

Planning and Zoning Commission
Work Session - Meeting Minutes
September 21, 2017
City of Melissa, TX

1. The meeting was called to order at 6:00 p.m. by Mike Hudson.
2. Roll call taken. Present: Stephen Ford, Danielle Dorman-Chapa, David Jones, Mark Williams, Dana Conklin.
 - David Beck was not present for roll call but arrived to the meeting at 6:05 p.m.
3. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:
 - a. Section 551.071. Consultation 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 conflicts with the Open Meetings Act regarding:
 - i. Discussion of 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 (Regular Agenda Items #4 and #5)

NO ACTION TAKEN – APPLICANT REQUESTED TO BE REMOVED FROM AGENDA

4. Reconvene into Open Session

NO ACTION TAKEN – APPLICANT REQUESTED TO BE REMOVED FROM AGENDA

5. Discussed 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) and 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 (Regular Agenda Items #6 and #7)
6. Discussed a request for rezone - Agriculture (“A”) to General Commercial (“C-2”):

6.000± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney Street approximately .30 mile north of the intersection of McKinney Street and Pennsylvania Avenue, Melissa, Collin County, Texas.
Applicant: First United Methodist Church of McKinney (Wayne Gooden)
(Regular Agenda Items #8 and #9)
7. Discussed a request for replat of 10.98 acres, being lots 3R1 and 4R1 of the Melissa Industrial Park Addition situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the east side of State Highway 121 approximately 0.21 mile north of the intersection of State Highway 121 and Milrany Ln, City of Melissa, Collin County, Texas.
Applicant: Bill Perman – Cross Engineering (Regular Agenda Items #10 and #11)
8. Discussed a request for approval of the Brookside, Phase 2 Final Plat, consisting of 36.099 acres and being 120 single-family residential lots and 3 HOA lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north and east of the intersection of State Highway 121 and Milrany Ln, Melissa, Collin County, Texas.
Applicant: Douglas Properties (Regular Agenda Items #12 and #13)
9. Discussed pending development/zoning requests and projects:
 - Argos Zoning
 - Wolf Creek Farms Planned Development Zoning

10. Motion by Danielle Dorman-Chapa second by Mark Williams to adjourn.

Vote: 7/0/0

Meeting adjourned at 6:50 p.m.

Mike Hudson,
Board Chairman

Tyler Brewer, Staff Liaison