MINUTES
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
JULY 26, 2016
6:00 p.m.

REGULAR MEETING

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

Council members present were: Julie Anderson, Chad Taylor, Jay Northcut, Nicco Warren and Tom Stevens. Anthony Figueroa was absent.

Prayer was given by Chad Taylor.

All in attendance gave the Pledge of Allegiance.

CONSENT AGENDA ITEMS

ITEM #1
Motion was made by Nicco Warren and seconded by Tom Stevens to approve the consent agenda items as follows:

1. Consider and act upon approval of the minutes from July 12, 2016 regular meeting and work session.
2. Consider and act upon a Resolution authorizing the Mayor of the City of Melissa to execute the Second Amendment to Greater Texoma Utility Authority-City of McKinney Potable Water Pass Through and Pumping Agreement.

Vote: 6/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments: There were no citizen comments.

ITEM #2
Motion was made by Tom Stevens and seconded by Julie Anderson to open a public hearing at 6:03 p.m., to hear comments, for or against, the proposed involuntary annexation by the City of Melissa of the area of land consisting of 277.65± acres and containing the following tracts of land located in Collin County, Texas: 17.3704± acres in the John Emberson Survey, Abstract 294, Block 3, Tracts 18 and 76; 2.473± acres in the John Emberson Survey, Abstract 294, Sheet 3, Tract 19; 37.808± acres in the S. M. Pulliam Survey, Abstract 706, Tracts 2, 4, 6, 45 and 66; 105.2722± acres in the Andrew Thomas Survey, Abstract 894, Tracts 27-28, 32 and 61; 114.722± acres in the Meredith Hart Survey, Abstract 371, Tracts 2-4, 6-7 and 68.

Vote: 6/0/0

There being no comments, a motion was made by Jay Northcut and seconded by Tom Stevens to close the public hearing at 6:07 p.m.

Vote: 6/0/0
**ITEM #3**
Conduct a public hearing to hear comments, for or against, the proposed involuntary annexation by the City of Melissa of the area of land consisting of 106.269± acres located in Collin County, Texas, in the John Emberson Survey, Abstract 294, Block 3, tract 30.
No action was taken on this item.

**ITEM #4**
Motion was made by Chad Taylor and seconded by Julie Anderson to adopt a Resolution of the City Council of the City of Melissa, Texas, granting a petition for voluntary annexation and setting September 13, 2016 and September 20, 2016, at 6:00 p.m., in the City Council Chamber, second floor, 3411 Barker Ave., Melissa, TX. for public hearings on the proposed voluntary annexation by the City of Melissa of the area of land consisting of ±36.318 acres and containing the following two tracts located in Collin County, Texas: (1) 28.326± acres in the William Sanders Survey, Abstract No. 867; and (2) 7.992± acres in the William Sanders Survey, Abstract No. 867; authorizing and directing the City Manager, or his designee, to: (1) provide the required written notifications to the property owners and any applicable public and private entities and railroad companies; (2) notify the public of such public hearings; (3) offer any pre-annexation agreements, as required by law, or as the city manager deems appropriate, as he solely determines; and (4) execute any pre-annexation agreements described herein; providing for the City Council’s determination of the area to be annexed by the City of Melissa; and providing for an effective date.
Vote: 6/0/0

**ITEM #5**
Motion was made by Tom Stevens and seconded by Julie Anderson to open a public hearing at 6:09 p.m., to hear comments for or against a request for Specific Use Permit – Temporary Buildings School Lot 1-C, Block 1, being 36.25 acres, more or less, out of the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located east of Cardinal Drive between of Wysong Street and Fannin Road, Melissa, Texas
Vote: 6/0/0

Motion was made by Tom Stevens and seconded by Chad Taylor to close the public hearing at 6:11 p.m.
Vote: 6/0/0

**ITEM #6**
Motion was made by Tom Stevens and seconded by Jay Northcutt to act upon recommendation from Planning and Zoning to adopt an Ordinance granting Melissa ISD a Specific Use Permit – Temporary Buildings School Lot 1-C, Block 1, being 36.25 acres, more or less, out of the David E. W. Babb Survey, Abstract No. 33. City of Melissa, Collin County, Texas and generally located east of Cardinal Drive between of Wysong Street and Fannin Road, Melissa, Texas. The SUP was granted to include the requested15 foot set back from the fire lane.
Vote: 6/0/0

**ITEM #7**
Motion was made by Tom Stevens and seconded by Chad Taylor to act upon recommendation from Planning and Zoning to approve the Engineering Site Plan for Lot 1-C, Block 1, being 36.25 acres, more or less, out of the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located east of Cardinal Drive between of Wysong Street and Fannin Road, Melissa, Texas
Vote: 6/0/0
ITEM #8
Motion was made by Tom Stevens and seconded by Chad Taylor to act upon the recommendation from Planning and Zoning to approve the Brookside Addition Preliminary Plat, 296 residential lots and 12 open space lots. Being 98.9 acres more or less out of the David E. W. Babb Survey, Abstract No. 33, Melissa, Collin County, Texas and generally located northeast and northwest of the intersection of Sam Rayburn Freeway and Milrany Lane, City of Melissa, Collin County Texas.
Vote: 6/0/0

ITEM #9
Motion was made by Julie Anderson and seconded by Tom Stevens to open a public hearing at 6:25 p.m. to hear comments, for or against, an Ordinance of the City of Melissa, Texas amending Melissa’s Comprehensive Zoning Ordinance Nos. 92-08, 22-50, 13-28 and 15-19; rezoning a tract of land consisting of 140.23 ± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Agriculture (A) and Planned Development District (PD) for the 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 and generally located north of Liberty Way from Eisenhower to the Dallas Area Rapid Transit right of way.
Vote: 6/0/0

Motion was made by Tom Stevens and seconded by Julie Anderson to close the public hearing at 6:29 p.m.
Vote: 6/0/0

ITEM #10
Motion was made by Tom Stevens and seconded by Nicco Warren to act upon recommendation from Planning and Zoning to adopt an Ordinance of the City of Melissa, Texas amending Melissa’s Comprehensive Zoning Ordinance Nos. 92-08, 22-50, 13-28 and 15-19; rezoning a tract of land consisting of 140.23 ± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Agriculture (A) and Planned Development District (PD) for the 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 and generally located north of Liberty Way from Eisenhower to the Dallas Area Rapid Transit right of way.
Vote: 6/0/0

ITEM #11
Motion was made by Jay Northcut and seconded by Julie Anderson to open a public hearing at 6:43 p.m. to hear comments for or against an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 3 (Building and Construction), Article 3.1400 (Screening, Fence and Wall Requirements), Section 3.1400 (screening requirements), Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 23 (Special and Additional Regulations) and Appendix A (Melissa Fee Schedule), Section 19.00 (Plat Filing and Inspection Charges); providing a penalty clause,
Motion was made by Julie Anderson and seconded by Tom Stevens to close the public hearing at 6:44 p.m.
Vote: 6/0/0

ITEM #12
Motion was made by Tom Stevens and seconded by Chad Taylor to act upon recommendation from Planning and Zoning to adopt an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 3 (Building and Construction), Article 3.1400 (Screening, Fence and Wall Requirements), Section 3.1400 (screening requirements), Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Section 23 (Special and Additional Regulations) and Appendix A (Melissa Fee Schedule), Section 19.00 (Plat Filing and Inspection Charges); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
Vote: 6/0/0

ITEM #13
Motion was made by Jay Northcut and seconded by Nicco Warren to act upon recommendation from Planning and Zoning to approve a request for Final Plat for Melissa Sports Facility 100 Acre tract, being part of the David E. W. Babb Survey, Abstract No. 33, Melissa, Collin County, Texas and generally located on the north side of East Melissa Road approximately one mile east of the intersection of Milrany Lane and East Melissa Road, Melissa, Collin County, Texas.
Vote: 6/0/0

ITEM #14
Motion was made by Jay Northcut and seconded by Nicco Warren to act upon recommendation from Planning and Zoning to approve a request for Engineering Site Plan approval for Melissa Sports Facility, Phase 1, being part of the David E. W. Babb Survey, Abstract No. 33, Melissa, Collin County, Texas and generally located on the north side of East Melissa Road approximately one mile east of the intersection of Milrany Lane and East Melissa Road, Melissa, Collin County, Texas.
Vote: 6/0/0

ITEM #15
Motion was made by Chad Taylor and seconded by Tom Stevens to open a public hearing at 6:51 p.m. to hear concerns for or against an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 9 (Subdivisions), Article 9.1000 (Subdivision Ordinance Adopted), Article III (Procedure) by adding Section 3.05 (Development Plat); requiring the approval of a development plat for the development of land lying within the city and its extraterritorial jurisdiction under certain circumstances; adopting necessary standards, regulations and procedures relating thereto; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
Vote: 6/0/0
Motion was made by Tom Stevens and seconded by Julie Anderson to close the public hearing at 6:52 p.m.
Vote: 6/0/0

**ITEM #16**
Motion was made by Chad Taylor and seconded by Tom Stevens to act upon recommendation from Planning and Zoning to adopt an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 9 (Subdivisions), Article 9.1000 (Subdivision Ordinance Adopted), Article III (Procedure) by adding Section 3.05 (Development Plat); requiring the approval of a development plat for the development of land lying within the city and its extraterritorial jurisdiction under certain circumstances; adopting necessary standards, regulations and procedures relating thereto; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
Vote: 6/0/0

**ITEM #17**
City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda. No action was taken

**ITEM #18**
Motion was made by Julie Anderson and seconded by Tom Stevens to adjourn at 6:54 p.m.
Vote: 6/0/0

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Reed Greer, Mayor

ATTEST:

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Linda Bannister, City Secretary