Planning and Zoning Commission Meeting Minutes
January 16, 2014
City of Melissa, TX

1. The meeting was called to order at 7:05 pm by Mike Hudson.

2. Roll call taken. Present: Craig Ackerman, Danielle Dorman-Chapa, Stephen Ford, Mike Hudson, Jay Northcut, Mark Wallis and Mark Williams. Absent: Ron Hogsett

3. Motion by Mark Wallis to recommend approval of the December 19, 2013 meeting minutes, second by Danielle Dorman-Chapa.

   Vote 7/0/0 Motion carries.

4. Presentation of the proposed amendments to the Comprehensive Zoning Ordinance by City Manager Jason Little.

   Public Hearing opened at 7:13 p.m. to hear comments for or against a request for

   AN ORDINANCE OF THE CITY OF MELISSA, TEXAS, AMENDING MELISSA’S CODE OF ORDINANCES NO. 92-04, CHAPTER 12 (PLANNING AND ZONING), ARTICLE 12.300 (ZONING ORDINANCE ADOPTED), SECTIONS 20 (SCHEDULE OF USES AND PARKING REQUIREMENTS), 22 (OFF-STREET PARKING ANDLOADING REQUIREMENTS), SUBSECTIONS 22.2 (SPECIAL OFF-STREET PARKING PROVISIONS (RESIDENTIAL DISTRICTS, EXCLUDING MULTI-FAMILY RESIDENTIAL DISTRICTS) AND 22.10 (USES

8. (This item was taken out of order) Staff presentation by City Engineer, Bob Helmberger. Board member Williams requested review of curve returns. Motion by Craig Ackerman to recommend approval upon review of curve returns as noted on the Final Plat, ABC Bradco Addition, Lot 1, Block A, 5.00 acres, more or less, situated in the Andrew Thomas Survey, Abstract No. 893, City of Melissa, Collin County, Texas and generally located approximately 1,400 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5, Melissa, Texas, second by Mark Williams.

   Vote 7/0/0 Motion carries.

Board member Wallis recused himself all agenda items related to GCI Development, LLC pursuant to the City of Melissa Code of Ethics, Section 2 and physically left the meeting chambers.

4. Presentation of the proposed amendments to the Comprehensive Zoning Ordinance by City Manager Jason Little.
OF REQUIRED PARKING SPACES, NONRESIDENTIAL DISTRICTS) AND 31 (RULES OF CONSTRUCTION AND GENERAL DEFINITIONS); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

SPEAKING AT THE PUBLIC HEARING:
Scott Birmingham – opposed
1618 Grandberry Dr.
Melissa, Texas 75454

Bill Farmer – opposed
3216 Berry Hollow
Melissa, Texas 75454

Diane Miller – waived speaking on Item #4
P. O. Box 126
Melissa, Texas 75454

George James – waived speaking on Item #4
22 Trailridge Dr
Melissa, Texas 75454

The following citizens submitted written opposition but did not wish to speak:

John Vroman
1610 Grandberry Drive
Melissa, Texas 75454

Rosa Vroman
1610 Grandberry
Melissa, Texas 75454

Andrew Czarnecki
2800 Berry View Ct.
Melissa, Texas 75454

Alejandro Ruiz
206 Fisherman Trail
Melissa, Texas 75454
Dion Galbreath  
210 Fisherman Trail  
Melissa, Texas 75454

Public hearing closed at 7:20 p.m.

5. Motion by Mark Williams to recommend City Council approve the request for

AN ORDINANCE OF THE CITY OF MELISSA, TEXAS, AMENDING MELISSA’S CODE OF ORDINANCES NO. 92-04, CHAPTER 12 (PLANNING AND ZONING), ARTICLE 12.300 (ZONING ORDINANCE ADOPTED), SECTIONS 12 (“MF” MULTI-FAMILY RESIDENTIAL DISTRICT), 21 (SCHEDULE OF DISTRICT REGULATIONS), 23 (SPECIAL AND ADDITIONAL REGULATIONS), 25 (USABLE OPEN SPACE REQUIREMENTS) AND 27-A (LANDSCAPE REGULATIONS AND TREE PRESERVATION); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

second by Jay Northcut.

Vote 6/0/1(Wallis-recusal) Motion carries.

6. Presentation on zoning request by John Palmer, Vice-President, GCI Capital Development, LLC.

Public Hearing opened at 8:00 p.m. to hear comments for or against a request to rezone 8.11 acres more or less from Agriculture (A) and General Commercial District (C-2) to Planned Development District (PD):

Being 8.11 acres more or less, Block 1, Lots 2 & 4 of the Melissa Crossing Final Plat, City of Melissa, Collin County, Texas and generally located on the west side of Miller Rd. approximately 1000 ft southwest of the intersection of State Highway 121 and Miller Road intersection.

SPEAKING AT THE PUBLIC HEARING:
Aracey Clifford - opposed  
1620 Grandberry  
Melissa, Texas 75454
George James – opposed
22 Trailridge Dr
Melissa, Texas 75454

Melissa Baughn - opposed
206 Covey Lane
McKinney, Texas 75071

Diane Miller – opposed
P. O. Box 126
Melissa, Texas 75454

Bill Farmer – opposed
3216 Berry Hollow
Melissa, Texas 75454

Scott Birmingham – opposed
1618 Grandberry Dr.
Melissa, Texas 75454

Kurt Clifford - opposed
1620 Grandberry Dr.
Melissa, Texas 75454
Jaclyn Ruiz – opposed
206 Fisherman Trail
Melissa, Texas 75454

Steve Huth – opposed
4209 Magnolia
Melissa, Texas 75454

David Cobun - opposed
1624 Grandberry
Melissa, Texas 75454

David Ricks – opposed
1755 CR 362
Melissa, Texas 75454

The following citizens submitted written opposition but did not wish to speak:

Alejandro Ruiz
206 Fisherman Trail
Melissa, Texas 75454
Dion Galbreath  
210 Fisherman Trail  
Melissa, Texas 75454

Mary Dietz-Galbreath  
210 Fisherman Trail  
Melissa, Texas 75454

Andrew Czarnecki  
2800 Berry View Ct.  
Melissa, Texas 75454

Renee Heinz  
2904 Berry Ridge Ct.  
Melissa, Texas 75454

Public hearing closed at 8:28pm

7. Motion to recommend request by Craig Ackerman to rezone 8.11 acres more or less from Agriculture (A) and General Commercial District (C-2) to Planned Development District (PD), being 8.11 acres more or less, Block 1, Lots 2 & 4 of the Melissa Crossing Final Plat, City of Melissa, Collin County, Texas and generally located on the west side of Miller Rd. approximately 1000 ft southwest of the intersection of State Highway 121 and Miller Road intersection with the exception of tower signage provided in Ordinance Exhibit “A” Signage (B)(1)(a). second by Mark Williams.

Vote 4/2(Ford, Northcut-opposed)/1(Wallis-recusal) Motion carries.

9. Motion to adjourn by Danielle Dorman-Chapa, second by Jay Northcut.

Vote 6/0/1 Motion carries. Board Member Wallis did not return to the meeting.

Meeting adjourned at 9:07 p.m.

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Mike Hudson, Board Chairman   Dana Nixon, Staff Liaison