

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

THE PLANNING AND ZONING COMMISSION

REGULAR MEETING

THURSDAY, FEBRUARY 16, 2017

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 January 19, 2017 work session & regular meeting minutes.
4. 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 12.100 (Planning and Zoning Commission), Section 12.105 (Officers) and Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance adopted), Section 23 (Special and Additional regulations); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
5. Consider and act upon a recommendation to Council regarding 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 12.100 (Planning and Zoning Commission), Section 12.105 (Officers) and Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance adopted), Section 23 (Special and Additional regulations); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
6. Elect Planning & Zoning Commission Officers; Chairman, Vice-Chairman and Secretary.
7. Consider and act upon recommendation to Council on a request for Final Plat – Brookside Addition, Phase 1. Being 26.243 acres situated in the David E. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, 60 residential lots, 4 non-residential lots and generally located northwest of the intersection of Sam Rayburn Freeway and Milrany Lane, City of Melissa, Collin County, Texas. **Applicant: Douglas Properties**
8. Consider and act upon recommendation to Council regarding Commercial Metals Company – Final Engineering Site Plan, Lot 1R, Block A, Comet Addition, 8.0 acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas generally located one half mile south of the McKinney Street and Melissa Rd. intersection on the east side of McKinney Street, Melissa, Texas.
Applicant: Commercial Metals Company
9. Public Hearing to consider a request for replat – Comet Addition, Lot 1R, Block A, being a replat of Lot 1, Block A of the Comet Addition, 8.0 acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located one half mile south of the McKinney Street and Melissa Rd. intersection on the east side of McKinney Street.
Applicant: Commercial Metals Company
10. Consider and act upon recommendation to Council regarding a request for replat – Comet Addition, Lot 1R, Block A, being 8.0 acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located one half mile south of the McKinney St. & Melissa Rd. intersection on the east side of McKinney St., Melissa, Texas
Applicant: Commercial Metals Company
11. Consider and act upon a recommendation to Council regarding North Creek Estates, Phase 3 - Final Plat being 10 HOA lots out of 16.29 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
12. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 4A, Final Plat, being 94 residential lots and 2 HOA lots out of 19.07 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney

13. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 4B, Final Plat, being 61 residential lots out of 10.39 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
14. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 5A, Final Plat, being 66 residential lots and 3 HOA lots out of 20.94 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
15. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 5B, Final Plat, being 75 residential lots out of 13.41 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
16. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 5C, Final Plat, HOA Lot 1, being one (1) lot out of 6.55 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
17. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 6A, Final Plat, being 62 residential lots out of 12.24 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
18. Consider and act upon recommendation to Council regarding North Creek Estates, Phase 6B, Final Plat, being 50 residential lots and 1 HOA lot out of 9.59 acres in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas
Applicant: Gees, Inc/L109 McKinney
19. Adjourn

Certified to this the ____ day of _____, 2017

Dana Nixon, Development Services Director

Posted: _____, 2017 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.