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

Roll call taken. Present: Craig Ackerman, Danielle Dorman-Chapa, Ronald Hogsett, Michael Hudson, Jay Northcut, Mark Wallis and Mark Williams.

Motion by Danielle Dorman-Chapa to approve June 20, 2013 meeting minutes, second by Mark Wallis.

Vote 7/0/0 Motion carries.

Public Hearing opened at 7:01 p.m. to hear comments for or against a request to rezone a 2.2417± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, known and more particularly described and depicted as Tract E1-D in Ordinance No. 08-34, heretofore zoned Agricultural District (A) and placing it in the zoning classification of Planned Development District (PD); amending the concept plan, for the sole purpose of rezoning Tract E-1D to be placed in the area zoned SF-5250

Public hearing closed at 7:03 p.m.

Motion by Mark Wallis to recommend approval of requested rezone of a 2.2417± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, known and more particularly described and depicted as Tract E1-D in Ordinance No. 08-34, heretofore zoned Agricultural District (A) and placing it in the zoning classification of Planned Development District (PD); amending the concept plan, for the sole purpose of rezoning Tract E-1D to be placed in the area zoned SF-5250, second by Mark Williams.

Mark Williams expressed concerns with current screening and requested consideration is given to requiring screening provisions for the eastern and southern sides of the property. Bob Helmberger requested an amended motion to reflect the zoning recommendation contingent upon annexation of the property.

Amended motion by Mark Wallis to recommend approval of requested rezone of a 2.2417± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, known and more particularly described and depicted as Tract E1-D in Ordinance No. 08-34, heretofore zoned Agricultural District (A) and placing it in the zoning classification of Planned Development District (PD); amending the concept plan, for the sole purpose of rezoning Tract E-1D to be placed in the area zoned SF-5250 contingent upon annexation, second by Mark Williams.

Vote 7/0/0 Motion carries.
6. Public Hearing opened at 7:06 p.m. to hear comments for or against a request to replat Country Ridge Well Site, No. 1, City of Melissa, Collin County, Texas, 2.2417± acres and generally located at the terminus of Surrey Circle approximately 500 feet east of the intersection of Trail Ridge Drive and Surrey Circle, Melissa, Collin County, Texas.

Public hearing closed at 7:08 p.m.

7. Motion by Craig Ackerman to recommend approval of request to replat Country Ridge Well Site, No. 1, City of Melissa, Collin County, Texas, 2.2417± acres and generally located at the terminus of Surrey Circle approximately 500 feet east of the intersection of Trail Ridge Drive and Surrey Circle, Melissa, Collin County, Texas, contingent upon annexation and zoning, second by Mark Williams.

Vote 7/0/0 Motion carries.

8. Public Hearing opened at 7:08 p.m. to hear comments for or against a request for Specific Use Permit (SUP) for a Water Pump Station, Water Storage Tank and Water Treatment Plant located on 1.095± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, known as Lot 1R, Block A of the Replat for Country Ridge Water Co., Well Site #1 and generally located at the terminus of Surrey Circle approximately 500 feet east of the intersection of Trail Ridge Drive and Surrey Circle Melissa, Collin County, Texas.

Public hearing closed at 7:09 p.m.

9. Motion by Craig Ackerman to recommend approval of Specific Use Permit (SUP) for a Water Pump Station, Water Storage Tank and Water Treatment Plant located on 1.095± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, known as Lot 1R, Block A of the Replat for Country Ridge Water Co., Well Site #1 and generally located at the terminus of Surrey Circle approximately 500 feet east of the intersection of Trail Ridge Drive and Surrey Circle, Melissa, Collin County, Texas, contingent upon annexation, zoning and platting, second by Ron Hogsett.

Vote 7/0/0 Motion carries.

10. Motion by Craig Ackerman to recommend approval of Preliminary Plat, Tallent Addition City of Melissa, Collin County, Texas, 5.46± acres 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, second by Mark Wallis.

Vote 7/0/0 Motion carries.

11. Motion by Craig Ackerman to recommend approval of Final Plat, Tallent Addition City of Melissa, Collin County, Texas, 5.46± acres 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, second by Mark Williams.
12. Public Hearing opened at 7:16 p.m. to hear comments for or against a request for Planned Development District (PD) Specific Use Permit-Motorcycle Sales & Service for Tract 72, part of the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as described in a deed to Melissa Development Group, LP, recorded in Volume 5949, Page 4530 of the Collin County Land Records and generally located southwest of the intersection of Davis Rd and Fannin Rd.

Public hearing closed at 7:17 p.m.

13. Presentation of request by Jenifer Grace, Lacore Power Sports representative. Discussion regarding traffic and parking ratios, Bob Helmberger stated the use proposed at the location was not considered to be high intensity and parking ratios met City requirements. Motion by Ronald Hogsett to recommend approval of request for Planned Development District (PD) Specific Use Permit-Motorcycle Sales & Service for Tract 72, part of the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as described in a deed to Melissa Development Group, LP, recorded in Volume 5949, Page 4530 of the Collin County Land Records and generally located southwest of the intersection of Davis Rd and Fannin Rd., second by Jay Northcut.

Vote 7/0 /0 Motion carries

14. Public Hearing opened at 7:28 p.m. to hear comments for or against for request for variance to the platting requirement prior to allowing issuance of a permit for construction of signage with variance requirements to coincide with the Specific Use Permit requirements and which complies with the City of Melissa Code of Ordinances, Chapter 3, Section 3.1000 for Tract 72, part of the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as described in a deed to Melissa Development Group, LP, recorded in Volume 5949, Page 4530 of the Collin County Land Records and generally located southwest of the intersection of Davis Rd and Fannin Rd.

Public hearing closed at 7:29 p.m.

15. Motion by Mark Williams to recommend approval of the request for variance to platting requirement allowing issuance of a permit for construction of signage with variance requirements to coincide with the Specific Use Permit requirements and which complies with the City of Melissa Code of Ordinances, Chapter 3, Section 3.1000 for Tract 72, part of the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as described in a deed to Melissa Development Group, LP, recorded in Volume 5949, Page 4530 of the Collin County Land Records and generally located southwest of the intersection of Davis Rd and Fannin Rd., second by Ronald Hogsett.

Vote 7/0 /0 Motion carries

16. Motion by Mark Wallis to recommend approval of the request for variance to City of Melissa Code of Ordinances, Chapter 9, Article 1, Section 1.05 requiring plat approval prior to issuance of construction permit for proposed signage with
variance requirements to coincide with the Specific Use Permit requirements at
1111 Sam Rayburn Highway, Melissa, Collin County, Texas for Tract 72, part of
the Andrew Thomas Survey, Abstract No. 894, 13.5 acres more or less as
described in a deed to Melissa Development Group, LP, recorded in Volume
5949, Page 4530 of the Collin County Land Records and generally located
southwest of the intersection of Davis Rd and Fannin Rd., second by Mark
Williams.

Vote 7/0 /0 Motion carries

17. Motion to adjourn by Danielle Dorman-Chapa, second by Ronald Hogsett.
    Meeting adjourned at 7:32 p.m.

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Mike Hudson, Board Chairman   Dana Nixon, Staff Liaison