



Life Connected.

This outline is not intended to be an all-inclusive reflection of all regulations. It is designed to provide guidance on application process.

*** Homeowners' or Property Owners' Association approvals are required and shall be obtained PRIOR to submitting an application with the City***

We are a paperless officePlease Submit Your Project Request through Your MyGov account.
If you are a Homeowner, you may email it to Permits@Celina-TX.Gov

Flatwork Permit

INFORMATION NEEDED FOR SUBMITTAL:

- Residential Permit Application (required with all project requests)
- Provide survey/plot plan showing the following:
 - Lot, block, street address and subdivision information
 - Show all platted setback lines and easements
 - Proposed location of the flatwork
 - Show distances between new flatwork and property lines
 - List concrete PSI and rebar size and spacing on the plans
- Show existing structures on lot (house, shed, pool etc.)
- HOA approval letter (if applicable)

CONTRACTOR REQUIREMENTS:

- All contractors are required to be registered with the City of Celina as General Contractors.
- All project requests will be submitted through myGov and are subject to review.

BUILDING PERMITS
permits@celina-tx.gov
972-382-2111

CITY OF CELINA
Attention Permits
142 N. Ohio St
Celina, Texas 75009



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- (8) Patios and flatwork regulations (concrete or pavers).
- (A) All patios, grading, and other residential flatwork require a building permit.
 - (B) All new parking, drives, and approaches shall be constructed with concrete to the city's engineering design criteria;
 - (C) Any flatwork, foundation, or slab greater than 200 square feet shall be drawn to city standards and may require an engineer's seal;
 - (D) Flatwork shall be set back a minimum of three (3) feet from any property line;
 - (E) Flatwork is not allowed in the front yard area, unless the flatwork is for a driveway for a front-loading garage. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback;
 - (F) Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork shall be sloped or graded to drain;
 - (G) Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other paved feature; and
 - (H) A residential property shall continue to maintain the majority of each of its yard in living landscape, as required by the landscape ordinance and administered by the director of development services. Mulch, gravel, rock gardens, decorative stone, and similar material may be used for decorative patterns, beds, erosion control, and in other limited application with associated landscaping; however, their use shall not be the predominant groundcover.



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All new driveways and parking lots and all existing driveways and parking lots being constructed or reconstructed within the corporate limits of the city or within any subdivision located in the extraterritorial jurisdiction of the city shall be constructed or reconstructed to provide and meet the following minimum standards, materials and methods of construction:

(1) Driveways

(A) Residential. Minimum ten feet wide, five-inch (5") concrete, #4 rebar, 18-inch on center each way, and 3,600 psi.