CITY OF MELISSA
CITY COUNCIL REGULAR
MEETING AGENDA

Tuesday, May 12, 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. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND PRESENTATIONS

A. National Police Week Proclamation

B. National EMS Week Proclamation

C. National Public Works Week 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in which event the item will be removed from the Consent Agenda and placed in the section titled Consideration of Items Withdrawn From the Consent Agenda.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 April 27, 2026 City Council Special Work Session, April 27, 2026 Special Meeting, April 28, 2026 City Council Work Session, and April 28, 2026 City Council Regular Meeting. (HB)

6. CONSIDERATION OF ITEMS WITHDRAWN FROM CONSENT AGENDA

7. REGULAR AGENDA

A. Conduct a Public Hearing to create the Honeybell Grove Estates Public Improvement District, on approximately 144.540± acres generally located at the southwest corner of Collin County Outer Loop Road and County Road 418, Collin County, Texas. (TS)

B. Conduct a public hearing regarding an annexation, on application of the landowner, an area

of land consisting of 144.540± acres of land, in the aggregate , situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located at southwest corner of Collin County Outer Loop Road and County Road 418, Collin County, Texas, Collin County, Texas. (TL)

C. Conduct a public hearing to amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone a tract of land consisting of 144.540± acres of land, in the aggregate, generally located at southwest corner of Collin County Outer Loop Road and County Road 418, Collin County, Texas, heretofore zoned Agricultural District ("A") zoning classification; providing that the property is rezoned placed and placed in the Planned Development/ Single Family Residential District 3 ("PD/SF-3"). (TL)

D. Take Any Action as a Result of the Executive Session held in the Work 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 5th day of May, 2026.

Posted: May 5, 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.

TAXPAYER IMPACT:

Scenario		Median Taxable Homestead Value		Tax Rate	Estimated City Tax Bill	Change from Prior Year
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

City of Melissa
Proclamation

NATIONAL POLICE WEEK 2026

WHEREAS, May 11–16, 2026, has been designated as National Police Week in recognition of the dedicated service and sacrifice of law enforcement officers; and

WHEREAS, National Police Week provides an opportunity to honor those officers who have lost their lives in the line of duty while protecting our communities and upholding the rule of law; and

WHEREAS, the members of the Melissa Police Department serve with professionalism, integrity, and a steadfast commitment to safeguarding the rights, safety, and well-being of all citizens; and

WHEREAS, since the first recorded line-of-duty death in 1786, more than 24,500 law enforcement officers in the United States have made the ultimate sacrifice, and their names are memorialized at the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, it is important that all citizens recognize and understand the vital role of law enforcement and support those who dedicate their lives to protecting others; and

WHEREAS, May 15th is designated as Peace Officers Memorial Day, and flags should be flown at half-staff in solemn tribute to those who have given their lives in the line of duty;

NOW, THEREFORE, I, Jay Northcut, Mayor of the City of Melissa, Texas, do hereby proclaim May 11–16, 2026, as

NATIONAL POLICE WEEK

in the City of Melissa, and call upon all citizens to join in honoring the men and women of law enforcement and to remember those who have made the ultimate sacrifice in service to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Melissa, Texas, to be affixed this 12th day of May, 2026.

_____ _____

Jay Northcut, Mayor Hope Baskin, City Secretary

City of Melissa

Proclamation

NATIONAL EMS WEEK 2026

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesavingcare to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recoveryrate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services fill healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergencymedical services providers by designating the Emergency Medical Services Week; now

NOW THEREFORE, I, Jay Northcut, Mayor of the City of Melissa, Texas in recognition of this event do hereby proclaim the week of May 17-23 2026, as

EMERGENCY MEDICAL SERVICES WEEK.

FUTHERMORE, The 52nd anniversary of EMS Week theme is ***EMS WEEK:*** **Improving Outcomes, Together**. I encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 2026.

_____ _____

Jay Northcut, Mayor Hope Baskin, City Secretary

City of Melissa

Proclamation

NATIONAL PUBLIC WORKS WEEK 2026

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Melissa, Texas; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in The City of Melisssa to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association, be it now,

NOW, THEREFORE, I, Jay Northcut, Mayor of the City of Melissa, Texas, do hereby designate the week of May 17–23, 2026, as

NATIONAL PUBLIC WORKS WEEK.

FUTHERMORE, I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 2026.

_____ _____

Jay Northcut, Mayor Hope Baskin, City Secretary

MINUTES

CITY OF MELISSA CITY COUNCIL WORK SESSION

CITY COUNCIL WORK SESSION

APRIL 27, 2026

5:15 PM

SPECIAL WORK SESSION AGENDA

1. **Call to Order**
   Mayor Northcut called the Special Work Session to order at 5:17 p.m.

2. **Roll Call**
   Mayor Jay Northcut, Mayor Pro Tem Craig Ackerman, Preston Taylor, Dana Conklin, Joseph Armstrong and Sean Lehr were present. Rendell Hendrickson was absent.

3. **Public Comments**
   There were no public comments.

4. **Work Session Item(s)**

   A. Introduction and Update from the Elim Group

   Mike Conduff, Elim Group, explained that after 35+ years of city management and governance, he is beginning to step away from consulting. Mike introduced Alan Sims, a consulting partner he has worked with for many years and has referred to other government agencies.

   Alan Sims gave a background of his work in city management and now as a City Council Member and outlined a possible plan for the year for Council's consideration.

5. **Adjourn**
   Mayor Northcut adjourned the Special Work Session at 5:44 p.m.

ATTEST:

_____ _____

Hope Baskin, City Secretary Jay Northcut, Mayor

MINUTES

CITY OF MELISSA
CITY COUNCIL SPECIAL MEETING
APRIL 27, 2026
6:00 PM

SPECIAL MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Mayor Northcut called the Special Meeting to order at 6:01 p.m.

Mayor Jay Northcut, Mayor Pro Tem Craig Ackerman, Preston Taylor, Dana Conklin, Joseph Armstrong and Sean Lehr were present. Rendell Hendrickson was absent.

2. PUBLIC COMMENTS - AGENDA ITEMS

There were no public comments.

3. AGENDA

A. Welcome and Introductions

Mayor Northcut welcomed everyone to the Special Meeting and introduced Jason Little, City Manager.

B. Receive a presentation and discuss current issues facing the City of Melissa. No action will be taken.

Jason Little gave a presentation regarding current issues facing the City of Melissa. Council and guests in attendance asked questions and discussed ways the City and the School District could continue to work together. No action was taken.

4. ADJOURN

Mayor Northcut adjourned the Special Meeting at 7:11 p.m.

ATTEST:

_____ _____

Hope Baskin, City Secretary Jay Northcut, Mayor

MINUTES

CITY OF MELISSA CITY COUNCIL WORK SESSION

CITY COUNCIL WORK SESSION

APRIL 28, 2026

5:15 PM

WORK SESSION AGENDA

1. **Call to Order**

   Mayor Northcut called the Work Session to order at 5:15 p.m.

2. **Roll Call**

   Mayor Jay Northcut, Mayor Pro Tem Craig Ackerman, Preston Taylor, Rendell Hendrickson, Dana Conklin, Joseph Armstrong and Sean Lehr were present. Rendell Hendrickson arrived at 5:20 p.m.

3. **Public Comments**

   There were no public comments.

4. **Discussion regarding any items on the Regular Agenda**

   Tyra LaVerne, Interim Director of Development Services, gave a summary of item 7A on the Regular Agenda. John Palmer gave a presentation regarding Melissa Park Village.

   Terrell Smith, Assistant City Manager, introduced item 7B on the Regular Agenda. Mark Maldonado, Founder and CEO of Urban Alchemy Collective, gave a presentation regarding the Parks, Recreation and Open Space Master Plan.

   Terrell Smith gave a summary of items 7C and 7D on the Regular Agenda regarding the 4B Board recommendations.

   Nolan Harvey, City Engineer, gave a summary of items 7E and 7F on the Regular Agenda regarding the East Water Takepoint Facility.

   Cheryl Fields, Finance Director, clarified that items 5F and 5G on the Consent Agenda reference Medic 3 but that it will not be the final name of the vehicle.

5. **Work Session Item(s)**

   A. Discussion regarding Parks, Recreation and Open Space Master Plan Implementation. (TS)

   Terrell Smith led a discussion regarding the future of the Parks, Recreation and Open Space Master Plan and if a bond will be considered. Council asked for overall debt capacity to be delivered before proceeding.

B. 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 (Jesse Stiff Survey, Abstract 792, Sheet 1, Tract 12)

Council Action:
Motion was made by Joseph Armstrong and seconded by Rendell Hendrickson to Recess into Executive Session at 6:18 p.m.

Vote: 7/0/0

C. Reconvene into Work Session

Council Action:
Motion was made by Preston Taylor and seconded by Sean Lehr to Reconvene into Work Session at 6:31 p.m.

