning must include removal of the entire wind energy system, including buildings, cabling, electrical components, and any other associated facilities.
 - d) *Remediation.* Disturbed earth must be graded and re-seeded.
 - e) *Bonds.* At the city's request, the applicant shall post a bond for the costs of decommissioning the wind energy system at the end of its useful life.
- d. *Application requirements.*
 - i. *Applications.* An application for approval of a wind energy system must include text and maps sufficient to show that the proposed wind energy system complies with the standards under this section. A site plan meeting the requirements of section 14.05.231 must be submitted in addition to the following:
 - a) The approximate generating capacity of the wind energy system.
 - b) An estimate of the total on-site electrical demands.
 - c) The name of the manufacturer and model being used.
 - d) The height of the wind turbine to be constructed.

- e) The phone number and name of a responsible person for the public to contact with inquiries and complaints throughout the life of the project.
 - f) The exact location and orientation of each wind energy system within the site and the direction of the prevailing winds.
 - g) The location and distance to neighboring residences, buildings, schools, churches, hospitals, or libraries to a distance of 500 feet.
 - h) Certified and sealed engineered drawings of the proposed system prepared by a professional engineer registered in the State of Texas are required, and must include the following information:
 - 1) Design specifications of the wind energy system, including the tower, base, footings, and system components;
 - 2) An engineering analysis and certification of each tower, showing compliance with this Code;
 - 3) Drawings that indicate the total finished wind energy system heights from the grade level prior to any modifications, including any engineered break points along the tower;
 - 4) The wind survival speed of the entire system, including turbine, rotor blades, covers, and other components;
 - 5) Data pertaining to the tower's safety and stability, including any safety results from test facilities; and
 - 6) A copy of the manufacturer's installation instructions.
- ii. *Written statements and additional documentation.* In addition to the site plan, applications for all wind energy systems must include proof of the following in the form of written statements:
- 1) A statement verifying that the small, medium, or large wind energy conversion system will be used solely for on-site consumption of electricity, and any additional energy produced above the total onsite demand can only be sold to an electrical utility that normally provides electrical power to the property;
 - 2) A statement from any architectural review board, property owners', or homeowners' association that the proposed system complies with association requirements and restrictions if applicable;
 - 3) A statement that the project site is, or is not, where air traffic may be a consideration affecting the installation of the system. (The applicant shall provide evidence of compliance with any applicable aviation regulatory requirements);
 - 4) Copies of all required applications for city, state, and federal permits and licenses;
 - 5) Copies of all biological/environmental assessments performed for the project site, which may have been required by a federal or state government agency having jurisdiction of the property or the system;
 - 6) Copies of any city, state, and federal permits, licenses, biological opinions, records of decision, memoranda of understanding, exemption, variance, or

other authorization or approval related to the proposed wind energy project;
and

- 7) Copy of the manufacturer's scheduled maintenance requirements for the proposed system.
- iii. *Permit issuance.* Prior to receiving a building permit, electrical permit, conditional use permit for the wind energy system from the city, the applicant must show consideration of, and provide proof of compliance with the following:
- 1) Federal Aviation Administration (F.A.A.) Order JO 7400.2, "Procedures for Handling Airspace Matters Advisory Circular AC 70/7460-1K", and Title 14 Code of Federal Regulations (14 CFR) part 77, "Obstruction Marking and Lighting, Obstruction Standards," including, if required, filing Form 7460-1 with the F.A.A..
 - 2) All state laws regarding connection of the wind energy system to the state electrical grid, which proof shall include providing a copy of the "*Application for Interconnection and Parallel Operation of Distributed Generation*", as may be amended or replaced in the future, that has been fully executed and approved by the electric utility company that owns the electrical system to which the wind energy system will be connected.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: February 21, 2017
Re: Subdivision Ordinance Variance Request for over length cul-de-sac

Action Requested:

Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes to Section 10.03.122(m)(1), Culs-de-sac, dead-end streets, to allow an over length cul-de-sac for Creeks of Legacy Phase 2C. The project is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C SOV)

Background Information:

The Subdivision Ordinance includes specific regulations for granting a variance:

Section 10.03.008 Variances and appeals

- (a) These rules and regulations are the standard requirements of the City. Suspension of any of these rules and regulations may be granted by the city council upon a good and sufficient showing by the owner that there are special circumstances or conditions affecting the property in question, or that enforcement of the provisions of this article will deprive the applicant of a substantial property right and that such suspension, if granted, will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity. Each and every application for variance shall be decided solely and entirely on its own merits and the disposition of any prior or pending application for variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) The owner of any tract of land aggrieved by the decision made under these regulations by any administrator or official of the City shall first apply to the Planning and Zoning Commission for relief from such administrative decision. Any aggrieved party having any interest in the matter may appeal the ruling by the Planning and Zoning Commission regarding the decision to the City Council.

Variance Requested:

The applicant has submitted a request to allow the construction of a cul-de-sac which exceeds the 600 foot maximum allowed by the City's Subdivision regulations.

Legal Review:

N/A

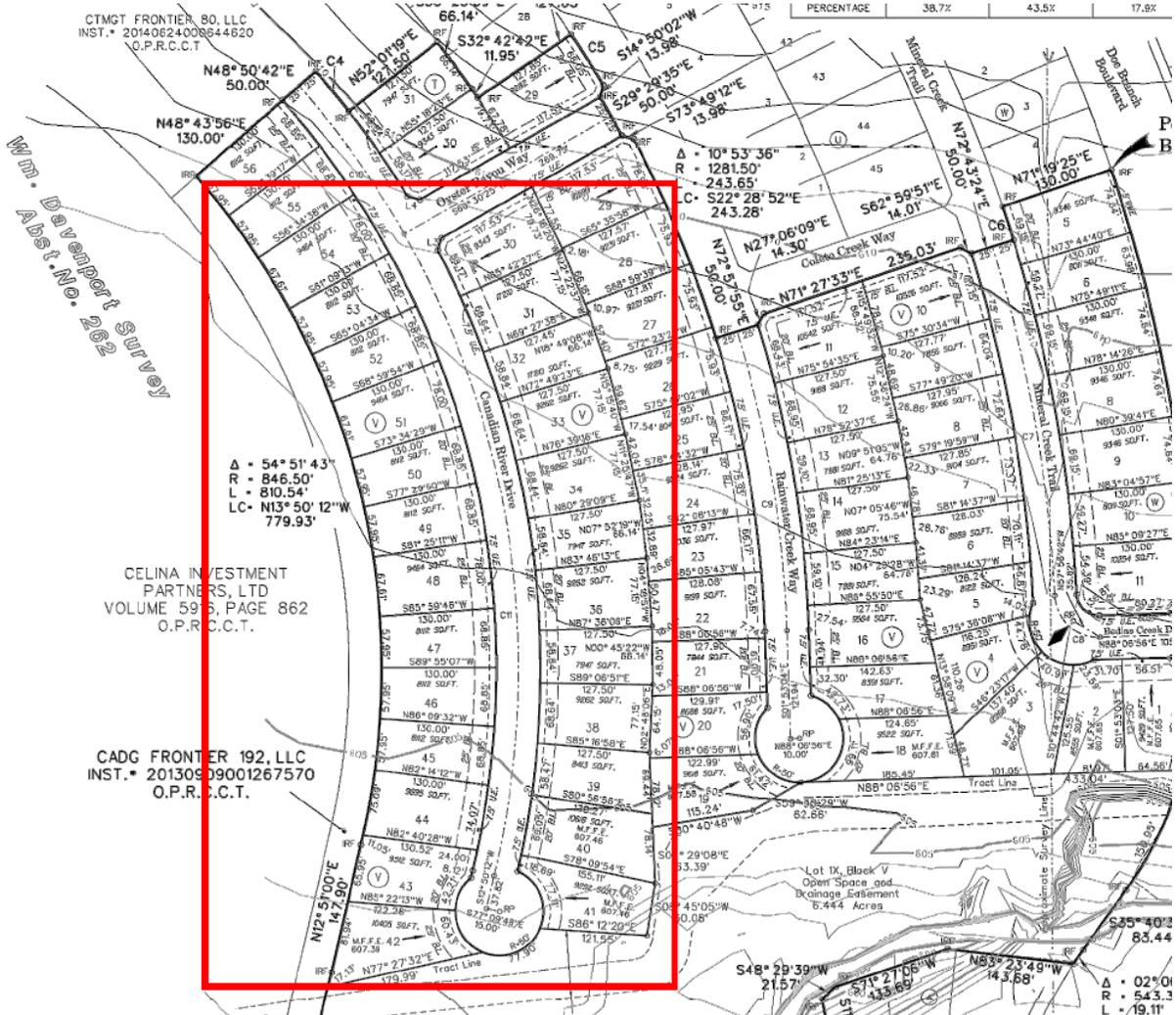
Supporting Documents:

- Exhibit Illustrating the over length section.

