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

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

3. Motion by Danielle Dorman-Chapa to recommend approval of the June 19, 2014 meeting minutes second by Jay Northcut.

   Vote 5/0/0 Motion carries.

4. Public Hearing opened at 7:01 p.m. to hear comments for or against a request for replat of Lot 14R, Block K, Liberty, Phase 2, City of Melissa, Collin County, Texas:

   Being 0.301 acres more or less, situated in the D.E.W. Babb Survey, Abstract No. 33 City of Melissa, Collin County, Texas and generally located on the north side of Patriot Drive approximately 200 feet west of Washington Drive, Melissa, Texas

   Public hearing closed at 7:03 p.m.

5. Motion by Mark Williams to recommend approval of request for replat of Lot 14R, Block K, Liberty, Phase 2, City of Melissa, Collin County, Texas:

   Being 0.301 acres more or less, situated in the D.E.W. Babb Survey, Abstract No. 33 City of Melissa, Collin County, Texas and generally located on the north side of Patriot Drive approximately 200 feet west of Washington Drive, Melissa, Texas, second by Craig Ackerman.

   Vote 5/0/0 Motion carries.

6. Public Hearing opened 7:04 p.m. to hear comments for or against a request for rezone of 2.0 acres more or less located in the John Fitzhugh Survey, Tract 12, Abstract No 319, City of Melissa, Collin County, Texas from Single Family Residential District 3 (SF-3) to General Commercial District (C-2)

   2.0 acres more or less, John Fitzhugh Survey, Abstract No. 319, Melissa Addition, City of Melissa, Collin County, Texas and generally located approximately 1350 feet south of the intersection of Melissa Road and McKinney Street on the west side of State Highway 5, Melissa, Collin County, Texas

   Bentley Powell spoke on behalf of Gene Gonzales in favor of the rezone.
7. Motion by Jay Northcut to recommend approval of request for rezone of 2.0 acres more or less located in the John Fitzhugh Survey, Tract 12, Abstract No 319, City of Melissa, Collin County, Texas from Single Family Residential District 3 (SF-3) to General Commercial District (C-2) for 2.0 acres more or less, John Fitzhugh Survey, Abstract No. 319, Melissa Addition, City of Melissa, Collin County, Texas and generally located approximately 1350 feet south of the intersection of Melissa Road and McKinney Street on the west side of State Highway 5, Melissa, Collin County, Texas, second by Mark Williams.

Vote 5/0/0 Motion carries.

8. Public Hearing opened at 7:07 p.m. to hear concerns for or against a request for variance to City of Melissa Ordinance 07-35 Sign Regulations:

Tract 34, part of the William Fitzhugh Survey, Abstract No. A-0309, 1.8 acres more or less and generally located south and west of the intersection of Sam Rayburn Highway and Miller Rd.

Andrew Olmstead, representative of the property owner Mohammad Islam presented the request for variance to allow reinstallation of signage at 2322 Sam Rayburn Hwy, Melissa, Texas.

Public hearing closed at 7:11 p.m.

9. Bob Helmerger presented staff recommendation to deny variance request for reinstallation of signage noting Ord. 07-35, Article 3.100 Sign Regulation §3.1016(e). Motion by Craig Ackerman to recommend denial of the request for variance to City of Melissa Ordinance 07-35 Sign Regulations for Tract 34, part of the William Fitzhugh Survey, Abstract No. A-0309, 1.8 acres more or less and generally located south and west of the intersection of Sam Rayburn Highway and Miller Rd., second by Danielle Dorman-Chapa

Vote 4/1/0 Motion carries. (Northcut) Note: Home Rule Charter, Article IX-Planning & Zoning Commission, Section 9.03(3) Should any person on the Commission choose to abstain from voting on any question before the Commission, where no conflict of interest exists, the person’s vote shall be recorded as a negative vote in the official minutes of the meeting.

10. Motion to adjourn by Danielle Dorman-Chapa, second by Craig Ackerman.

Vote 5/0/0 Motion carries.

Meeting adjourned at 7:35 p.m.