Vote: 7/0/0

6. Discussion regarding any future agenda items

There was no discussion regarding future agenda items.

7. Adjourn

Mayor Northcut adjourned the Work Session at 6:31 p.m.

ATTEST:

_____ _____

Hope Baskin, City Secretary Jay Northcut, Mayor

MINUTES

CITY OF MELISSA CITY COUNCIL REGULAR MEETING

CITY COUNCIL REGULAR MEETING

APRIL 28, 2026

6:30 PM

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Mayor Northcut called the Regular Meeting to order at 6:37 p.m.

Mayor Jay Northcut, Mayor Pro Tem Craig Ackerman, Preston Taylor, Rendell Hendrickson, Dana Conklin, Joseph Armstrong and Sean Lehr were present.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Northcut gave the invocation.

3. PROCLAMATIONS AND PRESENTATIONS

A. Special Olympics Proclamation

Mayor Northcut presented a Proclamation honoring Special Olympics Week from April 30-May 2, 2026 in honor of the upcoming Summer Games. Representatives from the Special Olympics accepted the proclamation.

B. Public Service Recognition Week Proclamation

Mayor Northcut presented a Proclamation in honor of Public Service Recognition Week from May 3-9, 2026 and asked all public servants to come forward for a photo.

C. World Facilities Management Day Proclamation

Mayor Northcut presented a Proclamation in honor of World Facilities Management Day on May 13, 2026 to Reed Greer, City of Melissa Facilities Director, and the Facilities Department.

4. PUBLIC COMMENTS - AGENDA ITEMS

There were no public comments.

5. CONSENT AGENDA

A. Consider the minutes from the April 14, 2026 City Council Work Session and April 14, 2026 City Council Regular Meeting. (HB)

B. Consider the Melissa Park Village Final Engineering Site Plan, being Lot 5, Block 1 of the Melissa Park Village Addition, consisting of 2.72± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at northeast corner of Sam Rayburn Highway and Liberty Way, City of Melissa, Collin County, Texas. (TL)

C. Consider the Melissa Park Village Final Engineering Site Plan, being Lot 2R, Block 1 of the Melissa Park Village Addition, consisting of 2.67± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at northeast corner of Sam Rayburn Highway and Liberty Way, City of Melissa, Collin County, Texas. (TL)

D. Consider authorizing the City Manager or his designee to execute a Potable Water Supply Contract with North Texas Municipal Water District (NTMWD). (NH)

E. Consider a Resolution regarding Official Intent to Reimburse cost of Medic 3 Ambulance. (CF)

F. Consider a Resolution for financing of Medic 3 Ambulance through Government Capital. (CF)

Council Action:
Motion was made by Craig Ackerman and seconded by Dana Conklin to Approve the Consent Agenda as noted.

Vote: 7/0/0

6. CONSIDERATION OF ITEMS WITHDRAWN FROM CONSENT AGENDA

There were no items withdrawn from the Consent Agenda.

7. REGULAR AGENDA

A. Consider the Melissa Park Village Final Engineering Site Plan, being Lot 3R, Block 1 of the Melissa Park Village Addition, consisting of 1.81± acres of land, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at northeast corner of Sam Rayburn Highway and Liberty Way, City of Melissa, Collin County, Texas. (TL)

Tyra LaVerne, Interim Director of Development Services, presented the item to Council stating that Staff has reviewed this Final Engineering Site Plan for compliance with the City's Code of Ordinances and zoning on the tract, and this Final Engineering Site Plan complies with the Code and zoning on the tract, with the exception of a request to allow a reduced landscape buffer along SH 121. The City's Code requires this buffer to be a minimum of 25 feet. The applicant is requesting that this be reduced to 17 feet to accommodate the variable right-of-way along SH 121 owned by TXDOT.

The Planning and Zoning Commission recommended approval by a vote of 5/0/0.

Council Action:
Motion was made by Craig Ackerman and seconded by Sean Lehr to Approve the Melissa Park Village Final Engineering Site Plan as noted.

Vote: 7/0/0

B. Consider adoption of the Parks, Recreation and Open Space Master Plan. (TS)

Terrell Smith, Assistant City Manager, presented the item to Council stating that in January 2025 Council identified the need for a comprehensive parks and open space master plan. In June 2025, Council authorized the work to begin with Urban Alchemy Collective in order to complete the plan. This item will seek approval of the final plan.

Mark Maldonado, Founder and CEO of Urban Alchemy Collective, gave a presentation and answered questions. Council thanked Urban Alchemy Collective for job well done and the detailed plan presented.

Council Action:
Motion was made by Joseph Armstrong and seconded by Rendell Hendrickson to Adopt the Parks, Recreation and Open Space Master Plan.

Vote: 7/0/0

C. Consider a recommendation from the Melissa Community and Economic Development Corporation (4B Board) regarding the Construction-Manager-At-Risk selection for the Melissa Athletic Complex. (TS)

Terrell Smith presented the item to Council stating that in February 2026 the City released a request for qualifications for the Construction-Manager-At-Risk (CMAR) for the Melissa Athletic Complex. There were a total of 9 bids received, and 5 were interviewed by subcommittee of members from Council and the 4B Board. The recommendation from the subcommittee was Piazza Construction, which was presented to the 4B Board, who also recommended Piazza Construction. If the CMAR can provide an acceptable Guaranteed Maximum Price for the construction phase, Council can consider entering the second step of the process and hire the CMAR to provide construction services at a guaranteed cost.

Council Action:
Motion was made by Craig Ackerman and seconded by Preston Taylor to Accept the recommendation from the Melissa Community and Economic Development Corporation (4B Board) regarding the Construction-Manager-At-Risk selection for the Melissa Athletic Complex and assign it to Piazza Construction.

Vote: 7/0/0

D. Consider a recommendation from the Melissa Community and Economic Development Corporation (4B Board) for additional improvements to Melissa Lake Park. (TS)

Terrell Smith presented the item to Council stating that Melissa Lake Park is currently undergoing Phase 2 improvements. The Staff and the 4B Board have identified additional areas of enhancement including additional lights for the open play area, turning the temporary trail into a permanent trail, and the upgrade and replacement of irrigation and landscaping completed during Phase 1. The suggested additional improvements total $1.3 MM and is within the capacity of the current allowable contractable amount.

Council Action:
Motion was made by Rendell Hendrickson and seconded by Preston Taylor to Accept the recommendation from the Melissa Community and Economic Development Corporation (4B Board) for additional improvements to Melissa Lake Park as noted.

Vote: 7/0/0

E. Consider awarding the contract for the Melissa East Water Facility project and authorizing the City Manager or his designee to complete and execute all necessary documents. (NH)

Nolan Harvey, City Engineer, presented the item to Council stating that this project includes a new water take-point, four million gallons of ground storage, pump station facility and other miscellaneous aspects. The projected project end date is July 2028. There were four bids received. The lowest was Drake General Contractors (Drake) with a total of $36,177,000, and the second lowest bid was Felix Construction totaling $51,352,000. WSB made contact with references for past and ongoing projects of similar size and scope and did not receive any concerning reviews of Drake General Contractors' ability to perform and execute on these contracts.

Council Action:
Motion was made by Craig Ackerman and seconded by Joseph Armstrong to Award the contract to Drake General Contractors for the Melissa East Water Facility project and authorize the City Manager or his designee to complete and execute all necessary documents as noted.

Vote: 7/0/0

F. Consider authorizing the City Manager or his designee to negotiate and execute a Professional Services Agreement with WSB for Construction Management Services for the East Water Take Point project. (NH)

Nolan Harvey presented the item to Council stating that under this agreement, WSB will provide pre-construction phase support prior to contractor mobilization, construction inspection and management services, coordinate with any necessary franchise utilities, and help facilitate public communication during construction, among other tasks.

Council Action:
Motion was made by Craig Ackerman and seconded by Preston Taylor to Authorize the City Manager or his designee to negotiate and execute a Professional Services Agreement with WSB for Construction Management Services for the East Water Take Point project as noted.

Vote: 7/0/0

G. Take Any Action as Necessary as a Result of the Executive Session during the Work Session.

There was no action taken as a result of the Executive Session during the Work Session.

8. PUBLIC COMMENTS - NON-AGENDA ITEMS

There were no pubic comments.

9. COUNCIL DISCUSSION

There was no Council discussion.

10. ADJOURN

Mayor Northcut adjourned the Regular Meeting at 7:16 p.m.

ATTEST:

_____ _____

Hope Baskin, City Secretary Jay Northcut, Mayor

Item 7.B

City of Melissa City Council Regular Meeting Staff Report

Date May 12, 2026

Subject Conduct a public hearing regarding an annexation, on application of the landowner, an area of land consisting of 144.540± acres of land, in the aggregate , situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas and generally located at southwest corner of Collin County Outer Loop Road and County Road 418, Collin County, Texas, Collin County, Texas. (TL)

Submitted by Tyra LaVerne, Interim Director of Development Services

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Action Requested

Conduct a public hearing regarding an annexation, on application of the landowner, 144.540± acres of land.

