



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JANUARY 21, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Absent	
Charles Haley	City of Celina	Commissioner	Present	5:50 PM
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

Chairman Hangartner called the meeting to order at 5:33 p.m. established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

A. Discussion on City's Growth Strategies. (Growth Strategies):

Dusty McAfee, Director of Development Services, presented the item.
The commissioners asked general questions about the City's strategies.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the December 17, 2019, Planning & Zoning Commission meeting.
- B. Consider and act upon a Final Plat for Prairie Crossing, approximately 3 acres situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of the BNSF Railroad. (Prairie Crossing Final Plat).
- C. Consider and act upon a Final Plat for Mustang Lakes Phase 4, approximately 4 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and west of future Custer Road, within the City Limits. (Mustang Lakes Phase 4 Final Plat).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker
ABSENT:	Freeman

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 10 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located north of County Road 53 and approximately 1,000 feet west of the BNSF Railroad, within the City Limits. (Preferred Materials Planned Development)

Raha Pouladi, Senior Planner, presented the staff report.

Applicant, J. Martin Sanchez, CEO of Sanchez & Associates, LLC, 2000 N. McDonald Street, McKinney, Texas, 75071, presented the item and was available for questions.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about water pollution, number and placement of batch plants in Celina, the low truck traffic as it relates to taxes, and if the high intensity uses will extend to the east of Preston Road.

The commissioners discussed the item.

Martin Sanchez and Mr. McAfee answered questions from the public and the commissioners.

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

Commissioner Haley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:29 p.m.