

Planning and Zoning Commission Meeting Minutes
July 20, 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, Dana Conklin, Stephen Ford, Mike Hudson, David Jones and Mark Williams.
3. Motion by Mark Williams, second by David Beck to approve June 15, 2017 work session & regular meeting minutes.

Vote: 6/0/0

4. Chairman Hudson opened the floor for Vice Chairman nominations. David Beck nominated Mark Williams, seconded by Dana Conklin. Hearing no further nominations, nominations for the office of vice-chairman were closed. Motion to elect Mark Williams Vice-Chairman was approved.

Vote: 6/0/0

5. Public Hearing opened at 7:02 p.m. to hear concerns for or against a request for rezone - Agriculture ("A") to General Commercial ("C-2") consisting of 4.53 acres more or less situated in the W.M. Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County Texas and generally located approximately 0.20 miles south and west of the intersection of State Highway 121 and Miller Road, Melissa, Texas.

Applicant: Pinnacle Montessori Franchise, LLC

Public hearing closed at 7:03 p.m.

6. Motion by David Beck second by Mark Williams to recommend to Council approve a request for rezone - Agriculture ("A") to General Commercial ("C-2") consisting of 4.53 acres more or less situated in the W.M. Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County Texas and generally located approximately 0.20 miles south and west of the intersection of State Highway 121 and Miller Road, Melissa, Texas.

Applicant: Pinnacle Montessori Franchise, LLC

Vote: 6/0/0

7. Public Hearing opened at 7:04 p.m. to hear concerns for or against a request for rezone - Agriculture ("A") to Specific Use Permit with Industrial ("I") zoning consisting of 38.8 acres more or less situated in the Meredith Hart Survey, Abstract No. 371, City of Melissa, Collin County Texas and generally located west of Telephone Road/County Road 275 approximately 0.20 miles north and west of the intersection of US Highway 75 and Telephone Road/County Road 275, Melissa, Texas.

Applicant: Davis Redi-Mix

Opposed: Don Blackwood
3838 Oak Lawn Avenue, Suite 810
Dallas, Texas 75219

Opposed: James Mason, Mason Properties
4007 Travis Street
Dallas, Texas 75204

Public hearing closed at 7:07 p.m.

8. Motion by Stephen Ford, second by David Jones to recommend Council deny a request for rezone - Agriculture ("A") to Specific Use Permit with Industrial ("I") zoning consisting of 38.8 acres more or less situated in the Meredith Hart Survey, Abstract No. 371, City of Melissa, Collin County Texas and generally

located west of Telephone Road/County Road 275 approximately 0.20 miles north and west of the intersection of US Highway 75 and Telephone Road/County Road 275, Melissa, Texas.

Applicant: Davis Redi-Mix

Vote: 6/0/0

9. Motion by David Beck, second by Dana Conklin to recommend Council approve/deny a request for Preliminary Engineering Site Plan - 38.8 acres more or less situated in the Meredith Hart Survey, Abstract No. 371, City of Melissa, Collin County Texas and generally located west of Telephone Road/County Road 275 approximately 0.20 miles north and west of the intersection of US Highway 75 and Telephone Road/County Road 275, Melissa, Texas.

Applicant: Davis Redi-Mix

Vote: 6/0/0

10. Motion by David Jones, second by David Beck to adjourn.

Vote 6/0/0

Meeting adjourned at 7:10 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison