

**MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
April 14, 2022**

WORK SESSION

A. Call to Order

Angela Harwell called the regular meeting to order at 6:00 p.m.

B. Roll Call

Dave Minton, Rendell Hendrickson, Adam Porter, Marcus Snyder, and Angela Harwell were all present at the meeting.

C. Public Comments

Barbara Wilson
4210 CR 413
Melissa, TX 75454

Ms. Wilson discussed the City's Thoroughfare Plan and the construction across from her property and how it will adversely affect her property.

D. Discussion of Regular Agenda Items

General discussion regarding all Regular Agenda items.

E. Adjourn

Motion was made by Angela Harwell and seconded by Marcus Snyder to adjourn.

Vote: 5/0/0

Meeting was adjourned at 7:04 p.m.



Dave Minton, Vice Chairman

ATTEST:



TYLER BREWER, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
April 14, 2022

REGULAR MEETING

1. Call to Order and Roll Call

Angela Harwell called the regular meeting to order at 7:10 p.m.

Rendell Hendrickson, Dave Minton, Adam Porter, Marcus Snyder, 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. Consent Agenda

P&Z Action

Motion was made by Dave Minton and seconded by Rendell Hendrickson to approve all items on the Consent Agenda.

Vote: 5/0/0

5. Regular Agenda

- A. Conduct a public hearing to hear concerns for or against a request for approval of a rezone from Agricultural District ("A") to Planned Development District ("PD") on 19.397± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 1610, 1654, 1682, and 1720 Private Road 5039, City of Melissa, Collin County, Texas.**

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4A & 4B.

P&Z Action

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

Vote: 5/0/0

The public hearing was open at 7:21 p.m.

Public comments:

Frank Barnett
2311 Jefferson Ave.
Melissa, TX 75454

Mr. Barnett expressed his opposition for this rezone request citing the following reasons:

- Existing congested roadways in Liberty. Mr. Barnett stated that this new development would increase the congestion.
- Mr. Barnett was concerned about potential conflicting fence lines causing issues between the two HOAs.

Kristen Barnett
2311 Jefferson Ave.
Melissa, TX 75454

Ms. Barnett expressed her opposition for this rezone request citing the following reasons:

- Existing congested roadways in Liberty causing issues with school buses accessing roadways, road specifically on Jefferson Ave.

Wade Cramer
3907 Greenbrier Dr.
Melissa, TX 75454

Mr. Cramer expressed his opposition for this rezone request citing the following reasons:

- Proposed access for the new development is limited and may cause issues with traffic flow and safety.
- Drainage on northside is an existing issue
- Mr. Cramer asked if there is a plan for Oxford St.

Allyson McPherson
3911 Greenbrier Dr.
Melissa, TX 75454

Ms. McPherson expressed her opposition for this rezone request citing the following reasons:

- Traffic and safety on the already congested roadways in Liberty. She had specific concerns regarding limited access for emergency vehicles due to the congestion.

Michael Mashburn
3805 Greenbrier Dr.
Melissa, TX 75454

Mr. Mashburn expressed his opposition for this rezone request citing the following reasons:

- Traffic and safety on the congested roadways in Liberty.
- Mr. Mashburn asked who would be liable for incidents that may occur at Liberty HOA parks being used by the proposed development's residents.

Steve Deardorff
3913 Greenbrier Dr.
Melissa, TX 75454

Mr. Deardorff expressed his opposition for this rezone request citing the following reasons:

- Traffic and safety on the congested roadways in Liberty. He stated that the roadways are not set up to accommodate the additional traffic.

Shawn Moore
3803 Greenbrier Dr.
Melissa, TX 75454

Mr. Moore expressed his opposition for this rezone request citing the following reasons:

- Traffic and safety on the congested roadways in Liberty.
- Existing drainage issues may worsen due to the new development.
- Mr. Moore stated that he preferred a standard SF-3 zoning as opposed to the proposed Planned Development which could cause overcrowding.

