

Planning and Zoning Commission Meeting Minutes  
February 16, 2017  
City of Melissa, TX

1. Meeting was called to order at 7:00 p.m. by Michael Hudson.
2. Roll call taken. Present: Craig Ackerman, David Beck, Danielle Dorman-Chapa, Stephen Ford, Mike Hudson, Mike Hutchins and Mark Williams. Alternates present: Dana Conklin
3. Motion by Mark Williams, second by Danielle Dorman-Chapa to approve January 19, 2017 work session & regular meeting minutes.

Vote: 7/0/0

4. Public Hearing opened at 7:01 p.m. to hear concerns for an ordinance of the City Council of the City of Melissa, Texas, amending Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.100 (Planning and Zoning Commission), Section 12.105 (Officers) and Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance adopted), Section 23 (Special and Additional regulations); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Public hearing closed at 7:02 p.m.

5. Motion by Craig Ackerman, second by Mark Williams to recommend Council an ordinance of the City Council of the City of Melissa, Texas, amending Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.100 (Planning and Zoning Commission), Section 12.105 (Officers) and Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance adopted), Section 23 (Special and Additional regulations); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Vote: 7/0/0

6. Motion by David Beck, second by Stephen Ford to elect Planning & Zoning Officers officers:
  - Chairman - Mike Hudson
  - Vice Chairman - Craig Ackerman
  - Secretary - Danielle Dorman-Chapa

Vote: 7/0/0

7. Motion by Craig Ackerman, second by David Beck to recommend Council approve the request for Final Plat – Brookside Addition, Phase 1. Being 26.243 acres situated in the David E. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, 60 residential lots, 4 non-residential lots and generally located northwest of the intersection of Sam Rayburn Freeway and Milrany Lane, City of Melissa, Collin County, Texas. **Applicant: Douglas Properties**

Vote: 7/0/0

8. Motion by Mark Williams, second by Danielle Dorman-Chapa to recommend Council approve the request with additional discussion with applicant regarding perimeter fencing and landscape concerns identified by PNZ member Williams for Commercial Metals Company – Final Engineering Site Plan, Lot 1R, Block A, Comet Addition, 8.0 acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas generally located one half mile

south of the McKinney Street and Melissa Rd. intersection on the east side of McKinney Street, Melissa, Texas.

**Applicant: Commercial Metals Company**

Vote: 7/0/0

9. Public Hearing opened at 7:10 p.m. to consider a request for replat – Comet Addition, Lot 1R, Block A, being a replat of Lot 1, Block A of the Comet Addition, 8.0 acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located one half mile south of the McKinney Street and Melissa Rd. intersection on the east side of McKinney Street. **Applicant: Commercial Metals Company**

Public Hearing closed at 7:11 p.m.

10. Motion by David Beck, second by Craig Ackerman to recommend Council approve the request for request for replat – Comet Addition, Lot 1R, Block A, being 8.0 acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located one half mile south of the McKinney St. & Melissa Rd. intersection on the east side of McKinney St., Melissa, Texas. **Applicant: Commercial Metals Company**

Vote: 7/0/0

11. Motion by Craig Ackerman, second by Danielle Dorman-Chapa to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 3 - Final Plat being 10 HOA lots out of 16.29 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

**Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

12. Motion by Danielle Dorman-Chapa, second by David Beck to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 4A, Final Plat, being 94 residential lots and 2 HOA lots out of 19.07 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

**Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

13. Motion by Danielle Dorman-Chapa, second by Mark Williams to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 4B, Final Plat, being 61 residential lots out of 10.39 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

**Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

14. Motion by Craig Ackerman, second by Mike Hutchins to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 5A, Final Plat, being 66 residential lots and 3 HOA lots out of 20.94 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas **Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

15. Motion by Craig Ackerman, second by Mark Williams to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 5B, Final Plat, being 75 residential lots out of 13.41 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

**Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

16. Motion by Craig Ackerman, second by Mark Williams to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 5C, Final Plat, HOA Lot 1, being one (1) lot out of 6.55 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

**Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

17. Motion by Craig Ackerman, second by Stephen Ford to recommend Council approve the request with revised lot table for North Creek Estates, Phase 6A, Final Plat, being 62 residential lots out of 12.24 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

**Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

18. Motion by Craig Ackerman, second by Mike Hutchins to recommend Council approve the request with revised lot tables for North Creek Estates, Phase 6B, Final Plat, being 50 residential lots and 1 HOA lot out of 9.59 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas **Applicant: Gees, Inc/L109 McKinney**

Vote: 7/0/0

19. Motion by Danielle Dorman-Chapa, second by Stephen Ford to adjourn.

Vote 7/0/0

Meeting adjourned at 7:16 p.m.

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Mike Hudson,  
Board Chairman

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Dana Nixon, Staff Liaison