

Planning and Zoning Commission Meeting Minutes
January 19, 2017
City of Melissa, TX

1. Meeting was called to order at 7:16 p.m. by Michael Hudson.
2. Roll call taken. Present: Craig Ackerman, David Beck, Stephen Ford, Mike Hudson, and Mark Williams. Alternates present: Dana Conklin & David Jones
3. Motion by Mark Williams, second by David Beck to approve November 3, 2016, December 1, 2016 and January 5, 2017 work session & regular meeting minutes.

Vote: 7/0/0

4. Continuation of Public Hearing from December 1, 2016 opened at 7:16 p.m. to hear concerns for or against a request 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

Presentation by Thomas Fletcher, Kimley Horn

Public hearing closed at 7:21 p.m.

5. Motion by Craig Ackerman, second by David Beck to recommend Council approve 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 with revisions to Park Development Concept language noted below:

2. Ten-foot (10') wide regional-public hike and bike trail that extends west-east along the collector on the southern boundary to approximately the center of Meadow Run Addition where it extends south-north to FM 545 that will allow future extension to the future City Park. Another ten-foot (10') wide regional-public trail from the ~~dog park shown on the~~ southern property boundary on the eastern side of the tract where it extends south-north to FM 545 that will allow another future point of connection to the future City Park. Regional-public hike and bike trail is shown on the Open Space/Amenity Plan attached to this PD.

- ~~9. Parkland Dedication requirements will be met as set forth by the Melissa Code of Ordinances as outlined in Article 14.300—Parkland Dedication. Furthermore, the developer shall have the right to utilize Chapter 14—Parks and Recreation, Article 14.308—“Reservation of private recreation areas”. City shall grant Developer credit against the Parkland dedication requirements for qualifying improvements under Article 14.308. Developer must meet all requirements of this Article and provide the City with the proper documentation as required. Any individual phase that exceeds the conditions of this Article will receive credit towards future phases.~~

Applicant: MA Partners, LLC/Kimley Horn

Vote: 7/0/0

Amendment to the agenda taken out of order - Public Hearing opened at 7:25 p.m. to hear concerns for or against a request to replat the ABC Bradco Addition, Lot 1R, Block A, being a replat of Lot 1, Block A of the ABC Bradco Addition situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, being 4.847 acres more or less and generally located approximately 1,300 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5 in Melissa, Collin County, Texas

Applicant: Texas Development Services

Public hearing closed at 7:26 p.m.

6. Motion by David Beck, second by Mark Williams to recommend Council approve the request a request to replat the ABC Bradco Addition, Lot 1R, Block A, being a replat of Lot 1, Block A of the ABC Bradco Addition situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, being 4.847 acres more or less and generally located approximately 1,300 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5 in Melissa, Collin County, Texas

Applicant: Texas Development Services

Vote: 7/0/0

7. Motion by Craig Ackerman, second by David Beck to recommend Council approve the request for Preliminary Plat – Liberty, Phase 6, 119 residential lots developed to PD 22-50 standards and 1 common area, 26.458 acres out of the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located south and west of Pennsylvania Avenue and Washington Drive, Melissa, Collin County, Texas

Applicant: Spiars Engineering

Vote: 7/0/0

8. Motion by Craig Ackerman, second by Mark Williams to recommend Council approve the request for Final Plat – Liberty, Phase 6, 119 residential lots developed to PD 22-50 standards and 1 common area, 26.458 acres out of the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located south and west of Pennsylvania Avenue and Washington Drive, Melissa, Collin County, Texas

Applicant: Spiars Engineering

Vote: 7/0/0

9. Motion by Mark Williams, second by Craig Ackerman to recommend Council approve the request for Final Plat – Lot 1, Block A, Gala at Melissa Addition located in the City of Melissa, Texas and being 5.528 acres, more or less, out of the David E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, Collin County, Texas and generally located on the north side of Melissa Road approximately 1400 feet east of the intersection of Melissa Road and Sam Rayburn Freeway, Melissa, Collin County, Texas

Applicant: Gala at Melissa, L.P.

Vote: 7/0/0

10. Motion by David Beck, second by Craig Ackerman to recommend Council approve the request for Final Plat – Lot 1, Block A, Provision at Melissa Addition located in the City of Melissa, Texas and being 7.501 acres, more or less, out of the David E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, Collin County, Texas and generally located on the north side of Melissa Road approximately 1400 feet east of the intersection of Melissa Road and Sam Rayburn Freeway, Melissa, Collin County, Texas.

Applicant: Provision at Melissa, L.P.

Vote: 7/0/0

11. Motion by Craig Ackerman, second by David Beck to adjourn.

Vote 7/0/0

Meeting adjourned at 7:36 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison