

Planning and Zoning Commission Meeting Minutes
August 17, 2017
City of Melissa, TX

1. Meeting was called to order at 7:11 p.m. by Mark Williams.
2. Roll call taken. Present: Danielle Dorman-Chapa, Dana Conklin, Stephen Ford, David Jones and Mark Williams.
3. Motion by Dana Conklin, seconded by Stephen Ford to approve July 20, 2017 work session & regular meeting minutes.

Vote: 5/0/0

4. Motion by Danielle Dorman-Chapa, seconded by David Jones to recommend approval of Liberty, Phase 5 Preliminary Plat, 183 residential lots and 7 common areas, being 57.36 acres more or less out of the D. Babb Survey, Abstract No. 33, in the City of Melissa, Collin County, Texas and generally located north and west of the intersection of Patton Drive and Liberty Way, Melissa, Texas.
Applicant: Spiars Engineering, Inc.

Vote:5/0/0

5. Motion by Danielle Dorman-Chapa, seconded by David Jones to recommend approval of Liberty, Phase 5 - Final Plat, 183 residential lots and 7 common areas, being 57.36 acres more or less out of the D. Babb Survey, Abstract No. 33, in the City of Melissa, Collin County, Texas and generally located north and west of the intersection of Patton Drive and Liberty Way, Melissa, Texas.
Applicant: Spiars Engineering, Inc.

Vote: 5/0/0

6. Public hearing opened at 7:15 p.m. to hear concerns for or against a request for rezone - Agriculture ("A") to General Commercial ("C-2"):

14.07 acres more or less being a part of the D.E.W. Babb Survey, Abstract No. 33, Sheet 1, Tract 25, City of Melissa, Collin County, Texas and generally located approximately .25 miles south and east of the intersection on McKinney Street and Throckmorton Road between McKinney Street and Throckmorton Road, Melissa, Collin County Texas

Applicant: Lattimore Materials Corp

In Favor: Curt Campbell
 307 Lake View Drive
 Boerne, Texas 78006

In Favor: Mark Miller
 15900 Dooley Road
 Addison, Texas 75001

Public hearing closed at: 7:16 p.m.

7. Motion by David Jones, second by Danielle Dorman-Chapa to recommend approval of rezone - Agriculture ("A") to General Commercial ("C-2"): 14.07 acres more or less being a part of the D.E.W. Babb Survey, Abstract No. 33, Sheet 1, Tract 25, City of Melissa, Collin County, Texas and generally located approximately .25 miles south and east of the intersection on McKinney Street and Throckmorton Road between McKinney Street and Throckmorton Road, Melissa, Collin County Texas.
Applicant: Lattimore Materials Corp

Vote: 5/0/0

8. Public hearing opened at 7:18 p.m. to hear concerns for or against a request for Specific Use Permit with underlying Commercial (“C-2”) base zoning:

14.07 acres more or less being a part of the D.E.W. Babb Survey, Abstract No. 33, Sheet 1, Tract 25, City of Melissa, Collin County, Texas and generally located approximately .25 miles south and east of the intersection on McKinney Street and Throckmorton Road between McKinney Street and Throckmorton Road, Melissa, Collin County Texas.

Applicant: Lattimore Materials Corp

In Favor: Curt Campbell
307 Lake View Drive
Boerne, Texas 78006

In Favor: Mark Miller
15900 Dooley Road
Addison, Texas 75001

Public hearing closed at 7:21 p.m.

9. Motion by Dana Conklin, seconded by Stephen Ford to recommend approval of a request for Specific Use Permit with underlying Commercial (“C-2”) base zoning: with the following amendments to the specific use request.
- Specific Use Permit for three (3) years.
 - Landscape detail to be provided to Planning and Zoning Commission prior to Council meeting.
 - Continuation of screening wall on south border of DART easement or living screens where needed.
 - Add to Specific Use Permit, conditions—daily street cleaning.

14.07 acres more or less being a part of the D.E.W. Babb Survey, Abstract No. 33, Sheet 1, Tract 25, City of Melissa, Collin County, Texas and generally located approximately .25 miles south and east of the intersection on McKinney Street and Throckmorton Road between McKinney Street and Throckmorton Road, Melissa, Collin County Texas.

Applicant: Lattimore Materials Corp

Vote: 5/0/0

10. Motion by Danielle Dorman-Chapa, seconded by David Jones to recommend approval of request for Engineering Site Plan facade plan revisions - North Creek Elementary, 11.5 acres more or less, Lot 1, Block A situated in the D.E.W. Babb Survey, Abstract No 33, City of Melissa, Collin County, Texas and generally located approximately 1,500 feet south and east of the intersection of State Highway 5 and Throckmorton Road, Melissa, Texas.

Applicant: Melissa Independent School District

Vote: 5/0/0

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

Vote 5/0/0

Meeting adjourned at 7:25 p.m.

Mark Williams,
Board Vice-Chairman

Elizabeth Craver, Staff Liaison