

******* NOTICE OF PUBLIC MEETING*******
THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, April 19, 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.
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 March 15, 2018 work session & regular meeting minutes.
5. Consider and act upon a recommendation to City Council regarding a request for approval of the Capital Dental Care Preliminary Plat, consisting of 3.766 acres, being a proposed replat of Lot 1A and 1B, Block 1 of the Ice Cube Addition and generally located approximately 438 feet to the southwest of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.
Applicant: Cross Engineering Consultants
6. Consider and act upon a recommendation to City Council regarding a request for approval of the Capital Dental Care Preliminary Engineering Site Plan, consisting of 3.766 acres, being a

proposed replat of Lot 1A and 1B, Block 1 of the Ice Cube Addition and generally located approximately 438 feet to the southwest of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.

Applicant: Cross Engineering Consultants

7. Conduct a public hearing to hear concerns for or against a request to amend Ordinance No. 22-50, as amended, for the purpose of clarifying that the three (3) tracts of land below are subject to the current standards found in the City's Comprehensive Zoning Ordinance at the time of development:
 - a. 29.155± acre tract of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at the northwest corner of the intersection of State Highway 121 and Washington Drive, City of Melissa, Collin County, Texas.
 - b. 20.518± acre tract of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of the intersection of State Highway 121 and Washington Drive, City of Melissa, Collin County, Texas.
 - c. 35.481± acres of land situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, the northwest corner of which is generally located approximately 300 feet to the southwest of the intersection of State Highway 121 and Liberty Way, City of Melissa, Collin County, Texas.

Applicant: City of Melissa

8. Consider and act upon a recommendation to City Council regarding a request to amend Ordinance No. 22-50, as amended, for the purpose of clarifying that the three (3) tracts of land below are subject to the current standards found in the City's Comprehensive Zoning Ordinance at the time of development:
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Applicant: City of Melissa

9. 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 23 (Special and Additional Regulations).

Applicant: City of Melissa

10. 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 23 (Special and Additional Regulations).

Applicant: City of Melissa

11. 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 18 ("Special Zoning Districts") for the purpose of amending the "'H/O' Historic Overlay District".
Applicant: City of Melissa
12. 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 18 ("Special Zoning Districts") for the purpose of amending the "'H/O' Historic Overlay District".
Applicant: City of Melissa
13. Adjourn

Certified to this the 13th day of April, 2018

Tyler Brewer, Director of Development Services

Posted: 13 Apr 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.