Staff Recommendation:

Staff recommends approval of the variance request.

Variance Request





Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: February 21, 2016
Re: Subdivision Ordinance Variance Request for Road Construction Timing

Action Requested:

Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes & Centurion American Development Group to Section 10.23.122(r)(5) Boundary Streets & Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds escrowed for the future construction. (Creeks of Legacy)

Background Information:

The Subdivision Ordinance includes specific regulations for granting a variance:

Section 10.03.008 Variances and appeals

- (a) These rules and regulations are the standard requirements of the City. Suspension of any of these rules and regulations may be granted by the city council upon a good and sufficient showing by the owner that there are special circumstances or conditions affecting the property in question, or that enforcement of the provisions of this article will deprive the applicant of a substantial property right and that such suspension, if granted, will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity. Each and every application for variance shall be decided solely and entirely on its own merits and the disposition of any prior or pending application for variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) The owner of any tract of land aggrieved by the decision made under these regulations by any administrator or official of the City shall first apply to the Planning and Zoning Commission for relief from such administrative decision. Any aggrieved party having any interest in the matter may appeal the ruling by the Planning and Zoning Commission regarding the decision to the City Council.

Variance Requested:

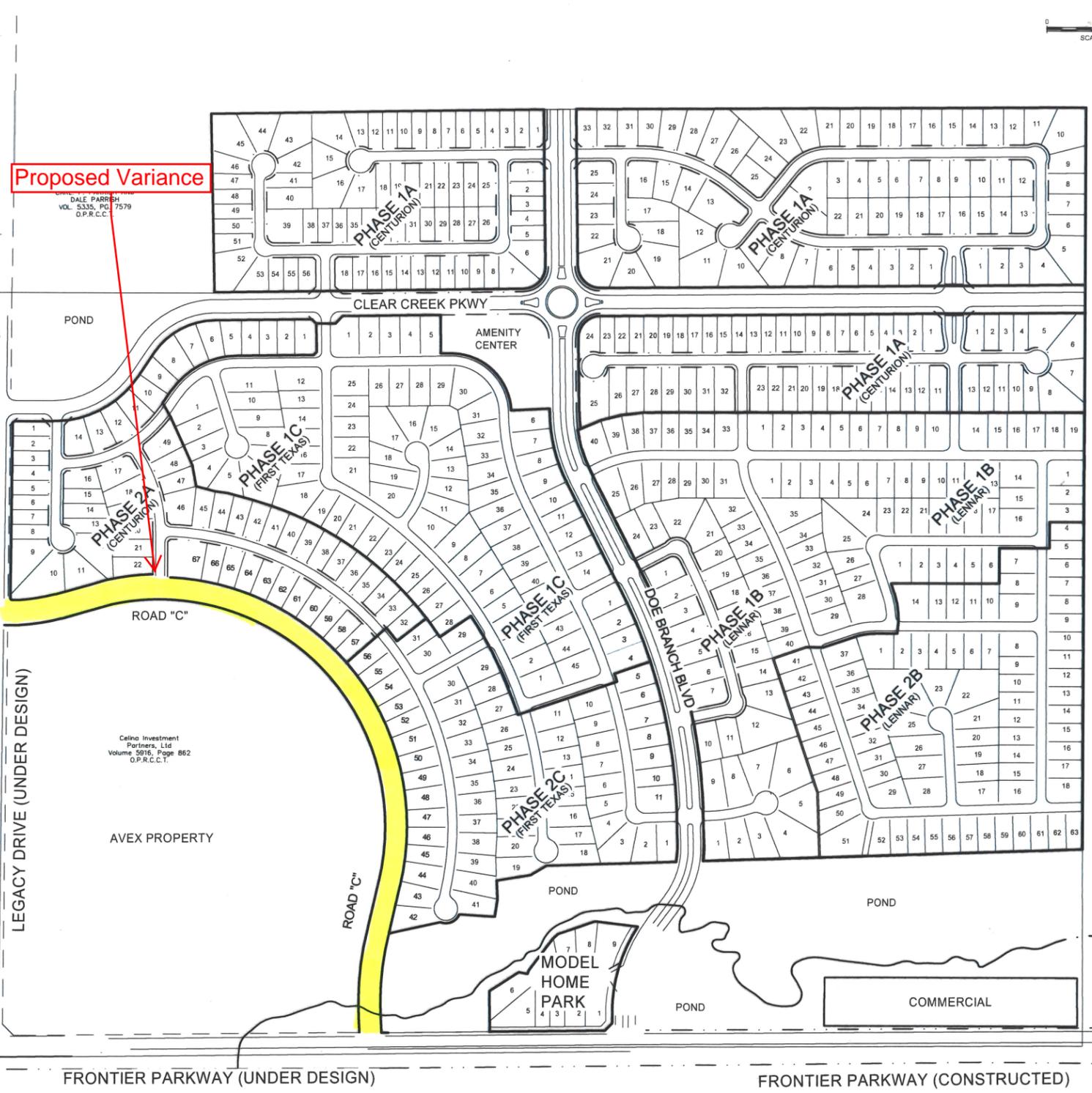
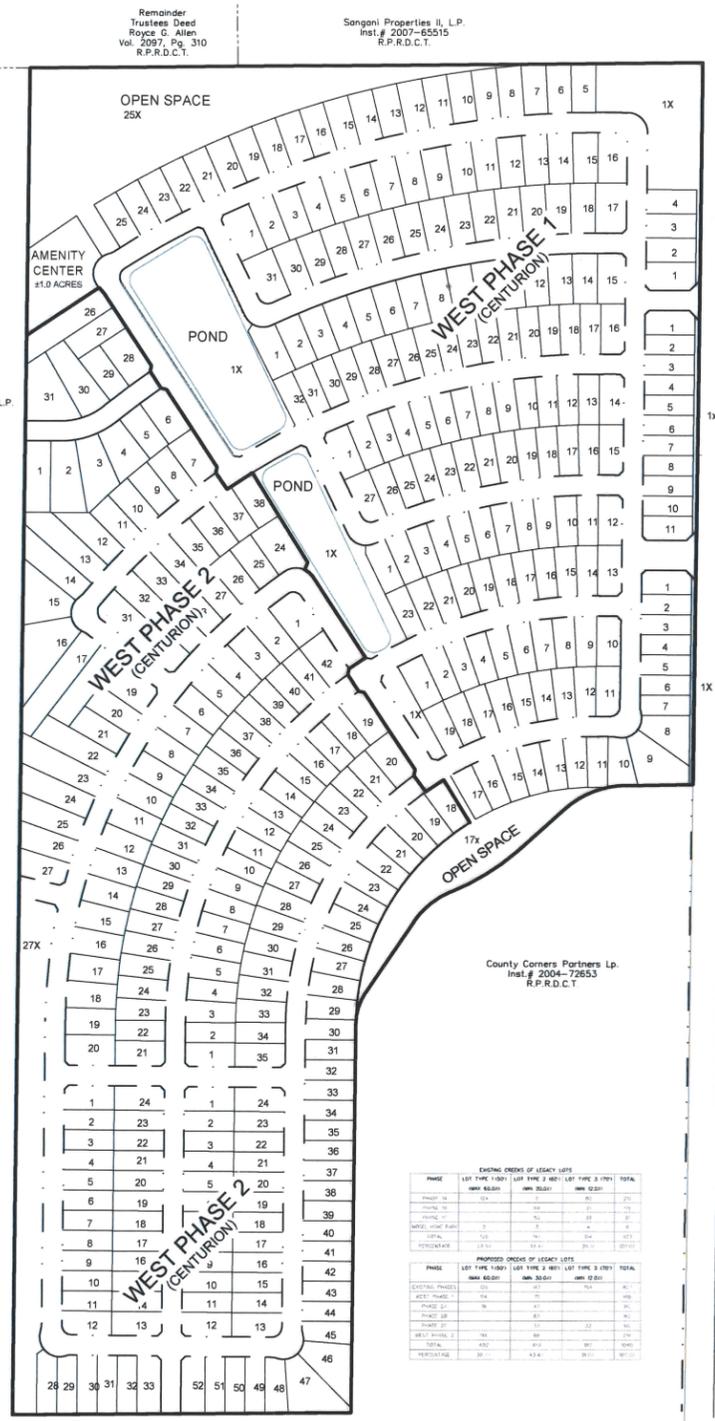
The applicant has submitted a request to allow the construction of certain portions of roadway associated with the development of Creeks of Legacy Phase 2C to be postponed to a future phase of development or to escrow funds for future construction.

