1. Meeting was called to order at 6:00 p.m. by Mike Hudson

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

3. Discussion regarding request for replat: 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. Applicant - Tallent (Regular Meeting Agenda #4 & 5)

4. Discussion regarding request for Specific Use Permit – Exterior construction (Single-Family (SF-3) Historical Overlay District) 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. – Applicant - Casey Hollis: (Regular Meeting Agenda #6 & 7)

5. Discussion regarding a request to rezone a 3.38 acre tract from Single-Family Residential (SF-3) to Restricted Commercial (C-1): 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 – Applicant: BHB Engineering: (Regular Meeting Agenda #8 & 9)

6. Discussion regarding Town Center Plaza Site Plan application: 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. – Applicant City of Melissa: (Regular Meeting Agenda #10)

7. Discussion regarding 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 Milrany 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, (Regular Meeting Agenda #11 & 12)

8. Discussion regarding 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, (Regular Meeting Agenda #13&14)**

9. Discussion regarding 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 Miltrany 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, (Regular Meeting Agenda #15&16)**

10. Discussion regarding request to amend existing Planned Development (PD) zoning, Ordinance No. 06-15: **Applicant: David Gray, MSDL, Inc. (Regular Meeting Agenda #17&18)**
Being 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.

11. Discussion regarding North Creek Meadows – Preliminary & Final Plat 12 acres more or less, consisting of 42 single family residential lots. **Applicant: Gees, Inc. (Regular Meeting Agenda #19&20)**

12. Discussion regarding variance request: 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. (Regular Meeting Agenda #21)**

13. Discussion regarding Creek Crossing, Phase 1,Final Plat, 36.4 acres more or less, consisting of 98 single-family residential lots and seven common area tracts. **Applicant: Oak National Holdings, LLC. (Regular Meeting Agenda #22)**

14. Discussion regarding pending development applications:
   - Magnolia Ridge, Phase 2
   - Villages of Melissa, Phase 3
   - Liberty, Phase 4
   - Hillwood/Melissa ISD Replat

15. Motion to adjourn by Mark Williams, second by Danielle Dorman-Chapa. Meeting adjourned at 6: 58 p.m.

______________________________  ________________________
Mike Hudson, Board Chairman          Dana Nixon, Staff Liaison