

**\*\*\*\*\* NOTICE OF PUBLIC MEETING\*\*\*\*\***  
**THE PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, May 17, 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 (2<sup>nd</sup> 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 (2<sup>nd</sup> 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. Final Plat and Engineering Site Plan for 3.766 acres situated the William Fitzhugh Survey, Abstract No. 309.
  - b. Final 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.
  - c. Rezone request (A→PD) for 16.206± acres of land situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas.
  - d. Rezone request (SF3→C2) for 2.07± acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas.
5. Staff update on the Buc-ee's Development
6. Discussion regarding upcoming agenda items
7. Adjourn.

**REGULAR AGENDA**

1. Call to order
2. Roll Call
3. Pledge of Allegiance
4. Consider and act upon approval of the April 19, 2018 work session & regular meeting minutes.

5. Conduct a public hearing to hear concerns for or against a proposed amendment to Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 3 (Zoning Districts Established), Section 18 (Special Zoning Districts), Section 20 (Schedule of Uses and Parking Requirements), Section 22 (Off-Street Parking and Loading Requirements), Section 23 (Special and Additional Regulations) and Section 31 (Rules of Construction and General Definitions); establishing the "DOD" Downtown Overlay District special zoning district and prescribing the development standards and uses applicable thereto; repealing the "H/O" Historic Overlay District; describing the boundaries of the "DOD" Downtown Overlay District to include all property within the area bounded by State Highway 5 and Waller Street to the north, Melissa Road to the south and Fannin Road North along the school property to the west, as more particularly depicted in DOD Exhibit 1.

**Applicant: City of Melissa**

6. Consider and act upon a recommendation to City Council regarding a proposed amendment to Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 3 (Zoning Districts Established), Section 18 (Special Zoning Districts), Section 20 (Schedule of Uses and Parking Requirements), Section 22 (Off-Street Parking and Loading Requirements), Section 23 (Special and Additional Regulations) and Section 31 (Rules of Construction and General Definitions); establishing the "DOD" Downtown Overlay District special zoning district and prescribing the development standards and uses applicable thereto; repealing the "H/O" Historic Overlay District; describing the boundaries of the "DOD" Downtown Overlay District to include all property within the area bounded by State Highway 5 and Waller Street to the north, Melissa Road to the south and Fannin Road North along the school property to the west, as more particularly depicted in DOD Exhibit 1.

**Applicant: City of Melissa**

7. Conduct a public hearing to hear concerns for or against a proposed amendment to 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) and Section 23 (Special and Additional Regulations) for the purpose of removing the regulations on solar panel system from Section 23 of the Zoning Ordinance and placing these same regulations in Section 20 of the Zoning Ordinance.

**Applicant: City of Melissa**

8. Consider and act upon a recommendation to City Council regarding a proposed amendment to 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) and Section 23 (Special and Additional Regulations) for the purpose of removing the regulations on solar panel system from Section 23 of the Zoning Ordinance and placing these same regulations in Section 20 of the Zoning Ordinance.

**Applicant: City of Melissa**

9. Conduct a public hearing to hear concerns for or against a proposed amendment to the Future Land Use Plan Map in the City of Melissa's 2015 Comprehensive Plan Update

**Applicant: City of Melissa**

10. Consider and act upon a recommendation to City Council regarding a proposed amendment to the Future Land Use Plan Map in the City of Melissa's 2015 Comprehensive Plan Update

**Applicant: City of Melissa**

11. Adjourn

Certified to this the 11<sup>th</sup> day of May, 2018

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Tyler Brewer, Director of Development Services

Posted: 11 May 2018 at 5:00 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.