Motion was made by Rendell Hendrickson and seconded by Adam Porter to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 7:36 p.m.

Representative for the applicant, Bill Perman addressed the Commission with the following topics:

- A connection to State Highway 5/McKinney St is desired by the developer, however, due to the unpermitted DART connection, it is not a viable access point.
- The developer is building a public street to serve both the development and the future 90 Acre Park.
- Dave Minton asked if the developer had done a traffic analysis yet. Bill Perman stated that it has not been completed at this stage.
- Rendell Hendrickson asked if the developer had plans for the road to the south. Bill Perman stated that the developer intends to extend the roadway to the end of the property. It would be the responsibility of the neighboring developer to extend further.
- Bill Perman stated that to address any drainage issues, the property would need to be regraded and would most likely require the removal of trees. He added that the developer will adhere to City Code throughout development.
- Bill Perman stated that the intent of the proposed lot sizes is to mimic and match the existing neighboring Liberty development.
- Marcus Snyder asked if the developer included park land what the lot count be. Bill Perman stated that it had not been determined.
- Marcus Snyder and Rendell Hendrickson expressed concern for potential traffic and safety issues that may arise.

Ujwalla Katkade, property owner addressed the Commission.

- A connection to State Highway 5/McKinney St is desired, but it is not allowed due to Private Road 5039 being an unpermitted DART crossing.
- Increased traffic will be minimal based on the number of lots compared to the number of lots in Liberty.
- The goal is to save as many trees as possible but the developer will need to make sure there are no adverse drainage issues.
- The goal of the development is to appear as an extension of Liberty.

B. Consider and act upon a recommendation to City Council regarding a request for approval of a rezone from Agricultural District ("A") to Planned Development District ("PD") on 19.397± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 1610, 1654, 1682, and 1720 Private Road 5039, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to recommend to City Council to deny the request for a rezone to Planned Development ("PD").

Vote: 5/0/0

- C. Conduct a public hearing to hear concerns for or against a request for a rezone from Agricultural District ("A") to Planned Development District ("PD") on 58.98± acres situated in the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located at the southeast corner of the intersection of U.S. Highway 75 and Throckmorton Rd., City of Melissa, Collin County, Texas.

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4C & 4D.

P&Z Action

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

Vote: 5/0/0

The public hearing was open at 7:59 p.m.

Public comments:

Philip Stanley
50 Country Ridge Rd
Melissa, TX 75454

Mr. Stanley expressed his opposition for this rezone request citing the following reasons:

- Concerns over the increase of density.
- The area needs more commercial.

Luke Robinson
53 Country Ridge Rd
Melissa, TX 75454

Mr. Robinson expressed his opposition for this rezone request citing the following reasons:

- The area needs more commercial. The residents need more places to eat, shop and work.
- Multifamily is not the best use of the land.

Glen Moore
66 Country Ridge Rd
Melissa, TX 75454

Mr. Moore expressed his opposition for this rezone request citing the following reasons:

- Drainage is an existing issue. The area experiences flooding during flash floods. More detention in the area would be desired.

Nathan Whitten
CR 364
Melissa, TX 75454

Mr. Whitten expressed his opposition for this rezone request citing the following reasons:

- Drainage is an existing issue. There is no drainage capacity for this new development.
- Concerns regarding increased traffic and density.

Representative for the applicant, Matt Moore, addressed the Commission.

- The developer is proposing 12.5 acres per unit, which is less than City base code.
- The majority of traffic will be diverted to US 75.
- The developer will complete a flood study, as required by City Code.
- Marcus Snyder asked if there is a guarantee that there will be multifamily, commercial or a mix of the two. Matt Moore stated that it is flexible, but the developer will not go over 312 units and will include commercial along the US 75 frontage.
- Rendell Hendrickson asked if the multifamily will be 3 stories. Matt Moore confirmed this to be correct.
- Marcus Snyder stated that 200+ residents have expressed concern with the increased density.
- Angela Harwell asked if multifamily or commercial is a greater priority for this project. Matt Moore stated that the market will dictate the priority. That will be addressed after zoning.

Motion was made by Rendell Hendrickson and seconded by Adam Porter to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 8:08 p.m.

- D. Consider and act upon a recommendation to City Council regarding a request for a rezone from Agricultural District ("A") to Planned Development District ("PD") on 58.98± acres situated in the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located at the southeast corner of the intersection of U.S. Highway 75 and Throckmorton Rd., City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Marcus Snyder and seconded by Adam Porter to recommend to City Council to deny the request to rezone.

Vote: 4/1/0

Rendell Hendrickson voted against recommendation for denial.

- E. Conduct a public hearing to hear concerns for or against a request to amend Tract E3 of the Stoneridge Planned Development ("PD") Ordinance No. 04-09, consisting of 35.257± acres of land situated in the Michael Ramsour Survey, Abstract No. 772 and the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the northeast corner of US 75 and Melissa Rd, City of Melissa, Collin County, Texas.

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4E & 4F.

P&Z Action

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

Vote: 5/0/0

The public hearing was open at 8:22pm.

Public comments:

Luke Robinson
53 Country Ridge Rd
Melissa, TX 75454

Mr. Robinson expressed his approval for this rezone request citing the following reasons:

- This proposal is the best use of the land.

Steve Brown
48 Country Ridge Rd
Melissa, TX 75454

Mr. Brown expressed his approval for this rezone request.

Jami MacDonald
16 Brookhollow Cir
Melissa, TX 75454

Ms. MacDonald posed the following questions to the developer:

- What is the plan for lighting and screening between the commercial and the residential?

Applicants, Justin Schollkopf and Brian Mullen, addressed the Commission.

- Justin Schollkopf stated that the townhome component with commercial is a good mix for this property. Brian Mullen added that this combination is a great solution for this land.
- Brian Mullen stated the variance requests included townhome lot sizes and garages in the front yard.
- Brian Mullen included that they will be constructing a 6-foot masonry wall along the Country Ridge development.
- Marcus Snyder asked if the developer will be developing the commercial lots. Justin Schollkopf confirmed they will be developing the commercial lots.
- Marcus Snyder asked if there was a plan for the anchor retail lot. Justin Schollkopf stated that it would not be a grocery store. He stated that they may split the pad, but they are keeping it flexible to ensure the best use of the commercial lots.
- Marcus Snyder asked about the developer's plan to cut down on lighting pollution from commercial lots. Justin Schollkopf stated that the townhomes and the additional buffer extending to Country Ridge will provide the necessary buffer.

- Marcus Snyder asked if the garage setbacks were enough for today's larger vehicles. Brian Mullen and Justin Schollkopf stated that the 20-foot spaces are standard for both City Code and typical townhome developments.

Motion was made by Rendell Hendrickson and seconded by Marcus Snyder to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 8:25 p.m.

- F. **Consider and act upon a recommendation to City Council regarding a request to amend Tract E3 of the Stoneridge Planned Development ("PD") Ordinance No. 04-09, consisting of 35.257± acres of land situated in the Michael Ramsour Survey, Abstract No. 772 and the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the northeast corner of US 75 and Melissa Rd, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Marcus Snyder to a recommend to City Council to approve the request to amend Ordinance No. 04-09.

Vote: 5/0/0

- G. **Consider and act upon a recommendation to City Council regarding a request for approval of the Melissa Apartments at US75 and Melissa Rd Preliminary Engineering Site Plan, consisting of 20.26± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the southwest corner of US75 and Melissa Rd, City of Melissa, Collin County, Texas.**

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4G.

- Rendell Hendrickson asked if there were 30 garages. Josh Millsap, representative for the developer, stated that there will be 30 detached garages.
- Marcus Snyder asked if there would be separate rent for the garages. Bill Dahlstrom, a representative for the applicant, with the applicant stated that the garages would be rented separately.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Marcus Snyder to recommend to City Council to approve the Preliminary Site Plan.

