

Planning and Zoning Commission Meeting Minutes
February 26, 2009
City of Melissa, TX

1. Meeting called to order at 7:00 p.m. by Don Parker.
2. Roll call taken. Present: Jason Kaiser, Fredrick Lewis, Don Parker, Matthew Reibenstein and Mark Wallis.
3. A motion was made by Jason Kaiser to approve the January 15, 2009 minutes, second by Mark Wallis.

Vote: 5/0/0 Motion carries.

4. A Public Hearing was opened at 7:01 p.m. to hear concerns for or against a request for rezone from Winchester Farms Planned Development (PD) and Villages of Winchester Planned Development (PD) to Light Industrial (I-1).

Being, all that certain lot, tract or parcel of land situation in Collin County, Texas, out of the D.E.W. Babb Survey, Abstract No. 33, and being a portion of a called 186.09 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5897 at Page 1198 of the Deed of Records of Collin County Texas and a portion of a called 101.6321 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5581 at page 4170 of the Deed of Records of Collin County, Texas **containing 100 acres, more or less** and generally located approximately 4,000 ft east of the intersection of FM 2933 and FM 545 on the north side of FM 545.

Presentation by Bob Helmberger, city engineer and Jeff Mayfield, North Texas Municipal Water District. Linda Wright spoke in opposition to the request.

Public Hearing closed at 7:36 pm.

5. Motion by Jason Kaiser to recommend approval of the requested zone change from Winchester Farms Planned Development (PD) and Villages of Winchester Planned Development (PD) to Light Industrial (I-1), second by Fredrick Lewis.

Being, all that certain lot, tract or parcel of land situation in Collin County, Texas, out of the D.E.W. Babb Survey, Abstract No. 33, and being a portion of a called 186.09 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5897 at Page 1198 of the Deed of Records of Collin County Texas and a portion of a called 101.6321 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5581 at page 4170 of the Deed of Records of Collin County, Texas

containing 100 acres, more or less and generally located approximately 4,000 ft east of the intersection of FM 2933 and FM 545 on the north side of FM 545.

Vote: 5/0/0 Motion carries.

6. A Public Hearing was opened at 7:38 p.m. to hear concerns for or against a request for rezone from Winchester Farms Planned Development (PD) and Villages of Winchester Planned Development (PD) to Light Industrial (I-1).

Being, all that certain lot, tract or parcel of land situation in Collin County, Texas, out of the D.E.W. Babb Survey, Abstract No. 33, and being a portion of a called 186.09 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5897 at Page 1198 of the Deed of Records of Collin County Texas and a portion of a called 101.6321 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5581 at page 4170 of the Deed of Records of Collin County, Texas **containing 188 acres, more or less** and generally located approximately 4,000 ft east of the intersection of FM 2933 and FM 545 on the north side of FM 545.

Presentation by Bob Helmberger, city engineer and Jeff Mayfield, North Texas Municipal Water District. Written protest to the request from BHDGI, Ltd. was presented to the Commission for consideration.

Public Hearing closed at 7:41pm.

7. Motion by Jason Kaiser to recommend approval of the requested zone change from Winchester Farms Planned Development (PD) and Villages of Winchester Planned Development (PD) to Light Industrial (I-1), second by Mark Wallis.

Being, all that certain lot, tract or parcel of land situation in Collin County, Texas, out of the D.E.W. Babb Survey, Abstract No. 33, and being a portion of a called 186.09 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5897 at Page 1198 of the Deed of Records of Collin County Texas and a portion of a called 101.6321 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5581 at page 4170 of the Deed of Records of Collin County, Texas **containing 188 acres, more or less** and generally located approximately 4,000 ft east of the intersection of FM 2933 and FM 545 on the north side of FM 545.

Vote: 5/0/0 Motion carries.

8. A Public Hearing was opened at 7:43 p.m. to hear concerns for or against

a request for rezone from North Texas Municipal Water District for light Industrial – Specific Use Permit (Management of Unclassified Earthen Materials for Permitted Landfill Related Activities.)

Being, all that certain lot, tract or parcel of land situation in Collin County, Texas, out of the D.E.W. Babb Survey, Abstract No. 33, and being a portion of a called 186.09 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5897 at Page 1198 of the Deed of Records of Collin County Texas and a portion of a called 101.6321 acre tract of land conveyed to Winchester Farms, by deed recorded in Volume 5581 at page 4170 of the Deed of Records of Collin County, Texas **containing 188 acres, more or less** and generally located approximately 4,000 ft east of the intersection of FM 2933 and FM 545 on the north side of FM 545.

Presentation by Bob Helmberger, city engineer and Jeff Mayfield, North Texas Municipal Water District. Written protest to the request from BHDGI, Ltd. was presented to the Commission for consideration.

Public Hearing closed at 7:46pm.

9. Motion by Mark Wallis to recommend approval of the request from North Texas Municipal Water District for Light Industrial – Specific Use Permit (Management of Unclassified Earthen Materials for Permitted Landfill Related Activities), second by Fredrick Lewis.

Vote: 5/0/0 Motion carries.

10. Motion by Jason Kaiser to recommend approval of Melissa Office Park Addition final plat request, second by Matthew Riebenstein.

Vote: 5/0/0 Motion carries.

11. Presentation from Jason Little on proposed Capital Improvements Advisory Committee appointments, responsibilities and meeting schedule.

12. Motion by Mark Wallis to adjourn at 7:56pm, second by Jason Kaiser.

Vote: 5/0/0 Motion carries.

Acting Chairman, Don Parker

Dana Nixon, Staff Liaison