REGULAR MEETING
Mayor Reed Greer called the meeting to order at 6:01 p.m.

Council members present were: Sharon Weideman, Julie Anderson, Jason Kaiser, Nicco Warren and Anthony Figueroa. Tom Stevens was absent.

Prayer was given by Anthony Figueroa.

All in attendance gave the Pledge of Allegiance.

CONSENT AGENDA ITEMS
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 the Tuesday, March 8, 2016 regular meeting and work session.

Vote: 6/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments:  None

ITEM #2
The Capital Improvement Advisory Committee which is set forth in Section 395.058 of the Texas Local Government Code submitted their semi-annual report to City Council with respect to the progress of the Capital Improvements Plan.

ITEM #3
Councilman Jason Kaiser recused himself from items 3 thru 6, submitted his recusal form to the City Secretary and left the Council Chambers at 6:07 p.m.

Motion was made by Sharon Weideman and seconded by Julie Anderson to open a Public Hearing at 6:09 p.m. 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 providing for the publication of the caption hereof. Property 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. Applicant: City of Melissa.

Vote: 5/0/0
Speaking at the Public Hearing:

Mr. Pete Moore  
Windridge Real Estate  
2890 West Northwest Highway  
Dallas Texas  75220

Bruce French-VP of Land Acquisition and Development  
Rendition Homes, Rendition Luxury Homes and  
History Maker Homes

Mr. Moore asked the Council to consider continuing the items on the agenda pertaining to the Auburndale Planned Development Standards modifications until his group could meet with City Staff to understand the concerns of the City and have time to address those concerns.

Motion was made by Julie Anderson and seconded by Sharon Weideman to continue the Public Hearing and Items 4, 5 and 6, for 30 days, April 26th, 2016 at 6:00 p.m., at which time a Super Majority will be necessary to overrule the Planning and Zonings’ decision on this matter.  
Vote:  5/0/0

Jason Kaiser returned to the dais at 6:15 p.m.

**ITEM #4- continued**

**ITEM #5- continued**

**ITEM #6- continued**

**ITEM #7**  
Motion was made by Sharon Weideman and seconded by Julie Anderson to open a Public Hearing at 6:15 p.m. to hear comments, for or against, a request to rezone existing Agriculture (A) and Commercial (C-2) zoning to Planned Development (PD), being 99 acres more or less situated in the D.E.W. Babb Survey, Sheet 5, Tracts 51, 64 and 170, City of 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. Applicant: Douglas Properties-Brookside Addition.  
Vote:  6/0/0

Speaking at the Public Hearing:

Jim Douglas  
Douglas Properties  
2309 Avenue K  
Plano, TX

Don Dykstra  
Bloomfield Homes  
1050 E. Highway 114  
Southlake, TX  76092
Motion was made by Sharon Weideman and seconded by Jason Kaiser to close the Public Hearing at 6:26 p.m.
Vote: 6/0/0

**ITEM #8**
Motion was made by Sharon Weideman and seconded by Julie Anderson to adopt an Ordinance amending Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone the following two tracts of land: (1) 62.762± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, in the City of Melissa, Collin County, Texas, heretofore zoned Agricultural District (A); and (2) 36.099± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, in the City of Melissa, Collin County, Texas, heretofore zoned General Commercial District (C-2); providing that the tracts are hereby rezoned and placed in the Planned Development (PD) zoning classification; describing the tracts to be rezoned; 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 #9**
Motion was made by Sharon Weideman and seconded by Jason Kaiser to adopt an Ordinance of the City Council of the City of Melissa, Texas, abandoning the City’s interest in a portion of dedicated right-of-way, containing 0.067+ of land, situated in the D.E.W. Babb Survey, Abstract No. 33, Melissa, Collin County, Texas; describing the portion of dedicated right-of-way to be abandoned; providing a savings/repealing clause, severability clause and an effective date.

Mrs. Weideman amended her motion to state that the adoption of the Ordinance is contingent upon the passage of Item #10, Magnolia Ridge Final Plat. Mr. Kaiser seconded the amendment.
Vote: 6/0/0

**ITEM #10**
Motion was made by Sharon Weideman and seconded by Anthony Figueroa to act upon recommendation from Planning and Zoning and approve the request for Magnolia Ridge Addition, Phase 2, Final Plat, 81 residential lots and 4 open space areas, being 17.39 acres more or less in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas. Applicant: Helmberger & Associates
Vote: 6/0/0

**ITEM #11**
Motion was made by Anthony Figueroa and seconded by Julie Anderson to act upon recommendation from Planning and Zoning regarding approval of the request for Preliminary Engineering Site Plan – City of Melissa 100 Acre Sports Facility, FM 545, Block 5, Tract 166, City of 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. Applicant: City of Melissa/Pacheco Koch. [Planning and Zoning recommends approval
Vote: 6/0/0
ITEM #12
City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda.

Mr. Jason Kaiser requested that the Council engage the CIAC to review the Future Land Use Plan.

ITEM #13
Motion was made by Sharon Weideman and seconded by Anthony Figueroa to adjourn at 7:01 p.m.
Vote: 6/0/0

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Reed Greer, Mayor

ATTEST:

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Linda Bannister, City Secretary