Planning and Zoning Commission Meeting Minutes  
December 6, 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, Danielle Dorman-Chapa, Mark Williams, David Beck, David Jones, Melissa Brown

   a. Eddie Anderson arrived at the work session at 6:14 p.m.

3. Discussed regular agenda items.

4. Discussed current planning and zoning applications under review.

5. Discussed upcoming agenda items.

6. Adjourn.

REGULAR AGENDA

1. Meeting was called to order at 7:04 p.m. by Dana Conklin

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

3. Pledge of Allegiance was recited.

4. Motion was made by Danielle Dorman-Chapa and seconded by David Beck to approve the November 8, 2018 work session & regular meeting minutes.

   Vote: 6/00

5. Motion was made by Mark Williams and seconded by David Beck to make a recommendation to City Council to approve a rezone from Agricultural (“A”) to Planned Development (“PD”) on 97.470± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located approximately 0.30 mile south of the intersection of SH 5 and Melissa Rd, City of Melissa, Collin County, Texas. The motion was conditioned upon the following items that were discussed in the work session and that the developer was agreeable to during the work session:

   i. Provide parking in lot 46
   ii. Provide access to the open space between lots 55 & 56
   iii. Providing pedestrian linkage between the trail around the detention pond/open space at the southwest corner of the development and the sidewalk along Fannin Rd.
   iv. Providing for additional safety elements at the proposed climbing hill

   Vote: 3/3/0 – Motion failed

   Motion was made by Mark Williams and seconded by Danielle Dorman-Chapa to table
consideration of a request for rezone from Agricultural (“A”) to Planned Development (“PD”) on 97.470± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located approximately 0.30 mile south of the intersection of SH 5 and Melissa Rd, City of Melissa, Collin County, Texas.

**Applicant: Goodwin and Marshall**

Vote: 6/0/0

6. Motion was made by Mark Williams and seconded by David Jones to table consideration of the Legacy Ranch Preliminary Plat, consisting of 97.470 acres, being 331 residential lots, 5 HOA Open Space Lots, and 2 commercial lots situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located approximately 0.30 mile south of the intersection of SH 5 and Melissa Rd, City of Melissa, Collin County, Texas.

**Applicant: Goodwin and Marshall**

Vote: 6/0/0

7. Motion was made by David Beck and seconded by Mark Williams to recommend that City Council approve the Miller-Thornberry Addition Final Plat, consisting of 1.00 acre, 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: Richard Breed**

Vote: 6/0/0

8. Motion was made by Danielle Dorman-Chapa and seconded by David Beck to recommend that City Council approve the Brookside Ph. 3 Preliminary Plat, consisting of 45.807 acres, being 116 residential lots and 4 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the north side of SH121 approximately 395 feet to the southwest of the intersection of SH121 and Brookside Drive, City of Melissa, Collin County, Texas.

**Applicant: Goodwin and Marshall**

Vote: 6/0/0

9. Motion was made by Danielle Dorman-Chapa and seconded by Mark Williams to recommend that City Council approve the Liberty Phase 7A-7D Preliminary Plat, consisting of 154.385 acres, being 524 residential lots and 14 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Liberty Way and Patton Drive, City of Melissa, Collin County, Texas. The motion for approval was conditioned upon the applicant working with Staff to ensure that the proposed development meets the hike-and-bike trail standards set forth in the City of Melissa’s Comprehensive Plan.

**Applicant: Hillwood Residential**

Vote: 6/0/0

10. Motion was made by David Jones and seconded by David Beck to recommend that City Council approve the Hunters Run Parkway Final Plat, consisting of 12.008 acres, being 1 Collector Street and 1 HOA Open Space lot situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located west of the intersection of Wolf Creek Lane and the existing Hunters Run Parkway, City of Melissa, Collin County, Texas.

**Applicant: Hillwood Residential**

Vote: 6/0/0
11. Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recommend that City Council approve the Liberty Phase 7A North Final Plat, consisting of 24.894 acres, being 101 residential lots and 3 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately northwest of the intersection of Wolf Creek Lane and the existing Hunters Run Parkway, City of Melissa, Collin County, Texas. The motion for approval was conditioned upon the applicant working with Staff to ensure that the proposed development meets the hike-and-bike trail standards set forth in the City of Melissa’s Comprehensive Plan.

**Applicant: Hillwood Residential**

Vote: 6/0/0

12. Motion was made by Danielle Dorman-Chapa and seconded by Mark Williams to recommend that City Council approve the Liberty Phase 7A South Final Plat, consisting of 32.399 acres, being 86 residential lots and 3 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately southwest of the intersection of Wolf Creek Lane and existing Hunters Run Parkway, City of Melissa, Collin County, Texas. The motion for approval was conditioned upon the applicant working with Staff to ensure that the proposed development meets the hike-and-bike trail standards set forth in the City of Melissa’s Comprehensive Plan.

**Applicant: Hillwood Residential**

Vote: 6/0/0

13. Motion was made by David Jones and seconded by David Beck to recommend that City Council approve the Liberty Phase 7B South Final Plat, consisting of 16.844 acres, being 69 residential lots and 1 HOA Open Space lot situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately north and east of the northern terminus of Eisenhower Avenue, City of Melissa, Collin County, Texas. The motion for approval was conditioned upon the applicant working with Staff to ensure that the proposed development meets the hike-and-bike trail standards set forth in the City of Melissa’s Comprehensive Plan.

**Applicant: Hillwood Residential**

Vote: 6/0/0

14. Motion was made by Danielle Dorman-Chapa and seconded by Mark Williams to recommend that City Council approve the Melissa Sports Facility Phase 2 Preliminary Site Plan.

**Applicant: Pacheco Koch/City of Melissa**

Vote: 6/0/0

15. Motion was made by David Beck and seconded by David Jones to adjourn.

Vote: 6/0/0

Meeting adjourned at 7:40 p.m.