Vote: 5/0/0

- H. **Consider and act upon the Melissa 57 Addition Preliminary Plat, consisting of 21.955± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the southwest corner of US75 and Melissa Rd, City of Melissa, Collin County, Texas.**

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4H.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to approve the Melissa 57 Addition Preliminary Plat.

Vote: 5/0/0

- I. **Consider and act upon a recommendation to City Council regarding a request for approval of the Melissa Montessori Academy Final Engineering Site Plan, consisting of 1.500± acres of land situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located on the west side of McKinney St approximately 847 feet southwest of the intersection of McKinney St and Legacy Ranch Dr, City of Melissa, Collin County, Texas.**

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4I.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to recommend to City Council to approve the Melissa Montessori Academy Final Engineering Site Plan.

Vote: 5/0/0

- J. Consider and act upon approval of the Legacy Ranch Plaza Addition Final Plat, consisting of 6.173± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located on the west side of McKinney St approximately 275 feet southwest of the intersection of McKinney St and Legacy Ranch Dr, City of Melissa, Collin County, Texas.

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4J.

P&Z Action

Motion was made by Dave Minton and seconded by Marcus Snyder to approve the Legacy Ranch Plaza Addition Final Plat.

Vote: 5/0/0

- K. Conduct a public hearing to hear concerns for or against a request for a rezone from Agricultural District ("A") to Planned Development ("PD") on 22.656± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located on the east side of McKinney Street approximately 877 feet southwest of the intersection of McKinney Street and Legacy Ranch Drive, City of Melissa, Collin County, Texas.

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4K & 4L.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Adam Porter to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 8:59 p.m.

There were no public comments.

Motion was made by Rendell Hendrickson and seconded by Adam Porter to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 9:00 p.m.

Mathias Haubert, applicant, addressed the Commission concerning the following topics:

- The proposed unit count is 700 units.
 - Dave Minton asked what the size of the 1-bedroom units will be. Mathias Haubert stated that the average size was 770 square feet. The breakdown of unit types is 47% 1 bedroom, 45% 2-bedroom and 7% 3-bedroom.
 - Dave Minton asked about the masonry percentages on the proposed buildings. Mr. Haubert stated it will be 70% hardy panel siding and 30% masonry.
 - Rendell Hendrickson asked if the townhomes would be for sale. Mathias Haubert stated that they would be for sale.
 - Marcus Snyder commented on commercial lots, stating there was not much commercial being proposed. Mathias Haubert stated the available access points have made it difficult to include more commercial.
 - Rendell Hendrickson stated that he is concerned with the fuel station, carwash and major/minor automobile repair uses. Mathias Haubert stated that the developer does not intend for major repair uses.
 - Marcus Snyder asked if there will be a sound barrier between the commercial and residential. Mathias Haubert stated there will be screening.
 - Marcus Snyder stated his concern for the small amount of commercial in the proposal. Rendell Hendrickson agreed and added a comment of concern about the access. Mr. Haubert stated that the lack of access from Hwy 5 prevents additional commercial.
- L. **Consider and act upon a recommendation to City Council regarding a request for a rezone from Agricultural District ("A") to Planned Development ("PD") on 22.656± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located on the east side of McKinney Street approximately 877 feet southwest of the intersection of McKinney Street and Legacy Ranch Drive, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Marcus Snyder to table the item until the May 12, 2022 Planning and Zoning meeting.

Vote: 5/0/0

- M. **Conduct a public hearing to hear concerns for or against a request for a rezone from Single Family Residential District 3 ("SF-3") to Planned Development District ("PD") on 0.892± acres situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at 1724 Fannin Rd, City of Melissa, Collin County, Texas.**

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4M & 4N.

P&Z Action

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

Vote: 5/0/0

The public hearing was opened at 9:23 p.m.

There were no public comments.

Motion was made by Rendell Hendrickson and seconded by Adam Porter to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 9:23 p.m.

