

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
April 13, 2023

Work Session

A. Call to Order

Preston Taylor called the work session to order at 6:00 p.m.

B. Roll Call

Marcus Snyder, Danielle Dorman-Chapa, Dave Minton, Adam Porter, Dwayne McNeil, Dan Mathews, and Preston Taylor were all present at the meeting.

C. Public Comments

There were no comments from the public.

D. Discussion of Consent & Regular Agenda Items

Tyler Brewer stated that the applicant for Regular Agenda Item 5E requested to postpone the public hearing and consideration of the item until the May Planning and Zoning Meeting.

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

- Marcus Snyder asked if the façade exhibit provided was intended to be the final design. Tyler Brewer stated that the applicant will be in the audience and would be available to speak to that in the Regular Session.
- Adam Porter asked where other storage facilities are located in the City. Tyler Brewer provided an overview of the locations of storage facilities in the City.

E. Adjourn.

P&Z Action

Motion made by Marcus Snyder and seconded by Dwayne McNeil to adjourn the meeting.

Vote: 7/0/0

Meeting adjourned at 6:19 p.m.



Preston Taylor, Chairman

ATTEST:



Tyra LaVerne, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
April 13, 2023

REGULAR MEETING

1. Call to Order and Roll Call

Preston Taylor called the regular meeting to order at 7:00p.m.

Dan Mathews, Dave Minton, Marcus Snyder, Danielle Dorman- Chapa, Adam Porter, Dwayne McNeil, and Preston Taylor were all present at the meeting.

2. Pledge of Allegiance

All who were present gave the Pledge of Allegiance.

3. Public Comments

Kaitlin Craven
2720 Fannin Rd
Melissa, TX

Ms. Craven spoke against the potential future zoning of a Walmart on SH 5. She stated that properties located within the Downtown Overlay District and properties in the gateways leading to the Downtown Overlay District should have a boutique, downtown feel. She stated that a Walmart in this location would eliminate that feeling. Ms. Craven said that the Downtown Overlay District has specific design guidelines for building facades and that Walmart should follow the same design guidelines.

Joseph Call
3032 Willow Creek Dr
Melissa, TX

Mr. Call spoke against the potential future zoning of a Walmart on SH 5. He stated that he is not opposed to Walmart as a business or an entity. He added that he is a Walmart shopper. He encouraged the Commission to read the book "The Walmart Effect" by Charles Fishman. Mr. Call stated that the book details how Walmart enters small communities with a low-cost model which undercuts local businesses. He added that this ultimately hurts local businesses, local neighborhoods and the tax base for schools. He added that a study from Civic Economics details that for every one million dollars earned in revenue, Walmart contributes half as much to the local economy as would a local business.

Vamsee Nag Tunuguntla
1904 Canyon Lane
Melissa, TX

Mr. Tunuguntla spoke against the potential future zoning of a Walmart on SH 5. He stated that Walmart would bring crime to the area. He added that the speed limit on SH 5 may change to a reduced speed along the Walmart frontage. Mr. Tunuguntla also mentioned that a Montessori School is currently being constructed across the street and that a Walmart across the street would not be good for the children at the Montessori School.

4. Consent Agenda

A. Consider and act upon approval of the March 16, 2023, Work Session and Regular Meeting Minutes.

P&Z Action

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

Vote: 7/0/0

5. Regular Agenda

A. Conduct a public hearing and consider 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), Section 18 (Special Zoning Districts).

Tyler Brewer provided the staff summary for agenda item 5A.

P&Z Action

Motion was made by Danielle Dorman - Chapa and seconded by Dan Mathews to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 7:12 pm.

There were no public comments.

Motion was made by Danielle Dorman- Chapa and seconded by Dwayne McNeil to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 7:13 pm.

Motion was made by Marcus Snyder and seconded by Dwayne McNeil to recommend to City Council to approve the amendment to Melissa's Code of Ordinances.

Vote: 7/0/0

- B. Conduct a public hearing and consider 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 Planned Development District/General Commercial within the Downtown Overlay District Transition Mixed-Use Area ("PD/C-2/DOD-TMU") on .499± 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 5B.

P&Z Action

Motion was made by Danielle Dorman - Chapa and seconded by Adam Porter to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 7:17 pm.

There were no public comments.

Motion was made by Danielle Dorman- Chapa and seconded by Marcus Snyder to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 7:17 pm.

Motion was made by Marcus Snyder and seconded by Dan Mathews to recommend to City Council to approve the rezone request.

Vote: 7/0/0

- C. Consider a recommendation to City Council regarding the Scooter's Final Engineering Site Plan, consisting of .499± 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 5C.

P&Z Action

Motion was made by Danielle Dorman – Chapa and seconded by Dave Minton to recommend to City Council to approve the Scooter's Final Engineering Site Plan.

Vote: 7/0/0

- D. Consider the Coffee Bistro Addition Final Plat, consisting of 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 5D.

P&Z Action

Motion was made by Danielle Dorman – Chapa and seconded by Dwayne McNeil to approve the Coffee Bistro Addition Final Plat.

Vote: 7/0/0

- E. Conduct a public hearing and consider a recommendation to City Council regarding a request for a rezone from Agricultural District ("A") to Planned Development ("PD") on 28.615± acres situated in the John Fitzhugh Survey, Abstract No. 319 and the Joab Butler Survey, Abstract No. 69, 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.

At the request of the applicant, no public hearing was conducted and no action was taken on this agenda item.

