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

1. The meeting was called to order at 7:04 p.m. by Mike Hudson.

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

3. Motion to approve February 18, 2016 work meeting and February 17, 2016 regular session minutes by Danielle Dorman-Chapa, second by Craig Ackerman.

Vote: 7/0/0 Motion carries.

4. Presentation by Jim Douglas, Douglas Properties regarding 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. **Applicant: Douglas Properties**

Public Hearing opened at 7:15 p.m. to hear comments for or against a 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.

Speaker: Ms. Howard Requested clarification of subject tract.
3626 Milrany Lane
Melissa, Texas 75454

Public hearing closed at 7:20 p.m.

5. Motion by Craig Ackerman to recommend Council approval of 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, second by Jay Northcut.

Vote: 6/1/0 (M. Williams)

6. Public Hearing opened at 7:30 p.m.to hear comments 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.

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

**Applicant: City of Melissa**

Public hearing closed at 7:32 p.m.

7. Motion to Jay Northcut to recommend Council 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, second by Mark Williams.

Vote: 7/0/0 Motion carries.

8. Motion by Jay Northcut to recommend Council deny the 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, second by Mark Williams.

**Applicant: JBI Partners, Inc. – Jeff Klement**

Vote: 7/0/0

9. Motion by Craig Ackerman to recommend Council approve request for 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, second by Chad Taylor.

**Applicant: Helmberger & Associates**

Vote: 7/0/0

10. Motion by Mark Williams to recommend City approve request for Preliminary Engineering Site Plan – 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, second by Danielle Dorman-Chapa.

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

Vote: 7/0/0
11. Motion to adjourn by Danielle Dorman-Chapa, second by Craig Ackerman.

   Vote 7/0/0 Motion carries.

   Meeting adjourned at 7:36 p.m.

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Mike Hudson, Board Chairman    Dana Nixon, Staff Liaison