- N. Consider and act upon a recommendation to City Council regarding a request for a rezone from Single Family Residential District 3 ("SF-3") to Planned Development District ("PD") on 0.892± acres situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at 1724 Fannin Rd, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Adam Porter and seconded by Marcus Snyder to recommend to City Council to approve the request for rezone to Planned Development ("PD").

Vote: 5/0/0

- O. Conduct a public hearing to hear concerns for or against a request for a replat of the Meadow Run Phase 5 Addition, consisting of 26.7214± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 1,588 feet east of the intersection of E Melissa Rd and Valley Run Rd, City of Melissa, Collin County, Texas.**

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4O & 4P.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Marcus Snyder to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 9:26 p.m.

There were no public comments.

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

Vote: 5/0/0

The public hearing was closed at 9:27 p.m.

- P. Consider and act upon a replat of the Meadow Run Phase 5 Addition, consisting of 26.7214± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 1,588 feet east of the intersection of E Melissa Rd and Valley Run Rd, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Marcus Snyder and seconded by Rendell Hendrickson to approve the Meadow Run Phase 5 Addition replat.

Vote: 5/0/0

- Q. Conduct a public hearing to hear concerns for or against a request to amend Ordinance No. 20-14 by removing 9.7727± acres of land from said ordinance and making the necessary modifications to said ordinance and then rezoning the same 9.7727± acres of land as well as an additional 4.0273± acres of land to Planned Development District ("PD"), said acreage totaling 13.83± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 382 feet southwest of the intersection of E Melissa Rd and Bryant St, City of Melissa, Collin County, Texas.

City Engineer, Nolan Harvey provided the staff summary for Regular Agenda Items #4Q & 4R.

P&Z Action

Motion was made by Marcus Snyder and seconded by Rendell Hendrickson to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 9:32 p.m.

There were no public comments.

Motion was made by Rendell Hendrickson and seconded by Marcus Snyder to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 9:33 p.m.

Representative for the applicant, Waldy Coronado, addressed the Commission concerning the following topics:

- The proposal is for multifamily only, no commercial. The access for commercial uses is limited and may cause potential traffic issues.
 - Marcus Snyder stated that the original PD calls for 30% commercial and 70% multifamily.
 - Vincent Barbato, representing the applicant, stated that the main concern for adding commercial to this proposal is the lack of access. Traffic is a concern due to the constraints on the property. Mr. Barbato shared that he has had conversations with another developer who will be coming forward to propose commercial uses on the neighboring property within the same existing Planned Development.
 - Rendell Hendrickson stated that Commission cannot base their decision on the potential neighboring development and can only view this proposal on its own.
- R. Consider and act upon a recommendation to City Council regarding a request to amend Ordinance No. 20-14 by removing 9.7727± acres of land from said ordinance and making the necessary modifications to said ordinance and then rezoning the same 9.7727± acres of land as well as an additional 4.0273± acres of land to Planned Development District ("PD"), said acreage totaling 13.83± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 382 feet southwest of the intersection of E Melissa Rd and Bryant St, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to recommend to City Council to approve the request to amend Ordinance No. 20-14.

Vote: 4/1/0

Marcus Snyder voted against recommendation for approval.

- S. Consider and act upon The Venue at Eden Development Plat, consisting of 9.923± acres of land situated in the James Fisher Survey, Abstract No. 304, Collin County, Texas and generally located on the west side of FM 1827 approximately 480 feet southwest of the intersection of FM 545 and FM 1827, Collin County, Texas.

P&Z Action

Motion was made by Marcus Snyder and seconded by Dave Minton to approve The Venue at Eden Development Plat.

Vote: 5/0/0

T. Adjourn

Motion was made by Dave Minton and seconded by Rendell Hendrickson to adjourn.


Vote: 5/0/0

Meeting adjourned at 10: 03 p.m.



Dave Minton, Vice Chairman

ATTEST:



TYLER BREWER, Staff Liaison