Planning and Zoning Commission Meeting Minutes
July 19, 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, Danielle Dorman-Chapa, Stephen Ford, Michael Foster.

3. Discussed regular agenda items.

4. Discussed current planning and zoning applications under review:
   a. Creek Crossing Phase 2 Final Plat
   b. Liberty Phases 7A-7D Preliminary Plat

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

6. Discussed upcoming agenda items.

7. Motion was made by Danielle Dorman-Chapa and seconded by David Jones to adjourn.
   Vote: 6/0/0

Meeting adjourned at 6:48 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, Danielle Dorman-Chapa, Stephen Ford, Michael Foster.

3. Pledge of Allegiance was recited.

4. Motion was made by Danielle Dorman-Chapa and seconded by David Jones to approve the July 19, 2018 work session & regular meeting minutes.
   Vote: 6/0/0

5. Motion was made by Danielle Dorman-Chapa and seconded by Mark Williams to recommend that City Council approve a request for approval of the Capital Dental Care Final Plat, consisting of 3.766 acres, being a proposed replat of Lot 1A and 1B, Block 1 of the Ice Cube Addition and generally located on the south side of SH121 approximately 438 feet to the southwest of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.
   Applicant: Cross Engineering Consultants
   
   Vote: 6/0/0
6. Motion was made by Danielle Dorman-Chapa and seconded by Stephen Ford to recommend that City Council approve a request for approval of the Capital Dental Care Final Engineering Site Plan, consisting of 3.766 acres, being a proposed replat of Lot 1A and 1B, Block 1 of the Ice Cube Addition and generally located on the south side of SH121 approximately 438 feet to the southwest of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.

Applicant: Cross Engineering Consultants

Vote: 6/0/0

7. Motion was made by Stephen Ford and seconded by David Jones to recommend that City Council approve a request for approval of the Pinnacle Montessori School Final Plat, consisting of 4.4469 acres situated in the William Fitzhugh Survey, Abstract No. 309 and the John Fitzhugh Survey, Abstract No. 319 and generally located on the north side of SH121 approximately 605 feet to the southwest of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.

Applicant: Charles Gojer and Associates, Inc.

Vote: 6/0/0

8. Motion was made by David Jones and seconded by Mark Williams to recommend that City Council approve a request for approval of the Pinnacle Montessori School Final Engineering Site Plan, consisting of 4.4469 acres situated in the William Fitzhugh Survey, Abstract No. 309 and the John Fitzhugh Survey, Abstract No. 319 and generally located on the north side of SH121 approximately 605 feet to the southwest of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.

Applicant: Charles Gojer and Associates, Inc.

Vote: 6/0/0

9. Motion was made by Danielle Dorman-Chapa and seconded by Stephen Ford to recommend that City Council approve a request for approval of the Provision Auto Repair Preliminary Engineering Site Plan, consisting of 1.004 acres, being a proposed replat of Lot 4, Block 1 of the Ice Land Addition and generally located on the west side of Miller Rd approximately 926 feet to the south of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.

Applicant: Webb Consulting Group, Inc.

Vote: 6/0/0

10. Motion was made by Michael Foster and seconded by Mark Williams to table a recommendation on 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.

Note: After Staff introduced the agenda item and before P&Z considered the agenda item for vote, the applicant requested that the agenda item be tabled to allow the applicant more time to work with Staff to address Staff comments.

Vote: 6/0/0

11. Motion was made by Stephen Ford and seconded by Mark Williams to adjourn.
Vote: 6/0/0

Meeting adjourned at 7:30 p.m.

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Dana Conklin,                              Tyler Brewer, Staff Liaison
Board Chairman