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

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

3. Motion to approve September 17, 2015 work session and regular meeting minutes by Jay Northcut, second by Danielle Dorman-Chapa.

   Vote: 6/0/0 Motion carries.

4. Public Hearing opened at 7:03 p.m. to hear comments for or against a request for replat: Applicant - Tallent: Lot, 1, Block A, Tallent Addition, being 5.46 acres, more or less, of land out of the Andrew Thomas Survey, Abstract No. 894, Melissa, Collin County, Texas and generally located south east of the corner of US 75 and Davis Road Melissa, Collin County, Texas.

   Public hearing closed at 7:05 p.m.

5. Motion to recommend Council approval of a request for replat: Applicant - Tallent: Lot, 1, Block A, Tallent Addition, being 5.46 acres, more or less, of land out of the Andrew Thomas Survey, Abstract No. 894, Melissa, Collin County, Texas and generally located south east of the corner of US 75 and Davis Road Melissa, Collin County, Texas by Craig Ackerman second by Danielle Dorman-Chapa.

   Vote: 6/0/0 Motion carries.

6. Public hearing opened at 7:06 p.m. to hear concerns for or against a request for Specific Use Permit – Exterior Construction (Single-Family (SF-3) Historical Overlay District) – Applicant - Casey Hollis: 0.6 acres more or less, being a survey of part of Block 3 of the Graves Addition recorded in Volume 1, Page 61 of the Collin County Plat Records being a survey of the tract of land described in a deed from Abel Gonzalez to Casey Hollis and Erin Hollis and generally located south and east of the intersection of Santa Fe and Waller Streets, Melissa, Collin County, Texas.

   James West, A.I.A., Architect and planner presented request information and project summary.

   Public hearing closed at 7:08 p.m.

7. Motion to recommend Council approval of the Specific Use Permit (Single-Family (SF-3) Historical Overlay District) to allow lap siding exterior construction presented as Option 1 of the application by Jay Northcut, second by Mark Williams.

   0.6 acres more or less, being a survey of part of Block 3 of the Graves Addition recorded in Volume 1, Page 61 of the Collin County Plat Records being a survey of the tract of land
described in a deed from Abel Gonzalez to Casey Hollis and Erin Hollis and generally located 
south and east of the intersection of Santa Fe and Waller Streets, Melissa, Collin County, Texas.

Vote: 6/0/0 Motion carries.

8. Public Hearing opened at 7:09 p.m. to hear concerns for or against a request to rezone a 
3.38 acre tract from Single-Family Residential (SF-3) to Restricted Commercial (C-1) – 
Applicant: BHB Engineering: Being 3.38 acres, more or less, situated in the David EW 
Babb Survey, Abstract No. 33 and the William Sanders Survey, Abstract 867 and 
generally located on the north side of Melissa Road approximately 500 feet east of the 
intersection of Miller Road and Melissa Road, Melissa, Collin County, Texas

Chris Franke, BHB Engineering presented request information and project summary.

Public hearing closed at 7:11 p.m.

9. Motion to recommend Council approve the request to rezone a 3.38 acre tract from Single-
Family Residential (SF-3) to Restricted Commercial (C-1) – Applicant: BHB Engineering: 
Being 3.38 acres, more or less, situated in the David EW Babb Survey, Abstract No. 33 and the 
William Sanders Survey, Abstract 867 and generally located on the north side of Melissa Road approximately 500 feet east of the intersection of Miller Road and Melissa Road, Melissa, 
Collin County, Texas by Danielle Dorman-Chapa, second by Jay Northcut

Vote: 6/0/0 Motion carries.

10. Motion to recommend Council approve Town Center Plaza Site Plan, Lot 1, Block CC, 
Villages of Melissa, Phase 1B, Melissa, Collin County, Texas and generally located east of 
Cardinal Drive between the intersections of Cardinal Drive and Scott Street and Cardinal 
Drive and Surrey Street, Melissa, Texas by Jay Northcut, second by Craig Ackerman.

Vote: 6/0/0 Motion carries.

11. Public Hearing opened at 7:13 p.m.to hear comments for or against a request to rezone 
161.779± acres of land, situated in the William Sanders Survey, Abstract No. 867, City of 
Melissa, Collin County, Texas, and generally located on the south side of Melissa Rd. approximately 2,200 feet east of the intersection of Milranry Lane and Melissa Road and to repeal Ordinance No. 05-09 and amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, by rezoning the tract of land consisting of 161.779± acres, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, from Planned Development District (PD) to the Single-Family Residential-3 District. Applicant: City of Melissa

Public hearing closed at 7:14 p.m.

12. Motion to recommend Council approve request to rezone 161.779± acres of land, situated in 
the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, and 
generally located on the south side of Melissa Rd. approximately 2,200 feet east of 
the intersection of Milranry Lane and Melissa Road and to repeal Ordinance No. 05-09 and 
amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, by rezoning the tract 
of land consisting of 161.779± acres, situated in the William Sanders Survey, Abstract No.
867, City of Melissa, Collin County, Texas, from Planned Development District (PD) to the Single-Family Residential-3 District by Craig Ackerman, second by Danielle Dorman-Chapa.

Vote: 6/0/0 Motion carries.

