

Planning and Zoning Commission Meeting Minutes  
November 2, 2017  
City of Melissa, TX

**WORK SESSION AGENDA**

1. Meeting was called to order at 6:00 p.m. by Michael Hudson
2. Roll call taken. Present: Mike Hudson, Stephen Ford, David Beck, Danielle Dorman-Chapa, David Jones, Mark Williams, Dana Conklin
3. Discussed regular agenda items.
4. Motion by Mark Williams second by Danielle Dorman-Chapa to adjourn.  
Vote: 7/0/0  
Meeting adjourned at 6:54 p.m.

**REGULAR AGENDA**

1. Meeting was called to order at 7:00 p.m. by Michael Hudson
2. Roll call taken. Present: Mike Hudson, Stephen Ford, David Beck, Danielle Dorman-Chapa, David Jones, Mark Williams, Dana Conklin
3. Motion by Mark Williams second by Danielle Dorman-Chapa to approve the September 21, 2017 work session & regular meeting minutes as well the October 19, 2017 work session minutes upon the amending of the September 21, 2017, minutes to include the vote count on Item #9 and Item #11.  
Vote: 7/0/0
4. Motion by David Beck second by Mark Williams to make a recommendation to City Council to approve a request for approval of the Meadow Run Preliminary Plat, consisting of 91.654 acres, being 283 residential lots and 8 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located on the south side of E Melissa Rd approximately 0.36 mile east of the intersection of E Melissa Rd and Milrany Ln.  
**Applicant: Devco – Meadow Run, LLC**  
Vote: 7/0/0
5. Motion by Dana Conklin second by David Beck to make a recommendation to City Council to approve a request for approval of the Stoneridge Preliminary Plat, consisting of 45.739 acres, being 141 residential lots, 5 HOA Open Space lots, and 3 commercial lots situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located on the west side of US Hwy 75 approximately 1.07 miles south of the intersection of US Hwy 75 and Melissa Rd.  
**Applicant: Astra Development**  
Vote: 7/0/0

6. Public hearing opened at 7:05 p.m. to hear concerns for or against a request for rezone – Planned Development (“PD”) No. 04-05 to Planned Development (“PD”) No. 22-50, as amended:

71.421± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile north and west of the intersection of State Highway 121 and Milrany Ln, City of Melissa, Collin County, Texas.

**Applicant: Spiars Engineering, Inc.**

Public hearing closed at 7:07 p.m.

7. Motion by Mark Williams second by Danielle Dorman-Chapa to make a recommendation to City Council to approve a request for rezone – Planned Development (“PD”) No. 04-05 to Planned Development (“PD”) No. 22-50, as amended pending development agreement:

71.421± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile north and west of the intersection of State Highway 121 and Milrany Ln, City of Melissa, Collin County, Texas.

**Applicant: Spiars Engineering, Inc.**

Vote: 5/ 0/ 0

8. Public hearing opened at 7:13 p.m. to hear concerns for or against a request for rezone – Agricultural (“A”) to Planned Development (“PD”):

97.78± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located approximately 0.57 mile north of the intersection of McKinney St and Highland Rd, City of Melissa, Collin County, Texas.

**Applicant: Douglas Properties, Inc.**

Public hearing closed at 7:14 p.m.

9. Motion by David Jones second by Stephen Ford to make a recommendation to City Council to approve a request for rezone – Agricultural (“A”) to Planned Development (“PD”):

97.78± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located approximately 0.57 mile north of the intersection of McKinney St and Highland Rd, City of Melissa, Collin County, Texas.

**Applicant: Douglas Properties, Inc.**

Vote: 7/ 0/ 0

10. Public hearing opened at 7:21 p.m. to hear concerns for or against a request to amend the City of Melissa’s Comprehensive Zoning Ordinance, No. 92-08, 08-31; Rezoning a tract of land consisting of approximately 1.86 acres, Being Lot 71, Country Ridge, Phase II, an addition to the City of Melissa, Collin County, Texas, according to the plat recorded in Volume G, Page 243, Plat Records, Collin County, Texas and generally located at the northeast corner of the intersection of northbound US Hwy 75 and Country Ridge Road, City of Melissa, Collin County, Texas for the purpose of amending Exhibit “B” (Permitted Uses).

**Applicant: Stephan C & Donna M Kendall**

George James, provided information as a Country Ridge POA representative.

Speaking against were:

Jennifer Sloan, 3 Country Ridge Road,

Steve Harlow, 4 Country Ridge Road

Beth Harlow, 4 Country Road

Motion by Dana Conklin second by Danielle Dorman-Chapa to continue public hearing at 7:00 p.m. on December 7, 2017, meeting.

Vote: 7/ 0/ 0

11. Motion by Dana Conklin second by David Beck to table action to the December 7, 2017, meeting for the request to amend the City of Melissa's Comprehensive Zoning Ordinance, No. 92-08, 08-31; Rezoning a tract of land consisting of approximately 1.86 acres, Being Lot 71, Country Ridge, Phase II, an addition to the City of Melissa, Collin County, Texas, according to the plat recorded in Volume G, Page 243, Plat Records, Collin County, Texas and generally located at the northeast corner of the intersection of northbound US Hwy 75 and Country Ridge Road, City of Melissa, Collin County, Texas for the purpose of amending Exhibit "B" (Permitted Uses).

**Applicant: Stephan C & Donna M Kendall**

Vote: 7/ 0/ 0

12. Stephen Ford requested item to be divided into two actions:  
Motion by Stephen Ford second by Dana Conklin to make a recommendation to City Council to approve an ordinance of the City Council of the City of Melissa, Texas, amending Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.100 (Planning & Zoning Commission), Section 12.105 (Officers).

Vote: 7/ 0/ 0

Motion by David Beck second by Mark Williams to make a recommendation to City Council to approve an ordinance of the City Council of the City of Melissa, Texas, amending Melissa's Code of Ordinances, Ordinance Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 27-A (Landscape Regulations and Tree Preservation); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

**Applicant: City of Melissa**

Vote: 5/ 2/ 0

13. Motion by Danielle Dorman-Chapa second by David Jones to adjourn.

Vote: 07 0/ 0

Meeting adjourned at 7:55 p.m.

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Mike Hudson,  
Board Chairman

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Elizabeth Craver, Staff Liaison