

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
August 11, 2022

Work Session

A. Call to Order

Rendell Hendrickson called the work session to order at 6:01 p.m.

B. Roll Call

Marcus Snyder, Preston Taylor, Dave Minton, Adam Porter, 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 #4D, the following items were discussed:

- Marcus Snyder asked if the development would be screened similar to Meadow Run. Tyler Brewer stated that along the collector road, Greer Way, screening is required, however, along the south/southeastern border of the development, there likely will not be screening.
- Marcus Snyder asked if cedar fencing is an approved screening material. Tyler Brewer stated that the Code contemplates a few materials and construction methods for screening walls and that wood fencing with masonry columns is one of those approved methods.

During the discussion of Consent Agenda item #4E & 4F, the following item was discussed:

- Marcus Snyder asked if the roadways in the proposed development are wide enough for school buses to traverse. Tyler Brewer stated that the roadways throughout the development are designed as fire lanes to ensure that the width and radii allow for fire truck access and will therefore be wide enough for a school bus.

During the discussion of Regular Agenda item #4G, the following item was discussed:

- Marcus Snyder asked if the development would require a removal of the septic system. Tyler Brewer stated that the Code requires that all developments within 150 feet of a City sewer line must connect to City sewer at the time of development.

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

- Marcus Snyder asked if this development would be screened. Tyler Brewer stated that the development will have a perimeter fence.
- Marcus Snyder asked if the development will be gated. Tyler Brewer stated that development is indeed gated beginning at the fire lanes internal to the development.


E. Adjourn.

P&Z Action

Motion was made by Dave Minton and seconded by Adam Porter to adjourn.

Vote: 5/0/0

Meeting adjourned at 6:47 p.m.



Rendell Hendrickson, Chairman

ATTEST:



TYLER BREWER, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
August 11, 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, Adam Porter, 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. July 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 57 Final Engineering Site Plan, consisting of 20.26± acres of land situated in the J. 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.

C. Consider and act upon the Melissa 57 Addition Final Plat, consisting of 21.955± acres of land situated in the J. 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.

D. Consider and act upon the South Meadow Phase 1 Final Plat, consisting of 66.468± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 247 feet south of the intersection of Greer Way and Blue Stem Blvd, City of Melissa, Collin County, Texas.

- E. Consider and act upon a recommendation to City Council regarding a request for approval of the Christopher Todd Communities at Stoneridge Final Engineering Site Plan, consisting of 20.04± acres of land situated in the J. Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the northeast corner of Melissa Rd and Telephone Rd, City of Melissa, Collin County, Texas.
- F. Consider and act upon the Christopher Todd Communities at Stoneridge Final Plat, consisting of 26.576± acres of land situated in the J. Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the northeast corner of Melissa Rd and Telephone Rd, City of Melissa, Collin County, Texas.
- G. Consider and act upon a recommendation to City Council regarding a request for approval of the Raymundo Addition Final Plat, consisting of 2.469± acres of land situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at 3110 E. Melissa Rd, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Dave Minton and seconded by Preston Taylor 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 11.149± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney Street approximately 845 feet to the northeast of the intersection of McKinney Street and Pennsylvania Ave, City of Melissa, Collin County, Texas.

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

Motion was made by Marcus Snyder and seconded by Preston Taylor to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 7:07 p.m.

There were no public comments.

Motion was made by Preston Taylor and seconded by Dave Minton to close the public hearing.

Vote: 5/0/0

The public hearing was closed at 7:08 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 11.149± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney Street approximately 845 feet to the northeast of the intersection of McKinney Street and Pennsylvania Ave, City of Melissa, Collin County, Texas.**

Matt Brendel, applicant with Legacy Partners, introduced himself and offered to answer any questions the Commission may have.

Marcus Snyder asked the applicant to elaborate on the landscaping and hardscaping around the perimeter of the development. Matt Brendel stated that the property will be screened and that the screening plan was included in the development standards. He stated that the site will be access-controlled with fencing along the perimeter along with private, gated access except for the one public entrance off McKinney St.

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. Consider and act upon the Legacy Highland Preliminary Plat, consisting of 11.149± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney Street approximately 845 feet to the northeast of the intersection of McKinney Street and Pennsylvania Ave, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Marcus Snyder and seconded by Dave Minton to approve the Legacy Highland Preliminary Plat.

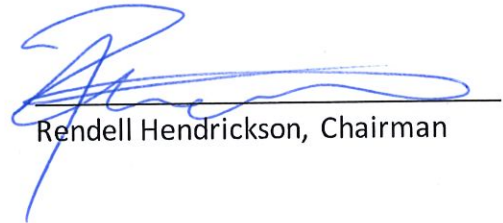
Vote: 5/0/0

D. Adjourn

Motion was made by Preston Taylor and seconded by Marcus Snyder to adjourn.

Vote: 5/0/0

Meeting adjourned at 7:12 p.m.



Rendell Hendrickson, Chairman

ATTEST:



TYLER BREWER, Staff Liaison