CITY OF MELISSA
PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Thursday, July 9, 2026
Regular Meeting 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 June 11, 2026 Work Session and Regular Meeting Minutes.

B. Consider a recommendation to City Council regarding the Shops at Downtown Melissa I Final Engineering Site Plan, consisting of 1.633± acres of land, situated in the J. Fitzhugh Survey, Abstract No. 319 and No. 309, City of Melissa, Collin County Texas and generally located at 1831 E. Melissa Road, City of Melissa, Collin County, Texas. (TL)

C. Consider a recommendation to City Council regarding the Chase Oaks Outpost Melissa Final Engineering Site Plan, consisting of 5.95± acres of land situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at approximately 1276 feet south of the intersection of McKinney Street and Melissa Road, Collin County, Texas. (TL)

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 CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA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 rezone from Single Family Residential District 3/General Commercial District/Heavy Industrial District ("SF-3/C-2/I-2") within the Downtown Overlay District within the Transition Mixed Use District ("DOD/TMU") to Planned Development/General Commercial ("PD/C-2") within the Downtown Overlay District within the Transition Mixed Use District ("DOD/TMU") consisting of 6.235± 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 the southeast corner of McKinney Street and Melissa Road, City of Melissa, Collin County, Texas. (TL)

7. ADJOURN

Certified

Certified to this the 2nd day of July 2026

Posted: July 2, 2026 at 11:30 a.m.

Tyra LaVerne, Interim 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.