

Planning and Zoning Commission Meeting Minutes  
January 5, 2017  
City of Melissa, TX

1. Meeting was called to order at 7:00 p.m. by Michael Hudson.
2. Roll call taken. Present: Craig Ackerman, David Beck, Danielle Dorman-Chapa, Stephen Ford, Mike Hudson, Mike Hutchins and Mark Williams. Alternates present: Dana Conklin & David Jones
3. Public Hearing opened at 7:02 p.m. to hear concerns for or against a request rezone 49.39 acres more or less situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas from Agricultural (A) to Planned Development – C-2 and to hear concerns for or against a sign coordination plan for the property which includes various variances from the sign ordinance regarding the height, size, location and type of signs allowed:

49.39 acres more or less situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas  
**Applicant: Daford Enterprises**

Public hearing closed at 7:03 p.m.
4. Motion by Craig Ackerman, second by Stephen Ford to recommend Council approval of the request to 49.39 acres more or less situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas from Agricultural (A) to Planned Development – C-2 and to hear concerns for or against a sign coordination plan for the property which includes various variances from the sign ordinance regarding the height, size, location and type of signs allowed:

49.39 acres more or less situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas  
**Applicant: Daford Enterprises**

Vote: 6/1/0 (Opposed: Danielle Dorman-Chapa)
5. Motion by Mark Williams, second by David Beck to recommend Council approve the request for Preliminary Plat – Buc-ee’s Addition, Lots 1 – 5, Block A, being 49.394 acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas.  
**Applicant: Daford Enterprises**

Vote: 6/1/0 (Opposed: Danielle Dorman-Chapa)
6. Motion by David Beck, second by Craig Ackerman to recommend Council approve the request for Preliminary Engineering Site Plan - Buc-ee’s Addition, Lots 1 – 5, Block A, being 49.394 acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas.  
**Applicant: Daford Enterprises**

Vote: 6/1/0 (Opposed: Danielle Dorman-Chapa)

7. Motion by Craig Ackerman, second by David Beck to adjourn at 7:19 p.m.

Vote 7/0/0

Meeting adjourned at 7:19 p.m.

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Mike Hudson,  
Board Chairman

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Dana Nixon, Staff Liaison