Planning and Zoning Commission Meeting Minutes
August 16, 2018
City of Melissa, TX

WORK SESSION AGENDA

1. Meeting was called to order at 6:00 p.m. by Dana Conklin.

2. Roll call was taken. Present: Dana Conklin, Mark Williams, David Jones, David Beck, Danielle Dorman-Chapa, Stephen Ford, Eddie Anderson

3. Discussed regular agenda items.

4. Discussed current planning and zoning applications under review.

5. Staff gave an update on the Buc-ee’s Development.

6. Discussed upcoming agenda items.

7. Motion was made by David Jones and seconded by David Beck to adjourn.
   Vote: 7/0/0
   Motion passed
   Meeting adjourned at 6:53 p.m.

REGULAR AGENDA

1. Meeting was called to order at 7:00 p.m. by Dana Conklin.

2. Roll call was taken. Present: Dana Conklin, Mark Williams, David Jones, David Beck, Danielle Dorman-Chapa, Stephen Ford, Eddie Anderson

3. Pledge of Allegiance was recited.

4. Motion was made by Mark Williams and seconded by Danielle Dorman-Chapa to approve the July 19, 2018 work session and regular meeting minutes.
   Vote: 7/0/0
   Motion passed

5. Motion was made by Danielle Dorman-Chapa and seconded by David Beck to recommend that City Council approve a request for approval of the Creek Crossing Phase 2 Final Plat, consisting of 19.325 acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 1,340 feet to the west of the intersection of Milrany Ln and Gray Wolf Drive, City of Melissa, Collin County, Texas. 
   Applicant: Engineering Concepts and Design, L.P.
   Vote: 7/0/0
Motion passed

6. Dana Conklin announced a public hearing to hear concerns for or against a request for rezone from Agricultural (A) to Planned Development (PD) on the following tract of land: 105.136± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.21 mile southeast of the corner of SH 121 and Milrany Ln, City of Melissa, Collin County, Texas. **Applicant: Hines Acquisitions, LLC**

Staff gave a brief presentation on the agenda item followed by presentations by the developer as well as the land owner.

Public hearing was opened at 7:37 p.m. No comments were made by the public. Public hearing closed at 7:37 p.m.

7. Motion was made by David Jones to recommend that City Council approve a request for rezone from Agricultural (A) to Planned Development (PD) on the following tract of land: 105.136± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.21 mile southeast of the corner of SH 121 and Milrany Ln, City of Melissa, Collin County, Texas. Motion was modified by Dana Conklin to recommend approval conditioned upon the developer clarifying that no more than twenty percent (20%) of the dwelling units in the Planned Development (PD) shall have a minimum dwelling unit size of 1,800 square feet and that all other dwelling units in the PD shall have a minimum dwelling unit size of 2,000 square feet. Mark Williams seconded the modified motion. **Applicant: Hines Acquisitions, LLC**

Vote: 7/0/0

Motion passed

8. Motion was made by Mark Williams and seconded by Danielle Dorman-Chapa to recommend that City Council approve a request for approval of the Wolf Creek Farms Preliminary Plat, being 97.509 acres situated in the David E.W. Babb Survey, Abstract No. 33 and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located on the west side of Highland Rd and approximately 0.57 mile north of the intersection of McKinney St and Highland Rd, City of Melissa, Collin County, Texas. **Applicant: Douglas Properties, Inc.**

Vote: 3/4/0

Motion failed

Motion was made by Stephen Ford and seconded by David Beck to recommend that City Council deny a request for approval of the Wolf Creek Farms Preliminary Plat, being 97.509 acres situated in the David E.W. Babb Survey, Abstract No. 33 and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located on the west side of Highland Rd and approximately 0.57 mile north of the intersection of McKinney St and Highland Rd, City of Melissa, Collin County, Texas. **Applicant: Douglas Properties, Inc.**

Vote: 5/2/0

Motion passed

9. Motion was made by Stephen Ford and seconded by David Beck to adjourn.
Vote: 7/0/0

Motion passed

Meeting adjourned at 8:15 p.m.

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Dana Conklin,                                      Tyler Brewer, Staff Liaison
Board Chairman

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