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

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

3. Motion by Jay Northcut to approve the May 21, 2015 and June 18, 2015 meeting minutes, second by Danielle Dorman-Chapa.

   Vote 5/0/0 Motion carries.

4. Motion by Jay Northcut to recommend Council approve the request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4, Section 4.02(2) – Lot Area (Applicant: GEES, Inc. – Greg Edwards, P.E.), second by Craig Ackerman.

   North Creek Meadows, 12 acres more or less situated in the D.E.W. Babb Survey, Abstract Number 33, Collin County, Texas and generally located approximately 500 ft. north and west of the intersection of Throckmorton Rd and County Road 418, Melissa, Texas.

   Vote 5/0/0 Motion carries

5. Motion by Craig Ackerman to recommend Council approve the request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4, Section 4.03(1) – Block Length (Applicant: GEES, Inc. – Greg Edwards, P.E), second by Stephen Ford.

   North Creek Meadows, 12 acres more or less situated in the D.E.W. Babb Survey, Abstract Number 33, Collin County, Texas and generally located approximately 500 ft. north and west of the intersection of Throckmorton Rd and County Road 418, Melissa, Texas.

   Vote 5/0/0 Motion carries

6. Motion by Jay Northcut to recommend Council approve the request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article Section 4.04 (2) – Side Street Setback (Applicant: GEES, Inc. – Greg Edwards, P.E) contingent upon one-way designation at street couplet(s), second by Danielle Dorman-Chapa.

   North Creek Meadows, 12 acres more or less situated in the D.E.W. Babb Survey, Abstract Number 33, Collin County, Texas and generally located approximately 500 ft. north and west of the intersection of Throckmorton Rd and County Road 418, Melissa, Texas.

   Vote 5/0/0 Motion carries
7. Motion by Craig Ackerman to recommend Council approval of the Liberty, Phase 4, Preliminary Plat, 53.72 acres more or less out of the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas & generally located north & west of the intersection of Pennsylvania Avenue & Washington Drive, Melissa, Texas (Applicant: Spiars Engineering, Inc. - Tim Spiars, P.E. represented by Greg Helsel, E.I.T.), second by Jay Northcut.

Vote 5/0/0 Motion carries

8. Motion to adjourn the meeting by Danielle Dorman-Chapa, second by Craig Ackerman.

Vote 5/0/0 Motion carries.

Meeting adjourned at 7:12 p.m.

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Mike Hudson, Board Chairman              Dana Nixon, Staff Liaison