1. The meeting was called to order at 7:00 pm by Michael Hudson.

2. Roll call taken. Present: Craig Ackerman, Danielle Dorman-Chapa, Stephen Ford, Michael Hudson, Jay Northcut and Mark Williams.

3. Motion by Danielle Dorman-Chapa to approve May 23, 2013 meeting minutes, second by Jay Northcut.

   Vote 6/0/0 Motion carries.

4. Public Hearing opened at 7:02 p.m. to hear comments for or against a request for rezone existing General Commercial C-2 & Single Family SF-3 to General Commercial C-2 zoning:

   Being 5.46 acres, more or less, of land out of the Andrew Thomas Survey, Abstract No. 894, Melissa, Collin County, Texas and generally located approximately 1,000 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5 in Melissa, Collin County, Texas.

   Speaking against the item:
   - Cathy Cottrell Stamm, 1527 Fannin Rd, Melissa, Texas
   - Charles Cottrell, 1515 Fannin Rd, Melissa, Texas

   Public hearing closed at 7:17 p.m.

5. Motion by Mark Williams to recommend approval of requested General Commercial, C-2 zoning of the 5.46 acres, more or less, of land out of the Andrew Thomas Survey, Abstract No. 894, Melissa, Collin County, Texas and generally located approximately 1,000 feet north of the intersection of Davis Road and Fannin Road between Fannin Road and State Hwy 5 in Melissa, Collin County, Texas, contingent upon the annexation of the property, second by Craig Ackerman.

   Vote 6/0/0 Motion carries.

6. Public Hearing opened at 7:33 p.m. to hear comments for or against a request from Hillwood RLD, L.P. to rezoning a tract of land consisting of 398± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, in the City of Melissa, Collin County, Texas, heretofore zoned Planned Development District (PD) is hereby rezoned for the sole 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
Motion by Craig Ackerman to recommend approval of request from Hillwood RLD, L.P. to rezoning a tract of land consisting of 398± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract No. 867, in the City of Melissa, Collin County, Texas, heretofore zoned Planned Development District (PD) is hereby rezoned for the sole 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, second by Mark Williams.

Vote 6/0/0 Motion carries.

Greg Edwards, Greg Edwards Engineering Services, Inc. presented request. Discussion regarding plat variance. Motion by Jay Northcut to recommend approval of Preliminary Plat, North Creek II, Phase 3, Melissa, Collin County, Texas, 13.89 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately 1,500 feet west of the intersection of Sherley Lane and Throckmorton Rd. and north of Throckmorton Road approximately 800 ft. Plat variance noted allowing for continuation of 27’ B-B residential streets into this phase, formal variance request attached, second by Craig Ackerman.

Vote 5/1/0 (Williams) Motion carries

Motion by Craig Ackerman to recommend approval Final Plat, North Creek II, Phase 3, Melissa, Collin County, Texas, 13.89 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately 1,500 feet west of the intersection of Sherley Lane and Throckmorton Rd. and north of Throckmorton Road approximately 800 ft. Plat variance noted allowing for continuation of 27’ B-B residential streets into this phase, formal variance request attached, second by Danielle Dorman-Chapa.

Vote 5/1/0 (Williams) Motion carries

Meeting adjourned at 7:55 p.m.