Legal Review:
N/A

Supporting Documents:

- Exhibit Illustrating the Roadway Portions to be Postponed

Staff Recommendation:



Proposed Variance

DALE PARRISH
VOL. 5335, PG. 7579
O.P.R.C.C.T.

EXISTING CREEKS OF LEGACY LOTS					
PHASE	LOT TYPE (SQ FT)	LOT TYPE 2 (SQ FT)	LOT TYPE 3 (SQ FT)	LOT TYPE 4 (SQ FT)	TOTAL
PHASE 1A	104	0	0	0	104
PHASE 1B	104	0	0	0	104
PHASE 1C	104	0	0	0	104
PHASE 2A	104	0	0	0	104
PHASE 2B	104	0	0	0	104
TOTAL	416	0	0	0	416

PROPOSED CREEKS OF LEGACY LOTS					
PHASE	LOT TYPE (SQ FT)	LOT TYPE 2 (SQ FT)	LOT TYPE 3 (SQ FT)	LOT TYPE 4 (SQ FT)	TOTAL
PHASE 1A	104	0	0	0	104
PHASE 1B	104	0	0	0	104
PHASE 1C	104	0	0	0	104
PHASE 2A	104	0	0	0	104
PHASE 2B	104	0	0	0	104
TOTAL	416	0	0	0	416

Exhibit
Creeks of Legacy Master Concept Plan
Celina, Texas
June 2016

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

Drawing: J:\LAWRENCE\Legacy\1702\CONCEPT\Phase 1\17020001\17020001_Master Concept Plan
 User: J. Lawrence
 Date: 11/20/2015 10:28 AM
 Plot Size: 11.00 x 17.00

CREEKS OF LEGACY



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: February 21, 2017
Re: Creeks of Legacy Phase 2C Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Creeks of Legacy Phase 2C, being approximately 22.986 acres situated in the WM. Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, Collin County, Texas, comprised of sixty-six (66) residential lots and one (1) open space/common area. The property is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C Construction Plat)

Background Information:

Staff has reviewed the proposed Construction Plat for Creeks of Legacy Phase 2C, and has determined that all outstanding comments could be addressed prior to City Council approval.

Outstanding comments include:

- At the time of packet creation staff is still in negotiation with the developer regarding adjacent boundary streets.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

LEGAL DESCRIPTION
 BEING A TRACT OF LAND SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS AND BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FIRST TEXAS HOMES, INC., RECORDED IN INSTRUMENT NUMBER 201425200090800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, L.L.C., RECORDED IN INSTRUMENT NUMBER 2013090901267570, SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK W, CREEKS OF LEGACY PHASE 1C, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20160304010000960, SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE WEST RIGHT-OF-WAY LINE OF DOE BRANCH BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 517.72 FEET, THROUGH A CENTRAL ANGLE OF 16°47'31", HAVING A RADIUS OF 1766.50 FEET, THE LONG CHORD WHICH BEARS S 10°04'49"E, 315.87 FEET, TO A PK NAIL WITH SHINER STAMPED "PELOTON" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

S 01°53'04"E, 45.41 FEET, TO A PK NAIL WITH SHINER STAMPED "PELOTON" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 279.14 FEET, THROUGH A CENTRAL ANGLE OF 38°51'00", HAVING A RADIUS OF 411.67 FEET, THE LONG CHORD WHICH BEARS S 10°15'05"W, 273.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 35°40'35"W, 83.44 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 19.11 FEET, THROUGH A CENTRAL ANGLE OF 02°00'56", HAVING A RADIUS OF 543.30 FEET, THE LONG CHORD WHICH BEARS S 34°40'06"W, 19.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTH EAST CORNER OF LOT 9, BLOCK A, CREEKS OF LEGACY MODEL PARK, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2016020100000320, SAID OFFICIAL PUBLIC RECORDS;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE WITH THE NORTH AND EAST LINES OF SAID MODEL PARK THE FOLLOWING COURSES AND DISTANCES:

