

**\*\*\*\*\* NOTICE OF PUBLIC MEETING\*\*\*\*\***  
**THE PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, November 2, 2017**

**City of Melissa City Hall**  
**3411 Barker Avenue**  
**Melissa, TX 75454**

**Work Session – 6:00 p.m. in the City Council Work Session Room (2<sup>nd</sup> Floor) (Work Session may be continued after the adjournment of the Regular Meeting)**

**Regular Meeting – 7:00 p.m. in the City Hall Council Chambers (2<sup>nd</sup> Floor)**

**WORK SESSION AGENDA**

1. Call to order
2. Roll Call
3. Discussion regarding regular agenda items.
4. Adjourn.

**REGULAR AGENDA**

1. Call to order
2. Roll Call
3. Consider and act upon approval of the September 21, 2017 work session & regular meeting minutes as well as approval of the October 19, 2017 work session minutes.
4. 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**
5. Consider and act upon a recommendation to City Council regarding a request for approval of the Stoneridge Preliminary Plat, consisting of 45.739 acres, being 141 residential lots, 5 HOA Open Space lots, and 3 commercial lots situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located on the west side of US Hwy 75 approximately 1.07 miles south of the intersection of US Hwy 75 and Melissa Rd.  
**Applicant: Astra Development**
6. Public hearing to hear concerns for or against a request for rezone – Planned Development (“PD”) No. 04-05 to Planned Development (“PD”) No. 22-50, as amended:

71.421± acres of land situated 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 Ln, City of Melissa, Collin County, Texas.

**Applicant: Spiars Engineering, Inc.**

7. Consider and act upon a recommendation to City Council regarding a request for rezone – Planned Development (“PD”) No. 04-05 to Planned Development (“PD”) No. 22-50, as amended:

71.421± acres of land situated 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 Ln, City of Melissa, Collin County, Texas.

**Applicant: Spiars Engineering, Inc.**

8. Public hearing to hear concerns for or against a request for rezone – Agricultural (“A”) to Planned Development (“PD”):

97.78± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located approximately 0.57 mile north of the intersection of McKinney St and Highland Rd, City of Melissa, Collin County, Texas.

**Applicant: Douglas Properties, Inc.**

9. Consider and act upon a recommendation to City Council regarding a request for rezone – Agricultural (“A”) to Planned Development (“PD”):

97.78± acres of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and the Jacob Gragg Survey, Abstract No. 339, City of Melissa, Collin County, Texas and generally located approximately 0.57 mile north of the intersection of McKinney St and Highland Rd, City of Melissa, Collin County, Texas.

**Applicant: Douglas Properties, Inc.**

10. 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 Hwy 75 and Country Ridge Road, City of Melissa, Collin County, Texas for the purpose of amending Exhibit “B” (Permitted Uses).

**Applicant: Stephan C & Donna M Kendall**

11. Consider and act upon a recommendation to City Council regarding 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 Hwy 75 and Country Ridge Road, City of Melissa, Collin County, Texas for the purpose of amending Exhibit “B” (Permitted Uses).

**Applicant: Stephan C & Donna M Kendall**

12. 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. 92-04, 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**

13. 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.