

MINUTES
CITY OF MELISSA Planning and Zoning Commission
WORK SESSION AND
REGULAR MEETING AGENDA
July 6, 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

Dave Minton, Dan Mathews, Clayton Coe, Adam Porter and Preston Taylor were present at the meeting.

C. Public Comments

There were no public comments.

D. Discussion regarding any items on the Regular Agenda

Motion was made by Dave Minton and seconded by Adam Porter to recess into Executive Session per the Texas Government Code Section 551.071 Private consultation with the attorney for the City.

Vote: 5/0/0

Work Session recessed into Executive Session at 6:02 p.m.

Motion was made by Adam Porter and seconded by Dan Mathews to reconvene into the Work Session.

Vote: 5/0/0

Work Session reconvened at 7:04 p.m.

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

Tyler Brewer discussed the DART railroad crossing located west of the subject tract at the intersection of SH 5 and Private Road 5039 is an old, unpermitted crossing that DART will require to be closed if/when the subject property develops.

E. Discussion regarding any future agenda items

F. Adjourn

Motion was made by Adam Porter and seconded by Dan Mathews to adjourn.
The meeting was adjourned at 7:04 p.m.

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Preston Taylor called the meeting to order at 7:08 p.m.

Dan Mathews, Dave Minton, Clayton Coe, Adam Porter, and Preston Taylor were 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 June 8, 2023 Work Session and Regular Meeting Minutes.

B. Consider the Orenduff Addition Conveyance Plat, consisting of 16.396± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 3033 Sam Rayburn Highway, City of Melissa, Collin County, Texas. Applicant: Teague Nall and Perkins, Inc.

P&Z Action

Motion was made by Adam Porter and seconded by Dave Minton to approve the Consent Agenda.

Vote: 5/0/0

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 District ("PD") on 19.397± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 1610, 1654, 1682, and 1720 Private Road 5039, City of Melissa, Collin County, Texas.

Applicant: UNB Investments, LLC

Motion was made by Adam Porter and seconded by Clayton Coe to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 7:18 pm.

The applicant presented to the project to the Commission.

Public Comments

Allyson McPherson

3911 Greenbrier

Ms. McPherson spoke in opposition of this rezone request. She stated concerns about emergency vehicles' ability to get in and out of the site and their ability to maneuver the turnaround.

Wade Cramer
3907 Greenbrier

Mr. Cramer spoke in opposition of this rezone request. He stated concerns that the applicant has had their charter revoked and questioned if they should be allowed to do business in Melissa.

Frank Barnett
2311 Jefferson Ave

Mr. Barnett spoke in opposition of this rezone request. He stated concerns about increased traffic and safety issues for the children walking to school.

Kristin Barnett
2311 Jefferson Ave

Ms. Barnett spoke in opposition of this rezone request.

Jackie Cartner
2407 Jefferson Ave

Ms. Cartner spoke in opposition of this rezone request. She stated concerns about the overcrowding of North Creek Elementary School and increased traffic on the roadways in Liberty Subdivision.

Don Allen
2410 Jefferson Ave

Mr. Allen spoke in opposition of this rezone request. He stated concerns for increased traffic, specifically construction traffic possibly using Patton Dr to access the new development.

Motion was made by Dan Mathews and seconded by Clayton Coe to close the public hearing.
Vote: 5/0/0

The public hearing was closed at 7:31 pm.

P&Z Action

Motion was made by Clayton Coe and seconded by Adam Porter to recommend to City Council to deny the rezone request.

Vote: 4/1/0

Preston Taylor voted against the recommendation for denial.

- B. Conduct a public hearing and consider a recommendation to City Council regarding a request for a rezone from Agricultural District ("A") to Planned Development District ("PD") on three tracts of land, consisting of 19.25± acres in the aggregate, situated in the S.M. Pulliam Survey, Abstract No. 706, City of Melissa, Collin County, Texas and generally located at 4295, 4383, and 4255 County Road 277, City of Melissa, Collin County, Texas.**

Applicant: Skorburg Company

Motion was made by Dan Mathews and seconded by Clayton Coe to open the public hearing.

Vote: 5/0/0

The public hearing was opened at 8:05 p.m.

Skorburg Company presented the project to the Commission.

Public Comments

Fred Bourg
4219 CR 277

Mr. Bourg spoke in favor of this rezone request.

Motion was made by Clayton Coe and seconded by Dave Minton to close the public hearing.
Vote: 5/0/0

The public hearing was closed at 8:05 p.m.

P&Z Action

Motion was made by Clayton Coe and seconded by Dave Minton to recommend to City Council to approve the rezone request.

Vote: 3/2/0

Preston Taylor and Adam Porter voted against the recommendation for approval.

- C. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance No. 20-24, which granted a Specific Use Permit (SUP) for the operation of a concrete batching plant on 14.07± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 2525 Throckmorton Rd, City of Melissa, Collin County, Texas.**

Applicant: Holcim-SOR, Inc.

Motion was made by Dave Minton and seconded by Adam Porter to open the public hearing.
Vote: 5/0/0

The public hearing was opened at 8:20 p.m.

The applicant presented the project to the Commission.

Public Comments

Vaughn Meeker
1587 Kever E

Mr. Meeker spoke in opposition of this rezone request.

Mark Kline
2708 Willow Lane

Mr. Kline spoke in opposition of this rezone request.

Motion was made by Clayton Coe and seconded by Dave Minton to close the public hearing.
Vote: 5/0/0

The public hearing was closed at 8:26 p.m.

P&Z Action

Motion was made by Dan Mathews and seconded by Clayton Coe to recommend to City Council to approve the amendment to the Specific Use Permit.

Vote: 5/0/0

- D. Consider a recommendation to City Council regarding a request for approval of the Melissa Industrial Development Preliminary Engineering Site Plan, consisting of 27.121± acres of land and being all of Lot 2 of the Melissa Industrial Park Addition, City of Melissa, Collin County, Texas and generally located at 3616 Sam Rayburn Highway, City of Melissa, Collin County, Texas.**

Applicant: Melissa Industrial Development, LLC

P&Z Action

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

Vote: 5/0/0

6. ADJOURN


P&Z Action

Motion was made by Adam Porter and seconded by Clayton Coe to adjourn.

Vote: 5/0/0

Meeting adjourned at 8:46 p.m.

ATTEST:



Tyra LeVerne

Assistant Director of Development Services



Preston Taylor, Chairman