N 83°23'49"W, 143.68 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 71°27'06"W, 133.69 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 48°29'39"W, 21.57 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 11°47'22"E, 102.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.86 FEET, THROUGH A CENTRAL ANGLE OF 01°45'52", HAVING A RADIUS OF 385.00 FEET, THE LONG CHORD WHICH BEARS S 77°19'42"W, 11.86 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.78 FEET, THROUGH A CENTRAL ANGLE OF 124°39'25", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 75°08'45"W, 88.56 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 77°10'57"W, 29.63 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 57°37'25"W, 118.36 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°41'44"E, 138.20 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF SAID MODEL PARK AND BEING IN THE SOUTH LINE OF SAID CADG FRONTIER 192 TRACT AND THE NORTH LINE OF THAT (1.198 ACRES) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701570, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 81°18'16"W, 371.87 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 01°02'21"W, 38.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 316.67 FEET, THROUGH A CENTRAL ANGLE OF 19°33'44", HAVING A RADIUS OF 927.50 FEET, THE LONG CHORD WHICH BEARS N 05°37'34"E, 315.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 12°51'00"E, 147.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 810.54 FEET, THROUGH A CENTRAL ANGLE OF 54°54'33", HAVING A RADIUS OF 846.50 FEET, THE LONG CHORD WHICH BEARS N 13°50'12"W, 779.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, L.L.C., RECORDED IN INSTRUMENT NUMBER 20140624000644620, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 48°43'56"E, 130.00 FEET, WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 48°50'42"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID SOUTH LINE AND WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 58.94 FEET, THROUGH A CENTRAL ANGLE OF 03°17'23", HAVING A RADIUS OF 1026.50 FEET, THE LONG CHORD WHICH BEARS S 39°37'22"E, 58.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 52°01'19"E, 127.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID CTMGT FRONTIER 80 TRACT AND BEING IN THE WEST LINE OF AFOREMENTIONED CREEKS OF LEGACY PHASE 1C;

THENCE WITH THE WEST AND SOUTH LINES OF SAID PHASE 1C THE FOLLOWING COURSES AND DISTANCES:

S 36°20'09"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 32°42'42"E, 11.95 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 55°53'58"E, 127.85 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 68.05 FEET, THROUGH A CENTRAL ANGLE OF 03°02'33", HAVING A RADIUS OF 1281.50 FEET, THE LONG CHORD WHICH BEARS S 32°34'45"E, 68.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 14°50'02"W, 13.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 29°29'35"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 73°49'12"E, 13.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 243.65 FEET, THROUGH A CENTRAL ANGLE OF 10°53'36", HAVING A RADIUS OF 1281.50 FEET, THE LONG CHORD WHICH BEARS S 22°28'52"E, 243.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 72°57'55"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 27°06'09"E, 14.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°27'33"E, 235.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 62°59'51"E, 14.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 72°43'24"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 39.98 FEET, THROUGH A CENTRAL ANGLE OF 01°23'59", HAVING A RADIUS OF 1636.30 FEET, THE LONG CHORD WHICH BEARS N 17°58'35"W, 39.97 FEET;

THENCE N 71°29'25"E, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,001,291 SQUARE FEET OR 22.986 ACRES OF LAND MORE OR LESS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS _____ DAY OF _____, 20____.

BY: _____ AUTHORIZED SIGNATURE OF OWNER

KEITH HARDESTY
 DIVISION PRESIDENT
 FIRST TEXAS HOMES, INC.

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS _____ DAY OF _____, 20____.

