

MINUTES
CITY OF MELISSA Planning and Zoning Commission
WORK SESSION AND
REGULAR MEETING AGENDA
June 8, 2023
6:00 PM

WORK SESSION AGENDA

A. Call to Order

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

B. Roll Call

Dan Mathews, Clayton Coe, Danielle Dorman-Chapa, Adam Porter and Preston Taylor were all present.

Dave Minton arrived at 6:02 p.m.

C. Public Comments

There were no public comments.

D. Discussion regarding any items on the Regular Agenda

Tyra LaVerne provided the Staff summary for agenda item 5A.

Preston Taylor asked if this location was the site of a multifamily case that came forward for approval last year. Tyra LaVerne confirmed that was correct.

Preston Taylor asked what the reasoning was for City Council's denial of that project. Tyler Brewer stated that the main feedback from City Council was the compatibility concern with having a residential land use next to the current industrial land use in the area.

E. Discussion regarding any future agenda items

There was no discussion on this agenda item.

F. Adjourn

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

Vote: 6/0/0

The meeting adjourned at 6:10 p.m.

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Preston Taylor called the meeting to order at 7:01 p.m.

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

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 May 11, 2023 Work Session and Regular Meeting Minutes

B. Consider the Littrell Addition Development Plat, being Lot 1R, Block A, consisting of 15.870 acres of land situated in the William Fitzhugh Survey, Abstract No. 309, City of Melissa, Collin County, Texas and generally located at 1911 Miller Rd, City of Melissa, Collin County, Texas.

Applicant: Maktech Properties, LLC

C. Consider a recommendation to City Council regarding a request for approval of the Green Acres Nursery Final Engineering Site Plan consisting of 7.55± acres of land 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.

Applicant: Kimley-Horn

D. Consider the Willow Grove Final Plat, being Lot 4A and 4B, consisting of 9.4658± acres of land 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.

Applicant: Kimley-Horn

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Clayton Coe 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

Tyra LaVerne provided the Staff summary for agenda item 5A.

Ivan Jaime, Walmart, and Carolyn Koch, Kimley-Horn, provided a presentation to the Commission.

P&Z Action

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

Vote: 6/0/0

The public hearing was opened at 7:14 p.m.

Public Comments:

Kyle Campbell
1912 Boulder Creek Trl
Melissa, TX

Mr. Campbell spoke in opposition of this rezone request. He stated his concern over increased traffic and the lack of traffic control on SH5 and SH121.

Kevin Moffett
2308 Ranchwood Dr
Melissa, TX

Mr. Moffett spoke in opposition of this rezone request. He stated concerns over increased traffic and the potential for the site to degrade in appearance over time.

April Bora
2302 Vista Ridge Rd
Melissa, TX

Ms. Bora spoke in opposition of this rezone request. She stated concerns over homelessness, crime and traffic congestion so close to the nearby residential neighborhood, Legacy Ranch.

Chad Rudloff
4005 Magnolia Ridge Dr
Melissa, TX

Mr. Rudloff spoke in opposition of this rezone request. He stated concerns over the effect a big box store may have on small businesses in the area and traffic. Mr. Rudloff stated Walmart has stores in McKinney and Anna which are in close proximity to Melissa.

Liz Bridge
2104 Vista Ridge Rd
Melissa, TX

Ms. Bridge spoke in opposition of this rezone request. She stated concerns over increased traffic and the effect on small businesses. She also stated that the appearance of Walmart will degrade over time.

Benjamin Hanssen
4307 Pecan Ln
Melissa, TX

Mr. Hanssen spoke in favor of this rezone request. He stated the value of tax revenue that Walmart would bring to the City.

Bobby Hoenigman
2210 Miller Rd
Melissa, TX

Ms. Hoenigman spoke in opposition of this rezone request. She stated that Melissa does not need a Walmart and she is opposed to this type of growth.

Herb Eads
2913 Winchester Ave
Melissa, TX

Mr. Eads spoke in opposition of this rezone request. He stated that the Walmart in Anna deals with crime issues regularly. He stated that Anna and McKinney have Walmarts which are both in close proximity to Melissa. Mr. Eads also stated his concern over the effect a Walmart would have on the community.

P&Z Action:

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

Vote: 6/0/0

The public hearing was closed at 7:26 p.m.

Clayton Coe asked the applicant what "store of the future" means and what changes would be made in terms of groceries. Ivan Jaime stated that the primary changes will be to the space for shopping, newer apparel areas which are touched and refreshed by employees regularly, and in-home delivery, which includes an option for Walmart employees to deliver inside the home and stock the groceries.

Clayton Coe asked if there would be any changes to the grocery options. Ivan Jaime stated that the grocery staples would not change, but there would be a new fresh pet food line as well as new Pioneer Woman line and Sofia Vergara lines.

