***** NOTICE OF PUBLIC MEETING*****

CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 26, 2019

City of Melissa Municipal Building
3411 Barker Avenue
Melissa, TX 75454

City Council Chambers (2nd Floor)
Regular Meeting- 6:00 p.m.

Work Session – 5:15 p.m. (Work Session may be continued after the adjournment of the Regular Agenda Meeting)

WORK SESSION AGENDA

1. Call to order.
2. Roll Call
3. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:
   a. Section 551.087: (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described Subdivision:
      i. Development Agreement-Melissa Park Village
4. Reconvene into Open Session.
5. Discussion regarding regular agenda Items.
6. Discussion regarding upcoming agenda items.
7. Adjourn.

REGULAR MEETING AGENDA

1. Call to order.
2. Roll call.
3. Prayer.
4. Pledge of Allegiance.

CONSENT AGENDA ITEMS

1. Consider and act upon approval of the minutes from the March 12, 2019 regular meeting and work session.

REGULAR AGENDA

1. Citizen Comments.
   
   This item is available for citizens to speak for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless and until properly posted on a future agenda.
2. Consider and act upon recommendation from Planning and Zoning 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.**

3. 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**

4. Consider and act upon a recommendation from Planning and Zoning 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**

5. 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**

6. Consider and act upon recommendation by Planning and Zoning 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**

7. Consider and act upon recommendation from Planning and Zoning 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**

8. Consider and act upon a recommendation from Planning and Zoning 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.**

9. Consider and act upon a recommendation from Planning and Zoning 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.**

10. 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**

11. Consider and act upon a recommendation from Planning and Zoning 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**

12. Consider and act upon a Resolution authorizing the Mayor of the City of Melissa to execute the North Texas Municipal Water District’s Trinity East Fork Regional Wastewater System Contract.
13. Consider and act upon a Resolution authorizing the Mayor of the City of Melissa to execute the North Texas Municipal Water District’s Upper East Fork Wastewater Interceptor System Supplemental Contract.

14. Consider and act upon an Ordinance amending the Melissa Code of Ordinances, Ordinance No. 92-04, as amended, to add Article 8.200 (Access to City-owned, Controlled or Leased Property) to Chapter 8 (Personnel and Administration), regulating access to certain areas of City-owned, controlled or leased property to provide for the security of public visitors, City employees and officials, and to minimize disruptions to the work of City government; authorizing the City Manager to manage public access to City-owned, controlled or leased property; authorizing the City Manager to develop and implement procedures to regulate and control public access to City-owned, controlled or leased property; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

15. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda.


Certified to this the 22nd day of March 2019.

Linda Bannister, City Secretary

Posted: March 22, 2019 @ 5:00 p.m.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council 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 City Council 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 City Council 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 south 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.