

**MINUTES  
CITY OF MELISSA PLANNING & ZONING COMMISSION  
March 17, 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, Marcus Snyder, Adam Porter, Preston Taylor, Rendell Hendrickson, and Angela Harwell were all present at the meeting.

**C. Public Comments**

There were no public comments.

**D. Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, to wit:**

- a. 551.071 Private consultation with the attorney for the City
  - i. Project Gateway Rezone

Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recess into closed session.

Vote: 8/0/0

Meeting recessed at 6:01 p.m.

**E. Reconvene into Work Session**

Motion was made by Rendell Hendrickson and seconded by David Jones to reconvene into Work Session.

Vote: 8/0/0

Meeting reconvened at 6:48 p.m.

**F. Discussion of Regular Agenda Items**

During the discussion of agenda items 4A & 4B, the following item was discussed:

- Dave Minton asked if the applicant had indicated which would develop first, the retail tract or the multifamily tract. Tyler Brewer stated that he was not sure

which would come first, however there are site elements that serve both tracts that will be developed at relatively the same time.

- Dave Minton asked if the developer had indicated a price point for the multifamily units. Tyler Brewer stated that he did not have this information.

**G. Discussion of Future Agenda Items**

- Tyler Brewer discussed potential meeting dates for April.

**E. Adjourn.**

P&Z Action

Motion was made by David Jones and seconded by Danielle Dorman-Chapa to adjourn.

Vote: 8/0/0

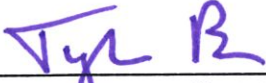
Meeting adjourned at 7:05 p.m.



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Dave Minton, Vice Chairman

ATTEST:



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TYLER BREWER, Staff Liaison

**MINUTES**  
**CITY OF MELISSA PLANNING & ZONING COMMISSION**  
**March 17, 2022**

**REGULAR MEETING**

**1. Call to Order and Roll Call**

Angela Harwell called the regular meeting to order at 7:09 p.m.

Danielle Dorman-Chapa, David Jones, Dave Minton, Rendell Hendrickson, Preston Taylor, 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**

There were no public comments.

**4. Regular Agenda**

- A. Conduct a public hearing to hear concerns for or against a request to rezone four tracts of land: 1) a rezone from Agricultural District ("A") to Planned Development District ("PD") on a 3.998± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at the southwest corner of the intersection of US 75 and Buc-ee's Blvd., City of Melissa, Collin County, Texas; 2) a rezone from Agricultural District ("A") to Planned Development District ("PD") on a 6.530± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 342 feet southeast of the intersection of the US 75 Northbound Access Road and Buc-ee's Blvd., City of Melissa, Collin County, Texas; 3) a rezone from Agricultural District ("A") to Planned Development District ("PD") on a 3.135± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 291 feet east and 71 feet south of the intersection of the US 75 Northbound Access Road and Buc-ee's Blvd., City of Melissa, Collin County, Texas; 4) a repeal of Zoning Ordinances No. 06-15 and 17-17 to establish new Planned Development District ("PD") zoning on a 51.89± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at the northeast corner of the intersection of US 75 and SH 121, City of Melissa, Collin County, Texas.**

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

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by David Jones to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 7:22 p.m.

There were no public comments.

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

Vote: 7/0/0

The public hearing was closed at 7:22 p.m.

- B. Consider and act upon a recommendation to City Council regarding a request to rezone four tracts of land: 1) a rezone from Agricultural District ("A") to Planned Development District ("PD") on a 3.998± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at the southwest corner of the intersection of US 75 and Buc-ee's Blvd., City of Melissa, Collin County, Texas; 2) a rezone from Agricultural District ("A") to Planned Development District ("PD") on a 6.530± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 342 feet southeast of the intersection of the US 75 Northbound Access Road and Buc-ee's Blvd., City of Melissa, Collin County, Texas; 3) a rezone from Agricultural District ("A") to Planned Development District ("PD") on a 3.135± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 291 feet east and 71 feet south of the intersection of the US 75 Northbound Access Road and Buc-ee's Blvd., City of Melissa, Collin County, Texas; 4) a repeal of Zoning Ordinances No. 06-15 and 17-17 to establish new Planned Development District ("PD") zoning on a 51.89± acre tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at the northeast corner of the intersection of US 75 and SH 121, City of Melissa, Collin County, Texas.**

- David Jones asked the developer if the grocery store employees would be able to afford to live in the multifamily units. The developer, John Rose stated that he did not know the rent costs at this time. He stated that H.E.B. does compensate their employees well.

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Rendell Hendrickson to recommend to City Council to approve the rezone.

Vote: 7/0/0

**C. Adjourn**

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

Vote:7/0/0


Meeting adjourned at 7:27 p.m.



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Dave Minton, Vice Chairman

ATTEST:



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TYLER BREWER, Staff Liaison