

MINUTES
CITY OF MELISSA Planning and Zoning Commission
WORK SESSION AND
REGULAR MEETING AGENDA
May 11, 2023
6:00 PM

WORK SESSION AGENDA

A. Call to Order

Preston Taylor called the Work Session meeting to order at 6:00p.m.

B. Roll Call

Dan Mathews, Dave Minton, Clayton Coe, Danielle Dorman- Chapa, Adam Porter, and Preston Taylor were all present at the meeting.

C. Public Comments

There were no public comments.

D. Discussion regarding any items on the Regular Agenda

Danielle Dorman-Chapa asked for clarification on the location of the site. Adam Porter clarified the location.

E. Discussion regarding any future agenda items

The Commission asked questions regarding access to the tract of the forthcoming Walmart rezone. Nolan Harvey discussed near-term access being two points of access along SH5. Nolan stated that the applicant has also been in discussions with TXDOT about potential future access to SH121.

F. Adjourn

Motion was made by Danielle Dorman-Chapa and seconded by Adam Porter to adjourn.

Vote: 6/0/0

Meeting adjourned at 6:17 p.m.

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Preston Taylor called the Regular Meeting to order at 7:00p.m.

Dan Mathews, Dave Minton, Calyton Coe, Danielle Dorman- Chapa, Adam Porter, 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

There were no public comments.

4. CONSENT AGENDA

- A. Consider the April 13, 2023 Work Session and Regular Meeting Minutes.
- B. Consider a recommendation to City Council regarding the Buc-ee's Carwash Final Engineering Site Plan, consisting of 4.406± acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 983 feet northeast of the intersection of the US 75 Northbound Access Road and Buc-ee's Blvd, City of Melissa, Collin County, Texas.
Applicant: ClayMoore Engineering
- C. Consider the Buc-ee's Addition Replat, being all of Lot 2R, Block A, consisting of 4.406± acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 983 feet northeast of the intersection of the US 75 Northbound Access Road and Buc-ee's Blvd, City of Melissa, Collin County, Texas.
Applicant: ClayMoore Engineering
- D. Consider the Raymundo Addition Final Plat, being all of Lot 1. Block A, 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 3100 E. Melissa Rd, City of Melissa, Collin County, Texas.
Applicant: Jesse Raymundo
P&Z Action

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

Vote: 6/0/0

5. REGULAR AGENDA

- A. ~~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.
Applicant: Kimley-Horn on behalf of Walmart Item postponed at the request of the applicant.~~
There was no public hearing and no action was taken on this item.
- B. Conduct a public hearing and consider a recommendation to City Council regarding a request to adopt a Specific Use Permit ("SUP") allowing for a Studio Residence on 0.613± acres, being all of Lot 4 and part of Lot 3, Block A of J.F. Gibson's Addition, City of Melissa, Collin County, Texas and generally located at 3218 Fannin St, City of Melissa, Collin County, Texas.

Applicant: Khris Kennedy on behalf of Emerald Palace Practice

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: 6/0/0

The public hearing was opened at 7:05 p.m.

There were no public comments.

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

Vote: 6/0/0

The public hearing was closed at 7:05 p.m.

Danielle Dorman-Chapa thanked the applicant for bringing his services to Melissa.

Motion was made by Danielle Dorman-Chapa and seconded by Dan Mathews to recommend to City Council to approve the request for a Specific Use Permit.

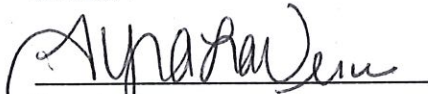
6. ADJOURN

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

Vote: 6/0/0

7:06 p.m.

ATTEST:



Tyra LaVerne

Assistant Director of Development Services



Preston Taylor, Chair