Amendment to Agenda Posted on 15 March 2019

****** NOTICE OF PUBLIC MEETING******
THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, March 21, 2019

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

Work Session – 6:00 p.m.
(Work Session may be continued after the adjournment of the
Regular Meeting)

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

WORK SESSION AGENDA

1. Call to order
2. Roll Call
3. Consider and act upon approval of the February 21, 2019 training session meeting minutes.
4. Discussion regarding regular agenda items
5. Discussion regarding current planning and zoning applications under review
6. Discussion regarding upcoming agenda items
7. Adjourn.

REGULAR AGENDA

1. Call to order
2. Roll Call
3. Pledge of Allegiance
4. Consider and act upon approval of the February 21, 2019 work session & regular meeting minutes.
5. Consider and act upon a recommendation to City Council regarding a request for approval of
the North Creek Estates Phase 7 Final Plat, consisting of 12.30 acres, being 44 residential lots
and 4 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of
Melissa, Collin County, Texas and generally located southwest of the intersection of
Throckmorton Road and County Road 418, City of Melissa, Collin County, Texas.
Applicant: Gees, Inc.
6. Consider and act upon a recommendation to City Council regarding a request for approval of the Meadow Run Phase 3 Final Plat, consisting of 40.744 acres, being 156 residential lots and 5 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located southeast of the intersection of Melissa Road and Milrany Lane, City of Melissa, Collin County, Texas. **Devco-Meadow Run, LLC**

7. Consider and act upon a recommendation to City Council regarding a request for approval of the 121 Storage Retail Addition Preliminary Replat, consisting of 5.002 acres situated in the Andrew Thomas Survey, Abstract No. 894, being a proposed replat of the 121 Storage Addition, City of Melissa, Collin County, Texas and generally located approximately 540 feet to the northeast of the intersection of State Highway 121 and County Road 338, City of Melissa, Collin County, Texas. **Applicant: USA Professional Services Group, Inc.**

8. Consider and act upon a recommendation to City Council regarding a request for approval of the 121 Storage Retail Preliminary Engineer Site Plan, consisting of 5.002 acres situated in the Andrew Thomas Survey, Abstract No. 894, being a proposed replat of the 121 Storage Addition, City of Melissa, Collin County, Texas and generally located approximately 540 feet to the northeast of the intersection of State Highway 121 and County Road 338, City of Melissa, Collin County, Texas. **Applicant: USA Professional Services Group, Inc.**

9. Conduct a public hearing to hear concerns for or against a request for approval of a replat of Lot 30, Block A (3207 Berry Hollow) of the Berry Farms Final Plat. **Applicant: Benjamin and Rebecca Walsh**

10. Consider and act upon a recommendation to City Council regarding a request for approval of a replat of Lot 30, Block A (3207 Berry Hollow) of the Berry Farms Final Plat. **Applicant: Benjamin and Rebecca Walsh**

11. Conduct a public hearing to hear concerns for or against a request for approval of a replat of Lots 136 and 137 (66 Trailridge Dr and 67 Trailridge Dr) of the Country Ridge Phase IV Final Plat. **Applicant: Glen Moore**

12. Consider and act upon a recommendation to City Council regarding a request for approval of a replat of Lots 136 and 137 (66 Trailridge Dr and 67 Trailridge Dr) of the Country Ridge Phase IV Final Plat. **Applicant: Glen Moore**

13. Conduct a public hearing to hear concerns for or against a request for rezone from Single-Family Residential District-3 (“SF-3”) with DOD CMU Overlay to Planned Development (“PD”) SF-3 with DOD CMU Overlay + Duplex Land Use on Lot 2, Block 33 of the Melissa Original Donation. **Applicant: Johnny Pope**

14. Consider and act upon a recommendation to City Council regarding a request for rezone from Single-Family Residential District-3 (“SF-3”) with DOD CMU Overlay to Planned Development (“PD”) SF-3 with DOD CMU Overlay + Duplex Land Use on Lot 2, Block 33 of the Melissa Original Donation. **Applicant: Johnny Pope**

15. Adjourn
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.