***** NOTICE OF PUBLIC MEETING*****

THE PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, March 17, 2016

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

City Council Chambers (2nd Floor)
Planning & Zoning Commission – 7:00 pm

REGULAR AGENDA

1. Call to order

2. Roll Call

3. Consider and act upon approval of February 18, 2016 work session & regular meeting minutes.

4. 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 Milrany Lane, City of Melissa, Collin County Texas.

   Applicant: Douglas Properties

5. Consider and act upon recommendation to the City Council regarding 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

6. Public Hearing to hear comments for or against concerns 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. 393, 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.

   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

7. Consider and act upon recommendation to the City Council regarding 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. 393, 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.

   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
8. Consider and act upon recommendation to City Council regarding request for Auburndale Preliminary Plat, 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

9. Consider and act upon recommendation to City Council regarding request for Magnolia Ridge Addition, Phase 2, Final Plan, 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

10. Consider and act upon recommendation to City Council regarding 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

11. Adjourn

Certified to this the ____day of ______________, 2016 

______________________________
Linda Bannister, City Secretary

Posted: __________, 2016 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.  
BRÄILLE IS NOT AVAILABLE.