Summary of Subject

The property owner for the subject tract generally depicted in this agenda item recently applied to voluntarily annex into the City of Melissa. The ordinance that will be presented at a future meeting will finalize this annexation in accordance with State Law.

Supporting Documents

1. Location_of_Subject_Tract.pdf

Location of Subject Tract

Honeybell Grove



City of Melissa City Council Regular Meeting Staff Report

Date May 12, 2026

Subject Conduct a public hearing to amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone a tract of land consisting of 144.540± acres of land, in the aggregate, generally located at southwest corner of Collin County Outer Loop Road and County Road 418, Collin County, Texas, heretofore zoned Agricultural District ("A") zoning classification; providing that the property is rezoned placed and placed in the Planned Development/ Single Family Residential District 3 ("PD/SF-3"). (TL)

Submitted by Tyra LaVerne, Interim Director of Development Services

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Action Requested

Conduct a public hearing to rezone from Agricultural District ("A") to Planned Development District/Single Family Residential District 3 ("PD/SF-3"), consisting of 144.540± acres of land.

Summary of Subject

The applicant is requesting approval of a Planned Development (PD) to allow for a single-family residential development. The proposed development includes a maximum of 600 homes on a mix of 50-foot and 60-foot wide lots. Concept plans, including the proposed layout, amenity center, open space, and building elevations, have been submitted and are included in your agenda packet.

The subject property is currently located within the City's Extraterritorial Jurisdiction (ETJ). A Letter of Intent (LOI) outlining the proposed development was presented to City Council in September.

The applicant is coordinating with City staff on an annexation and development agreement, which will be considered by City Council prior to any action on annexation and zoning. The ordinance regarding rezone will be presented to Council at a future meeting.
Planning and Zoning Commission recommended denial by a vote of 4-1.

Supporting Documents

1. Location of Subject Tract.pdf
2. Zoning Packet_SWC Collin County Outer Loop Road and County Road 418_144.540 ac.pdf

Location of Subject Tract

Honeybell Grove



Docusign Envelope ID: F0E6B897-65FF-4B35-B7B5-C9B4A5D3F614

Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Spiars Engineering & Surveying Date: 02/09/2026

Address: 765 Custer Rd, Suite 100, Plano, TX, 75075

Phone: 469.395.0551 Fax: _____

Contact: Kevin Schara, PE E-mail: kevin.schara@spiarsengineering.com

II. Land Use Information

Zoning Ordinance Section 7

All land, buildings, structures or appurtenances thereon located within the City of Melissa, Texas which are hereafter occupied, used, erected, altered, removed, placed, demolished or converted, shall be occupied, used, erected, altered, removed, placed, demolished or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.

Note: Applicant should reference the Zoning Ordinance Sections 8 thru 19 to properly identify existing and proposed zoning, as well as all permitted uses and setbacks.

Project Name & Location: Honeybell Grove, Southwest corner of Collin County Outer Loop & CR 418 intersection Acres: 144.540ac

Existing Zoning: N/A (ETJ) (Ref. Zoning Ordinance)

Proposed Zoning: PD /SF-3 (Ref. Zoning Ordinance)

☐ I hereby request that this zoning application be placed on the agenda for action at the first available Planning & Zoning Commission meeting even if staff comments have not been addressed and the zoning is not in compliance with City code. I realize this will likely result in a disapproval of my application and I will be required to pay new filing fees.

I HEREBY CERTIFY THAT I AM THE SOLE CURRENT OWNER OF RECORD OF THE PROPERTY DESCRIBED ABOVE. THAT THIS APPLICATION IS BEING SUBMITTED WITH MY CONSENT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. IF I AM NOT THE SOLE CURRENT OWNER OF RECORD OF THE REAL PROPERTY INVOLVED, I HAVE ATTACHED NOTARIZED WRITTEN EVIDENCE OF AUTHORIZATION FROM THE CURRENT OWNER(S) OF RECORD. I ACKNOWLEDGE THAT ANY INVALID INFORMATION MAY BE CAUSE FOR DENIAL OF THIS APPLICATION. I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE STATEMENTS AND REPRESENTATIONS HEREIN ON THE BEHALF OF THE OWNER.

Printed Name: Karen Morris **Title:** _____

Signature: DocuSigned by: 42ECB936B15D470... 3/5/2026

Revised 11/07/2024 MD

SPIARS ENGINEERING & SURVEYING

765 Custer Rd, Suite 100 | Plano, TX 75075
Main 972.422.0077 | www.spiarseng.com
TBPE Np. F-2121 | TBPLS No. F-10043100

March 9, 2026

Tyra LaVerne
Interim Director, Development Services
3411 Barker Avenue
Melissa, Texas 75454

Re: **Honeybell Grove – PD Zoning**

Dear Ms. LaVerne,

We are pleased to submit a Planned Development Zoning Application for the approximately 145 acre tract located at the southwest corner of the Collin County Outer Loop and County Road 418. The tract of land will be developed into a residential development called Honeybell Grove.

As required, we have included the items below for this submittal:

- Cover Letter, Project Narrative, and PD District Impact
- Completed PD Zoning Application
- Metes and Bounds Description of the Property
- Development Concept Plan
- Proposed Development Standards
- Amenity Center Concept Plan
- Open Space Concept Plan
- Representative Building Elevations
- Application Fee (To be delivered to the City)

Statement of Purpose and Intent: To provide a premier high-end neighborhood in Melissa with high-quality homes, first-class amenities and a strong sense of community. With this PD Zoning application we are requesting a modification to the base SF-3 zoning in order to provide for a low density residential development that will be consistent and compatible with the adjacent land use.

Please feel free to contact me with any questions.

Best Regards,



Kevin Schara, P.E.

Project Narrative

Honeybell Grove is a proposed single-family residential development that will be located on the 145 acre tract at the southwest corner of the Collin County Outer Loop and County Road 418. It is currently located within the City of Melissa's ETJ, and the property will be annexed into the City as a part of the Annexation and Development Agreement currently being prepared with City staff. As such, an application to annex this property into the City will be submitted, as well as this application to have the property zoned to a Planned Development District consistent with the Development Agreement. As a part of this agreement, the Developer intends to create a Public Improvement District (PID) for this development. The project will be developed across multiple phases, and will offer a maximum of 600 residential units, a minimum of 20 acres of open space, and various amenities. Amenities will consist of an amenity center, community pool, playground, parks, a pedestrian greenway trail system and sports courts. The proposed PD Zoning will offer a low density land use consistent with the adjacent North Creek Estates subdivision to the south.

Please see the attached Development Standards for detailed information on the requested zoning standards, open space amenities, and building materials standards. A general summary of the requested zoning modifications to the base SF-3 zoning is as follows:

- Typical lot sizes will consist of 50' wide by 115' deep lots and 60' wide by 120' deep lots. The maximum number of 50' lots shall be no more than 80% of the total dwelling units.
- Front yard, garage, and porch setbacks have been modified from the SF-3 base zoning.
- Standard setbacks for side yards and rear yards will remain unchanged.
- The max building height will be 35'.
- The maximum lot coverage has increased from 50% to 56%.

PD District Impact

Planning
The development will proceed through the City's zoning, platting, and development review process. As a part of this PD Zoning, a modification of the base SF-3 Zoning is requested to provide for a residential development consisting of 50' and 60' wide lots. The project represents an orderly extension of the existing developments in the area and is compatible with the surrounding land uses.

Engineering
Public infrastructure associated with the development, including streets, drainage, water, sanitary sewer, and electric utilities, will be designed and constructed in accordance with City of Melissa Engineering/Construction standards. Off-site infrastructure improvements will be required to serve the development. Improvements to the Collin County Outer Loop service road and County Road 418 will be needed to provide access to the development. Additionally, the extension of water lines to the development will be required.

Water
The City has confirmed that the existing water system has capacity to serve the anticipated demands from this development. A will serve letter will be provided upon annexation into the City. A primary source of water will be provided by extending the water line located in County Road 418 to the development. A secondary source of water will be provided from the west by connecting to the existing water line in Throckmorton Road or connecting to the existing water system in the North Creek Estates subdivision to the south.

Sanitation
The City has confirmed that the existing sewer system has capacity to serve the anticipated demands from this development. A will serve letter will be provided upon annexation into the City. The sewer lines from the development will drain to the existing gravity line along Clemons Creek.

Electric
A will serve letter has been provided confirming electric service is available to serve the project.

Building Inspection
All applicable Building Codes, plan review, and inspections will be met in accordance with the City of Melissa standards.

Tax
In addition to the development being a part of a Public Improvement District (PID), the project will be subject to City property taxes. The project will contribute to the City's tax base, supporting public services and long-term infrastructure.

Emergency Services
Upon annexation into the City the level of fire, police, and emergency services will be provided in a manner consistent throughout the rest of the City.

Traffic
The development is expected to generate traffic proportional to its size. The design of the roadways and construction of streets shall be to the City of Melissa design requirements and standards.

EXHIBIT A

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, being all of a 2 acre tract recorded in Document Number 20211027002190380 and being part of deeds recorded in Volume 5251, Page 5302 and Volume 5105, Page 2819 all conveyed to R & D Aycock, Ltd., LP, Deed Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a Mag Nail found at the northwest corner of a tract of land conveyed to Barakah Texas Properties, LLC, by deed recorded in Instrument No. 20180507000555780 of the Official Public Records of Collin County, Texas and lying in the south line of Outer Loop Road;

THENCE S 00°06'56" E, passing at a distance of 890.09 feet the southwest corner of said Barakah Texas Properties tract and the common northwest corner of a tract of land conveyed to 39 Anna Land Investments LLC, by deed recorded in Document No. 2022000141165 of the Official Public Records of Collin County, Texas, and continuing a total distance of 1177.05 feet to a PK Nail set at the northeast corner of North Creek Meadows, an addition to the City of Melissa, Collin County, Texas, according to the map thereof recorded in Volume 2016, Page 844 of the Map Records of Collin County, Texas;

THENCE S 88°52'57" W, passing at a distance of 47.48 feet, a 5/8 inch capped iron rod found and continuing a total distance of 1306.84 feet to a 1/2" iron rod found at the northwest corner of said North Creek Meadows and the common northeast corner of North Creek II, Phase 4, an addition to the City of Melissa, Collin County, Texas, according to the map thereof recorded in Volume 2015, Page 99 of the Map Records of Collin County, Texas;

THENCE S 88°52'07" W, 3827.14 feet along the north line of North Creek II, Phase 4, and of North Creek Estates, Phase 2, recorded in Volume 2017, Page 45, Map Records, and of North Creek Estates, Phase 5C, in Volume 2020, Page 837, Map Records, and of North Creek Estates, phase 5A, in Volume 2018, Page 570, Map Records, and of North Creek Estates, Phase 5B, in Volume 2019, Page 358, Map Records, and of North Creek Estates, Phase 6B, in Volume 2020, Page 499, Map Records, to a point for the southeast corner of a tract of land conveyed to The Hixon Family Partnership, Ltd, by deed recorded in Volume 5063, Page 4061 of the Deed Records of Collin County, Texas;

THENCE N 00°04'12" E, 1248.73 feet along the west line thereof to a 5/8" capped iron rod found lying in said south line of Outer Loop Road;

THENCE along the south line of said right-of-way, the following:

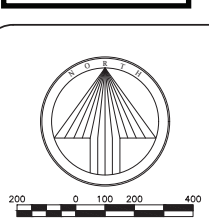
A non-tangent curve to the left having a central angle of 06°35'40", a radius of 12250.00 feet, a chord of N 89°10'09" E - 1409.11 feet, an arc length of 1409.89 feet along said south line of Outer Loop Road to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 04°28'36", a radius of 11750.00 feet, a chord of N 88°06'38" E - 917.83 feet, an arc length of 918.06 feet to a 1/2" iron rod found;

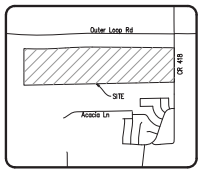
S 89°39'03" E, 1417.42 feet to a 1/2" iron rod found;

And S 89°28'31" E, 1385.46 feet to the POINT OF BEGINNING with the subject tract containing 6,296,148 square feet or 144.540 acres of land.

EXHIBIT A



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP
1" = 2000'



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
	POWER POLE
	SAN. SEWER MANHOLE
	STORM SEWER MANHOLE
	LIGHT POLE/STANDARD
	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	HANDICAP PARKING
	FIRE HYDRANT
	GAS MARKER
	GROUND LIGHT
UGE	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
SSCO	SANITARY SEWER CLEANOUT
	CHAIN LINK FENCE
	GUARD RAIL FENCE
	BARBED WIRE FENCE
	WOOD FENCE
OHE	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS
First Nation Title Insurance Company, G.F. No. 25-870814-DC, Effective June 24, 2025
10(e) Easement: Recorded: In Volume 780, Page 802, of the Deed Records, Collin County, Texas. AFFECTS, UNKNOWN LOCATION, 10' EASEMENT ON PIPE LOCATION
10(f) Easement: Recorded: In Volume 780, Page 804, of the Deed Records, Collin County, Texas. AFFECTS, UNKNOWN LOCATION, 10' EASEMENT ON PIPE LOCATION
10(g) Easement: Recorded: In Volume 781, Page 169, of the Deed Records, Collin County, Texas. AFFECTS, UNKNOWN LOCATION, 10' EASEMENT ON PIPE LOCATION
10(h) Easement: Recorded: In County Clerk's File No. 20150422000453030, of the Official Public Records, Collin County, Texas. AFFECTS AS SHOWN
10(i) Easement: Recorded: In County Clerk's File No. 20150422000453040, of the Official Public Records, Collin County, Texas. AFFECTS AS SHOWN
10(j) Easement created in instrument executed by R&D Aycock, LTD to North Collin Water Supply Corporation, dated September 19, 2002, filed August 17, 2021, recorded in Clerk's File No. 20210817001661690, Real Property Records, Collin County, Texas. AFFECTS, NO DESCRIPTION – UNKNOWN LOCATION, 15' EASEMENT ON PIPE LOCATION
10(k) The existence of an on-site sewage facility (OSSF), together with the terms and provisions as set-out if the Affidavit to the Public dated August 1, 2001, filed August 1, 2001, recorded in Volume 4972, Page 1731, Real Property Records, Collin County, Texas. AFFECTS AS SHOWN

METES AND BOUNDS DESCRIPTION

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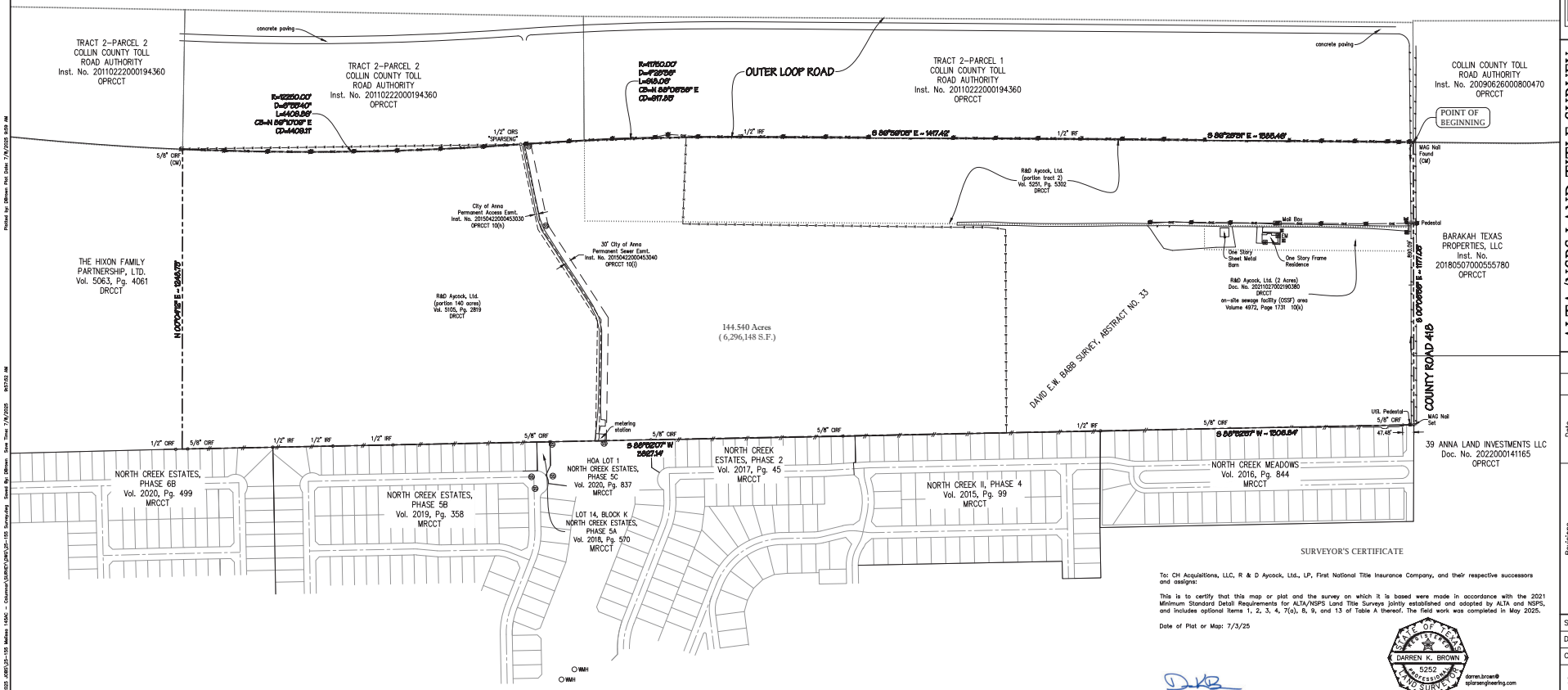
THENCE along the south line of said right-of-way, the following:

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And S 89°28'31" E, 1385.46 feet to the POINT OF BEGINNING with the subject tract containing 6,296,148 square feet or 144.540 acres of land.



SURVEYOR'S CERTIFICATE

To: CH Acquisitions, LLC, R & D Aycock, Ltd., LP, First National Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed in May 2025.

Date of Plat or Map: 7/3/25

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR DARREN K. BROWN 5252

darren.brown@spiarsengineering.com

Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48085C0160J, effective on 06/02/2009 and 48085C0170J, effective on 06/02/2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING & SURVEYING

website

ALTA/NSPS LAND TITLE SURVEY
CITY OF MELISSA
COLLIN COUNTY, TEXAS
R & D Aycock, Ltd., LP Tract

Issue Dates:
7/3/25

Date

Revisions

Scale: 1" = 200'
Drawn By: DB
Checked By: DKB
Sheet 1
of 1
JOB # 25-155

Plotted by: DBrown Plot Date: 7/8/2025 8:59 AM
Saved By: DBrown Save Time: 7/8/2025 8:57:52 AM
Drawing: G:\2025 JOBS\25-155 Melissa 145AC – Columns\SURVEY\DWG\25-155 Survey.dwg

Exhibit C
Proposed Development Standards

The Property will be developed and used as a single-family residential development with a base zoning of SF-3 and no more than 600 single-family lots with a minimum lot size of 50' by 115' each, subject to reduction in depth due to road curvature as applicable, as shown in Exhibit B, attached hereto, and further subject to the following development standards:

	BASE SF-3 ZONING	**50-FOOT LOT STANDARDS**	**60-FOOT LOT STANDARDS**	**RATIONALE FOR VARIANCE**
PERMITTED USES	Single Family dwelling-detached; accessory structure; amenity center; child care: foster family home (independent); solar panel system; public school; park or playground; municipal uses operated by the City; model home; homebuilder design center; governmental office; golf course and/or country club; construction yard and field office	Single family dwelling- detached and all other uses permitted in SF-3 in addition to common open space, community centers, recreational buildings and facilities, community pool, playgrounds, pavilions, and sport courts such as basketball, tennis and pickle ball	Single family dwelling- detached and all other uses permitted in SF-3 in addition to common open space, community centers, recreational buildings and facilities, community pool, playgrounds, pavilions, and sport courts such as basketball, tennis and pickle ball	Additional permitted uses provided for proposed development.
MIN. LOT AREA (SQ. FT)	7,800	5,750	7,200	Lot area revised per variations in typical lot dimensions. Rationale listed below.
MIN. LOT WIDTH (FT)	60	50[1]	60[2]	To provide 50' and 60' lots in general alignment with the adjacent subdivision and other subdivisions that have been recently approved in Melissa.
MIN. LOT DEPTH (FT)	110	115[3]	120[4]	Minimum lot depth increased to accommodate finished home product.
FRONT YARD SETBACK (FT)	20	15	20	50' front yard setback revised to accommodate finished home product and maintain standard rear yard.

GARAGE SETBACK (FT)	23	15	20	Allows for a modern, high-quality product while maintaining architectural standards and overall streetscape integrity.
PORCH SETBACK (FT)	16	11	16	Reduced porch setback enhances the streetscape and shifts the visual emphasis from garages to front elevations, creating a more attractive and pedestrian-friendly neighborhood.
SIDE YARD SETBACK (FT) / INTERIOR LOT	5	5	5	
SIDE YARD SETBACK (FT) / CORNER LOT [5]	15	15	15	
REAR YARD SETBACK (FT)	20	20	20	
MAX. HEIGHT (STORIES OR FT)	2.5	35	35	Max height specified in number of feet.
MAX. LOT COVERAGE (%)	50%	56%[7]	56%[8]	Lot coverage revised per updated lot dimensions to accommodate finished home product.
MIN. DWELLING SIZE (SQ. FT)[9]	1,800	1,800	1,800	
MIN. MASONRY[10] CONTENT-BUILDING FAÇADE	80%	80% [12]. Additionally, lots that back up to or are adjacent to main thoroughfares and open spaces shall have 100 percent masonry content on the facades facing the main thoroughfare(s), exclusive of doors, windows, area above the top plate line, and rooflines.	80%[13]. Additionally, lots that back up to or are adjacent to main thoroughfares and open spaces shall have 100 percent masonry content on the facades facing the main thoroughfare(s), exclusive of doors, windows, area above the top plate line, and rooflines.	Enhanced masonry standards are intended to ensure a durable, high-quality appearance and consistent streetscape across the community, with 100% masonry required on highly visible lots.
FRONT ENTRY GARAGE STANDARDS	Homes will comply with Section 23.9 front entry garage standards, including that a garage face shall be set back a minimum of five (5) feet from the front of the house or front porch or be a minimum of twenty-five (25) feet from the front property line, whichever is greater.	Homes will comply with Section 23.9 front entry garage standards, except that the minimum garage setback shall be as set forth above (i.e., min. 15 feet) and shall not be required to comply with the 5' setback from the front façade of house or porch.	Homes will comply with Section 23.9 front entry garage standards, except that the minimum garage setback shall be as set forth above (i.e., min. 20 feet) and shall not be required to comply with the 5' setback from the front façade of house or porch.	Revised per updated garage setback.

[1] Minimum Lot Width is measured along the front building line for all lots, provided that, for lots at curves and knuckles, Lot Width is measured as the arc length of the building line between lot lines. Lot lines shall be perpendicular or radial to street frontage except at curves and knuckles where side lot lines may be parallel to the adjacent side lot line. The minimum width of corner lots shall be per the minimum lot widths provided and shall not be based on the average of the interior lots in the block.

[2] *Id.*

[3] Minimum Lot Depth along a "knuckle" or "cul-de-sac" shall be 100 feet.

[4] *Id.*

[5] Minimum Side Yard Setback can be reduced by 10 feet if the corner lot is adjacent to a minimum 10 foot wide common area lot owned and maintained by an HOA.

[6] Maximum Lot Coverage percentage shall be exclusive of gazebos and outdoor living areas.

[7] Building footprints, detached garages and covered parking spaces are including in calculation. Gazebos and outdoor living areas are not.

[8] *Id.*

[9] The minimum floor area of any dwelling shall be exclusive of breezeways and porches.

[10] Masonry to be defined as Brick, Stone, or Cementitious Fiber Board.

[11] The minimum masonry percentage is exclusive of doors, windows and the area above the top plate line.

[12] The minimum masonry percentage is exclusive of doors, windows, area above the top plate line, and rooflines.

[13] *Id.*

The development shall include the following:

a. Development will generally comply with the Concept Plan. Amendments to the Concept Plan may be approved at staff level so long as they do not increase the overall density of the project by more than 10% or alter the number of a particular lot type by more than 10%.

b. A maximum of 600 total dwelling units may be developed on the Property. The maximum number of 50-foot lots shall be no more than 80% of the maximum total dwelling units. The remaining lots shall be 60-foot lots or wider. The lots backing to the existing community along the south property line shall be 60-foot lots or wider. There is no maximum floor area and no maximum number of dwelling units per acre.

c. Construction of the Main Amenities (hereinafter defined) shall commence prior to and as a condition of issuance of a certificate of occupancy for the 215th dwelling unit and each subsequent dwelling unit within the Property) and will be completed and accepted by City prior to and as a condition of issuance of a certificate of occupancy for the 385th dwelling unit and each subsequent dwelling unit within the Property.

    i. The "Main Amenities" shall include at a minimum a community pool with lounge equipment or seating areas and restroom facilities;

a playground; a sports court; and one or more pavilions or shade structures.

ii. The "Additional Amenities" shall include: a minimum of two (2) community pocket parks, a minimum of one (1) dog park, a minimum 8-foot-wide trail provided through a pedestrian greenway that shall measure at least 20 feet in width, a minimum of eight (8) park benches; a minimum of five (5) pet waste stations and open spaces, and a connection to the North Creek trail system.

iii. If multiple phases are developed simultaneously, a minimum of 215 certificates of occupancy will be issued by the City of Melissa across the phases prior to the construction of the Main Amenities commencing.

d. One private open space area will be completed prior to and as a condition of acceptance of the first phase of the development, as shown in Exhibit B attached hereto.

e. Developer shall not be required to plant more than the trees listed below.

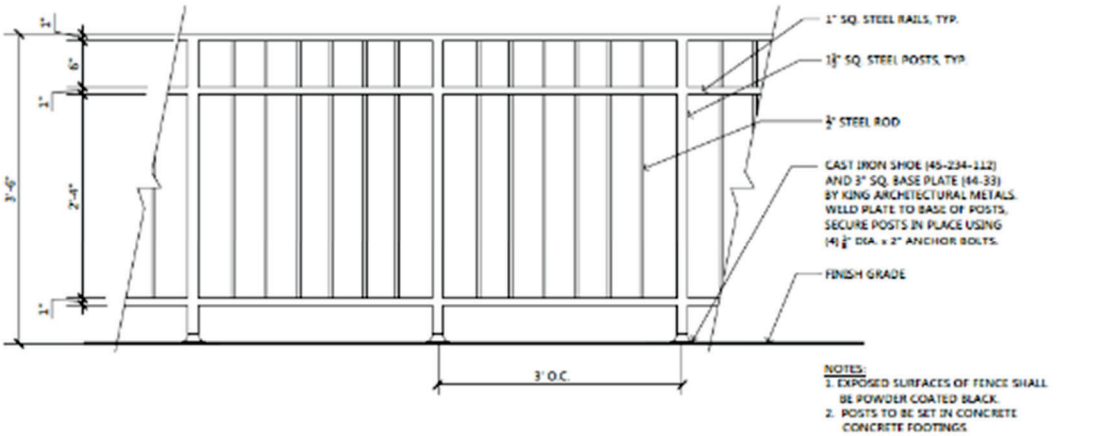
i. On all 50-foot lots, two (2) Melissa-approved trees with at least three (3) caliper inches in diameter, either existing or planted, is required per lot and shall be located either in the front yard or side yard adjacent to a street (if applicable);

ii. On all 60-foot lots, two (2) Melissa-approved trees with at least three (3) caliper inches in diameter, either existing or planted, is required per lot and shall be located either in the front yard (minimum of one tree in front yard), back yard (maximum of one tree in back yard) or side yard adjacent to a street (if applicable);

iii. On open space lots larger than 6,000 sq. ft. on the Property, five (5) Melissa-approved trees with at least three (3) caliper inches in diameter, either existing or planted, is required.

f. Any builder trees planted on residential lots, including but not limited to those trees required pursuant to the above, and any trees planted in open space or common areas, will count as replacement trees toward mitigation requirements, if any.

g. Residential lots shall have board on board fencing with a top rail and a cap. Wherever residential lots back to open space areas or pedestrian greenway space black metal fencing shall be required as shown below:



6 42" OPTIONAL FENCE - LOTS
NOT TO SCALE

h. All homes shall have a minimum 8:12 primary roof pitch.

i. Building elevations shall be submitted to the Director prior to the issuance of a building permit. The Director will approve the building elevations if they substantially conform to the requirements of this PD.

j. All required elevations shall include sufficient detail to allow the Director to evaluate whether the proposed elevations meet the requirements of this PD, and shall include identification of predominant exterior building materials. The residential building elevations depicted on Exhibit C-2 are for illustrative purposes only and are an example of building elevations that comply with the requirements of this PD and a sample of the level of detail that should be provided in elevations. The Applicant may submit alternate/different elevations that do not exactly match Exhibit C-2, but are generally consistent with the quality depicted on Exhibit C-2, and such alternate elevations may be approved by the Director.

k. Architectural elements to be used (Must include 5 of the following):
   1. Covered entry
   2. Shutters
   3. Two coach lights
   4. Brick and stone mix
   5. Horizontal banding
   6. Gabled accent
   7. Divided light windows
   8. Transom window
   9. Front patterned brick detail
   10. Garage setback from house greater than 3’
   11. Minimum 40 square foot front porches
   12. J-Swing garage
   13. Enhanced (i.e. Carriage-style, etc.) garage doors
   14. 3-Car garage
   15. 9’ first floor plat

16. Cast stone address plaque
17. 8’ front door

l. Residential (R2U) roadways shall be allowed to have a maximum tangent length up to 1,300 feet.

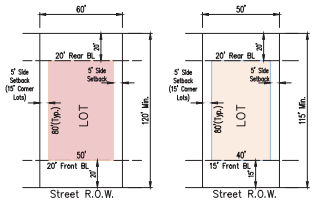
m. Open Space. Developer shall reserve a minimum of twenty (20) acres of open space as reflected in the attached Exhibit B, which may include, without limitation, ponds, detention areas, floodplain, pedestrian greenways, landscape buffers and amenities and open space as may be provided or reserved in phases. This open space will count towards the parkland dedication requirement by the City regardless of any floodplain or easements in the open space.

n. Development of the Property shall comply with the landscaping and open space plan attached hereto as Exhibit C-1.

o. In the event of a conflict between the concept plan set forth in Exhibit B and any City requirement, the concept plan shall rule.

p. Development of the Property shall comply with the building elevations attached hereto as Exhibit C-2.

SPIARS
ENGINEERING & SURVEYING



Type I
Typical Lot Detail
Not To Scale

Type II
Typical Lot Detail
Not To Scale

* Undersized Pad



N
W E
S

0 100 200 400
1 inch = 200 ft.

EXHIBIT B

Concept Plan

HONEYBELL GROVE

CITY OF MELISSA ETJ, COLLIN COUNTY, TEXAS



CALLOUTS LEGEND:

- (A) SHADE STRUCTURE
- (B) CONCRETE SIDEWALK
- (C) 8' WIDTH CONCRETE TRAIL
- (D) CONCRETE POOL DECK
- (E) SWIMMING POOL (2,940 SQ. FT.)
- (F) CHILDREN'S POOL AREA
- (G) TANNING LEDGE
- (H) RESTROOM BUILDING
- (I) POOL EQUIPMENT ENCLOSURE
- (J) PROPOSED HEAD-IN PARKING
- (K) PLAYGROUND FACILITY
- (L) SPORT COURT
- (M) OUTDOOR LOUNGE AREA AND SEATING
- (N) SEATING NODE
- (O) DAYBED

3" CALIPER MIN. SHADE TREE; SPECIES TBD.

2" CALIPER ORNAMENTAL TREE; SPECIES TBD.

EXHIBIT C-1

HONEYBELL GROVE - AMENITY CENTER CONCEPT

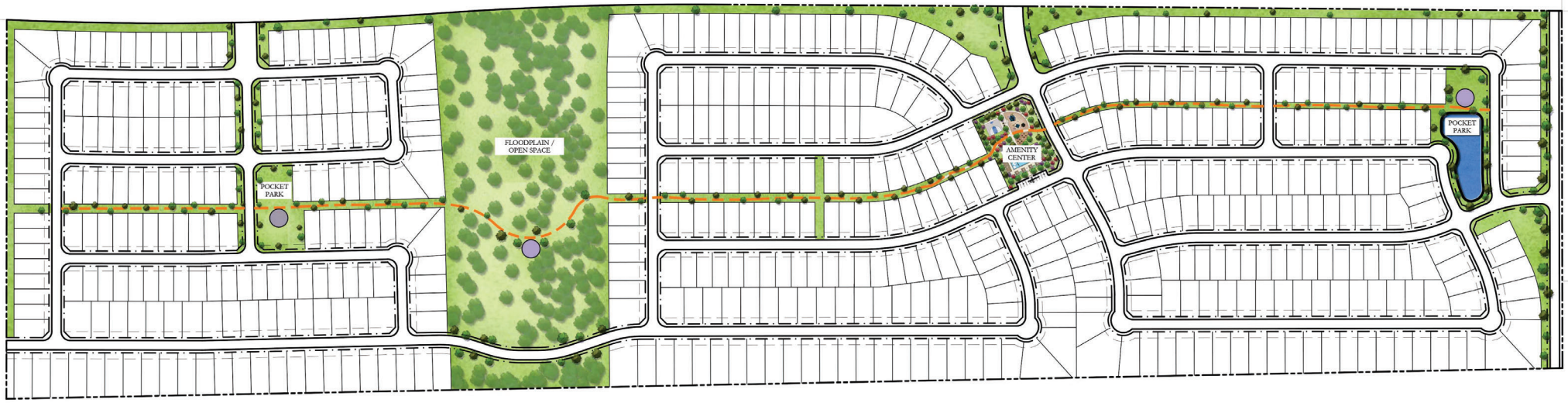
City of Melissa, Collin County, Texas

NORTH

SCALE: 1" = 20'-0"

SHEET 1 OF 2
Owner Submittal 10-21-2025

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



CALLOUTS LEGEND:

8'-0" WIDTH CONCRETE TRAIL.

ENHANCED AMENITY NODE TO INCLUDE BUT NOT LIMITED TO BENCH, ORNAMENTAL GRASS AND SHRUB BED, AND TRASH RECEPTACLE

OPEN SPACE ACREAGE:

AS SHOWN HEREIN, THE AMENITY CENTER, POCKET PARK, PEDESTRIAN GREENWAY, FLOODPLAIN, AND LANDSCAPE PRESERVE ACCOUNTS FOR +/- 27.9-ACRES.

NORTH

SCALE: 1" = 150'-0"

HONEYBELL GROVE - OVERALL TRAIL SYSTEM

City of Melissa, Collin County, Texas

SHEET 2 OF 2
Owner Submittal 10-21-2025

EXHIBIT C-1

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

EXHIBIT C-2
REPRESENTATIVE BUILDING ELEVATIONS

‘50 Foot Product

Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



‘40 Foot Product

Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



Contemporary



Farmhouse



Craftsman



Traditional



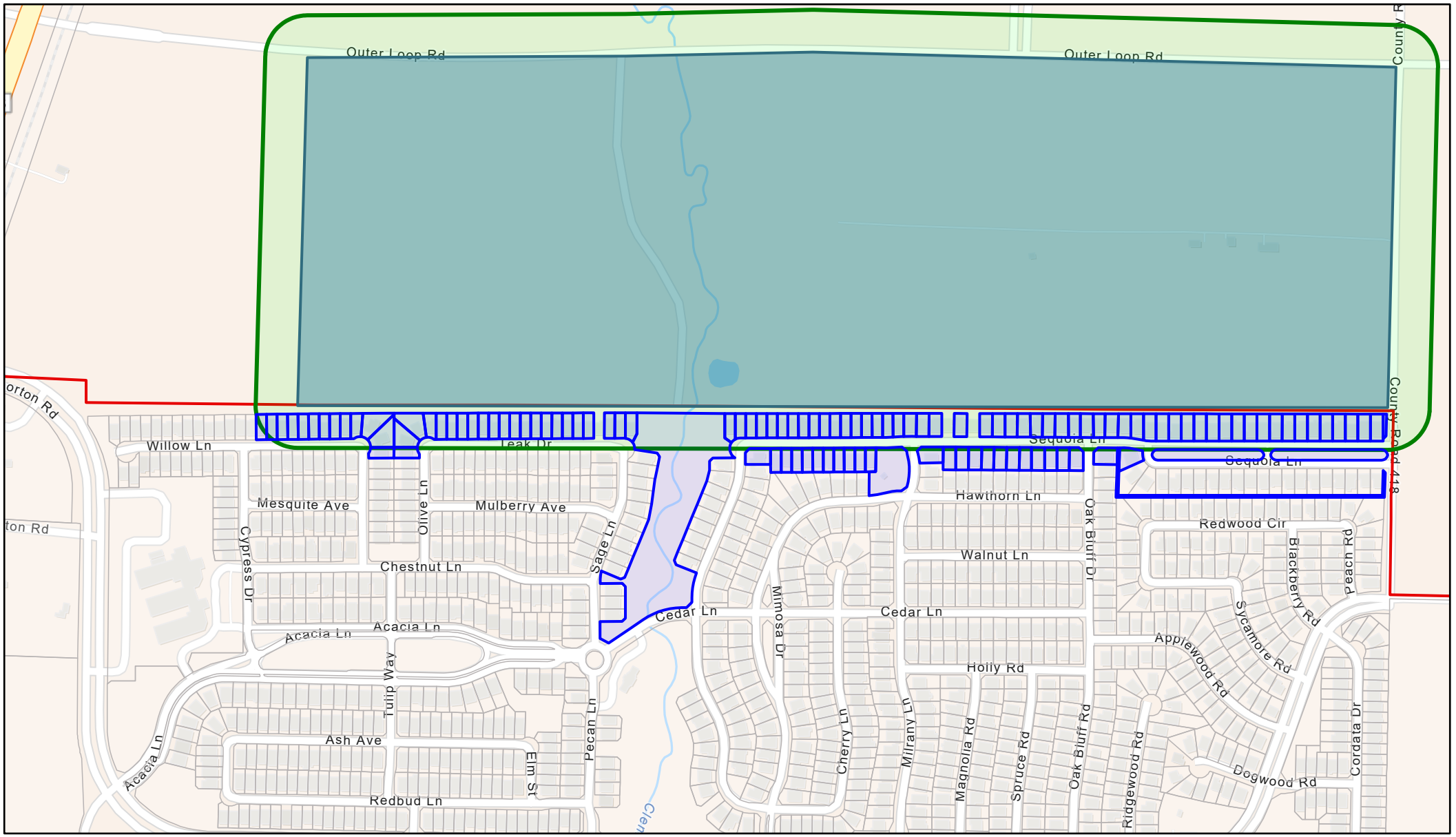
Contemporary



Farmhouse



City of Melissa Notification Map



3/27/2026, 10:08:43 AM

Parcels Melissa City Limits

City Limits

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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file_as_na	addr_line2	addr_city	addr_state	addr_zip
ZHAO HAN	3607 SEQUOIA LN	MELISSA	TX	75454-0490
DFW HOMESTEAD LLC	5475 SUMMIT TRACE DR	CROSS ROADS	TX	76227-4995
MCDONALD MATTHEW &	3317 SEQUOIA LN	MELISSA	TX	75454-0450
INGRAM MYCAL	3324 SEQUOIA LN	MELISSA	TX	75454-0450
DJABENG EMMANUEL	3418 SEQUOIA LN	MELISSA	TX	75454-0175
PERSELL KELLY HEATH & ANGELICA BARRAGAN	2907 TEAK DR	MELISSA	TX	75454-2432
WIGGINS LINDSEY	3309 SEQUOIA LN	MELISSA	TX	75454-0450
MA RUIJUAN	6205 MADRONE CT	PLANO	TX	75074-2072
WATFORD PHILLIP JAY & ANGELA M	3409 SEQUOIA LN	MELISSA	TX	75454-0197
LUKE BRENT W & CAMILLE	3417 SEQUOIA LN	MELISSA	TX	75454-0197
KAPFUMO MELODY	2807 WILLOW LN	MELISSA	TX	75454-2756
JENSEN SCOTT M	3422 SEQUOIA LN	MELISSA	TX	75454-0175
HERNANDEZ DANIEL ANTHONY	2913 TEAK DR	MELISSA	TX	75454-2432
PANDITA SACHIN & MAMPITA MARIK LIVING TRUST	3303 SEQUOIA LN	MELISSA	TX	75454-0450
CRAWFORD CHRISTY THORNTON & JAMES ANTHONY	2819 WILLOW LN	MELISSA	TX	75454-2756
KOKKO JON L & JENNIFER JEMOYA GRAPA	3013 TEAK DR	MELISSA	TX	75454-2425
SALYER ERIN NICOLE EXEMPT TRUST	3433 SEQUOIA LN	MELISSA	TX	75454-0197
STEPHENSON ANNA M &	3511 SEQUOIA LN	MELISSA	TX	75454-0480
LOPEZ ANDREA RAYLENE & JOAQUIN	3328 SEQUOIA LN	MELISSA	TX	75454-0450
JACKSON TARREE &	3425 SEQUOIA LN	MELISSA	TX	75454-0197
JONES HARRY E & BARBARA S	3613 SEQUOIA LN	MELISSA	TX	75454-0490
MOORE KYLE	3414 SEQUOIA LN	MELISSA	TX	75454-0175
PAYNE CRISTON PHILLIP & LACEY	4426 OAK BLUFF DR	MELISSA	TX	75454-0145
WILSON W & K REVOCABLE TRUST	4519 OLIVE LN	MELISSA	TX	75454-0792
MONTGOMERY JOHN & HEATHER MARIE	3523 SEQUOIA LN	MELISSA	TX	75454-0480
CHANG CHENG & STAR CHANG	3419 SEQUOIA LN	MELISSA	TX	75454-0197
MUNIZ JESUS MORALES & JAMIE	3519 SEQUOIA LN	MELISSA	TX	75454-0480
EU EDWIN	6913 WHITESTONE DR	MCKINNEY	TX	75070-6604
MARLOWE RUBEN	3321 SEQUOIA LN	MELISSA	TX	75454-0450
HE SHOUJIE	3421 LEIGHTON RIDGE DR	PLANO	TX	75025-4394
GARCIA MICHAEL A & ANDREA A	3426 SEQUOIA LN	MELISSA	TX	75454-0175
HAYES JASON & WITNEY	3025 TEAK DR	MELISSA	TX	75454-2425

VEGA DESTINY G & JOSE LUIS &	3333 SEQUOIA LN	MELISSA	TX	75454-0450
OWNER OF RECORD				
HICKS EDDIE JR & ROSE HAMMOND	3401 SEQUOIA LN	MELISSA	TX	75454-0197
HAMELERS MARIA &	3515 SEQUOIA LN	MELISSA	TX	75454-0480
PURI MAHVISH &	721 HAWK DR	ALLEN	TX	75013-5118
COWAN HEATHER ALESHA	2809 WILLOW LN	MELISSA	TX	75454-2756
NEWKIRK LARRY & CORALIE BAILEY- NEWKIRK	3410 SEQUOIA LN	MELISSA	TX	75454-0175
TRAMONTE KRISTIN	3603 SEQUOIA LN	MELISSA	TX	75454-0490
MAGOMBEDZE GESHAM	3322 SEQUOIA LN	MELISSA	TX	75454-0450
MEKANIK AMIN & MARYAMSADAT SAJJADIAN	3017 TEAK DR	MELISSA	TX	75454-2425
MORALES FLAVIA	4520 BANYAN LN	MELISSA	TX	75454-0753
TRIPLE POWER RESOURCE LLC	618 HAYDEN LN	LUCAS	TX	75002-7776
SMITH CRAIG A & CARISSA A	3408 SEQUOIA LN	MELISSA	TX	75454-0175
PILGER MICHELE L LIVING TRUST	3521 SEQUOIA LN	MELISSA	TX	75454-0480
NGUYEN JO-ANNE THI	3307 SEQUOIA LN	MELISSA	TX	75454-0450
CASCIA JAMI M	3007 TEAK DR	MELISSA	TX	75454-2425
RDRR LLC - SERIES A	3108 MONETTE LN	PLANO	TX	75025-5354
WATSON LANCE ALLEN	2803 WILLOW LN	MELISSA	TX	75454-2756
PAUL JUSTIN & JENNIFER	3505 SEQUOIA LN	MELISSA	TX	75454-0480
MADAIN MIKE & LUBNA &	2909 TEAK DR	MELISSA	TX	75454-2432
GUESS BRANDON & SHARAYAH M	3320 SEQUOIA LN	MELISSA	TX	75454-0450
HOLMES TRAVIS	3001 TEAK DR	MELISSA	TX	75454-2425
WILBURN CHRISTY LYNNE &	3424 SEQUOIA LN	MELISSA	TX	75454-0175
CVENIC SRECKO &	3312 SEQUOIA LN	MELISSA	TX	75454-0450
ROMERO MARVIN A & KIMBERLY M	3421 SEQUOIA LN	MELISSA	TX	75454-0197
ECKENFELS BRADLEY ALLEN & NICOLE	3003 TEAK DR	MELISSA	TX	75454-2425
KILROY PATRICK W & KELLY M	3009 TEAK DR	MELISSA	TX	75454-2425
PEREZ CRISTINA EUGENIA CEREIJO & MICHAEL CHARLES VASCI	2805 WILLOW LN	MELISSA	TX	75454-2756
VAIDYA DEEPTI &	4422 JUNIPER LN	MELISSA	TX	75454-0478
MCFARLAND MICHAEL KEITH	3023 TEAK DR	MELISSA	TX	75454-2425
LONG HANWEI FAMILY TRUST	3319 SEQUOIA LN	MELISSA	TX	75454-0450
MCDANIEL ROBERT SCOTT &	3429 SEQUOIA LN	MELISSA	TX	75454-0197
JONES JAMERA	3611 SEQUOIA LN	MELISSA	TX	75454-0490

TREVINO CARLOS & NICHOLE TREVINO	3615 SEQUOIA LN	MELISSA	TX	75454-0490
BRADLEY ANTONIO T &	3605 SEQUOIA LN	MELISSA	TX	75454-0490
SPARKS CLIFTON WAYNE & JOANNA	2903 TEAK DR	MELISSA	TX	75454-2432
FLEMMING CHRISTOPHER & SUSIE	2905 TEAK DR	MELISSA	TX	75454-2432
TERRY WILLIAM W	3316 SEQUOIA LN	MELISSA	TX	75454-0450
OLIPHANT JERRY L	3315 SEQUOIA LN	MELISSA	TX	75454-0450
GU WENLONG & XUEHENG CHEN	3305 SEQUOIA LN	MELISSA	TX	75454-0450
WAHHAB SARAH A	3301 SEQUOIA LN	MELISSA	TX	75454-0450
MARTIN AMBER	3617 SEQUOIA LN	MELISSA	TX	75454-0490
MCLEOD SYRETHA	3423 SEQUOIA LN	MELISSA	TX	75454-0197
HARDY JERRY & JENELLE OBENNE	3405 SEQUOIA LN	MELISSA	TX	75454-0197
GARCIA EDY CHRISTIAN ENCINAS	2821 WILLOW LN	MELISSA	TX	75454-2756
PARKER ALLAN & CRYSTAL	3313 SEQUOIA LN	MELISSA	TX	75454-0450
WILLIAMS TERRY L & JENNIFER	3406 SEQUOIA LN	MELISSA	TX	75454-0175
WALTON JARED & HAYLEY	3413 SEQUOIA LN	MELISSA	TX	75454-0197
WALSH CHRISTOPHER WAYNE	3325 SEQUOIA LN	MELISSA	TX	75454-0450
VEGA MICHAEL GABRIEL	4518 BANYAN LN	MELISSA	TX	75454-0753
ETHERIDGE BRYAN C & JENNIFER L	3015 TEAK DR	MELISSA	TX	75454-2425
THATAVARTHY DURGANAND & PADMAJA	3416 SEQUOIA LN	MELISSA	TX	75454-0175
WILSON JOSHILYN N	5971 WEDGEMERE DR	PRINCETON	TX	75407-3156
FISHER KALEB MICHAEL & KAREN WRAY	3403 SEQUOIA LN	MELISSA	TX	75454-0197
KROLL APRIL R	3323 SEQUOIA LN	MELISSA	TX	75454-0450
FERGUSON NOAH & KENDRA	2817 WILLOW LN	MELISSA	TX	75454-2756
YOUNG MARGIE CUMMINGS	2901 TEAK DR	MELISSA	TX	75454-2432
REMIGIO JOSE	3011 TEAK DR	MELISSA	TX	75454-2425
ZAYAS-BAZAN MARIA & JEAN-PAUL	3331 SEQUOIA LN	MELISSA	TX	75454-0450
DLG USA GROUP LLC	9208 LONGVIEW DR	PLANO	TX	75025-5046
MITCHELL DANIEL C & DIANA J	3509 SEQUOIA LN	MELISSA	TX	75454-0480
FKH SFR PROPCO I LP	1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067-8261
BEEMAN PATRICK & SHANI	3431 SEQUOIA LN	MELISSA	TX	75454-0197
MELISSA NORTH CREEK HOMEOWNERS ASSOCIATION INC	14951 DALLAS PKWY STE 600	DALLAS	TX	75254-6874
TULLIER CARRI ANN & MARK LANE	2823 WILLOW LN	MELISSA	TX	75454-2756
ROUHANA FAMILY TRUST	718 LA ALBA DR	WHITTIER	CA	90603

MORRISSEY PHILIP	3021 TEAK DR	MELISSA	TX	75454-2425
DEAL DENNIS &	3507 SEQUOIA LN	MELISSA	TX	75454-0480
MOSES RONALD & ANDREA	3412 SEQUOIA LN	MELISSA	TX	75454-0175
GRAUE BRIAN M & LAUREN E	3609 SEQUOIA LN	MELISSA	TX	75454-0490
DUKE MICHAEL & PAULA TRAPP	3311 SEQUOIA LN	MELISSA	TX	75454-0450
HOGAN RACHEL & BARRY	3501 SEQUOIA LN	MELISSA	TX	75454-0480
FENG WEIHUA	961 FOX BEND WAY	PROSPER	TX	75078-7023
HARRIS MARJORIE SHAVA	3329 SEQUOIA LN	MELISSA	TX	75454-0450
SALAZAR ANTHONY &	8060 BLUE HERON LN	MCKINNEY	TX	75071-2147
SCHROEDER FAMILY BYPASS TRUST	5240 VIA FONTE	YORBA LINDA	CA	92886
MEHTA CHIRAG & NEHA SINGHVI	3415 SEQUOIA LN	MELISSA	TX	75454-0197
PERRY JUSTIN RAY & THALIA DENISSE	4521 OLIVE LN	MELISSA	TX	75454-0792
HOGUE JENNIFER NICOLE & STEVEN DITZLEY	2813 WILLOW LN	MELISSA	TX	75454-2756
BROOKS ALAN	3601 SEQUOIA LN	MELISSA	TX	75454-0490
MUTHUKALAI SENTHIKUMAR	3318 SEQUOIA LN	MELISSA	TX	75454-0450
HAINLINE FAMILY TRUST	3503 SEQUOIA LN	MELISSA	TX	75454-0480
Melissa ISD	2230 McKinney St	MELISSA	TX	75454