

******* NOTICE OF PUBLIC MEETING*******
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
TUESDAY, DECEMBER 12, 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. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:
 - a. Section 551.074: Annual evaluation of City Manager.
4. Reconvene into Open Session.
5. Discussion regarding regular agenda Items.
6. Discussion regarding upcoming agenda items.
7. 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 November 28, 2017 regular meeting and work session.
2. Accept the resignation of Mike Hudson from the Planning and Zoning Commission.

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. Presentation of appreciation to Mike Hudson for service to the Melissa community.
3. Continue the Public Hearing from 6:00 p.m., November 7, 2017, to hear concerns, for or against, a request to amend the City of Melissa's Comprehensive Zoning Ordinance, No. 92-08, 08-31; Rezoning a tract of land consisting of approximately 1.86 acres, being Lot 71, Country Ridge, Phase II, an addition to the City of Melissa, Collin County, Texas, according to the plat recorded

in Volume G, Page 243, Plat Records, Collin County, Texas and generally located at the northeast corner of the intersection of northbound US Highway 75 and Country Ridge Road, City of Melissa, Collin County Texas, for the purpose of amending Exhibit B (Permitted Uses).

Applicant: Stephen C. & Donna M. Kendall

4. Consider and act upon the Planning and Zoning recommendation for approval of an Ordinance amending Melissa's Zoning Ordinance No. 92-08, as amended, and Exhibit B (Permitted Uses) of Ordinance No. 08-31; modifying the Development Standards applicable to a tract of land consisting of 1.86 acres, more or less, described as Country Ridge, Phase II Subdivision, Lot 17, City of Melissa, Collin County, Texas; describing the subject tract; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
5. Conduct a Public hearing to hear concerns for or against a request for rezone – Single-Family Residential (“SF-3”) to General Commercial (“C-2”): 0.31± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the southwest corner of McKinney St and Central St, City of Melissa, Collin County, Texas. **Applicant: Owens Ranches, Inc.**
6. Consider and act upon the Planning and Zoning recommendation for approval of a request for rezone – Single-Family Residential (“SF-3”) to General Commercial (“C-2”): 0.31± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the southwest corner of McKinney St and Central St, City of Melissa, Collin County, Texas. **Applicant: Owens Ranches, Inc.**
7. Consider and act upon the Planning and Zoning recommendation for approval of a request to amend the Final Façade Plans for Gala at Melissa and Provision at Melissa. **Applicant: Gardner Capital**
8. Consider and act upon the Planning and Zoning recommendation for approval of a request for approval of the Cougar Village Addition Preliminary Plat, consisting of 20.5756 acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north of State Highway 121 on the east side of the intersection of State Highway 121 and Washington Drive. **Applicant: Cougar Commercial, LLC**
9. Consider and act upon the Planning and Zoning recommendation for approval of a request for approval of the Melissa Village Addition Preliminary Plat, consisting of 28.7847 acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north of State Highway 121 on the west side of the intersection of State Highway 121 and Washington Drive. **Applicant: Melissa Village, LLC**
10. Take any action necessary as a result of the work session Executive Session.
11. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.
12. Adjourn.

Certified to this the 8th day of December, 2017.

Linda Bannister, City Secretary

Posted: December 8, 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 §551.001 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.