BY: CTMGT FRONTIER 80, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: _____ AUTHORIZED SIGNATURE OF OWNER

MERHAD MOAYEDI
 ITS MANAGER

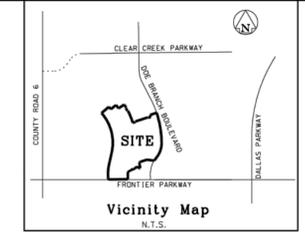
STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MERHAD MOAYEDI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

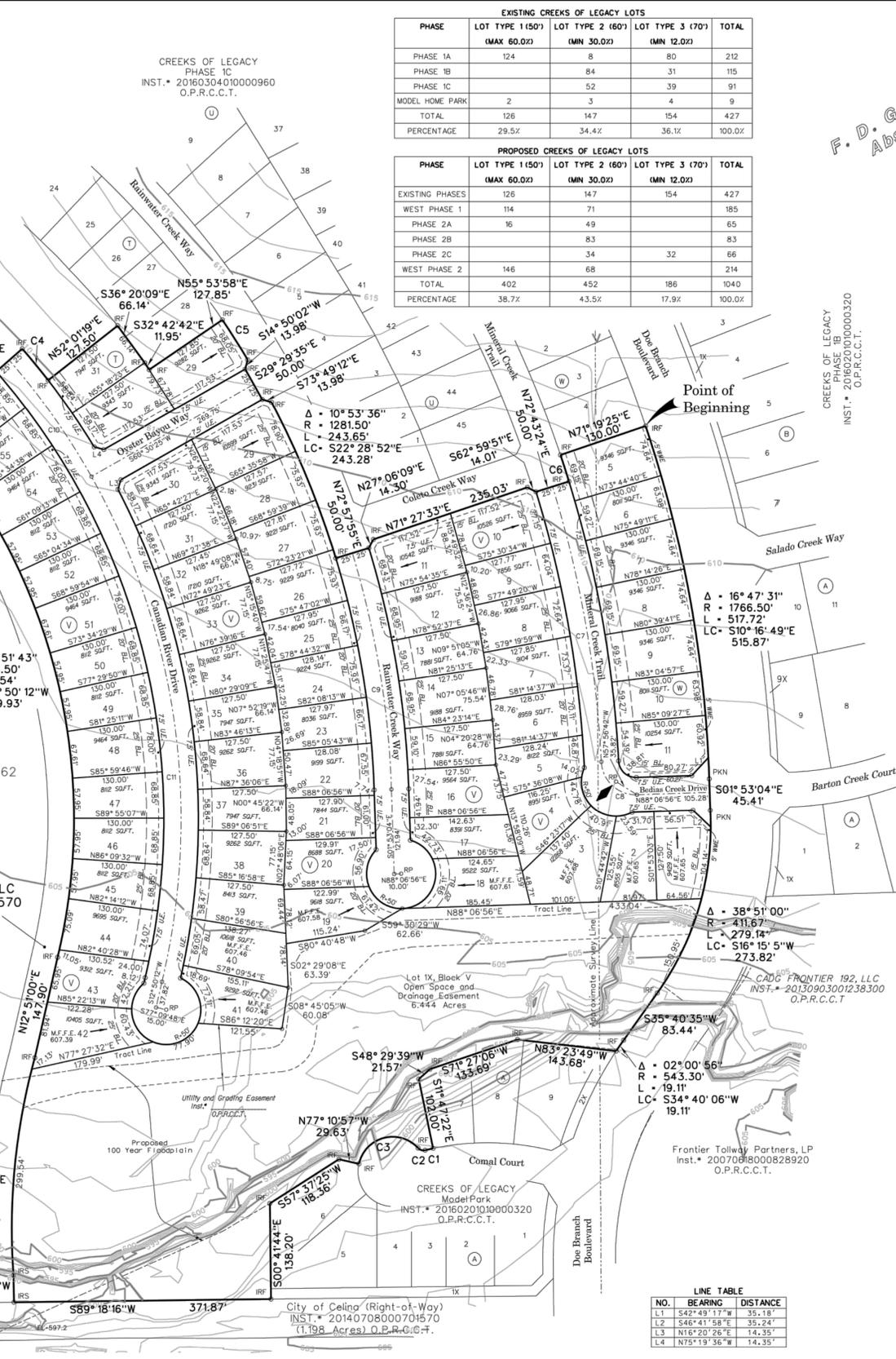
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____



CTMGT FRONTIER 80, L.L.C.
 INST. # 20140624000644620
 O.P.R.C.C.T.

CADG FRONTIER 192, L.L.C.
 INST. # 2013090901267570
 O.P.R.C.C.T.



