

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

Work Session

A. Call to Order

Rendell Hendrickson called the work session to order at 6:00 p.m.

B. Roll Call

Marcus Snyder, Preston Taylor, David Jones, Dave Minton, and Rendell Hendrickson 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 Consent Agenda item #4B, the following items were discussed:

- Marcus Snyder asked if the architectural elements aligned with the City's vision. Tyler Brewer stated that zoning was approved in 2004 and that the site plan and plat comply with Code, so the project should be recommended for approval.
- Marcus Snyder asked if the elevations were included in the zoning case in 2004. Tyler Brewer stated that the elevations were not included at that time. He stated that this tract was part of a master zoning case along the west side of US75 that reserved this area for multifamily.

During the discussion of Consent Agenda item #4D, the following items were discussed:

- Marcus Snyder asked if the townhomes would be for rent or individually owned. Tyler Brewer stated that the townhomes will be individually platted and individually owned.

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

- Rendell Hendrickson stated that the project came before Planning and Zoning previously which was recommended for denial. Mr. Hendrickson asked if the drainage concerns brought forward by residents at that time had been addressed. Matt Moore, ClayMoore Engineering, stated that he had had conversations with the resident who raised concerns about the drainage. He

stated that he will be sharing the flood study with the resident. Mr. Moore stated that the resident was mainly concerned with the drainage and not concerned with the project itself and that he believes the satisfied the resident's concerns about drainage. Mr. Moore stated that he also spoke with the resident that started a petition against this project the first time it was considered. He stated that the resident expressed that he only wanted commercial uses on this tract of land. Mr. Moore stated that due to the topography of the subject tract, the property isn't a viable commercial site for the entire acreage. He stated that there is a minimum of 6 acres reserved for commercial with a possibility of more commercial within the remaining area.

- Rendell Hendrickson asked if the applicant was willing to consider taking on additional detention. Matt Moore stated that he is willing to evaluate that possibility with FEMA and the City's Engineer.
- David Jones asked how the applicant made the decision to add additional units from the initial proposal. Matt Moore stated that they had available real estate to add more units and maintain the City's base code of units per acre.
- Rendell Hendrickson asked if the applicant knew the phasing of construction. Matt Moore stated the phasing will be market driven. He stated that the multifamily component would potentially drive the commercial.
- Dave Minton asked if the City had any issues with the parking ratio. Tyler Brewer stated that this is in line with previous multifamily planned developments.

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

- Rendell Hendrickson asked if the application called out 8-foot screening. Tyler Brewer stated that it was not called out. He stated that the applicant only provided updated imagery from the previous meeting when this item was tabled. Mr. Brewer stated that the Commission would have the option to include the development standards listed in the letter of conditional support issued by the neighboring developer in a motion for approval, if so inclined.
- Dave Minton asked what the building material of the exiting screening wall is. Tyler Brewer stated that it is a brick masonry wall.

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

- Marcus Snyder stated his concern for the variance request regarding the parapet wall screening and the possibility of the rooftop equipment being visible in the community. Tyler Brewer stated that it is possible to see some rooftop equipment in other developments depending on the varying elevations throughout the community.

- Marcus Snyder asked when the property was zoned. Nolan Harvey stated that the property was rezoned in 2016 and was initially zoned for the same land use in 2005.


E. Adjourn.

P&Z Action

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

Vote: 5/0/0

Meeting adjourned at 6:54 p.m.



Rendell Hendrickson, Chairman

ATTEST:



TYLER BREWER, Staff Liaison

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

REGULAR MEETING

1. Call to Order and Roll Call

Rendell Hendrickson called the regular meeting to order at 7:00 p.m.

Preston Taylor, Dave Minton, David Jones, Marcus Snyder, and Rendell Hendrickson 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

A. June 9, 2022 Work Session and Regular Meeting Minutes

B. Consider and act upon a recommendation to City Council regarding a request for approval of the Prose Melissa Final Engineering Site Plan, consisting of 18.798± acres of land situated in the J. Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 870 feet to the northeast of the intersection of Melissa Rd and Telephone Rd, City of Melissa, Collin County, Texas.

C. Consider and act upon the Prose Melissa Addition Final Plat, consisting of 18.798± acres of land situated in the J. Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 870 feet to the northeast of the intersection of Melissa Rd and Telephone Rd, City of Melissa, Collin County, Texas.

D. Consider and act upon the Townhomes at Sam Rayburn Addition Preliminary Plat, consisting of 15.491± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the east side of Milrany Lane approximately 1,676 feet north of the intersection of Sam Rayburn Highway and Milrany Lane, City of Melissa, Collin County, Texas.

- E. Consider and act upon the Willow Grove Final Plat, consisting of 41.092± acres 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 on the west side of Fannin Rd approximately 1,000 feet to the northeast of the intersection of Fannin Road and Buc-ee's Blvd, City of Melissa, Collin County, Texas.
- F. Consider and act upon the Milrany Ranch Phase 3 Preliminary Plat, consisting of 41.764± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 1,177 feet to the southeast of the intersection of Sam Rayburn Highway and Laurel Valley Lane, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Dave Minton and seconded by Marcus Snyder 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 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.

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

Matt Moore, ClayMoore Engineering, gave an overview of the project.

Motion was made by David Jones and seconded by Preston Taylor to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 7:10 p.m.

There were no public comments.

