

**MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
September 23, 2021**

Work Session

1. Call to Order and Roll Call

Angela Harwell called the regular meeting to order at 6:21 p.m.

Dave Minton, David Jones, Danielle Dorman-Chapa, Dwayne McNeil, Stephen Ford, and Angela Harwell were all present at the meeting.

2. Public Comments

No members of the public spoke during this agenda item.

3. Recess into Closed Session in compliance with Section 551.071 et seq. Texas Government Code, to wit:

- a. **551.071 Consultation with the City Attorney regarding:**
 - i. **Zoning Regulations**
 - ii. **Multifamily Development**
 - iii. **ETJ Development**

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recess into Closed Session in compliance with Section 551.071 et seq. Texas Government Code.

Vote: 6/0/0

Motion was made by David Jones and seconded by Danielle Dorman-Chapa to reconvene into the Work Session.

Vote: 6/0/0

20. Adjourn.

P&Z Action

Motion was made by Stephen Ford and seconded by David Jones to adjourn.

Vote: 6/0/0

Meeting adjourned at 8:07p.m.



Angela Harwell, Board Chairman

ATTEST:



TYLER BREWER, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
September 23, 2021

REGULAR MEETING

1. Call to Order and Roll Call

Angela Harwell called the regular meeting to order at 6:01 p.m.

Dave Minton, David Jones, Danielle Dorman-Chapa, Dwayne McNeil, Stephen Ford, and Angela Harwell were all present at the meeting.

2. Pledge of Allegiance

All who were present gave the Pledge of Allegiance.

3. Public Comments

No members of the public spoke during this agenda item.

4. Consider and act upon a recommendation to City Council regarding a request for approval of an amendment to the Z-Plex Phase 3 Final Engineering Site Plan, generally located approximately 420 feet to the northwest of the intersection of Melissa Rd and Champions Way, City of Melissa, Collin County, Texas

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda item #4.

Doug Zadow, Melissa Sports, LLC, stated that the temporary building would serve as a homeschool classroom until the future public-private partnership building could be constructed on site.

Dave Minton asked if the temporary building would only serve as a classroom. Doug Zadow confirmed that it would be split into two classrooms and space for parents to gather while their children participate in activities.

Dave Minton asked if there would be water and sewer required for the building. Doug Zadow stated that the building will not have restrooms or a need for water and sewer. The building will use the restrooms at the nearby multi-purpose Z-Plex building.

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recommend that City Council approve an amendment to the Z-Plex Phase 3 Final Engineering Site Plan with the condition that the building can only remain on the site for 36 months after construction.

Vote: 6/0/0

5. Consider and act upon a recommendation to City Council regarding a request for approval of the Whitewater Car Wash Final Engineering Site Plan, being 1.11± acres situated in the W. Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 309 feet to the northeast of the intersection of Sam Rayburn Highway and Miller Rd, City of Melissa, Collin County, Texas.

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda item #5 & 6.

Stephen Ford asked if the facility would recycle water. Tyler Brewer confirmed that a portion of the water would be recycled.

Dave Minton asked if traps would be in place for overflow. Nolan Harvey, City Engineer, confirmed that the project would adhere to industry standards.

Stephen Ford asked if a façade plan was included in the Engineering Site Plan. Tyler Brewer stated that the façade plan was included in the Zoning approval and that the applicant is still committing to adhere to that façade plan.

Dave Minton asked what the applicant's plans were for the back portion of the lot. Tyler Brewer stated that there are plans to develop the rest of the property, but plans have not yet been submitted.

Danielle Dorman- Chapa asked if the entrance off Eastwood Rd would need to be paved. Tyler Brewer confirmed that the fire lane is required to be paved per City's standards.

P&Z Action

Motion was made by David Jones and seconded by Dwayne McNeil to recommend that City Council approve the Whitewater Car Wash Final Engineering Site Plan.

Vote: 6/0/0

6. Consider and act upon a recommendation to City Council regarding a request for approval of the Whitewater Addition Final Plat, being 1.865± acres situated in the W. Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 309 feet to the northeast of the intersection of Sam Rayburn Highway and Miller Rd, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Danielle Dorman - Chapa and seconded by David Jones to recommend that City Council approve the Whitewater Addition Final Plat.

Vote: 6/0/0

20. Adjourn.

P&Z Action

Motion was made by David Jones and seconded by Dwayne McNeil to adjourn.

Vote: 6/0/0

Meeting adjourned at 6:21p.m.



Angela Harwell, Board Chairman

ATTEST:



TYLER BREWER, Staff Liaison