

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

THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, November 3, 2016

City of Melissa Municipal Building
3411 Barker Avenue
Melissa, TX 75454

City Council Chambers (2nd Floor)
Planning & Zoning Commission – 7:00 pm

REGULAR AGENDA

1. Call to order
2. Roll Call
3. Consider and act upon approval of September 15, 2016 work session & regular meeting minutes.
4. Public Hearing to hear concerns for or against a request to rezone existing zoning Agriculture (“A”) to Planned Development (“PD”) consisting of 88.898 ± acres situated in the Hiram Brinlee Survey, Abstract No. 30 and the L.L. Lewis Survey, Abstract No. 526, City of Melissa, Collin County Texas and generally located approximately 0.25 miles south and east of the intersection of State Hwy 121 and County Road 420, Melissa, Texas.
Applicant: City of Melissa
5. Consider and act upon a recommendation to Council on a request to rezone existing zoning Agriculture (“A”) to Planned Development (“PD”) consisting of 88.898 ± acres situated in the Hiram Brinlee Survey, Abstract No. 30 and the L.L. Lewis Survey, Abstract No. 526, City of Melissa, Collin County Texas and generally located approximately 0.25 miles south and east of the intersection of State Hwy 121 and County Road 420, Melissa, Texas.
Applicant: City of Melissa
6. Public Hearing to hear concerns for or against a request for rezone of existing zoning Agriculture (“A”) to General Commercial (“C-2”) consisting of 80 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.
Applicant: Melissa Independent School District
7. Consider and act upon a recommendation to Council on a request for rezone of existing zoning Agriculture (“A”) to General Commercial (“C-2”) consisting of 80 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.
Applicant: Melissa Independent School District
8. Consider and act upon a recommendation to Council on a request for Preliminary Plat – New Melissa High School Addition, 80 acres, Lot 1, Block 1 City of Melissa, Collin County Texas and generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.
Applicant: Melissa Independent School District
9. Consider and act upon a recommendation to Council on a request for Preliminary Engineering Site Plan – New Melissa High School Addition, 80 acres, Lot 1, Block 1 City of Melissa, Collin County Texas generally located on the east side of Milrany Lane approximately 0.25 miles north of the intersection of Milrany Lane and East Melissa Road, Melissa, Texas.
Applicant: Melissa Independent School District
10. Public Hearing to hear concerns for or against an ordinance amending Melissa’s Comprehensive Zoning Ordinance No. 92-08, Ordinance No. 06-39 and Ordinance No. 15-04 (North Creek Planned Development) rezoning a tract of land consisting of 12 ± acres of land, modifying the development standards governing development of a portion of the property subject to Ordinance 06-39, said portion being a tract of land consisting of 12± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, describing the tract to be rezoned; 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. Generally located north and east of the intersection of Throckmorton Rd and Sherley Lane formerly known as County Rd 418, Melissa, Texas
Applicant: Melissa Independent School District

11. Consider and act upon a recommendation to Council on an ordinance amending Melissa's Comprehensive Zoning Ordinance No. 92-08, Ordinance No. 06-39 and Ordinance No. 15-04 (North Creek Planned Development) rezoning a tract of land consisting of 12 ± acres of land, modifying the development standards governing development of a portion of the property subject to Ordinance 06-39, said portion being a tract of land consisting of 12± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, describing the tract to be rezoned; 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. Generally located north and east of the intersection of Throckmorton Rd and Sherley Lane formerly known as County Rd 418, Melissa, Texas

Applicant: Melissa Independent School District

12. Consider and act upon recommendation to Council on a Preliminary Plat North Creek Estates, Phase 3 - 6, consisting of 408 single family residential lots, being 113.4 acres more or less out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north and west of the intersection of Throckmorton Road and Milrany Lane, Melissa, Collin County, Texas.

Applicant: Gees, Inc.

13. Public Hearing to hear concerns for or against an ordinance of the City Council of the City of Melissa, Texas, amending Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 20 (Schedule of Uses and Parking Requirements), Subsections 20.1 (Schedule of Uses) and 20.3 (Conditional Development Standards), and Section 31 (Rules of Construction and General Definitions); modifying certain regulations relating to concrete/asphalt batching plant, temporary uses; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Applicant: City of Melissa

14. Consider and act upon a recommendation to Council on an ordinance of the City Council of the City of Melissa, Texas, amending Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 20 (Schedule of Uses and Parking Requirements), Subsections 20.1 (Schedule of Uses) and 20.3 (Conditional Development Standards), and Section 31 (Rules of Construction and General Definitions); modifying certain regulations relating to concrete/asphalt batching plant, temporary uses; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Applicant: City of Melissa

15. Adjourn

Certified to this the ____ day of _____, 2016

Dana Nixon, Development Services Director

Posted: _____, 2016 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 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.