Planning and Zoning Commission Meeting Minutes
November 8, 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, Michael Foster, David Beck

3. Discussed regular agenda items.

4. Due to the long discussion on regular agenda items, there was no discussion on current planning and zoning applications under review.

5. Due to the long discussion on regular agenda items, there was no discussion on upcoming agenda items.

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

   Vote: 6/0/0 - Motion passed

   Meeting adjourned at 7:02 p.m.

REGULAR AGENDA

1. Meeting was called to order at 7:09 p.m. by Dana Conklin.

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

3. Pledge of Allegiance was recited.

4. Motion was made by Mark Williams and seconded by David Beck to approve the October 18, 2018 work session & regular meeting minutes.

   Vote: 6/0/0 – Motion passed

5. Motion was made by Mark Williams and seconded by David Beck to recommend that City Council approve The Quarry Final Plat, being 33.228 acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located on the west side of US Hwy 75 approximately 0.55 mile southwest of the intersection of US Hwy 75 and Melissa Rd and consisting of 120 single-family residential lots and 4 HOA open space lots.

   Vote: 6/0/0 – Motion passed

6. Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recommend that City Council approve the Meadow Run Phase 3 & 4 Preliminary Plat, consisting of 73.28 acres, being 291 residential lots and 8 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at the southeast corner of Melissa Rd and Milran Ln.
7. Motion was made by David Beck and seconded by Danielle Dorman-Chapa to recommend that City Council approve a replat of Lot 1, Block DD of the Villages of Melissa Phase 1B Final Plat.

Vote: 6/0/0 – Motion passed

8. Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recommend that City Council approve the Castle Development Melissa Final Engineering Site Plan.

Vote: 6/0/0 – Motion passed

9. A public hearing was held to hear concerns for or against a request for approval of a replat of Lots 5 & 18, Block B of the Liberty Phase 4 Final Plat.

Staff provided an overview of the agenda item. The public hearing then opened at 7:23 p.m. No comments from the public were made. The public hearing closed at 7:23 p.m.

10. Motion was made by David Beck and seconded by Michael Foster to recommend that City Council approve a replat of Lots 5 & 18, Block B of the Liberty Phase 4 Final Plat.

Vote: 6/0/0 – Motion passed

11. A public hearing was held to hear concerns for or against a request for approval of a Planned Development (“PD”) rezone on 8.11± acres, being Lot 4, Block 1 of the Melissa Crossing Addition, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile southwest of the intersection of SH121 and Miller Rd, City of Melissa, Collin County, Texas.

Staff provided an overview of the agenda item. The public hearing then opened at 7:38 p.m. No comments from the public were made. The public hearing closed at 7:38 p.m.

12. Motion was made by Mark Williams and seconded by Danielle Dorman-Chapa to recommend that City Council approve a Planned Development (“PD”) rezone on 8.11± acres, being Lot 4, Block 1 of the Melissa Crossing Addition, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile southwest of the intersection of SH121 and Miller Rd, City of Melissa, Collin County, Texas. The motion was conditioned upon the item below:

- Modify the additional allowed use type in the PD from “Recreational Vehicle/Truck/Trailer Parking Lot or Garage” to “Recreational Vehicle/Truck/Trailer/Boat Parking Lot (Covered or Uncovered)”

Vote: 6/0/0 – Motion passed

13. A public hearing was held to hear concerns for or against a request for approval of 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.

Staff provided an overview of the agenda item. The public hearing then opened at 7:57 p.m. No comments from the public were made. The public hearing closed at 7:57 p.m.

14. Motion was made by Mark Williams and seconded by David Beck to recommend that City Council 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.
Vote: 3/3/0 – Motion failed

Motion was made by David Jones and seconded by Michael Foster to table 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.

Vote: 6/0/0 – Motion passed

15. A public hearing was held to hear concerns for or against a request for approval of a rezone from Agricultural (“A”) to Planned Development (“PD”) on 15.366± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.17 mile south of the intersection of Telephone Rd and Crescent Ave, City of Melissa, Collin County, Texas.

Staff provided an overview of the agenda item. The public hearing then opened at 8:17 p.m. No comments from the public were made. The public hearing closed at 8:17 p.m.

16. Motion was made by Mark Williams and seconded by David Beck to recommend that City Council deny a rezone from Agricultural (“A”) to Planned Development (“PD”) on 15.366± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.17 mile south of the intersection of Telephone Rd and Crescent Ave, City of Melissa, Collin County, Texas.

Vote: 6/0/0 – Motion passed

17. A public hearing was held to hear concerns for or against a request for approval of a rezone from Agricultural (“A”) to Planned Development (“PD”) on 61.609± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.10 mile south of the intersection of SH 121 and Milrany Lane, City of Melissa, Collin County, Texas.

Staff provided an overview of the agenda item. The public hearing then opened at 8:51 p.m. No comments from the public were made. The public hearing closed at 8:51 p.m.

18. Motion was made by Danielle Dorman-Chapa and seconded by Michael Foster to recommend that City Council approve a rezone from Agricultural (“A”) to Planned Development (“PD”) on 61.609± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.10 mile south of the intersection of SH 121 and Milrany Lane, City of Melissa, Collin County, Texas.

Vote: 4/2/0 – Motion passed

19. Motion was made by David Beck and seconded by Mark Williams to recommend that City Council approve a replat of the Sherman Street Three Addition.

Vote: 6/0/0 – Motion passed

20. Motion was made by Mark Williams and seconded by David Jones to adjourn.

Vote: 6/0/0 – Motion passed

Meeting adjourned at 9:06 p.m.