MINUTES
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
MAY 10, 2016
6:00 p.m.

REGULAR MEETING
Mayor Reed Greer called the meeting to order at 6:00 p.m.

Due to time constraints roll call and prayer were not held. For the record the City Secretary
recorded the following people as present: Nicco Warren, Julie Anderson, Tom Stevens and
Anthony Figueroa. Sharon Weideman and Jason Kaiser were absent.

All in attendance gave the Pledge of Allegiance.

CONSENT AGENDA ITEMS

ITEM #1
Motion was made by Julie Anderson and seconded by Tom Stevens to approve the following
Consent Agenda items:

1. Consider and act upon approval of the minutes from April 26, 2016 regular meeting and
   work session and the May 2, 2016 special called work session.

Vote: 5/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments:
None

ITEM #2
Motion was made by Julie Anderson and seconded by Tom Stevens to continue the Public Hearing
at 6:01 p.m., from April 26, 2016, to hear comments, for or against, a request to amend Ordinance
No. 04-09, to modify certain Planned Development Standards relating to those tracts of land
identified as “Tract W-3” and “Tract W-4” in Ordinance No. 04-09, which are portions of the
Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb
Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey,
Abstract No. 319, the John Emberson Survey, Abstract No. 294, the Michael Ramsour Survey,
Abstract No. 772, and the John Throckmorton Survey, Abstract No. 900, in the City of Melissa,
Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing
clause, severability clause and an effective date; and from Planning and Zoning Commission
regarding an Ordinance amending Ordinance No. 04-09 and Melissa’s Zoning Ordinance,
Ordinance No. 92-08, as amended, to modify certain Planned Development Standards pertaining to
the following two tracts of land: (1) that certain tract identified as “Tract W3” in Ordinance No.
04-09, consisting of 40.65± acres, situated in the John Emberson Survey, Abstract No. 294, in the
City of Melissa, Collin County, Texas, zoned Planned Development (PD); and (2) that certain tract
identified as “Tract W4” in Ordinance No. 04-09, consisting of 66.97± acres, situated in the John
Emberson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned
Development (PD); providing that the tracts are placed in the Planned Development (PD) zoning
classification with modified development standards relating to single-family uses; describing the
subject tracts; providing a penalty clause, repealing/savings clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Vote: 5/0/0

A two-part motion was made by Anthony Figueroa and seconded by Nicco Warren to:

#1: Request that the Planning and Zoning Commission reconsider its vote at the March 17, 2016 meeting to deny the request to amend Ordinance No. 04-09, to modify certain planned development standards relating to those tracts of land identified as ‘Tract W-3’ and ‘Tract W-4’ in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emberson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 900, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof; and

Part #2: request that the Planning and Zoning Commission reconsider its vote at the March 17, 2016 meeting to deny the request for the Auburndale Preliminary Plat, a 46 acre tract, more or less, out of the John Emberson Survey, Abstract No. 294 City of Melissa, Collin County, Texas and generally located west of US Hwy. 75, approximately 1200 feet southwest of the intersection of US Hwy 75 and Melissa Road, Melissa, Collin County, Texas."

Vote: 5/0/0

Motion was made by Julie Anderson and seconded by Tom Stevens to recess the public hearing at 6:04 p.m., pending the Planning and Zoning Commission’s special meeting outcome.

Vote: 5/0/0

Motion was made by Tom Stevens and seconded by Julie Anderson to reconvene the public hearing at 6:14 p.m.

Vote: 5/0/0

Bob Helmberger, City Engineer, stated that the Planning and Zoning Commission moved to reconsider their decisions on both the zoning, which has been modified since the original public hearing and the preliminary plat and now recommends approval of both.

Motion was made by Julie Anderson and seconded by Tom Stevens to close the public hearing at 6:18 p.m.

Vote: 5/0/0

ITEM #3

Motion was made by Anthony Figueroa and seconded by Julie Anderson to adopt an Ordinance amending Ordinance No. 04-09, to modify certain Planned Development Standards relating to those tracts of land identified as “Tract W-3” and “Tract W-4” in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emberson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 900, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and

from Planning and Zoning Commission regarding an Ordinance amending Ordinance No. 04-09 and Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, to modify certain Planned Development
Standards pertaining to the following two tracts of land: (1) that certain tract identified as “Tract W3” in Ordinance No. 04-09, consisting of 40.65± acres, situated in the John Emberson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned Development (PD); and (2) that certain tract identified as “Tract W4” in Ordinance No. 04-09, consisting of 66.97± acres, situated in the John Emberson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned Development (PD); providing that the tracts are placed in the Planned Development (PD) zoning classification with modified development standards relating to single-family uses; describing the subject tracts; providing a penalty clause, repealing/savings clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Vote: 5/0/0

ITEM #4
Motion was made by Anthony Figueroa and seconded by Julie Anderson to approve the request for Auburndale Preliminary Plat, 235 residential lots and 5 HOA lots, being a 46 acre tract, more or less, out of the John Emberson Survey, Abstract No. 294 City of Melissa, Collin County, Texas and generally located Generally located west of US Hwy. 75, approximately 1200 feet southwest of the intersection of US Hwy 75 and Melissa Road, Melissa, Collin County, Texas

Vote: 5/0/0

ITEM #5
Motion was made by Julie Anderson and seconded by Tom Stevens to adopt a Resolution authorizing the City Manager to execute the Facilities Agreement between the City of Melissa and Hunter Melissa LP.

Vote: 5/0/0

ITEM #6
Motion was made by Julie Anderson and seconded by Tom Stevens to adopt a Resolution authorizing the City Manager to execute the Impact Fee and Development Agreement between Hunter Melissa Retail, LP and the City of Melissa.

Vote: 5/0/0

ITEM #7
Motion was made by Julie Anderson and seconded by Tom Stevens to adopt an Ordinance of the City Council of the City of Melissa, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2016 Rate Review Mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC’S reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC’s legal counsel.

Vote: 5/0/0

ITEM #8
City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda.
ITEM #9
Motion was made by Julie Anderson and seconded by Tom Stevens to adjourn the meeting at 6:25 p.m.
Vote: 5/0/0

___________________________________
Reed Greer, Mayor

ATTEST:

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Linda Bannister, City Secretary