CITY OF MELISSA
PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Thursday, October 8, 2026
6:30 p.m.

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

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS
This item is available for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless properly posted on a future agenda.

4. CONSENT AGENDA

A. Consider the September 10, 2026 Work Session and Regular Meeting minutes.

B. Consider a recommendation to City Council regarding a request for approval of the Willow Grove Final Engineering Site Plan, consisting of 32.2313± acres of land situated in the John Emberson Survey, Abstract No. 294, and the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, and generally located approximately 541 feet east of the intersection of Willow Grove Way and US Highway 75, City of Melissa, Collin County, Texas. (TL)

5. CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA

6. REGULAR AGENDA

A. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Single-Family Residential District-3 within the Downtown Overlay District in the Commercial Mixed Use area (“SF-3/DOD/CMU”) to Planned Development/General Commercial District within the Downtown Overlay District/ Commercial Mixed Use area ("PD/C-2/DOD/CMU"), consisting of 0.327± acres of land, situated in the D.E.W. Babb Survey Abstract No. 33, City of Melissa, Collin County, Texas and generally located at 2802 McKinney Street, City of Melissa, Collin County, Texas. (AG)

B. Conduct a public hearing and consider a recommendation to City Council regarding a

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

C. Conduct a public hearing and consider a recommendation to City Council regarding a request to amend Ordinance Nos. 04-09 and 2025-04 Planned Development District/General Commercial (“PD/C-2”) within the Commercial Corridor Overlay District (“CC/O”) in order to modify certain planned development standards pertaining to a portion of that certain tract identified as “Tract W1” in Ordinance Nos. 04-09 and 2025-04, described as 1.344± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 493 feet west of the intersection of US 75 and Melissa Rd, City of Melissa, Collin County, Texas. (TL)

D. 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)

7. ADJOURN

Certified

Certified to this the 30th day of September 2026

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

Adriana Grogan, Planner 1

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

SEPTEMBER 10, 2026

5:30 PM

Work Session 5:30 p.m.

WORK SESSION AGENDA

1. CALL TO ORDER AND ROLL CALL

David Minton called the Work Session to order at 5:30 p.m.

Adam Porter, Allan Tobias, Benjamin Ivy, Daniel Mathews, David Minton, Lawrence Silver, and Tracy Hailey were present. Darren Melton was 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 gave an overview opf the items on the Regular Meeting agenda.

The applicant for item 6C gave a brief presentation, discussed variance requests, and answered commissions questions.

5. ADJOURN

David Minton adjourned the Work Session at 5:45 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

SEPTEMBER 10, 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.

Adam Porter, Allan Tobias, Benjamin Ivy, Daniel Mathews, David Minton, Lawrence Silver, and Tracy Hailey were present. Darren Melton was 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 August 13, 2026 Work Session and Regular Meeting

Minutes. Commission Action:

Motion was made by Adam Porter and seconded by Daniel Mathews to Approve the Consent Agenda as noted.

Vote: 7/0/0

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 repeal Ordinance No. 2026-32, which granted a Specific Use Permit ("SUP") for the operation of an Automobile Repair, Major use, consisting of 1.679± acers of land, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at 2406 Sam Rayburn Highway, City of Melissa, Collin County, Texas, and the granting of a new SUP for the operation of an Automobile Repair, Major use, consisting of 1.679± acers of land, situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at 2406 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)
Tyra LaVerne, Director of Development Services, presented the item to the Commission.

Commission Action:
Motion was made by Adam Porter and seconded by David Minton to Open the Public Hearing at 6:33 p.m.

Vote: 7/0/0

Tyra LaVerne, Director of Development Services, presented the item to the Commission.

Commission Action:

Motion was made by Daniel Mathews and seconded by Tracy Hailey to Recommend for approval to Recommend Approval to the City Council.

Vote: 7/0/0

B. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Planned Development/Multi-Family ("PD/MF") to Planned Development/Restricted Commercial District/Townhome Residential District ("PD/C-1/TH"), consisting of 18.237± acres of land, situated in the William Sanders Survey Abstract No. 867, City of Melissa, Collin County, Texas and generally located approximately 1,174 feet southwest of the intersection of E Melissa Road and Bryant Street, City of Melissa, 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: 7/0/0

C. Consider a recommendation to City Council regarding the Melissa Park Village Sign Coordination Plan Amendment. (TL)

Commission Action:

Motion was made by Tracy Hailey and seconded by Daniel Mathews to Recommend for approvalto the City Council.

Vote: 7/0/0

Commission Action:

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

Vote: 7/0/0

Commission Action:

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

Vote 7/0/0

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 October 8, 2026

Subject 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)

Submitted by Adriana Grogan, Planner I

Action Requested

Consider a recommendation to City Council regarding the Willow Grove 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/:b:/p/tlaverne/IQCsebBhBnZNQKmfCZVqe517AcO4hwnt4oVUmhwvqfo9bec?e=g424Zh

Comprehensive Plan Comments

The land use complies with the zoning district and subject tract.

Staff Recommendation

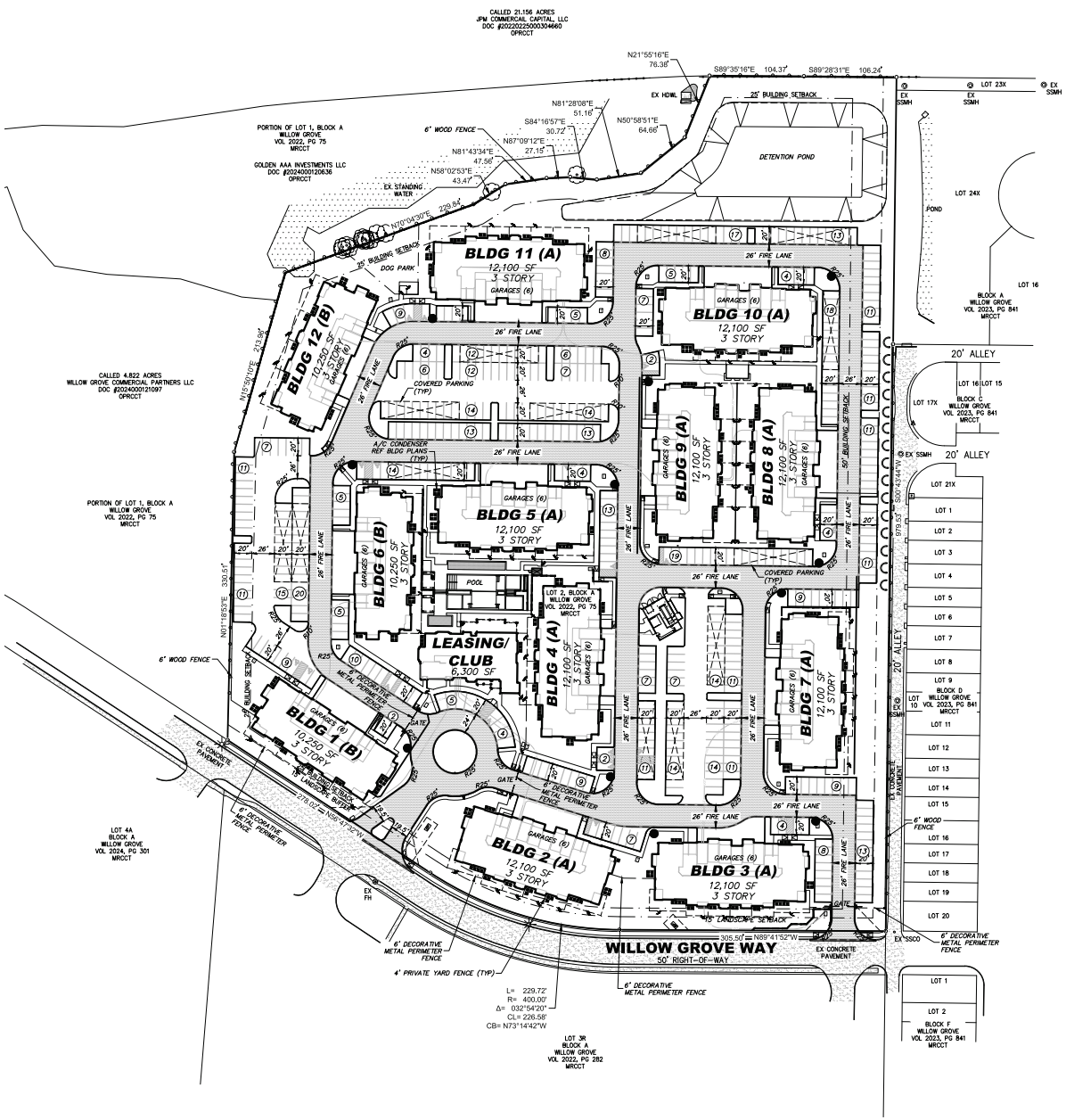
Staff recommends approval of this Final Engineering Site Plan.

Supporting Documents

1. Location of Subject Tract_Wllow Grove.docx
2. Final Site Plan_Willow Grove..pdf

Location of Subject Tract





LEGEND

- FIRE LANE
- MASONRY SCREEN WALL
- METAL FENCE
- WOOD FENCE
- A/C COMPRESSOR

N

0 30' 60' 120'

1" = 60'

SITE DATA SUMMARY		
	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)		14.13 ACRES (615,396 SQ. FT.)
ZONING	PD/C-2 (COMMERICAL-2)	PD/C-2 (COMMERICAL-2)
USE	CURRENT - UNDEVELOPED	MULTI-FAMILY
MINIMUM LOT WIDTH (ft)	NONE	±757.75
MINIMUM LOT DEPTH (ft)	NONE	979.53
FRONT YARD SETBACK (ft)	20	20
SIDE YARD SETBACK (ft)/INTERIOR	10	10
SIDE YARD SETBACK (ft)/CORNER	25	25
REAR YARD SETBACK (ft)	20	20
MAXIMUM HEIGHT (Stories or ft)	4 STORIES	3 STORIES
MAXIMUM LOT COVERAGE (%)	50	24
MINIMUM DWELLING SIZE (SQ. FT.)	SEE BUILDING & PARKING TABLE	SEE BUILDING & PARKING TABLE
MAXIMUM DENSITY PER ACRE	25/ACRE	24/ACRE
PARKING	SEE BUILDING & PARKING TABLE	SEE BUILDING & PARKING TABLE

BUILDING & PARKING DATA

		BUILDINGS												
UNIT	AREA PER UNIT	1 (B)	2 (A)	3 (A)	4 (A)	5 (A)	6 (B)	7 (A)	8 (A)	9 (A)	10 (A)	11 (A)	12 (B)	CLUB	TOTAL
1 BEDROOM APARTMENT	800 SF	6	24	24	24	24	6	24	24	24	24	24	6		234
2 BEDROOM APARTMENT	1021 – 1,163 SF	10	6	6	6	6	10	6	6	6	6	6	10		84
3 BEDROOM APARTMENT	1,302 SF	6	0	0	0	0	6	0	0	0	0	0	6		18
TOTAL UNITS		22	30	30	30	30	22	30	30	30	30	30	22		336
TOTAL ENCLOSED FLOOR AREA (SF)		22,822	26,178	26,178	26,178	26,178	22,822	26,178	26,178	26,178	26,178	26,178	22,822	6,304	310,372
BUILDING FOOTPRINT (SF)		10,246	12,213	12,213	12,213	12,213	10,246	12,213	12,213	12,213	12,213	12,213	10,246	6,304	146,959
MAXIMUM BUILDING HEIGHT (FT)		50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	50'0"	-	
REQUIRED PARKING															
1 BEDROOM (1.50 SPACES/UNIT)		9	36	36	36	36	9	36	36	36	36	36	9		351.0
2 BEDROOM (2.00 SPACES/UNIT)		20	12	12	12	12	20	12	12	12	12	12	20		168.0
3 BEDROOM (2.00 SPACES/UNIT)		12	0	0	0	0	12	0	0	0	0	0	12		36.0
TOTAL		41	48	48	48	48	41	48	48	48	48	48	41		555
PARKING PROVIDED															
GARAGE SPACES		6	6	6	6	6	6	6	6	6	6	6	6		72
COVERED SPACES															129
SURFACE SPACES															382
TOTAL															583

SITE PLAN

WILLOW GROVE MULTI-FAMILY

315 WILLOW GROVE WAY

CITY OF MELISSA, TEXAS

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.

