Planning and Zoning Commission Meeting Minutes
November 12, 2015
City of Melissa, TX

1. The meeting was called to order at 7:00 p.m. by Mike Hudson.

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

3. Motion to approve October 15, 2015 work session and regular meeting minutes by Danielle Dorman-Chapa, second by Jay Northcut.

   Vote: 7/0/0 Motion carries.

4. Public Hearing opened at 7:03 p.m. to hear comments for or against a request for replat: Harry McKillop Elementary Subdivision, Lots 1R, Block 1 19.728 acres (gross) – 19.569 acres (net) Harry McKillop Elementary Subdivision and an unplatted tract, City of Melissa, Collin County, Texas and generally located north and west of the intersection of Pennsylvania Avenue and Liberty Way, Melissa, Collin County, Texas

   Applicant – Spiars Engineering, Inc.

   Public hearing closed at 7:04 p.m.

5. Motion to recommend Council approval of a request for replat: Harry McKillop Elementary Subdivision, Lots 1R, Block 1 19.728 acres (gross) – 19.569 acres (net) Harry McKillop Elementary Subdivision and an unplatted tract, City of Melissa, Collin County, Texas and generally located north and west of the intersection of Pennsylvania Avenue and Liberty Way, Melissa, Collin County, Texas by Craig Ackerman second by Mark Williams.

   Applicant – Spiars Engineering, Inc.

   Vote: 7/0/0 Motion carries.

6. Motion to recommend Council approval of Liberty, Phase 4 Final Plat, 203 residential lots developed to PD 22-50 standards and 13 common areas, 53-572 acres out of the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located north and west of the intersection on Pennsylvania Avenue and Washington Drive, Melissa, Collin County, Texas by Danielle Dorman-Chapa, Second by Jay Northcut. Applicant – Spiars Engineering, Inc.

   Vote: 7/0/0 Motion carries.

7. Motion to recommend Council approval of Villages of Melissa, Phase 3 Final Plat, 32.134 acre tract out of the David E.W. Babb Survey, Abstract No. 33 and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas consisting of 138
Residential Lots and 2 Open Space Lots and generally located north of the intersection of Surrey Drive and Van Zandt Road, Melissa, Collin County, Texas. Jay Northcut, second by Mark Williams. Applicant – JBI Partners, Inc for D.R. Horton-Texas, LTD.

Vote: 7/0/0 Motion carries.

8. Discussion regarding North Creek Estates, Phase 2, Final Plat, revisions to incorporate fire lane required for the North Creek Estates, Phase 2 Amenity Center. No action taken. Applicant - Gees. Inc.


10. Agenda item #10 was not held. Request withdrawn at the request of the applicant. Applicant: David Gray, MSDL, Inc.

51.89 acres, more or less, situated in the Andrew Thomas Survey, Abstract 894, Collin County, Texas and generally located southeast of the corner of US 75 and Davis Road, Melissa, Collin County, Texas.

11. Agenda item #11 was not held. Request withdrawn at the request of the applicant. Applicant: David Gray, MSDL, Inc.

51.89 acres, more or less, situated in the Andrew Thomas Survey, Abstract 894, Collin County, Texas and generally located southeast of the corner of US 75 and Davis Road, Melissa, Collin County, Texas.

12. Motion to adjourn by Jay Northcut, second by Danielle Dorman-Chapa.

Vote 7/0/0 Motion carries.

Meeting adjourned at 7:17 p.m.

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Mike Hudson, Board Chairman       Dana Nixon, Staff Liaison