

**Planning and Zoning Commission Meeting Minutes**  
**January 15, 2009**  
**City of Melissa, TX**

1. Meeting called to order at 7:00 p.m. by Mike Hudson.
2. Roll call taken. Present: Jason Kaiser, Fredrick Lewis, Gary Lisle, Don Parker and Mike Hudson.
3. A motion was made by Don Parker to approve the December 18, 2008 and January 8, 2009 minutes, second by Gary Lisle.  
Vote: 5/0/0 Motion carries.
4. The Commission recessed into Closed Session at 7:02 pm in compliance with Section 551.001 et.seq. Texas Government Code, to wit: Meeting with City Attorney regarding a matter(s) in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act regarding legal issues relating to variance requests submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75.
5. The Commission reconvened into Open Session 7:23 pm.
6. Motion by Gary Lisle to recommend denial of variance request to setback requirements encroached upon by existing buildings submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75, second by Jason Kaiser.  
Vote: 5/0/0 Motion carries.
7. Motion by Don Parker to recommend denial of variance request to the 80% masonry request for existing buildings submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75, second by Fredrick Lewis.  
Vote: 5/0/0 Motion carries.
8. Motion by Jason Kaiser to recommend denial of variance to fire flow requirements submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75, second by Gary Lisle.  
Vote 5/0/0 Motion carries.
9. Motion by Jason Kaiser to recommend denial of variance request to the 150' ft. coverage requirement of all buildings (existing 8,663 sq ft building) submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75, second by Gary Lisle.  
Vote 5/0/0 Motion carries.

10. Motion by Gary Lisle to recommend denial of variance request to platting requirement for fire lane dedication submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75, second by Don Parker.  
Vote 5/0/0 Motion carries.
  
11. A Public Hearing was opened at 7:29 p.m. to hear concerns for or against a request for variance to overall exemption from platting requirements for signage permits submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75. Speakers on behalf of the request: Ashley Neal, Randy Helmberger, and Kathleen Baird.  
  
Public Hearing closed at 7:37 pm.
  
12. Motion by Jason Kaiser to recommend denial of variance request for overall exemption from platting requirement for signage permits submitted by Antique Terra Cotta at 4205 North U.S. Hwy 75, second by Fredrick Lewis.  
Vote 5/0/0 Motion carries.
  
13. Motion by Gary Lisle to adjourn at 7:37 pm, second by Don Parker.  
Vote 5/0/0 Motion carries.

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Chairman, Mike Hudson

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Dana Nixon, Staff Liaison