Planning and Zoning Commission Meeting Minutes  
July 21, 2016  
City of Melissa, TX

1. Meeting was called to order at 7:07 p.m. by Michael Hudson.

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

3. Motion by Danielle Dorman-Chapa to approve the June 16, 2016 work session meeting and regular meeting minutes second by Craig Ackerman.

   Vote: 6/0/0

4. Public Hearing opened at 7:08 p.m. to hear comments for or against a request for Specific Use Permit – Temporary Buildings School Lot 1-C, Block 1, being 36.25 acres, more or less, out of the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located east of Cardinal Drive between of Wysong Street and Fannin Road, Melissa, Texas

   Applicant: Melissa Independent School District/Glenn Engineering

   Public Hearing closed at 7:10 p.m.

5. Motion by Mark Williams, second by Craig Ackerman to recommend City Council approve the request for Specific Use Permit – Temporary Buildings School pending the code evaluation of setbacks for Lot 1-C, Block 1, being 36.25 acres, more or less, out of the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located east of Cardinal Drive between of Wysong Street and Fannin Road, Melissa, Texas

   Applicant: Melissa Independent School District/Glenn Engineering

   Vote: 6/0/0

6. Motion by Mark Williams, second by Craig Ackerman to recommend City Council approve Engineering Site Plan pending the code evaluation of setbacks for Lot 1-C, Block 1, being 36.25 acres, more or less, out of the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located east of Cardinal Drive between of Wysong Street and Fannin Road, Melissa, Texas

   Applicant: Melissa ISD/ Glenn Engineering

   Vote: 6/0/0
7. Motion by Craig Ackerman, second by Danielle Dorman-Chapa to recommend City Council approve the Brookside Addition Preliminary Plat, 296 residential lots and 12 open space lots. Being 98.9 acres more or less out of the David E. W. Babb Survey, Abstract No. 33, Melissa, Collin County, Texas and generally located northeast and northwest of the intersection of Sam Rayburn Freeway and Milrany Lane, City of Melissa, Collin County Texas.

**Applicant: Douglas Properties**

Vote: 6/0/0

8. Public Hearing opened at 7:27 a.m. to hear comments for or against an Ordinance of the City of Melissa, Texas amending Melissa’s Comprehensive Zoning Ordinance Nos. 92-08, 22-50, 13-28 and 15-19; rezoning a tract of land consisting of 140.23 ± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Agriculture (A) and Planned Development District (PD) for the 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 and generally located north of Liberty Way from Eisenhower to the Dallas Area Rapid Transit right of way.

**Applicant: Spiars Engineering**

**SPEAKING AT THE PUBLIC HEARING**

Jerry Van – traffic concerns
2902 Pioneer
Melissa, Texas

Steven Henderson – traffic concerns, MISD impact
2702 Independence
Melissa, Texas

Julie Klohr – spoke in approval
2906 Madison
Melissa, Texas

Public Hearing closed at 7:32 p.m.

9. Motion by Craig Ackerman, second by Stephen Ford to recommend City Council approve an Ordinance of the City of Melissa, Texas amending Melissa’s Comprehensive Zoning Ordinance Nos. 92-08, 22-50, 13-28 and 15-19; rezoning a tract of land consisting of 140.23 ± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Agriculture (A) and Planned Development District (PD) for the 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 and
generally located north of Liberty Way from Eisenhower to the Dallas Area Rapid
Transit right of way.

**Applicant: Spiars Engineering**

Vote 6/0/0

10. Public Hearing opened at 7:43 p.m. to hear comments for or against an Ordinance
of the City Council of the City of Melissa, Texas, amending Melissa’s Code of
Ordinances, Ordinance No. 92-04, as amended, Chapter 3 (Building and
Construction), Article 3.1400 (Screening, Fence and Wall Requirements), Section
3.1400 (screening requirements), Chapter 12 (Planning and Zoning), Article
12.300 (Zoning Ordinance Adopted), Section 23 (Special and Additional
Regulations) and Appendix A (Melissa Fee Schedule), Section 19.00 (Plat Filing
and Inspection Charges); 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**

Public Hearing closed at 7:44 p.m.

11. Motion by Danielle Dorman-Chapa, second by David Beck to recommend City
Council approve an Ordinance of the City Council of the City of Melissa, Texas,
amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended,
Chapter 3 (Building and Construction), Article 3.1400 (Screening, Fence and
Wall Requirements), Section 3.1400 (screening requirements), Chapter 12
(Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 23
(Special and Additional Regulations) and Appendix A (Melissa Fee Schedule),
Section 19.00 (Plat Filing and Inspection Charges); 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

12. Motion by Danielle Dorman-Chapa, second by Mark Williams to
recommend City Council approve Final Plat with for Melissa Sports
Facility 100 Acre tract, being part of the David E. W. Babb Survey,
Abstract No. 33, Melissa, Collin County, Texas and generally located on
the north side of East Melissa Road approximately one mile east of the
intersection of Milrany Lane and East Melissa Road, Melissa, Collin
County, Texas.

**Applicant: City of Melissa/Pacheco Koch**

Vote 6/0/0
13. Motion by Craig Ackerman, second by David Beck to recommend City Council approve the Engineering Site Plan Melissa Sports Facility, Phase 1, being part of the David E. W. Babb Survey, Abstract No. 33, Melissa, Collin County, Texas and generally located on the north side of East Melissa Road approximately one mile east of the intersection of Milrany Lane and East Melissa Road, Melissa, Collin County, Texas.

**Applicant: City of Melissa/Pacheco Koch**

14. Public hearing opened at 7:52 p.m. to hear concerns for or against an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 9 (Subdivisions), Article 9.1000 (Subdivision Ordinance Adopted), Article III (Procedure) by adding Section 3.05 (Development Plat); requiring the approval of a development plat for the development of land lying within the city and its extraterritorial jurisdiction under certain circumstances; adopting necessary standards, regulations and procedures relating thereto; 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**

Public hearing closed at 7:53 p.m.

15. Motion by Craig Ackerman, second by Danielle Dorman-Chapa to recommend City Council approve an Ordinance of The City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 9 (Subdivisions), Article 9.1000 (Subdivision Ordinance Adopted), Article III (Procedure) by adding Section 3.05 (Development Plat); requiring the approval of a development plat for the development of land lying within the city and its extraterritorial jurisdiction under certain circumstances; adopting necessary standards, regulations and procedures relating thereto; 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

16. Motion by Danielle Dorman-Chapa, second by Mark Williams to adjourn at 7:55 p.m.