

Planning and Zoning Commission Meeting Minutes  
January 18, 2018  
City of Melissa, TX

**WORK SESSION AGENDA**

1. Meeting was called to order at 6:01 p.m. by Mark Williams
2. Roll call taken. Present: Stephen Ford, Danielle Dorman-Chapa, David Jones, Mark Williams, Dana Conklin, David Beck
3. Discussed solar panel and solar panel permitting
4. Discussed residential housing standards and submittal requests
5. Discussed regular agenda items
6. Motion by Danielle Dorman-Chapa second by David Beck to adjourn.

Vote: 6/0/0

Meeting adjourned at 6:42 p.m.

**REGULAR AGENDA**

1. Meeting was called to order at 7:00 p.m. by Mark Williams
2. Roll call taken. Present: Stephen Ford, Danielle Dorman-Chapa, David Jones, Mark Williams, Dana Conklin, David Beck
3. Motion by Mark Williams second by David Jones to approve the December 7, 2018 work session & regular meeting minutes.

Vote: 6/0/0

4. Motion by Stephen Ford second by David Beck to make a recommendation to City Council to approve a request for approval of the Auburndale Phase 2 Final Plat, being 110 residential lots and 2 HOA lots and consisting of 19.492 acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.29 mile southwest of the intersection of US 75 and Melissa Rd.

**Applicant: JBI Partners, Inc.**

Vote: 6/0/0

5. Public hearing opened at 7:03 p.m. to hear concerns for or against a request to repeal Ordinance No. 09-09 and to adopt a new ordinance granting a Specific Use Permit (SUP) for the operation of two existing concrete batching plants on the following tract of land:

9.191± acres of land, being part of Lot 1, Block A of the S.S.C. Addition situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the south side of Throckmorton Rd and approximately 200 feet to the east of the intersection of McKinney St and Throckmorton Rd, City of Melissa, Collin County, Texas.

**Applicant: Argos USA LLC**

- Ray Oujesky (201 Main St. Ste. 2500, Fort Worth, TX 76102) was at the meeting representing the applicant and spoke in favor of the requested agenda item.

Public hearing closed at 7:06 p.m.

6. Motion by Mark Williams second by Dana Conklin to make a recommendation to City Council to approve a request a request to repeal Ordinance No. 09-09 and to adopt a new ordinance granting a Specific Use Permit (SUP) for the operation of two existing concrete batching plants on the tract of land below conditioned upon the following items that the applicant agreed to verbally at the meeting:
  - i. Replace the Texas Mountain Laurel Trees in the proposed SUP Site Plan with Cedar Elm Trees and/or Live Oak trees
  - ii. Extend the proposed landscaping on the SUP Site Plan along the 8' CMU wall as it continues to the north and to the west to the point where the wall terminates to the west

9.191± acres of land, being part of Lot 1, Block A of the S.S.C. Addition situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the south side of Throckmorton Rd and approximately 200 feet to the east of the intersection of McKinney St and Throckmorton Rd, City of Melissa, Collin County, Texas.

**Applicant: Argos USA LLC**

Vote: 6/0/0

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

Vote: 6/0/0

Meeting adjourned at 7:12 p.m.

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Mark Williams,  
Board Vice-Chair

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Tyler Brewer, Staff Liaison