P.E. NO.: 107767
DATE: 08/05/26

ENGINEERING
DEC
5300 TOWN & COUNTRY BOULEVARD, SUITE 150
FRISCO, TEXAS 75034
469-452-0000 | dec-eng.com
TPBE FIRM NO. F-22235

ISSUE DATE	DEC FILE NO.
08/05/26	10057
CITY FILE NO.	SHEET NO.
-	C3.1

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date October 8, 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 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)

Submitted by Adriana Grogan, Planner I

Action Requested
Consider a recommendation to City Council regarding a request to rezone 0.327± acres of land.

Summary of Subject
The applicant is requesting approval to rezone the subject property from Single-Family Residential District03/Downtown Community Mixed Use ("SF/CMU") to Planned Development/General Commercial District/Downtown Overlay District/Downtown Commercial Mixed Use ("PD/C-2/DOD/CM/U").

As part of the rezone request, the applicant is seeking to strike uses that they view does not fit the overall vision of District 46. Details related to the which uses they would like to strike have been provided in your packet.

Comprehensive Plan Comments
The current zoning for the subject property is Single-Family Residential District-3 within the Downtown Overlay District/ Commercial Mixed Use area ("SF-3/DOD/CMU").

Staff Recommendation
Approval or disapproval of land use is a policy maker decision.

Supporting Documents
1. Location of Subject Tract_McKinney.docx
2. Zoning Packet_McKinney ST_0.327 Acres.pdf

Location of Subject Tract



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: EDWARD NEWSOME Date: 9-10-26

Address: 251 Pecan Hollow Circle ANNA TX 75409

Phone: 214-551-5792 Fax: _____

Contact: _____ E-mail: TN2802@Aol.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: 2802 McKinney St Acres: .0327

Existing Zoning: Residential (Ref. Zoning Ordinance) Proposed Zoning: Commercial (Ref. Zoning Ordinance)

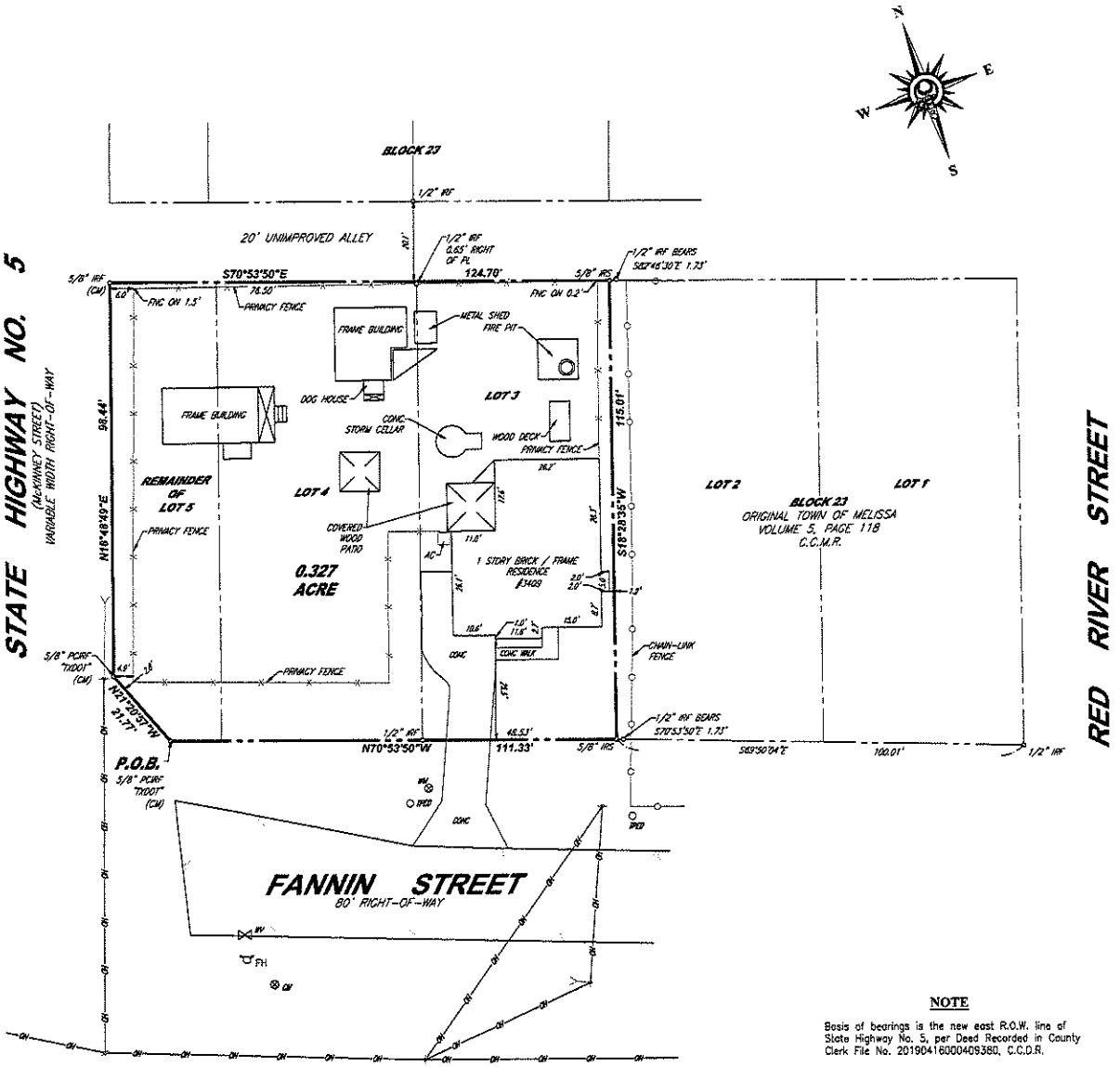
EN

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: EDWARD NEWSOME **Title:** OWNER

Signature: Edward Newsome



NOTE

Basis of bearings is the new east R.O.W. line of State Highway No. 5, per Deed Recorded in County Clerk File No. 20190416000409380, C.C.D.R.

LEGEND

CM	– CONTROL MONUMENT
IRF	– IRON ROD FOUND
PCIRF	– PINK CAPPED IRON ROD FOUND
IRS	– IRON ROD SET
C.C.F.N.	– COUNTY CLERK FILE NUMBER
C.C.D.R.	– COLLIN COUNTY DEED RECORDS
C.C.M.R.	– COLLIN COUNTY MAP RECORDS
	– POWER POLE
	– WOOD FENCE
	– CHAIN-LINK FENCE
OH	– OVERHEAD POWER LINE
FH	– FIRE HYDRANT
GM	– GAS METER
WM	– WATER METER
TPED	– TELEPHONE PEDISTAL
WV	– WATER VALVE
PL	– PROPERTY LINE

Scale: 1" = 20'
Job No: 2026-1
Drawn By: D Ross

PROPERTY DESCRIPTION

BEING all of that certain 0.327 acre tract of land situated in the City of Melissa, Collin County, Texas in the D.E.W. Babb Survey, Abstract No. 33, and being Lots 3 and 4 and the remainder of Lot 5, Block 23, Original Town of Melissa recorded in Volume 5, Page 118 of the Collin County Map Records, Lot 3 being conveyed in a Special Warranty Deed With Vendor's Lien recorded at County Clerk File No. 20190418000422920 in the Collin County Deed Records, Lots 4 and 5 being conveyed in a Special Warranty Deed With Vendor's Lien recorded in Volume 4034, Page 3205 of the Collin County Deed Records and the 0.0698 acre portion of Lot 5 acquired by the Texas Department of Transportation (TXDOT) for the widening of State Highway No. 5 (McKinney Street) being described in a Deed recorded at County Clerk File No. 20190416000409380 in said deed records, said 0.327 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a 1-3/4 inch pink TXDOT cap at the southeast corner of said 0.0698 acre right of way tract, being in the south line of said Lot 5 and the north line of Fannin Street (80' Right-of-Way) at it's intersection with the new east line of State Highway No. 5 (McKinney Street) a variable width right-of-way, said found capped 5/8 inch iron rod being the southwest corner hereof;

THENCE North 21 deg. 20 min. 57 sec. West along an easterly line of said 0.0698 acre right-of-way tract and the new easterly right-of-way line of State Highway No. 5 a distance of 21.77 feet to a 5/8 inch iron rod found with a 1-3/4 inch pink TXDOT cap in the new east right-of-way line of State Highway No. 5, said 5/8 inch found iron rod being approximately 2 feet behind a power pole and 4.5 feet outside of a wood privacy fence and said found capped 5/8 iron rod being a southwesterly corner hereof;

THENCE North 18 deg. 48 min. 49 sec. East along the new east right-of-way line of State Highway No. 5 and the east line of said 0.0698 acre right of way tract a distance of 98.44 feet to a 5/8 iron rod found (missing pink cap) in the new east right-of-way line of State Highway No. 5 at the northeast corner of said 0.0698 acre right-of-way tract, said found 5/8 inch iron rod being in the north line of said Lot 5 and the south line of a 20' Alley (Unimproved) and said found 5/8 inch iron rod being the northwest corner hereof;

THENCE South 70 deg. 53 min. 50 sec. East along the north line of Lot 5 and the south line of said alley, at 6.0 feet pass 1.5 left of a wood privacy fence corner, and continuing north of said privacy fence at 76.5 feet pass 0.65 feet left a 1/2 inch iron rod found occupying the common north corner of Lots 3 and 4, said found 1/2 inch iron rod being on the south edge of said wood privacy fence, and continuing north of said privacy fence along the south line of said alley and the north line of Lot 3 at 121.7 feet pass 0.2 feet left of a wood privacy fence corner and continuing for a total distance of 124.70 feet to a 5/8 inch iron rod set at the common north corner of Lots 2 and 3, from which a 1/2 inch iron rod found (at the stub base of a six inch wood fence corner post) occupying the common north corner of Lots 2 and 3 bears South 82 deg. 46 min. 30 sec. East, 1.73 feet, said set 5/8 inch iron rod being the northeast corner hereof;

THENCE South 18 deg. 28 min. 35 sec. West along the common line of Lots 2 and 3 a distance of 115.01 feet to a 5/8 inch iron rod set in the north line of Fannin Street at the common south corner of Lots 2 and 3, from which a 1/2 inch iron rod found occupying the common south corner of Lots 2 and 3 bears South 70 deg. 53 min. 50 sec. East, 1.73 feet and a 1/2 inch iron rod found occupying the southeast corner of Lot 1, Block 23 at the intersection of the north line of Fannin Street with the west line of Red River Street bears South 69 deg. 50 min. 04 sec. East, 100.01 feet, said set 5/8 inch found iron being the southeast corner hereof;

THENCE North 70 deg. 53 min. 50 sec. West along the north line of Fannin Street and the south line of Lot 3 at 46.53 feet pass over a 1/2 inch iron rod found occupying the common south corner of Lots 3 and 4, and continuing along the south line of Lots 4 and 5 and the north line of Fannin Street for a total distance of 111.33 feet to the place of beginning and being calculated to contain 0.327 acre of land.

CERTIFICATION

I, Jeff B. Durham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and field notes shown hereon were prepared from a survey made on the ground on June 13, 2026. The corner monuments were found or set as shown and there were no encroachments, overlapping of improvements or conflicts found at the time of this survey, except as shown.

Jeff B. Durham, R.P.L.S. No. 5256

Boundary Survey

0.327 Acre

Lots 3, 4, & Remainder of Lot 5, Block 23
Original Town of Melissa

BOUNDARY IMAGE LAND SURVEYING
3016 Urban Way - Anna, Texas 75409
boundaryimage@yahoo.com
(214) 878-8811
FIRM REGISTRATION NO. 10044800

PROPERTY DESCRIPTION BEING all of that certain 0.327 acre tract of land situated in the City of Melissa, Collin County, Texas in the D.E.W. Babb Survey, Abstract No. 33, and being Lots 3 and 4 and the remainder of Lot 5, Block 23, Original Town of Melissa recorded in Volume 5, Page 118 of the Collin County Map Records, Lot 3 being conveyed in a Special Warranty Deed With Vendor's Lien recorded at County Clerk File No. 20190418000422920 in the Collin County Deed Records, Lots 4 and 5 being conveyed in a Special Warranty Deed With Vendor's Lien recorded in Volume 4034, Page 3205 of the Collin County Deed Records and the 0.0698 acre portion of Lot 5 acquired by the Texas Department of Transportation (TXDOT) for the widening of State Highway No. 5 (McKinney Street) being described in a Deed recorded at County Clerk File No. 2019041600409380 in said deed records, said 0.327 acre tract of land being more particularly described by metes and bounds as follows: BEGINNING at a 5/8 inch iron rod found with a 1-3/4 inch pink TXDOT cap at the southeast corner of said 0.0698 acre right of way tract, being in the south line of said Lot 5 and the north line of Fannin Street (80' Right-of-Way) at it's intersection with the new east line of State Highway No. 5 (McKinney Street) a variable width right-of-way, said found capped 5/8 inch iron rod being the southwest corner hereof; THENCE North 21 deg. 20 min. 57 sec. West along an easterly line of said 0.0698 acre right-of-way tract and the new easterly right-of-way line of State Highway No. 5 a distance of 21.77 feet to a 5/8 inch iron rod found with a 1-3/4 inch pink TXDOT cap in the new east right-of-way line of State Highway No. 5, said 5/8 inch found iron rod being approximately 2 feet behind a power pole and 4.5 feet outside of a wood privacy fence and said found capped 5/8 iron rod being a southwesterly corner hereof; THENCE North 18 deg. 48 min. 49 sec. East along the new east right-of-way line of State Highway No. 5 and the east line of said 0.0698 acre right of way tract a distance of 98.44 feet to a 5/8 iron rod found (missing pink cap) in the new east right-of-way line of State Highway No. 5 at the northeast corner of said 0.0698 acre right-of-way tract, said found 5/8 inch iron rod being in the north line of said Lot 5 and the south line of a 20' Alley (Unimproved) and said found 5/8 inch iron rod being the northwest corner hereof; THENCE South 70 deg. 53 min. 50 sec. East along the north line of Lot 5 and the south line of said alley, at 6.0 feet pass 1.5 left of a wood privacy fence corner, and continuing north of said privacy fence at 76.5 feet pass 0.65 feet left a 1/2 inch iron rod found occupying the common north corner of Lots 3 and 4, said found 1/2 inch iron rod being on the south edge of said wood privacy fence, and continuing north of said privacy fence along the south line of said alley and the north line of Lot 3 at 121.7 feet pass 0.2 feet left of a wood privacy fence corner and continuing for a total distance of 124.70 feet to a 5/8 inch iron rod set at the common north corner of Lots 2 and 3, from which a 1/2 inch iron rod found (at the stub base of a six inch wood fence corner post) occupying the common north corner of Lots 2 and 3 bears South 82 deg. 46 min. 30 sec. East, 1.73 feet, said set 5/8 inch iron rod being the northeast corner hereof; THENCE South 18 deg. 28 min. 35 sec. West along the common line of Lots 2 and 3 a distance of 115.01 feet to a 5/8 inch iron rod set in the north line of Fannin Street at the common south corner of Lots 2 and 3, from which a 1/2 inch iron rod found occupying the common south corner of Lots 2 and 3 bears South 70 deg. 53 min. 50 sec. East, 1.73 feet and a 1/2 inch iron rod found occupying the southeast corner of Lot 1, Block 23 at the intersection of the north line of Fannin Street with the west line of Red River Street bears South 69 deg. 50 min. 04 sec. East, 100.01 feet, said set 5/8 inch found iron being the southeast corner hereof; THENCE North 70 deg. 53 min. 50 sec. West along the north line of Fannin Street and the south line of Lot 3 at 48.53 feet pass over a 1/2 inch iron rod found occupying the common south corner of Lots 3 and 4, and continuing along the south line of Lots 4 and 5 and the north line of Fannin Street for a total distance of 111.33 feet to the place of beginning and being calculated to contain 0.327 acre of land. CERTIFICATION I, Jeff B. Durham, a Registered Professional Land Surveyor in the State of Texas, do

hereby certify that the plat and field notes shown hereon were prepared from a survey made on the ground on June 13, 2026. The corner monuments were found or set as shown and there were no encroachments, overlapping of improvements or conflicts found at the time of this survey, except as shown

Use Type	DOD CMU	Parking Req.
Multifamily Residence	S	18
Multifamily Residence Enhanced	S(r)	18
Single Family Dwelling-attached	S	17
Studio Residence	S	17
Townhome	S	17
Accessory Structure	X	None
Alcoholic Beverage Sales	X	42
Alcoholic Beverage Establishment	S	38,49
Antique Shop	X	42
Automobile Paid Parking Lot/Garage	X	49
Automobile Parking Lot/Garage	X	49
Bank, Saving and Loan or Credit Union	X	3
Beauty Salon/Barber Shop	X	42
Bed and Breakfast Inn	X	4
Building Material and Hardware Sales, Minor	X	42
Business Service	X	49
Child-Care: Foster Family Home (Independent)	X	None
Child-Care: Foster Group Home (Independent)	X	None
Church, Temple, Synagogue, Mosque or Other Place of Wors	S	10
Commercial Amusement, Indoor	X	13
Community Center	X	12
Dry Cleaners, Minor	X	42
Farm, Ranch, Stable, Garden or Orchard	S	49
Farmers Market	X	42
Fraternal Organization, Lodge, Civic Club, Fraternity or Soror	S	27
Furniture Restoration	S	28
Governmental Office	X	36
Gunsmith/Gun Dealer Shop	S	49
Gymnastics/Dance Studio	X	16
Hall, Dance	S	16
Hall, Reception/Banquet/Meeting	S	16
Health/Fitness Center	X	24
Homebuilder Design Center	X	49
Hotel	S	26
Locksmith/Security System Company	X	42
Massage Therapy, Licensed	X	42
Municipal Uses Operated by the City	X	49
Museum/Art Gallery	X	12
Nursery, Minor	X	35
Office/Office Center	S	36, 37
Office/Showroom	X	48
Outside Storage and Display (Incidental Use)	X	None
Park or Playground	X(S)	49
Printing Shop, Minor	X	42
Private Club	S(q)	38
Residence Hotel (Extended Stay Hotel)	S	26
Restaurant or Cafeteria	X	41

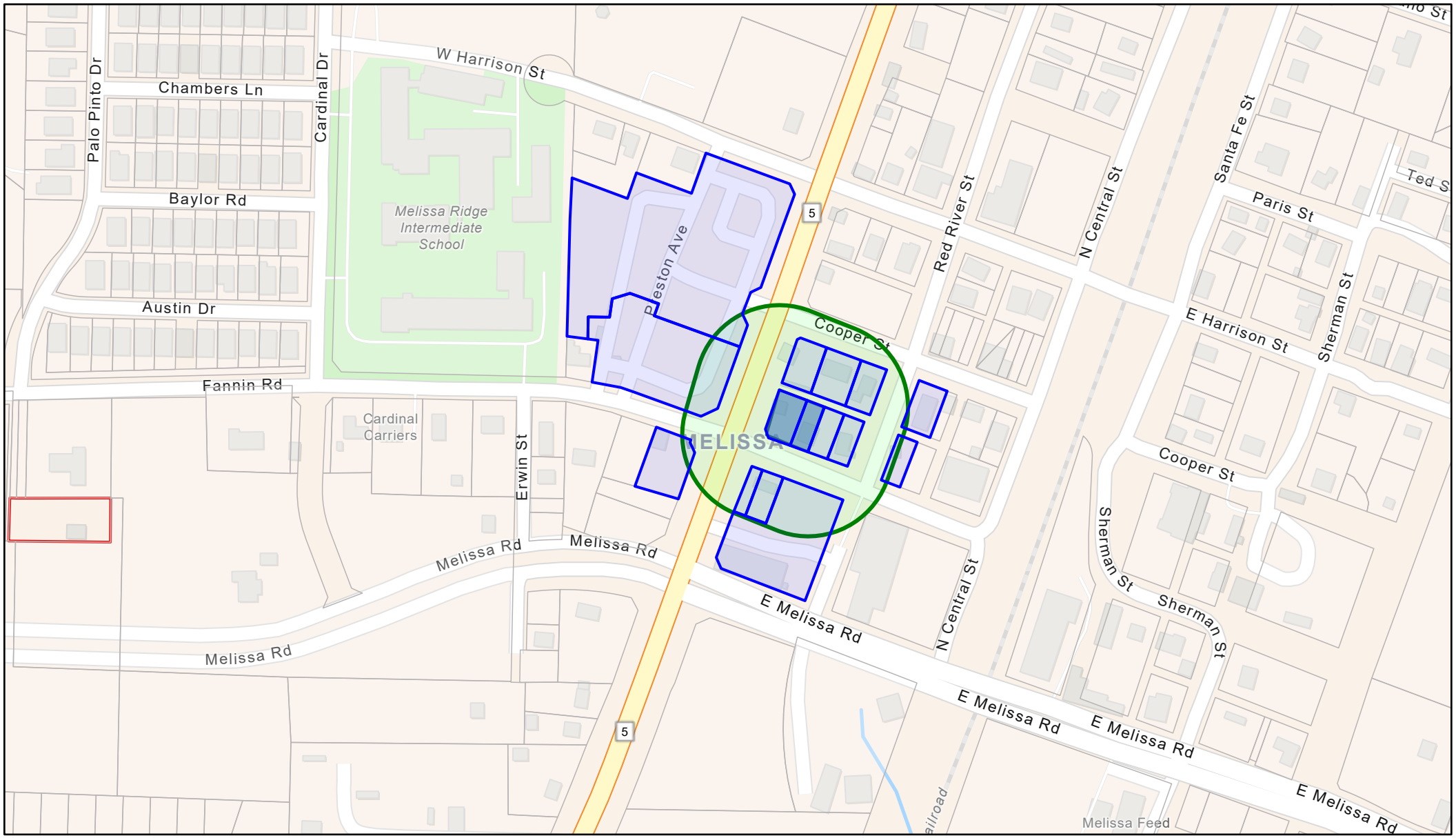
Retail Stores and Shops	X	42
Retail/Service, Incidental	X	42
Solar Panel System	X	None
Telephone Exchange	S	49
Theater, Neighborhood	S	46
Utility Distribution/Transmission Line	S	49
Veterinarian Clinic and/or Kennel, Indoor	S	49

SALON
SALON
3409

— CAFE —
3409
CAFE
CAFE

OFFICE
OFFICE
3409
OFFICE

City of Melissa Notification Map



9/30/2026, 3:47:17 PM

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

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
466098	LACORE RENTAL PROPERTIES LLC	900 WILMETH RD	MCKINNEY	TX	75069-8216
466105	MELISSA CITY OF	3411 BARKER AVE	MELISSA	TX	75454-9569
2963211	HOPE DEVELOPMENT PARTNERS 3 LLC	129 N COLLINS RD STE 2102	SUNNYVALE	TX	75182-9506
466089	NEWSOME EDWARD & TERI	3409 FANNIN RD	MELISSA	TX	75454-2191
466025	NADENDLA SATISH KUMAR	810 DOVE HAVEN LN	MELISSA	TX	75454-9736
466070	NEWSOME EDWARD E	251 PECAN HOLLOW CIR	ANNA	TX	75409-6294
466114	CITY OF MELISSA	3411 BARKER AVE	MELISSA	TX	75454-9569
465758	HARDORSTEJUD PROPERTIES LLC	11548 MAKIN DO LN	BLUE RIDGE	TX	75424-4342
2144398	CHURCH OF CHRIST MELISSA	11965 COUNTY ROAD 630	BLUE RIDGE	TX	75424-2730

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date October 8, 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/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)

Submitted by Adriana Grogan, Planner I

Action Requested

Consider a recommendation to City Council regarding a request to rezone f 0.151± acres of land.

Summary of Subject

The applicant is requesting approval to rezone the subject property from Single-Family Residential District 3 ("SF-3") to General Commercial District ("C-2").

This request is forthe relocation of The 601 Store LLC, an established local business specializing in custom apparel, embroidery, spirit wear, boutique merchandise, and promotional products. The business currently serves local schools, businesses, churches, sports teams, and community organizations, with most operations consisting of bulk order production and delivery.

Comprehensive Plan Comments

The current zoning for the subject property is Single-Family Residential District-3 within the Downtown Overlay District/Commercial Mixed Use ("SF/DOD/CMU") to Planned Development/General Commercial District within the Downtown Overlay District/Commercial Mixed Use area ("PD/C-2/DOD/CM/U").

Staff Recommendation

Approval or disapproval of land use is a policymaker decision.

Supporting Documents

1. Location of Subject Tract_Fannin.docx
2. Zoning Packet_Fannin_0.151 acres.pdf

Location of Subject Tract



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Charles R. Gambrell Date: 9/17/26

Address: 3311 Fannin Road Melissa, TX 75454

Phone: 601-750-0356 Fax: _____

Contact: Charles R. Gambrell E-mail: crgambrell1@gmail.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: The 601 Store 3311 Fannin Road Acres: 0.151

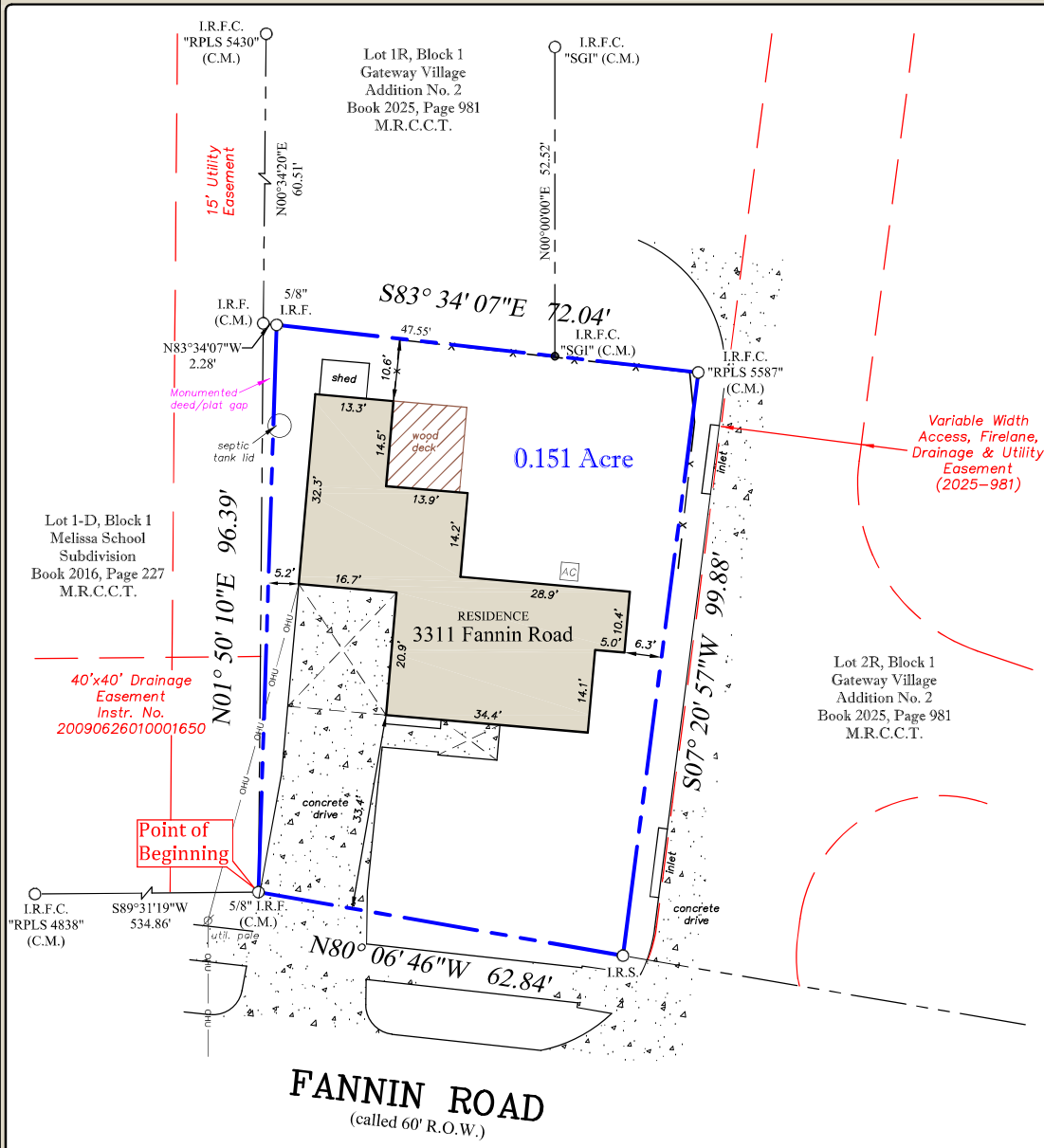
Existing Zoning: SF3 (Ref. Zoning Ordinance) Proposed Zoning: PD/C-2/DOD/CMU (Ref. Zoning Ordinance)

☐ 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: Charles R. Gambrell **Title:** owner

Signature: Charles R Gambrell



FIELD NOTES DESCRIPTION:

BEING a 0.151 acre tract of land being a part of Subdivision No. 5 in Division No. 3, according to the plat recorded in Volume 5, Page 118, Deed Records, Collin County, Texas, and being all that certain tract of land described by deed to LaCore Rental Properties, LLC., recorded under Instrument Number 20160719000921650, Official Public Records, Collin County, Texas, and being more particularly described as follows:

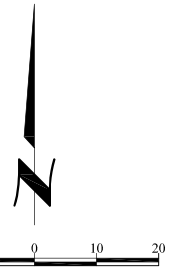
BEGINNING at a 5/8 inch iron rod found for corner being the southwest corner of the herein described tract, same point being the southwest corner of said LaCore tract, and being the southeast corner of Lot 1-D, Block 1 of Melissa School Subdivision, an addition to the City of Melissa, Collin County, Texas, according to the plat recorded in Book 2016, Page 227, Map Records, Collin County, Texas (M.R.C.C.T.), same point being in the north right-of-way line of Fannin Road;

THENCE North 01 degrees 50 minutes 10 seconds East, a distance of 96.39 feet to a 5/8 inch iron rod found for corner being in the south line of Lot 1R, Block 1 of Gateway Village Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat recorded in Book 2025, Page 981, M.R.C.C.T., from which a 1/2 inch iron rod found for the southwest corner of said Lot 1R bears North 83 degrees 34 minutes 07 seconds West at 2.28 feet;

THENCE South 83 degrees 34 minutes 07 seconds East, passing at 47.55 feet a 1/2 inch iron rod with cap stamped "SGI" found for the southeast corner of said Lot 1R, and continuing on for a total distance of 72.04 feet to a 5/8 inch iron rod with cap stamped "RPLS 5587" found for corner being an ell corner of Lot 2R, of said Block 1, Gateway Village Addition No. 2;

THENCE South 07 degrees 20 minutes 57 seconds West, with a west line of said Lot 2R, a distance of 99.88 feet to a 1/2 inch iron rod with blue cap stamped *"OLD TOWN SURVEYING"* set for corner being in the north right-of-way line of said Fannin Road, same point being the most southerly southwest corner of said Lot 2R;

THENCE North 80 degrees 06 minutes 46 seconds West, with the north right-of-way line of said Fannin Road, a distance of 62.84 feet to the **POINT OF BEGINNING** and containing 0.151 acres of land, more or less.



SCALE: 1" = 20'

LEGEND:

Boundary Line
OHU Overhead Utility Line
x Fenceline (⊄ post)

C.M. Controlling Monument
I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
I.P.F. 1/2" Iron Pipe Found
I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)

BASIS OF BEARINGS
Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).



3311 Fannin Road,
Melissa, Texas

Independence Title

6950 TPC Dr., Ste. 180
McKinney, TX 75070
Ph.: 214.964.9850
Fax: 214.964.9750

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 481626 0165 J, present Effective Date of Map, June 2, 2009, herein property lies within Zone "X" Unshaded.

Independence Title Co. G.F. No. 2608985-ATDA

Fieldwork Date: 04/06/2026	*Party Chief: CE*
Job No.: 20260401	*Tech: JJ*

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown hereon. The building lines and easements shown hereon are per record map or plat unless otherwise noted. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

April 8, 2026

STATE OF TEXAS
REGISTERED
THOMAS WILLIAM MAUK
5119
PROFESSIONAL
LAND SURVEYOR

Old Town Surveying, LLC.
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

The 601 Store, LLC
3311 Fannin Road

This is a 75 plus year-old residential property that has been remodeled and updated within the past two years and was purchased earlier this year by Charles R. Gambrell from LaCore Rental Properties. His daughter (Brittany Dryden) and wife (Michelle Gambrell) are partners in an established LLC business named "The 601 Store LLC" which is mainly a boutique and spirit wear shop. They currently have a small store-front upstairs at the Cardinal Carriers establishment down the street at 3218 Fannin Road but have had their shirt presses and embroidery machines in their homes/garages for several years until recently.

There are many aspects to this business including:

Screen printing of shirts and other accessories

Custom orders for individuals and groups for vacations, holidays, etc.

Area business apparel with printed or embroidered logos

Embroidery of hats, backpacks, shirts, hoodies, sweatshirts, etc.

Women's boutique clothing and accessories

Laser engraving of tumblers, water bottles, accessories, etc.

Provide large inventory of spirit wear for Melissa Cardinals fans

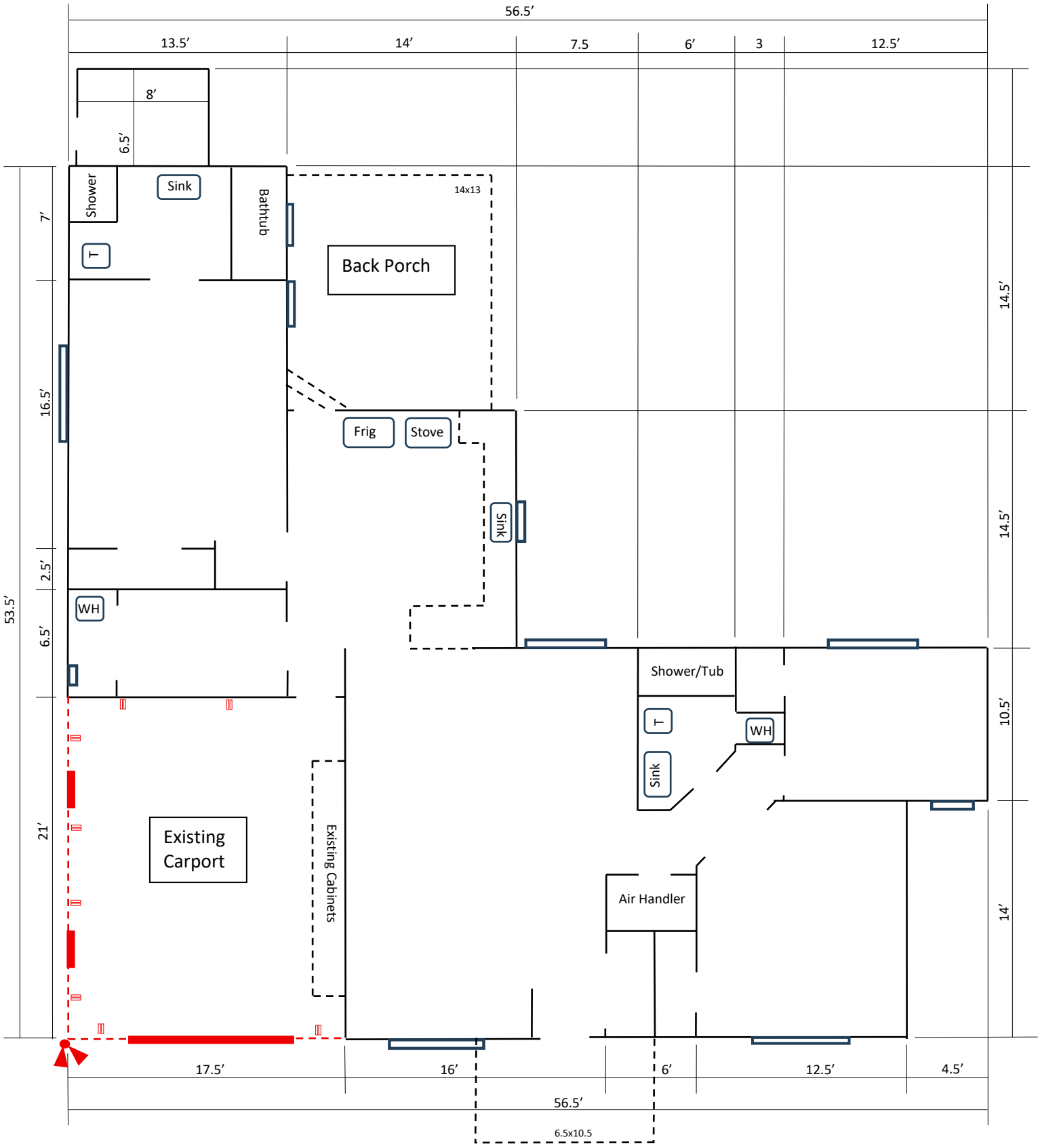
Provide local schools and PTO's with spirit wear for staff, resale and events

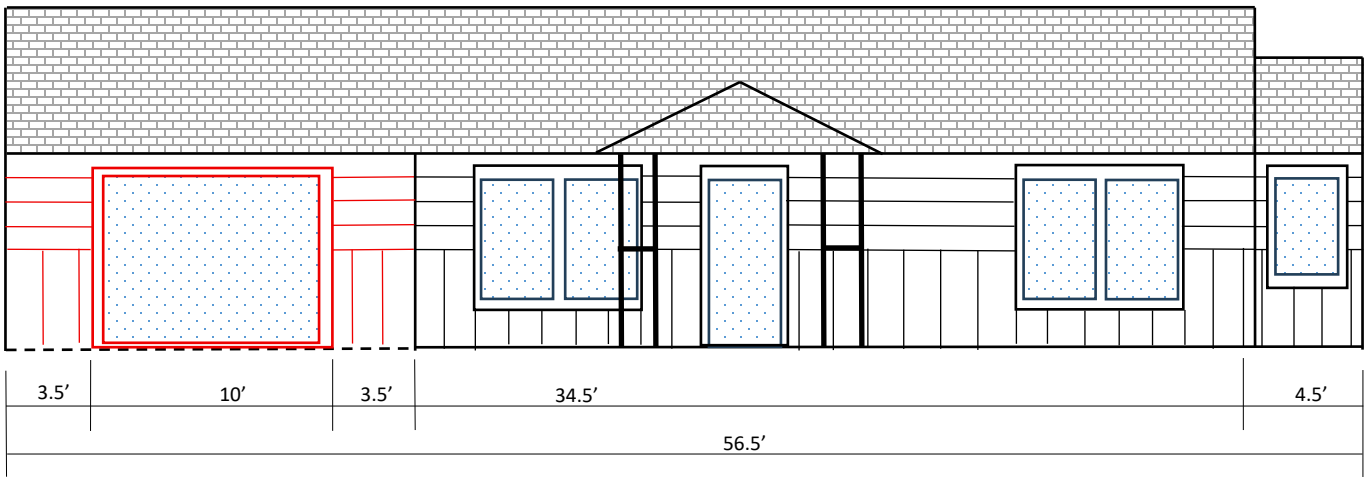
Provide uniforms, backpacks and accessories to area sports teams

Provide local churches with apparel for summer camps, events, staff, etc.

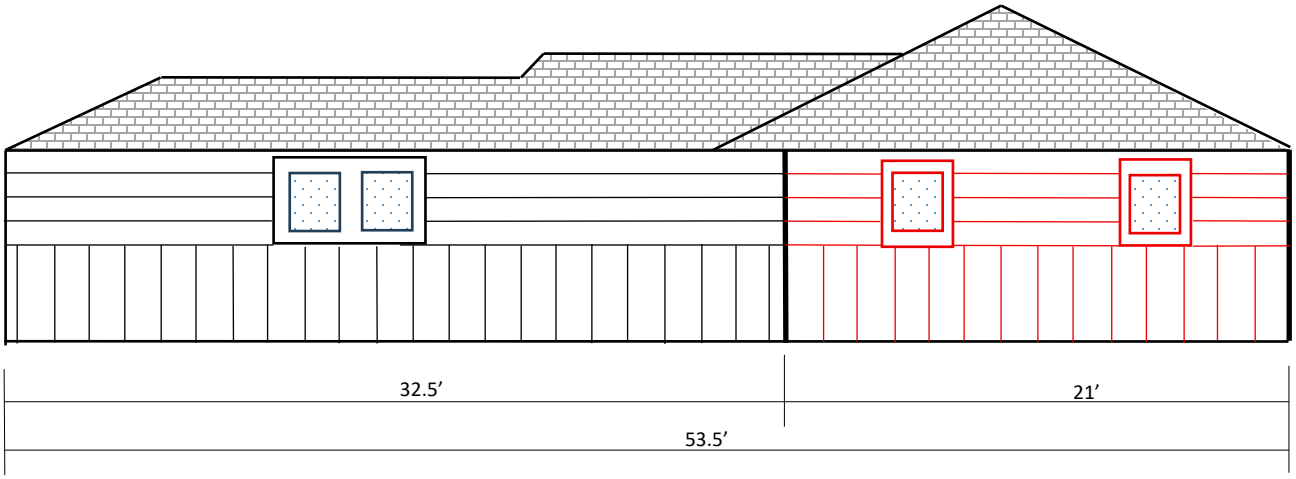
The majority of the business is currently supplying shirts, hats, accessories, etc. to many Melissa area businesses, churches, teams and the Melissa School District. Orders are normally bulk type orders and are made and delivered without the need for retail storefront. The storefront is for patrons to find Melissa Schools spirit wear, browse some minimal inventory of women's boutique clothing/accessories and to pick up custom orders.

Current store-front business hours at the current location are 10:00 am to 5:00 pm Tuesday-Friday and 10:00 am to 3:00 pm Saturday. These hours may change a little when the store-front is moved to the new location. It will likely be opened on Monday as well and also may extend closing time to 6:00 pm.


56.5'
13.5'
14'
7.5
6'
3
12.5'
8'
6.5'
Shower
Sink
Bathtub
14x13
Back Porch
T
7'
16.5'
Frig
Stove
Sink
14.5'
14.5'
2.5'
53.5'
WH
6.5'
Shower/Tub
T
WH
Sink
10.5'
Existing Carport
Existing Cabinets
Air Handler
21'
14'
17.5'
16'
6'
12.5'
4.5'
56.5'
6.5x10.5



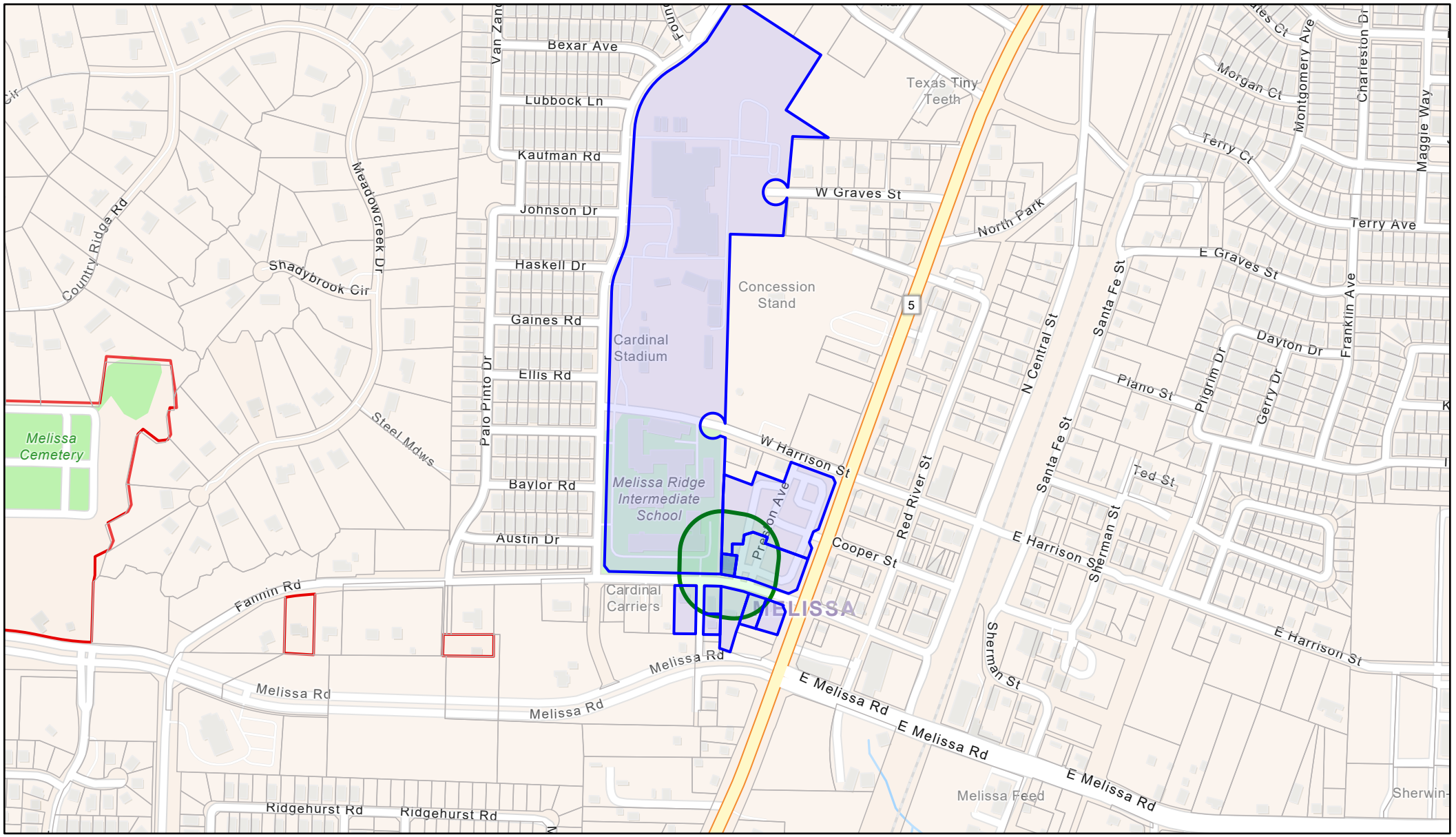
Front of House



Side of House

Enclosure to include one 10’ wide insulated garage door and two 24” x 36” windows. Outside to be constructed to match existing exterior of house and to be painted same color. Garage Door to be painted white to match trim and front door. GFCI receptacles to be added as shown and one outside floodlight.

City of Melissa Notification Map



9/30/2026, 12:19:41 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
2963211	HOPE DEVELOPMENT PARTNERS 3 LLC	129 N COLLINS RD STE 2102	SUNNYVALE	TX	75182-9506
2735353	MELISSA ISD	2230 MCKINNEY ST	MELISSA	TX	75454-9734
465703	ERWIN BOBBY C	2712 ERWIN ST	MELISSA	TX	75454-9616
535861	ERWIN BILLY M	PO BOX 435	MELISSA	TX	75454-0435
2650917	MELISSA CITY OF	3411 BARKER AVE	MELISSA	TX	75454-9569
2650916	MELISSA CITY OF	3411 BARKER AVE	MELISSA	TX	75454-9569
929749	WH & LH FAMILY REVOCABLE TRUST	874 MERINO DR	ALLEN	TX	75013-6126
2963206	HOPE DEVELOPMENT PARTNERS 3 LLC	129 N COLLINS RD STE 2102	SUNNYVALE	TX	75182-9506
2654777	HENDRICKS JO ANN	PO BOX 132	MELISSA	TX	75454-0132
467015	GAMBRELL CHARLES R & LYNN MICHELLE	7409 CLEAR RAPIDS DR	MCKINNEY	TX	75071-5688

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date October 8, 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 approximately 493 feet west of the intersection of US 75 and Melissa Rd, 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.

Summary of Subject

The applicant is requesting a Planned Development ("PD") amendment to allow a carwash land use on the portion of the QuikTrip development located adjacent to the fuel station currently under construction at the corner of US 75 and Melissa Road. The subject property is located within the City's Commercial Corridor Overlay District (CC/O), where carwash uses are not currently permitted. The requested amendment would add the carwash land use as an allowed use on this specific tract.

According to the applicant, the proposed facility would operate under QuikTrip's Bubble Bath Carwash brand. Bubble Bath is a carwash concept affiliated with QuikTrip that offers automated vehicle wash services and membership-based programs that allow customers to purchase unlimited wash packages. The business model is designed to complement QuikTrip's convenience store and fuel operations.

The proposed request is limited to the allowance of the carwash land use within the existing PD and does not modify the underlying zoning district or other development standards.

Comprehensive Plan Comments

Current zoning on the subject tract is Planned Development/General Commercial District ("PD/C-2")

Staff Recommendation

Approval or disapproval of land use 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

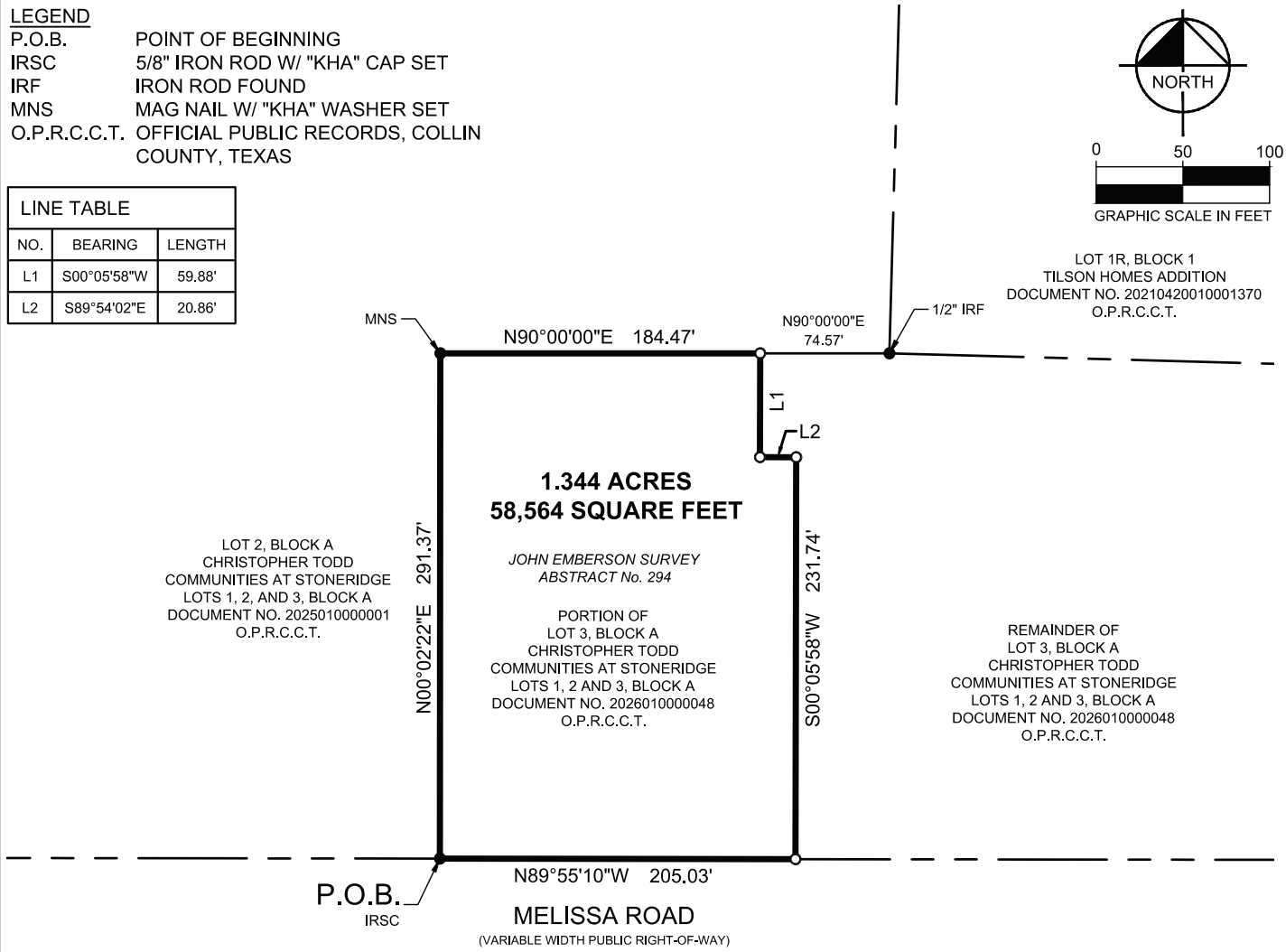
Kimley»Horn
110 W. Interstate 20 Frontage Road, Suite 140, Weatherford, Texas 76086 FIRM # 10115500
Tel. No. (817) 335-6511 www.kimley-horn.com

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

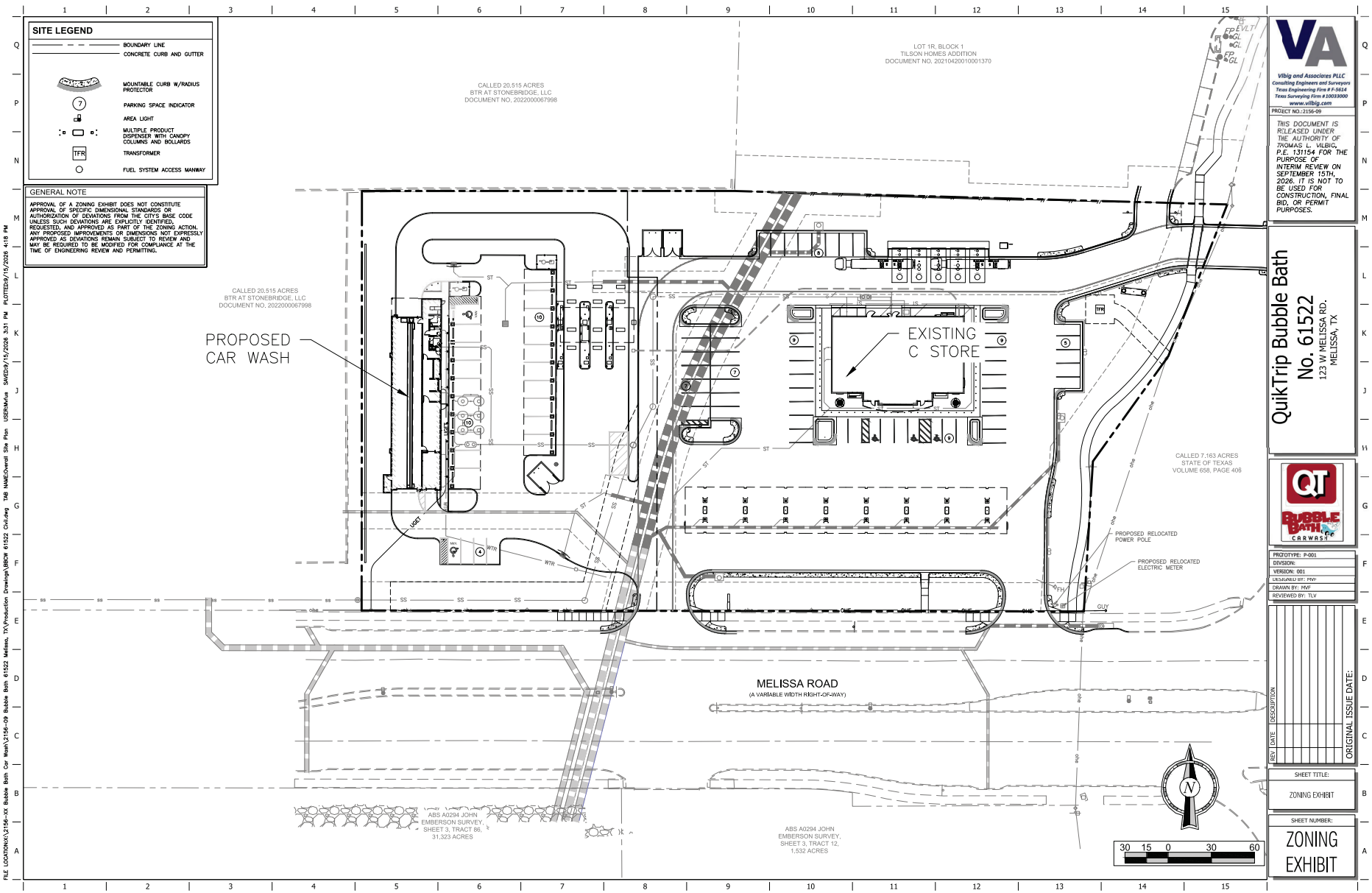
SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6432
110 W. INTERSTATE 20
FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
PH. 682-235-9512
shaun.piepkorn@kimley-horn.com