Dave Minton asked the applicant to speak to the traffic study that will be conducted for this site. Carolyn Koch, Kimely-Horn stated that they have already begun the traffic study and will be proposing a deceleration lane on SH121 as well as studying the visibility of all driveways to ensure the visibility triangles are met. She stated that they will also be proposing a traffic signal on SH5 at the main entrance in an effort to provide for better traffic flow in the area.

Adam Porter expressed his concerns regarding traffic issues on SH 121 entering US 75. Carolyn Koch stated that the traffic study will take into consideration peak traffic times and will plan for the worst traffic conditions as they begin design.

Adam Porter asked which entrance would be considered the main entrance. Carolyn Koch stated that the main entrance would be the southern driveway on SH5.

Dan Mathews asked the applicant to expand on what the security on site would look like. Ivan Jaime stated that they would implement technology that is not intrusive to customers. He stated that they will have a greeter on site which acknowledges customers as they are entering and exiting the store as well as asset protection on site to deter crimes against the store. Mr. Jaime stated that they do expect crimes against the store, but do not expect crime against employees and customers. He stated that they will be aggressive in targeting anything that will compromise the safety of the employees and the customers.

Preston Taylor asked Staff about the process for traffic study. Tyler Brewer stated that a third party will conduct a traffic impact analysis. The analysis will contain suggestions such as turn lanes and deceleration lanes that Staff will expect to be implemented at the time of the site plan and plat which will come forward for P&Z and City Council approval.

Clayton Coe asked the applicant how they plan to control traffic entering the site. Carolyn Koch stated that they cannot control how customers enter the site. However, with the expansion of surrounding roadways and neighboring subdivisions, they are expecting SH5 to be the main point of access for most customers.

Ivan Jaime stated that the concerns mentioned are ongoing concerns. He stated that their hope is to have continued open communication and partnership with the City and the local community. Mr. Jaime stated that in order for the store to be successful, the items of concern must be managed regularly.

Adam Porter asked about the SH5 expansion timeline. Jackson Meyer, EST Inc., stated that the contract is for 30 months and the contractor is already mobilized for this work.

Clayton Coe shared his concern over the grocery selection not being unique to service the Melissa community. Preston Taylor stated that he understood this concern, but added that Walmart offers much more than just groceries.

P&Z Action

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

Vote: 3/3/0

Dan Mathews, Calyton Coe and Adam Porter voted against the recommendation for approval.

Tyler Brewer stated that the Commission has two options with a split vote: 1) if any Commissioner felt compelled to change his/her vote, they could do so now or 2) in the event of a split, the motion would effectively move forward to City Council as a recommendation of denial and therefore would require a supermajority to pass.

- B. Consider a recommendation to City Council regarding a request for approval of the Kroger Final Engineering Site Plan, being Lot 1, Block A of the Kroger Melissa Addition on 11.572± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 275 feet to the northwest of the intersection of Sam Rayburn Highway and Washington Drive, City of Melissa, Collin County, Texas.**

Applicant: ClayMoore Engineering

Tyra LaVerne provided the Staff summary for agenda item 5B.

Clay Christy, ClayMoore Engineering provided a presentation to the Commission.

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Adam Porter to recommend to City Council to approve the Kroger Final Engineering Site Plan.

Vote: 6/0/0

- C. Consider a recommendation to City Council regarding a request for approval of the Kroger Fuel Center Final Engineering Site Plan, being Lot 4, Block A of the Kroger Melissa Addition on 1.20± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 380 feet to the northwest of the intersection of Sam Rayburn Highway and Washington Drive, City of Melissa, Collin County, Texas.**

Applicant: ClayMoore Engineering

Tyra LaVerne provided the Staff summary for agenda item 5C.

P&Z Action

Motion was made by Dave Minton and seconded by Dan Mathews to recommend to City Council to approve the Kroger Fuel Center Final Engineering Site Plan.

Vote: 6/0/0

- D. Consider the Kroger Melissa Addition Final Plat, consisting of 19.27± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 275 feet to the northwest of the intersection of Sam Rayburn Highway and Washington Drive, City of Melissa, Collin County, Texas**

Applicant: ClayMoore Engineering

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

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Clayton Coe to approve the Kroger Addition Final Plat.

Vote: 6/0/0

- E. Consider a recommendation to City Council regarding a Donation Box Site Plan, generally located at 3851 McKinney St, City of Melissa, Collin County, Texas.**

Applicant: Melissa United Methodist Church

Tyra LaVerne provided the Staff summary for agenda item 5E.

P&Z Action

Motion was made by Dave Minton and seconded by Adam Porter to recommend to City Council to approve the Donation Box Site Plan.

Vote: 6/0/0

6. ADJOURN

Motion was made by Danielle Dorman-Chapa and seconded by Dan Mathews to adjourn the meeting.

Vote: 6/0/0

The meeting adjourned at 7:48 p.m.

ATTEST:



Tyra LaVerne

Assistant Director of Development Services



Preston Taylor, Chairman