

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

CITY OF MELISSA CITY COUNCIL

REGULAR MEETING

TUESDAY, FEBRUARY 28, 2017

**City of Melissa Municipal Building
3411 Barker Avenue
Melissa, TX 75454**

**City Council Chambers (2nd Floor)
Regular Meeting- 6:00 p.m.**

**Work Session – 5:15 p.m. (Work
Session may be continued after the
adjournment of the Regular
Agenda Meeting)**

WORK SESSION AGENDA

1. Call to order.
2. Roll Call.
3. Discussion regarding Regular Agenda Items.
4. Adjourn.

REGULAR MEETING AGENDA

1. Call to order.
2. Roll call.
3. Prayer.
4. Pledge of Allegiance.

CONSENT AGENDA ITEMS

1. Consider and act upon approval of the minutes from the February 14, 2017 regular meeting and work session.

REGULAR AGENDA

1. **Citizen Comments.**
This item is available for citizens to speak for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless and until properly posted on a future agenda.
2. Conduct a 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.
3. Consider and act upon the recommendation from Planning and Zoning regarding an Ordinance 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. **Planning and Zoning recommends approval.**

4. Consider and act upon a recommendation from Planning and Zoning regarding 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 Highway and Milrany Lane, City of Melissa, Collin County, Texas. **Applicant: Douglas Properties - Planning and Zoning recommends approval.**
5. Consider and act upon recommendation from Planning and Zoning 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, Collin County, Texas. **Applicant: Commercial Metals Company -Planning and Zoning recommends approval.**
6. Conduct Public Hearing to hear comments, for or against 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, Melissa, Collin County, TX. **Applicant: Commercial Metals Company**
7. Consider and act upon recommendation from Planning and Zoning 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, Collin County, Texas. **Applicant: Commercial Metals Company - Planning and Zoning recommends approval.**
8. Consider and act upon a recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**
9. Consider and act upon recommendation from Planning and Zoning 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- Planning and Zoning recommends approval.**
10. Consider and act upon recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**
11. Consider and act upon recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**
12. Consider and act upon recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**
13. Consider and act upon recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**

14. Consider and act upon recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**
15. Consider and act upon recommendation from Planning and Zoning 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 - Planning and Zoning recommends approval.**
16. Conduct a Public Hearing to hear concerns regarding the continuance of a curfew for minors for the City of Melissa, Texas, creating offenses for minors, parents, guardians of minors and business establishments for violating curfew regulations; defining terms and providing defenses; providing for enforcement; providing for waiver of jurisdiction by the Court when required under the Texas Family Code.
17. Consider and act upon an Ordinance establishing a curfew for minors for the City of Melissa, Texas, creating offenses for minors, parents, guardians of minors and business establishments for violating curfew regulations; defining terms and providing defenses; providing for enforcement; providing for waiver of jurisdiction by the Court when required under the Texas Family Code; providing for review of this ordinance; providing a penalty for the violation of this ordinance and providing for the publication of the caption hereof.
18. Consider and act upon an Ordinance amending Melissa's Code of Ordinances, Ordinance No. 92-04, Chapter 7 (Offenses and Nuisances), Article 7.700 (Abandoned and Junked Vehicles, and Article 7.800 (Outside Storage); modifying certain regulations governing Abandoned and Junked Vehicles and Outside Storage; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
19. Consider and act upon 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 9 (Subdivisions), Article 9.1000 (Subdivision Ordinance Adopted), Article IV (Design Standards), Section 4.01 (Streets), Section 4.06 Easements), Section 4.08 (Improvements) and Section 4.09 (Drainage) and Appendix A (Melissa Fee Schedule); modifying certain design standards applicable to certain streets, easements and improvements; modifying certain fees assessed by the City of Melissa; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
20. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.
21. Adjourn.

Certified to this the 24th day of February, 2017.

Linda Bannister, City Secretary

Posted February 24, 2017 @ 5:00 p.m.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council 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 §51.001 et seq., will be held by the City Council 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 City Council 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 south 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.