REGULAR MEETING
Mayor Reed Greer called the meeting to order at 6:02 p.m.

Council members present were: Julie Anderson, Nicco Warren, Jason Kaiser, Dick Hayden, and Dave Kasson. Sharon Weideman was absent.

Prayer was given by Dick Hayden.

All in attendance gave Pledge of Allegiance.

CONSENT AGENDA
Motion was made by Nicco Warren and seconded by Julie Anderson to approve the following Consent Agenda Items:

1. Consider and act upon approval of the minutes from June 11, 2013 Regular City Council meeting and Work Session.

Vote: 6/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments: None

ITEM #2
Jesse Williams, Deputy Fire Marshal – PPC Oversight from Texas State Fire Marshal’s Office presented the City of Melissa with a plaque recognizing the achievement of a Class 2 Insurance Services Office (ISO) Public Protection Rating (PPC) for the City of Melissa City Limits and a Class 2/B ISO PPC Rating for outside the city limits.

ITEM #3
Motion made by Nicco Warren and seconded by Julie Anderson to adopt an ordinance repealing Ordinance 42; Designating The McKinney Courier Gazette as the Official Newspaper for the City of Melissa, Texas, and The Anna-Melissa Tribune and The Dallas Morning News as the Official Support Newspapers of the City of Melissa, Texas.

Vote: 6/0/0

ITEM #4
Motion made by Nicco Warren and seconded by Julie Anderson to open a Public Hearing at 6:15 p.m. to hear comments for and against the proposed involuntary annexation by Melissa of certain properties containing: (1) 11.716± and consisting of the following tracts out of the plat known as Ready Triangle: Block 1, Lot 1; Block 2, Lots 1, 2, 3, 4, 5, 6, 7a, 8 and 9; and Block 3, Lots 1, 2, 3, 4, 5, 6, 7 and 8; (2) 3.339± and, Jacob Butler Survey, Abstract No.69; 22.91± and, John Fitzhugh Survey, Abstract No. 319; 22.91± and, John Fitzhugh Survey, Abstract No. 319; (3) 2.569± and, Jacob Butler Survey, Abstract No. 69; 0.431± and, John Fitzhugh Survey, Abstract No. 319; (4) 17.123± and, D.E.W. Babb Survey, Sheet 5, Tract 141; (5) 3.34± and, J.A. Throckmorton Survey, Abstract No. 900; 11.978± and, John Emberson Survey, Abstract No. 294; (6) 1.27± and, Andrew Thomas Survey, Abstract No. 894; 1.225±
and, Andrew Thomas Survey, Abstract No. 894; 0.6915± and, Andrew Thomas Survey, Abstract No. 894; 0.72± and, Andrew Thomas Survey, Abstract No. 894; Block A, Lot 1 And Block B, Lot 1 Of The Lighthouse RV Resort; (7) 2.55± and, John Fitzhugh Survey, Abstract No. 319; (8) 1.75± and, Andrew Thomas Survey, Abstract No. 894; and/or (9) Block A, Lot 1 Of The Country Ridge Water Corporation Well Site #1, (10) 8.341± and, John Fitzhugh Survey, Tract 1, Abstract 319; 2.99± and, John Fitzhugh Survey, Tract 6, Abstract 319, 2.48± and D E W Babb Survey, Block 4, Tract 164, Abstract 33; (11) 6.1479± and, John Emberson Survey, Sheet 4, Tract 15, Abstract 294, all properties being situated in Collin County, Texas, by the City Of Melissa, Texas; Authorizing and directing the City Manager to: (1) provide the required written notifications to the property owners and any applicable public entities and railroad company; (2) notify the public of such public hearings; and (3) offer any pre-annexation agreements, as required by law, or as the City Manager deems appropriate, as he solely determines, for the City Of Melissa; providing for the City Council’s determination of the property(ies) to be annexed by the City Of Melissa; and providing for an effective date.

City Manager Jason Little gave a brief presentation addressing common frequently asked questions associated with annexation.

PROPERTY OWNERS SPEAKING AT THE PUBLIC HEARING:
Otis Devine (spoke against)
4464 CR 463
Princeton, TX 75407

Aletia Baxter (submitted a card in support)
9922 CR 419
Anna, TX 75409

Motion was made by Dick Hayden and seconded by Julie Anderson to close the Public Hearing at 6:25 p.m.
Vote: 6/0/0

ITEM #5
Motion made by Julie Anderson and seconded by Dick Hayden to open a second Public Hearing at 6:26 p.m. to hear comments for and against the proposed involuntary annexation by Melissa of certain properties containing: (1) 11.716± and consisting of the following tracts out of the plat known as Ready Triangle: Block 1, Lot 1; Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 7a, 8 and 9; and Block 3, Lots 1, 2, 3, 4, 5, 6, 7 and 8; (2) 3.339± and, Jacob Butler Survey, Abstract No.69; 22.91± and, John Fitzhugh Survey, Abstract No. 319; And 0.431± and, John Fitzhugh Survey, Abstract No. 319; (3) 2.569± and, Jacob Butler Survey, Abstract No. 69; 0.431± and, John Fitzhugh Survey, Abstract No. 319; (4) 17.123± and, D.E.W. Babb Survey, Sheet 5, Tract 141; (5) 3.34± and, J.A. Throckmorton Survey, Abstract No. 900; 11.978± and, John Emberson Survey, Abstract No. 294; (6) 1.27± and, Andrew Thomas Survey, Abstract No. 894; 1.225± and, Andrew Thomas Survey, Abstract No. 894; 0.6915± and, Andrew Thomas Survey, Abstract No. 894; 0.72± and, Andrew Thomas Survey, Abstract No. 894; Block A, Lot 1 And Block B, Lot 1 Of The Lighthouse Rv Resort; (7) 2.55± and, John Fitzhugh Survey, Abstract No. 319; (8) 1.75± and, Andrew Thomas Survey, Abstract No. 894; and/or (9) Block A, Lot 1 Of The Country Ridge Water Corporation Well Site #1, (10) 8.341± and, John Fitzhugh Survey, Tract 1, Abstract 319; 2.99± and, John Fitzhugh Survey, Tract 6, Abstract 319, 2.48± and D E W Babb Survey, Block 4, Tract 164, Abstract 33; (11) 6.1479± and, John Emberson Survey, Sheet 4, Tract 15, Abstract 294, all properties being situated in Collin County, Texas, by the City Of Melissa, Texas; Authorizing and directing the City Manager to: (1) provide the required written notifications to the property owners and any applicable public entities and railroad company; (2) notify the public of such public hearings; and (3) offer any pre-annexation agreements, as required by law, or as the City Manager deems appropriate, as he solely determines, for
the City Of Melissa; providing for the City Council’s determination of the property(ies) to be annexed by the City Of Melissa; and providing for an effective date.

There being no comments a motion was made by Jason Kaiser and seconded by Dick Hayden to close the Public Hearing at 6:27 p.m.
Vote: 6/0/0

**ITEM #6**
Motion was made by Julie Anders and seconded by Nicco Warren to open a Public Hearing at 6:28 p.m. to hear comments, for and against the voluntary annexation of 5.4658 acres, more or less, of land generally located in the Andrew Thomas Survey, Abstract No. 894, Tracts 3, 49 and specifically located at 1521 McKinney Street, Melissa, TX.

City Engineer Bob Helmberger presented the voluntary annexation request. There being no comments, a motion was made by Julie Anders and seconded by Nicco Warren to close the Public Hearing at 6:28 p.m.
Vote: 6/0/0

**ITEM #7**
Motion was made by Nicco Warren and seconded by Julie Anderson to open a Public Hearing at 6:29 p.m. to hear comments for or against a request for rezone existing General Commercial C-2 & Single Family SF-3 to General Commercial C-2 zoning: Being 5.46 acres, more or less, of land out of the Andrew Thomas Survey, Abstract No. 894, Melissa, Collin County, Texas and generally located approximately 1,000 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5 in Melissa, Collin County, Texas.

There being no comments, a motion was made by Dick Hayden and seconded by Jason Kaiser to close the Public Hearing at 6:30 p.m.
Vote: 6/0/0

**ITEM #8**
Motion was made by Nicco Warren and seconded by Julie Anderson to act upon recommendation of Planning and Zoning and adopt an ordinance amending Melissa’s Comprehensive Zoning Ordinance No. 92-08; Rezoning a tract of land consisting of 5.46 acres, more or less, situated in the Andrew Thomas Survey, Abstract No. 894, in the City of Melissa, Collin County, Texas, heretofore zoned General Commercial District (C-2) and Single Family Residential District-3 (SF-3) is hereby rezoned and placed in zoning classification of General Commercial District (C-2); describing the tract to be rezoned; providing for a penalty for the violation of this ordinance; providing for repealing savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.
Vote: 6/0/0

**ITEM #9**
Motion was made by Nicco Warren and seconded by Julie Anderson to open a Public Hearing at 6:34 p.m. to hear comments for or against a request from Hillwood RLD, L.P. to rezoning a tract of land consisting of 398± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, in the City of Melissa, Collin County, Texas, heretofore zoned Planned Development District (PD) is hereby rezoned for the sole purpose of amending Exhibit “B” (Planned Development Standards): describing the tract to be rezoned; providing for a penalty for the violation of this Ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this Ordinance; and providing for the publication of the caption hereof.
SPEAKING AT THE PUBLIC HEARING:
Gena Terrell (spoke in support)
Hillwood Communities
3090 Olive Street, Suite 300
Dallas, TX 75219

Anne Marie Brittle (question regarding traffic flow around the elementary school)
3405 Eisenhower
Melissa, TX 75454

Motion was made by Julie Anderson and seconded by Dick Hayden to close the Public Hearing at 6:42 p.m.
Vote: 6/0/0

ITEM #10
Motion was made by Nicco Warren and seconded by Dave Kasson to act upon recommendation from Planning and Zoning and adopt an ordinance of the City of Melissa, Texas, amending Melissa’s Comprehensive Zoning Ordinance No. 92-08 and Ordinance No. 22-50; rezoning a tract of land consisting of 205.64± acres of land and 14.53± acres of land, for a total of 220.17± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, in the City of Melissa, Collin County, Texas, heretofore zoned Planned Development District (PD) is hereby rezoned for the sole purpose of amending Exhibit “B” (Planned Development Standards); describing the tract to be rezoned; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.
Vote: 6/0/0

ITEM #11
Motion was made by Jason Kaiser and seconded by Nicco Warren to act upon Planning and Zoning’s recommendation to approve the Preliminary Plat, North Creek II, Phase 3, Melissa, Collin County, Texas, 13.89 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately 1,500 feet west of the intersection of Sherley Lane and Throckmorton Rd. and north of Throckmorton Road approximately 800 ft.
Vote: 6/0/0

ITEM #12
Motion was made by Nicco Warren and seconded by Julie Anderson to act upon Planning and Zoning’s recommendation to approve the Final Plat, North Creek II, Phase 3, Melissa, Collin County, Texas, 13.89 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately 1,500 feet west of the intersection of Sherley Lane and Throckmorton Rd. and north of Throckmorton Road approximately 800 ft.
Vote: 6/0/0

ITEM #13
Motion was made by Nicco Warren and seconded by Julie Anderson to award a construction contract for the Milrany Lane Northern Extension Capital Improvement Project to Quality Excavation Ltd for $783,783.20 and authorizing the City Manager to execute all contract documents associated with the project.
Vote: 6/0/0
ITEM #14
Jason Kaiser requested that staff look into providing further clarification on the City’s drainage/detention requirements and standards.

ITEM #15
Motion made by Julie Anderson and seconded by Dick Hayden to adjourn at 7:06 p.m.
Vote: 6/0/0

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Reed Greer, Mayor

ATTEST:

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Erin Mynatt, Acting City Secretary