Planning and Zoning Commission
Work Session
Meeting Minutes
March 17, 2016
City of Melissa, TX

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

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

3. Discussion regarding the request to rezone existing Agriculture (A) and Commercial (C-2) zoning to Planned Development (PD), being 99 acres more or less situated in the D.E.W. Babb Survey, Sheet 5, Tracts 51, 64 and 170, City of 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.

4. Discussion regarding 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. 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.

5. Discussion regarding request for 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 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.

6. Discussion regarding Magnolia Ridge Addition, Phase 2, Final Plat, 81 Residential lots and 4 open space areas, being 17.39 acres more or less in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas. (Regular agenda item #9)

7. Discussion regarding request for Preliminary Site Plan Application: City of Melissa 100 Acre Sports Facility, FM 545, Block 5, Tract 166, City of 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.
8. Discussion regarding pending development/zoning:
   • CST Brands

9. Motion to adjourn by Danielle Dorman-Chapa, second by Craig Ackerman.

   Vote 7/0/0

   Meeting adjourned at 7:00 p.m.

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Mike Hudson, Board Chairman     Dana Nixon, Staff Liaison