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

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

3. Motion by Mark Williams to recommend approval of the January 16, 2014 meeting minutes, second by Craig Ackerman.

   Vote 5/0/0 Motion carries.

   Board member Wallis recused himself from all agenda items related to GCI Development, LLC pursuant to the City of Melissa Code of Ethics, Section 2 and physically left the meeting chambers.

4. Public Hearing opened at 7:03 p.m. to hear comments for or against a request to rezone 8.11 acres more or less from Agriculture (A) and General Commercial District (C-2) to General Commercial District (C-2):

   Being 8.11 acres more or less, Block 1, Lots 2 & 4 of the Melissa Crossing Final Plat, City of Melissa, Collin County, Texas and generally located on the west side of Miller Rd. approximately 1000 ft southwest of the intersection of State Highway 121 and Miller Road intersection.

   Public hearing closed at 7:04 p.m.

   Request to speak card in opposition of agenda item #4 presented to Board Secretary by Kurt Clifford, 1620 Grandberry, Melissa, Texas at 7:09 p.m. after the Public Hearing for the agenda item had closed.

5. Motion by Jay Northcut to recommend approval of request to rezone 8.11 acres more or less from Agriculture (A) and General Commercial District (C-2) to General Commercial District (C-2), being 8.11 acres more or less, Block 1, Lots 2 & 4 of the Melissa Crossing Final Plat, City of Melissa, Collin County, Texas and generally located on the west side of Miller Rd. approximately 1000 ft southwest of the intersection of State Highway 121 and Miller Road intersection second by Craig Ackerman.

   Vote 4/0/1(Wallis-recusal) Motion carries.

6. Public Hearing opened at 7:10 p.m. to hear comments for or against a request for Specific Use Permit Amendment - LaCore Power Sports, LLC:

   Board member Wallis recused himself from all agenda items related to GCI Development, LLC pursuant to the City of Melissa Code of Ethics, Section 2 and physically left the meeting chambers.
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.

Board member Mark Wallis returned to the meeting chambers.

Public Hearing closed at 7:11 p.m.

7. Motion by Craig Ackerman to recommend approval of Specific Use Permit Amendment – LaCore Power Sports allowing up to five (5) storage containers on the subject property, 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 Wallis.

Vote 5/0/0 Motion carries.

8. Motion by Craig Ackerman to recommend approval of Magnolia Ridge, Phase 1, Final Plat, being 29.891 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 in the City of Melissa, Collin County, Texas and generally located northwest of the intersection of Karnaghan Lane (F.K.A. CR 418) and Milrany Lane, second by Mark Williams.

Vote 5/0/0 Motion carries.

9. Presentation of the request by Greg Edwards, Gees Incorporated. Discussion regarding open space lot with use proposed as an interior park maintained by the home owners association. Motion by Mark Williams to recommend approval of Preliminary Plat, North Creek II, Phase 4, Melissa, Collin County, Texas, 14.2 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately 1,400 feet north and east of the intersection of Throckmorton Rd and Milrany Lane, second by Jay Northcut.

Vote 5/0/0 Motion carries.

10. Motion by Jay Northcut to recommend approval of Final Plat, North Creek II, Phase 4, Melissa, Collin County, Texas, 14.2 acres more or less in the D.E.W. Babb Survey, Abstract No. 33 and generally located approximately 1,400 feet north and east of the intersection of Throckmorton Rd and Milrany Lane, second by Craig Ackerman.

Vote 5/0/0 Motion carries.
11. Motion to adjourn by Craig Ackerman, second by Jay Northcut.

Vote 5/0/0 Motion carries.

Meeting adjourned at 7:28 p.m.

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Mike Hudson, Board Chairman   Dana Nixon, Staff Liaison