CITY OF MELISSA
PLANNING AND ZONING
COMMISSION REGULAR
MEETING AGENDA

Thursday, November 5, 2026
6:30 p.m.

City of Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS
This item is available for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless properly posted on a future agenda.

4. CONSENT AGENDA

A. Consider the October 8, 2026 Work Session and Regular Meeting minutes.

B. Consider a recommendation to City Council regarding a request for approval of the Melissa Industrial Lot 1 Final Engineering Site Plan, consisting of 27.107± acres of land situated in the D.E.W. BABB Survey, Abstract No. 33, City of Melissa, Collin County, Texas, and generally located approximately 351 feet east of the intersection of Industrial Park Way and State Highway 121, City of Melissa, Collin County, Texas. (AG)

5. CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA

6. REGULAR AGENDA

A. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance No. 17-13, Planned Development District ("PD") in order to modify certain planned development standards in Ordinance 17-13, consisting of 11.645± acres in the aggregate, situated in the Hiram Brinlee Survey, Abstract No. 30 and the Lindsey Lewis Survey, Abstract No. 526, City of Melissa, Collin County, Texas and generally located at 4520 County Road 1220, City of Melissa, Collin County, Texas. (AG)

B. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance Nos. 04-09 and 2025-04 Planned Development District/General Commercial ("PD/C-2") within the Commercial Corridor Overlay District ("CC/O") in order to modify certain planned development standards pertaining to a portion of that certain tract identified as "Tract W1" in Ordinance Nos. 04-09 and 2025-04, described as 1.344± acres

situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at 122 W Melissa Road, City of Melissa, Collin County, Texas. (TL)

C. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Single-Family Residential District-3 within the Downtown Overlay District in the Transition Mixed Use Area ("SF-3/ DOD/TMU") to Planned Development/General Commercial District/Downtown Overly District/Transition Mixed Use ("PD/C-2/DOD/TMU"), consisting of 2.684± acres of land in the aggregate, situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at 2503, 2513, 2533 McKinney Street, City of Melissa, Collin County, Texas. (TL)

D. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance Nos. 07-10 and 2026-48, Planned Development District ("PD") in order to modify certain planned development standards in Ordinance 2026-48, consisting of 3.448± acres of land in the aggregate, situated in the William Fitzhugh Survey, Abstract No. 309, being Lots 2 and 5, Block 1 of the ICE CUBE ADDITION, City of Melissa, Collin County, Texas and generally located at 2138 Calhar Drive, City of Melisa, Collin County, Texas. (TL)

E. Consider a recommendation to City Council regarding a request to amend the Quik Trip Sign Coordination Plan. (TL)

F. Appoint a Planning & Zoning Commission Secretary. (TL)

7. ADJOURN

Certified

Certified to this the 29th day of October 2026

Posted: October 29, 2026 at 5:30 p.m.

Tyra LaVerne, Director of Development Services

If during the course of the meeting covered by this notice, the Planning & Zoning Commission Regular Meeting should determine that a closed or executive meeting or session of the Planning & Zoning Commission Regular Meeting or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as

authorized by the Texas Open Meetings Act, Texas Government Code §551.001 et seq., will be held by the Planning & Zoning Commission Regular Meeting at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Planning & Zoning Commission Regular Meeting may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

551.071 Private consultation with the attorney for the City.