CITY OF MELISSA
PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Thursday, September 10, 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 August 13, 2026 Work Session and Regular Meeting Minutes.

B. Consider a recommendation to City Council regarding the 121 Exchange Business Park Preliminary Engineering Site Plan, consisting of 21.304± acres of land situated in the Joab Butler Survey, Abstract No. 69, City of Melissa, Collin County, Texas and generally located at the southeast corner of Sam Rayburn Highway and McKinney Street, City of Melissa, Collin County, Texas. (TL)

C. Consider a recommendation to City Council regarding the Melissa Retail Final Engineering Site Plan, consisting of 1.74± acres of land situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at the southwest corner of McKinney Street and Legacy Ranch Boulevard, City of Melissa, Collin County, Texas. (TL)

D. Consider a recommendation to City Council regarding the 7-Eleven Final Engineering Site Plan, consisting of 1.45± acres of land situated in the D.E.W Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Melissa Road and Milrany Lane, City of Melissa, 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 CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA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 repeal Ordinance No. 2026-32, which granted a Specific Use Permit ("SUP") for the operation of an Automobile Repair, Major use, consisting of 1.679± acers of land, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at 2406 Sam Rayburn Highway, City of Melissa, Collin County, Texas, and the granting of a new SUP for the operation of an Automobile Repair, Major use, consisting of 1.679± acers of land, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at 2406 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)

B. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Planned Development/Multi-Family ("PD/MF") to Planned Development/Restricted Commercial District/Townhome Residential District ("PD/C-1/TH"), consisting of 18.237± acres of land, situated in the William Sanders Survey Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 1,174 feet southwest of the intersection of E Melissa Road and Bryant Street, City of Melissa, Collin County, Texas. (TL)

C. Consider a recommendation to City Council regarding the Melissa Park Village Sign Coordination Plan Amendment. (TL)

7. ADJOURN

Certified

Certified to this the 4th day of September 2026

Posted: September 4th, 2026 at 11:30 a.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.