Planning and Zoning Commission Meeting Minutes
November 29, 2011
City of Melissa, TX

1. Meeting called to order at 7:00 pm by Michael Hudson.

2. Roll call taken. Present: Mike Hudson, Jason Kaiser, Danielle Dorman-Chapa, Frederick Lewis, Jay Northcut, Mark Wallis and Ronald Hogsett.

3. Motion by Jason Kaiser to approve November 15, 2011 Planning & Zoning & City Council Joint work session minutes and November 15, 2011 Planning and Zoning meeting minutes, second by Danielle Dorman-Chapa.

   Vote: 7/0/0 Motion carries.

4. A Public Hearing was opened at 7:01 p.m. to hear concerns, for or against, a request by RaceTrac for Planned Development District (PD) zoning of 3.004 acres, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and a portion of a tract of land described by deed to Melissa 121-5 Partnership as recorded in Instrument No. 20091015001274350, Deed Records, Collin County, Texas and generally located at the southwest corner of State Highway 121 and County Road 338.

   Speakers: Property owner, Jean Buley Boyd and RaceTrac representative, Anita James

   Public Hearing closed at 7:03 pm

5. Motion by Mark Wallis to recommend approval of request by RaceTrac for Planned Development District (PD) zoning of 3.004 acres, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and a portion of a tract of land described by deed to Melissa 121-5 Partnership as recorded in Instrument No. 20091015001274350, Deed Records, Collin County, Texas and generally located at the southwest corner of State Highway 121 and County Road 338, second by Ronald Hogsett.

   Vote: 7/0/0 Motion carries.

6. A Public Hearing was opened at 7:08 p.m. to hear concerns, for or against, a request by RaceTrac for variance(s) to Sign Ordinance requirements: Setback requirements CR 338 & SH 121, signage in landscape buffer, individual monument sign allowance, maximum individual monument sign area, variable message sign allowance, canopy sign allowance, maximum canopy sign area, maximum character height for property containing 3.004 acres, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and a portion of a
tract of land described by deed to Melissa 121-5 Partnership as recorded in Instrument No. 20091015001274350, Deed Records, Collin County, Texas and generally located at the southwest corner of State Highway 121 and County Road 338.

Speakers: Property owner, Diane Miller, RaceTrac representative, Anita James and project engineer, Don Harrelson

Public hearing closed at 7:18

7. Motion by Mark Wallis to recommend approve the request by RaceTrac for variance(s) to Sign Ordinance requirements: Setback requirements CR 338 & SH 21, signage in landscape buffer, individual monument sign allowance, maximum individual monument sign area, variable message sign allowance, canopy sign allowance, maximum canopy sign area, maximum character height for property containing 3.004 acres, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and a portion of a tract of land described by deed to Melissa 121-5 Partnership as recorded in Instrument No. 20091015001274350, Deed Records, Collin County, Texas and generally located at the southwest corner of State Highway 121 and County Road 338, second by Fredrick Lewis.

Vote 7/0/0 Motion carries

8. Motion by Jason Kaiser to recommend approval of Preliminary Plat request for RaceTrac-Melissa Addition, 33.442 acres more or less in the Andrew Thomas Survey, A-894, Collin County, City of Melissa, Texas., second by Ronald Hogsett.

Vote 7/0/0 Motion carries

9. Motion by Ronald Hogsett to recommend approval of Final Plat request for RaceTrac-Melissa Addition, Lots 1,2 & 3, Block 1, 8.449 acres more or less, Andrew Thomas Survey, A-894, Collin County, City of Melissa, Texas, second by Jay Northcutt.

Vote 7/0/0 Motion carries

Meeting adjourned at 7:45 p.m.

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Michael Hudson, Board Chairman          Dana Nixon, Staff Liaison