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

THE PLANNING AND ZONING COMMISSION

WORK SESSION MEETING

THURSDAY, July 21, 2016

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

City Council Workroom (2nd Floor)
Planning & Zoning Commission – 6:00 pm

WORK SESSION AGENDA

1. Call to order

2. Roll Call

3. Discuss 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 (Regular Agenda #4 & 5)
   Applicant: Melissa Independent School District/Glenn Engineering

4. Discuss a request for Engineering Site Plan - 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. (Regular Agenda #6)
   Applicant: Melissa ISD/ Glenn Engineering

5. Discuss 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. (Regular Agenda #7)
   Applicant: Douglas Properties

6. Discuss 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. (Regular Agenda #8 & 9)
   Applicant: Spiars Engineering

7. Discuss 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. (Regular Agenda #10 & 11)
   Applicant: City of Melissa

8. Discuss a request for Final Plat for Melissa Sports Facility 100 Acre. 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. (Regular Agenda #12)
   Applicant: City of Melissa/Pacheco Koch

9. Discuss 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.

Applicant: City of Melissa/Pacheco Koch

10. Discuss 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.

Applicant: City of Melissa

11. Discussion regarding pending development/zoning requests
   • Melissa Town Center – Development Plan Submittal
   • Meadow Run – Preliminary Plat
   • Melissa Independent School District

12. Adjourn

Certified to this the ____day of ______________, 2016

Linda Bannister, City Secretary

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. BRAILLE IS NOT AVAILABLE.