REGULAR MEETING AGENDA

1. Call to order

2. Roll Call

3. Consider and act upon approval of April 16, 2015 meeting minutes.

4. Public Hearing to hear concerns for or against a request for the replat of Lot 43 & 44, Block A, Berry Farms, City of Melissa, Collin County, Texas:

   Being 2.509 acres more or less, William Sanders Survey, Abstract No. 867, Samuel Burton Survey, Abstract No. 23, City of Melissa, Collin County, Texas and generally located approximately 3,600 feet east of the intersection of Miller Road and County Road 362, Melissa, Collin County, Texas.

5. Consider and act upon recommendation to City Council regarding a request for replat of Lot 43 & 44, Block A, Berry Farms, City of Melissa, Collin County, Texas:

   Being 2.509 acres more or less, William Sanders Survey, Abstract No. 867, Samuel Burton Survey, Abstract No. 23, City of Melissa, Collin County, Texas and generally located approximately 3,600 feet east of the intersection of Miller Road and County Road 362, Melissa, Collin County, Texas.

6. Public Hearing to hear concerns for or against a request for rezone of 5.0 acres more or less from Restricted Commercial District (C-1) & Single Family and General Commercial District (C-2):

   ABC Bradco Addition, Lot 1, Block A, 5.00 acres, more or less, situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 1,400 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5, Melissa, Texas

7. Consider and act upon recommendation to City Council regarding a request for rezone of 5.0 acres more or less from Restricted Commercial District (C-1) & Single Family and General Commercial District (C-2):

   ABC Bradco Addition, Lot 1, Block A, 5.00 acres, more or less, situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 1,400 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5, Melissa, Texas
8. Public Hearing to hear concerns for or against a request to amend the City of Melissa’s Comprehensive Zoning Ordinance No. 92-08, 22-50 and 13-28; rezoning a tract of land consisting of 82.11± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, 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.

9. Consider and act upon recommendation to City Council regarding a request to amend the City of Melissa’s Comprehensive Zoning Ordinance No. 92-08, 22-50 and 13-28; rezoning a tract of land consisting of 82.11± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, 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.

10. Public hearing to hear concerns for or against a request for extension to temporary variance – signage:

1.200 acre, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and generally located at the northeast corner of Sam Rayburn Highway and Fannin Road, Melissa, Collin County, Texas.

11. Consider and act upon recommendation to City Council regarding a request for extension to temporary variance – signage:

1.200 acre, more or less situated in the Andrew Thomas Survey, Abstract Number 894 and generally located at the northeast corner of Sam Rayburn Highway and Fannin Road, Melissa, Collin County, Texas.

12. Consider & act upon request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4.04(2) Build Lines. Proposed side yard setback of five (5) feet for interior lots within the Creek Crossing Subdivision.

13. Consider & act upon request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4.04(2) Build Lines. Proposed side yard setback of ten (10) feet for corner lots within the Creek Crossing Subdivision.

14. Consider and act upon Creek Crossing Preliminary Plat being 92.58 acres more or situated in the D.E.W. Babb Survey, A-33, City of Melissa Collin County, Texas and general located west of the intersection of Karnaghan Lane and Milrany Lane, Melissa, Texas

15. Consider & act upon Vaquero Addition, Preliminary Plat being 1.989 acres more or less, in the John Fitzhugh Survey, Abstract Number 319, City of Melissa, Collin County, Texas and generally located approximately 1350 feet south of the intersection of Melissa Road and McKinney Street on the west side of State Highway 5, Melissa, Collin County, Texas
16. Consider & act upon Vaquero Addition, Final Plat being 1.989 acres more or less, in the John Fitzhugh Survey, Abstract Number 319, City of Melissa, Collin County, Texas and generally located approximately 1350 feet south of the intersection of Melissa Road and McKinney Street on the west side of State Highway 5, Melissa, Collin County, Texas

17. Consider & act upon North Creek II, Phase 6, Preliminary Plat being 29.08 acres more or less out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 1,100 feet north and west of the intersection of Throckmorton Rd and Milrany Lane.

18. Consider & act upon North Creek II, Phase 6, Final Plat, 85 residential lots and 5 HOA lots, being 29.08 acres more or less out of the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 1,100 feet north and west of the intersection of Throckmorton Rd and Milrany Lane.

19. Adjourn

Certified to this the ___ day of ________________, 2015

____________________________________
Linda Bannister, City Secretary

Posted: __________, 2015 at______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.