- F. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance No. 2022-06 to rezone and modify certain planned development standards pertaining to a portion of that certain tract identified as "Tract 1" in Ordinance No. 2022-06 on 9.4658± 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 at the southeast corner of Hwy 75 and Willow Grove Way, City of Melissa, Collin County, Texas.

Tyra LaVerne provided the staff summary for agenda item 5F.

P&Z Action

Marcus Snyder asked for clarification of the nursery breakdown. Ashley Rossi from Green Acres stated that the nursery carries plants, shade structures, decoration, outdoor furniture, bar-b-ques, specialty soils, fertilizers, and chemicals for treating gardens. She added that the outdoor space will be for plants and flowers only.

Marcus Snyder asked what the operating hours would be. Ms. Rossi stated that they are typically open during sunlight hours. Summer hours are generally 7am - 7pm, Winter hours are typically 7am - 5pm and Sunday hours are generally shorter.

Danielle Dorman - Chapa asked if there will be large equipment for sale or lease. Ms. Rossi stated that they do not sell, lease or rent large equipment.

Dwayne McNeil asked what the southern acreage would be used for. Ms. Rossi stated that it may be used for drainage, or they may sell it off.

Preston Taylor asked what security on site would look like. Ms. Rossi stated that the facility will be gated during non-operating hours.

Marcus Snyder asked what signage would be included on the site. Ms. Rossi stated that they will have a lightbox sign along the Hwy 75 frontage road. She added that they would like to have water tower-style sign. Marcus Snyder asked if the proposed signage would comply with the City's Code. Tyler Brewer stated that the water tower sign is unique and not specifically contemplated in the City's Code, but that the PD Zoning request is a mechanism for the applicant to seek approval for unique site elements such as this sign. Mr. Brewer added that should the zoning be approved, when the applicant comes forward with site planning and plat, the signage would already be approved.

Dan Mathews asked if the plants are locally sourced. Ms. Rossi stated that they currently growing plants in Tyler, Texas and will continue to buy from other Texas growers. She added that they also grow in California and Louisiana.

Motion was made by Marcus Snyder and seconded by Danielle Dorman - Chapa to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 7:32 pm.

There were no public comments.

Motion was made by Marcus Snyder and seconded by Dave Minton to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 7:32 pm.

Motion was made by Marcus Snyder and seconded by Dwayne McNeil to recommend to City Council to approve the Planned Development amendment request.

Vote: 7/0/0

- G. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance No. 04-09 to rezone and modify certain planned development standards pertaining to a portion of that certain tract identified as "Tract W1" in Ordinance No. 04-09 on 2.68± acres situated in the John A. Throckmorton Survey, Abstract No. 900, City of Melissa, Collin County, Texas and generally located at the southwest corner of Hwy 75 and Sunset Canyon Dr, City of Melissa, Collin County, Texas.**

Tyra LaVerne provided the staff summary for agenda item 5G.

Chris Rhodes, applicant with GYS Development, presented the project to the Commission.

Marcus Snyder asked the applicant if he was willing to commit to the revised façade exhibit presented to the Commission that evening. Mr. Rhodes stated that he would commit to the façade.

Adam Porter asked if the applicant owned and operated any other storage facilities. Mr. Rhodes stated that they had recently purchased the facility on Fannin Rd. Mr. Porter asked if that facility was at full capacity. Mr. Rhodes stated that it is still new and currently at 65%. He added that with summer coming, he expected it to be at full capacity.

Marcus Snyder asked for clarification on the bi-level building. Mr. Rhodes stated that there is a 30-foot drop around the building. He added that both parts of the building will be accessible from grade level. He stated that the 1st floor parking and access will be from the rear of the building.

Dan Mathews asked if the building will be visible from Hwy 75. Mr. Rhodes stated that it would likely not be visible until you get closer to the building.

P&Z Action

Motion was made by Danielle Dorman - Chapa and seconded by Dwayne McNeil to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 7:45 pm.

Alexandria Dumas
211 Stonebrook Trl
Melissa, TX

Ms. Dumas stated her opposition to a new storage facility. She stated that Melissa already has other self- storage facilities in the City, and noted the applicant stated that his existing facility is only 65% full. Ms. Dumas added that she did not feel Melissa needed more self- storage facilities.

Motion was made by Danielle Dorman- Chapa and seconded by Dwayne McNeil to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 7:47 pm.

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

Vote: 6/1/0

Adam Porter voted against the recommendation of approval to City Council.

H. Consider a recommendation to City Council regarding request for an amendment to the Z-Plex Phase 3 Final Engineering Site Plan generally located at 4220 E. Melissa Rd, City of Melissa, Collin County, Texas.

Tyra LaVerne provided the staff summary for agenda item 5D.

Doug Zadow, Melissa Sports, LLC presented the project to the Commission.

Marcus Snyder asked what the timeline was to keep the temporary buildings in place. Mr. Zadow stated he expected they would be removed in the next year.

Danielle Dorman- Chapa asked if the new permanent building would have a residential component. Mr. Zadow stated it would not. He added that the building would be for educational purposes.

P&Z Action

Motion was made by Danielle Dorman – Chapa and seconded by Marcus Snyder to approve the amendment to the Z-Plex Phase 3 Final Engineering Site Plan with the condition that the approval for the two new temporary buildings be placed on the same expiration timeline as the two previously approved temporary buildings, which have expiration dates of September 2024.

Vote: 7/0/0

I. Adjourn

Motion was made by Dwayne McNeil and seconded by Danielle Dorman - Chapa to adjourn.

Vote: 6/0/0

Meeting adjourned at 7:56 p.m.



Preston Taylor, Chairman

ATTEST:



Tyra LaVerne, Staff Liaison