Planning and Zoning Commission Special Meeting Minutes
December 10, 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, Stephen Ford, Mike Hudson, Jay Northcut and Mark Williams. Alternate: Chad Taylor

3. Motion by Craig Ackerman to approve November 12, 2015 work session and regular meeting minutes and November 16, 2105 special meeting minutes, second by Jay Northcut.

Vote 7/0/0 Motion carries.

4. Discussion regarding Tilson Homes preliminary site plan Tilson Homes Addition, Final Plat, Lot 1, Block 1, being 1.89 acres more or less out of the John Emberson Survey, Abstract No. 294 Melissa, Collin County Texas and generally located on the west side of US Hwy 75 and approximately 500 feet north of the intersection of Melissa Road and US Hwy 75, Melissa, Collin County, Texas

Citizen Comments:
Bill Perman, Cross Engineering - In favor
Brett Martin, Tilson Homes – In favor
Eric Alarid, Tilson Homes – In favor
David Cullar, Tilson Homes – In favor

Motion by Craig Ackerman to recess into Closed Session at 7:18 p.m.in compliance with Section 551.001 et. seq. Texas Government Code, to wit:
   a. Section 551.071. Meeting with City Attorney regarding a matter (s) in which the duty of the City Attorney under the Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act regarding legal issues relating to:
      i. Discussion related to Tilson Homes Preliminary Site Plan
Second by David Beck.

Vote 7/0/0 Motion carries.

Motion by Jay Northcut to reconvene into Open Session at 7:37 p.m., second by Mark Williams.

Vote 7/0/0 Motion carries.

Motion by Jay Northcut to recommend to Council approve Tilson Homes preliminary site plan on the condition that the applicant shall permanently remove, in its entirety, the
ground (pole) sign (and all associated structures) that is identified as an “illegal sign” on the submitted preliminary site plan, with the sign’s removal required on or before 30 days after the final approval of the applicant’s site plan. Tilson Homes Addition, Final Plat, Lot 1, Block 1, being 1.89 acres more or less out of the John Emberson Survey, Abstract No. 294 Melissa, Collin County Texas and generally located on the west side of US Hwy 75 and approximately 500 feet north of the intersection of Melissa Road and US Hwy 75, Melissa, Collin County, Texas, second by Danielle Dorman-Chapa. (Applicant – Brett Martin, Tilson Homes.)

Vote 7/0/0 Motion carries.

5. Motion by Craig Ackerman to recommend Council approve the Villages of Melissa, Phase 4, Preliminary Plat, 49 Lots-SF 5,250, 2 Lots-SF 10,000 and 2 open spaces. Being 9.62 acres more or less out of the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located north and east of the intersection of Foxhollow & Shadywood Lane, Melissa, Texas, second by David Beck. (Applicant – JBI Partners, Inc.)

Vote 7/0/0 Motion carries.

6. Public Hearing opened at 7:44 p.m. to hear comments for or against a request for an extension of the LaCore Temporary Specific Use Permit Tract 72, part of the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as described in a deed to Melissa Development Group, LP, recorded in Volume 5949, Page 4530 of the Collin County Land Records and generally located southwest of the intersection of Davis Rd and Fannin Rd. (Applicant – LaCore Power Sports, LLC)

Public Hearing closed at 7:45 p.m.

7. Motion by Mark Williams to recommend Council approve an extension of the LaCore Temporary Specific Use Permit. Tract 72, part of the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as described in a deed to Melissa Development Group, LP, recorded in Volume 5949, Page 4530 of the Collin County Land Records and generally located southwest of the intersection of Davis Rd and Fannin Rd, second by Danielle Dorman-Chapa. (Applicant – LaCore Power Sports, LLC)

Vote 7/0/0 Motion carries.

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

Vote 7/0/0 Motion carries.

Meeting adjourned at 7:50 p.m.

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Mike Hudson, Board Chairman  Dana Nixon, Staff Liaison