Planning and Zoning Commission Special Meeting Minutes  
May 10, 2016  
City of Melissa, TX

1. The meeting was called to order at 6:00 p.m. by Mike Hudson.

2. Roll call taken. Present: Craig Ackerman, David Beck, Mike Hudson, Jay Northcut, Chad Taylor and Mark Williams.

3. Public Hearing opened at 6:04 p.m. to hear comments for or against concerns for or against a request to amend Ordinance No. 04-09, to modify certain planned development standards relating to those tracts of land identified as “Tract W-3” and “Tract W-4” in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emberson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 900, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.  

   Applicant: City of Melissa

   Jeff Ledyard, Windridge Real Estate, LLC spoke on behalf of the regarding the request to amend Ordinance No. 04-09, to modify certain planned development standards relating to those tracts of land identified as “Tract W-3” and “Tract W-4” in Ordinance No. 04-09.

   Public hearing closed at 6:07 p.m.

   Vote: 6/0/0 Motion carries.

4. Motion by Jay Northcut, second by David Beck to reconsider the Planning and Zoning Commission’s vote at the March 17, 2016 meeting to deny the request to amend Ordinance No. 04-09, to modify certain planned development standards relating to those tracts of land identified as ‘Tract W-3’ and ‘Tract W-4’ in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emberson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 900, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.”

   Vote: 6/0/0 Motion carries.

   Motion by Jay Northcut, second by Mark Williams, to rescind the Planning and Zoning Commission’s previous denial of the request and further move to approve the request to
amend Ordinance No. 04-09, to modify certain planned development standards relating to those tracts of land identified as ‘Tract W-3’ and ‘Tract W-4’ in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emberson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 900, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

**Applicant: City of Melissa**

Vote: 6/0/0 Motion carries.

5. Motion by Craig Ackerman, second by David Beck to reconsider the Planning and Zoning Commission’s vote at the March 17, 2016 meeting to deny the request for the Auburndale Preliminary Plat, a 46 acre tract, more or less, out of the John Emberson Survey, Abstract No. 294 City of Melissa, Collin County, Texas and generally located west of US Hwy. 75, approximately 1200 feet southwest of the intersection of US Hwy 75 and Melissa Road, Melissa, Collin County, Texas, second by Jay Northcut.

Vote: 6/0/0 Motion carries.

Motion by Craig Ackerman, second by Mark Williams to rescind the Planning and Zoning Commission’s previous denial of the request and further move to approve the request for the Auburndale Preliminary Plat, a 46 acre tract, more or less, out of the John Emberson Survey, Abstract No. 294 City of Melissa, Collin County, Texas and generally located west of US Hwy. 75, approximately 1200 feet southwest of the intersection of US Hwy 75 and Melissa Road, Melissa, Collin County, Texas

Vote: 6/0/0 Motion carries.

6. Motion to adjourn by Jay Northcut, second by Craig Ackerman.

Vote 6/0/0 Motion carries.

Meeting adjourned at 7:19 p.m.

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Mike Hudson, Board Chairman                 Dana Nixon, Staff Liaison