



\*\*\*\*\* NOTICE OF PUBLIC MEETING\*\*\*\*\*

**CITY OF MELISSA CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
TUESDAY, OCTOBER 25, 2005**

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

**Worksession – 6:00 p.m.  
Regular Meeting - 7:00 p.m.**

**WORK SESSION  
AGENDA**

1. Discussion regarding TIF Board and Comprehensive Plan Advisory Committee Appointments.
2. Recess into Closed Session in compliance with Section 551.001, *et. seq.*, Texas Government Code, to wit:
  - (a) Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, in connection with the TIF Board and the Comprehensive Plan.
3. Reconvene into Work Session.
4. Adjourn.

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**AGENDA**

1. Call to order.
2. Roll call.
3. Prayer.
4. Pledge of Allegiance.

**CONSENT AGENDA ITEMS**

**All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.**

1. Approval of minutes of the October 11, 2005 regular meeting and work session.

## REGULAR AGENDA ITEMS

1. Recess into Closed Session in compliance with Section 551.001, et.seq., Texas Government Code, to wit:
  - (a) Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, in connection with the TIF Board and the Comprehensive Plan.
2. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.
3. Consider and act upon a Resolution appointing members to the Comprehensive Plan Action Committee.
4. Consider and act upon a Resolution appointing members to the TIF Board.
5. Conduct a public hearing to hear concerns for or against the rezoning of **Lot 1-B, Block 1, 28.163 acres Melissa School Subdivision** being part of the 31.366 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas. Generally located northeast of the intersection of Cardinal Drive and Fannin Road.
6. Consider and act upon recommendation from Planning and Zoning to adopt an Ordinance rezoning of **Lot 1-B, Block 1, 28.163 acres Melissa School Subdivision** being part of the 31.366 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas. Generally located northeast of the intersection of Cardinal Drive and Fannin Road.
7. Conduct a public hearing to hear concerns for or against the rezoning of **14.70 ACRES, MORE OR LESS, OF LAND FROM PLANNED DEVELOPMENT-SF 6,050 TO PD COMMERCIAL C1, C2** - being a 14.70 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas, and being a portion of a tract of land called Tract 1 in Deed conveyed to Hillwood RLD, L.P. Generally located northwest of State Highway 121 and FM 545.
8. Consider and act upon recommendation from Planning and Zoning to adopt an Ordinance rezoning of **14.70 ACRES, MORE OR LESS, OF LAND FROM PLANNED DEVELOPMENT-SF 6,050 TO PD COMMERCIAL C1, C2** - being a 14.70 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas, and being a portion of a tract of land called Tract 1 in Deed conveyed to Hillwood RLD, L.P. Generally located northwest of State Highway 121 and FM 545.
9. Conduct a public hearing to hear concerns for or against the rezoning of **14.6 ACRES, MORE OR LESS, OF LAND FROM PLANNED DEVELOPMENT-SF 7,800 TO PD-SF 6,050, being** a 11.338 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas, and being a portion of a tract of land called Tract 1 in Deed conveyed to Hillwood RLD, L.P. Generally located northwest of State Highway 121 and FM 545.
10. Consider and act upon recommendation from Planning and Zoning to adopt an Ordinance rezoning of **14.6 ACRES, MORE OR LESS, OF LAND FROM PLANNED DEVELOPMENT-SF 7,800 TO PD-SF 6,050, being** a 11.338 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas, and being a portion of a tract of land called Tract 1 in Deed conveyed to Hillwood RLD, L.P. Generally located northwest of State Highway 121 and FM 545.

11. Conduct a public hearing to hear concerns for or against the rezoning **38.87 ACRES, MORE OR LESS, OF LAND FROM PLANNED DEVELOPMENT-SF 11,000 TO PD-SF 9,000**, being a 38.87 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas, and being a portion of a tract of land called Tract 1 in Deed conveyed to Hillwood RLD, L.P. Generally located northwest of State Highway 121 and FM 545.
12. Consider and act upon recommendation from Planning and Zoning to adopt an Ordinance rezoning **38.87 ACRES, MORE OR LESS, OF LAND FROM PLANNED DEVELOPMENT-SF 11,000 TO PD-SF 9,000**, being a 38.87 acre tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas, and being a portion of a tract of land called Tract 1 in Deed conveyed to Hillwood RLD, L.P. Generally located northwest of State Highway 121 and FM 545.
13. Conduct a Public Hearing to hear concerns for or against a re-plat request from Melissa ISD - **31.366 acres Melissa School Subdivision** being a 31.366 tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas. Generally located northeast of the intersection of Cardinal Drive and Fannin Road.
14. Consider and act upon recommendation from Planning and Zoning to approve the re-plat of **31.366 acres Melissa School Subdivision** being a 31.366 tract of land lying and being situated in the D.E.W. Babb Survey, Abstract Number 33, in the City of Melissa, Collin County, Texas. Generally located northeast of the intersection of Cardinal Drive and Fannin Road.
15. Discuss and take action on recommendation from Planning and Zoning to approve the preliminary plat request from **Melissa Crossing: Amin Bata/Melissa Crossing** 9.88 acre tract of land lying and being situated in the William Fitzhugh Survey, Abstract Number 309, City of Melissa, Collin County, Texas. Generally located at a point beginning at a point 1000 ft southwest of State Highway 121 and CR 339 intersection, then south approximately 960 ft south, then west approximately 650 ft to a point north generally along the 100 year flood plain to State Highway 121, then northeast along State Highway 121 approximately 400 ft. back to the start point.
16. Discuss and take action on recommendation to appoint Rusty Nail to the Melissa Park Board to replace Lee Gibson.
17. Consider and act upon a Resolution authorizing the Mayor, or his designee, to change the meeting dates for the regular City Council meetings for November and December 2005, to accommodate the Thanksgiving and Christmas Holidays.
18. Consider and act upon an Ordinance approving the City of Melissa 2005 Certified Tax Roll Jurisdiction Summary.
19. Citizen Comments  
*During Citizen Comments, the following are the only actions that can be taken by the Council regarding any Citizen Comment:*
  - a. *Receive comments*
  - b. *Restate the facts*
  - c. *Suggest that the item be placed on a future agenda for discussion/action.*
20. Adjourn.

Certified to, this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Posted: \_\_\_\_\_, 2005 at \_\_\_\_\_ p.m.

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Linda Mitchell, City Secretary

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.