Planning and Zoning Commission Meeting Minutes  
May 21, 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 and Jay Northcut.

3. Motion by Danielle Dorman-Chapa to recommend approval of the April 16, 2015 meeting minutes second by Craig Ackerman.
   Vote 5/0/0 Motion carries

4. Public Hearing opened at 7:02 p.m. to hear concerns for or against a request for the replat of Lots 43 & 44, Block A, Berry Farms, City of Melissa, Collin County, Texas:

   Being 2.509 acres more or less, William Sanders Survey, Abstract No. 867, Samuel Burton Survey, Abstract No. 23, City of Melissa, Collin County, Texas and generally located approximately 3,600 feet east of the intersection of Miller Road and County Road 362, Melissa, Collin County, Texas.

   Public Hearing closed at 7:03 p.m.

5. Motion by Jay Northcut to approve recommend approval of the replat of Lots 43 & 44, Block A, Berry Farms, City of Melissa, Collin County, Texas, being 2.509 acres more or less, William Sanders Survey, Abstract No. 867, Samuel Burton Survey, Abstract No. 23, City of Melissa, Collin County, Texas second by Danielle Dorman-Chapa.
   Vote 5/0/0 Motion carries

6. Public hearing opened at 7:04 p.m. to hear concerns for or against a request to rezone of 5.0 acres more or less from Restricted Commercial District (C-1) & Single Family to General Commercial District (C-2):

   ABC Bradco Addition, Lot 1, Block A, 5.00 acres, more or less, situated in the Andrew Thomas Survey, Abstract No. 894, 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

   Public Hearing closed at 7:04 p.m.

7. Motion by Danielle Dorman-Chapa to recommend City Council approve the request to rezone of 5.0 acres more or less from Restricted Commercial District (C-1) & Single Family to General Commercial District (C-2):
ABC Bradco Addition, Lot 1, Block A, 5.00 acres, more or less, situated in the Andrew Thomas Survey, Abstract No. 894, 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 Craig Ackerman.

Vote 5/0/0 Motion carries


Public Hearing opened at 7:05 p.m. to hear concerns for or against a request to amend the City of Melissa’s Comprehensive Zoning Ordinance No. 92-08, 22-50 and 13-28; rezoning a tract of land consisting of 82.11± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Planned Development District (PD) is hereby rezoned for the sole purpose of amending Exhibit “B” (Planned Development Standards): describing the tract to be rezoned; 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:

Kerri Wittwer - opposed
3510 Liberty Way
Melissa, Texas

Public Hearing Closed at 7:18 p.m.

9. Motion by Jay Northcut to recommend Council approve the amendment of the City of Melissa’s Comprehensive Zoning Ordinance No. 92-08, 22-50 and 13-28; rezoning a tract of land consisting of 82.11± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Planned Development District (PD) is hereby rezoned for the sole purpose of amending Exhibit “B” (Planned Development Standards): describing the tract to be rezoned; 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.

Motion by Craig Ackerman to table the item to allow the opportunity to review responses, no second.

Second to motion to recommend Council approval of the amendment by Stephen Ford.

Vote 3/2/0 (Dorman-Chapa, Ackerman opposed) Motion to recommend Council approval carries.

10. Public hearing opened 7:37 p.m. at to hear concerns for or against a request for extension to temporary variance – signage:
1.200 acre, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and generally located at the northeast corner of Sam Rayburn Highway and Fannin Road, Melissa, Collin County, Texas.

Public hearing closed at 7:38 p.m.

11. Motion by Craig Ackerman to recommend City Council approve the request for a two year extension of the temporary sign variance for the 1.200 acre, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and generally located at the northeast corner of Sam Rayburn Highway and Fannin Road, Melissa, Collin County, Texas, second by Jay Northcut.

Vote: 5/0/0 Motion carries

12. Motion by Danielle Dorman-Chapa to recommend Council approval of the request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4.04(2) Build Lines. Proposed side yard setback of five (5) feet for interior lots within the Creek Crossing Subdivision, second by Craig Ackerman.

Vote: 5/0/0 Motion carries

13. Motion by Craig Ackerman Danielle Dorman-Chapa to recommend Council approval of the request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4.04(2) Build Lines. Proposed side yard setback of ten (10) feet for corner lots within the Creek Crossing Subdivision, second by Danielle Dorman-Chapa.

Vote: 5/0/0 Motion carries


Motion by Jay Northcut to recommend Council approval of the Creek Crossing Preliminary Plat being 92.58 acres more or situated in the D.E.W. Babb Survey, A-33, City of Melissa Collin County, Texas and general located west of the intersection of Karnaghan Lane and Milrany Lane, Melissa, Texas, second by Craig Ackerman.

Vote: 5/0/0 Motion carries

15. Motion by Craig Ackerman to recommend Council approval of the Vaquero Addition, Preliminary Plat being 1.989 acres more or less, in the John Fitzhugh Survey, Abstract Number 319, City of Melissa, Collin County, Texas and generally located approximately 1350 feet south of the intersection of Melissa Road and McKinney Street on the west side of State Highway 5, Melissa, Collin County, Texas, second by Danielle Dorman-Chapa.

Vote: 5/0/0 Motion carries

16. Motion by Craig Ackerman to recommend Council approval of the Vaquero Addition, Final Plat being 1.989 acres more or less, in the John Fitzhugh Survey, Abstract Number 319, City of Melissa, Collin County, Texas and generally located approximately 1350 feet south of the
intersection of Melissa Road and McKinney Street on the west side of State Highway 5, Melissa, Collin County, Texas, second by Danielle Dorman-Chapa.

Vote: 5/0/0 Motion carries

17. Plat request presentation by Greg Edwards, GEES, Inc.

Motion by Craig Ackerman to recommend Council approval of the North Creek II, Phase 6, Preliminary Plat being 29.08 acres more or less out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 1,100 feet north and west of the intersection of Throckmorton Rd and Milrany Lane, second by Danielle Dorman-Chapa.

Vote: 5/0/0 Motion carries

18. Motion by Craig Ackerman to recommend Council approval of the North Creek II, Phase 6, Final Plat, 85 residential lots and 5 HOA lots, being 29.08 acres more or less out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 1,100 feet north and west of the intersection of Throckmorton Rd and Milrany Lane, second by Danielle Dorman-Chapa.

Vote: 5/0/0 Motion carries

19. Motion to adjourn the meeting by Danielle Dorman-Chapa, second Craig Ackerman.

Vote 5/0/0 Motion carries.

Meeting adjourned at 7:50 p.m.

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Mike Hudson, Board Chairman              Dana Nixon, Staff Liaison