

The Planning and Zoning Board of the City of Melissa will meet in regular session on Thursday, October 18, 2007 at 7:00 p.m. in the Melissa Municipal Building.

### Agenda

1. Call to order
2. Roll call
3. Approval of April 19, 2007 and May 17, 2007 minutes.
4. **PUBLIC HEARING TO HEAR CONCERNS FOR OR AGAINST A REQUEST FOR MODIFICATION TO THE VILLAGES OF MELISSA PLANNED DEVELOPMENT ORDINANCE NO. 04-12:**

**Tract E1** – 309.35 acres, being all that tract of land in the City of Melissa, Collin County, Texas, a part of the D.E.W. Babb Survey, Abstract No. 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 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.

**Tract E1-A** – Being a 3.745 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and Being all of a 3.745 acre tract of land conveyed to Connor Ranch, L.P. by deed recorded in Volume 5482, Page 161, Land Records, Collin County, Texas, said 3.745 acre tract, with reference bearing of North 01 degrees 43 minutes 17 seconds east being the monumented east line of a 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, Page 3982, Land Records, Collin County, Texas and the common west line of said Connor Ranch, L.P. Tract.

**Tract E1-B** – Being a 1.038 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of a called 0.703 acre tract of land conveyed to the City of Melissa, Texas by deed recorded in Volume 5924, Page 4750, Land Records, Collin County, Texas and being part of Collin County Road No. 365 (a variable width right-of-way). Said 1.567 acre tract, with reference bearing of north 02 degrees 01 minutes 22 seconds east, being a east line of a called 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, Page 3982, Land Records, Collin County, Texas

**Tract E1-C** – Being a 0.341 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of tract of land conveyed to Pottsboro Boat Storage recorded in Volume 6073, Page 3989, Land Records, Collin County, Texas. Said 0.341 acre tract, with reference bearing of south 88 degrees 01 minutes 04 seconds east, being a south line of a called 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, page 3982, Land Records, Collin County, Texas.

**Tract E1-D** – Being a 2.2417 acre tract of land situated in the D.E.W. Babb Abstract No. 33, City of Melissa, Collin County, Texas and being all of Lot 1, Block A, of Country Ridge Water Co. Well Site #1 Addition, an addition to City of Melissa, according to the Plat recorded in Cabinet M, Page 29, Plat Records, Collin County, Texas, said 2.2417 acre tract, with reference bearing of north 89 degrees 20 minutes 12 seconds east being a monumented interior south line of a 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, Page 3982, Land Records, Collin County, Texas and the common north line of said Lot 1, Block A.

**Tract E1-E** – Being a 1.567 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of Lot 3, Lot 4, Lot 5 and Lot 6 of the McLain Subdivision, an addition to Collin County, Texas. Said 1.567 acre tract, with reference bearing of south 89 degrees 25 minutes 00 seconds east being the north line of said McLain Subdivision.

**Tract E1-F** – Being a 1.543 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of Lot 7 and Lot 8 and being the north half of Lot 9 of the McLain Subdivision, an addition to Collin County, Texas. Said 1.543 acre tract, with reference bearing of south 89 degrees 25 minutes 00 seconds east being the north line of said McLain Subdivision.

Generally located from approximately north of Fannin Road from Palo Pinto Drive to Cardinal Drive to west and adjacent to State Highway 5 near the intersection of CR 365 and State Highway 5.

**5. DISCUSS AND TAKE ACTION ON RECOMMENDATION TO CITY COUNCIL REGARDING FOR MODIFICATION TO THE VILLAGES OF MELISSA PLANNED DEVELOPMENT ORDINANCE NO. 04-12:**

**Tract E1** – 309.35 acres, being all that tract of land in the City of Melissa, Collin County, Texas, a part of the D.E.W. Babb Survey, Abstract No. 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 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.

