

Planning and Zoning Commission Meeting Minutes
November 3, 2016
City of Melissa, TX

1. Meeting was called to order at 7:13 p.m. by Michael Hudson.
2. Roll call taken. Present: Craig Ackerman, David Beck, Danielle Dorman-Chapa, Mike Hudson and Mark Williams.
3. Motion by Danielle Dorman-Chapa to approve the September 15, 2016 work session meeting and regular meeting minutes second by Craig Ackerman.

Vote: 5/0/0

4. Public Hearing opened at 7:16 p.m. to hear concerns for or against a request to rezone existing zoning Agriculture (“A”) to Planned Development (“PD”) consisting of 88.898 ± acres situated in the Hiram Brinlee Survey, Abstract No. 30 and the L.L. Lewis Survey, Abstract No. 526, City of Melissa, Collin County Texas and generally located approximately 0.25 miles south and east of the intersection of State Hwy 121 and County Road 420, Melissa, Texas. **Applicant: City of Melissa**

Public hearing closed at 7:17 p.m.

5. Motion by Craig Ackerman, second by Mark Williams to recommend Council approve a request to rezone existing zoning Agriculture (“A”) to Planned Development (“PD”) consisting of 88.898 ± acres situated in the Hiram Brinlee Survey, Abstract No. 30 and the L.L. Lewis Survey, Abstract No. 526, City of Melissa, Collin County Texas and generally located approximately 0.25 miles south and east of the intersection of State Hwy 121 and County Road 420, Melissa, Texas. **Applicant: City of Melissa**

Vote: 5/0/0

6. Public Hearing opened at 7:18 p.m. to hear concerns for or against a request for rezone of existing zoning Agriculture (“A”) to General Commercial (“C-2”) consisting of 80 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas. **Applicant: Melissa Independent School District**

The following person spoke in favor:

David Wright
Melissa, Texas 75454

Public hearing closed at 7:19 p.m.

7. Motion by David Beck, second by Craig Ackerman, to recommend Council approve on a request for rezone of existing zoning Agriculture (“A”) to General Commercial (“C-2”) consisting of 80 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas. **Applicant: Melissa Independent School District**

Vote: 5/0/0

8. Motion by Craig Ackerman, second by David Beck to recommend Council approve a request for Preliminary Plat – New Melissa High School Addition, 80 acres, Lot 1, Block 1 City of Melissa, Collin County Texas and generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.

Applicant: Melissa Independent School District

Vote: 5/0/0

9. Motion by Danielle Dorman-Chapa, second by David Beck to recommend Council approve a request for Preliminary Engineering Site Plan – New Melissa High School Addition, 80 acres, Lot 1, Block 1 City of Melissa, Collin County Texas generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.

Applicant: Melissa Independent School District

Vote: 5/0/0

10. Public hearing opened at 7:21 p.m. to hear concerns for or against an ordinance amending Melissa's Comprehensive Zoning Ordinance No. 92-08, Ordinance No. 06-39 and Ordinance No. 15-04 (North Creek Planned Development) rezoning a tract of land consisting of 12 ± acres of land, modifying the development standards governing development of a portion of the property subject to Ordinance 06-39, said portion being a tract of land consisting of 12± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, describing the tract to be rezoned; providing for a penalty for the violation of this Ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this Ordinance; and providing for the publication of the caption hereof. Generally located north and east of the intersection of Throckmorton Rd and Sherley Lane formerly known as County Rd 418, Melissa, Texas. **Applicant: Melissa Independent School District**

The following presented and spoke in favor:

Lance Rainey, MISD Executive Director of Administrative Services
Greg Edwards, Gees. Inc.

Public hearing closed at 7:25 p.m.

11. Motion by Craig Ackerman, second by David Beck to recommend Council approve an ordinance amending Melissa's Comprehensive Zoning Ordinance No. 92-08, Ordinance No. 06-39 and Ordinance No. 15-04 (North Creek Planned Development) rezoning a tract of land consisting of 12 ± acres of land, modifying the development standards governing development of a portion of the property subject to Ordinance 06-39, said portion being a tract of land consisting of 12± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, describing the tract to be rezoned; providing for a penalty for the violation of this Ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this Ordinance; and providing for the publication of the caption hereof. Generally located north and east of the intersection of Throckmorton Rd and Sherley Lane formerly known as County Rd 418, Melissa, Texas. **Applicant: Melissa Independent School District**

Vote: 5/0/0

12. Motion by Danielle Dorman-Chapa, second by David Beck to recommend Council approve the request for the Preliminary Plat - North Creek Estates, Phase 3 - 6, consisting of 408 single family residential lots, being 113.4 acres more or less out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north and west of the intersection of

Throckmorton Road and Milrany Lane, Melissa, Collin County, Texas contingent upon Council approval of the zoning request to amend the North Creek PD for the subject tract.

Applicant: Gees, Inc.

Vote: 5/0/0

13. Public hearing opened at 7:30 p.m. to hear concerns for or against 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 12.300 (Zoning Ordinance Adopted), Section 20 (Schedule of Uses and Parking Requirements), Subsections 20.1 (Schedule of Uses) and 20.3 (Conditional Development Standards), and Section 31 (Rules of Construction and General Definitions); modifying certain regulations relating to concrete/asphalt batching plant, temporary uses; 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**

Public hearing closed at 7:31p.m.

14. Motion by Danielle Dorman-Chapa, second by David Beck to recommend Council approve 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 12.300 (Zoning Ordinance Adopted), Section 20 (Schedule of Uses and Parking Requirements), Subsections 20.1 (Schedule of Uses) and 20.3 (Conditional Development Standards), and Section 31 (Rules of Construction and General Definitions); modifying certain regulations relating to concrete/asphalt batching plant, temporary uses; 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**

Vote: 5/0/0

15. Motion by Danielle Dorman-Chapa, second by David Beck to adjourn at 7:31 p.m.

Vote 5/0/0

Meeting adjourned at 7:31 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison