

The Planning and Zoning Board of the City of Melissa will meet in regular session on Thursday, September 21, 2006 at 7:00 p.m. in the Melissa Municipal Building.

Agenda

1. Call to order
2. Roll call
3. Approval of July 20, 2006 and August 17, 2006 minutes.
4. **PUBLIC HEARING TO HEAR CONCERNS FOR OR AGAINST PROPOSED ZONING OF NORTH CREEK PLANNED DEVELOPMENT:**

Being a 284.7 acre tract of land, more or less, proposed to be zoned from Agricultural to Planned Development lying, and being situated in the D.E.W. Babb Survey, Abstract Number 33, Block 2, Tracts 13, 14 and 16 in the City of Melissa, Collin County, Texas; and generally located adjacent to CR 418 and west of CR 417.

5. **DISCUSS AND TAKE ACTION ON RECOMMENDATION TO CITY COUNCIL ON PROPOSED ZONING OF NORTH CREEK PLANNED DEVELOPMENT:**

Being a 284.7 acre tract of land, more or less, proposed to be zoned from Agricultural to Planned Development lying, and being situated in the D.E.W. Babb Survey, Abstract Number 33, Block 2, Tracts 13, 14 and 16 in the City of Melissa, Collin County, Texas; and generally located adjacent to CR 418 and west of CR 417.

6. **PUBLIC HEARING TO HEAR CONCERNS FOR OR AGAINST PROPOSED ZONING OF MAGNOLIA RIDGE PLANNED DEVELOPMENT:**

Being a 33 acre tract of land, more of less, proposed to be zoned from Agricultural to Magnolia Ridge Planned Development, situated in the D.E.W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas; and generally located at County Road 418 approximately 1 mile north of the intersection of County Road 418 and State Highway 121.

7. **DISCUSS AND TAKE ACTION ON RECOMMENDATION TO CITY COUNCIL ON PROPOSED ZONING OF MAGNOLIA RIDGE PD:**

Being a 33 acre tract of land, more of less, proposed to be zoned from Agricultural to Magnolia Ridge Planned Development, situated in the D.E.W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas; and generally located at County Road 418 approximately 1 mile north of the intersection of County Road 418 and State Highway 121.

8. PUBLIC HEARING TO HEAR CONCERNS FOR OR AGAINST A REPLAT REQUEST FOR THE DHT INVESTMENT ADDITION:

Being a 4.4 acre tract of land, more or less, Lots 2R and 3 of the DHT Investment Addition, being a part of the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas; and generally located on the east side of SH5 approximately 1,000 feet south of the intersection of Fannin Road and SH5.

9. DISCUSS AND TAKE ACTION ON RECOMMENDATION TO COUNCIL REGARDING A REPLAT FOR THE DHT INVESTMENT ADDITION:

Being a 4.4 acre tract of land, more or less, Lots 2R and 3 of the DHT Investment Addition, being a part of the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas; and generally located on the east side of SH5 approximately 1,000 feet south of the intersection of Fannin Road and SH5.

10. PUBLIC HEARING TO HEAR CONCERNS FOR OR AGAINST:

"An ordinance of the City of Melissa, Texas, Amending §§20 (Schedule of Uses and Parking Requirements), 26 ("SUP" Specific Use Permit) and 31 (Rules of Construction and General Definitions) of the Comprehensive Zoning Ordinance No. 92-08; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof."

11. DISCUSS AND TAKE ACTION ON RECOMMENDATION TO COUNCIL REGARDING:

"An ordinance of the City of Melissa, Texas, Amending §§20 (Schedule of Uses and Parking Requirements), 26 ("SUP" Specific Use Permit) and 31 (Rules of Construction and General Definitions) of the Comprehensive Zoning Ordinance No. 92-08; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof."

12. PUBLIC HEARING TO HEAR CONCERNS FOR OR AGAINST SPECIFIC USE PERMIT REQUEST BY THE FIRST BAPTIST CHURCH OF MELISSA:

A specific use permit request for the addition of two (2) temporary, portable classroom buildings to be located at the east of the existing building located at 2600 State Hwy 121, Melissa, Texas; generally located at the southwest corner of the intersection of FM545 and SH121.

13. DISCUSS AND TAKE ACTION ON RECOMMENDATION TO COUNCIL REGARDING REQUEST FOR SPECIFIC USE PERMIT BY THE FIRST BAPTIST CHURCH OF MELISSA:

A specific use permit request for the addition of two (2) temporary, portable classroom buildings to be located at the east of the existing building located at

2600 State Hwy 121, Melissa, Texas; generally located at the southwest corner of the intersection of FM545 and SH121.

14. DISCUSS AND TAKE ACTION ON RECOMMENDATION TO COUNCIL REGARDING THE VILLAGES OF MELISSA, PHASE 1B FINAL PLAT:

Being a 7.39 acre tract of land, more or less, generally located at the northern end of Cardinal Drive, west of SH5, out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas.

15. ADJOURN

Certified to this the ____ day of _____, 2006

Linda P. Bannister, City Secretary

Posted: _____, 2006 at _____ p.m.

If during the course of the meeting covered by this notice, the Planning and Zoning Board should determine that a closed or executive meeting or session of the Planning and Zoning Board 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 Planning and Zoning Board 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 Planning and Zoning Board 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.