

The City Council of the City of Melissa will meet in on Tuesday, June 22, 2004 in the Melissa Municipal Building, 901 State Highway 121, Melissa, Texas 75454

**CITY OF MELISSA CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
JUNE 22, 2004**

**City of Melissa Municipal Building  
901 State Highway 121  
Melissa, Texas 75454**

**Worksession – 5:30 p.m.  
Regular Meeting – 7:00 p.m.**

**AGENDA  
WORKSESSION**

1. Discuss and review proposed zoning for 309.35 acres, more or less, of land from Stoneridge Planned Development and Agricultural to the Villages of Melissa Planned Development.

**AGENDA  
REGULAR SESSION**

1. Call to order.
2. Roll call.
3. Prayer.
4. Pledge of Allegiance.
5. Approval of minutes for the June 8, 2004 Council meeting.
6. Presentation of Melissa Police Department Commendation Medal to Officer Christopher Wacaster.
7. Discuss and take action on recommendation by Planning and Zoning for approval of Preliminary Plat for Auburndale Planned Development, consisting of a 60.650 acre tract of land out of the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas.
8. Discuss and take action on recommendation by Planning and Zoning for approval of Preliminary Plat for Hunters Ridge Phase 3, consisting of a 20.824 acre tract of land out of the John Emberson Survey, Abstract 294, City of Melissa, Collin County, Texas.
9. Conduct a Public Hearing to hear concerns for or against a request for re-zoning of 309.35 acres, more or less, of land from Stoneridge Planned Development (PD) and Agricultural (AG), to the Villages of Melissa Planned Development (PD) (Tract E-1) situated in the D. E. W. Babb Survey, Abstract 33 and the Jacob Gragg Survey Abstract No. 339, Melissa, Collin County, Texas and generally located at Tract E-1: Said property being all that tract of land in the City of Melissa, Collin County, Texas, a part of the D. E. W. Babb Survey, Abstract 33, a part of the Jacob Gragg Survey Abstract No. 339, being a survey of part of the 49.503 acre tract described in a deed from Almah Carroll White to James F. Mason, trustee, dated July 28, 1983 recorded in Volume 1702, Page 884; a survey of the 0.830 acre tract described in a deed from A. D. Graves to James F. Mason Trustee, dated January 29, 1985 and recorded in Volume 2060, Page 760; a survey of the 86.161 acre "TRACT ONE" and 9.061 acre "TRACT TWO" described in a deed from Jim Bob Graves to James F. Mason, Trustee, dated June 2, 1999, recorded in Volume 4429, Page 4060, a survey of the 109.899 acre tract described in a deed from James F. Mason, Trustee, to Country Ridge Development Company, Inc., dated April 4, 2000, recorded in Volume 4655, Page 1975, a survey of the 77.406 acre tract described in a deed from Douglas Ray Graves to James F. Mason, Trustee, dated June 2, 1999, recorded in Volume 4429, Page 4038, Collin County Deed Records, all of Lot 1, Block 1, Country Ridge Well Site No. 3 as recorded in Volume M., Page 23 of the Collin County Plat Records, all of Lot 2-A, Block 1, Melissa School Subdivision, as recorded in Cabinet P. Page 178, Collin County Plat records.
10. Consider and act upon adopting an Ordinance amending Melissa's Comprehensive Zoning Ordinance No. 92-08 and Ordinance No. 04-09 re-zoning 309.35 acres, more or less, of land from Stoneridge Planned Development (PD) and Agricultural (AG), to the Villages of Melissa Planned Development (PD) (Tract E-1) situated in the D. E. W. Babb Survey, Abstract 33 and the Jacob Gragg Survey Abstract No. 339, Melissa, Collin County, Texas and generally located at Tract E-1: Said property being all that tract of land in the City of Melissa, Collin County, Texas, a part of the D. E. W. Babb Survey, Abstract 33, a part of the Jacob Gragg Survey

