

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
May 12, 2022

Work Session

A. Call to Order

Dave Minton called the work session to order at 6:02 p.m.

B. Roll Call

Rendell Hendrickson, Preston Taylor, David Jones, and Dave Minton were all present at the meeting. Dwayne McNeil arrived at 6:11 p.m.

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 if the parking, fire lanes and bus lanes were changing with this new site plan. Tyler Brewer confirmed and called attention to the note under parking on the site plan. Tyler reminded the Commission that previously, this site received an approval for non-simultaneous parking.

During the discussion of regular agenda item #5A & 5B, the following items were discussed:

- Dave Minton asked if the applicant provided any data to explain the one-to-two-bedroom ratio in the plan. Tyler Brewer stated that the applicant had not provided this data to City Staff.
- Dave Minton commented that he was not sure there is a demand for one-bedroom multifamily units in Melissa. Tyler Brewer suggested that this was a good question to ask the applicant during the regular meeting.
- Adam Porter asked if TXDOT determines if a traffic signal should be added to intersections and driveway connections such as those driveway connections shown in the Cardinal Corner proposal. Tyler Brewer confirmed that TXDOT does determine if new traffic signals are warranted/needed based on traffic warrant studies.
- Dave Minton asked if the applicant has had a Traffic Impact Analysis done. Tyler Brewer stated that Staff has had discussions with the applicant noting that a TIA will be required at the time of preliminary plat submittal.

During the discussion of regular agenda item #5C & 5D, the following items were discussed:

- Dwayne McNeil asked if there are any runoff issues on this site and if detention will be required. Tyler Brewer stated that the City is in the process of investing in regional detention to cover detention for the whole Downtown Overlay District.
- Dave Minton asked if the regional detention pond will be above ground. Tyler Brewer confirmed that the detention will very likely be above ground.

E. Adjourn.

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to adjourn.


Vote: 6/0/0

Meeting adjourned at 6:56 p.m.



Dave Minton, Vice Chairman

ATTEST:



TYLER BREWER, Staff Liaison

**MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
May 12, 2022**

REGULAR MEETING

1. Call to Order and Roll Call

Dave Minton called the regular meeting to order at 7:01 p.m.

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

2. Pledge of Allegiance

All who were present gave the Pledge of Allegiance.

3. Public Comments

Karen Burnside
817 Inwood Dr.
Melissa, TX 75454

Ms. Burnside addressed the Commission to inquire about development along Telephone Rd as it relates to her property along County Road 278.

Shrianang Golhar

Mr. Golhar addressed the Commission to discuss a development that requires an offsite sewer line to be brought to his site and the associated costs of doing so.

4. Consent Agenda

A. March 17, 2022 and April 14, 2022 Work Session and Regular Meeting Minutes

B. Consider and act upon a recommendation to City Council regarding a request for approval of the Melissa High School Phase 3 Final Engineering Site Plan, consisting of 72.48± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 863 feet northeast of the corner of E Melissa Rd and Milrany Ln.

C. Consider and act upon a replat of the New Melissa High School Addition, consisting of 77.318± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa,

Collin County, Texas and generally located approximately 863 feet northeast of the corner of E Melissa Rd and Milrany Ln.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to approve the Consent Agenda.

Vote: 5/0/0

5. Regular Agenda

- A. 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.**

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda item #5A & 5B.

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to open the public hearing.

Vote: 5/0/0

The public hearing was open at 7:15 p.m.

There were no public comments.

Mathias Haubert, Bohler Engineering, addressed the Commission to discuss the changes to their proposal based on the Commission's previous comments.

- Dave Minton asked if the applicant has done a traffic impact study. Mr. Haubert stated that they will have a TIA completed and will work with TXDOT on access, but that will come later at the time of platting.

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

Vote: 5/0/0

The public hearing was closed at 7:15 p.m.

- B. 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 David Joes to recommend to City Council to approve the request to rezone to Planned Development ("PD").

Vote: 5/0/0

- C. Conduct a public hearing to hear concerns for or against a request to repeal Ordinance No. 20-14 and rezone the 11.494± acres of land from said ordinance as well as an additional 7.034± acres of land to Planned Development District ("PD"), said acreage totaling 18.528± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 1,174 feet southwest of the intersection of E Melissa Rd and Bryant St, City of Melissa, Collin County, Texas.**

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for agenda item #5C & 5D.

