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 Wallis.

3. Motion by Danielle Dorman-Chapa to recommend approval of the August 21, 2014 meeting minutes second by Jay Northcut.

Vote 5/0/0 Motion carries

4. No presentation – presenter Josh Bell was not in attendance.

5. Public Hearing opened at 7:01 p.m. to hear comments for or against a request for an amendment to the North Creek Planned Development (PD) zoning of 167.4 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas

North Creek II PD Amendment presentation by James Knapp on behalf of the developer.

Brent Bellman, 4309 Milrany, Melissa, Texas spoke seeking information on future builders, standards, lot size current to proposed, length of trails within the development, the amenity center, tax impact on the existing homes and the responsibility of the open space maintenance.

James Knapp responded to Mr. Bellman’s concerns: because this is an evolving community the builders have not been identified, proposal does not change current entitlements in the existing PD zoning changes are lot width, depth, setbacks & coverage, provided an estimate of trail distance, amenity center available to entire community, open spaces to be maintained by the HOA. Tax value was not addressed by Mr. Knapp.

Public hearing closed at 7:26 p.m.

6. Motion by Jay Northcut to recommend approval of a request for an amendment to the North Creek Planned Development (PD) zoning of 167.4 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas second by Danielle Dorman-Chapa
167.4 acres more or less situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located north and west of the intersection of Throckmorton Rd and Milrany Lane Melissa, Collin County, Texas

Vote 5/0/0 Motion carries.

7. Public Hearing opened 7:36 p.m. to hear comments for or against to rezone 36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas from Agricultural (A) to Single-Family Residential District-3 (SF-3):

36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of FM 545 and Country Road 2933 Melissa, Collin County, Texas

Neil Ackerman, Baja Development presented zoning request.

Public hearing closed at 7:38 p.m.

8. Motion by Mark Wallis to recommend approval of the request for to rezone 36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas from Agricultural (A) to Single-Family Residential District-3 (SF-3) second by Craig Ackerman

36.7 acres more or less situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located south and east of the intersection of FM 545 and Country Road 2933 Melissa, Collin County, Texas

Vote 5/0/0 Motion carries.

9. P&Z discussion with City Staff concerning any action required by City Staff as a result of any item on tonight’s agenda.

10. Motion to adjourn by Danielle Dorman-Chapa, second by Mark Wallis

Vote 5/0/0 Motion carries.

Meeting adjourned at 7:41 p.m.

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Mike Hudson, Board Chairman              Dana Nixon, Staff Liaison