Abstract No. 339, being a survey of part of the 49.503 acre tract described in a deed from Almah Carroll White to James F. Mason, trustee, dated July 28, 1983 recorded in Volume 1702, Page 884; a survey of the 0.830 acre tract described in a deed from A. D. Graves to James F. Mason Trustee, dated January 29, 1985 and recorded in Volume 2060, Page 760; a survey of the 86.161 acre "TRACT ONE" and 9.061 acre "TRACT TWO" described in a deed from Jim Bob Graves to James F. Mason, Trustee, dated June 2, 1999, recorded in Volume 4429, Page 4060, a survey of the 109.899 acre tract described in a deed from James F. Mason, Trustee, to Country Ridge Development Company, Inc., dated April 4, 2000, recorded in Volume 4655, Page 1975, a survey of the 77.406 acre tract described in a deed from Douglas Ray Graves to James F. Mason, Trustee, dated June 2, 1999, recorded in Volume 4429, Page 4038, Collin County Deed Records, all of Lot 1, Block 1, Country Ridge Well Site No. 3 as recorded in Volume M., Page 23 of the Collin County Plat Records, all of Lot 2-A, Block 1, Melissa School Subdivision, as recorded in Cabinet P. Page 178, Collin County Plat records.

11. Consider and act upon Planning and Zoning's recommendation for approval of the city of Melissa Landscape Ordinance.
12. Consider and act upon adopting a resolution declaring a public necessity to acquire, by purchase or condemnation, the following property for right-of-way and drainage purposes related to the Melissa Road Expansion Project and authorizing the law firm of Abernathy, Roeder, Boyd & Joplin, P.C. to do all things to effectuate the acquisition, by purchase or condemnation, of the subject property:
  - A. **PARCEL 1:** 2,444 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **Harlow Land Company, Ltd.**
  - B. **PARCEL 2:** 50,450 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **James F. Mason**, as well as a 602 square feet, more or less, easement for drainage.
  - C. **PARCEL 3:** 60,143 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **James F. Mason**.
  - D. **PARCEL 4:** 2,041 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to the **Melissa Cemetery Association**.
  - E. **PARCEL 5:** 13,293 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to the **Melissa Cemetery Association**, as well as a 1,337 square feet, more or less, easement for drainage.
  - F. **PARCEL 6:** 23,525 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **David Guajardo**.
  - G. **PARCEL 7:** 19,488 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **Alicia M. Boyd**, as well as a 1,668 square feet, more or less, easement for drainage.
  - H. **PARCEL 8:** 12,913 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **Alfred Guajardo**.
  - I. **PARCEL 9:** 9,385 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **David Guajardo**.
  - J. **PARCEL 10:** 5,754 square feet of land, more or less, situated in the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to **Michael Todd Stephens and wife, Yolanda Stephens**.