P&Z Action

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

Vote: 5/0/0

The public hearing was open at 7:19 p.m.

There were no public comments.

Daniel Ebarb, Ebarb + Guest Architecture, shared a presentation.

- Rendell Hendrickson asked how it was determined how much of each land use to include in the concept plan. Mr. Ebarb stated that the site was limited to where commercial could be placed due to access. He stated that the multifamily portion required a certain amount frontage for proper access to the buildings.
- Dwayne McNeil asked what type of businesses were planned for the commercial site. Mr. Ebarb stated that the businesses would be neighborhood services and nothing more intensive than what General Commercial allows.

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

Vote: 5/0/0

The public hearing was closed at 7:28 p.m.

- D. Consider and act upon a recommendation to City Council regarding a request to repeal Ordinance No. 20-14 and rezone the 11.494± acres of land from said ordinance as well as an additional 7.034± acres of land to Planned Development District ("PD"), said acreage totaling 18.528± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 1,174 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 David Jones to recommend to City Council to approve the request to rezone to Planned Development ("PD").

Vote: 5/0/0

- E. Conduct a public hearing to hear concerns for or against a request for a rezone from Single Family Residential District 3 within the Downtown Overlay District Commercial Mixed-Use Area ("SF-3/DOD-CMU") to General Commercial within the Downtown Overlay District Commercial Mixed-Use Area ("C-2/DOD-CMU") on 0.886± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 3114 and 3116 McKinney St., City of Melissa, Collin County, Texas.

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for agenda item #5E & 5F.

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 open at 7:36 p.m.

There were no public comments.

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

Vote: 5/0/0

The public hearing was closed at 7:37 p.m.

- F. Consider and act upon a recommendation to City Council regarding a request for a rezone from Single Family Residential District 3 within the Downtown Overlay District Commercial Mixed-Use Area ("SF-3/DOD-CMU") to General Commercial within the Downtown Overlay District Commercial Mixed-Use Area ("C-2/DOD-CMU") on 0.886± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 3114 and 3116 McKinney St., City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to recommend to City Council to approve the request to rezone.

- G. Consider and act upon a recommendation to City Council regarding a request for approval of the Alexan Melissa Final Engineering Site Plan, consisting of 19.951± acres of land situated in the J. Emberson Survey Abstract No. 294, City of Melissa, Collin County Texas and generally located on the west side of Telephone Rd. approximately 1,780 feet northeast of the intersection of Melissa Rd. and Telephone Rd., City of Melissa, Collin County, Texas.

Motion was made by David Jones and seconded by Rendell Hendrickson to recommend to City Council to approve the Alexan Melissa Final Engineering Site Plan.

Vote: 5/0/0

- H. Consider and act upon a recommendation to City Council regarding the Alexan Melissa Final Plat, consisting of 19.951± acres situated in the J. Emberson Survey Abstract No. 294, City of Melissa, Collin County, Texas and generally located on the west side of Telephone Rd. approximately 1,780 feet northeast of the intersection of Melissa Rd. and Telephone Rd., City of Melissa, Collin County, Texas.

Motion was made by David Jones and seconded by Rendell Hendrickson to recommend to City Council to approve the Alexan Melissa Final Plat.

Vote: 5/0/0

- I. Conduct a public hearing to hear concerns for or against 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 agenda item #5I & 5J.

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to open the public hearing.

Vote: 5/0/0

The public hearing was open at 7:43 p.m.

There were no public comments.

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

Vote: 5/0/0

The public hearing was closed at 7:44 p.m.

- J. Consider and act upon a recommendation to City Council regarding 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 recommend to City Council to approve the amendment to Melissa's Code of Ordinances.

Vote: 5/0/0

K. Adjourn

Motion was made by David Jones and seconded by Rendell Hendrickson to adjourn.

Vote: 5/0/0

Meeting adjourned at 7:45 p.m.



Dave Minton, Vice Chairman

ATTEST:



TYLER BREWER, Staff Liaison