

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
October 21, 2021
REGULAR MEETING

1. Call to Order and Roll Call

Danielle Dorman-Chapa called the regular meeting to order at 6:01 p.m.

Dave Minton, Rendell Hendrickson, Dwayne McNeil, and Danielle Dorman-Chapa 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 approval of the September 9, 2021 and September 23, 2021 Work Session and Regular Meeting Minutes.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to approve the September 9, 2021 and the September 23, 2021 Work Session and Regular Meeting Minutes.

Vote: 4/0/0

5. Consider and act upon a recommendation to City Council regarding the Bryant Farms Phase 1 Final Plat, being 24.854± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at the northwest corner of Milrany Lane and Bryant Street, City of Melissa, Collin County, Texas.

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

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to recommend that City Council approve the Bryant Farms Phase 1 Final Plat.

Vote: 4/0/0

6. Consider and act upon a recommendation to City Council regarding the Legacy Ranch Phase 3 Final Plat, being 20.691± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located 415 feet to the northwest of the intersection of McKinney Street and Legacy Ranch Drive, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Dave Minton and seconded by Rendell Hendrickson to recommend that City Council approve the Legacy Ranch Phase 3 Final Plat.

Vote: 4/0/0

7. Consider and act upon a recommendation to City Council regarding the McDonald's Final Engineering Site Plan, being 1.240± acres situated in the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Sam Rayburn Highway and Washington Drive, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Dwayne McNeil and seconded by Rendell Hendrickson to recommend that City Council approve the McDonald's Final Engineering Site Plan.

Vote: 4/0/0

8. Consider and act upon a recommendation to City Council regarding the Cougar Addition Final Plat, being 1.240± acres situated in the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Sam Rayburn Highway and Washington Drive, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to recommend that City Council approve the Cougar Addition Final Plat.

Vote: 4/0/0

9. Consider and act upon a recommendation to City Council regarding the O'Reilly Auto Parts Final Engineering Site Plan, being 1.246± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located

approximately 569 feet to the southwest of the intersection of Sam Rayburn Highway and East Melissa Road, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to recommend that City Council approve the O'Reilly Auto Parts Final Engineering Site Plan.

Vote: 4/0/0

10. **Consider and act upon the recommendation to City Council regarding the Vaquero Acres Addition Final Plat, being 1.246± acres situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 569 feet to the southwest of the intersection of Sam Rayburn Highway and East Melissa Road, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to recommend that City Council approve the Vaquero Acres Addition Final Plat conditioned upon the developer dedicating a five foot access easement along the southern property line by separate instrument and working out the details of said easement with City Staff.

Vote: 4/0/0

11. **Consider and act upon a recommendation to City Council regarding the City of Melissa 90 Acre Park Final Engineering Site Plan, consisting of 90.111± acres situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of McKinney Street and Private Road 5039, City of Melissa, Collin County, Texas.**

P&Z Action

Motion was made by Dave Minton and seconded by Dwayne McNeil to recommend that City Council approve the 90 Acre Park Final Engineering Site Plan.

Vote: 4/0/0

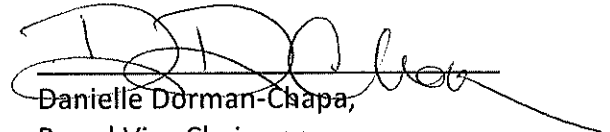
12. **Adjourn.**

P&Z Action

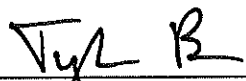
Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to adjourn.

Vote: 4/0/0

Meeting adjourned at 7:16 p.m.


Danielle Dorman-Chapa,
Board Vice Chairman

ATTEST:



TYLER BREWER, Staff Liaison

MINUTES
CITY OF MELISSA PLANNING & ZONING COMMISSION
October 21, 2021

Work Session

A. Call to Order

Danielle Dorman - Chapa called the regular meeting to order at 6:01 p.m.

B. Roll Call

Dave Minton, Dwayne McNeil, Rendell Hendrickson, and Danielle Dorman-Chapa were all present at the meeting.

C. Public Comments

No members of the public spoke during this agenda item.

D. 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. **ETJ Development**

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to recess into Closed Session in compliance with Section 551.071 et seq. Texas Government Code.

Vote: 4/0/0

Motion was made by Rendell Hendrickson and seconded by Dwayne McNeil to reconvene into the Work Session.

Vote: 4/0/0

E. Discussion of Regular Agenda Items

During the discussion of regular agenda item # 9, the following items were discussed:

- Rendell Hendrickson asked the City's thoughts on the variance request of not including one headlight screening shrub on one parking space fronting Hwy 121. Tyler Brewer stated that, due to space constraints, the applicant is requesting the variance. Tyler noted that Staff's perspective is that the absence of one screening shrub in this location will not cause any safety issues.

During the discussion of regular agenda item # 11, the following items were discussed:

- Rendell Hendrickson asked if the park was to be completed in multiple phases. Nolan Harvey clarified that the park will be completed in multiple phases.

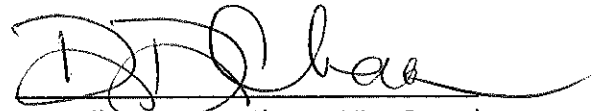
F. Adjourn.

P&Z Action

Motion was made by Rendell Hendrickson and seconded by Dave Minton to adjourn.

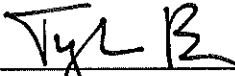
Vote: 4/0/0

Meeting adjourned at 6:47 p.m.



Danielle Dorman-Chapa, Vice Board
Chairman

ATTEST:



TYLER BREWER, Staff Liaison