

**MINUTES
CITY OF MELISSA CITY COUNCIL
SPECIAL CALLED MEETING
NOVEMBER 7, 2017
6:00 p.m.**

REGULAR MEETING

Mayor Greer called the meeting to order at 6:00 p.m.

Council members present were: Stacy Jackson, Chad Taylor, Craig Ackerman, Nicco Warren, Jay Northcut and Anthony Figueroa.

Prayer was given by Anthony Figueroa.

All in attendance gave the Pledge of Allegiance.

CONSENT AGENDA ITEMS

Motion was made by Jay Northcut and seconded by Craig Ackerman to approve the following 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.

Vote: 7/0/0

REGULAR AGENDA

ITEM #1

Citizen Comments: There were no comments.

ITEM #2

Motion was made by Chad Taylor and seconded by Anthony Figueroa to open a Public Hearing at 6:02 p.m. 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).

Vote: 7/0/0

Motion was made by Nicco Warren and seconded by Craig Ackerman to continue the Public Hearing until Tuesday, December 12, 2017 at 6:00 p.m.

Vote: 7/0/0

ITEM #3

Motion was made by Craig Ackerman and seconded by Stacy Jackson to open a Public Hearing at 6:04 p.m. 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.

Vote: 7/0/0

There being no comments, a motion was made by Craig Ackerman and seconded by Chad Taylor to close the Public Hearing at 6:05 p.m.

Vote: 7/0/0

ITEM #4

Motion was made by Chad Taylor and seconded by Nicco Warren to open a Public Hearing at 6:06 p.m. to hear comments, for or against, amendments to Melissa's Roadway Capital Improvements Plan (CIP).

Vote: 7/0/0

Motion was made by Craig Ackerman and seconded by Nicco Warren to close the Public Hearing at 6:08 p.m.

Vote: 7/0/0

ITEM #5

Motion was made by Craig Ackerman and seconded by Jay Northcut to adopt an Ordinance accepting the recommendations from the Capital Improvements Advisory Committee for changes/modifications to the Roadway Capital Improvement Projects for Service Area 2.

Vote: 7/0/0

ITEM #6

Councilman Stacy Jackson recused himself from Items 6 and 7, filed Conflict of Interest Affidavit with City Secretary and left the Council Chambers at 6:12 p.m.

Motion was made by Chad Taylor and seconded by Craig Ackerman to approve the Meadow Run Preliminary Plat, consisting of 91.654 acres, being 295 residential lots, as amended, 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**

Vote: 6/0/0

ITEM #7

Motion was made by Craig Ackerman and seconded by Nicco Warren to adopt a Resolution authorizing the City Manager to execute the Development Agreement between DevCo-Meadow Run LLC and the City of Melissa.

Vote: 6/0/0

Mr. Jackson returned to the Council Chambers at 6:16 p.m.

ITEM #8

Motion was made by Chad Taylor and seconded by Craig Ackerman to open a Public Hearing at 6:16 p.m. 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.**

Speakers were: Andrew Pieper
Hillwood
3000 Turtle Creek
Dallas, TX

Motion was made by Nicco Warren and seconded by Anthony Figueroa to close the Public Hearing at 6:19 p.m.

Vote: 7/0/0

ITEM #9

Councilman Figueroa had to leave the meeting at 6:38 p.m.

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.

Motion was made by Jay Northcut and seconded by Chad Taylor to table this item until November 28, 2017 at 6:00 p.m. when Hillwood could come back with an amended PD layout showing amenity options as requested by Council.

Vote: 6/0/0

ITEM #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.

Motion was made by Craig Ackerman and seconded by Jay Northcut that based on the action taken on Item #9 that Council table any action until November 28, 2017 at 6:00 p.m.

Vote: 6/0/0

ITEM #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.

This item will also be heard on November 28, 2017 at 6:00 p.m. No action taken.

ITEMS #12

Motion was made by Chad Taylor and seconded by Nicco Warren to adopt an Ordinance amending Chapter 13 related to roadway impact fees for Service Area 2 only.

Vote: 6/0/0

ITEM #13

Motion was made by Craig Ackerman and seconded by Stacy Jackson to adopt a Resolution accepting the City of Melissa updated Master Water Plan completed by Kimley Horn.

Vote: 6/0/0

ITEM #14

Motion was made by Chad Taylor and seconded by Nicco Warren to continue the Public Hearing at 6:46 p.m. 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.

Vote: 6/0/0

Motion was made by Jay Northcut and seconded by Stacy Jackson to close the Public Hearing at 6:47 p.m.

Vote: 6/0/0

ITEM #15

Motion was made by Chad Taylor and seconded by Nicco Warren to adopt 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 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.

Vote: 6/0/0

ITEM #16

Motion was made by Chad Taylor and seconded by Jay Northcut to adopt 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.

Vote: 6/0/0

ITEM #17

City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda. No action was taken.

ITEM #18

Motion was made by Craig Ackerman and seconded by Stacy Jackson to adjourn at 6:52 p.m.

Vote: 6/0/0

Reed Greer, Mayor

ATTEST:

Linda Bannister, City Secretary