

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
February 10, 2022

Work Session

A. Call to Order

Angela Harwell called the work session to order at 6:00 p.m.

B. Roll Call

Danielle Dorman-Chapa, Dave Minton, Adam Porter, Rendell Hendrickson, David Jones, and Angela Harwell were all present at the meeting.

C. Public Comments

No members of the public spoke during this agenda item.

D. Discussion of Regular Agenda Items

During the discussion of regular agenda item #4B, the following item was discussed:

- Rendell Hendrickson asked about the development agreement between the City of Melissa and the Developer and which section of Dallas St the City has committed to paying for. Tyler Brewer stated that the City is participating in the cost of the roadway from Harrison St to the Liberty Subdivision.

During the discussion of regular agenda item #4C, the following item was discussed:

- Danielle Dorman-Chapa asked if this development intersects County Road 364. Tyler Brewer stated that there is one intervening property between the proposed development and County Road 364/Throckmorton Road.

During the discussion of regular agenda item #4D, the following item was discussed:

- Dave Minton asked why the applicant wants to cut the property in half and why the applicant wants to plat without a site plan. Tyler Brewer stated that the developer is seeking to plat the property before site planning for the purpose of property conveyance. Nolan Harvey stated that they will come forward with replats as development occurs. Nolan also stated that an approved site plan would be required before construction.

During the discussion of regular agenda item #4F & 4G, the following item was discussed:

- Rendell Hendrickson asked for clarification on what type of site plan would be required for a donation box. Tyler Brewer stated that these site plans would

likely be relatively simple, but that the determination for each site will likely be based on the needs of each development site.

Dwayne McNeil arrived at the meeting at 6:17 p.m.

During the discussion of future agenda items, the following items were discussed:

- Tyler Brewer reminded the Commission that Staff was seeking feedback on the Schedule of Uses.
- Tyler also discussed some upcoming projects in the City.
- Tyler Brewer stated that in March, the Commission will appoint a Vice Chairman and Secretary to Planning and Zoning. This will be done annually.


E. Adjourn.

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Rendell Hendrickson to adjourn.

Vote: 7/0/0

Meeting adjourned at 7:04 p.m.



Angela Harwell, Chairman

ATTEST:



TYLER BREWER, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
February 10, 2022

REGULAR MEETING

1. Call to Order and Roll Call

Angela Harwell called the regular meeting to order at 7:08 p.m.

Rendell Hendrickson, Dave Minton, David Jones, Dwayne McNeil, Adam Porter and Angela Harwell were all present at the meeting.

2. Pledge of Allegiance

All who were present gave the Pledge of Allegiance.

3. Public Comments

No members of the public spoke during this agenda item.

4. Regular Agenda

A. January 13, 2022 Work Session and Regular Meeting Minutes

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to approve the January 13, 2022 work session and regular meeting minutes.

Vote: 6/0/0

B. Consider and act upon the Harrison Park Preliminary Plat, consisting of 8.999± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 2007 Harrison Street, City of Melissa, Collin County, Texas.

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda item #4B.

P&Z Action

Motion was made by David Jones and seconded by Dwayne McNeil to approve the Harrison Park Preliminary Plat.

Vote: 6/0/0

- C. Consider and act upon a recommendation to City Council regarding a request for approval of the Wolf Creek Farms Phase 3 Final Plat, consisting of 22.381± acres of land situated in the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located approximately 1,401 feet to the northwest of the intersection of Collin Street and Parker Drive, City of Melissa, Collin County, Texas.

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda item #4C.

P&Z Action

Motion was made by Dave Minton and seconded by Rendell Hendrickson to recommend to City Council approve the Wolf Creek Farms Phase 3 Final Plat.

Vote: 6/0/0

- D. Consider and act upon the Willow Grove Preliminary Plat, consisting of 41.092± acres of land situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 997 feet to the northeast of the intersection of Buc-ee's Blvd and Fannin Rd, City of Melissa, Collin County, Texas.

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for agenda item #4D.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to approve the Willow Grove Preliminary Plat.

Vote: 6/0/0

- E. Consider and act upon the Lots 1-4, Block A Willow Grove Final Plat, consisting of 48.9364± acres of land situated in the John Emberson Survey, Abstract No. 294, and the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 1,352 feet to the northeast of the intersection of the US75 Access Road and Buc-ee's Blvd, City of Melissa, Collin County, Texas.

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for items #4E.

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to approve the Lots 1-4, Block A Willow Grove Final Plat.

Vote: 6/0/0

- F. **Conduct a public hearing to hear concerns for or against a request for approval of a proposed amendment to Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted).**

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for item #4F & #4G.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to open the public hearing.

Vote: 6/0/0

The public hearing was opened at 7:18 p.m.

There were no public comments.

Motion was made by David Jones and seconded by Dwayne McNeil to close the public hearing.

Vote: 6/0/0

The public hearing was closed at 7:18 p.m.

- G. **Consider and act upon a recommendation to City Council regarding a request for approval of a proposed amendment to Melissa's Code of Ordinances, Ordinance No.**

92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted).

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to approve the recommend to City Council to approve the proposed amendment to Melissa's Code of Ordinances, Ordinance No. 92-04.

Vote: 6/0/0

H. Adjourn

Motion was made by David Jones and seconded by Dave Minton to adjourn.

Vote: 6/0/0

Meeting adjourned at 7:19 p.m.



Angela Harwell, Board Chairman

ATTEST:



TYLER BREWER, Staff Liaison