

Planning and Zoning Commission Meeting Minutes
December 1, 2016
City of Melissa, TX

1. Meeting was called to order at 7:04 p.m. by Michael Hudson.
2. Roll call taken. Present: Craig Ackerman, David Beck, Dana Conklin, Stephen Ford, Mike Hudson, Mike Hutchins and Mark Williams. Alternate: David Jones
3. Motion by Mark Williams to approve the November 3, 2016 work session meeting and regular meeting minutes second by Craig Ackerman.

Vote: 7/0/0
4. Public Hearing opened at 7:07 p.m. to hear concerns for or against a request to amend existing Planned Development (PD) zoning, Ordinance No. 06-15 being 51.89 acres, more or less, situated in the Andrew Thomas Survey, Abstract 894, Collin County, Texas and generally located southeast of the corner of US 75 and Davis Road, Melissa, Collin County, Texas **Applicant: Sanchez & Associates**

Public hearing closed at 7:08 p.m.
5. Motion by Craig Ackerman, second by Mark Williams to recommend Council approval on a request to amend existing Planned Development (PD) zoning, Ordinance No. 06-15 being 51.89 acres, more or less, situated in the Andrew Thomas Survey, Abstract 894, Collin County, Texas and generally located southeast of the corner of US 75 and Davis Road, Melissa, Collin County, Texas **Applicant: Sanchez & Associates**

Vote: 7/0/0
6. Public Hearing opened at 7:20 p.m. to hear concerns for or against a request 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 Road & Milrany Lane, Melissa, Collin County, Texas.
Applicant: MA Partners, LLC/Kimley Horn

Public hearing closed at 7:21 p.m.

Motion by Craig Ackerman to reopen the public hearing, second by Mark Williams.

Vote: 7/0/0

Motion by Craig Ackerman, second by David Beck to table and continue the Public Hearing to January 19, 2017 at 7:00 p.m.

Vote: 7/0/0
7. Motion by Mark Williams, second by Craig Ackerman, to table discussion on the 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 Road & Milrany Lane, Melissa, Collin County, Texas until January 19, 2017 at 7:00 p.m.

Applicant: MA Partners, LLC/Kimley Horn

Vote: 7/0/0

8. Public Hearing opened at 8:00 p.m. to hear concerns for or against a request for 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), Sections 20 (Schedule of Uses and Parking Requirements) 22 (Off Street Parking and Loading Requirements), 23 (Special and Additional Regulations), and 31 (Rules of Construction and General Definitions); 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 8:01 p.m.

9. Motion by Craig Ackerman, second by Mark Williams to recommend Council approve a request for 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), Sections 20 (Schedule of Uses and Parking Requirements) 22 (Off Street Parking and Loading Requirements), 23 (Special and Additional Regulations), and 31 (Rules of Construction and General Definitions); 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: 7/0/0

10. Motion by Mark Williams, second by David Beck to recommend Council approve a request for Amended Final Plat, North Creek Estates, Phase 1, Lot 1, Block L and Lot 1, Block S, being two residential lots out of the 24.61 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas. Generally located south and west of the intersections of Juniper Lane and south and east of the intersection of Mimosa Lane and Cherry Lane and Mimosa Lane, Melissa, Collin County, Texas.

Applicant: Gees, Inc.

11. Motion by Craig Ackerman, second by Mark Williams to adjourn at 8:03 p.m.

Vote 7/0/0

Meeting adjourned at 8:03 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison