Amended November 2, 2026

CITY OF MELISSA
PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Thursday, November 5, 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 October 8, 2026 Work Session and Regular Meeting minutes.

B. Consider a recommendation to City Council regarding a request for approval of the Melissa Industrial Lot 1 Final Engineering Site Plan, consisting of 27.107± acres of land situated in the D.E.W. BABB Survey, Abstract No. 33, City of Melissa, Collin County, Texas, and generally located approximately 351 feet east of the intersection of Industrial Park Way and State Highway 121, City of Melissa, Collin County, Texas. (AG)

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 CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA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 amend Ordinance No. 17-13, Planned Development District ("PD") in order to modify certain planned development standards in Ordinance 17-13, consisting of 11.645± acres in the aggregate, situated in the Hiram Brinlee Survey, Abstract No. 30 and the Lindsey Lewis Survey, Abstract No. 526, City of Melissa, Collin County, Texas and generally located at 4520 County Road 1220, City of Melissa, Collin County, Texas. (AG)~~

B. 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 at 122 W Melissa Road, City of Melissa, Collin County, Texas. (TL)

C. 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 Transition Mixed Use Area ("SF-3/ DOD/TMU") to Planned Development/General Commercial District/Downtown Overly District/Transition Mixed Use ("PD/C-2/DOD/TMU"), consisting of 2.684± acres of land in the aggregate, situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at 2503, 2513, 2533 McKinney Street, City of Melissa, Collin County, Texas. (TL)

D. Consider a recommendation to City Council regarding a request to amend the Quik Trip Sign Coordination Plan. (TL)

E. Conduct a public hearing and consider a recommendation to City Council regarding a request to request to amend Ordinance Nos. 07-10 and 2026-48, Planned Development District ("PD") in order to modify certain planned development standards in Ordinance 2026-48, consisting of 3.448± acres of land in the aggregate, situated in the William Fitzhugh Survey, Abstract No. 309, being Lots 2 and 5, Block 1 of the ICE CUBE ADDITION, City of Melissa, Collin County, Texas and generally located at 2138 Calhar Drive, City of Melisa, Collin County, Texas. (TL)

F. Appoint a Planning & Zoning Commission Secretary. (TL)

7. ADJOURN

Certified

Certified to this the ~~29th day of October 2026~~
2nd day of November 2026

Posted: ~~October 29, 2026 at 5:30 p.m.~~
November 2, 2026 at 9:30 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.

MINUTES

CITY OF MELISSA PLANNING & ZONING COMMISSION WORK SESSION

PLANNING AND ZONING COMMISSION WORK SESSION

October 8, 2026

5:30 PM

Work Session 5:30 p.m.

WORK SESSION AGENDA

1. CALL TO ORDER AND ROLL CALL

Tracy Hailey called the Work Session to order at 5:42 p.m.

Allan Tobias, Benjamin Ivy, David Minton, Lawrence Silver, and Tracy Hailey were present. Adam Porter and Dan Matherws were absent.

2. PUBLIC COMMENTS

There were no public comments.

3. DISCUSSION REGARDING PLANNING AND ZONING RECOMMENDED CASES

Tyra LaVerne, Director of Development Services, led a discussion regarding Planning and Zoning recommended cases.

4. DISCUSSION REGARDING REGULAR AGENDA ITEMS

Tyra LaVerne and Adriana Grogan, Planner I, gave an overview of the items on the Regular Meeting agenda.

5. ADJOURN

David Minton adjourned the Work Session at 5:53 p.m.

ATTEST:

_____ _____

Tyra LaVerne,
Director of Development
Services

Dave Minton, Chair

MINUTES

CITY OF MELISSA PLANNING & ZONING COMMISSION REGULAR MEETING

PLANNING AND ZONING COMMISSION REGULAR MEETING

October 8, 2026

6:30 PM

Regular Meeting 6:30 p.m.

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Dave Minton called the Regular Meeting to order at 6:30 p.m.

Benjamin Ivy, David Minton, Darren Melton, Lawrence Silver, and Tracy Hailey were present. Adam Porter and Dan Mathews were absent.

2. PLEDGE OF ALLEGIANCE

All who were present gave the Pledge of Allegiance.

3. PUBLIC COMMENTS

There were no public comments.

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)

Commission Action:

Motion was made by Tracy Hailey and seconded by Lawrence Silver to Approve the Consent Agenda as noted.

Vote: 5/0/0

5. CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA

There were no 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)

Adriana Grogan, Planner I, presented the item to the Commission.

Commission Action:
Motion was made by Tracey Hailey and seconded by Benjamin Ivy to Open the Public Hearing at 6:35 p.m.

Vote: 5/0/0

Adriana Grogan, Planner I, presented the item to the Commission.

Commission Action:

Motion was made by Lawrence Silver and seconded by Darren Melton to Recommend for approval to Recommend Approval to the City Council.

Vote: 5/0/0

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)

Commission Action:
Motion was made by Lawrence Silver and seconded by Benjamin Ivy to Recommend for approval to the City Council

Vote: 5/0/0

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 180.720± acres of land situated in the Jesse Stiff Survey, Abstract No. 792 and the James Fisher Survey, Abstract No. 304, Collin County, Texas and generally located at the southeast corner of County Road 413 and County Road 471, Collin County, Texas. (TL)

Commission Action:

Motion was made by Lawrence Silver and seconded by Tracy Hailey to Recommend for approval to the City Council.

Vote: 5/0/0

Commission Action:

Motion was made by Tracy Hailey and seconded by Benjamin Ivy to close the public hearing at 6:44 p.m.

Vote: 5/0/0

Commission Action:

Motion was made by Lawernce Silver and seconded by Daniel Mathews to Recommend Approval to the City Council.

Vote 5/0/0

7. ADJOURN

David Minton adjourned the Regular Meeting at 6:44 p.m.

ATTEST:

_____ _____

Tyra LaVerne,
Director of Development
Services

Dave Minton, Chair

Item 4.B

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date November 5, 2026

Subject Consider a recommendation to City Council regarding a request for approval of the Melissa Industrial Lot 1 Final Engineering Site Plan, consisting of 27.107± acres of land situated in the D.E.W. BABB Survey, Abstract No. 33, City of Melissa, Collin County, Texas, and generally located approximately 351 feet east of the intersection of Industrial Park Way and State Highway 121, City of Melissa, Collin County, Texas. (AG)

Submitted by Adriana Grogan, Planner I

Action Requested

Consider a recommendation to City Council regarding the Melissa Industrial Lot 1 Final Engineering Site Plan.

Summary of Subject

City Staff has reviewed this Final Engineering Site Plan for compliance with City Code and zoning on the tract.

All comments have been addressed, and this Final Engineering Site Plan complies with Code and the zoning on the tract.

Link to full civil plans: https://cityofmelissa-my.sharepoint.com/:f:/p/agrogan/IgC0sNFB2XDYSZRfkpx_ZQmBAVvWcuAwiqQJqbMfk4Hn8Pk?e=RsWcpf

Comprehensive Plan Comments

The land use complies with zoning district and subject tract.

Staff Recommendation

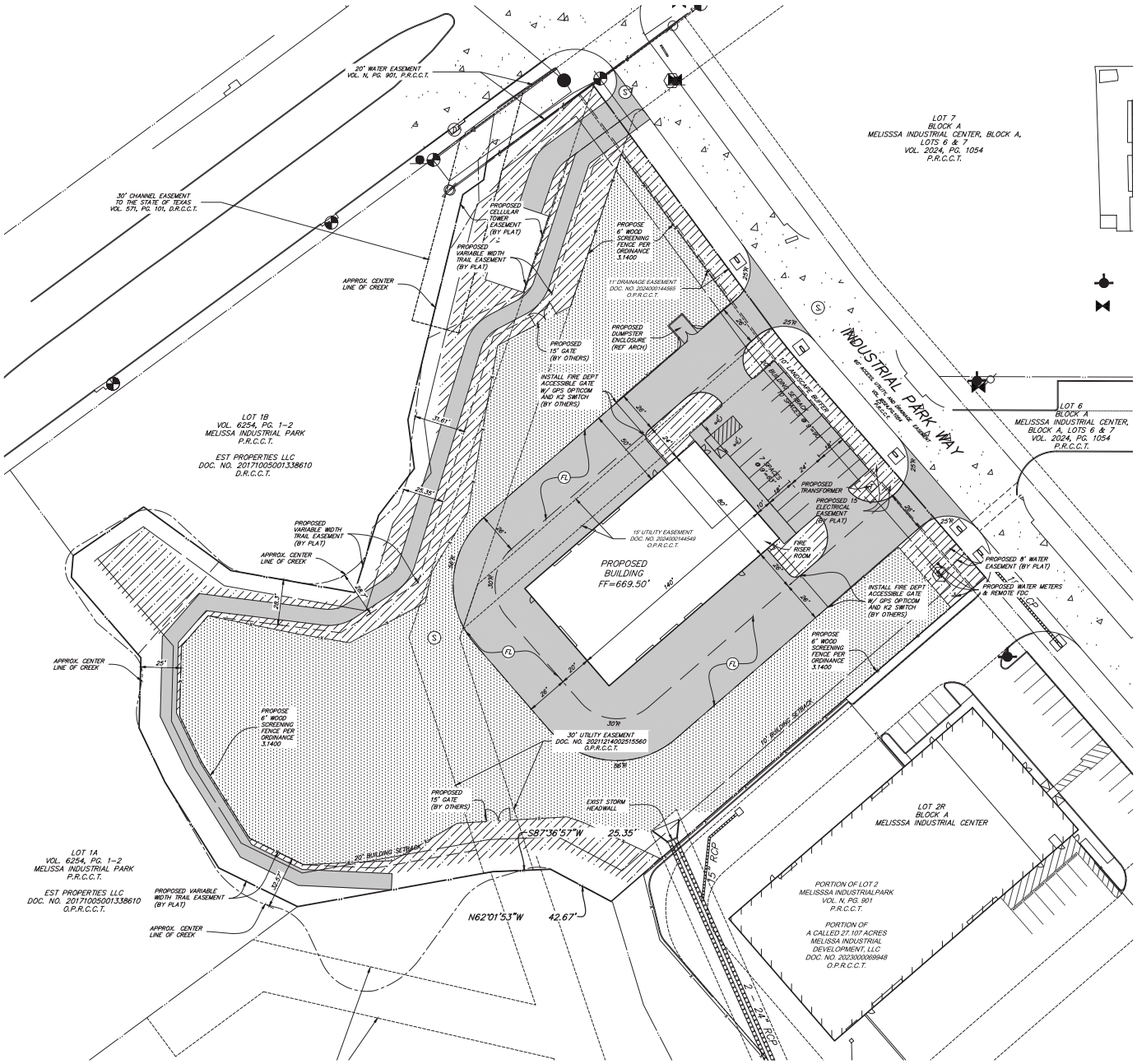
Staff recommends approval of this Final Engineering Site Plan.

Supporting Documents

1. Location of Subject Tract.docx
2. Final Engineering Site Plan_Melissa Lot 1.pdf

Location of Subject Tract





LEGEND

- PROPOSED PAVEMENT
- PROPOSED FLEX BASE
- PROPOSED LANDSCAPE AREA (REF LSA)
- (FL) PROPOSED FIRELANE

SITE SUMMARY TABLE

LOT #	CURRENT ZONING	PROPOSED ZONING	BUILDING GROSS SQUARE FEET (SF)	PROPERTY GROSS SQUARE FEET/ ACREAGE	PARKING REQUIRED (1:1000 FOR WAREHOUSE, 1:350 FOR OFFICE)	PARKING PROVIDED	IMPERVIOUS AREA (SF)	LANDSCAPE BUFFER (FT)	LANDSCAPE AREA PROVIDED (SF) (REF LSA)
1	I-1	I-1	11,200	145,275SF/3.34 AC	14	17 (+2 ADA)	33,088	10' FRONT YARD ONLY	36,058

PARKING COUNT:
OFFICE: 1,320SF*(1 PARKING SPACE/350SF) = 3.77 ≈ 4 PARKING SPACES
WAREHOUSE: 9880SF*(1 PARKING SPACE/1000SF) = 9.88 ≈ 10 PARKING SPACES
TOTAL REQUIRED PARKING: 14 PARKING SPACES

REVISIONS

#	NAME	DATE

BENCHMARKS:

STATE OF TEXAS
EASTON TURNER
147063
LICENSED
PROFESSIONAL ENGINEER
9-30-2026

RCP PS LLC
TBPE FIRM REG. F-26154 (214) 983-1360
12404 PARK CENTRAL DR #350-N DALLAS, TX 75251

MELISSA LOT 1

SITE PLAN

LOT 1

3616 SAM RAYBURN HWY, MELISSA, TX 75454

ACREAGE: 3.335 ZONING: I-1

CITY OF MELISSA, COLLIN COUNTY, TX

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
EJT	AMR	09/30/2026	2601	03	C02.01

Z:\Shared_Developments & Partnerships\Melissa\Developments\M_Lot 1 Spec\8 - RCP PS LLC\4_Drawings\100_01 SITE PLAN.dwg 9/30/2026 3:54:32 PM Allen Rutherford

Item Withdrawn

Item 6.A

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date November 5, 2026

Subject Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance No. 17-13, Planned Development District ("PD") in order to modify certain planned development standards in Ordinance 17-13, consisting of 11.645± acres in the aggregate, situated in the Hiram Brinlee Survey, Abstract No. 30 and the Lindsey Lewis Survey, Abstract No. 526, City of Melissa, Collin County, Texas and generally located at 4520 County Road 1220, City of Melissa, Collin County, Texas. (AG)

Submitted by Adriana Grogan, Planner I

Action Requested

Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance 17-13, Planned Development ("PD") in order to modify certain planned development standards.

Summary of Subject

The subject property was rezoned in November 2016 from Agricultural (AG) District to a Planned Development (PD) District. The PD was established to allow a variety of heavy industrial, manufacturing, contractor, storage, utility, and related employment uses while maintaining compliance with the development standards of the Heavy Industrial (I-2) District. The ordinance included a limited list of authorized uses and prohibited any uses not specifically identified within the PD.

Staff Recommendation

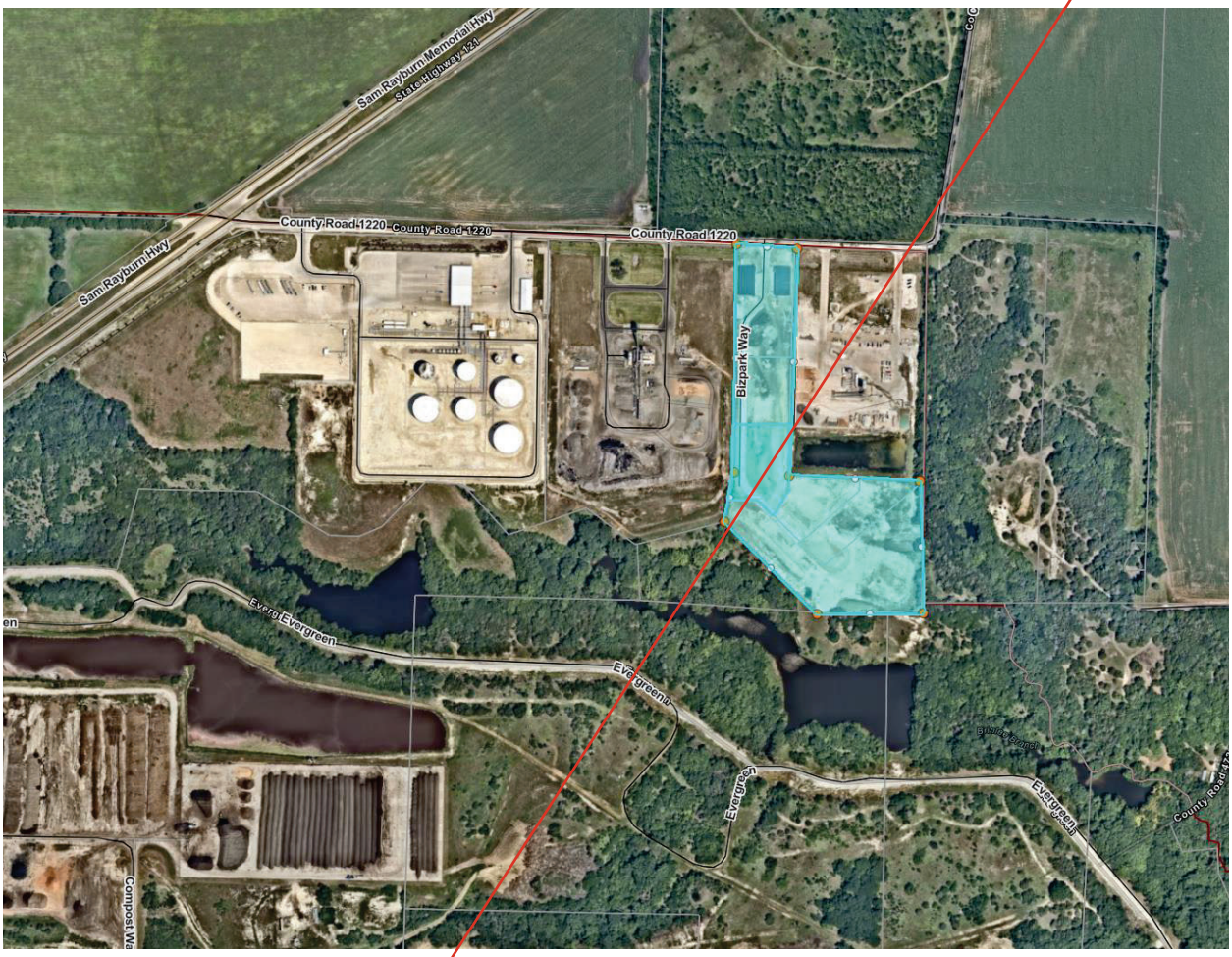
Approval or disapproval is a policymaker decision.

Supporting Documents

1. Location of Subject Tract - 4520 CR 1220.docx
2. Zoning Packet_4520 County Road 1220.pdf

Location of Subject Tract

4520 County Road 1220



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Tynas Texas, LP Date: 10/12/26

Address: 1 Fox Hollow LANE, MELISSA TX 75454

Phone: 469-667-8760 Fax: —

Contact: Doug Zadow E-mail: Snoopzman1030 @gmail

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: BIZPARK MELISSA Acres: 11.645

Existing Zoning: PD (Ref. Zoning Ordinance) Proposed Zoning: PD (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: DOUGLAS D ZADOW Title: GP TYNAS TEXAS, LP

Signature: [signature]

Revised 11/07/2024 MD

BizPark Melissa PD Amendment

Request

Item	Detail
City	Melissa, Texas
Project	BizPark Melissa
Location	County Road 1220 / BizPark Way
Existing Zoning	Planned Development (PD)
Proposed Zoning	Planned Development (PD), BizPark Melissa
Applicant	Tynas Texas, LP/ Authorized Property Owner

The Applicant requests approval of an amendment to the existing Planned Development District for BizPark Melissa. This PD replaces the current restrictive use list with a defined set of industrial and business park uses and development standards, while keeping controls for compatibility, performance, and public safety. Residential uses are not permitted.

The Applicant asks that the Planning and Zoning Commission and City Council approve the amendment and adopt the regulations below as the governing PD standards for the property.

1. Purpose

This PD establishes BizPark Melissa as a flexible industrial and business park. It allows a broad range of compatible uses on individual lots while maintaining development and performance standards that protect surrounding properties and city interests.

2. Permitted Uses

The following uses are permitted, subject to this PD and applicable City regulations. All uses permitted under the existing PD remain permitted.

- **Industrial and Manufacturing**
  - General Manufacturing/Industrial Use Complying with Performance Standards
  - Limited Assembly and Manufacturing Use Complying with Performance Standards
  - Machine Shop
  - Research and Development Center
  - Cabinet/Upholstery Shop
  - Furniture Restoration
  - Printing Shop, Major and Minor
  - Locksmith/Security System Company
  - Medical Device Manufacturing and Assembly
  - Medical Equipment Repair and Servicing

    - Concrete/Asphalt Batching Plant, Permanent and Temporary
    - Construction Material Testing
    - Solar power generation
    - Recycling Center
    - Recycling Collection Point
- **Food and Beverage Production**
    - Food Packaging, Wholesale and Distribution
    - Beverage Production, including components, concentrates, syrups, and specialty drinks
    - Beverage Packaging, Wholesale and Distribution
- **Office, Warehouse and Distribution**
    - Office/Office Center
    - Office/Showroom
    - Office/Warehouse/Distribution Center
    - Storage or Wholesale Warehouse
    - Document Storage and Warehousing
    - Medical Equipment and Supply Distribution, Warehousing, Logistics and Fulfillment
    - Pet Supply Distribution and Warehousing
- **Contractor, Equipment and Outdoor Storage**
    - Contractor's Shop and/or Storage Yard
    - Equipment and Machinery Sales and Rental, Major and Minor
    - Trailer Rental
    - Outside Storage and Display (Primary or Incidental Use)
    - Automobile Storage
    - Recreational Vehicle/Truck Parking Lot or Garage
    - Automobile Parking Lot/Garage, Paid or Unpaid
    - School District Bus Yard
    - Nursery, Major and Minor
    - Construction Yard and Field Office, Temporary
    - Temporary Building
    - Temporary Portable Storage Unit
- **Automotive, Truck and Fleet**
    - Automobile Repair, Major and Minor
    - Automobile Sales and Leasing, Used
    - Automobile Sales and Leasing, New
    - Motorcycle Sales/Service, New/Used
    - ATV, UTV, and Powersports Sales/Service, New/Used
    - Recreational Vehicle Sales and Service, New/Used
    - Small Engine Repair Shop
    - Truck Sales, Heavy Trucks
    - Truck/Bus Repair
    - Truck Terminal
    - Commercial Fleet Maintenance and Cleaning
- **Fitness and Recreation**
    - Health/Fitness Center

    - Gymnastics/Dance Studio
    - Commercial Amusement, Indoor
- **Veterinary and Pet**
    - Veterinarian Clinic and/or Kennel, Indoor and Outdoor
    - Pet Crematory
    - Pet Business Services
- **Utilities and Public**
    - Antenna and/or Antenna Support Structure, Commercial and Noncommercial
    - Antenna, Stealth
    - Municipal Uses Operated by the City

3. Use Interpretation and Accessory Activities

A use not specifically named in Section 2 shall be permitted when its primary function and operational characteristics closely match a use in the City of Melissa Schedule of Uses that corresponds to a permitted use or category in Section 2. Such uses are permitted by right, subject to the standards of this PD, and may not include any use prohibited in Section 5.

Customary accessory activities needed to operate a permitted use, such as office, storage, maintenance, fleet, equipment, and loading, are permitted as part of that use. An accessory activity does not change the classification of the primary use.

4. Use Conditions

- **Automobile Repair, Minor** includes detailing, vehicle washing incidental to detailing or another permitted automotive service, window tinting, wrapping, tire and wheel sales and service, accessory installation, and minor mechanical service.
- **Automobile Repair, Major** includes engine, mechanical, collision, body and frame repair, painting, and reconditioning.
- **Commercial Fleet Maintenance and Cleaning** includes repair, servicing, and washing of commercial trucks, refuse vehicles, trailers, fleet vehicles, and equipment, as a principal or accessory use. Applicable wastewater, stormwater, environmental, and fire requirements apply.
- **Food and Beverage** uses are limited to production, packaging, wholesale, and distribution, with no on site public consumption.
- **Healthcare** uses may not provide patient care on site.
- **Outdoor Storage** may include construction and building materials, contractor and landscaping equipment, machinery, commercial and fleet vehicles, trailers, tools, industrial materials, and other items associated with a permitted use.

5. Prohibited Uses

- Residential uses of any type
- Restaurants, cafeterias, drive through restaurants, and other public food service establishments
- Standalone commercial or self service car washes open to the public
- Hospitals, patient facing medical clinics, and outpatient treatment facilities
- Nursing or convalescent homes, assisted living, and residential healthcare facilities

6. Development Standards

Standard	Requirement
Building Height	35 feet maximum. Industrial equipment such as silos, tanks, conveyors, cranes, stacks, and dust collection systems may reach 75 feet and are not counted as buildings.
Setbacks	As shown on the approved plat and site plan. No additional setbacks.
Parking	1 space per 1,000 square feet of gross floor area, on site or through an approved shared parking arrangement within BizPark. ADA, fire access, and loading requirements apply.
Landscaping	Required only along street facing facades and street frontage, applied lot by lot as each lot develops. Not required within outdoor storage or operational yards. No master landscape plan.
Fencing and Screening	Outdoor storage and equipment yards must be enclosed by a chain link fence at least 8 feet tall. Fencing that faces BizPark Way must include privacy slats or equivalent opaque screening. No other perimeter fencing, masonry walls, or landscape screens are required.

7. Signage

Signage follows City of Melissa sign regulations, except as modified below.

- One monument sign identifying BizPark Melissa at a development entrance.
- The BizPark Melissa name or logo may be mounted or painted on any building facade.
- Each building and each tenant may have wall signage identifying the building, business, products, or services, including individual tenant signs on buildings with multiple tenants.
- Directional, informational, and temporary leasing or construction signs are permitted.
- Flashing, and other prohibited sign types remain prohibited.

8. Lighting

Lighting must be provided for parking, drive aisles, entrances, and pedestrian areas, and must comply with City requirements. Fixtures must be directed downward and inward to minimize glare and light trespass. Storage and operational yards may be lit overnight for security and operations.

9. Architecture

Buildings should be generally complementary in scale, materials, and color to other buildings in BizPark. No particular style, material, roof form, or color palette is required. Metal building systems, metal panels, masonry, tilt wall, and other conventional industrial materials are permitted.

10. Site Development

Each lot may be developed independently with one or more permitted uses, in single tenant or multiple tenant buildings. Site plans must address loading, circulation, fire and ADA access, utilities, drainage, and recorded easements, and comply with applicable engineering, building, and fire codes.

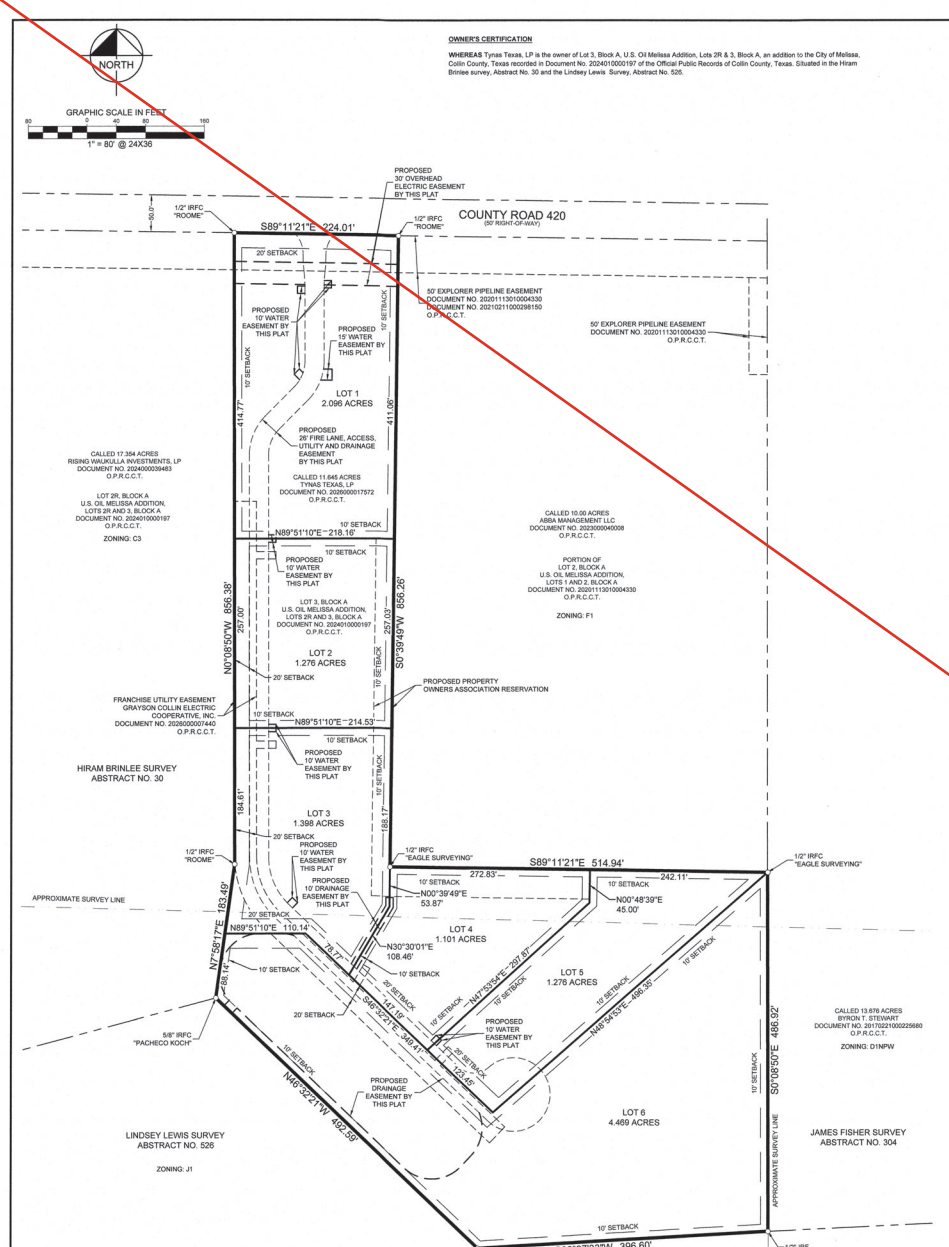
11. Performance Standards

All uses must comply with City of Melissa performance standards and applicable federal, state, and local regulations. No use may create unreasonable smoke, dust, fumes, odor, vibration, noise, glare, fire or explosion hazards, hazardous material impacts, or other nuisances affecting adjacent property. Approval of a use under this PD does not waive any required environmental, wastewater, air quality, fire, building, or occupational permit.

12. Relationship to City Code and Effective Date

The City of Melissa Code of Ordinances applies except where this PD specifically provides otherwise; where the two conflict, this PD controls. Upon approval, this PD governs the property described in Exhibit A (Metes and Bounds Description) and shown on Exhibit B (Site Plan), and its authorized uses remain in effect unless amended through the City zoning process.

UNOFFICIAL COPY



OWNER'S CERTIFICATION

WHEREAS Tynas Texas, LP is the owner of Lot 3, Block A, U.S. Oil Melissa Addition, Lots 2R & 3, Block A, an addition to the City of Melissa, Collin County, Texas recorded in Document No. 20240100009197 of the Official Public Records of Collin County, Texas. Situated in the Hiram Brinlee survey, Abstract No. 30 and the Lindsey Lewis Survey, Abstract No. 526.

OWNER'S DEDICATION

That **Tynas Texas, LP**, the owner, acting by and through its duly authorized agent, of the property described in this plat does hereby adopt this plat, designating the property as **BizPark Melissa,** an addition to the City of Melissa, Collin County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets, roads, avenues, alleys, public areas shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. **Tynas Texas, LP** does herein certify the following:

1. The streets, roads, avenues and alleys are dedicated for street, road and avenue purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated.
5. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat, except that landscape improvements may be placed in landscape easements if approved by the City of Melissa.
6. Provided any private improvements are placed in said rights-of-way, dedications and/or easements, in accordance with all applicable ordinances, rules, and regulations of the City of Melissa, such improvements shall be placed at no risk or obligation to the public and/or the City of Melissa, Collin County, Texas, and the City shall have no responsibility to repair or replace such improvements in, under or over any rights-of-way, dedications and/or easements if they are damaged or destroyed in the utilization of these rights-of-way, dedications and/or easements.
7. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Melissa's use thereof.
8. The City of Melissa and any public or private utility shall have the right: (1) to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone.
9. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.
10. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, clean outs, fire hydrants, water services and wastewater services from the main to the curb or pavement line.
11. **FURTHER, THE UNDERSIGNED OWNERS AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MELISSA, COLLIN COUNTY TEXAS, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF MELISSA, COLLIN COUNTY, TEXAS ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF MELISSA, COLLIN COUNTY, TEXAS, ITS SUCCESSORS OR ASSIGNS.**
12. **THE CITY OF MELISSA, COLLIN COUNTY, TEXAS, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THE PLAT.**
13. All modifications to this document shall be by means of plat and approved by the City of Melissa.
14. The City of Melissa, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons which results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of the Code of Ordinances of the City of Melissa, Texas.
15. The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Melissa, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
16. The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with the City of Melissa standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to the City of Melissa standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
17. Individual on-site sewage facility designs must be submitted for approval for each lot and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the structure.
18. Private storm sewer facilities are to be maintained by the owner(s) of the lots.
19. Public storm sewer to be RCP or HP Storm.
20. A proposed POA reservation area is shown on the pat for maintenance purposes only. The City has the right (no obligation) to enter/maintain this area as needed.

This plat is hereby adopted by the Owners and approved by the City of Melissa subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement within the limits of this addition, as shown hereon, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City of Melissa will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Floodway Easement, as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City of Melissa to consider channeling or erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City of Melissa shall have the right, but not the obligation, to enter upon the Easement at any point, or points, with all rights of ingress and egress to investigate, survey, or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Floodway Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Melissa shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. In the event that property owners do not properly maintain or repair the Easement in accordance with the City of Melissa laws, the City of Melissa has the right, but not the obligation, to enter upon the Easement at any point, or points, to investigate, survey or to erect, construct, maintain and/or repair any drainage facility, conduct emergency repairs or cooperate the work of others deemed necessary, as solely determined by the City of Melissa, for drainage purposes after providing ten (10) days written notice to the property Owners and the failure of the property Owners to undertake such required repairs and/or maintenance and diligent completion of such repairs and/or maintenance. The natural drainage through the Drainage and Floodway Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The property owners shall be liable to the City of Melissa for any costs the City of Melissa incurs as a result of any maintenance or repairs implemented by the City of Melissa. The City of Melissa shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Easement, and the owners hereby agree to indemnify and hold harmless the City of Melissa from any such damages and injuries.

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 01/01/2025 with an applied combined scale factor of 1.00015271.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0170J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. The purpose of this plat is to create six lot and dedicate easements.
5. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
6. Surveyed property is within the Melissa Independent School District.
7. Surveyed property is zoned for Planned Development (PD)
8. See Sheet 2 for proposed easement details

ON-SITE SEWAGE FACILITY (OSSF) NOTES:

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
   - There is a 50' pipeline easement and a 30' electrical easement along the northern property line of lot 1 to which OSSF setbacks apply.
   - There is a 26' fire lane, access and utility easement that bisects lot 1 from northern property line to southern, runs along the western property line of lot 2, the western and southwestern property line of lot 3, the southwestern property lines of lots 4 and 5 and the northeastern property line of lot 6 to which OSSF setbacks apply.

     There are various water line stubout easements into each lot from the fire lane, access and utility easement to which OSSF setbacks apply.
   - There is a large detention pond on an adjacent property to which OSSF setbacks for lots 3, 4 and 5 will apply.
   - There is a variable-width drainage easement/detention pond in the northwestern corner of lot 6 to which OSSF setbacks apply for lot 6 and for lots 3, 4 and 5.
3. There are no easements other than those noted above.
4. There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.
5. Tree removal and/or grading for OSSF may be required on individual lots.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
8. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Authorized Representative for Collin County Development Services

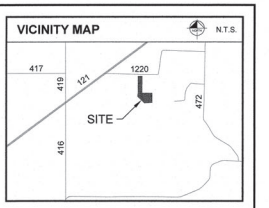
LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
——(E)——	DENIAL OF ACCESS LINE

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND WITH CAP

VICINITY MAP N.T.S.



This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Melissa, Texas.

WITNESS, my hand at Melissa, Texas this the 30th day of July, 2026.

BY: Tynas Texas, LP

Authorized Signature

Douglas D Zadow, GP

Printed Name and Title

STATE OF TEXAS §
COUNTY OF Collin §

Before me, the undersigned authority, on this day personally appeared Douglas D. Zadow known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the 30th day of July 2026.

Notary Public for and in the State of Texas
My commission expires: 05/21/2027

JAYELI TUCKER
Notary Public, State of Texas
Comm. Expires 05-21-2027
Notary ID 125627634

Accepted this the 30 day of July 2026, by said municipal authority of the City of Melissa, Texas

City Manager or designee

The undersigned, the City Secretary of the City of Melissa, hereby certifies that the foregoing final plat of Lots 1-6, Block A, BizPark Melissa Subdivision or Addition to the City of Melissa was submitted to the municipal authority responsible for approval of this plat on the 30 day of July 2026, and said municipal authority by formal action then and there accepted the dedication of streets, alleys, parks, easements, and public places, as shown and set forth in and upon said plat.

Witness my hand this 30 day of July, A.D. 2026.

City Secretary, City of Melissa, Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Shaun Marvin Piepkorn, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Melissa, Texas.

Shaun Marvin Piepkorn
Registered Professional
Land Surveyor No. 6432

STATE OF TEXAS
SHAUN MARVIN PIEPKORN
6432
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF Parker §

Before me, the undersigned authority, on this day personally appeared Shaun Marvin Piepkorn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the 28 day of July 2026.

Notary Public for and in the State of Texas
My commission expires: May 3, 2027

ANNIE G. BRISCOE
My Notary ID # 134339668
Expires May 3, 2027

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 08/04/2026 09:02 AM
PLAT BOOK: 2026 PAGE: 653 – 654
NUMBER OF PAGES: 2 AMOUNT: $101.50
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: Jaynee Wheeler, DEPUTY

UNLESS OTHERWISE AGREED TO IN WRITING, THE CITY IF MELISSA AND DEVELOPER AGREE THAT IF THE ABOVE-DESCRIBED PROPERTY LIES WITHIN THE SEWER AND/OR WATER CCN AREA OF AN ENTITY OTHER THAN THE CITY OF MELISSA, DEVELOPER SHALL REIMBURSE THE CITY OF MELISSA OF ANY AND ALL COSTS ASSOCIATED WITH THE CITY OF MELISSA OBTAINING THE CCN TO SERVICE THE ABOVE-DESCRIBED PROPERTY WITH WATER AND/OR SEWER.

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FINAL RE-PLAT
LOTS 1-6, BLOCK A, BIZPARK MELISSA
BEING A RE-PLAT OF LOT 3, BLOCK A OF
U.S. OIL MELISSA ADDITION
LOTS 2R & 3, BLOCK A
11.645 ACRES
HIRAM BRINLEE SURVEY, ABSTRACT NO. 30
LINDSEY LEWIS SURVEY, ABSTRACT NO. 526
COLLIN COUNTY, TEXAS

ENGINEER
KIMLEY-HORN AND ASSOC. INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
JOHN TEDESCO, PE
TEL. NO. 856-364-7058
john.tedesco@kimley-horn.com

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 WEST INTERSTATE 20 FRONTAGE ROAD
SUITE 140
WEATHERFORD, TEXAS 76086
SHAUN MARVIN PIEPKORN, RPLS
TEL. NO. 817-335-6511
shaun.piepkorn@kimley-horn.com

OWNER
TYNAS TEXAS, LP
1 FOX HOLLOW LANE
MELISSA, TEXAS 75454
DOUG ZADOW

Kimley»Horn
110 West Interstate 20 Frontage Road
Suite 140, Weatherford, Texas 76086
Tel. No. (817) 335-6511
www.kimley-horn.com
FIRM # 10115800

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	BSG	SMP	06/25/2026	060007100	1 OF 2

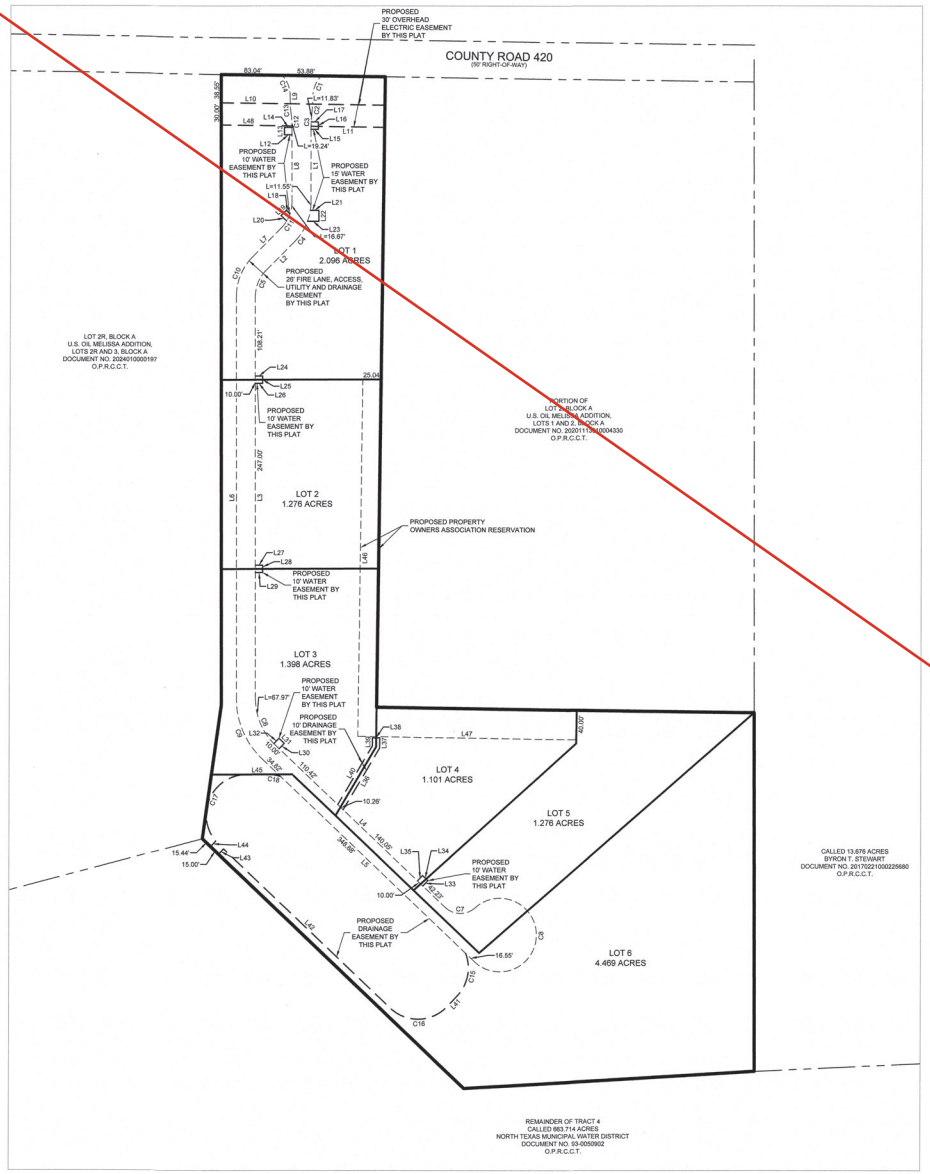
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UNOFFICIAL COPY

NORTH

GRAPHIC SCALE IN FEET
80 0 40 80 160
1" = 80' @ 24X36

EASEMENT DETAIL



LINE TYPE LEGEND

BOUNDARY LINE	
ADJACENT PROPERTY LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
DENIAL OF ACCESS LINE	

VICINITY MAP

N.T.S.



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°08'50"E	98.05'	L21	N89°51'10"E	11.66'	L41	S43°27'39"W	20.00'
L2	S44°55'08"W	55.08'	L22	S00°08'50"E	15.00'	L42	N46°32'21"W	313.99'
L3	S00°08'50"E	546.17'	L23	S89°51'10"W	15.55'	L43	S43°27'39"W	10.10'
L4	S46°32'21"E	320.48'	L24	N89°51'10"E	10.00'	L44	N43°27'39"E	10.43'
L5	N46°32'21"W	400.26'	L25	S00°08'50"E	10.00'	L45	N89°51'10"E	29.00'
L6	N00°08'50"W	546.17'	L26	S89°51'10"W	10.00'	L46	S00°39'49"W	484.78'
L7	N44°55'08"E	55.08'	L27	N89°51'10"E	10.00'	L47	S89°11'21"E	297.73'
L8	N00°08'50"W	98.05'	L28	S00°13'15"E	10.00'	L48	S89°08'14"E	96.45'
L9	N00°08'50"W	1.86'	L29	S89°51'10"W	10.00'			
L10	S89°08'14"E	223.50'	L30	N43°27'39"E	10.00'			
L11	S89°08'14"E	100.50'	L31	N46°32'21"W	10.00'			
L12	S89°51'10"W	10.25'	L32	S43°27'39"W	9.96'			
L13	N00°08'50"W	10.00'	L33	N43°27'39"E	10.00'			
L14	N89°51'10"E	10.23'	L34	N46°32'21"W	10.00'			
L15	N89°51'10"E	10.00'	L35	S43°27'39"W	10.00'			
L16	N00°08'50"W	10.00'	L36	N30°30'01"E	97.62'			
L17	S89°51'10"W	9.72'	L37	N00°19'29"E	13.72'			
L18	N45°08'50"W	7.15'	L38	N89°40'31"W	10.00'			
L19	S44°51'10"W	10.00'	L39	S00°19'29"W	11.02'			
L20	S45°08'50"E	10.75'	L40	S30°30'01"W	92.62'			

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	40.00'	45°23'04"	S22°32'42"W	30.86'	31.68'
C2	200.00'	6°24'33"	S03°03'27"W	22.36'	22.37'
C3	200.00'	6°24'33"	S03°03'27"W	22.36'	22.37'
C4	76.00'	45°03'58"	S22°23'09"W	58.25'	59.78'
C5	50.00'	45°03'58"	S22°23'09"W	38.32'	39.33'
C6	87.00'	46°23'31"	S23°20'35"E	68.53'	70.44'
C7	30.00'	85°41'56"	S89°23'19"E	40.80'	44.87'
C8	50.00'	265°41'56"	S00°36'41"W	73.31'	231.87'
C9	113.00'	46°23'31"	N23°20'35"W	89.02'	91.50'
C10	76.00'	45°03'58"	N22°23'09"E	58.25'	59.78'
C11	50.00'	45°03'58"	N22°23'09"E	38.32'	39.33'
C12	200.00'	6°24'33"	N03°21'07"W	22.36'	22.37'
C13	200.00'	6°24'33"	N03°21'07"W	22.36'	22.37'
C14	40.00'	43°28'06"	N21°52'53"W	29.62'	30.35'
C15	55.00'	64°45'56"	S11°04'41"W	58.91'	62.17'
C16	55.00'	90°00'00"	S88°27'39"W	77.78'	86.39'
C17	55.00'	130°07'27"	N24°47'26"E	99.74'	124.91'
C18	55.00'	18°22'25"	S80°57'38"E	17.56'	17.64'

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 09/04/2026 09:02 AM
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COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Jennifer Wheeler DEPUTY

FINAL RE-PLAT
LOTS 1-6, BLOCK A,
BIZPARK MELISSA
BEING A RE-PLAT OF LOT 3, BLOCK A OF
U.S. OIL MELISSA ADDITION
LOTS 2R & 3, BLOCK A
11.645 ACRES
HIRAM BRINLEE SURVEY, ABSTRACT NO. 30
LINDSEY LEWIS SURVEY, ABSTRACT NO. 526
COLLIN COUNTY, TEXAS

ENGINEER
KIMLEY-HORN AND ASSOC. INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
JOHN TEDESCO, PE
TEL. NO. 856-364-7058
john.tedesco@kimley-horn.com

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1 FOX HOLLOW LANE
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DOUG ZADOW

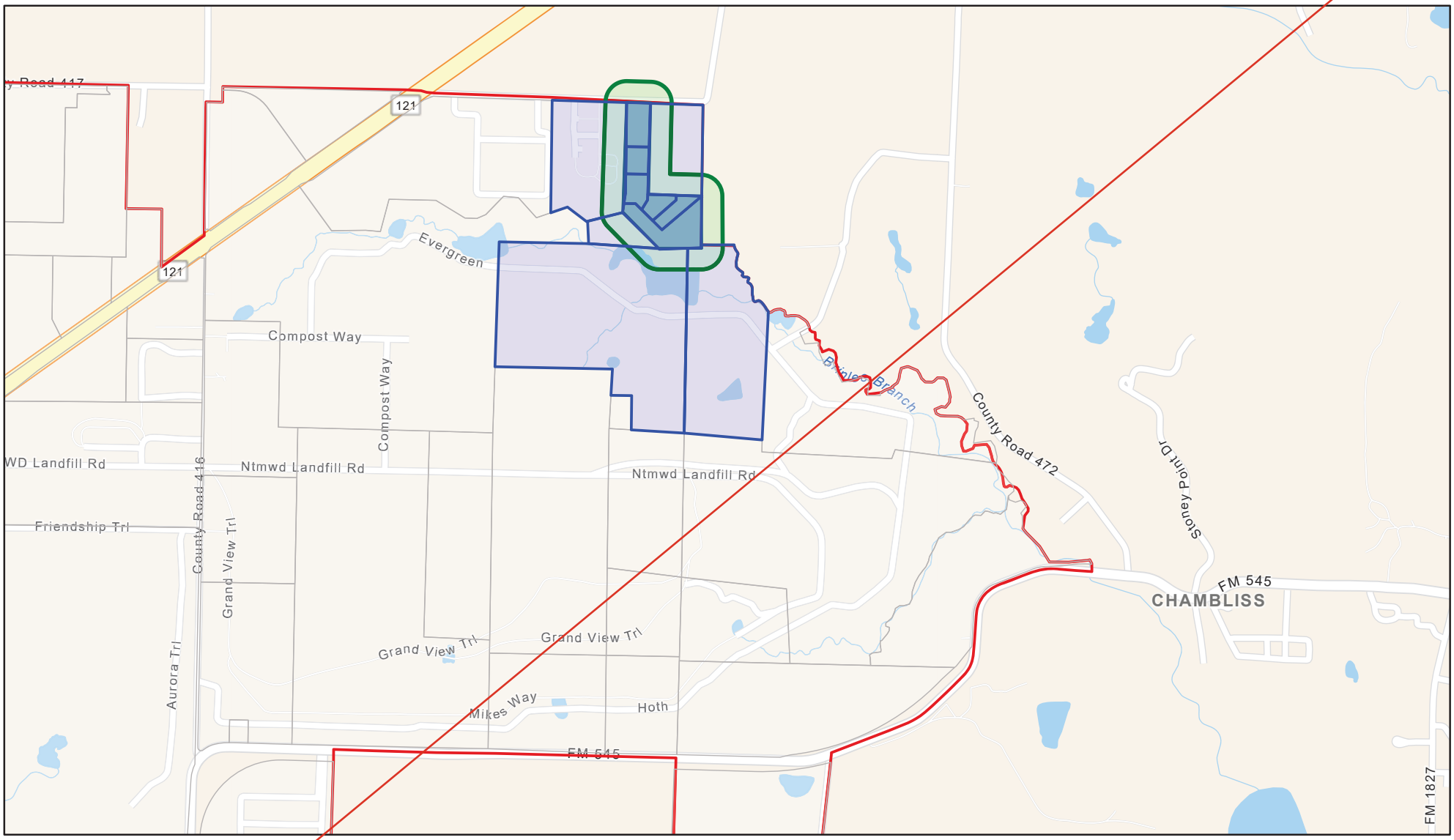
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FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	BSG	SMP	06/25/2026	060017100	2 OF 2

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DWG NAME: \\KIMLEY-HORN\CPL_FTWT\PU_SURVEY\060017100\MELISSA BATCH PLANT\DWG\060017100 MELISSA BATCH PLANT_RPREV1.DWG PLOTTED BY: PIEPKORN, SHAUN 7/30/2026 8:48 AM LAST SAVED: 6/25/2026 8:30 PM

City of Melissa Notification Map



10/23/2026, 8:00:47 AM

Parcels Melissa City Limits

City Limits

1:18,056

0 0.13 0.25 0.5 mi

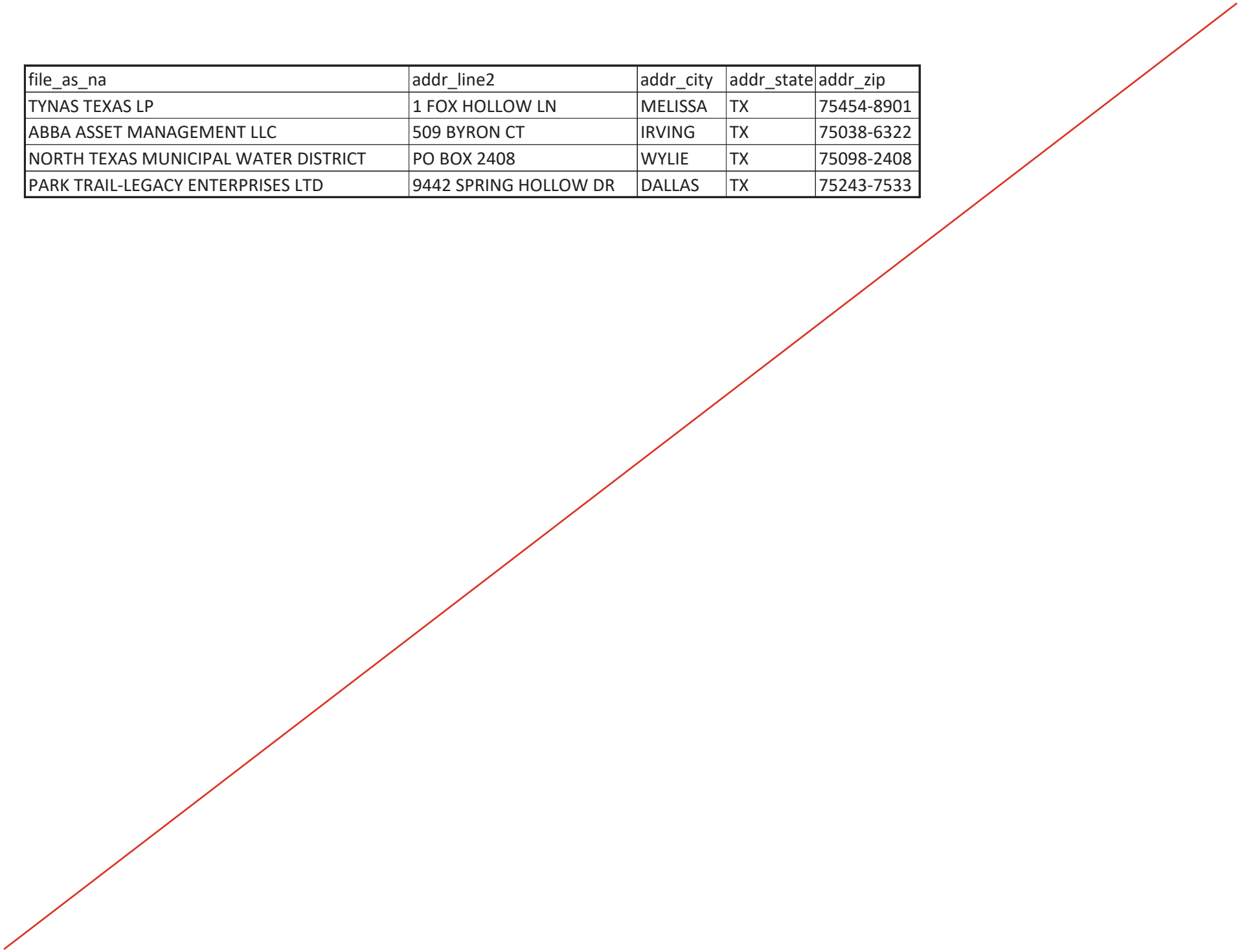
0 0.2 0.4 0.8 km

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

City of Melissa

Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCT9-1-1 GIS Team, 911GISTeam@nct911.org | 911GISTeam@nct911.org | Vantor |

file_as_na	addr_line2	addr_city	addr_state	addr_zip
TYNAS TEXAS LP	1 FOX HOLLOW LN	MELISSA	TX	75454-8901
ABBA ASSET MANAGEMENT LLC	509 BYRON CT	IRVING	TX	75038-6322
NORTH TEXAS MUNICIPAL WATER DISTRICT	PO BOX 2408	WYLIE	TX	75098-2408
PARK TRAIL-LEGACY ENTERPRISES LTD	9442 SPRING HOLLOW DR	DALLAS	TX	75243-7533



City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date November 5, 2026

Subject 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 at 122 W Melissa Road, City of Melissa, Collin County, Texas. (TL)

Submitted by Tyra LaVerne, Director of Development Services

Action Requested

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.

Summary of Subject

The applicant, QuikTrip Corporation, is requesting approval of Planned Development (PD) zoning to allow a Bubble Bath Car Wash on the vacant lot immediately west of the recently approved and currently under-construction QuikTrip convenience store and fuel station.

Bubble Bath Car Wash is a car wash brand operated as part of the QuikTrip family of businesses and is intended to function as a complementary use to the adjacent convenience store and fuel station.

As part of the original zoning and site plan approvals for the QuikTrip development, the subject tract was identified for future development of commercial/retail uses.

QuikTrip has since identified the site as the preferred location for a Bubble Bath Car Wash to serve customers in conjunction with the adjacent convenience store and fuel station.

The property is located within the City's Commercial Corridor Overlay (CC/O) District.

Car washes are not currently permitted within the Commercial Corridor Overlay District. As a result, a Planned Development district is required to allow the proposed car wash use at this location.

The proposed PD is limited in scope and is intended solely to permit a car wash use on the subject property.

The applicant is not requesting any modifications or deviations from the City's base Code related to the CC/O or the General Commercial District.

The proposed PD would only address the permitted land use and would leave all existing development and design requirements in place.

Staff Recommendation

Approval or disapproval is a policymaker decision.

Supporting Documents

1. Location of Subject Tract_Bubblebath.docx
2. Zoning Packet_Melissa_1.344 Acres.pdf

Location of Subject Tract



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: QuikTrip South, LLC Date: 08/12/2026

Address: 8700 Freeport Pkwy, Suite 115, Irving, TX 75063

Phone: 945-455-6411 Fax: _____

Contact: Tariq Samuels E-mail: tsam@quiktrip.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: QuikTrip Bubble Bath Car Wash #61522 123 W. Melissa Rd. Melissa, TX 75454 Acres: 1.33

Existing Zoning: 2025-04 & PD-04-09 (Ref. Zoning Ordinance)

Proposed Zoning: 2025-04 & PD-04-09 Amendment (Ref. Zoning Ordinance)

[x] 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: Tariq Samuels **Title:** Real Estate Project Manager

Signature: Tariq Samuels

Revised 11/07/2024 MD

ZONING DESCRIPTION

BEING a 1.344 acre (58,564 square foot) tract of land situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas, and being a portion of Lot 3, Block A of Christopher Todd Communities at Stoneridge Lots 1, 2 and 3, Block A, an addition to the City of Melissa, Collin County, Texas recorded in Document No. 2026010000048 of the Official Records of Collin County, Texas, said 1.344 acre (58,564 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set for the southwest corner of said Lot 3 and the most southerly southeast corner of Lot 2, Block A of Christopher Todd Communities at Stoneridge Lots 1, 2 and 3, Block A, an addition to the City of Melissa, Collin County, Texas recorded in Document No. 2025010000001 of said Official Public Records of Collin County, Texas, said 5/8-inch iron rod with cap stamped "KHA" also being in the north right-of-way line of Melissa Road (variable width right-of-way);

THENCE North 00 degrees 02 minutes 22 seconds East, with the west line of said Lot 3 and an east line of said Lot 2, a distance of 291.37 feet to a mag nail with washer stamped "KHA" set for the northwest corner of said Lot 3 and a reentrant corner of said Lot 2;

THENCE North 90 degrees 00 minutes 00 seconds East, with the north line of said Lot 3 and a south line of said Lot 2, a distance of 184.47 feet to a point for corner from which a 1/2-inch iron rod found for an angle point in the north line of said Lot 3, the most easterly southeast corner of said Lot 2 and the southwest corner of Lot 1R, Block 1 of Tilson Homes Addition, an addition to the City of Melissa, Collin County, Texas recorded in Document No. 20210420010001370 of said Official Public Records of Collin County, Texas bears South 90 degrees 00 minutes 00 seconds, a distance of 74.57 feet;

THENCE North 00 degrees 05 minutes 58 seconds East, a distance of 59.88 feet to a point for corner;

THENCE South 89 degrees 54 minutes 02 seconds East, a distance of 20.86 feet to a point for corner;

THENCE South 00 degrees 05 minutes 58 seconds West, a distance of 231.74 feet to a point for corner in the south line of said Lot 3 and the north right-of-way line of said Melissa Road;

THENCE North 89 degrees 55 minutes 10 seconds West, with the south line of said Lot 3 and the north right-of-way line of said Melissa Road, a distance of 205.03 feet to the **POINT OF BEGINNING** and containing 58,564 square feet or 1.344 acres of land.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00015271.

An survey plat of even survey date herewith accompanies this metes and bounds description.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT
PORTION OF LOT 3, BLOCK A,
CHRISTOPHER TODD COMMUNITIES AT STONERIDGE
LOTS 1, 2 AND 3, BLOCK A
JOHN EMBERSON SURVEY
ABSTRACT NO. 294
CITY OF MELISSA
COLLIN COUNTY, TEXAS

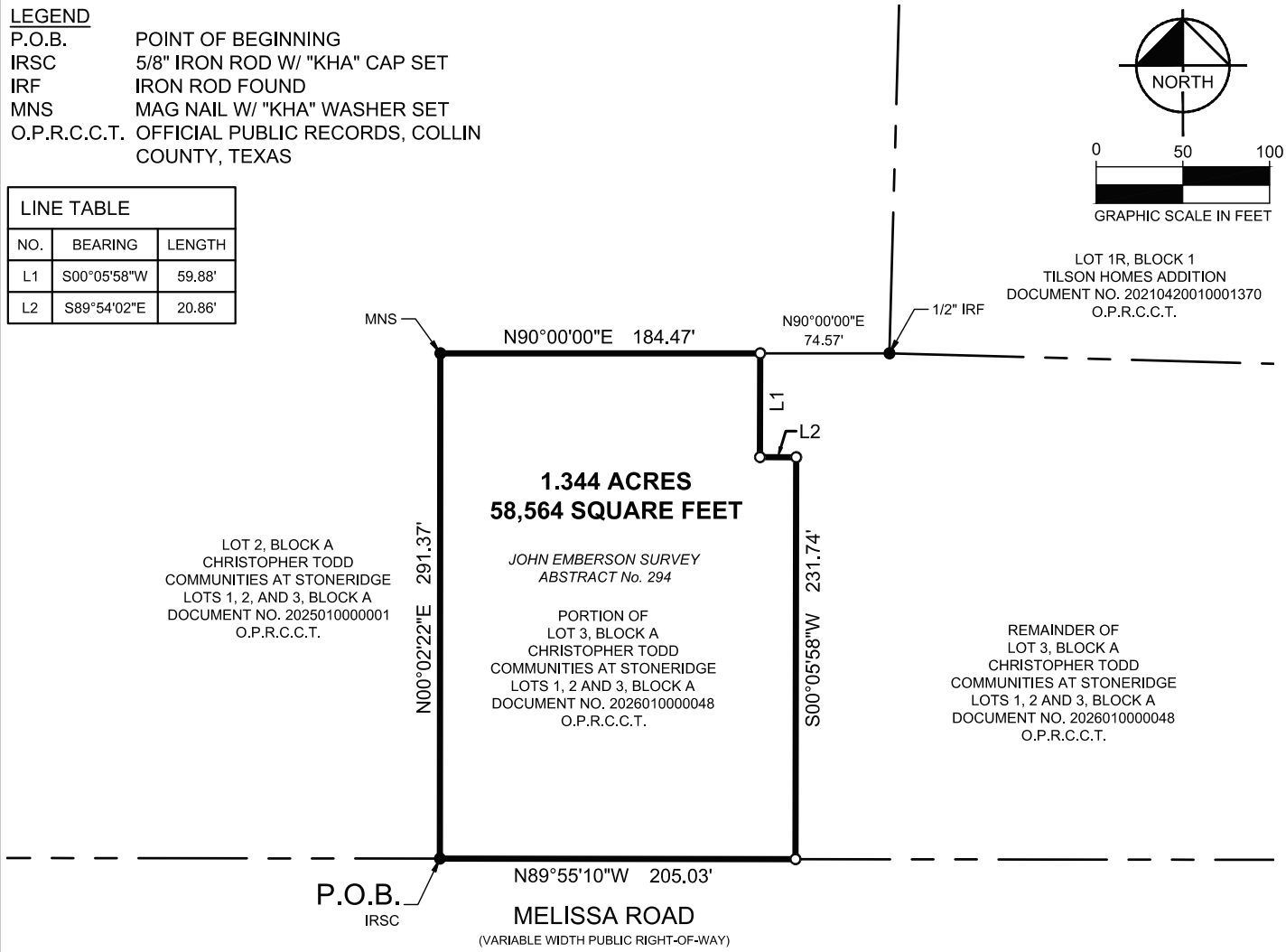
Kimley»Horn
110 W. Interstate 20 Frontage Road, Suite 140, Weatherford, Texas 76086 FIRM # 10115500
Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	SMP	08/18/2026	069304979	1 OF 2

LEGEND

P.O.B.	POINT OF BEGINNING
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRF	IRON ROD FOUND
MNS	MAG NAIL W/ "KHA" WASHER SET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°05'58"W	59.88'
L2	S89°54'02"E	20.86'



NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with applied combined scale factor of 1.00015271.