STATE OF TEXAS
REGISTERED
SHAUN MARVIN PIEPKORN
6432
PROFESSIONAL
LAND SURVEYOR

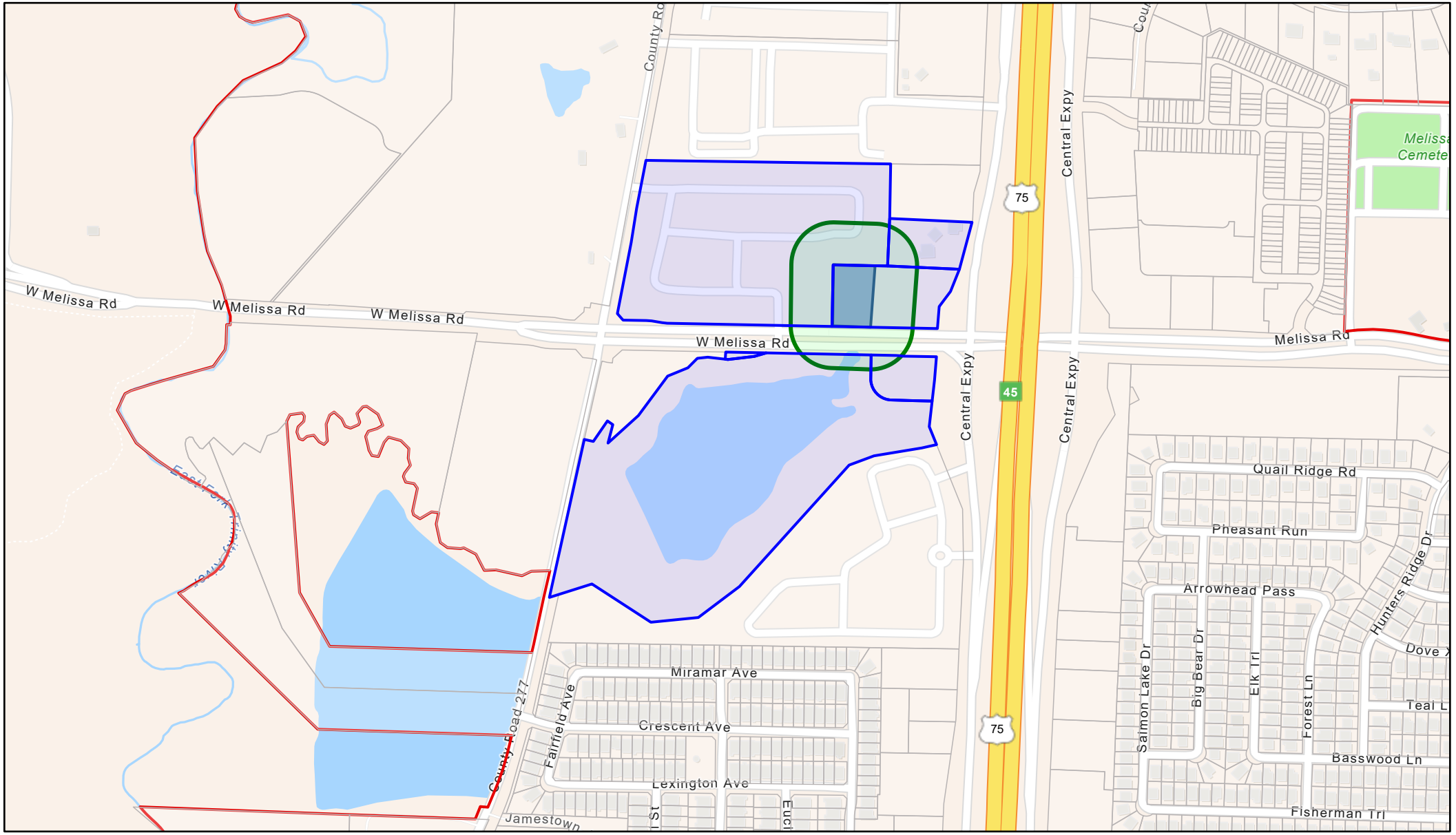
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	08/18/2026	069304979	2 OF 2

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


SITE LEGEND
BOUNDARY LINE
CONCRETE CURB AND GUTTER
MOUNTABLE CURB W/RADIUS PROTECTOR
PARKING SPACE INDICATOR
AREA LIGHT
MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
TRANSFORMER
FUEL SYSTEM ACCESS MANWAY
GENERAL NOTE
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.
LOT 1R, BLOCK 1
TILSON HOMES ADDITION
DOCUMENT NO. 20210420010001370
CALLED 20.515 ACRES
BTR AT STONEBRIDGE, LLC
DOCUMENT NO. 2022000067998
PROPOSED CAR WASH
EXISTING C STORE
CALLED 7.163 ACRES
STATE OF TEXAS
VOLUME 658, PAGE 408
PROPOSED RELOCATED POWER POLE
PROPOSED RELOCATED ELECTRIC METER
MELISSA ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)
ABS A0294 JOHN EMBERSON SURVEY, SHEET 3, TRACT 86, 31.323 ACRES
ABS A0294 JOHN EMBERSON SURVEY, SHEET 3, TRACT 12, 1.532 ACRES
30 15 0 30 60
N
VA
Vlbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vlbig.com
PROJECT NO.: 2156-09
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VLBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON SEPTEMBER 15TH, 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
QT BUBBLE BATH CARWASH
PROTOTYPE: P-001
DIVISION:
VERSION: 001
DESIGNED BY: MVP
DRAWN BY: MVP
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\BBCW 61522 Civil.dwg TAB NAME:Overall Site Plan USERNAME:Mia SAVED:9/15/2026 3:31 PM PLOTTED:9/15/2026 4:19 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

Item 6.D

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date October 8, 2026

Subject 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)

Submitted by Tyra LaVerne, Director of Development Services

Action Requested

Consider a recommendation to City Council regarding a rezone request on 180 .720± acres of land.

Summary of Subject

The applicant is requesting approval of a Planned Development (PD) zoning district for approximately 180.72 acres located generally near County Road 413 and County Road 471. The request is focused on establishing development standards for a single-family residential community. The applicant is separately pursuing an annexation and development agreement with City Council, which will address annexation, public infrastructure, and related development obligations.

The proposed PD is based on the SF-3 Single-Family Residential District and includes modified development standards for three lot types.

The proposed Long Ranch development consists of approximately 720 single-family residential lots with a mix of 40-foot, 45-foot, and 50-foot lot products. The zoning exhibit identifies the following lot mix:

- Approximately 193 lots at 40' x 120'
- Approximately 291 lots at 45' x 120'
- Approximately 236 lots at 50' x 120'
- Approximately 720 total residential lots

The PD regulations allow a maximum of 750 lots, with no more than 215 forty-foot lots, a minimum of 250 fifty-foot lots, and the balance comprised of forty-five-foot lots.

The development will provide a minimum of 27 acres of parkland and open space maintained by a homeowners association. Proposed amenities may include trails, playgrounds, pools, sports courts, shade structures, cabanas, and an amenity center. The zoning exhibit also identifies greenways, detention areas, and neighborhood open spaces distributed throughout the development.

Specific details related to lot sizes, setbacks and a concept plan have been been included in your packet.

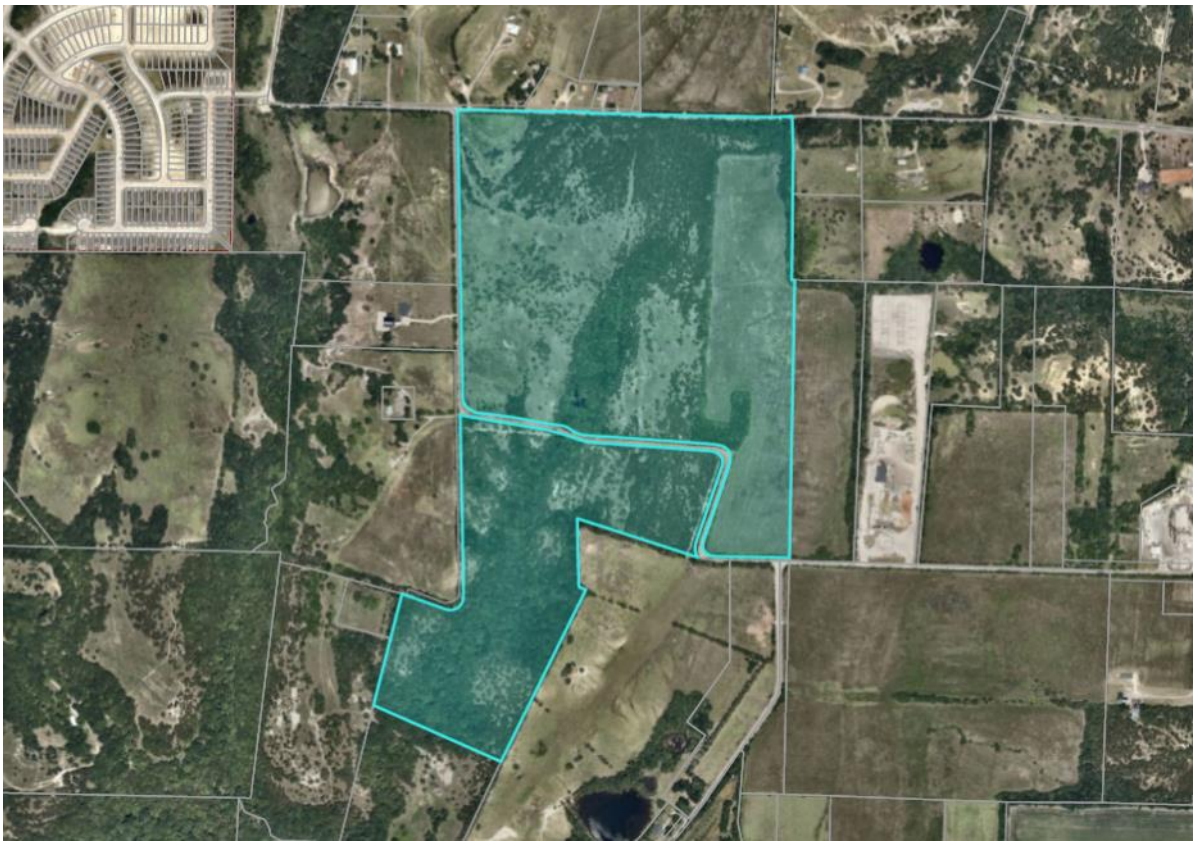
Staff Recommendation

Staff recommends approval of this rezone request.

Supporting Documents

1. Location of Subject Tract_Long Ranch.docx
2. Zoning Packet CR 413 & 471_180.720 acres.pdf

Location of Subject Tract



BEING a tract of land located in Collin County, Texas, being a part of the Jesse Stiff Survey, Abstract Number 792 and the James Fisher Survey, Abstract Number 304, being all of that called 180.883 acre tract of land described in a Special Warranty Deed to Priscilla Long as recorded in Document Number 20181029001338590, Official Public Records, Collin County, Texas(O.P.R.C.C.T.), more specifically described in Volume 1569, Page 613, O.P.R.C.C.T. and being further described as follows:

BEGINNING at a PK Nail found at the northwest corner of said 180.883 acre tract of land, said point being in the approximate centerline intersection of County Road 413 and County Road 471;

THENCE along the north line of said 180.883 acre tract of land and along the approximate centerline of said County Road 413;

South 89 degrees 50 minutes 02 seconds East, 251.80 feet to a Mag Nail set for corner;

South 89 degrees 00 minutes 02 seconds East, 1,904.47 feet to a one-half inch iron rod with yellow cap stamped “JBI” set at the northeast corner of said 180.883 acre tract;

THENCE along the east line of said 180.883 acre tract of land as follows:

South 04 degrees 11 minutes 09 seconds East, at 2.39 feet passing a one-half inch iron rod with cap stamped “GEER” found at the northwest corner of a called 5.125 acre tract of land described in a Special Warranty Deed to Gary Fremouw & Alecia Fremouw as recorded in Document Number 20111208001326520 O.P.R.C.C.T., continuing, in all a total distance of 193.58 feet to a one-half inch iron rod with cap stamped “GEER” found for corner;

South 01 degrees 07 minutes 14 seconds East, 848.50 feet to an 8-inch wood fence post found for corner at the southwest corner of a called 5.642 acre tract of land described in a Special Warranty Deed to Gary Fremouw & Alecia Fremouw as recorded in Document Number 20140404000324770, O.P.R.C.C.T.;

