****** NOTICE OF PUBLIC MEETING******
THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, November 8, 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 October 18, 2018 work session & regular meeting minutes.
5. Consider and act upon a recommendation to City Council regarding a request for approval of The Quarry Final Plat, being 33.228 acres 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 0.55 mile southwest of the intersection of US Hwy 75 and Melissa Rd and consisting of 120 single-family residential lots and 4 HOA open space lots.
   Applicant: Meritage Homes
6. Consider and act upon a recommendation to City Council regarding a request for approval of the Meadow Run Phase 3 & 4 Preliminary Plat, consisting of 73.28 acres, being 291 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 at the southeast corner of Melissa Rd and Milrany Ln.
   Applicant: Devco-Meadow Run, LLC
7. Consider and act upon a recommendation to City Council regarding a request for approval of a replat of Lot 1, Block DD of the Villages of Melissa Phase 1B Final Plat.
   **Applicant: ClayMoore Engineering**

8. Consider and act upon a recommendation to City Council regarding a request for approval of the Castle Development Melissa Final Engineering Site Plan
   **Applicant: ClayMoore Engineering**

9. Conduct a public hearing to hear concerns for or against a request for approval of a replat of Lots 5 & 18, Block B of the Liberty Phase 4 Final Plat.
   **Applicant: Hillwood Residential**

10. Consider and act upon a recommendation to City Council regarding a request for approval of a replat of Lots 5 & 18, Block B of the Liberty Phase 4 Final Plat.
    **Applicant: Hillwood Residential**

11. Conduct a public hearing to hear concerns for or against a request for approval of a Planned Development ("PD") rezone on 8.11± acres, being Lot 4, Block 1 of the Melissa Crossing Addition, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile southwest of the intersection of SH121 and Miller Rd, City of Melissa, Collin County, Texas.
    **Applicant: Joe Feagin**

12. Consider and act upon a recommendation to City Council regarding a request for approval of a Planned Development ("PD") rezone on 8.11± acres, being Lot 4, Block 1 of the Melissa Crossing Addition, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile southwest of the intersection of SH121 and Miller Rd, City of Melissa, Collin County, Texas.
    **Applicant: Joe Feagin**

13. Conduct a public hearing to hear concerns for or against 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**

14. 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**

15. Conduct a public hearing to hear concerns for or against a request for approval of a rezone from Agricultural ("A") to Planned Development ("PD") on 15.366± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.17 mile south of the intersection of Telephone Rd and Crescent Ave, City of Melissa, Collin County, Texas.
    **Applicant: Saddle Star Land Development, LLC**

16. 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 15.366± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.17 mile south of the intersection of Telephone Rd and Crescent Ave, City of Melissa, Collin County, Texas.
    **Applicant: Saddle Star Land Development, LLC**
17. Conduct a public hearing to hear concerns for or against a request for approval of a rezone from Agricultural ("A") to Planned Development ("PD") on 61.609± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.10 mile south of the intersection of SH 121 and Milrany Lane, City of Melissa, Collin County, Texas.

Applicant: Hines Acquisitions, LLC

18. 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 61.609± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.10 mile south of the intersection of SH 121 and Milrany Lane, City of Melissa, Collin County, Texas.

Applicant: Hines Acquisitions, LLC

19. Consider and act upon a recommendation to City Council regarding a request for replat of the Sherman Street Three Addition.

20. Adjourn

Certified to this the 2nd day of November, 2018

Tyler Brewer, Director of Development Services

Posted: 2 November 2018 at 5:00 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.