A metes and bounds description of even survey date herewith accompanies this survey plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT
PORTION OF LOT 3, BLOCK A,
CHRISTOPHER TODD COMMUNITIES AT STONERIDGE
LOTS 1, 2 AND 3, BLOCK A
JOHN EMBERSON SURVEY
ABSTRACT NO. 294
CITY OF MELISSA
COLLIN COUNTY, TEXAS

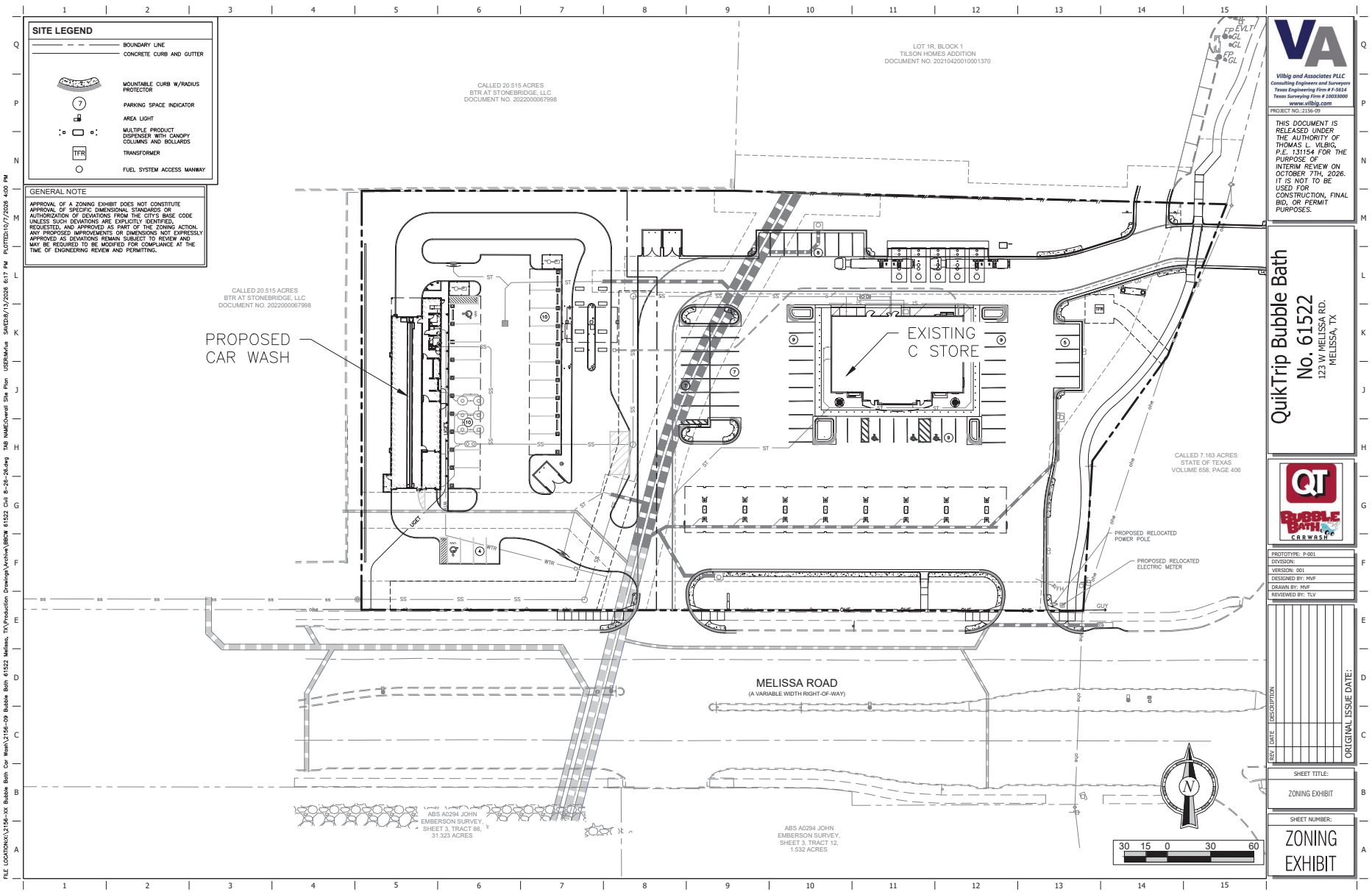
SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6432
110 W. INTERSTATE 20
FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
PH. 682-235-9512
shaun.piepkorn@kimley-horn.com

STATE OF TEXAS
REGISTERED
SHAUN MARVIN PIEPKORN
6432
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
110 W. Interstate 20 Frontage Road, Suite 140, Weatherford, Texas 76086
FIRM # 10115500
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	08/18/2026	069304979	2 OF 2

GARVEY, BRIAN 8/18/2026 3:15 PM \\KIMLEY-HORN.COM\CN_WEA\FTW_SURVEY\069304979-QT 1936-MELISSA\DWG\069304979 - ZONING EXHIBIT.DWG



Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.: 2156-09

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON OCTOBER 7TH, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

QuikTrip Bubble Bath No. 61522

123 W MELISSA RD.
MELISSA, TX

PROTOTYPE:	P-001
DIVISION:	
VERSION:	001
DESIGNED BY:	MVF
DRAWN BY:	MVF
REVIEWED BY:	TLV

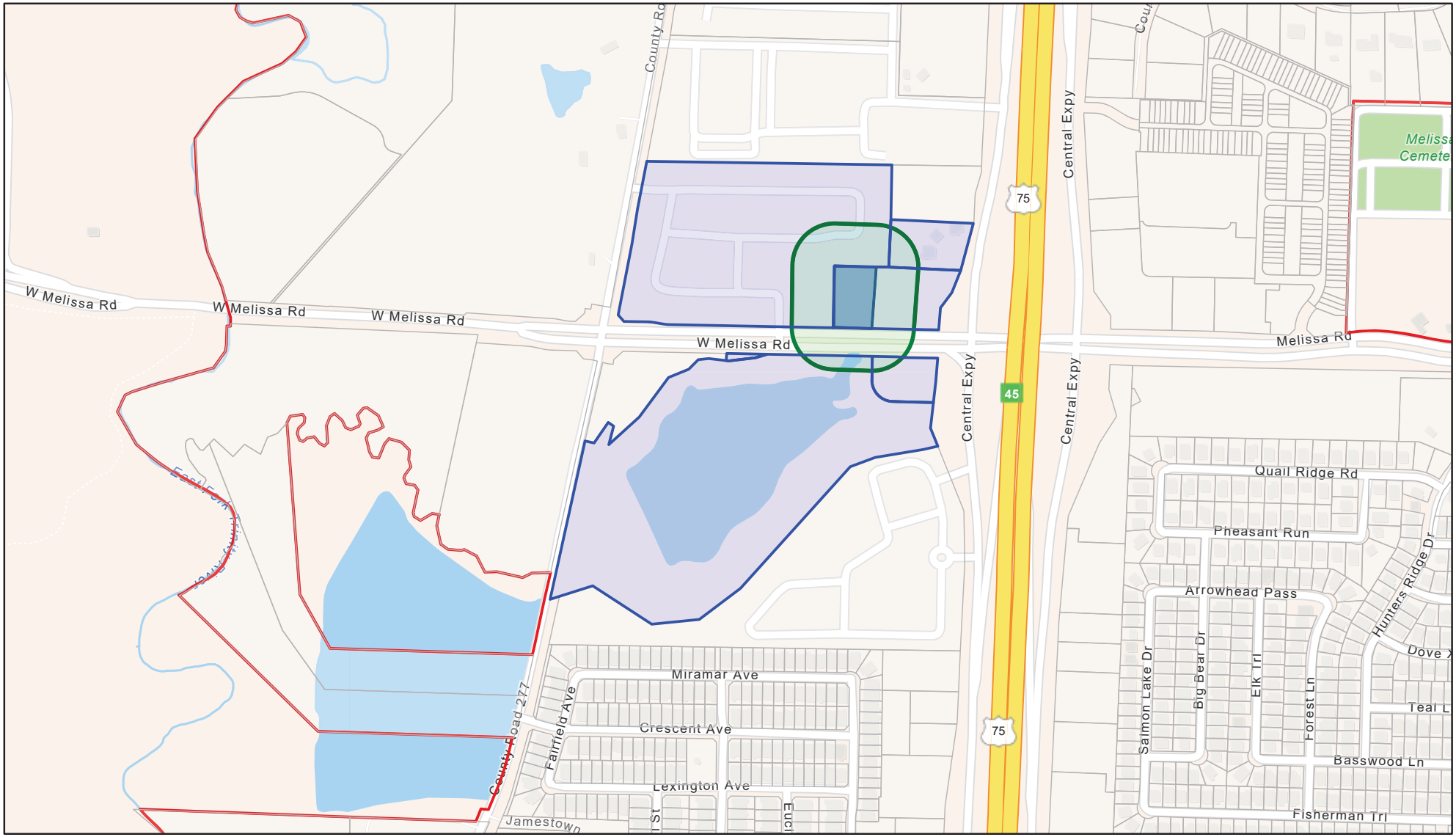
REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
ZONING EXHIBIT

SHEET NUMBER:
ZONING EXHIBIT

FILE LOCATION:X:\2156-XX Bubble Bath Car Wash\2156-09 Bubble Bath 61522 Melissa, TX\Production Drawings\Archive\BBCW 61522 Civil 8-26-26.dwg TAB NAME:Overall Site Plan USERNAME:kfua SAVED:8/13/2026 6:17 PM PLOTTED:10/7/2026 4:00 PM

City of Melissa Notification Map



9/30/2026, 12:15:39 PM

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

Esri Community Maps Contributors, City of McKinney, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCT9-1-1 GIS Team, 911GISTeam@nct911.org |

PROP_ID	file_as_na	addr_line2	addr_city	addr_state	addr_zip
2938063	QT SOUTH LLC	8700 FREEPORT PKWY STE 115	IRVING	TX	75063-2697
2938062	BTR AT STONERIDGE LLC	5301 SOUTHWEST PKWY BLDG 1-400	AUSTIN	TX	78735-8986
2858224	TC/F MELISSA LP	1600 N COLLINS BLVD STE 3000	RICHARDSON	TX	75080-3580
2834782	TILSON HOME CORP	4700 W SAM HOU PKWY N STE 125	HOUSTON	TX	77041-8254
2528836	MELISSA JOINT VENTURE	4242 LOMO ALTO DR APT E23	DALLAS	TX	75219-1586

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date November 5, 2026

Subject 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 Transition Mixed Use Area (“SF-3/ DOD/TMU”) to Planned Development/General Commercial District/Downtown Overly District/Transition Mixed Use ("PD/C-2/DOD/TMU"), consisting of 2.684± acres of land in the aggregate, situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at 2503, 2513, 2533 McKinney Street, City of Melissa, Collin County, Texas. (TL)

Submitted by Tyra LaVerne, Director of Development Services

Action Requested

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 Transition Mixed Use Area (“SF-3/DOD/TMU”) to Planned Development/General Commercial District/ Downtown Overly District/Transition Mixed Use ("PD/C-2/ DOD/TMU"), consisting of 2.684± acres of land in the aggregate.

Summary of Subject

The applicant is requesting approval of a Planned Development district with a base zoning of General Commercial (C-2) for approximately 2.68 acres located within the Downtown Overlay District's Transition Mixed-Use Area. The purpose of the request is to allow the development of two retail/commercial buildings intended to accommodate general commercial and restaurant uses.

The applicant proposes to consolidate and redevelop five existing tracts currently zoned SF-3. Development would generally comply with the City’s base standards of the C-2 zoning district and the Downtown Overlay Transition Mixed-Use Area, except for the deviations specifically outlined within the proposed Development Standards.

The Planned Development includes several customized development standards, including:

1. Parking areas shall be constructed generally as shown on the zoning exhibit.
2. Maximum impervious coverage shall be 82 percent. City Code allows for 80% coverage.
3. A screening wall along the northern property boundary shall not be required. Parking lot

screening along street frontages shall be provided in accordance with the submitted landscape plan.

4. Building A may have a maximum length of 217 feet and Building B may have a maximum length of 142 feet. One-hour fire-rated demising walls between tenant spaces shall be required.
5. Maximum building height for both buildings shall be 29 feet. City Code allows for a maximum height of 25 feet.
6. Building entrances shall be recessed between 0 and 1 foot from the building line in accordance with the approved building elevations.
7. Driveway access shall be generally located as shown on the zoning exhibit.
8. Dead-end parking spaces shall be permitted as shown on the submitted site layout.

Comprehensive Plan Comments

The subject property is located within the Downtown Overlay District and specifically within the Transition Mixed-Use Area. The Transition Mixed-Use Area is intended to provide a gradual transition between more intense commercial activity and adjacent residential areas while encouraging redevelopment and investment along key corridors.

Staff Recommendation

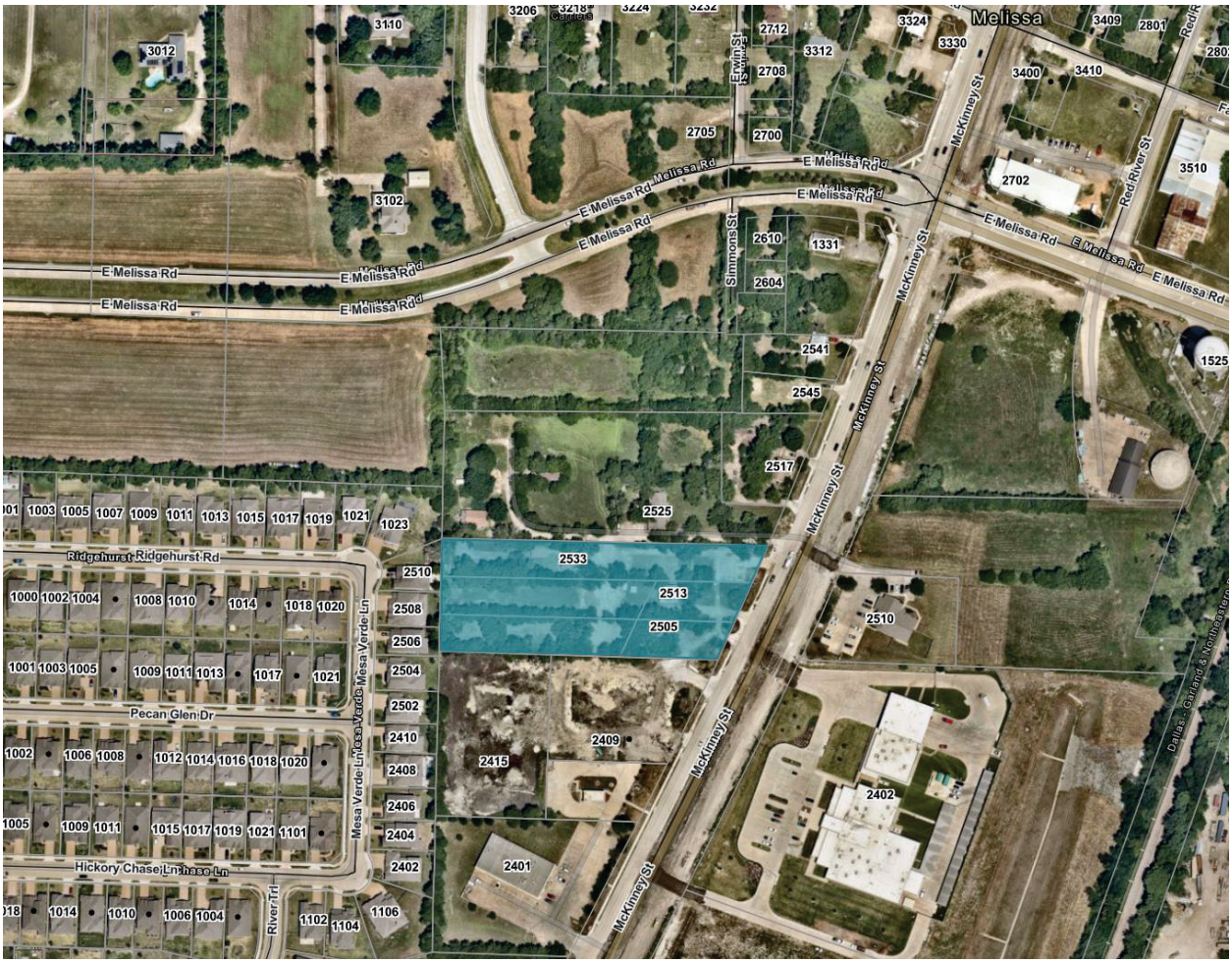
Approval or disapproval of land use is a policymaker decision.

Supporting Documents

1. Location of Subject Tract - 2503,2513,2533 McKinney Street.docx
2. Zoning Packet 2503,2513,2533 McKinney Street_2.684 acres.pdf

Location of Subject Tract

2505, 2513, 2533 McKinney Street



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Winkelmann and Assocaites, Inc. Date: 2026-06-

Address: 6750 Hillcrest Plaza Dr, #215, Dallas Tx 75230

Phone: 972-490-7090 Fax: 972-490-7099

Contact: Stephen Hubach E-mail: shubach@winkelmann.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: 121 E Melissa Land Developemt LLC Acres: 18.537

Existing Zoning: PD 20-14 (Ref. Zoning Ordinance) Proposed Zoning: PD 26-xx (Ref. Zoning Ordinance)

[X] 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: Murali Kodemala **Title:** Owner

Signature: K. M. Murali

Revised 11/07/2024 MD

LEGAL DESCRIPTION

2.684 Acres
John Fitzhugh Survey, Abstract No. 319
City of Melissa, Collin County, Texas

SITUATED in the City of Melissa, in the John Fitzhugh Survey, Abstract No. 319 of Collin County, Texas and being comprised of the following tracts: 1.) Being the remainder of "Tract 1" and all of "Tract 2" conveyed in a deed to Radhika Billa and Uma Gaddam, recorded in Document No. 20180411000446410, Deed Records, Collin County, Texas (D.R.C.C.T.) and followed with a Correction Instrument recorded in Document No. 2019124000072270, D.R.C.C.T.; 2.) Being all of that certain called 0.88 acre tract described in a deed to Faisal Elshaphie, a married man, recorded in Document No. 2025000094327, D.R.C.C.T. and 3.) Being the remainder of that certain called 0.98 acre tract of land described in a deed to Radhika Billa and Uma Gaddam, recorded in Document No. 20161104001503280, D.R.C.C.T. and the consolidation of the above defined tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "Windrose", found at the intersection of the south line of the above described Billa & Gaddam "Tract 1" with the present monumented west right-of-way line of State Highway 5 (a.k.a McKinney Street ~ a variable width public right-of-way and said point being the southwest corner of that certain tract of land described as "Parcel 10" in a deed to the State of Texas, recorded in Document No. 20190412000390170, D.R.C.C.T. and said point also being the northeast corner of Lot 2, Block A of Coffee Bistro Addition, an addition to the City of Melissa, according to the plat thereof, recorded in Book 2023, Page 373, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: North 89 deg. 21 min. 28 sec. West, departing from State Highway 5, along the common line of said Billa & Gaddam "Tract 1" and said Lot 2, Block A, at a distance of 176.12 feet, passing a 1/2 inch iron rod, topped with a blue plastic cap, stamped "American Surveyors", found for the south west corner of said "Tract 1" and the southeast corner of the above described Billa & Gaddam "Tract 2" and continuing with the common line of said "Tract 2" and said Lot 2, Block A for a total distance of 518.30 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 2, Block A and the southwest corner of said Billa & Gaddam "Tract 2" and said point being on the east line of Block E of Legacy Ranch Phase 3, an addition to the City of Melissa, according to the plat thereof, recorded in Book 2023, Page 321, P.R.C.C.T.;

THENCE: North 00 deg. 16 min. 22 sec. East, along the common line of said Billa & Gaddam "Tract 2" and said Block E of Legacy Ranch Phase 3, at a distance of 68.73 feet passing a 5/8 inch iron rod found for the northwest corner of said "Tract 2" and the southwest corner of the above described 0.88 acre Faisal Elshaphie tract, continuing along the common line of said Elshaphie tract and said Block E, at a distance of 136.65 feet, passing a 1/2 inch iron rod found for the northwest corner of said 0.88 acre Elshaphie tract and the southwest corner of the above described 0.98 acre Radhika Billa & Uma Gaddam tract and continuing along the common line of said 0.98 acre Radhika Billa & Uma Gaddam tract and said Block E for a total distance of 206.75 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701, set for the northwest corner of said 0.98 acre Radhika Billa & Uma Gaddam tract and same being the

southwest corner of that certain called 3.190 acre tract of land described in a deed to Shivji Investments, LLC, recorded in Document No. 20190111000035720, D.R.C.C.T.;

THENCE: South 89 deg. 23 min. 12 sec. East, along the common line of said 0.98 acre Radhika Billa & Uma Gaddam tract and said 3.190 acre Shivji Investments tract, a distance of 610.44 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701, set for corner on the present monumented west right-of-way line of the above described State Highway 5 and same being the northwest corner of that certain tract of land described as "Parcel 14" in a deed to the State of Texas, recorded in Doc. No. 20190412000390180, D.R.C.C.T. and said point being in a non-tangent curve to the right, having a radius of 5,673.08 feet, a central angle of 02 deg. 17 min. 01 sec. and an overall chord that bears South 24 deg. 19 min. 27 sec. West - 226.09 feet;

THENCE: Along the common line of said 0.98 acre Radhika Billa & Uma Gaddam tract, said "Parcel 14" and said State Highway 5 and with said curve to the right, at an arc distance of 74.83 feet, passing a 5/8 inch iron rod, topped with a pink plastic cap, stamped "TxDOT Survey Marker Right-of-way Monument" (hereinafter referred to as "TxDOT pink cap", found for the southwest corner of said "Parcel 14", on the south line of said 0.98 acre Radhika Billa & Uma Gaddam tract and the northeast corner of the above described 0.88 acre Faisal Elshaphie tract and the northwest corner of that certain tract of land described as "Parcel 13" in a deed to State of Texas, recorded in Document No. 20190916001137920, D.R.C.C.T., continuing along the common line of said Elshaphie tract, said "Parcel 13" and State Highway 5 and with said curve to the right, at an arc distance of 149.37 feet, passing a 5/8 inch iron rod with TxDOT pink cap, found for the southeast corner of said Elshaphie tract, the southwest corner of said "Parcel 13", the northwest corner of the above described "Parcel 10" and being on the north line of the above described Billa & Gaddam "Tract 1" and continuing along the common line of said State Highway 5 and said "Parcel 10" and with said curve to the right for a total arc distance of 226.11 feet to the **POINT OF BEGINNING and containing 116,930 square feet or 2.684 acres of land.**

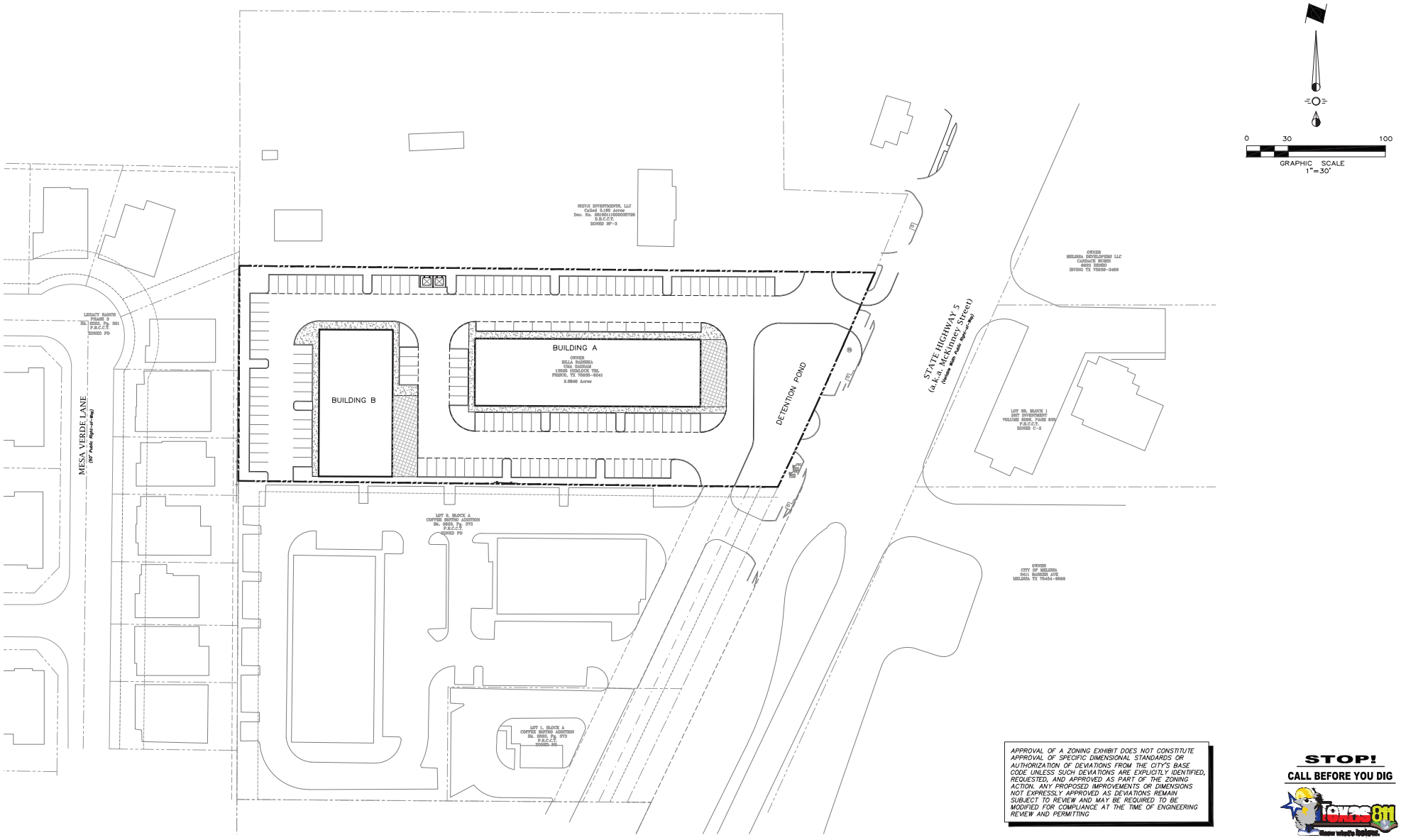
Note:

The bearings shown hereon are geodetic and derived from GPS observations and measurements utilizing the StarNET RTK Network and referenced to City of McKinney Monument No. 41, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

Prepared Under My Hand & Seal,
This 15th Day of September, 2026.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



APPROVAL OF A ZONING EXHIBIT DOES NOT CONSTITUTE APPROVAL OF SPECIFIC DIMENSIONAL STANDARDS OR AUTHORIZATION OF DEVIATIONS FROM THE CITY'S BASE CODE UNLESS SUCH DEVIATIONS ARE EXPLICITLY IDENTIFIED, REQUESTED, AND APPROVED AS PART OF THE ZONING ACTION. ANY PROPOSED IMPROVEMENTS OR DIMENSIONS NOT EXPRESSLY APPROVED AS DEVIATIONS REMAIN SUBJECT TO REVIEW AND MAY BE REQUIRED TO BE MODIFIED FOR COMPLIANCE AT THE TIME OF ENGINEERING REVIEW AND PERMITTING

STOP!
CALL BEFORE YOU DIG
Texas 811
(@ least 72 hours prior to digging)

Issue Date	Description
1 09/16/2026	
2 10/02/2026	
3	
4	
5	
6	

CROSS
ENGINEERING CONSULTANTS
1720 W. Virginia Street ◆ McKinney, Texas 75069
972.562.4409 ◆ Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 10/02/26. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EXHIBIT C
ZONING EXHIBIT

MELISSA TOWN CENTER PLAZA

MELISSA TOWN CENTER PLAZA LLC

CITY OF MELISSA, TEXAS

Sheet No.
EX C

Project No.
26058

Site Exhibit.dwg

MELISSA TOWN CENTER PLAZA

Exhibit B
Development Standards

The design, development and use of the Property shall comply with Melissa's Zoning Ordinance, the Zoning Exhibit, attached hereto as Exhibit C, the Building Elevations, attached hereto as Exhibit D, the Landscape Plan, attached hereto as Exhibit E, and the following development standards:

1. Front Yard Parking: Parking areas shall be as shown in Exhibit C, Zoning Exhibit.
2. Impervious Cover: Maximum impervious coverage shall be 82 percent.
3. Screening Requirement: Screening wall along the northern boundary of the Property shall not be required. Parking lot screening along the street frontage shall be as shown in Exhibit E, Landscape Plan.
4. Building Length: Maximum length/width of Building A shall be 217 feet. Maximum length/width of Building B shall be 142 feet. Installation of 1-hour, fire rated demising wall between tenant spaces shall be required.
5. Building Height: Maximum building height for Building A and B shall be 29'.
6. Building Entrances: Building entrances shall comply with Exhibit D, Building Elevations. The entrances are recessed, varying from 0'-0" to 1'-0" from the building line.
7. Driveway Locations: Site driveway to be generally as located and shown in Exhibit C, Zoning Exhibit.
8. Parking Layout: Dead-end parking to be allowed as shown on Exhibit C, Zoning Exhibit.

MATERIAL CALCULATIONS TABLE FOR NORTH		
TOTAL WALL SURFACE AREA	**5373 SF**	100.00 %
STOREFRONT GLAZING	0 SF	0.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**5373 SF**	**100%**
PRIMARY MATERIALS	**5300 SF**	**99.00 %**
NATURAL STONE CLADDING	1802 SF	33.00 %
BRICK	3498 SF	66.00 %
SECONDARY MATERIALS	**73 SF**	**1.00 %**
METAL SIDING	0 SF	0.00 %
METAL	73 SF	1.00 %

MATERIAL CALCULATIONS TABLE FOR SOUTH		
TOTAL WALL SURFACE AREA	**5996 SF**	100.00 %
STOREFRONT GLAZING	2310 SF	39.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**3686 SF**	**100%**
PRIMARY MATERIALS	**2950 SF**	**80.00 %**
NATURAL STONE CLADDING	997 SF	26.00 %
BRICK	1953 SF	54.00 %
SECONDARY MATERIALS	**736 SF**	**20.00 %**
METAL SIDING	550 SF	15.00 %
METAL	186 SF	5.00 %

MATERIAL CALCULATIONS TABLE FOR EAST		
TOTAL WALL SURFACE AREA	**1751 SF**	100.00 %
STOREFRONT GLAZING	257 SF	15.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**1494 SF**	**100%**
PRIMARY MATERIALS	**1339 SF**	**90.00 %**
NATURAL STONE CLADDING	344 SF	23.00 %
BRICK	995 SF	67.00 %
SECONDARY MATERIALS	**155 SF**	**10.00 %**
METAL SIDING	110 SF	7.00 %
METAL	45 SF	3.00 %

MATERIAL CALCULATIONS TABLE FOR WEST		
TOTAL WALL SURFACE AREA	**1750 SF**	100.00 %
STOREFRONT GLAZING	254 SF	15.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**1496 SF**	**100%**
PRIMARY MATERIALS	**1342 SF**	**90.00 %**
NATURAL STONE CLADDING	346 SF	23.00 %
BRICK	996SF	67.00 %
SECONDARY MATERIALS	**154 SF**	**10.00 %**
METAL SIDING	109 SF	7.00 %
METAL	45 SF	3.00 %

1D MATERIAL CALCULATION
SCALE: N.T.S.

GENERAL NOTES

CONTROL JOINTS (CJ) AND EXPANSION JOINTS TO BE PLACED AT.
1. AS REQUESTED TO ALIGN WITH JOINTS IN SUBSTRATES.
2. AS REQUIRED TO DIVIDE PLASTER INTO AREAS (PANELS) OR FOLLOWING MAX.
   A. VERTIACAL SURFACE: 144 SQ.FT.
   B. HORIZONTAL SURFACE: 100 SQ.FT.
3. AT DISTANCES BETWEEN CJ OF NOT GREATER THAN 12FT ON CENTERS.
4. WHERE CJ OCCUR IN SURFACES OF OTHER CONSTRUCTION DIRECTLY BEHIND PLASTER.
5. WHERE PLASTER AREAS CHANGE DIMENSIONS. TO DELINEATE RECTANGULAR - SHAPED AREAS (PANELS) AND TO RELIEVE STRESS THAT OCCURS AT CORNER FORMED BY DIMENSION CHANGE.

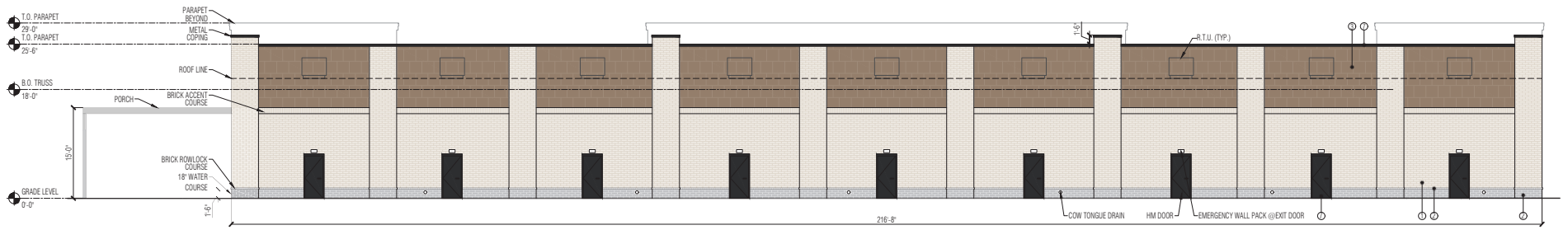
FACADE PLAN NOTES:

1. THIS FACADE PLAN SHALL BE REVISED AND APPROVED BY THE PLANNING DIVISION SHOULD MODIFICATIONS BE REQUIRED BASED ON BUILDING PLAN REVIEW. APPROVAL OF THE FACADE PLAN IS NOT AN APPROVAL OF BUILDING PERMIT PLANS.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. THE MASONRY MATERIAL ON THE BUILDING SHALL BE EXTENDED TO THE FINISHED GRADE SO THAT THERE ARE NO EXPOSED CONCRETE SLABS.
6. AN ONSITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
7. AN APPROVED FACADE PLAN SHALL BE POSTED ONSITE AT ALL TIMES

3D NOTES
SCALE: N.T.S.



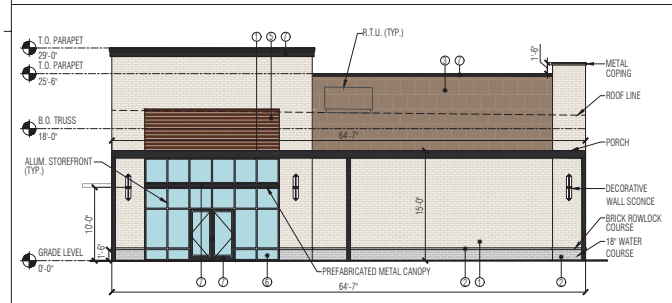
5D MATERIAL LEGEND
SCALE 1/8" = 1'-0"



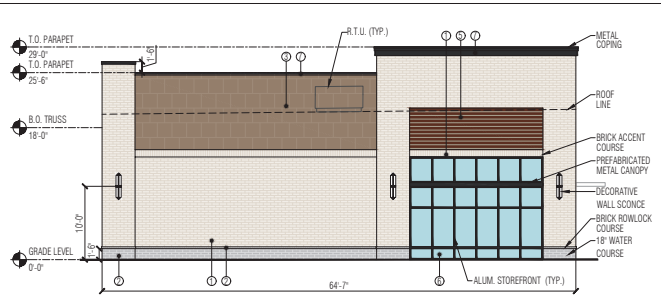
1C NORTH ELEVATION
SCALE 1/8" = 1'-0"



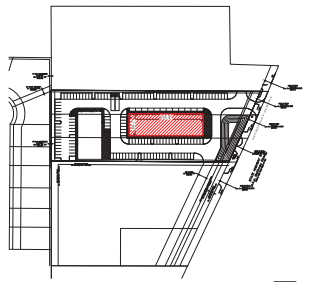
1B SOUTH- FRONT ELEVATION
SCALE 1/8" = 1'-0"



1A EAST ELEVATION
SCALE 1/8" = 1'-0"



3A WEST ELEVATION
SCALE 1/8" = 1'-0"



5A KEY PLAN
SCALE: N.T.S.

No.	REVISIONS	DATE

DESIGN GROUP LLC
2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765
E-Mail:nkumar@designgroupmemphis.com

DATE 09.16.2026
SCALE: AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

BUILDING 1,
MELISSA TOWN CENTER PLAZA -
2513 MCKINNEY STREET,
CITY OF MELISSA
TEXAS

FACADE PLAN

SHEET NUMBER
01

APPLICANT
CROSS ENGINEERING CONSULTANTS, INC.
1720 W. VIRGINIA , ST.
MCKINNEY, TEXAS 75069
CONTACT: JONATHAN HAKE, P.E.
PHONE: (972) 562-4409
FAX: (972) 562-4471

ARCHITECT
DESIGN GROUP LLC
2494 BUNNELS FORK ROAD,
FRISCO, TX 75036
CONTACT: NEERAJ KUMAR
EMAIL:
nkumar@designgroupmemphis.com
PHONE: (901) 603-8765

OWNER
REKONNECTION LLC
8765 STOCKARD DR., SUITE 501
FRISCO, TEXAS 75034
CONTACT: PRAVEEN BILLA
EMAIL:
pk@urbancountryrealty.com
PHONE: (972) 965-7751

FACADE PLAN
BUILDING 1
MELISSA TOWN CENTER PLAZA-
2513 MCKINNEY STREET
CITY OF MELISSA, TEXAS
2.684 ACRES
PREPARATION DATE: SEPTEMBER 16, 2026

MATERIAL CALCULATIONS TABLE FOR NORTH		
TOTAL WALL SURFACE AREA	**1895 SF**	100.00 %
STOREFRONT GLAZING	305 SF	16.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**1590 SF**	**100%**
PRIMARY MATERIALS	**1386 SF**	**87.00 %**
NATURAL STONE CLADDING	356 SF	21.00 %
BRICK	1030 SF	66.00 %
SECONDARY MATERIALS	**204 SF**	**13.00 %**
METAL SIDING	141 SF	9.00 %
METAL	63 SF	4.00 %

MATERIAL CALCULATIONS TABLE FOR SOUTH		
TOTAL WALL SURFACE AREA	**1927 SF**	100.00 %
STOREFRONT GLAZING	286 SF	15.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**1641 SF**	**100%**
PRIMARY MATERIALS	**1458 SF**	**89.00 %**
NATURAL STONE CLADDING	329 SF	20.00 %
BRICK	1129 SF	69.00 %
SECONDARY MATERIALS	**183 SF**	**11.00 %**
METAL SIDING	127 SF	8.00 %
METAL	56 SF	3.00 %

MATERIAL CALCULATIONS TABLE FOR EAST		
TOTAL WALL SURFACE AREA	**3786 SF**	100.00 %
STOREFRONT GLAZING	1538 SF	41.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**2248 SF**	**100%**
PRIMARY MATERIALS	**1846 SF**	**82.00 %**
NATURAL STONE CLADDING	942 SF	41.00 %
BRICK	904 SF	41.00 %
SECONDARY MATERIALS	**402 SF**	**18.00 %**
METAL SIDING	251 SF	11.00 %
METAL	151 SF	7.00 %

MATERIAL CALCULATIONS TABLE FOR WEST		
TOTAL WALL SURFACE AREA	**3530 SF**	100.00 %
STOREFRONT GLAZING	0 SF	0.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**3530 SF**	**100%**
PRIMARY MATERIALS	**3507 SF**	**99.00 %**
NATURAL STONE CLADDING	1086 SF	30.00 %
BRICK	2421 SF	69.00 %
SECONDARY MATERIALS	**23 SF**	**1.00 %**
METAL SIDING	0 SF	0.00 %
METAL	23 SF	1.00 %

1D MATERIAL CALCULATION
SCALE: N.T.S.

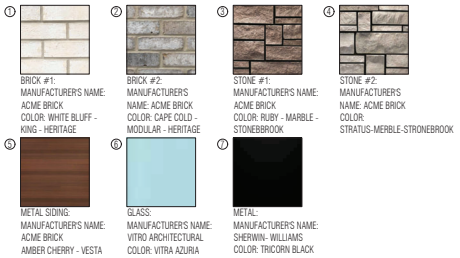
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   B. HORIZONTAL SURFACE: 100 SQ.FT.
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4. WHERE CJ OCCUR IN SURFACES OF OTHER CONSTRUCTION DIRECTLY BEHIND PLASTER.
5. WHERE PLASTER AREAS CHANGE DIMENSIONS, TO DELINEATE RECTANGULAR - SHAPED AREAS (PANELS) AND TO RELIEVE STRESS THAT OCCURS AT CORNER FORMED BY DIMENSION CHANGE.

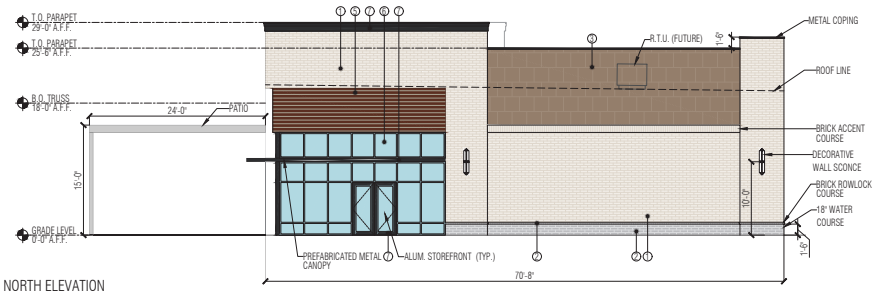
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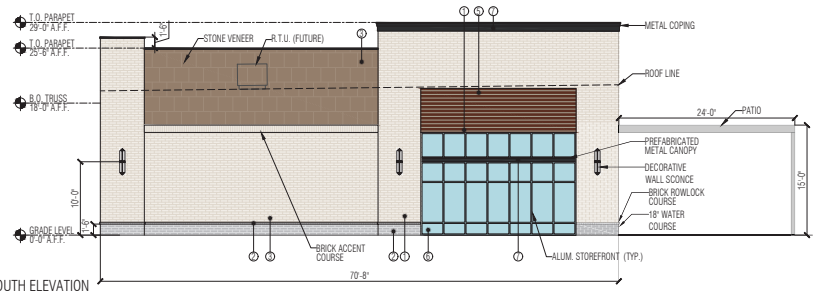
3D NOTES
SCALE: N.T.S.



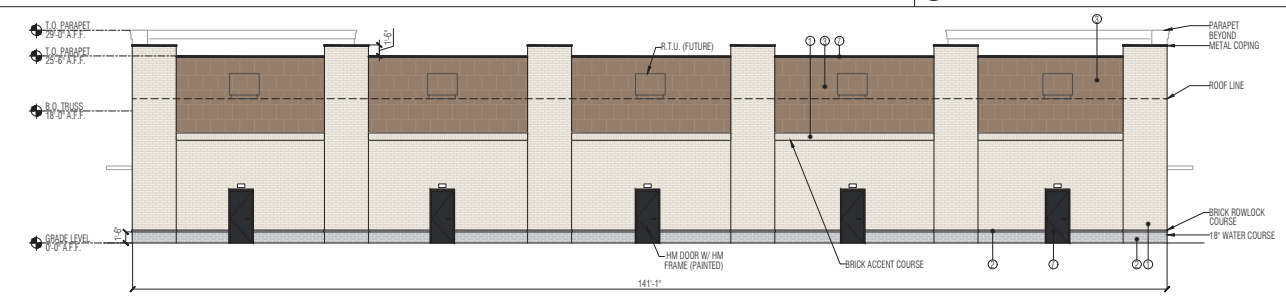
5D MATERIAL LEGEND
SCALE 1/8" = 1'-0"



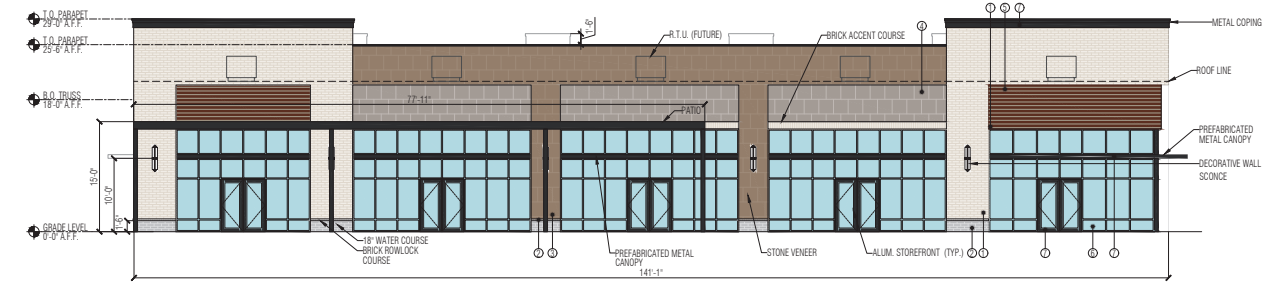
1A NORTH ELEVATION
SCALE 1/8" = 1'-0"



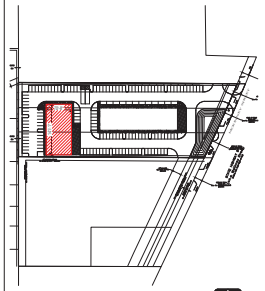
3A SOUTH ELEVATION
SCALE 1/8" = 1'-0"



1C WEST ELEVATION
SCALE 1/8" = 1'-0"



1B EAST - FRONT ELEVATION
SCALE 1/8" = 1'-0"



5A KEY PLAN
SCALE: N.T.S.

APPLICANT CROSS ENGINEERING CONSULTANTS, INC. 1720 W. VIRGINIA , ST. MCKINNEY, TEXAS 75069 CONTACT: JONATHAN HAKE, P.E. PHONE: (972) 982-4409 FAX: (972) 562-4471	
ARCHITECT DESIGN GROUP LLC 2494 BUNNELS FORK ROAD, FRISCO, TX 75036 CONTACT: NEERAJ KUMAR EMAIL: nkumar@designgroupmemphis.com PHONE: (901) 603-8765	**OWNER** REKONNECTION LLC 8765 STOCKARD DR., SUITE 501 FRISCO, TEXAS 75034 CONTACT: PRAVEEN BILLA EMAIL: pk@urbancountryrealty.com PHONE: (972) 965-7751

FACADE PLAN
BUILDING 2
MELISSA TOWN CENTER PLAZA-
2513 MCKINNEY STREET
CITY OF MELISSA, TEXAS
2.684 ACRES
PREPARATION DATE: SEPTEMBER 16, 2026

No.	REVISIONS	DATE

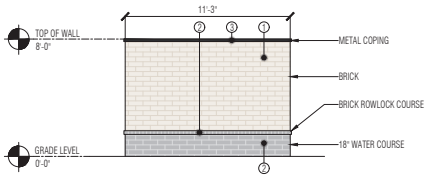
DESIGN GROUP LLC
2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765
E-Mail: nkumar@designgroupmemphis.com

DATE 09.16.2026
SCALE: AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

BUILDING 2,
MELISSA TOWN CENTER PLAZA -
2513 MCKINNEY STREET, CITY OF
MELISSA
TEXAS

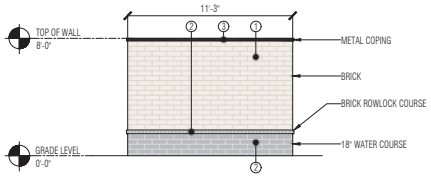
FACADE PLAN

SHEET NUMBER
02



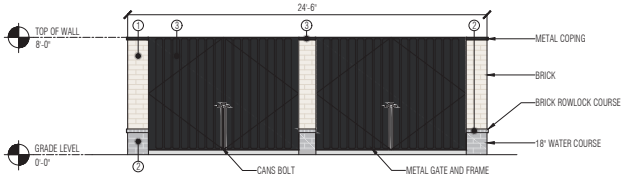
1D EAST ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL CALCULATIONS TABLE FOR EAST		
TOTAL WALL SURFACE AREA	**90 SF**	100.00 %
STOREFRONT GLAZING	0 SF	0.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**90 SF**	**100%**
PRIMARY MATERIALS	**88 SF**	**98.00 %**
BRICK	88 SF	98.00 %
SECONDARY MATERIALS	**2 SF**	**2.00 %**
METAL	2 SF	2.00 %



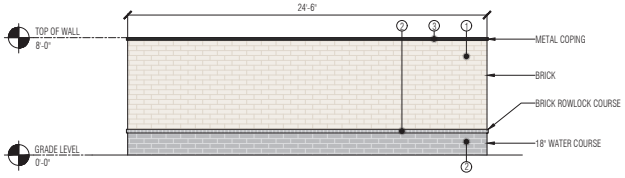
1C WEST ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL CALCULATIONS TABLE FOR WEST		
TOTAL WALL SURFACE AREA	**90 SF**	100.00 %
STOREFRONT GLAZING	0 SF	0.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**90 SF**	**100%**
PRIMARY MATERIALS	**88 SF**	**98.00 %**
BRICK	88 SF	98.00 %
SECONDARY MATERIALS	**2 SF**	**2.00 %**
METAL	2 SF	2.00 %



1B SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL CALCULATIONS TABLE FOR SOUTH		
TOTAL WALL SURFACE AREA	**193 SF**	100.00 %
STOREFRONT GLAZING	0 SF	0.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**193 SF**	**100%**
PRIMARY MATERIALS	**38 SF**	**20.00 %**
BRICK	38 SF	20.00 %
SECONDARY MATERIALS	**155 SF**	**80.00 %**
METAL	155 SF	80.00 %



1A NORTH- FRONT ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL CALCULATIONS TABLE FOR NORTH		
TOTAL WALL SURFACE AREA	**196 SF**	100.00 %
STOREFRONT GLAZING	0 SF	0.00 %
TOTAL WALL AREA (DEDUCTING GLAZING AREA)	**196 SF**	**100%**
PRIMARY MATERIALS	**192 SF**	**97.00 %**
BRICK	192 SF	97.00 %
SECONDARY MATERIALS	**4 SF**	**3.00 %**
METAL	4 SF	3.00 %

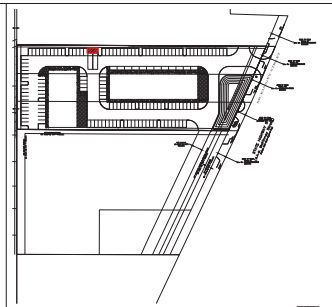


① BRICK #1:
MANUFACTURER'S NAME: ACME BRICK
COLOR: WHITE BLUFF - KING - HERITAGE

② BRICK #2:
MANUFACTURER'S NAME: ACME BRICK
COLOR: CAPE COLD - MODULAR - HERITAGE

③ METAL:
MANUFACTURER'S NAME: SHERWIN- WILLIAMS
COLOR: TRICORN BLACK

3A MATERIAL LEGEND
SCALE 1/8" = 1'-0"



5A KEY PLAN
SCALE: N.T.S.

DESIGN GROUP LLC
2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765
E-Mail:nkumar@designgroupmemphis.com

No.	REVISIONS	DATE

DATE 09.16.2026
SCALE: AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

MELISSA TOWN CENTER PLAZA -
2513 MCKINNEY STREET,
CITY OF MELISSA
TEXAS

DUMPSTER FACADE PLAN

APPLICANT	
CROSS ENGINEERING CONSULTANTS, INC. 1720 W. VIRGINIA , ST. MCKINNEY, TEXAS 75069 CONTACT: JONATHAN HAKE, P.E. PHONE: (972) 962-4409 FAX: (972) 562-4471	
ARCHITECT DESIGN GROUP LLC 2494 BUNNELS FORK ROAD, FRISCO, TX 75036 CONTACT: NEERAJ KUMAR EMAIL: nkumar@designgroupmemphis.com PHONE: (901) 603-8765	**OWNER** REKONNECTION LLC 8765 STOCKARD DR., SUITE 501 FRISCO, TEXAS 75034 CONTACT: PRAVEEN BILLA EMAIL: pk@urbancountryrealty.com PHONE: (972) 965-7751

FACADE PLAN
DUMPSTER
MELISSA TOWN CENTER PLAZA-
2513 MCKINNEY STREET
CITY OF MELISSA, TEXAS
2.684 ACRES
PREPARATION DATE: SEPTEMBER 16, 2026

SHEET NUMBER
03

① 

BRICK #1:
MANUFACTURER'S NAME:
ACME BRICK
COLOR: WHITE BLUFF -
KING - HERITAGE

② 

BRICK #2:
MANUFACTURER'S
NAME: ACME BRICK
COLOR: CAPE COLD -
MODULAR - HERITAGE

③ 

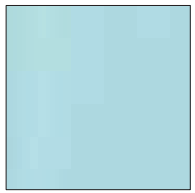
STONE #1:
MANUFACTURER'S NAME:
ACME BRICK
COLOR: RUBY - MARBLE -
STONEBBROOK

④ 

STONE #2:
MANUFACTURER'S
NAME: ACME BRICK
COLOR:
STRATUS-MERBLE-
STRONEBROOK

⑤ 

METAL SIDING:
MANUFACTURER'S NAME:
ACME BRICK
AMBER CHERRY - VESTA

⑥ 

GLASS:
MANUFACTURER'S NAME:
VITRO ARCHITECTURAL
COLOR: VITRA AZURIA

⑦ 

METAL:
MANUFACTURER'S NAME:
SHERWIN- WILLIAMS
COLOR: TRICORN BLACK

ISSUE DATE	DESCRIPTION
1. 09/16/2026	

ARCHITECT
DESIGN GROUP LLC
2494 BUNNELS FORK ROAD, FRISCO, TX 75036
CONTACT: NEERAJ KUMAR
PHONE: (901) 603-8765
EMAIL: NKUMAR@DESIGNGROUPMEMPHIS.COM

APPLICANT
CROSS ENGINEERING CONSULTANTS, INC.
1720 W, VIRGINIA , ST. MCKINNEY, TEXAS 75069
CONTACT: JONATHAN HAKE, P.E.
PHONE: (972) 952-4409
FAX: (972) 562-4471

OWNER
REKONNECTION LLC
8765 STOCKARD DR., SUITE 501
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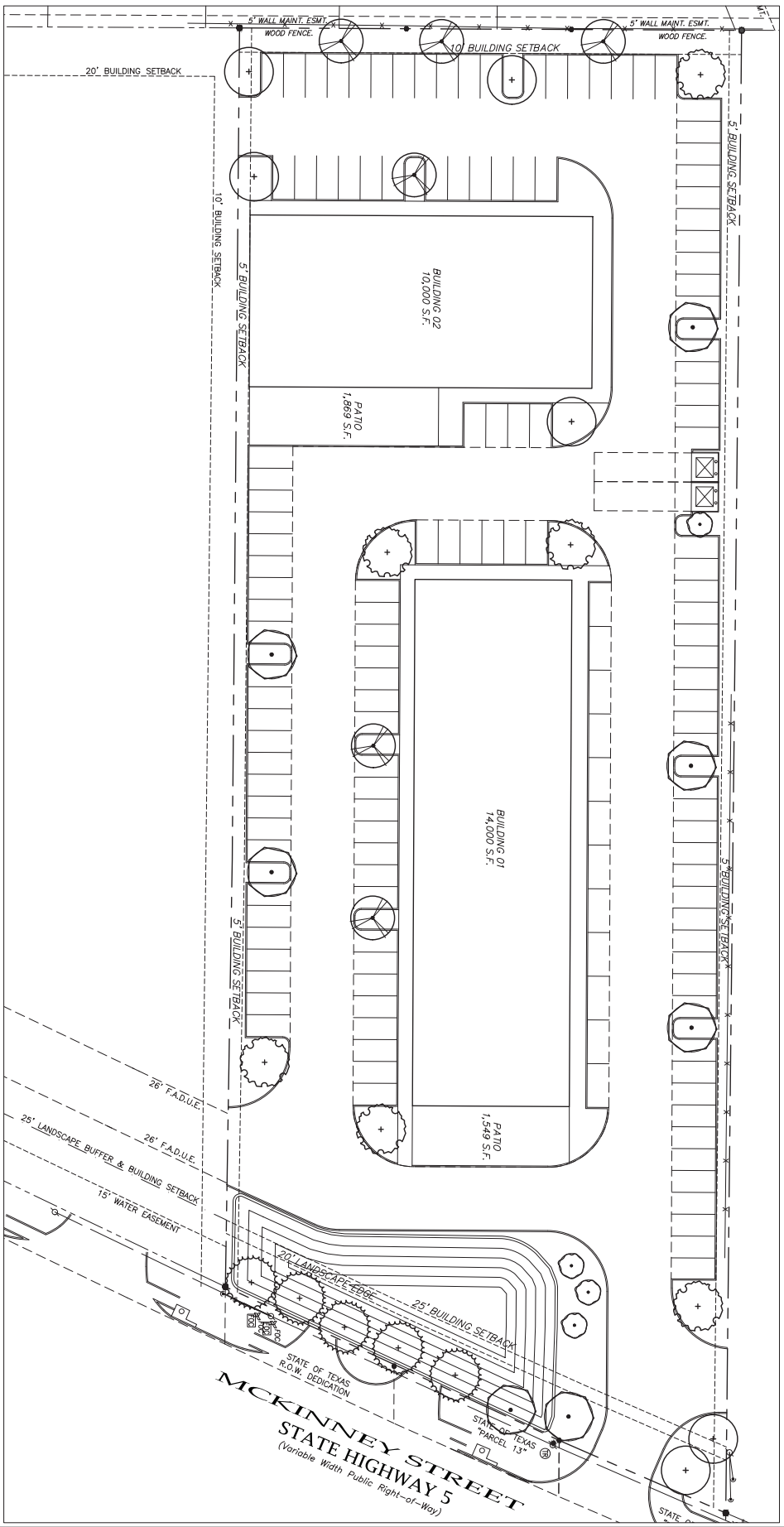
DESIGN GROUP LLC
2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765
E-Mail: nkumar@designgroupmemphis.com

REGISTERED ARCHITECT
Neeraj Kumar

MATERIAL BOARD

MELISSA TOWN CENTER PLAZA
2513 MCKINNEY STREET
CITY OF MELISSA
TEXAS
2.684 ACRE
PREPARATION DATE: SEPTEMBER 16, 2026

SHEET NO.
04



APPROVAL OF A ZONING EXHIBIT DOES NOT CONSTITUTE APPROVAL OF SPECIFIC DIMENSIONAL STANDARDS OR AUTHORIZATION OF SPECIFIC DEVELOPMENT. ONLY THOSE DEVELOPMENT STANDARDS ARE EXPLICITLY IDENTIFIED, REQUESTED, AND APPROVED AS PART OF THE ZONING ACTION, ANY PROPOSED IMPROVEMENTS OR DEVELOPMENT STANDARDS SHOWN ON THIS EXHIBIT ARE SUBJECT TO REVIEW AND MAY BE REQUIRED TO BE MODIFIED FOR COMPLIANCE AT THE TIME OF ENGINEERING REVIEW AND PERMITTING.

NORTH

SCALE: 1" = 20'-0"

ORNAMENTAL TREES

3" CALIPER LARGE TREES

Sheet Title:
Exhibit E
Landscape Plan

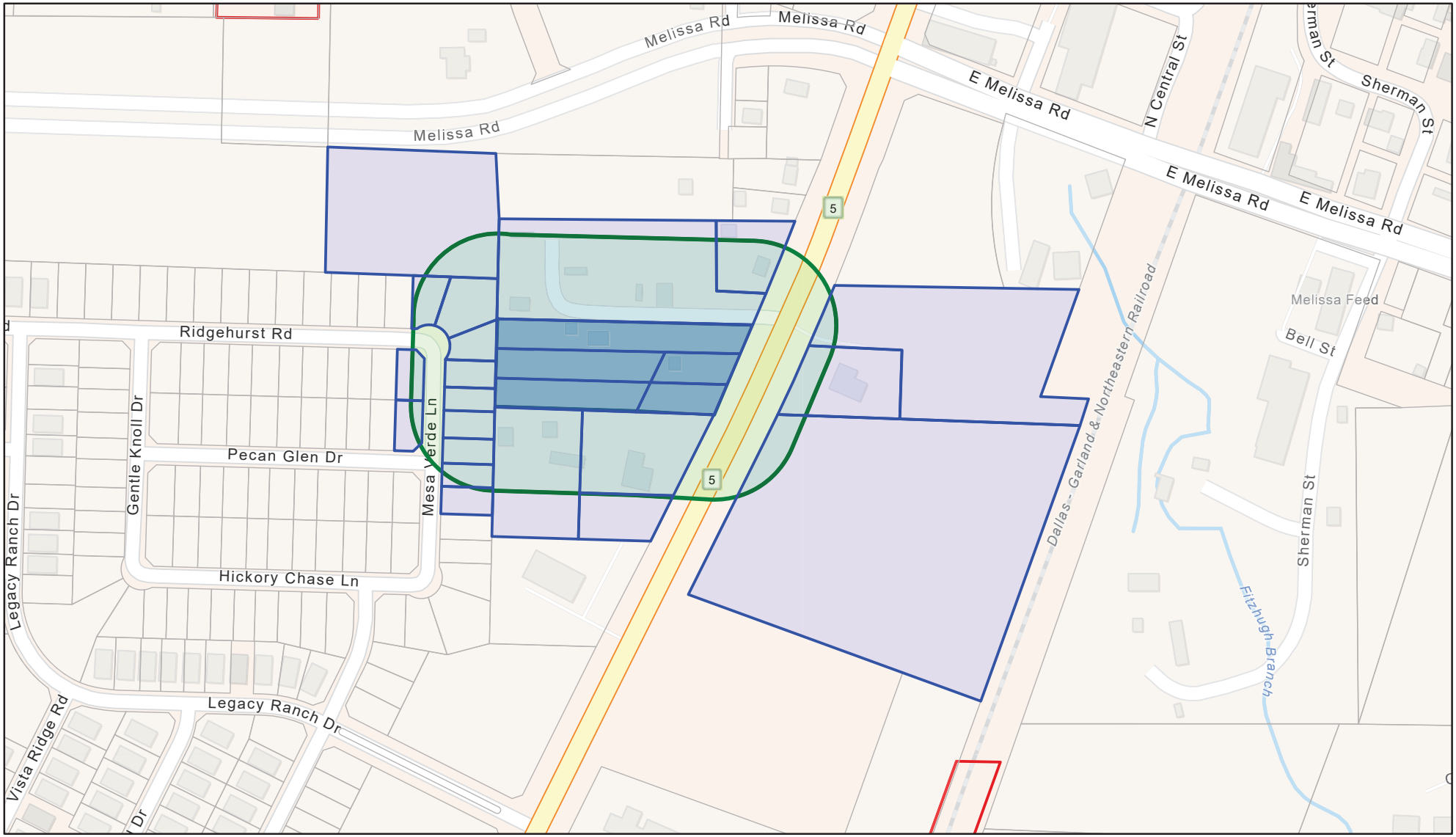
Sheet Number:
L1
of L1 Sheets

Melissa Town Center Plaza
Providence Triangle LLC
City of Melissa, Texas

Issued For:	CONCEPT
Job No.	2613S
Scale	1" = 20'-0"
Drawn By	JDG
Date	10-01-2026

#	Revisions:	Date:

City of Melissa Notification Map



10/23/2026, 7:43:40 AM

Parcels Melissa City Limits

City Limits

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

City of Melissa

Esri Community Maps Contributors, City of McKinney, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCT9-1-1 GIS Team, 911GISTeam@nct911.org |

file_as_na	addr_line2	addr_city	addr_state	addr_zip
BILLA RADHIKA &	13525 HEMLOCK TRL	FRISCO	TX	75035-0041
STORE MASTER FUNDING X LLC	1 E WACKER DR STE 400	CHICAGO	IL	60601-1815
MELISSA DEVELOPERS LLC	6923 DESEO	IRVING	TX	75039-3409
MELISSA CITY OF	3411 BARKER AVE	MELISSA	TX	75454-9569
MUNOZ JOSE &	1120 EVERS DR	MCKINNEY	TX	75071-0483
ROSS DUSTIN WILLIAM &	1023 RIDGEHURST RD	MELISSA	TX	75454-9830
VOIGTLANDER DANIEL T & KIM	2410 MESA VERDE LN	MELISSA	TX	75454-9831
IACOMINI MICHELLE RIBEIRO HAUCK & GUSTAVO ANTONIO DA SILVEIRA IACOMINI	2502 MESA VERDE LN	MELISSA	TX	75454-9832
HARLOW LAND CO LTD	PO BOX 679	MELISSA	TX	75454-0679
BAYYINAH FOUNDATION	2208 GREENDALE CT	BEDFORD	TX	76022-7791
2403 MCKINNEY ST LP LLC	15015 SNOWSHILL DR	FRISCO	TX	75035-7241
ELSHAPHIE FAISAL	2513 MCKINNEY ST	MELISSA	TX	75454-9515
BILLA RADHIKA &	13525 HEMLOCK TRL	FRISCO	TX	75035-0041
PATEL RAKESH & MAYURIBEN	2510 MESA VERDE LN	MELISSA	TX	75454-9832
BILLA RADHIKA &	13525 HEMLOCK TRL	FRISCO	TX	75035-0041
JOHNSON MYANA & BRYAN	2504 MESA VERDE LN	MELISSA	TX	75454-9832
SHARMA MOHIT & PRIYANKA	1020 RIDGEHURST RD	MELISSA	TX	75454-9828
NARNE VISHNU VARDHAN & MOUNIKA MALEMPATI	2506 MESA VERDE LN	MELISSA	TX	75454-9832
2403 MCKINNEY ST LP LLC	15015 SNOWSHILL DR	FRISCO	TX	75035-7241
SOTO-MORALES RODOLFO & LESBIA SOTO &	1021 PECAN GLEN DR	MELISSA	TX	75454-9836
MONROE STEPHEN & KARA	1021 RIDGEHURST RD	MELISSA	TX	75454-9830
STOCKERT DEON &	2508 MESA VERDE LN	MELISSA	TX	75454-9832
MAPLES ELLIOTT JAY & ROBIN CHRISTINE	2408 MESA VERDE LN	MELISSA	TX	75454-9831
SHIVJI INVESTMENTS LLC	630 BELHAVEN DR	ALLEN	TX	75013-2990
ELSHAPHIE FAISAL	2513 MCKINNEY ST	MELISSA	TX	75454-9515

Aity Cof eMla s MPPiPn g &CPiPn ACmmil iCP Zenu MRf eetiPn StaooZer CRt

Date November 5, 2026

Subject Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance Nos. 07-10 and 2026-48, Planned Development District ("PD") in order to modify certain planned development standards in Ordinance 2026-48, consisting of 3.448± acres of land in the aggregate, situated in the William Fitzhugh Survey, Abstract No. 309, being Lots 2 and 5, Block 1 of the ICE CUBE ADDITION, City of Melissa, Collin County, Texas and generally located at 2138 Calhar Drive, City of Melisa, Collin County, Texas. (TL)

Submitted by Tyra LaVerne, Director of Development Services

---

pctiCP Zequel ted

Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance Nos. 07-10 and 2026-48, Planned Development District ("PD") in order to modify certain planned development standards.

SummaRy CoSubject

The subject property was rezoned in June 2026 from C-2 (General Commercial) to a Planned Development (PD) with a base zoning district of Light Industrial. At the time of approval, the applicant represented that the property would be improved and redeveloped to support continued industrial and contractor-oriented uses while modernizing the site through various site and aesthetic enhancements.

As approved, the Planned Development included several development commitments, including site cleanup, repair and repainting of existing structures, installation of fencing and gates, landscaping enhancements, and the extension of a fire lane. The approved PD also prohibited several uses that would otherwise be permitted within the Light Industrial district.

The applicant is requesting an amendment to the existing Planned Development zoning to modify the development standards. Specifically, the request seeks to remove the requirement to construct the extension of the fire lane requirement. According to the applicant, the existing access areas surrounding the building, while not currently designated or platted as a fire lane, provide sufficient access for emergency vehicles and are adequate to serve the site from a fire department access standpoint.

No other changes to the zoning classification, permitted uses, prohibited uses, or previously approved development standards are proposed as part of this request.

The proposed amendment is limited to the removal of the fire lane construction requirement established through the previous Planned Development approval. A letter prepared by the applicant's engineer outlining the basis for the request, along with additional supporting information, has been included in the packet for consideration by the Planning & Zoning Commission and City Council.

StaooZecCmmePdatiCP

Approval or disapproval is a policymaker decision.

Sur r CRtiPn DCcumePtl

1. Location of Subject Tract.docx
2. Zoning Packet_2138 Calhar Drive_3.448 acres.pdf

Location of Subject Tract



Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Caleb Bates Date: October 13, 2026

Address: 2415 Converse Street, Dallas, Texas 75207

Phone: 214-797-7939 (cell) Fax: _____

Contact: _____ E-mail: caleb@batesrealestate.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: 2138 Calhar Drive, Melissa, TX Acres: approx. 3+/-

Existing Zoning: Commercial 2 (C2) (Ref. Zoning Ordinance) Proposed Zoning: Light Industrial (Ref. Zoning Ordinance)

[X] 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: Don Callaham **Title:** Owner

DocuSigned by:

Signature: _____

541198939C774CE...

Revised 11/07/2024 MD

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

BATES
REAL ESTATE

BATES REAL ESTATE, LLC
2415 Converse Street | Dallas, Texas 75207
214-630-7077 | office@batesrealestate.com

October 15, 2026

City of Melissa
Planning & Zoning Commission and City Council
Melissa, Texas

RE: Request for Limited Modification to Previously Approved Planned Development – Item 03, Fire Lane Improvements
Property: 2138 Calhar Drive, Melissa, Texas

Dear City Staff, Planning & Zoning Commissioners, and City Council Members:

As a follow-up to our October 7, 2026, meeting with City staff and the City Fire Marshal, we are respectfully requesting a limited modification to the previously approved Planned Development (PD) rezoning for the above-referenced property. Specifically, we request removal of the fire lane extension and concrete improvement commitment identified as Item 03 in our original rezoning presentation.

Background

Our original presentation included the following commitment under Item 03:

"Extend and concrete the fire lane in conformance with code to wrap around the building."

That proposal was made in reliance on an earlier plat and our understanding at the time of the existing fire lane arrangements. Subsequent review of the final recorded plat and historical engineering plans clarified the distinction between the recorded easements and the existing physical access configuration.

The final recorded plat does not appear to establish the dedicated fire lane around the building that we had originally understood to exist. The earlier plat and final recorded plat are attached for comparison.

Engineering Review and Existing Conditions

In his October 8, 2026 memorandum, Glenn W. Campbell, P.E., of GWC Engineering, concludes that the existing access around the building is sufficient for its intended purpose of providing access to the Melissa Fire Department in the event of a fire.

Mr. Campbell cites the approved as-built site plan dated April 10, 1999, which identifies flex-base construction along the north and west sides of the building. He explains that these areas were installed as shown in the approved engineering drawings and interprets the approved plan as reflecting the City's prior recognition of the adequacy of that configuration.

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

BATES REAL ESTATE

BATES REAL ESTATE, LLC
2415 Converse Street | Dallas, Texas 75207
214-630-7077 | office@batesrealestate.com

Based on our recent discussions, it is our understanding that the City Fire Marshal is familiar with the site and has indicated that the existing yard conditions appear adequate for fire apparatus access and maneuverability.

Additional concrete paving would increase impervious coverage and associated stormwater runoff. We believe avoiding unnecessary additional paving is a reasonable consideration, particularly where the available capacity of the receiving drainage infrastructure has not been established.

Requested Modification

We respectfully request that the City remove Item 03 from the previously approved PD requirements, eliminating the commitment to extend and concrete the fire lane around the building, without imposing any replacement improvement, dedication, or maintenance obligations as part of this modification.

This request is limited to Item 03 and does not seek modification of the remaining provisions of the approved PD.

Conclusion

The recorded plat review, historical approved engineering plans, and Mr. Campbell's professional opinion provide a reasonable basis for reconsidering the original improvement commitment.

We respectfully request the City's favorable consideration of this narrowly tailored modification.

Thank you for your time and consideration.

Sincerely,

Caleb Bates



Supporting Exhibits

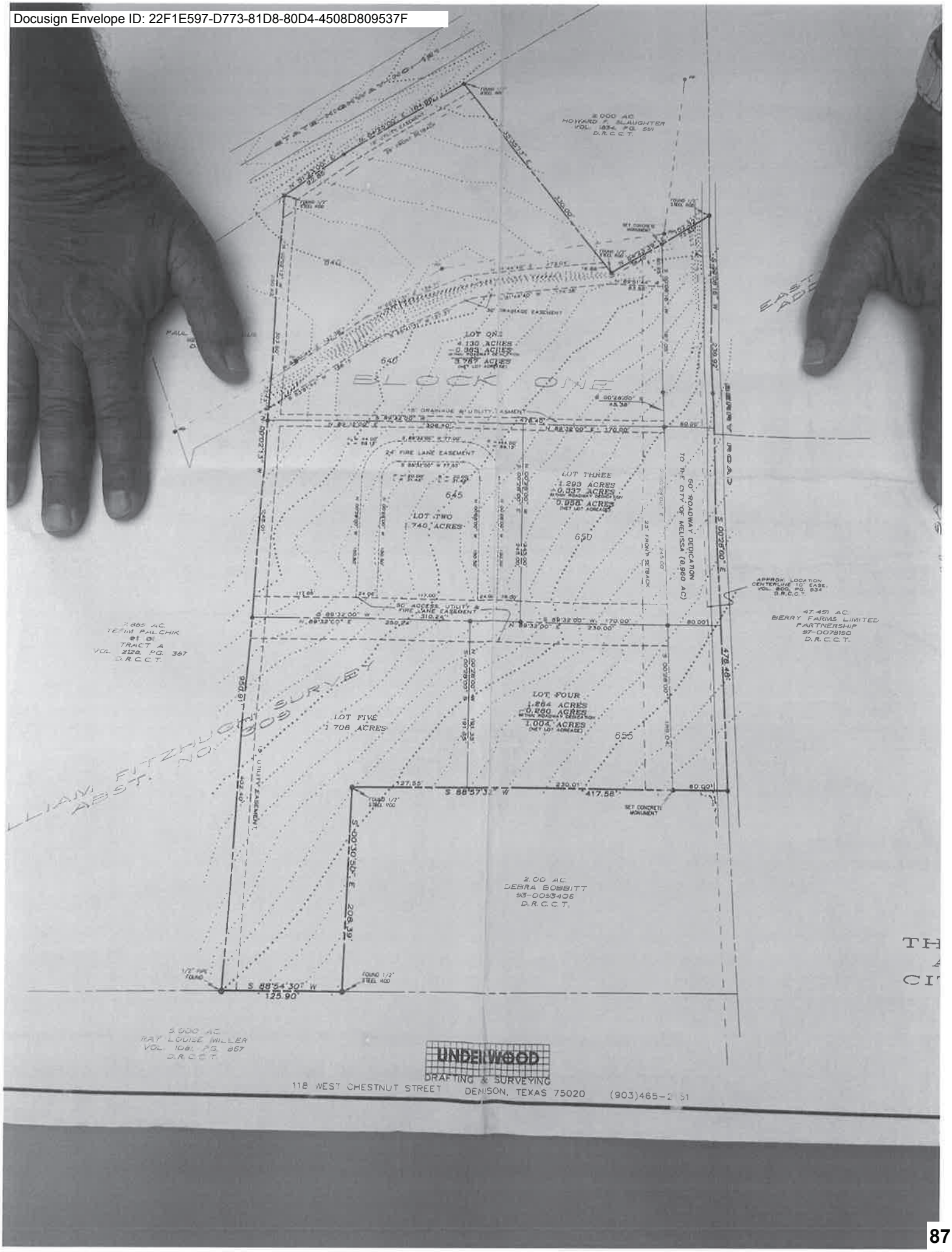
Exhibit A – Earlier Plat Relied Upon During Original PD Application
Exhibit B – Final Recorded Plat
Exhibit C – GWC Engineering Memorandum, October 8, 2026 (including historical site plan and aerial photograph)

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

EXHIBIT A

Earlier Plat Relied Upon During
Original PD Application

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F



UNDERWOOD
DRAFTING & SURVEYING
118 WEST CHESTNUT STREET DENISON, TEXAS 75020 (903)465-2 51

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

EXHIBIT B

Final Recorded Plat

5075

Accepted this 8th day of June, 1998, of the City Planning and Zoning Commission of the City of Melissa, Texas.

Chairman — Secretary

Accepted by the City Council of the City of Melissa

9/1/98

Mayor, City of Melissa, Texas — Date

The Undersigned, the City Clerk of the City of Melissa, hereby certifies that the foregoing, Final Plat of Ice Land Addition, to the City of Melissa, Texas, was submitted to the City Council on the 8th day of June, 1998, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 3rd day of September, 1998

City Secretary, Melissa, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Melissa, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of Aug, 1998.

Notary Public in and for the State of Texas
Commission Expires 5/30/99

CERTIFICATE OF OWNERSHIP AND DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, Melissa Industrial and Economic Development Corporation, does hereby adopt this plat designating the hereinabove property as the Final Plat of the Ice Cube Addition, an addition to the City of Melissa, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Melissa, Texas.

WITNESS MY HAND this 9/1 day of September, 1998.

David Moore

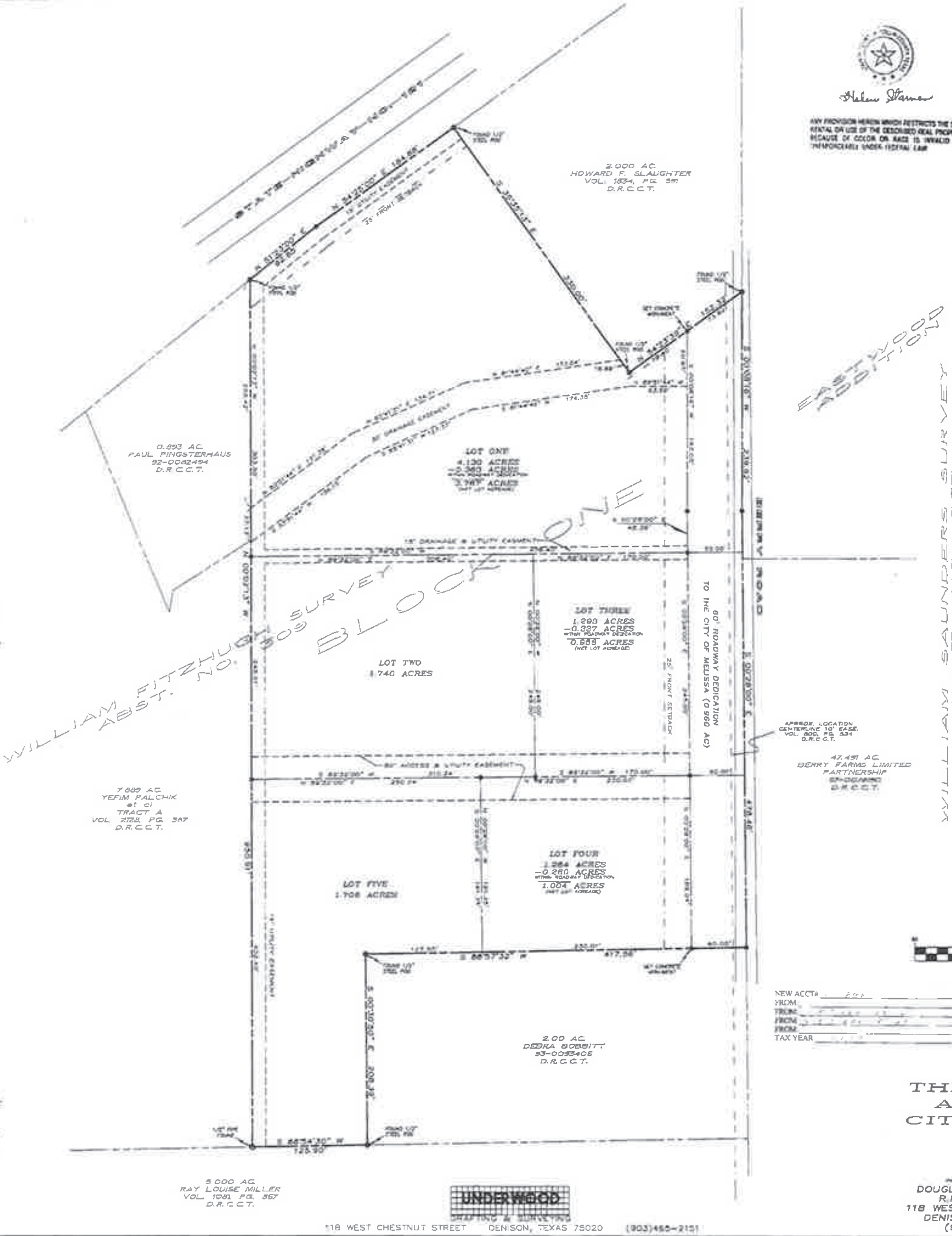
STATE OF TEXAS
COUNTY OF Collin

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David Moore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3 day of September, 1998.

Notary Public in and for the State of Texas
Commission Expires 6/22/2002

ROSE MARY KELLUM
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/22/2002



UNDERWOOD
DRAFTING & SURVEYING
118 WEST CHESTNUT STREET DENISON, TEXAS 75020 (903)465-2151

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

LEGAL DESCRIPTION

Situated in the County of Collin, State of Texas, being a part of the William Fitzhugh Survey, Abstract No. 309, and being a part of the 14.1339 acre tract of land conveyed by Billy W. Sportsman, Trustee, to Charles W. Pitts et ux by deed dated January 6, 1976, recorded in Volume 1083, Page 405, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of the said 14.1339 acre tract in the South right-of-way line of F. M. Highway No. 121;

Thence North 51°23'00" East with said right-of-way line a distance of 92.85 feet to an angle point;

Thence North 54°25'00" East continuing with said right-of-way line a distance of 184.88 feet to a 1/2" steel rod found maintaining the Northwest corner of the 2.000 acre tract of land conveyed by William Richardson to Howard F. Slaughter by deed dated February 21, 1984, recorded in Volume 1834, Page 591, said Deed Records;

Thence South 35°35'13" East a distance of 330.00 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 2.000 acre tract;

Thence North 54°25'39" East a distance of 152.32 feet to a 1/2" steel rod found maintaining the Southeast corner of the said 2.000 acre tract in the center of a public road locally known as County Road No. 1013 running along the East line of the said 14.1339 acre tract;

Thence South 00°08'16" West with said centerline and East line a distance of 239.92 feet to an angle point;

Thence South 00°28'00" East continuing with said centerline and East line a distance of 478.48 feet to a spike-nail found maintaining the Northeast corner of the 2.00 acre tract of land conveyed by said Charles W. Pitts et ux to Debra Bobbitt by deed dated October 28, 1993, recorded in Document No. 93-0093406, said Deed Records;

Thence South 88°57'32" West, passing a 1/2" steel rod found in the West line of said road at 21 feet and continuing for a total distance of 417.56 feet to a 1/2" steel rod found maintaining the Northwest corner of the said 2.00 acre tract;

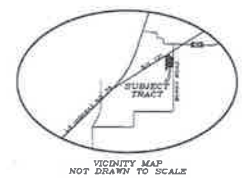
Thence South 00°30'50" East a distance of 208.39 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 2.00 acre tract in the South line of the said 14.1339 acre tract;

Thence South 88°54'30" West with said South line a distance of 125.89 feet to a 1" pipe found maintaining the Southwest corner of the said 14.1339 acre tract;

Thence North 00°02'13" West with the West of the said 14.1339 acre tract a distance of 950.91 feet to the Point-of-Beginning and containing 10.13 acres of land more or less.

FLOOD PLAIN STATEMENT

The subject tract is located within Zone "X" (areas determined to be outside the 500 year flood) according to the F.E.M.A. Flood Insurance Rate Map No. 48085C0175 E, dated April 2, 1991.



VICINITY MAP
NOT DRAWN TO SCALE

— BASIS OF BEARINGS —
COURSE ALONG SOUTH RIGHT-OF-WAY LINE
F. M. HIGHWAY NO. 121
AS PER DEED OF RECORD
VOL. 1069, PG. 405, D.R.C.C.T.

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NEW ACCT#
FROM
FROM
FROM
FROM
TAX YEAR

S3888

FINAL PLAT
OF
THE ICE LAND ADDITION
AN ADDITION TO THE
CITY OF MELISSA, TEXAS

~ SURVEYOR ~
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
118 WEST CHESTNUT STREET
DENISON, TEXAS 75021
(903) 465-2151

~ OWNERS ~
MELISSA ECONOMIC
DEVELOPMENT CORPORATION
STATE HIGHWAY NO. 121
MELISSA, TEXAS 75454
(972) 838-2075

JOB NO. 9805407

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

EXHIBIT C

GWC Engineering Memorandum

October 8, 2026

(Including Historical Site Plan and Aerial Photograph)

Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

GWC Engineering, LP
5999 Summerside Dr
Suite 200
Dallas, TX 75252
T 972-490-2224
www.gwcengineering.com
TX Firm Reg. No. F-1817

MEMORANDUM:

GWC Project No. 52147

To: Caleb Bates

From: Glenn W. Campbell, PE

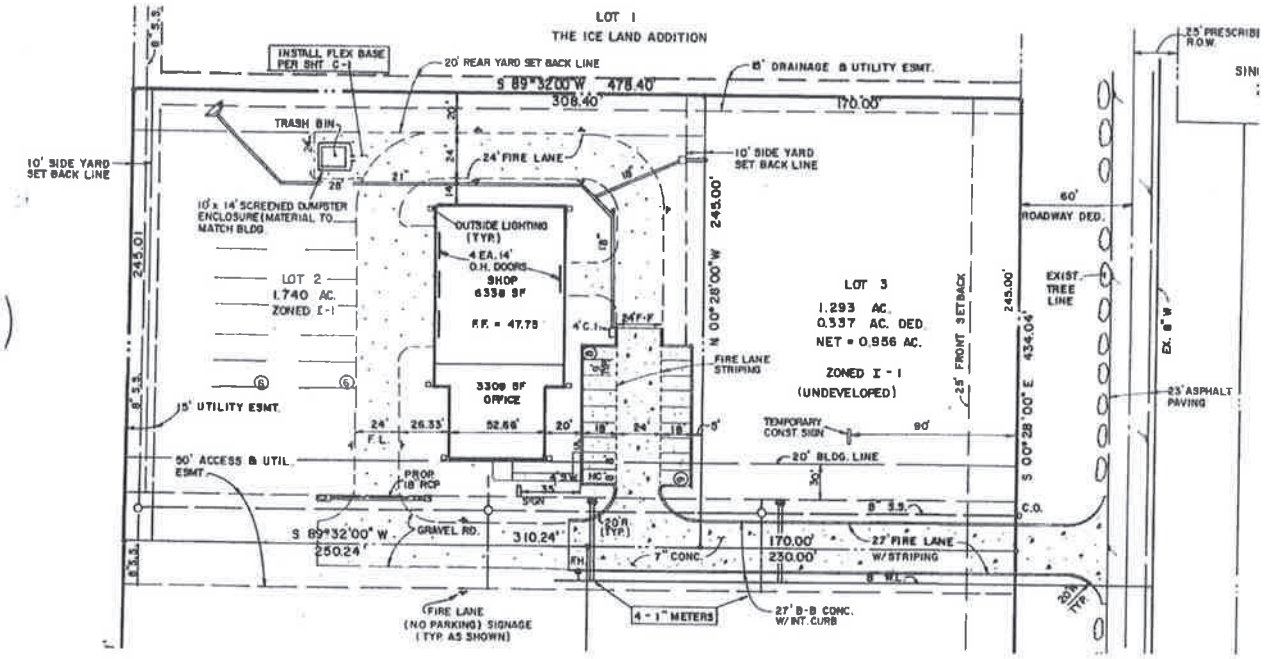
Date: October 8, 2026

RE: Sufficiency of Existing Fire Lane Around Existing Building at 2138 Calhar Melissa, Texas

Per your request, this Memorandum is to report to you my professional opinion that the existing Fire Lane around the existing Building located at 2138 Calhar in Melissa, Texas, is sufficient to perform its intended function of providing access to the Melissa Fire Department in the event of a fire in the building.

The reason that I believe this fire lane is sufficient is because the approved As-Built Site Plan drawing of this development dated April 10, 1999, sealed by Lawrence A. Cates, a Professional Engineer in the State of Texas, indicates that the City of Melissa recognizes the adequacy of this Fire Lane for this development.

As can be seen from the drawing below, the portion of the Fire Lane on the north and west sides of the building was designed to be composed of Flex-Base, and as can be seen from the recent Aerial Photograph of the Site, the north and western portion was installed as Flex-Base per the approved Engineering drawings.



Docusign Envelope ID: 22F1E597-D773-81D8-80D4-4508D809537F

STATE OF TEXAS
LAWRENCE A. CATES
41838
REGISTERED
PROFESSIONAL ENGINEER

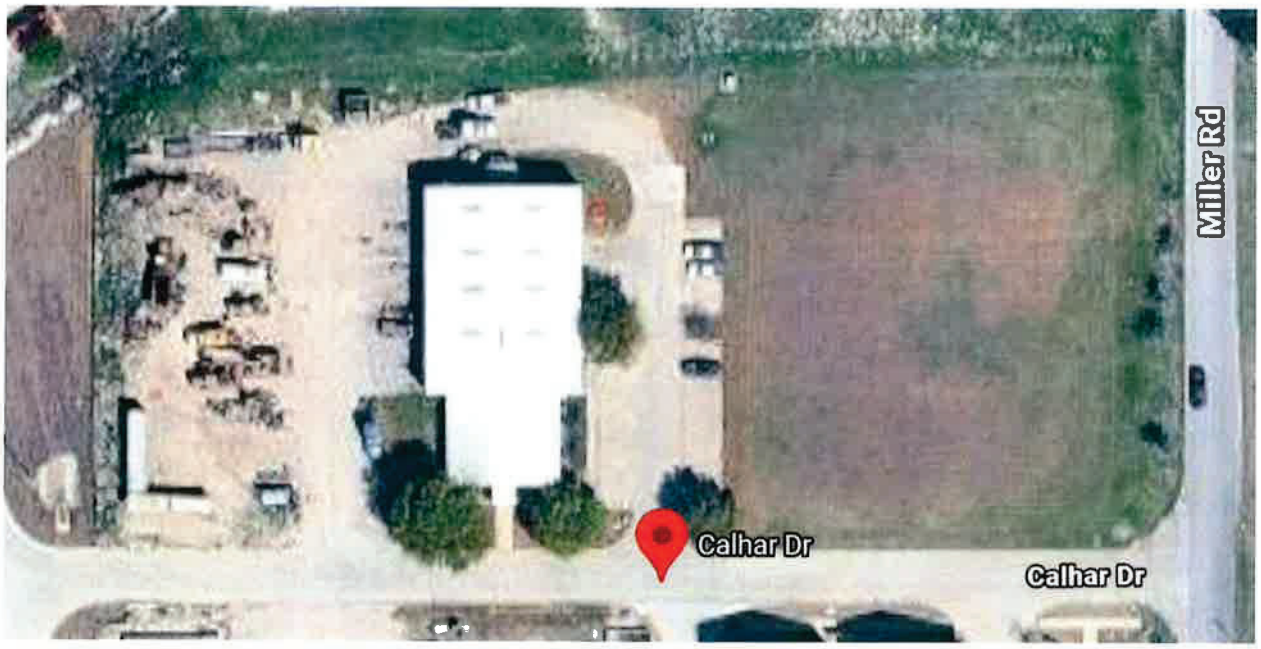
Lawrence A. Cates, P.E.
04/10/99

SITE PLAN

THE ICE LAND ADDITION
CITY OF MELISSA, TEXAS

LAWRENCE A CATES & ASSOC., INC.
14200 MIDWAY ROAD, SUITE 122 (972) 385-2272
CONSULTING ENGINEERS
DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LAC	LAC	7/22/98	1"=40'		98028	SP-1



If you have any questions or comments, please let me know.

Very truly yours,

Glenn W. Campbell

Glenn W. Campbell, P.E.

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date November 5, 2026

Subject Consider a recommendation to City Council regarding a request to amend the Quik Trip Sign Coordination Plan. (TL)

Submitted by Tyra LaVerne, Director of Development Services

Action Requested

Consider a recommendation to City Council regarding a request to amend the Quik Trip Sign Coordination Plan.

Summary of Subject

The proposed monument sign for the Quik Trip development is located along Melissa Road within the Commercial Corridor Overlay (CC/O) District. The City's Zoning Ordinance requires a minimum 20-foot front yard setback within the CC/O District. The applicant is requesting a deviation to allow the monument sign to be located at a 0-foot setback from the property line.

