



**CITY OF MELISSA
CITY COUNCIL WORK SESSION
AND REGULAR MEETING
AGENDA**

Tuesday, January 13, 2026
Work Session - 5:15 p.m.
Regular Meeting - 6:30 p.m.

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

WORK SESSION AGENDA

- A. Call to Order**
- B. Roll Call**
- C. Public Comments**
- D. Discussion regarding any items on the Regular Agenda**
- E. Work Session Item(s)**
 - 1. Citizen Survey Recap (JL)
 - 2. Discussion regarding E-Scooters (ES)
 - 3. Discussion regarding Shiloh Church Extension (JL)
- F. Discussion regarding any future agenda items**
- G. Adjourn**

REGULAR MEETING AGENDA

- 1. CALL TO ORDER AND ROLL CALL**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. PROCLAMATIONS AND PRESENTATIONS**
 - A. Recognition of the Downtown Overlay District Committee
 - B. National Videographers' Day Proclamation
- 4. PUBLIC COMMENTS - AGENDA ITEMS**

This item is available for citizens to speak for up to 3 minutes on any item on the current agenda. General public comments can be made at the end of the Council meeting.

5. CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests and a majority of City Council are in favor, in which event the item will be removed from the Consent Agenda and placed in the section titled Consideration of Items Withdrawn From the Consent Agenda.

- A. Consider the minutes from the December 9, 2025 City Council Work Session and Regular Meeting. (HB)
- B. Consider the Legacy Ranch Plaza Lot 1 Final Engineering Site Plan, consisting of 2.585± acres of land, situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at the northwest corner of McKinney Street and Legacy Ranch Drive, City of Melissa, Collin County, Texas. (TL)
- C. Consider the Shops at Willow Grove Final Engineering Site Plan, consisting of 1.559± acres of land, situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 241 feet east of the intersection of Central Expressway and Willow Grove Way, City of Melissa, Collin County, Texas. (TL)
- D. Consider a Resolution setting a public hearing for the creation of a public improvement district and improvements within the City of Melissa for the Riverstone Estates residential development. (TS)
- E. Consider a Resolution expressing official intent to reimburse costs of park, street, and waterworks and sewer system projects. (JL)

6. CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA

7. REGULAR AGENDA

- A. Conduct a public hearing and consider an ordinance amending Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, and granting a Specific Use Permit ("SUP") allowing for Automobile Repair, Minor land use 0.8446± acres of land, situated in the Andrew Thomas Survey Abstract No. 894, City of Melissa, Collin County, Texas and generally located at 1218 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)
- B. Consider the Thomas Earl Commercial Final Engineering Site Plan, consisting of 1.027± 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 southeast corner of Milrany Lane and Thomas Earl Way, City of Melissa, Collin County, Texas. (TL)
- C. Consider the PVB Melissa Commercial Phase 1 Final Engineering Site Plan, consisting of 6.890± acres of land, situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located at the southeast corner of US 75 and Melissa Road, City of Melissa, Collin County, Texas. (TL)
- D. Consider authorizing the City Manager to execute a contract with Parkhill for the completion of a Facilities Master Planning Study. (TS)

E. Recess into Executive Session in compliance with Section 551.001 et seq. Texas Government Code, to wit:

I. 551.087 Deliberations regarding Economic Development Negotiations

a. Melissa Public Safety Addition, Blk A, Lot 2

b. 4220 E. Melissa Road

c. James Fisher Survey, Abstract 304, Sheet 2, Tract 15

F. Reconvene into Regular Meeting and Take Any Action Necessary as a Result of the Executive Session

8. PUBLIC COMMENTS - NON-AGENDA ITEMS

This item is available for citizens to speak 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 and until properly posted on a future agenda

9. COUNCIL DISCUSSION

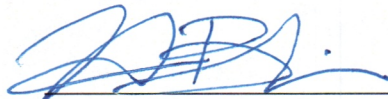
Council discussion with staff concerning any actions required by City Staff as a result of any item on tonight's agenda.

10. ADJOURN

Certified

Certified to this the 6th day of January, 2026.

Posted: January 6, 2026 @ 5:30 p.m.



Hope Baskin, City Secretary



If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council 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 City Council 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 City Council 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:

- 551.087 Deliberations regarding Economic Development Negotiations
- 551.071 Private Consultation with the Attorney for the City
- 551.072 Discussing Purchase, Exchange, Lease or Value of Real Property
- 551.074 Discussing Personnel

In accordance with House Bill 1522, the budget for FY2025-2026 for the City of Melissa will raise more revenue from total property taxes than last year's budget by an amount of \$1,095,131, which is a 6.48% percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$1,951,306.

Scenario		TAXPAYER IMPACT:			Estimated City Tax Bill	Change from Prior Year
		Median Taxable Homestead Value		Tax Rate		
Prior Year	FY2025	\$ 413,849	2024	0.454116	\$1,879.35	
Adopted Budget	FY2026	\$ 441,633	2025	0.454116	\$2,005.53	\$126.17
No-New Revenue Rate	FY2026	\$ 441,633	2025	0.477065	\$2,106.88	\$227.52
Voter Approved Rate	FY2026	\$ 441,633	2025	0.478134	\$2,111.60	\$232.24

The adopted budget for FY 2025-2026 can be viewed on the City's website located at cityofmelissa.com under the Financial Transparency Tab