Planning and Zoning Commission
Work Session
Meeting Minutes
July 21, 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, Danielle Dorman-Chapa, Stephen Ford, Mike Hudson and Mark Williams.

3. Discussion regarding 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 (Regular Agenda #4 & 5)
Applicant: Melissa Independent School District/Glenn Engineering

4. Discussion regarding Engineering Site Plan - 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. (Regular Agenda #6)
Applicant: Melissa ISD/ Glenn Engineering

5. Discussion regarding 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. (Regular Agenda #7)
Applicant: Douglas Properties

6. Discussion regarding 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, hereafter 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. (Regular Agenda #8 & 9)
Applicant: Spiars Engineering

7. Discussion regarding 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. (Regular Agenda #10 & 11)

Applicant: City of Melissa

8. Discussion regarding Final Plat - Melissa Sports Facility 100 Acre. 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. (Regular Agenda #12)

Applicant: City of Melissa/Pacheco Koch

9. Discussion regarding 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. (Regular Agenda #13)

Applicant: City of Melissa/Pacheco Koch

10. Discussion regarding 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. (Regular Agenda #14)

Applicant: City of Melissa

11. Discussion regarding pending development/zoning requests

- Melissa Town Center – Development Plan Submittal
- Meadow Run – Preliminary Plat
- Melissa Independent School District

12. Motion by Danielle Dorman-Chapa, second by Mark Williams to adjourn.

Vote 6/0/0

Meeting adjourned at 7:00 p.m.

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Mike Hudson, Dana Nixon, Staff Liaison
Board Chairman