**Tract E1-A** – Being a 3.745 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and Being all of a 3.745 acre tract of land conveyed to Connor Ranch, L.P. by deed recorded in Volume 5482, Page 161, Land Records, Collin County, Texas, said 3.745 acre tract, with reference bearing of North 01 degrees 43 minutes 17 seconds east being the monumented east line of a 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, Page 3982, Land Records, Collin County, Texas and the common west line of said Connor Ranch, L.P. Tract.

**Tract E1-B** – Being a 1.038 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of a called 0.703 acre tract of land conveyed to the City of Melissa, Texas by deed recorded in Volume 5924, Page 4750, Land Records, Collin County, Texas and being part of Collin County Road No. 365 (a variable width right-of-way). Said 1.567 acre tract, with reference bearing of north 02 degrees 01 minutes 22 seconds east, being a east line of a called 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, Page 3982, Land Records, Collin County, Texas

**Tract E1-C** – Being a 0.341 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of tract of land conveyed to Pottsboro Boat Storage recorded in Volume 6073, Page 3989, Land Records, Collin County, Texas. Said 0.341 acre tract, with reference bearing of south 88 degrees 01 minutes 04 seconds east, being a south line of a called 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, page 3982, Land Records, Collin County, Texas.

**Tract E1-D** – Being a 2.2417 acre tract of land situated in the D.E.W. Babb Abstract No. 33, City of Melissa, Collin County, Texas and being all of Lot 1, Block A, of Country Ridge Water Co. Well Site #1 Addition, an addition to City of Melissa, according to the Plat recorded in Cabinet M, Page 29, Plat Records, Collin County, Texas, said 2.2417 acre tract, with reference bearing of north 89 degrees 20 minutes 12 seconds east being a monumented interior south line of a 262.078 acre tract of land conveyed to Melissa Land Partners, L.P. by deed recorded in Volume 5708, Page 3982, Land Records, Collin County, Texas and the common north line of said Lot 1, Block A.

**Tract E1-E** – Being a 1.567 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of Lot 3, Lot 4, Lot 5 and Lot 6 of the McLain Subdivision, an addition to Collin County, Texas. Said 1.567 acre tract, with reference bearing of south 89 degrees 25 minutes 00 seconds east being the north line of said McLain Subdivision.

**Tract E1-F** – Being a 1.543 acre tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and being all of Lot 7 and Lot 8 and being the north half of Lot 9 of the McLain Subdivision, an addition to Collin County, Texas. Said 1.543 acre tract, with reference bearing of south 89 degrees 25 minutes 00 seconds east being the north line of said McLain Subdivision.

Generally located from approximately north of Fannin Road from Palo Pinto Drive to Cardinal Drive to west and adjacent to State Highway 5 near the intersection of CR 365 and State Highway 5.

**6. Consider and take action on request for variance: Melissa Land Partners, LP. – The Villages of Melissa, Final Plat:**

The current design of the Melissa Town Center does not match currently filed preliminary plat.

**7. Consider and take action on recommendation to City Council regarding Preliminary Plat Request, 121 Storage Addition:**

121 Storage Addition, Lots 1 & 2, Block A, 5.002 acres, more or less in the Andrew Thomas Survey, Abstract 894, City of Melissa, Collin County, Texas, generally located on the south and east side of State Highway 121 and approximately 200' feet north and east of the intersection of County Road 338 and State Highway 121.

**8. Consider and take action on recommendation to City Council regarding Final Plat Request, 121 Storage Addition:**

121 Storage Addition, Lots 1 & 2, Block A, 5.002 acres, more or less in the Andrew Thomas Survey, Abstract 894, City of Melissa, Collin County, Texas, generally located on the south and east side of State Highway 121 and approximately 200' feet north and east of the intersection of County Road 338 and State Highway 121.

**9. ADJOURN**

Certified to this the \_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_  
Linda P. Bannister, City Secretary

Posted: \_\_\_\_\_, 2007 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.