

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

1. The meeting was called to order at 6:00 p.m. by Mike Hudson.
2. Roll call taken. Present: Craig Ackerman, David Beck, Danielle Dorman-Chapa, Mike Hudson and Mark Williams.
3. Discussed proposed updates and corrections to the 2015 Comprehensive Plan.
4. Discussed 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 north and east of the intersection of State Hwy 121 and County Road 418, Melissa, Texas. **Applicant: City of Melissa (Regular Agenda Items #4 & 5)**
5. Discussed 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 approximately 0.25 miles north and east of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.
Applicant: Melissa Independent School District (Regular Agenda Items #6 & 7)
6. Discussed 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 (Regular Agenda Item #8)
7. Discussed 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 (Regular Agenda Item #9)
8. Discussed 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 ad County Rd 418, Melissa, Texas.
Applicant: Melissa Independent School District (Regular Agenda Items #10 & 11)

9. Discussed request for 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.
Applicant: Gees, Inc. (Regular Agenda Item #12)
10. Presentation by MA Partners, LLC & Kimley Horn and discussion regarding a request to rezone 197.11 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas from Agricultural (A) and Single-Family Residential District-3 (SF-3) to Planned Development–SF-3 consisting of 197.11 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of Melissa, Collin County, Texas **Applicant: MA Partners, LLC**
11. Discussed 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. **(Regular Agenda Items #13 & 14)**
12. Discussion regarding pending development/zoning requests:
- Melissa Town Center – Development Plan Submittal
 - Melissa Independent School District Expansion
 - Gala & Provision of Melissa – Engineering Site Plans & Final Plats
 - Auburndale – Final Plat, Phase 1
 - Liberty, Phase 5 – Preliminary Plat
 - Liberty, Phase 6 – Final Plat
 - Melissa Retail – Zoning Amendment
13. Motion by Mark Williams, second by David Beck to adjourn.

Vote 5/0/0

Meeting adjourned at 7:11 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison