CITY OF MELISSA
PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Thursday, October 8, 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 September 10, 2026 Work Session and Regular Meeting minutes.

B. Consider a recommendation to City Council regarding a request for approval of the Willow Grove Final Engineering Site Plan, consisting of 32.2313± acres of land situated in the John Emberson Survey, Abstract No. 294, and the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, and generally located approximately 541 feet east of the intersection of Willow Grove Way and US Highway 75, 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 CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA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 rezone from Single-Family Residential District-3 within the Downtown Overlay District in the Commercial Mixed Use area (“SF-3/DOD/CMU”) to Planned Development/General Commercial District within the Downtown Overlay District/ Commercial Mixed Use area ("PD/C-2/DOD/CMU"), consisting of 0.327± acres of land, situated in the D.E.W. Babb Survey Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 2802 McKinney Street, City of Melissa, Collin County, Texas. (AG)

B. 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/Commercial Mixed Use area (“SF-3/DOD/CMU”) to Planned Development/General Commercial District with in the Downtown Overlay District/Commercial Mixed Use area ("PD/C-2/DOD/CMU"), consisting of 0.151 acres of land, being a part of Lot 1-D, Block 1 of Melissa School Subdivision, an according to the plat recorded in Book 2016, Page 227, Map Records, Collin County, Texas (M.R.C.C.T)a and generally located at 3311 Fannin Road, City of Melissa, Collin County, Texas. (AG)

C. 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 approximately 493 feet west of the intersection of US 75 and Melissa Rd, City of Melissa, Collin County, Texas. (TL)

7. ADJOURN

Certified

Certified to this the 30th day of September 2026

Posted: September 30, 2026 at 5:30 p.m.

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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.