Planning and Zoning Commission Meeting Minutes
January 15, 2015
City of Melissa, TX

1. The meeting was called to order at 7:00 pm by Mike Hudson.

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

3. Motion by Danielle Dorman-Chapa to recommend approval of the December 18, 2014 meeting minutes second by Jay Northcut.

   Vote 6/0/0 Motion carries

4. Public Hearing opened at 7:01 p.m. to hear comments or concerns for or against a request to rezone 36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas from Agricultural (A) to Single-Family Residential District-3 (SF-3):

   36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of FM 545 and Country Road 2933, Melissa, Collin County, Texas

   Public Hearing closed at 7:03 p.m.

5. Neil Ackerman addressed the Commission and distributed the Meadow Run Park Plan exhibit including proposed park & detention area landscaping and park area amenities.

   Motion by Mark Williams to enter the Meadow Run Park Plan exhibit and supporting documents in to the record and recommend approval to rezone 36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of FM 545 and County Road 2933, Melissa, Collin County, Texas from Agricultural (A) to Single-Family Residential District-3 (SF-3), second by Danielle Dorman-Chapa.

   Motion carried 6/0/0

6. Public Hearing opened at 7:11 p.m. to hear comments to hear concerns for or against a request to rezone 92.5 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas from Agricultural (A) to Single-Family Residential District-3 (SF-3):

   Being 92.5 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally
located west of the intersection of Karnaghan Lane and Milrany Lane, City of Melissa, Collin County, Texas

Todd Wintters introduced the zoning application request for the Creek Crossing project.

Public hearing closed at 7:18 p.m.

7. Motion by Craig Ackerman to recommend Council approve of rezone 92.5 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located west of the intersection of Karnaghan Lane and Milrany Lane, City of Melissa, Collin County, Texas from Agricultural (A) to Single-Family Residential District-3 (SF-3), second by Mark Williams.

Vote 6/0/0 Motion carries.

8. Motion by Jay Northcut to recommend Council approval of the Preliminary Plat, North Creek II, Phase 5 & 6, being 53.80 acres more or less in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the intersection of Throckmorton Rd and Milrany Lane, second by Craig Ackerman.

Vote 6/0/0 Motion carries.

9. Motion by Danielle Dorman-Chapa to recommend Council approval of Final Plat, North Creek II, Phase 5, Melissa, Collin County, Texas, being 108 residential lots & 5 HOA lots out of 24.61 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately at the intersection of Throckmorton Rd and Milrany Lane, second by Craig Ackerman.

Vote 6/0/0 Motion carries.

10. Motion to adjourn the meeting by Craig Ackerman, second by Jay Northcut.

Vote 6/0/0 Motion carries.

Meeting adjourned at 7:28 p.m.

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Mike Hudson, Board Chairman              Dana Nixon, Staff Liaison