13. Public Hearing opened at 7:15 p.m. to hear comments for or against a request to rezone 122± acres of land, consisting of one parcel of 75± acres of land and one parcel of 50± acres of land, situated in the William Sanders Survey, Abstract No. 867, in the City of Melissa, Collin County, Texas, and generally located on the south side of Melissa Road approximately 2,400 feet east of the intersection of Milrany Lane and Melissa Road and to repeal Ordinance No. 05-34 and amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, by rezoning the tract of land consisting of 122± acres, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, from Planned Development District (PD) to the Single-Family Residential-3 District (SF-3) zoning classification. Applicant: City of Melissa.

Clarification of request provided by Bob Helmberger, City Engineer.

Public hearing closed at 7:18 p.m.

14. Motion to recommend Council approve request to rezone 122± acres of land, consisting of one parcel of 75± acres of land and one parcel of 50± acres of land, situated in the William Sanders Survey, Abstract No. 867, in the City of Melissa, Collin County, Texas, and generally located on the south side of Melissa Road approximately 2,400 feet east of the intersection of Milrany Lane and Melissa Road and to repeal Ordinance No. 05-34 and amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, by rezoning the tract of land consisting of 122± acres, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, from Planned Development District (PD) to the Single-Family Residential-3 District (SF-3) zoning classification by Jay Northcut, second by Craig Ackerman.

Vote: 6/0/0 Motion carries.

15. Public Hearing opened at 7:19 p.m. to hear comments for or against a request to rezone 1.76± acres of land, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, and generally located on the south side of Melissa Road approximately 2,400 feet east of the intersection of Milrany Lane and Melissa Road and to repeal Ordinance No. 05-35 and amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, by rezoning the tract of land consisting of 1.76± acres, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, from Planned Development District (PD) to the Single-Family Residential-3 District (SF-3) zoning classification. Applicant: City of Melissa.

Public hearing closed at 7:20 p.m.

16. Motion to recommend Council approve request to rezone 1.76± acres of land, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, and generally located on the south side of Melissa Road approximately 2,400 feet east of the intersection of Milrany Lane and Melissa Road and to repeal Ordinance No. 05-35
and amend Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, by rezoning the tract of land consisting of 1.76± acres, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas, from Planned Development District (PD) to the Single-Family Residential-3 District (SF-3) zoning classification by Jay Northcut, second by Craig Ackerman.

Vote: 6/0/0 Motion carries.

17. Public hearing opened at 7:21 p.m. to hear comments for or against a request to amend existing Planned Development (PD) zoning, Ordinance No. 06-15: Applicant: David Gray, MSDL, Inc. 51.89 acres, more or less, situated in the Andrew Thomas Survey, Abstract 894, Collin County, Texas and generally located southeast of the corner of US 75 and Davis Road, Melissa, Collin County, Texas.

Motion by Craig Ackerman to continue the Public Hearing to the November 12, 2015 Planning & Zoning meeting to be held at 7:00 p.m. second by Jay Northcut.

Vote: 6/0/0 Motion carries.

18. Motion to table the request to amend existing Planned Development (PD) zoning, Ordinance No. 06-15: Applicant: David Gray, MSDL, Inc. 51.89 acres, more or less, situated in the Andrew Thomas Survey, Abstract 894, Collin County, Texas and generally located southeast of the corner of US 75 and Davis Road, Melissa, Collin County, Texas for consideration on the November 12, 2015 Planning & Zoning meeting to be held at 7:00 p.m. by Craig Ackerman, second by Danielle Dorman-Chapa.

Vote: 6/0/0 Motion carries.

19. Motion to recommend Council approve of North Creek Meadows, Preliminary Plat being 12 acres more or less situated in the D.E.W. Babb Survey, Abstract Number 33, Collin County, Texas & generally located approximately 500 ft. north and west of the intersection of Throckmorton Rd and County Road 418, Melissa, Texas. Applicant: Gees, Inc by Craig Ackerman, second by Danielle Dorman-Chapa.

Vote: 6/0/0 Motion carries.

20. Motion to recommend Council approve North Creek Meadows, Final Plat being 12 acres more or less, consisting of 42 single family residential lots and situated in the D.E.W. Babb Survey, Abstract Number 33, Collin County, Texas & generally located approximately 500 ft. north and west of the intersection of Throckmorton Rd and County Road 418, Melissa, Texas. Applicant: Gees, Inc. by Craig Ackerman, second by Danielle Dorman-Chapa.

Vote: 6/0/0 Motion carries

21. Motion to recommend Council approve request for variance to City of Melissa, Comprehensive Code of Ordinances, Chapter 9 Subdivision Regulations, Article 4.08(3) Sidewalks: Creek Crossing, Phase I. Applicant: Oak National Holdings, LLC. By Craig Ackerman, second by Danielle Dorman-Chapa.
Vote: 6/0/0 Motion carries

22. Motion to recommend Council approve Creek Crossing, Phase I, Final Plat being 36.4 acres more or less, consisting of 98 single-family residential lots and seven common area tracts situated in the D.E.W. Babb Survey, A-33, City of Melissa Collin County, Texas and general located west of the intersection of Karnaghan Lane and Milrany Lane, Melissa, Texas Applicant: Oak National Holdings, LLC. By Danielle Dorman-Chapa, second by Jay Northcut.

Vote: 6/0/0 Motion carries

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

Vote 6/0/0 Motion carries.

Meeting adjourned at 7:38 p.m.

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Mike Hudson, Board Chairman        Dana Nixon, Staff Liaison