

******* NOTICE OF PUBLIC MEETING*******
CITY OF MELISSA CITY COUNCIL
SPECIAL CALLED MEETING
TUESDAY, NOVEMBER 7, 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. Discussion regarding upcoming agenda items.
5. 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 October 24, 2017 regular meeting and work session.
2. Consider and act upon accepting the resignation of Vickie Parker from the MCEDC (4B) board.

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, 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 (Planning and Zoning Continued their Public Hearing until the December 7 PNZ meeting; recommend continuing the Council Public Hearing and action until the December 12 Council meeting).**

3. Conduct a Public Hearing to hear comments, for or against, the proposed annexation by the City of Melissa of the following four areas of land: (1) Area 1, consisting of 12.667± acres in the D.E.W. Babb Survey, Abstract No. 33, Sheet 3, Tract 149, Collin County, Texas, (2) Area 2, consisting of 26.48± acres in the D.E.W. Babb Survey, Abstract No. 33, Sheet 3, Tract 156, Collin County, Texas, (3) Area 3, consisting of 57.765± acres in the John Fitzhugh Survey, Abstract No. 319, Tract 32, Collin County, Texas, and (4) Area 4, consisting of 40.076± acres in the John Fitzhugh Survey, Abstract No. 319, Tract 2, Collin County, Texas.
4. Conduct a Public Hearing to hear comments, for or against, amendments to Melissa's Roadway Capital Improvements Plan (CIP).
5. Consider and act upon an Ordinance accepting the recommendations from the Capital Improvements Advisory Committee for changes/modifications to the Roadway Capital Improvement Projects for Service Area 2.
6. Consider and act upon recommendation from Planning and Zoning Commission approving 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 Road, approximately 0.36 mile east of the intersection of East Melissa Road and Milrany Lane. **Applicant-DevCo-Meadow Run, LLC**
7. Consider and act upon a Resolution authorizing the City Manager to execute the Development Agreement between DevCo-Meadow Run LLC and the City of Melissa
8. Conduct a Public Hearing to hear concerns, for or against, a request for a change in zoning classification from Planned Development (PD) No. 04-05 to Planned Development (PD) No. 22-50, as amended being: 71.421 acres, more or less, of land located in the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located approximately 0.18 mile north and west of the intersection of State Highway 121 and Milrany Lane. **Applicant: Spiars Engineering, Inc.**
9. Consider and act upon recommendation from Planning and Zoning regarding an Ordinance changing the zoning classification from Planned Development (PD) No. 04-05 to Planned Development (PD) No. 22-50, as amended: 71.421 acres, more or less, of land located in the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located approximately 0.18 mile north and west of the intersection of State Highway 121 and Milrany Lane. **Planning and Zoning recommends approval.**
10. Consider and act upon an Ordinance accepting the recommendations from the Capital Improvements Advisory Committee for changes/modifications to the Roadway Capital Improvement Projects for Service Area 1.
11. Consider and act upon a Resolution of the City Council of the City of Melissa, Texas, hereby authorizing the City Manager to execute the Development Agreement between Hillwood RLD, L.P. and the City of Melissa.
12. Consider and act upon an Ordinance amending Chapter 13 related to roadway impact fees.
13. Consider and act upon a Resolution accepting the City of Melissa updated Master Water Plan completed by Kimley Horn
14. Continue the Public Hearing from September 26, 2017 to hear comments, for or against, Ordinances 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 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**
15. Consider and act upon recommendation from Planning and Zoning regarding adoption of an Ordinances 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 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. **Planning and Zoning recommends approval**

16. Consider and act upon a Resolution authorizing the City Manager to approve the purchase of a 2018 Chevrolet Tahoe, associated equipment, service fees and financing charges/fees for the Melissa Police Department.
17. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.
18. Adjourn.

Certified to this the 3rd day of November, 2017.

Linda Bannister, City Secretary

Posted: _____ 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.