

******* NOTICE OF PUBLIC MEETING*******
THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, March 15, 2018

City of Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Work Session – 6:00 p.m. in the City Council Work Session Room (2nd Floor) (Work Session may be continued after the adjournment of the Regular Meeting)

Regular Meeting – 7:00 p.m. in the City Hall Council Chambers (2nd Floor)

WORK SESSION AGENDA

1. Call to order
2. Roll Call
3. Discussion regarding regular agenda items
4. Discussion regarding current planning and zoning applications under review:
 - a. Preliminary Plat and Engineering Site Plan for 4.4469 acres situated the William Fitzhugh Survey, Abstract No. 309 as well as the John Fitzhugh Survey, Abstract No. 319.
 - b. Replat and Engineering Site Plan for Lots 1A and 1B, Block 1 of the Ice Cube Addition situated in the William Fitzhugh Survey, Abstract No. 309.
5. Staff update on the Buc-ee's Development
6. Adjourn.

REGULAR AGENDA

1. Call to order
2. Roll Call
3. Consider and act upon approval of the February 15, 2018 work session & regular meeting minutes.
4. Public hearing to hear concerns for or against a request a to adopt a new ordinance granting a Specific Use Permit (SUP) to allow the use of fiber cement siding on the exterior elevations of a proposed structure on the following tract of land:

0.396± acres of land, being a replat of Lots 1, 2 and 3, Block 34 of the Melissa Original Donation, City of Melissa, Collin County, Texas and generally located at the southeast corner of the intersection of Sherman St and Harrison St, City of Melissa, Collin County, Texas.

Applicant: Joseph Armstrong
5. Consider and act upon a recommendation to City Council regarding a request to adopt a new ordinance granting a Specific Use Permit (SUP) to allow the use of fiber cement siding on the

exterior elevations of a proposed structure on the following tract of land:

0.396± acres of land, being a replat of Lots 1, 2 and 3, Block 34 of the Melissa Original Donation, City of Melissa, Collin County, Texas and generally located at the southeast corner of the intersection of Sherman St and Harrison St, City of Melissa, Collin County, Texas.

Applicant: Joseph Armstrong

6. Public hearing to hear concerns for or against a request to amend Ordinance No. 17-21, a Planned Development Zoning Ordinance, for the purpose of amending Exhibit B “Development Standards” applicable to the following acres of land:

197.098± acres of land situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at the southeast corner of the intersection of Milrany Ln and E. Melissa Rd, City of Melissa, Collin County, Texas.

Applicant: Devco-Meadow Run, LLC

7. Consider and act upon a recommendation to City Council regarding a request to amend Ordinance No. 17-21, a Planned Development Zoning Ordinance, for the purpose of amending Exhibit B “Development Standards” applicable to the following acres of land

197.098± acres of land situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at the southeast corner of the intersection of Milrany Ln and E. Melissa Rd, City of Melissa, Collin County, Texas.

Applicant: Devco-Meadow Run, LLC

8. Consider and act upon a recommendation to City Council regarding a request for approval of the Meadow Run, Phase 1 Final Plat, consisting of 45.747 acres and being 145 single-family residential lots and 7 HOA lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south of E. Melissa Rd approximately 1,800 feet to the east of the intersection of E. Melissa Rd and Milrany Ln.

Applicant: Devco-Meadow Run, LLC

9. Consider and act upon a recommendation to City Council regarding a request for approval of the Meadow Run, Phase 2 Final Plat, consisting of 51.520 acres and being 149 single-family residential lots and 2 HOA lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 0.74 mile southeast of the intersection of E. Melissa Rd and Milrany Ln.

Applicant: Devco-Meadow Run, LLC

10. Adjourn

Certified to this the 9th day of March, 2018

Tyler Brewer, Director of Development Services

Posted: 9 Mar 2018 at 1:45 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.