NOTICE OF PUBLIC MEETING
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 22, 2016

City of Melissa Municipal Building
3411 Barker Avenue
Melissa, TX 75454

City Council Chambers (2nd Floor)
Regular Meeting- 6:00 p.m.

Work Session – 5:15 p.m. (Work Session may be continued after the Adjournment of the Regular Agenda Meeting)

WORK SESSION AGENDA
OPEN TO PUBLIC

1. Call to order.
2. Roll Call.
3. Discussion regarding Park naming project.
5. Discussion regarding Regular Agenda Items.
6. Adjourn.

REGULAR MEETING AGENDA

1. Call to order.
2. Roll call.
3. Prayer.
4. Pledge of Allegiance.

CONSENT AGENDA ITEMS

1. Consider and act upon approval of the minutes from the Tuesday, March 8, 2016 regular meeting and work session.

REGULAR AGENDA

1. This item is available for citizens to speak for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic if and until properly posted on a future agenda.
2. Presentation of Capital Improvements Advisory Committee (CIAC) Report.
3. Conduct a Public Hearing 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/retention 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.
4. Consider and act upon recommendation 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. [Planning and Zoning recommends denial]

5. Consider and act upon recommendation from Planning and Zoning regarding request for Auburndale Preliminary Plat, 235 residential lots and 5 HOA lots, being a 46 acre tract, more or less, out of the John Emerson 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. Applicant: JBI Partners, Inc. – Jeff Klement. [Planning and Zoning recommends denial]

6. Consider and act upon a Resolution authorizing the City Manager to execute the Facilities Agreement between the City of Melissa and Hunter Melissa LP.

7. Conduct a Public Hearing 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 Milburny Lane, City of Melissa, Collin County Texas. Applicant: Douglas Properties.

8. Consider and act upon recommendation from Planning and Zoning regarding 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, hereafter 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, hereafter 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. [Planning and Zoning recommends approval]

9. Consider and act upon 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.

10. Consider and act upon recommendation from Planning and Zoning regarding 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 [Planning and Zoning recommends approval]

11. Consider and act upon recommendation from Planning and Zoning regarding a 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 Milburny Lane and East Melissa Road, Melissa, Collin County, Texas. Applicant: City of Melissa/Pacheco Koch. [Planning and Zoning recommends approval]

12. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda.


Certified to, this 18th day of March, 2016.

Linda Bannister, City Secretary

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

The Melissa City Hall is wheelchair accessible. Access to the building and special parking are available at the north 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, are large print, are requested to contact the City Secretary’s Office at (972) 838.2528 or by FAX (972) 837.2452. BRAILLE IS NOT AVAILABLE.