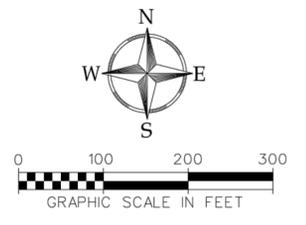
EXISTING CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50')	LOT TYPE 2 (60')	LOT TYPE 3 (70')	TOTAL
	(MAX 60.0%)	(MIN 30.0%)	(MIN 12.0%)	
PHASE 1A	124	8	80	212
PHASE 1B		84	31	115
PHASE 1C		52	39	91
MODEL HOME PARK	2	3	4	9
TOTAL	126	147	154	427
PERCENTAGE	29.5%	34.4%	36.1%	100.0%

PROPOSED CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50')	LOT TYPE 2 (60')	LOT TYPE 3 (70')	TOTAL
	(MAX 60.0%)	(MIN 30.0%)	(MIN 12.0%)	
EXISTING PHASES	126	147	154	427
WEST PHASE 1	114	71	171	185
PHASE 2A	16	49	65	65
PHASE 2B		83		83
PHASE 2C		34	32	66
WEST PHASE 2	146	68		214
TOTAL	402	452	186	1040
PERCENTAGE	38.7%	43.5%	17.9%	100.0%

F. D. Gary Survey
 Abst. No. 361



NOTES

- 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.
- 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 OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF 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 THE FIRE LANE, 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.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR ACCESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN ALONG, UPON AND ACROSS SAID EASEMENTS WITH "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 EASEMENTS.
- THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT, SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
- THE OWNERSHIP, CARE AND MAINTENANCE OF ALL OPEN SPACE COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA.
- THE HOMEOWNERS ASSOCIATION (H.O.A.) SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AND STORM DRAINAGE SYSTEM IN COMMON AREA LOTS. THE HOMEOWNERS ASSOCIATION 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 REPLACE 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.
- OPEN SPACE PROVIDED AT 1AC PER 75 UNITS PROVIDED IN ANOTHER PHASE.

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS

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 _____

KNOW ALL MEN BY THESE PRESENTS: THAT I, TODD A. BRIDGES DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

Signature of the Registered Professional: _____
 Date: 9/14/2016

TODD A. BRIDGES
 TEXAS REGISTRATION NO. 4940

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LINE TABLE

NO.	BEARING	DISTANCE
L1	S42°49'17"W	35.18'
L2	S46°41'58"E	35.24'
L3	N16°20'26"E	14.35'
L4	N75°19'56"W	14.35'

CURVE TABLE

C1	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	01°45'52"	385.00'	11.86'	S77°19'42"W	11.86'
C2	61°01'41"	10.50'	11.98'	N73°02'23"W	10.66'
C3	124°39'25"	50.00'	108.78'	S75°08'45"W	88.56'
C4	03°17'24"	1026.50'	58.94'	S39°37'22"E	58.93'
C5	03°02'33"	1281.50'	68.05'	S32°34'45"E	68.04'
C6	01°23'59"	1636.50'	39.98'	N17°58'35"W	39.97'
C7	14°20'19"	1033.29'	310.08'	S09°08'27"E	402.24'
C8	88°56'46"	50.00'	77.62'	S47°24'41"E	70.06'
C9	15°09'01"	1306.50'	345.47'	S09°27'34"E	344.46'
C10	11°48'29"	1001.50'	205.82'	S35°22'49"E	205.45'
C11	43°00'38"	1001.50'	751.80'	S07°59'15"E	734.27'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT FIRST TEXAS HOMES, AND CTMGT FRONTIER 80, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CREEKS OF LEGACY PHASE 2C ADDITION AN ADDITION TO THE CITY OF CELINA, 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 PUBLICS 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 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.

A Construction Plat of Creeks of Legacy Phase 2C

66 Residential lots-One open space lot
 Totalling 22.986 acres

SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

Owners

First Texas Homes, Inc. CADG Frontier 192, L.L.C.
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 214-613-3400 469-892-7200

Revisions:

Job #:	Drawn By:	Checked By:	Date:
FTX14001	D. Freeman	T. Bridges	08-12-16

PELOTON
 LAND SOLUTIONS

5751 KROEGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET **2** OF SHEETS