

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

1. Meeting was called to order at 7:00 p.m. by Michael Hudson.
2. Roll call taken. Present: Stephen Ford, David Beck, Danielle Dorman-Chapa, David Jones, Mark Williams, Dana Conklin.
3. Motion by Danielle Dorman-Chapa, second by David Jones to approve August 17, 2017 work session & regular meeting minutes.

Vote: 7/0/0

4. Public hearing to hear concerns for or against 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

NO ACTION TAKEN – APPLICANT REQUESTED TO BE REMOVED FROM AGENDA

5. Consider and act upon a recommendation to City Council regarding 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

NO ACTION TAKEN – APPLICANT REQUESTED TO BE REMOVED FROM AGENDA

6. Public Hearing opened at 7:01 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 12.100 (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

Public hearing closed at 7:02 p.m.

7. Motion by Dana Conklin second by Mark Williams to table a recommendation to City Council regarding 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

Vote: 5/0/2 (Abstain – Michael Hudson and David Beck) Motion carries.

8. Public Hearing opened at 7:03 p.m. to hear concerns for or against 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)

Public hearing closed at 7:04 p.m.

9. Motion by Dana Conklin second by Danielle Dorman-Chapa to make a recommendation to City Council to approve 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)

10. Public Hearing to hear concerns for or against 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

NO ACTION TAKEN – PUBLIC HEARING NOT REQUIRED FOR AGENDA ITEM #11

11. Motion by Mark Williams second by Danielle Dorman-Chapa to make a recommendation to City Council to approve 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

12. Public Hearing to hear concerns for or against 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

NO ACTION TAKEN – PUBLIC HEARING NOT REQUIRED FOR AGENDA ITEM #13

13. Motion by Dana Conklin second by David Jones to make a recommendation to City Council to approve 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

Vote: 7/0/0

14. Motion by Danielle Dorman-Chapa second by Dana Conklin to adjourn.

Vote: 7/0/0

Meeting adjourned at 7:06 p.m.

Mike Hudson,
Board Chairman

Tyler Brewer, Staff Liaison