

The Planning & Zoning Commission will meet in Regular Session on Thursday, May 20, 2004 at 7:00 p.m. in the Melissa Municipal Building, 901 State Highway 121, Melissa, Texas 75454.

AGENDA

1. Call to order.
2. Roll call.
3. Approval of minutes for the April 15, 2004 meeting.
4. Conduct a Public Hearing to hear concerns for or against a request for re-zoning 708.3 acres, more or less, of land from Agriculture (AG) to Planned Development (PD), with the legal description as follows:

Tract E-1:

Said property being all that tract of land in the City of Melissa, Collin County, Texas, a part of the D.E. W. Babb Survey, Abstract 33, a part of the Jacob Gragg Survey Abstract No. 339, being a survey of part of the 49.503 acre tract described in a deed from Almah Carroll White to James F. Mason, Trustee, dated July 28, 1983 recorded in Volume 1702, Page 884; a survey of the 0.830 Acre Tract described in a deed from A. D. Graves to James F. Mason Trustee, dated January 29, 1985 and recorded in Volume 2060, Page 760; a survey of the 86.161 acre "TRACT ONE" and 9.061 Acre "TRACT TWO" described in a deed from Jim Bob Graves to James F. Mason, Trustee, dated June 2, 1999, recorded in Volume 4429, Page 4060, a survey of the 109.899 acre tract described in a deed from James F. Mason, Trustee, to Country Ridge Development Company, Inc., dated April 4, 2000, recorded in Volume 4655, Page 1975, a survey of the 77.406 acre tract described in a deed from Douglas Ray Graves to James F. Mason, Trustee, dated June 2, 1999, recorded in Volume 4429, Page 4038, Collin County Deed Records, all of Lot 1, Block 1, Country Ridge Well Site No. 3 as recorded in Volume M., Page 23 of the Collin County Plat Records, all of Lot 2-A, Block 1, Melissa School Subdivision, as recorded in Cabinet P. Page 178, Collin County Plat Records, said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract E-2:

Situated in Collin County, Texas, in the John Fitzhugh Survey, Abstract No. 319, being a Survey of the 3.188 acre "TRACT TWO" described in a deed from Fawn Sumner, individually and for Brandon Paul Lee to Country Ridge Development Company, Inc., dated September 20, 1999, recorded in Volume 4515, Page 3405; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract E-3:

Situated in Collin County, Texas, in the John Emberson survey, abstract No. 294 and a part of the M. Ramsour Survey, Abstract No. 772, being a survey of part of the "Tract 1" described in a deed from Henry S. Miller Company, Trustee to James F. Mason, Trustee, dated December 14, 1973, recorded in volume 895, page 667 and a survey of the 5.791 acre tract described in a deed from Donald F. Schrock, Sr., and Vernon E. Emory, to James F. Mason, Trustee, dated May 23, 1986, recorded in Volume 2373, Page 626, both deeds of the Collin County deed records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract W-1:

Situated in Collin County, Texas, in the John Throckmorton Survey, Abstract No. 900 and in the John Emberson Survey, Abstract No. 294, being a survey part of Tract 2 described in a deed from Henry S. Miller, Trustee to James F. Mason, Trustee, dated December 14, 1973, recorded in Volume 895, Page 667, a survey of the 35.904 acre tract described in a deed from James F. Mason, Trustee to Country Ridge Development Company, Inc., dated April 24, 2000 recorded in Volume 4655, Page 1975 and a survey of part of the tract of land described in a deed from Douglas Glenn Harris to James F. Mason, Trustee, dated March 11, 1999, recorded in Volume 4374, Page 590, all deeds of Collin County Records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract W-2:

Situated in Collin County Texas, in the John Emberson Survey, Abstract No. 294, being a survey of part of the 135.10 Acre Tract described in a deed from Walnut Realty to James F. Mason, Trustee, dated November 26, 1986, recorded in Volume 2510, Page 547 of the Collin County Deed Records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract W-3:

Situated in Collin County, Texas, in the John Emberson Survey, Abstract No. 294, being a survey of part of the 135.10 acre tract described in a deed from Walnut Realty to James F. Mason, Trustee, dated November 26, 1986, recorded in Volume 2510, Page 547 of the Collin County Deed Records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract W-4:

Situated in Collin County, Texas, in the John Emberson Survey, Abstract No. 294, being a survey of the 66.55133 acre tract described in a deed from JNC Enterprises, Ltd. to James F. Mason, Trustee, dated December 10, 1996, recorded in clerk's file No. 96-107754 of the Collin County Deed Records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract W-5:

Situated in Collin County Texas, in the John Emberson Survey, Abstract No. 294, being a survey of part of the 135.10 acre tract described in a deed from Walnut Realty to James F. Mason, Trustee, dated November 26, 1986, recorded in Volume 2510, Page 547 of the Collin County Deed Records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

Tract W-6

Situated in Collin County, Texas, in the John Emberson Survey, Abstract No. 294, being a survey of part of the 135.10 acre tract described in a deed from Walnut Realty to James F. Mason, Trustee, dated November 26, 1986, recorded in Volume 2510, Page 547 of the Collin County Deed Records; said metes and bounds description is available in the City Secretary's office of the City of Melissa, Texas, 901 State Highway 121, Melissa, Texas.

5. Consider and act upon Preliminary Plat for Mason Addition (Sonic Drive-In) submitted by Isbell Engineering Group, Inc., property being located at Highway 121 and Berry Road.
6. Consider and act upon Final Plat for Mason Addition (Sonic Drive-In) submitted by Isbell Engineering, Inc., property being located at Highway 121 and Berry Road.
7. Consider and act upon final approval of City of Melissa Landscape Ordinance.
8. Adjourn.

Certified to, this ____ day of _____, 2004

City Secretary

Posted: ____ day _____, 2004 at _____ p.m.

If during the course of the meeting covered by this notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Planning and Zoning Commission 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 Commission 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 Commission 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.