



**CITY OF MELISSA**  
**PLANNING & ZONING WORK**  
**SESSION AND REGULAR**  
**MEETING AGENDA**

Thursday, January 8, 2026  
Work Session 5:30 p.m.  
Regular Meeting 6:30 p.m.

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

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**1. WORK SESSION AGENDA**

- A. Call to order
- B. Roll Call
- C. Public Comments
- D. Discussion regarding Planning and Zoning Recommended Cases
- E. Discussion regarding regular agenda items
- F. Adjourn

**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 December 4, 2025 Work Session and Regular Meeting Minutes.
- B. Consider a recommendation to City Council regarding the Rock Creek Retail Preliminary Engineering Site Plan, consisting of  $10.621\pm$  acres of land, situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the intersection of U.S. Highway 75 and Fieldstone Drive, City of Melissa, Collin County, Texas.
- C. Consider a recommendation to City Council regarding the Melissa Retail Final Engineering Site Plan, consisting of  $2.63\pm$  acres of land, situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at 2403 McKinney Street, City of Melissa, Collin County, Texas.

**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 CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA**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 and replace Planned Development ("PD") Ord. No. 2024-50 for the purpose of modifying certain development regulations on 148.818± acres of land in the aggregate, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County Texas and generally located 2356 feet southwest of the intersection of Sam Rayburn Hwy and County Road 416, City of Melissa, Collin County, Texas. (TL)
- B. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Planned Development ("PD") Ord. No. 2022-35, applicable to 64.165± acres in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County Texas, for the purpose of removing from that PD a tract of land consisting of 1.264± acres of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County Texas and generally located 2193 feet east of the intersection of Central Expressway and Sam Rayburn Highway, City of Melissa, Collin County, Texas, and consider a new Planned Development covering the same 1.264± acres with new development standards. (TL)
- C. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Agricultural District (A) to Planned Development District/Single-Family Residential District 3 (PD/SF-3), consisting of 14.86± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 3835 Milrany Ln, City of Melissa, Collin County, Texas. (TL)
- D. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Agricultural District ("A") and General Commercial District ("C-2") within the Commercial Corridor Overlay District to Planned Development District/General Commercial ("PD/C-2") within the Commercial Corridor Overlay District, consisting of 8.213± acres of land in the aggregate, situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located at 1101 and 1103 Central Expressway, City of Melissa, Collin County, Texas. (AM)
- E. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Agricultural District ("A") to Planned Development District/General Commercial District and Light Industrial District ("PD/C-2/I-1"), consisting of 21.3± acres of land situated in the Joab Butler Survey, Abstract No. 69, City of Melissa, Collin County, Texas and generally located at southeast corner of Sam Rayburn Highway and McKinney Street, City of Melissa, Collin County, Texas. (AM)
- F. Consider a recommendation to City Council regarding an amendment to the Chick Fil A Sign Coordination Plan. (AM)
- G. Consider a recommendation to City Council regarding a Donation Box Site Plan, generally located at 2721 Sam Rayburn Highway, City of Melissa, Collin Count, Texas. (TL)

## **ADJORN**

### **Certified**

Certified to this the 19th day of December 2025

Posted: December 19, 2025 at 11:30 a.m.

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Tyra LaVerne, Assistant Director of Development Services

If during the course of the meeting covered by this notice, the Planning & Zoning Commission should determine that a closed or executive meeting or session of the Planning & Zoning Commission 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 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 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.