The proposed sign and its overall size were previously approved as part of the zoning approval for the property.

According to the applicant, the proposed sign location was selected based on site design considerations, including access, circulation, landscaping, and utility constraints. The applicant states that relocating the sign farther into the site could reduce visibility from adjacent roadways.

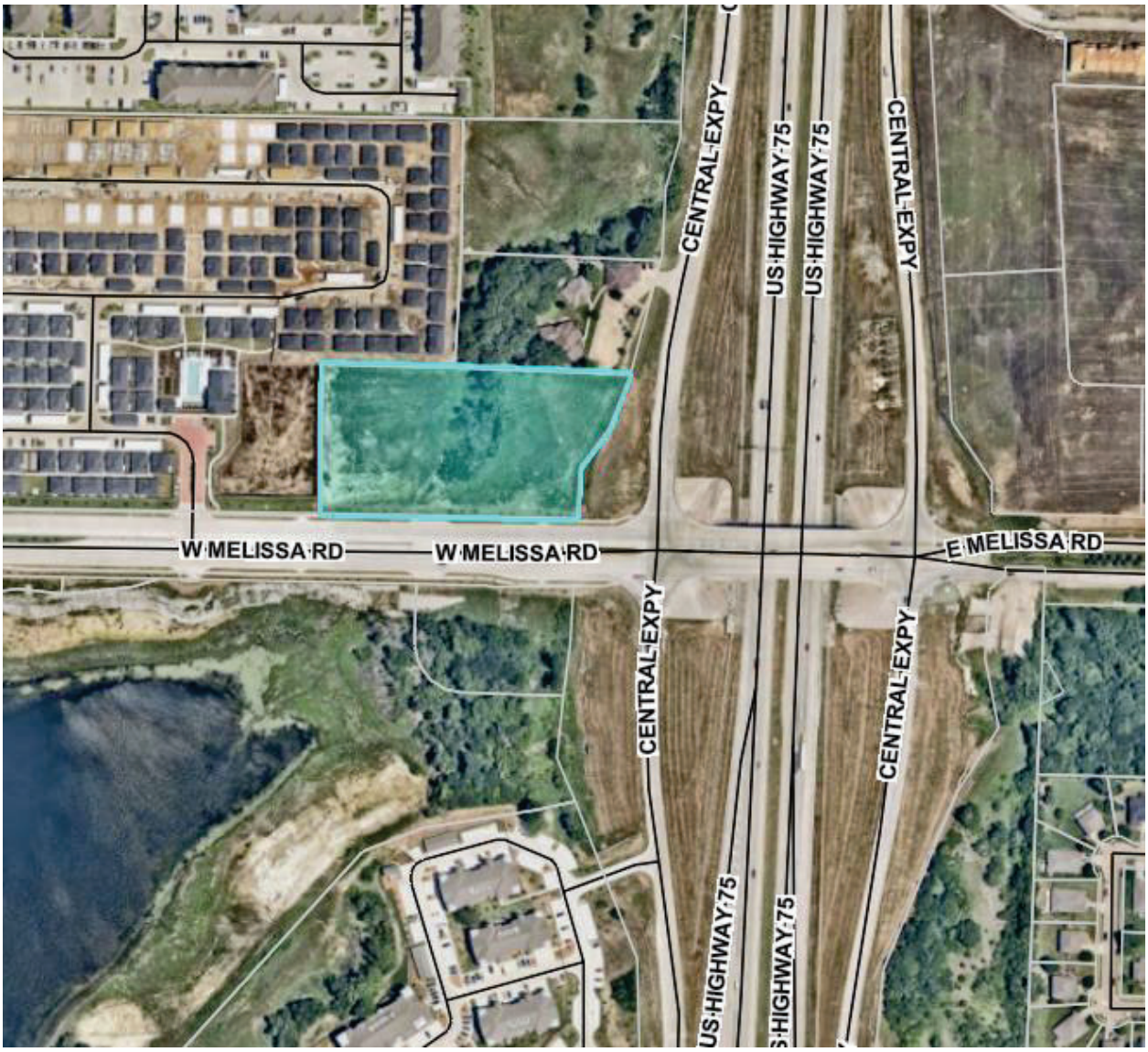
Staff Recommendation

Approval or disapproval of this deviation to City Code is a policymaker decision.

Supporting Documents

1. Location of Subject Tract QT.docx
2. 1 Sub - Signed Narrative.pdf
3. 1_Sub_-_Marked_Site_Plan.pdf
4. 1 Sub - Monument Drawings.pdf
5. 1 Sub - Monument Engineering.pdf

Location of Subject Tract



QT SOUTH, LLC
Dallas/Fort Worth Division
8700 Freeport Pkwy Ste. 115
Irving, TX 75063

October 20, 2026

City of Melissa - Development Services
3411 Barker Ave
Melissa, TX 75454
972-838-2338

The applicant respectfully requests approval of a variance to allow the proposed monument sign to be located at a 0-foot setback from the property line. Due to the site's configuration, driveway locations, internal circulation patterns, landscaping requirements, and utility constraints, there is no practical location for the sign that both complies with the setback requirement and functions effectively as intended.

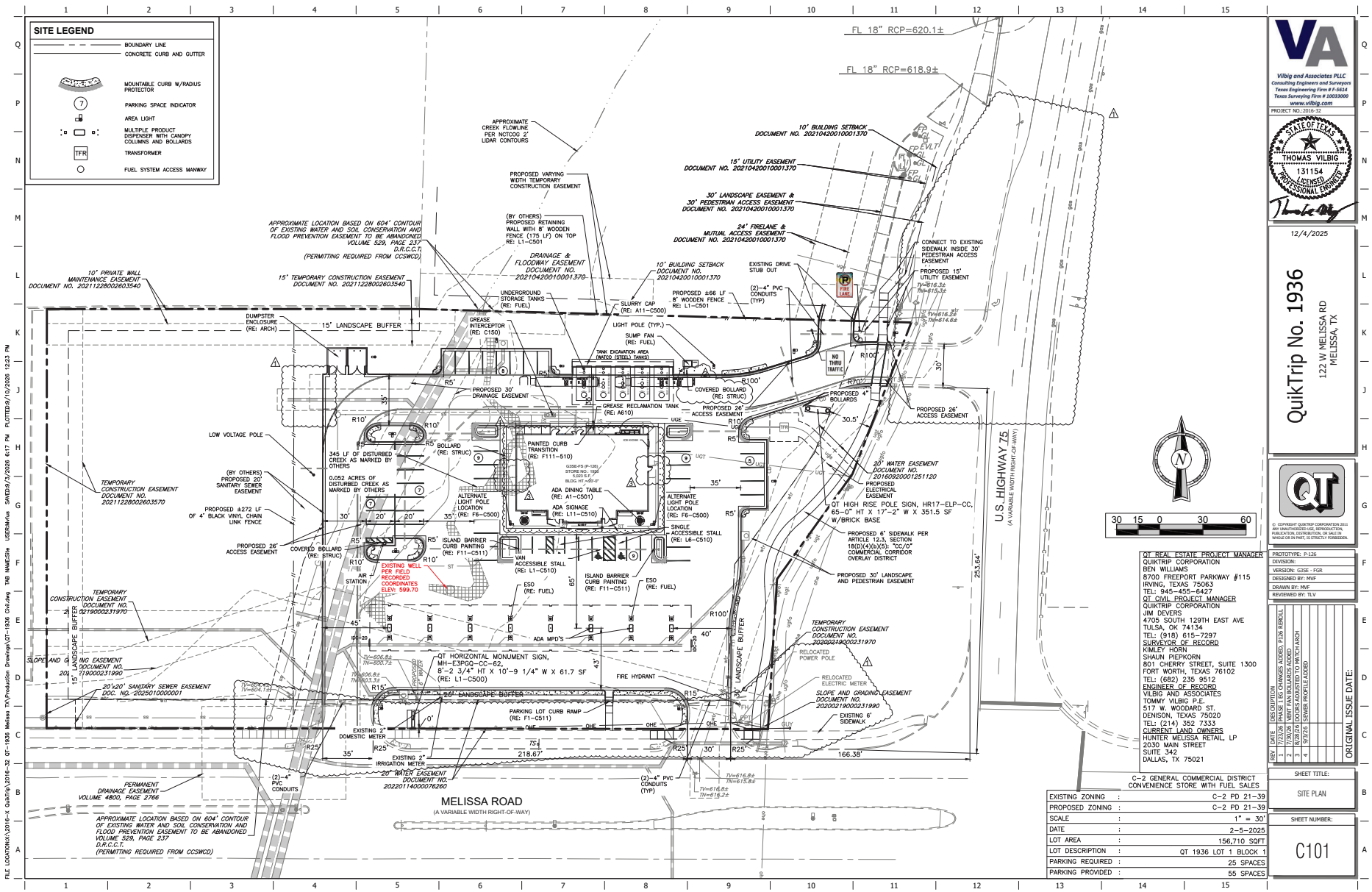
The proposed sign location was selected to maximize visibility from Melissa Road and U.S. Highway 75 while avoiding conflicts with site improvements and maintaining safe circulation throughout the property. Relocating the sign inward to meet the required setback would substantially reduce its visibility to approaching motorists, limiting drivers' ability to identify the site and make timely, predictable lane changes and turning movements when accessing the property.

The requested location enhances public safety by providing clear wayfinding well in advance of the site's entrances, reducing the likelihood of last-minute braking, abrupt lane changes, or missed access points. The sign will not obstruct visibility at driveways or intersections and will comply with all other applicable sign design requirements.

The variance represents the minimum relief necessary to address the site's unique constraints while supporting safe access and effective site identification. Approval of this request will not adversely impact neighboring properties or the public and will allow the development to function as intended while maintaining the overall purpose of the City's sign regulations.

Thank you,

Ben Williams
Real Estate Project Manager



Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.:2016-32

STATE OF TEXAS
THOMAS VILBIG
131154
LICENSED PROFESSIONAL ENGINEER

12/4/2025

QuikTrip No. 1936

122 W MELISSA RD
MELISSA, TX

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PROTOTYPE: P-126
DIVISION:
VERSION: G3SE - FGR
DESIGNED BY: MVF
DRAWN BY: MVF
REVIEWED BY: TLV

REV	DATE	DESCRIPTION
1	7/22/26	PHASE 1 ES COMMENTS ADDED, FY26 REROLL
2	8/7/26	DOORS ADJUSTED TO MATCH ARCH
3	8/28/26	DOORS ADJUSTED TO MATCH ARCH
4	9/4/26	SEWER PROFILE ADDED

ORIGINAL ISSUE DATE:

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION
BEN WILLIAMS
8700 FREEPORT PARKWAY #115
IRVING, TEXAS 75063
TEL: 945-455-6427
QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
JIM DEVERS
4705 SOUTH 129TH EAST AVE
TULSA, OK 74134
TEL: (918) 615-7297
SURVEYOR OF RECORD
KIMLEY HORN
SHAUN PIEPKORN
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
TEL: (682) 235 9512
ENGINEER OF RECORD
VILBIG AND ASSOCIATES
TOMMY VILBIG P.E.
517 W. WOODARD ST.
DENISON, TEXAS 75020
TEL: (214) 352 7333
CURRENT LAND OWNERS
HUNTER MELISSA RETAIL, LP
2030 MAIN STREET
SUITE 342
DALLAS, TX 75021

C-2 GENERAL COMMERCIAL DISTRICT
CONVENIENCE STORE WITH FUEL SALES

EXISTING ZONING	:	C-2 PD 21-39
PROPOSED ZONING	:	C-2 PD 21-39
SCALE	:	1" = 30'
DATE	:	2-5-2025
LOT AREA	:	156,710 SQFT
LOT DESCRIPTION	:	QT 1936 LOT 1 BLOCK 1
PARKING REQUIRED	:	25 SPACES
PARKING PROVIDED	:	55 SPACES

SHEET TITLE:
SITE PLAN

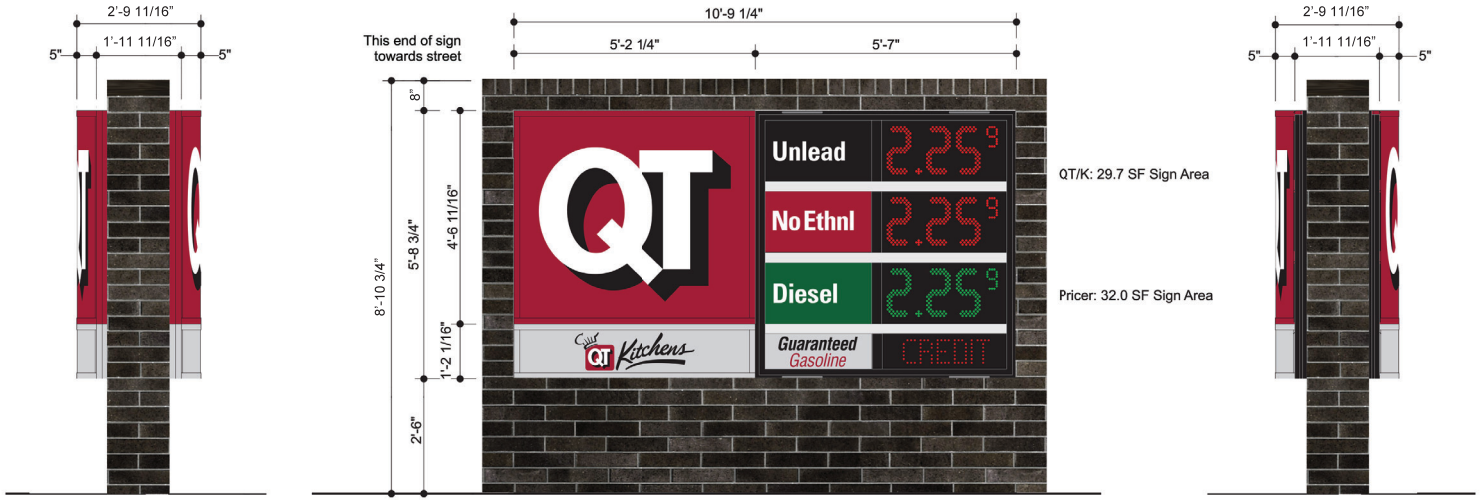
SHEET NUMBER:
C101

FILE LOCATION:X:\2016-x\ QuikTrip\2016-32 QT-1936 Melissa TX\Production Drawings\QT-1936 Civil.dwg TAB NAME:Site USER:MVFus SAVED:9/3/2026 6:17 PM PLOTTED:9/10/2026 12:23 PM

MH-E3PGQ-CC-62
Horizontal Monument Sign

- Three (3) Product LED Gas Price Sign
- 61.7 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



Side Elevation

Front Elevation
Scale: 3/8" = 1'-0"

Side Elevation

Color Specifications
All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries — FILE NUMBER: E212503
Listed Electric Sign Complies with UL48 — CSA C22.2 No.207 — E212503 AI1 017510
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCALCODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDED ELECTRICAL CONNECTIONS

MH-E3PGQ-CC-62

Project Information

Client
QuikTrip

Location

Sales	Design	Project Manager
House	CT	James Gentry

Date / Description

01/17/20		Issue Date
02/17/20	1	Rev. 1
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	

Notes

-

APPROVED
08/12/2024

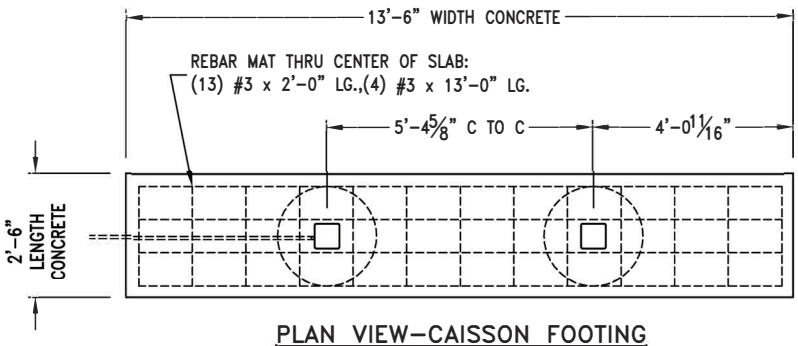
Store #

1936

Declaration

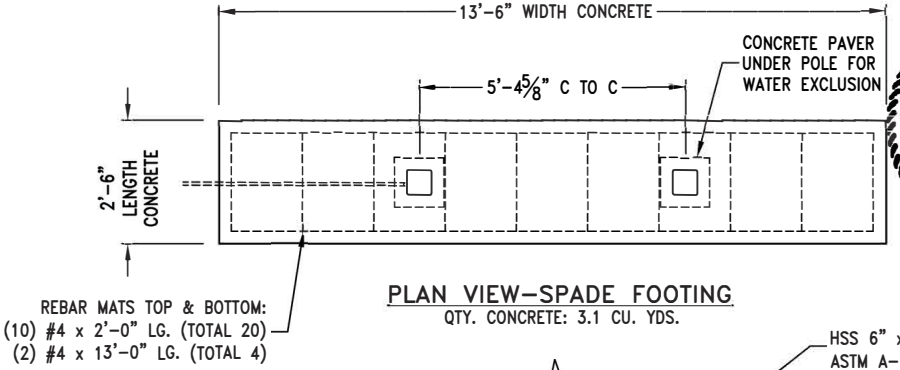
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PLAN VIEW–CAISSON FOOTING

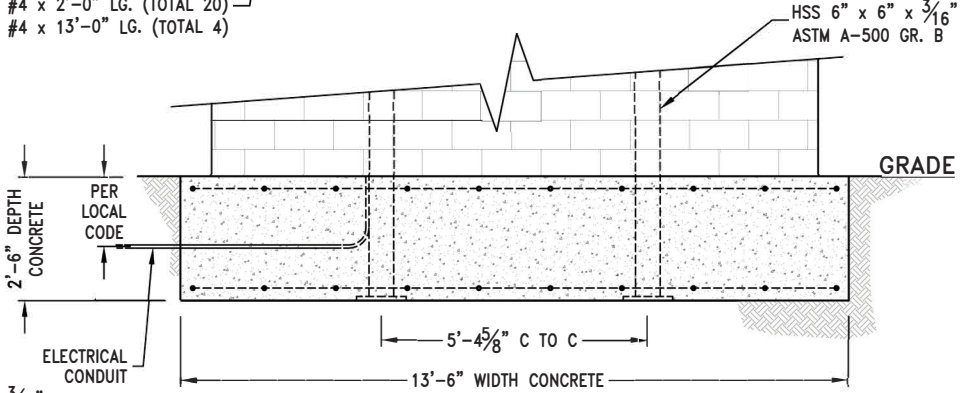
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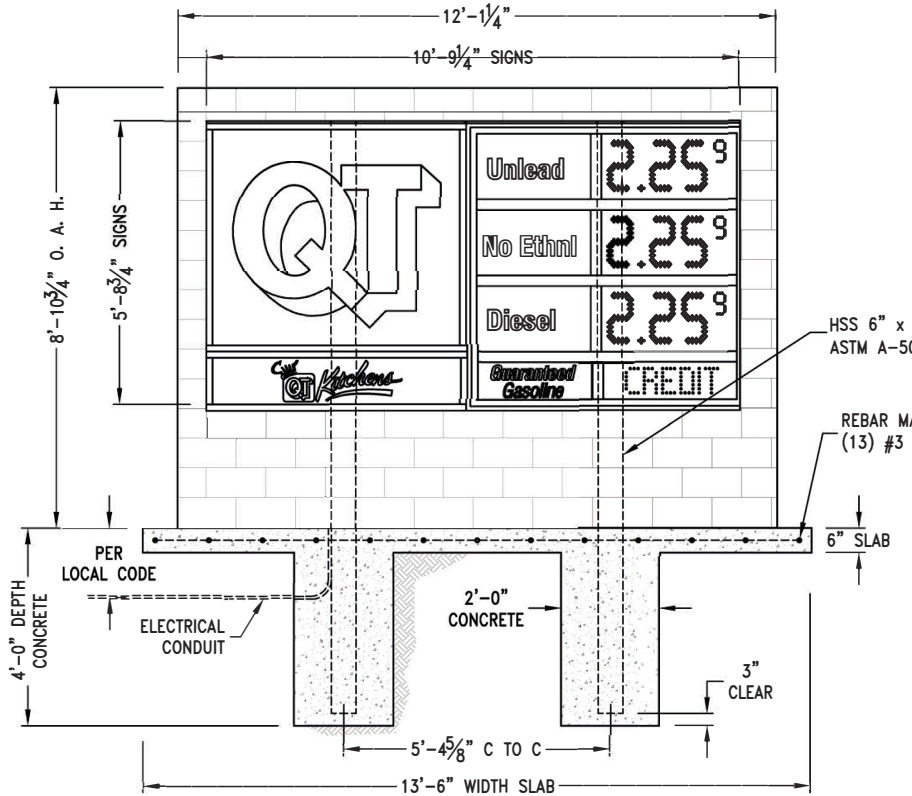
PLAN VIEW–SPADE FOOTING

QTY. CONCRETE: 3.1 CU. YDS.

STATE OF TEXAS
ANDREW K. FONDRICH
147033
LICENSED PROFESSIONAL ENGINEER
12-29-25
EXP. 9-30-26



ELEVATION VIEW–SPREAD FOOTING



ELEVATION VIEW–CAISSON FOOTING

SIGN TYPE
MH–E3PGQ–CC–62–BS

FOUNDATION DESIGN NOTES:

1. Concrete shall have a minimum compressive strength of 4000 PSI at 28 days.
2. Reinforcing steel shall be ASM A–615 Gr. 60.
3. Footings designed using soil bearing forces of 2000 PSF Static, 2660 PSF Dynamic and 225 PSF per foot Lateral. If these soil conditions do not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Engineer.

DESIGN WIND LOAD:

Based on the 2021 International Building Code (ASCE 7–16) using Risk Category II, Exposure C and 115 mph wind speed.

TEXAS ENGINEERING FIRM LICENSE NO. F–12032

SITE: QuikTrip
Store No. 1936
122 West Melissa Road
Melissa, Texas

REV	DATE	DESCRIPTION	APPROVED
A	26 Dec 25	RELEASED FOR PERMITTING	J. HOGAN

Robert–James & Associates, Inc.
12255 West 187th Street, Mokena Illinois 60448–9737
phone: 708–479–8385 fax: 708–479–8395 email: rja37@comcast.net

TITLE: 8'–10 3/4" OAH DIRECT BURY TWIN POLES FOR QUIKTRIP SIGNS w/MASONRY SURROUND

DRAWN BY	DATE	SCALE	DRAWING NUMBER	SHEET	REV.
A. HOGAN	26 Dec 25	NONE	2512158	1 OF 1	A

CHECKED BY J. HOGAN DATE ~~26 Dec 25~~