

Planning and Zoning Commission
Work Session - Meeting Minutes
January 19, 2017
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, Stephen Ford, Mike Hudson, and Mark Williams. Alternate: Dana Conklin & David Jones
3. Discussed request to rezone 197.11 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas from Agricultural (A) and Single-Family Residential District-3 (SF-3) to Planned Development–SF-3 consisting of 197.11 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of Melissa Road & Milrany Lane, Melissa, Collin County, Texas.

Applicant: MA Partners, LLC/Kimley Horn

Motion by Craig Ackerman, second by Mark Williams to recess into Closed Session at 6:52 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:

Discussion related to the rezone of 197.11 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas from Agricultural (A) and Single-Family Residential District-3 (SF-3) to Planned Development–SF-3 consisting of 197.11 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of Melissa Road & Milrany Lane, Melissa, Collin County, Texas. **Applicant: MA Partners, LLC/Kimley Horn**

Vote 6/1/0 (Opposed: D. Beck) Motion carries.

Motion to reconvene into open session at 7:12 p.m.by Craig Ackerman, second by Mark Williams.

Vote 7/0/0 Motion carried.

4. Discussed a request to replat the ABC Bradco Addition, Lot 1R, Block A, being a replat of Lot 1, Block A of the ABC Bradco Addition situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, being 4.847 acres more or less and generally located approximately 1,300 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5 in Melissa, Collin County, Texas
Applicant: Texas Development Services
5. Discussed a request a request for Preliminary/Final Plats– Liberty, Phase 6, 119 residential lots developed to PD 22-50 standards and 1 common area, 26.458 acres out of the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located south and west of Pennsylvania Avenue and Washington Drive, Melissa, Collin County, Texas.
Applicant: Spiars Engineering
6. Discussed a request for Final Plat – Lot 1, Block A, Gala at Melissa Addition located in the City of Melissa, Texas and being 5.528 acres, more or less, out of the David E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, Collin County, Texas and generally located on the north side of Melissa Road approximately 1400 feet east of the intersection of Melissa Road and Sam Rayburn Freeway, Melissa, Collin County, Texas
Applicant: Gala at Melissa, L.P.
7. Discuss a request for Final Plat – Lot 1, Block A, Provision at Melissa Addition located in the City of Melissa, Texas and being 7.501 acres, more or less, out of the David E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, Collin County, Texas and generally located on the north

side of Melissa Road approximately 1400 feet east of the intersection of Melissa Road and Sam Rayburn Freeway, Melissa, Collin County, Texas.

Applicant: Provision at Melissa, L.P.

8. Discussed pending development/zoning requests:
 - Melissa Town Center – Development Plan Submittal
 - Melissa Independent School District Expansion
 - Brookside, Phase 1 Final Plat
 - Auburndale – Final Plat
 - Liberty, Phase 5 – Preliminary Plat
 - CMC Rebar – Replat and Site Plan
 - North Creek Estates, Phases 3-6

9. Motion by Craig Ackerman, second by Mark Williams to adjourn.
Vote 7/0/0

Meeting adjourned at 7:14 p.m.

Mike Hudson,
Board Chairman

Dana Nixon, Staff Liaison