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

Vote: 5/0/0

The public hearing was closed at 7:11 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 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.**

Marcus Snyder asked the applicant to confirm the number of one, two and three bedrooms. Richard Dilsavor, applicant with Cedarwood Development, stated that the initial target mix is 30% (one bedroom), 60% (two bedroom), and 10% (three bedroom). Mr. Dilsavor added that a market study will be conducted to ensure the appropriate mix.

Marcus Snyder asked the applicant if they had had conversations regarding drainage concerns from residents at the previous meeting. Matt Moore stated that he had had conversations with the resident who spoke at the previous meeting. He stated that he would be sharing the flood study with the resident should the zoning move forward on this project.

P&Z Action

Motion was made by Marcus Snyder and seconded by Preston Taylor to recommend to City to approve the rezone request.

Vote: 5/0/0

- C. Conduct a public hearing to hear concerns for or against a request to adopt a Specific Use Permit ("SUP") allowing for Car Wash, Full Service land use on 1.396± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, being part of Lot 2, Block A of the Avilla Springs Conveyance Plat and generally located at the southwest corner of Sam Rayburn Highway and Milrany Ln., City of Melissa, Collin County, Texas.**

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

Juan Rodriguez, engineer for the applicant, addressed the Commission to present the updated proposal.

Motion was made by David Jones and seconded by Marcus Snyder to open the public hearing.

Vote: 5/0/0

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

Sahil Kurji
2500 Indigo Dr.
McKinney, TX 75072

Mr. Kurji stated that he a member of the ownership group that owns the parcel of land where the proposed carwash will be located. He stated that his group has been working with both Club Carwash and NexMetro Communities to address specific concerns regarding the height of the screening wall between the two developments as well as the noise decibel level. Mr. Kurji stated that NexMetro is in support of the carwash land use in this location as outlined in the letter of support issued by NexMetro Communities.

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

Vote: 5/0/0

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

D. Consider and act upon a recommendation to City Council regarding a request to adopt a Specific Use Permit ("SUP") allowing for Car Wash, Full Service land use on 1.396± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, being part of Lot 2, Block A of the Avilla Springs Conveyance Plat and generally located at the southwest corner of Sam Rayburn Highway and Milrany Ln., City of Melissa, Collin County, Texas.

David Jones asked the engineer if he was agreeable with the conditions for project support stipulated in a letter by the adjacent developer from NexMetro Communities. Juan Rodriguez, engineer for the applicant, stated that he was agreeable with the conditions. Dave Jones asked if the additional fence height would be constructed with the same materials as the existing fence. Mr. Rodriguez stated that it would be the same material.

P&Z Action

Motion was made by Preston Taylor and seconded by Dave Minton to recommend to City Council to approve the Specific Use Permit conditioned upon the applicant's commitment to addressing the stipulations in the letter from the adjacent developer being added to the rezone ordinance, if/where applicable..

Vote: 5/0/0

E. Consider and act upon the Public Storage Final Engineering Site Plan, consisting of 3.352± acres situated in the D. E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the south side of Sam Rayburn Highway approximately 950 feet to the northeast of the intersection of Sam Rayburn Highway and Milrany Lane, City of Melissa, Collin County, Texas.

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

Marcus Snyder asked what the height of the tallest piece equipment will be on the rooftop. Lorelei Mewhirter, O'Brien Architects, stated that the parapet wall would be slightly more than 5 feet tall with the building reaching about 53 feet.

Marcus Snyder stated that the rooftop of this building would likely be visible from several areas in the community. David Jones asked what the height of the parapet wall would be to screen the equipment in accordance with the City's screening wall ordinance. Lorelei Mewhirter stated that the wall would need to be about 5'3" which is an additional 3 feet from the current design of the lowest point of the building.

Rendell Hendrickson asked what the landscaping plans are for this project. Trey Braswell, Kimley-Horn Engineering, stated that the landscaping would meet Code minimum regulations.

Marcus Snyder asked if this building was typical in size compared to other Public Storage buildings. Ms. Mewhirter stated that this building was larger in footprint, but typical in height.

Rendell Hendrickson asked if the applicant was opposed to building the taller parapet walls. Ms. Mewhirter stated that they were not opposed to adding the taller parapet walls if needed. She stated that they were trying to minimize the overall scale of the building and prevent the need for bracing around the perimeter of the building.

Tyler Brewer asked the applicant to confirm whether there is a parapet wall around the entire roof of the building. Ms. Mewhirter stated the plans include a parapet

wall around the entire building. The height of the parapet wall varies and is not 1 foot taller than the rooftop equipment, which is the City's base Code requirement.

P&Z Action

Motion was made by David Jones and seconded by Dave Minton to recommend to City Council to approve the Public Storage Final Engineering Site Plan.

Vote: 4/1/0. Marcus Snyder voted against the recommendation for approval.

- F. Consider and act upon a replat of Lot 4R1-A the Melissa Industrial Park Addition, consisting of 3.352± acres situated in the D. E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the south side of Sam Rayburn Highway approximately 950 feet to the northeast of the intersection of Sam Rayburn Highway and Milrany Lane, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Dave Minton and seconded by David Jones to approve the requested replat.

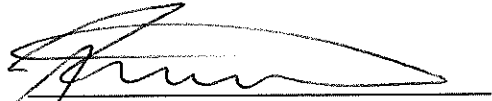
Vote: 5/0/0

G. Adjourn

Motion was made by David Jones and seconded by Preston Taylor to adjourn.

Vote: 5/0/0

Meeting adjourned at 7:44 p.m.


Rendell Hendrickson, Chairman

ATTEST:

Tyler B

TYLER BREWER, Staff Liaison