

Planning and Zoning Commission Meeting Minutes
May 18, 2017
City of Melissa, TX

1. Meeting was called to order at 7:00 p.m. by Michael Hudson.
2. Roll call taken. Present: David Beck, Danielle Dorman-Chapa, Stephen Ford, Mike Hudson, Mike Hutchins, David Jones and Mark Williams. Alternates present: Dana Conklin
3. Motion by Danielle Dorman-Chapa, second by Mark Williams to approve March 16, 2017 work session & regular meeting minutes.

Vote: 7/0/0

4. 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 Ordinance No. 17-19 and Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, to modify certain Planned Development Standards applicable to that certain tract of land identified as the "property" in Ordinance No. 17-19, consisting of 49.39± acres, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, and containing the following tracts: (1) Lot 1, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 15.589± acres; (2) Lot 2, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 4.406± acres; (3) Lot 3, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 14.233± acres; (4) Lot 4, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 5.996± acres; (5) Lot 5, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 6.518± acres; describing the subject tract; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

49.39 acres situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas

Applicant: Daford Enterprises, Inc.

Public hearing closed at 7:02 p.m.

5. Motion by David Beck, second by Mark Williams to recommend Council approve an Ordinance of the City Council of the City of Melissa, Texas, amending Ordinance No. 17-19 and Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, to modify certain Planned Development Standards applicable to that certain tract of land identified as the "property" in Ordinance No. 17-19, consisting of 49.39± acres, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, and containing the following tracts: (1) Lot 1, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 15.589± acres; (2) Lot 2, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 4.406± acres; (3) Lot 3, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 14.233± acres; (4) Lot 4, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 5.996± acres; (5) Lot 5, Block A, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, 6.518± acres; describing the subject tract; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

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Applicant: Daford Enterprises, Inc.

Vote: 7/0/0

6. Motion by Mark Williams, second by Mike Hutchins to recommend Council approve request for Final Plat – Buc-ee’s Addition, Lots 1 – 5, Block A, being 49.394 acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas. Street name to be corrected to reflect Fannin Rd.

Applicant: Daford Enterprises, Inc.

Vote: 7/0/0

7. Motion by David Beck, second by David Jones to recommend Council approve a request for Final Engineering Site Plan - Buc-ee’s Addition, Lots 1 – 5, Block A, being 49.394 acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Davis Road and US Highway 75, Melissa, Collin County, Texas.

Applicant: Daford Enterprises, Inc.

Vote: 7/0/0

8. Motion by Danielle Dorman-Chapa, second by Steven Ford to adjourn.

Vote 7/0/0

Meeting adjourned at 7:04 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison