

AGENDA

1. Call to order
2. Roll call
3. Approval November 18, 2004 Planning and Zoning minutes.
4. Public hearing to hear concerns for or against requested:
ZONING CHANGE OF 161.779 ACRES, MORE OR LESS, OF LAND FROM AGRICULTURAL TO SOUTHMEADOW PLANNED DEVELOPMENT, LOCATED IN THE CORPORATE LIMITS OF MELISSA, TEXAS, PROPERTY OWNED BY HARLAN PROPERTIES.

Being a tract or parcel of land located in the William Sanders Survey, Abstract No. 867, Collin County, Texas, and being a portion of a tract of land conveyed to Rosewell's Melissa Ranch, Ltd., according to the Warranty Deed filed for record in Volume 4904, Page 3281 of the D.R.C.C.T. and generally located approximately 2000 feet east of the intersection of FM 2933 and FM 545 and adjacent to and south of FM 545. A complete metes and bounds description is available in the City Secretary's office at City Hall.

5. Discuss and take action on making a recommendation to City Council regarding a request for a:
ZONING CHANGE OF 161.779 ACRES, MORE OR LESS, OF LAND FROM AGRICULTURAL TO SOUTHMEADOW PLANNED DEVELOPMENT, LOCATED IN THE CORPORATE LIMITS OF MELISSA, TEXAS, PROPERTY OWNED BY HARLAN PROPERTIES.

Being a tract or parcel of land located in the William Sanders Survey, Abstract No. 867, Collin County, Texas, and being a portion of a acre tract of land conveyed to Rosewell's Melissa Ranch, Ltd., according to the Warranty Deed filed for record in Volume 4904, Page 3281 of the D.R.C.C.T. and generally located approximately 2000 feet east of the intersection of FM 2933 and FM 545 and adjacent to and south of FM 545. A complete metes and bounds description is available in the City Secretary's office at City Hall.

6. Public hearing to hear concerns for or against requested:
ZONING CHANGE OF 148.753 ACRES, MORE OR LESS, OF LAND FROM AGRICULTURAL TO CRYSTAL PARK PLANNED DEVELOPMENT, LOCATED IN THE CORPORATE LIMITS OF MELISSA, TEXAS, PROPERTY OWNED BY HARLAN PROPERTIES. Said Property being two tracts of land as generally described below:

Being a tract of land situated in the D. E.W. Babb Survey, Abstract No. 33, Collin County Texas, and being all of a called 100 acre tract, more or less, of land conveyed to G. W. Kemp by Deed recorded in Volume 220, Page 415 D.R.C.C.T. and generally located adjacent to and east of CR 418 and adjacent to and south of CR 417. A complete metes and bounds description is available in the City Secretary's office at City Hall.

Being a 48 acre tract of land, more or less, situated in the D. E.W. Babb Survey, Abstract No. 33, Collin County Texas, and being part of a 210 acre tract of land, more or less, conveyed to the Fred Nichols Trust in a Deed recorded in Clerk's File No. 95-25813 of the D.R.C.C.T. and generally located approximately 3000 feet northeast of the intersection of CR 418 and State Highway 121. A complete metes and bounds description is available in the City Secretary's office at City Hall.

7. Discuss and take action on making a recommendation to City Council regarding a request for:
ZONING CHANGE OF 148.753 ACRES, MORE OR LESS, OF LAND FROM AGRICULTURAL TO CRYSTAL PARK PLANNED DEVELOPMENT, LOCATED IN THE CORPORATE LIMITS OF MELISSA, TEXAS, PROPERTY OWNED BY HARLAN PROPERTIES. Said Property being two tracts of land as generally described below:

Being a tract of land situated in the D. E.W. Babb Survey, Abstract No. 33, Collin County Texas, and being all of a called 100 acre tract, more or less, of land conveyed to G. W. Kemp by Deed recorded in Volume 220, Page 415 D.R.C.C.T. and generally located adjacent to and east of CR 418 and adjacent to and south of CR 417. A complete metes and bounds description is available in the City Secretary's office at City Hall.

Being a 48 acre tract of land, more or less, situated in the D. E.W. Babb Survey, Abstract No. 33, Collin County Texas, and being part of a 210 acre tract of land, more or less, conveyed to the Fred Nichols Trust in a Deed recorded in Clerk's File No. 95-25813 of the D.R.C.C.T. and generally located approximately 3000 feet northeast of the intersection of CR 418 and State Highway 121. A complete metes and bounds description is available in the City Secretary's office at City Hall.

8. Discuss and take action on Trails of Melissa – Phase I – Final Plat and being a tract of land consisting of 105.405 acres, more or less, situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County Texas.
9. Consider and make a recommendation to City Council on a request for exemption from water requirements by Marty Guin for subdivision regulation variance request for a piece of property generally located approximately 2000 feet south of FM 545 on the west side of CR 414 in Melissa, Texas.
10. Adjourn

Certified to, this ____ day of _____, 2004

City Secretary

Posted: _____, 2004 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 or session 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.