

******* NOTICE OF PUBLIC MEETING*******
THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 21, 2017

City of Melissa City Hall
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 August 17, 2017 work session & regular meeting minutes.
4. Public hearing to hear concerns for or against a request for approval of the Meadow Run Preliminary Plat, consisting of 91.654 acres, being 283 residential lots and 8 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located on the south side of E Melissa Rd approximately 0.36 mile east of the intersection of E Melissa Rd and Milrany Ln.
Applicant: Devco – Meadow Run, LLC
5. Consider and act upon a recommendation to City Council regarding a request for approval of the Meadow Run Preliminary Plat, consisting of 91.654 acres, being 283 residential lots and 8 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located on the south side of E Melissa Rd approximately 0.36 mile east of the intersection of E Melissa Rd and Milrany Ln.
Applicant: Devco – Meadow Run, LLC
6. 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. 92-08, as amended, Chapter 12 (Planning and Zoning), Article 12.100 (Planning & Zoning Commission), Section 12.105 (Officers) and Article 12.300 (Zoning Ordinance Adopted), Section 27-A (Landscape Regulations and Tree Preservation); 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
7. Consider and act upon a recommendation to City Council regarding an ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-08, as amended, Chapter 12 (Planning and Zoning), Article 12.100 (Planning & Zoning Commission), Section 12.105 (Officers) and Article 12.300 (Zoning Ordinance Adopted), Section 27-A (Landscape Regulations and Tree Preservation); 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

8. Public hearing to hear concerns for or against a request for rezone - Agriculture (“A”) to General Commercial (“C-2”):

6.000± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney Street approximately .30 mile north of the intersection of McKinney Street and Pennsylvania Avenue, Melissa, Collin County, Texas.

Applicant: First United Methodist Church of McKinney (Wayne Gooden)

9. Consider and act upon a recommendation to City Council regarding a request for rezone - Agriculture (“A”) to General Commercial (“C-2”):

6.000± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the west side of McKinney Street approximately .30 mile north of the intersection of McKinney Street and Pennsylvania Avenue, Melissa, Collin County, Texas.

Applicant: First United Methodist Church of McKinney (Wayne Gooden)

10. Public Hearing to hear concerns for or against a request for replat of 10.98± acres, being lots 3R1 and 4R1 of the Melissa Industrial Park Addition situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the east side of State Highway 121 approximately 0.21 mile north of the intersection of State Highway 121 and Milrany Ln, City of Melissa, Collin County, Texas.

Applicant: Bill Perman – Cross Engineering

11. Consider and act upon a recommendation to Council regarding a request for replat of 10.98± acres, being lots 3R1 and 4R1 of the Melissa Industrial Park Addition situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the east side of State Highway 121 approximately 0.21 mile north of the intersection of State Highway 121 and Milrany Ln, City of Melissa, Collin County, Texas.

Applicant: Bill Perman – Cross Engineering

12. Public Hearing to hear concerns for or against a request for approval of the Brookside, Phase 2 Final Plat, consisting of 36.099 acres and being 120 single-family residential lots and 3 HOA lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north and east of the intersection of State Highway 121 and Milrany Ln, Melissa, Collin County, Texas.

Applicant: Douglas Properties

13. Consider and act upon a recommendation to Council regarding a request for approval of the Brookside, Phase 2 Final Plat, consisting of 36.099 acres and being 120 single-family residential lots and 3 HOA lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north and east of the intersection of State Highway 121 and Milrany Ln, Melissa, Collin County, Texas.

Applicant: Douglas Properties

14. Adjourn

Certified to this the ____ day of _____, 2017

Tyler Brewer, Interim 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.