



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 15, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Ben Hangartner	City of Celina	Chairman	Present		
Shelby Barley	City of Celina	Vice Chairman	Present		
Shawn Bain	City of Celina	Commissioner	Present		6:55 PM
Mitch Freeman	City of Celina	Commissioner	Present		
Charles Haley	City of Celina	Commissioner	Present		
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		
Raha Pouladi	City of Celina	Planner	Present		
Jeannie Regan	City of Celina	Planning Technician	Present		

II. PLEDGE OF ALLEGIANCE :

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

III. WORKSESSION :

Upcoming issues and/or agenda items were discussed.

IV. CONSENT AGENDA:

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

A. Minutes Approval:

Planning & Zoning Commission - Regular Meeting - Dec 18, 2018 5:30 PM

B. Consider and act on a Preliminary Plat for Celina 15, being an approximate 15.275 acre tract of land generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Preliminary Plat)

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider and act upon a commercial replat for Celina Office Building, Lots 7R and 13R, Block 16, being a replat of Lots 7, 8, 9, and a portion of Lot 10, Block 16 and portions of Lots 13, 14, and 15, Block 16 of the Celina Original Donation, an approximately 0.510 acre tract of land generally located east of Colorado Drive and south of Walnut Street. (Celina Original Donation Replat - Lots 7R and 13R, Block 16)

Dusty McAfee, Director of Development Services presented the staff report.

Since this was a replat a public hearing was required. Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

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

- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 557 acre tract of land generally located west of FM 2478 (Custer Road), north of Ownsby Parkway, south of Choate Parkway, and east of Coit Road. (Mustang Lakes Expansion Development Standards)

Dusty McAfee, Director of Development Services presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas spoke in opposition.

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

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

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon amendments to the City's Comprehensive Plan, Ordinance 2013-06 to amend the Master Thoroughfare Plan. (Thoroughfare Plan Amendments)

Kim Brawner, Director of Engineering, presented the proposed changes to the City's Thoroughfare Plan.

Chairman Hangartner opened the public hearing.

Margaret Ingalls, 9773 CR 128, Celina, Texas had some questions about how her property would be affected. Staff addressed these concerns.

Barry Brown, 9263 CR 133, Celina, Texas had concerns on how his property would be affected. Staff addressed these concerns.

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

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

- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from All Storage Celina, LLC to rezone an approximately 7.426 acre tract of land from AG, Agricultural zoning district to PD, Planned Development No. 95 (PD-95) zoning district, with a base zoning designation of RO, Retail Office. The property is generally located on the north side of Frontier Parkway and east of BNSF Railroad. (All Storage Celina)

Dusty McAfee, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing. Since no one came forward to speak, Chairman Hangartner closed the public hearing.

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

VI. ADJOURNMENT:

Chairman Hangartner closed the meeting at 7:12 PM.

Chairman

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

Date Minutes Approved