

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
March 16, 2023

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, Danielle Dorman-Chapa, Dave Minton, Adam Porter and Rendell Hendrickson were all present at the meeting.

C. Public Comments

There were no comments from the public.

D. Discussion of Consent & Regular Agenda Items

During the discussion of item 4C & 4D, the following items were discussed:

- Tyler Brewer stated that the property owner has dedicated the necessary right-of-way for the City to construct the Cardinal – Highland roadway project.

During the discussion of item 5A, the following items were discussed:

- Nolan Harvey discussed the access points for the Scooter's Coffee and the remaining parent tract.
- Danielle Dorman-Chapa asked if the Dollar General would receive a median opening for the current driveway. Nolan Harvey stated that it would not receive a median opening at that location due to spacing constraints.
- Marcus Snyder asked if the emergency fire station opening would have a traffic light. Nolan Harvey stated that a light would be installed. He stated that the light will remain a flashing yellow light that will turn red when the fire department is exiting the station in an emergency.

E. Adjourn.

P&Z Action

Motion made by Preston Taylor and seconded by Adam Porter to adjourn the meeting.

Vote: 6/0/0

Meeting adjourned at 6:28 p.m.



Preston Taylor, Chairman

ATTEST:



TYLER BREWER, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
March 16, 2023

REGULAR MEETING

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

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

Preston Taylor, Dave Minton, Marcus Snyder, Danielle Dorman- Chapa, Adam Porter 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. **Consider and act upon approval of the February 9, 2023, Work Session and Regular Meeting Minutes.**
- B. **Consider the Melissa Road Townhomes Preliminary Plat, consisting of 17.514± acres situated in the Michael Ramsour Survey, Abstract No. 722 and the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the Northeast of US75 and Melissa Rd, City of Melissa, Collin County, Texas.**
- C. **Consider a recommendation to City Council regarding the Legacy Highland Final Engineering Site Plan, consisting of 11.149± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney St approximately 845 feet to the northeast of the intersection of McKinney St and Pennsylvania Ave, City of Melissa, Collin County, Texas.**
- D. **Consider the Melissa Highland Final Plat, consisting of 11.149± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney St approximately 845 feet to the northeast of the intersection of McKinney St and Pennsylvania Ave, City of Melissa, Collin County, Texas.**

- E. Consider a recommendation to City Council regarding the Milrany Retail Final Engineering Site Plan, consisting of 1.63± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 3115 Milrany Ln, City of Melissa, Collin County, Texas.
- F. Consider a replat of the Farmhouse 121 Addition, consisting of 4.348± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 3115 Milrany Ln, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Preston Taylor and seconded by Danielle Dorman-Chapa to approve the Consent Agenda.

Vote: 6/0/0

5. Regular Agenda

- A. Conduct a public hearing and make a recommendation to City Council regarding a request for a rezone from Single Family Residential District 3 within the Downtown Overlay District Transition Mixed-Use Area ("SF-3/DOD-TMU") to General Commercial within the Downtown Overlay District Transition Mixed-Use Area ("C-2/DOD-TMU") on 3.129± acres situated in the J.F. Fitzugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at 2403 McKinney St, City of Melissa, Collin County, Texas.

Tyra LaVerne provided the staff summary for agenda item #5A.

Luke Younger, Scooter's Coffee franchise owner, introduced himself to the Commission and expressed his excitement to operate a business in Melissa.

P&Z Action

Motion was made by Marcus Snyder and seconded by Adam Porter to open the public hearing.

Vote: 6/0/0

The public hearing was opened at 7:07pm.

There were no public comments.

Motion was made by Marcus Snyder and seconded by Adam Porter to close the public hearing.

Vote: 6/0/0

The public hearing was closed at 7:07pm.

Motion was made by Danielle Dorman- Chapa and seconded by Marcus Snyder to recommend to City Council to approve the rezone request.

Vote: 6/0/0

B. Adjourn

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

Vote: 6/0/0

Meeting adjourned at 7:08p.m.



Preston Taylor, Chairman

ATTEST:



TYLER BREWER, Staff Liaison