- K. **PARCEL 11**: 612 square feet of land, more or less, situated in the John Emberson Survey, Abstract No. 294 and being a portion of a tract of land conveyed to **Pulte Homes of Texas, L.P.**
- L. **PARCEL 12**: 97,759 square feet of land, more or less, and 30,385 square feet of land, more or less, situated in the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to **Harlow Land Company, Ltd.**
- M. **PARCEL 13**: 177,295 square feet of land, more or less, situated in the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to **Harlow Land Company, Ltd.**
- N. **PARCEL 14**: 5,477 square feet of land, more or less, situated in the D.E.W. Babb Survey, Abstract No. 33 and being a portion of a tract of land conveyed to the **Melissa Industrial Development Corporation.**
- O. **PARCEL 15**: 4,168 square feet of land, more or less, situated in the D.E.W. Babb Survey, Abstract No. 33 and being a portion of a tract of land conveyed to the **Melissa Industrial & Economic Development Corporation.**
- P. **PARCEL 16**: 14,727 square feet of land more or less situated in Division 4, Town of Melissa according to the Plat recorded in Volume 5, Page 118 of the Deed Records of Collin County, Texas and being a portion of a tract of land conveyed to the **Cold Baptist Church.**
- Q. **PARCEL 17**: 11,650 square feet of land, more or less, situated in the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to **David Guajardo.**
- R. **PARCEL 18**: 1,591 square feet of land, more or less, situated in Division 3, Town of Melissa according to the Plat recorded in Volume 5, Page 118 of the Deed Records of Collin County, Texas and being a portion of a tract of land conveyed to **F. Hawkins.**
- S. **PARCEL 19**: 348 square feet of land, more or less, situated in Lot 1, Block 22, Town of Melissa according to the Plat recorded in Volume 5, Page 118 of the Deed Records of Collin County, Texas and being a portion of a tract of land conveyed to **Daycor Enterprises, Inc.**
- T. **PARCEL 20**: 10,308 square feet of land, more or less, situated in the D.E. Babb Survey, Abstract No. 33 and being a portion of a tract of land conveyed to **Harlow Land Company, Ltd.**
- U. **PARCEL 21**: 10,165 square feet of land, more or less, situated in the D.E. Babb Survey, Abstract No. 33 and the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to the **City of Melissa.**
- V. **PARCEL 22**: 17,510 square feet of land, more or less, situated in the D.E. Babb Survey, Abstract No. 33 and the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to the **Dallas Area Rapid Transit.**
- W. **PARCEL 23**: 16,504 square feet of land, more or less, situated in the D.E. Babb Survey, Abstract No. 33 and the John Fitzhugh Survey, Abstract No. 319 and being a portion of a tract of land conveyed to **Well Homestead Corporation.**
- X. **PARCEL 24**: 2,500 square feet (Tract 1) and 2,966 square feet (Tract 2) of land, more or less, situated in Block 18, Town of Melissa according to the Plat recorded in Volume 5, Page 118 of the Deed Records of Collin County, Texas and being a portion of a tract of land conveyed to **Wells Bros. Grain Co.**
13. Consider and act upon adopting a Resolution designating Kelly Maberry to be responsible for and acting on behalf of the City of Melissa in dealing with the Collin County Open Space Board program; certifying the City of Melissa is eligible to receive program assistance; certifying that the City's matching share is available; and dedicating the proposed site known as Bob Miller Park, for permanent public park and recreational uses.

14. Consider and act upon adopting a Resolution designating Kelly Maberry to be responsible for and acting on behalf of the City of Melissa in dealing with the Collin County Open Space Board program; certifying the City of Melissa is eligible to receive program assistance; certifying that the City's matching share is available; and dedicating the proposed site known as Melissa Zadow Park, for permanent public park and recreational uses.
15. Discuss and take action on Maximus' proposal for a Water/Wastewater Rate Study.
16. Consider and take action on Letter of Resignation from the Planning and Zoning Commission from Dan Trott.
17. Consider and take action on appointing a new member to the Planning and Zoning Commission to replace Dan Trott.
18. Approval of checks paid on demand from June 3, 2004 through June 17, 2004.
19. Approval of bills to be paid.
20. Administrator's Report
21. Citizen Participation
22. Adjourn

Certified to, this \_\_\_\_\_ day of \_\_\_\_\_, 2004

\_\_\_\_\_  
City Secretary

Posted: \_\_\_\_\_, 2004 at \_\_\_\_\_ p.m.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code §551.001 et seq., will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- 551.071 Private consultation with the attorney for the City.
- 551.072 Discussing purchase, exchange, lease or value of real property.
- 551.074 Discussing personnel or to hear complaints against personnel.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The Melissa City Hall is wheelchair accessible. Access to the building and special parking are available at the west entrance. Persons with disabilities who plan to attend this meeting, and who may need auxiliary aids or service such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 838.2520 or by FAX (972) 837.2452. BRAILLE IS NOT AVAILABLE.