***** NOTICE OF PUBLIC MEETING*****
THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, December 6, 2018

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

Work Session – 6:00 p.m. in the City Council Work Session Room (2nd 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 (2nd Floor)

WORK SESSION AGENDA

1. Call to order
2. Roll Call
3. Discussion regarding regular agenda items
4. Discussion regarding current planning and zoning applications under review
5. Discussion regarding upcoming agenda items
6. Adjourn.

REGULAR AGENDA

1. Call to order
2. Roll Call
3. Pledge of Allegiance
4. Consider and act upon approval of the November 8, 2018 work session & regular meeting minutes.
5. Consider and act upon a recommendation to City Council regarding a request for approval of a rezone from Agricultural (“A”) to Planned Development (“PD”) on 97.470± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located approximately 0.30 mile south of the intersection of SH 5 and Melissa Rd, City of Melissa, Collin County, Texas.
   Applicant: Goodwin and Marshall
6. Consider and act upon a recommendation to City Council regarding a request for approval of the Legacy Ranch Preliminary Plat, consisting of 97.470 acres, being 331 residential lots, 5 HOA Open Space Lots, and 2 commercial lots situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located approximately 0.30 mile south of the intersection of SH 5 and Melissa Rd, City of Melissa, Collin County, Texas.
   Applicant: Goodwin and Marshall
7. Consider and act upon a recommendation to City Council regarding a request for approval of the Miller-Thornberry Addition Final Plat, consisting of 1.00 acre, being a proposed replat of Lot 4, Block 1 of the Ice Land Addition and generally located on the west side of Miller Rd approximately 926 feet to the south of the intersection of State Highway 121 and Miller Rd, City of Melissa, Collin County, Texas.

   Applicant: Richard Breed

8. Consider and act upon a recommendation to City Council regarding a request for approval of the Brookside Ph. 3 Preliminary Plat, consisting of 45.807 acres, being 116 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 on the north side of SH121 approximately 395 feet to the southwest of the intersection of SH121 and Brookside Drive, City of Melissa, Collin County, Texas.

   Applicant: Goodwin and Marshall

9. Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 7A-7D Preliminary Plat, consisting of 154.385 acres, being 524 residential lots and 14 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Liberty Way and Patton Drive, City of Melissa, Collin County, Texas.

   Applicant: Hillwood Residential

10. Consider and act upon a recommendation to City Council regarding a request for approval of the Hunters Run Parkway Final Plat, consisting of 12.008 acres, being 1 Collector Street and 1 HOA Open Space lot situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located west of the intersection of Wolf Creek Lane and the existing Hunters Run Parkway, City of Melissa, Collin County, Texas.

    Applicant: Hillwood Residential

11. Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 7A North Final Plat, consisting of 24.894 acres, being 101 residential lots and 3 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately northwest of the intersection of Wolf Creek Lane and the existing Hunters Run Parkway, City of Melissa, Collin County, Texas.

    Applicant: Hillwood Residential

12. Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 7A South Final Plat, consisting of 32.399 acres, being 86 residential lots and 3 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately southwest of the intersection of Wolf Creek Lane and existing Hunters Run Parkway, City of Melissa, Collin County, Texas.

    Applicant: Hillwood Residential

13. Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 7B South Final Plat, consisting of 16.844 acres, being 69 residential lots and 1 HOA Open Space lot situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately north and east of the northern terminus of Eisenhower Avenue, City of Melissa, Collin County, Texas.

    Applicant: Hillwood Residential

14. Consider and act upon a recommendation to City Council regarding a request for approval of the Melissa Sports Facility Phase 2 Preliminary Site Plan

    Applicant: Pacheco Koch/City of Melissa

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.