South 88 degrees 54 minutes 05 seconds East, 474.57 feet to a 6-inch wood fence post found for corner in the west line of a called 17.59 acre tract of land described in a Correction Instrument as to a Recorded Original Instrument as recorded in Document Number 20211216002538930, O.P.R.C.C.T.;

South 01 degrees 16 minutes 16 seconds West, 1,783.20 feet to a Mag Nail Found at the most easterly southeast corner of said 180.883 acre tract of land, said Nail being at the southwest corner of said 17.59 acre tract of land and said Nail being in the approximate centerline of County Road 471;

THENCE along the most easterly south line of said 180.883 acre tract of land as follows:

North 89 degrees 20 minutes 47 seconds West, 1,026.90 feet along the approximate centerline of said County Road 471 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the north line of a called 102.189 acre tract of land as described in a Warranty Deed to Steven K. Gross & wife, Roxanne P. Gross as recorded in Volume 4407, Page 3533, O.P.R.C.C.T.;

North 74 degrees 03 minutes 47 seconds West, 797.12 feet along the north line of said 102.189 acre tract of land to a five-eighths inch iron rod found for corner at an ell corner of said 180.883 acre tract of land;

THENCE along the east line of said 180.883 acre tract of land and along the west line of said 102.189 acre tract of land as follows:

South 01 degrees 13 minutes 05 seconds West, 413.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 70 degrees 47 minutes 55 seconds East, 67.81 feet to a five eighths inch iron rod found for corner;

South 24 degrees 52 minutes 05 seconds West, 1,207.15 feet to a 4 inch wood fence post found for corner at the most southerly southeast corner of said 180.883 acre tract of land, said post being at the northeast corner of a called 25.11 acre tract of land described as Tract 2-Parcel B in a General Warranty Deed to Landcrowd Developers, LLC, recorded in Document Number 2022000165448, O.P.R.C.C.T.;

THENCE along the most southerly south line of said 180.883 acre tract of land and along the north line of said 25.11 acre tract of land as follows:

North 65 degrees 49 minutes 00 seconds West, 288.57 feet to a 6 inch wood fence post found for corner;

North 65 degrees 36 minutes 25 seconds West, 237.56 feet to a 6 inch wood fence post found for corner;

North 69 degrees 23 minutes 15 seconds West, 371.87 feet to a 6 inch Wood Fence Post found for corner at the southwest corner of said 180.883 acre tract of land, said post being at the northwest corner of said 25.11 acre tract of land and said post being in the east line of called 25.67 acre tract of land described as Tract 1 in said Document Number 2022000165448, O.P.R.C.C.T.;

THENCE along the west line of said 180.883 acre tract of land as follows:

North 13 degrees 37 minutes 01 seconds East, 738.16 feet to a three-eighths inch iron rod found for corner at the northeast corner of a called 2.45 acre tract of land described as Tract 2-Parcel A in said Document Number 2022000165448, O.P.R.C.C.T.;

South 73 degrees 54 minutes 58 seconds East, 411.10 feet to a three-eighths inch iron rod found for corner;

North 02 degrees 12 minutes 57 seconds West, 1,263.02 feet to a Mag Nail set for corner;

North 01 degrees 59 minutes 57 seconds West, 1,955.79 feet along the approximate center line of said County Road 471 to the POINT OF BEGINNING and containing 7,872,146 square feet or 180.720 acres of land.

Proposed Development Standards

LONG RANCH - PLANNED DEVELOPMENT REGULATIONS

1.0 Single Family Regulations

1.1 Single Family Tracts Permitted Uses: The permitted uses within the planned development are outlined below.

(A) **Single-Family Residential District:** The base zoning district for all single-family tracts will be the SF-3 district unless specified in this PD. The permitted uses shall be SF-3 Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections.

(1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- Community Facility Uses
  - Public and private parks
  - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
  - Amenity centers which may contain any of the following at the Developer's discretion, generally consistent with the conceptual Amenity Center Plan in Exhibit B-2 (it is acknowledged that the final selection of amenities will require changes to the conceptual plan):

    - Pool(s)
    - Building for office, business, leisure, and/or workout facilities
    - Shade structures
    - Open Play
    - Playground
    - Sports court(s)
    - Trail
    - Cabana

    Owner shall complete construction and installation of the amenity center, and obtain City's final acceptance thereof, prior to the substantial completion of the Phase Two lots. Once dedicated or constructed, as applicable, the Home Owners Association for the Property shall maintain the open space and open space amenities.

- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary

trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.

- School, pre-k through 12 (public or private)
- Temporary sales office
- Model homes
- Temporary concrete batch plant

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

1.2 Single Family General Area regulations:

a) The lot widths shall be measured along the arc of the primary structure setback line.
b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.
c) Side lot lines may deviate from perpendicular to the right-of-way up to 15 degrees. Driveways shall still be perpendicular to the curb within the ROW.
d) Maximum cul-de-sac and block lengths may be up to one thousand five hundred (1,500) feet.

The following amended area regulations shall apply:

Lot Type A – 40' Lot:

Minimum Lot Area: The minimum lot area shall be four thousand four hundred (4,400) square feet.
Minimum Lot Width: The minimum lot width shall be forty (40) feet (See Section 1.2(b)).
Minimum Lot Depth: The minimum lot depth shall be one hundred-ten (110) feet.
Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but Front Porches are not required. In the event a front porch is constructed, the front porch shall be considered the front façade even if it encroaches in the front yard setback. Garage may intrude at a max of 8' in front of the front façade, but still must honor the minimum 20' front setback.
Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.
Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be ten (10) feet.
Impervious surface: A maximum eighty percent (80%) of the total lot area may be covered by the main house and accessory structures.
Garage Orientation: May face the street.

Lot Type B – 45' Lot:

Minimum Lot Area: The minimum lot area shall be four thousand nine hundred fifty (4,950) square feet.
Minimum Lot Width: The minimum lot width shall be forty five (45) feet (See Section 1.2(b)).
Minimum Lot Depth: The minimum lot depth shall be one hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but Front Porches are not required. In the event a front porch is constructed, the front porch shall be considered the front façade even if it encroaches in the front yard setback. Garage may intrude at a max of 8' in front of the front façade, but still must honor the minimum 20' front setback.
Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.
Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be ten (10) feet.
Impervious surface: A maximum eighty percent (80%) of the total lot area may be covered by the main house and accessory structures.
Garage Orientation: May face the street.

Lot Type C – 50' Lot:

Minimum Lot Area: The minimum lot area shall be five thousand five hundred (5,500) square feet.
Minimum Lot Width: The minimum lot width shall be fifty (50) feet (See Section 1.2(b)).
Minimum Lot Depth: The minimum lot depth shall be one hundred-ten (110) feet.
Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but Front Porches are not required. In the event a front porch is constructed, the front porch shall be considered the front façade even if it encroaches in the front yard setback. Garage may intrude at a max of 8' in front of the front façade, but still must honor the minimum 20' front setback.
Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.
Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be ten (10) feet.
Impervious surface: A maximum eighty percent (80%) of the total lot area may be covered by the main house and accessory structures.
Garage Orientation: May face the street.

1.3 The maximum number of lots permitted within the PD District shall not exceed 750 lots. The total lot mix shall follow the following lot type metrics: a maximum of 215 Lot Type A lots, a minimum of 250 Lot Type C lots, and all remaining lots will be made up of Lot Type B lots.

1.4 Minimum House Size: Unless otherwise stated below, minimum air-conditioned space in dwelling unit shall be as follows:

Lot Type A: 1,200 square feet.
Lot Type B: 1,400 square feet.
Lot Type C: 1,400 square feet.

1.6 Residential Landscape, Hardscape, Architectural Standards

1.6.1 Architectural Standards

i. Maximum building height of a Residence shall be forty feet (40').

ii. Anti-Monotony Requirements. Development of single-family detached homes shall comply with the following:

a. No front house elevation on a single-family residence shall be repeated on the same side of the street unless it is separated by a minimum of four (4) lots from the same elevation. No front house elevation on a single-family residence shall be repeated directly across the street or within two (2) lots of one another on either side of the residence and on either side of the street. No more than three (3) consecutive rear elevations may be provided on single family residences with rear elevations abutting a collector road.

b. Same Side of Street. No combination of brick color, mortar color, and sand color shall be repeated for every two residences. Street and alley intersections are acceptable separation elements.

iii. Garage Doors.

a. Garages shall conform to all City ordinance and requirements with regard to setbacks, location, and type unless otherwise specified in these Development Regulations. Should the City's ordinance not contain all or any portion of certain design or construction requirements, the Developer shall be the sole authority as to construction and design criteria or requirements.

iv. Roof Slopes, Colors, and Restrictions.

a. The minimum slope may not be less than a 8-in-12 slope**,** unless an accent roof which may be minimum 4-in-12, without the express written consent of the City and the ACC.

b. 30-year dimensional shingles or better shall be provided on all homes. Additionally, metal roofing may be used on roofs overhanging doors and/or windows and any accent/dormer roofs.

c. Dormers may be used and shall be compatible with the architectural style of the residence.

d. A minimum of 70% of the facades of the homes, exclusive of doors and windows, shall be constructed with the following materials:
    a. Brick, stone, man-made stone.

e. A maximum of 30% of the facades of the home may be constructed with 3 coat masonry stucco or cementitious siding.

v. Residential landscaping:
a. Trees: Requirements per lot type:

a. For every residential lot: At least one (1) tree of a minimum 3”-caliper in the front yard in a location determined by the builder.

b. All residential lot trees described here shall be planted by the homebuilder.

b. Shrubbery and Planting Beds: Each residential lot shall contain at least one (1) ornamental tree and have planting beds containing a minimum of fifteen one (1) gallon shrubs, six (6) three gallon shrubs, and two flats of flowers, and depending on the bed size, this number may be adjusted by the Builder upon written permission from the City and ACC.

c. Trees. Trees shall be planted in locations approved by the City or authorized under these construction and design guidelines and/or the Developer.

d. Full yard (front, side, and rear) sod and irrigation required for all lot types.

vi. FENCES:

(a) All wooden fencing shall be stained and preserved.

(b) Wood Fencing.

1. The side and rear yard areas of each Lot shall be fenced beginning at least five (5’) feet from the front façade of a Residence on a Lot.
2. All fencing adjacent to public ROW, open spaces, or public view on a Lot shall be no less than six feet (6’) in height from grade, and shall be constructed board-on-board, of spruce wood or better with steel posts unless as provided for in Section 1.6.1(vi)(d).
3. Posts for all wood fences must not be visible on any fence facing the street, front of a home, any Common Area, Open Space or other highly visible area.
4. Fencing for interior Lots not visible from any visibly public standpoint shall be board-on-board, spruce or better.
5. All wood fences shall adjust for grade and maintain at least one inch (1”) gap between the ground and wood to prevent rotting or decay. Vertical posts spacing should be no more than eight feet (8’) on center or less and set in concrete post footings of a minimum of 24” deep for six foot (6’) high fences. All fencing shall include a top cap or trim and be stained with the color specified above.

d. Wrought Iron / Tubular Steel / Decorative Metal Fencing.

(i) The use of wrought iron, tubular steel, and/or decorative metal fencing shall comply with the City’s ordinance in regard to location, material, height, and style. Generally, wrought iron, tubular steel, and/or decorative metal fencing is required for the portion of any Lot’s boundary that is adjacent to an Amenity, Open Space, Greenbelt, or other Open Areas and shall be installed by the Developer. The Developer will use the City’s ordinance and building and zoning standards as the design rule for wrought iron / tubular steel fencing.

(ii) Wrought iron, tubular steel, and/or decorative metal fencing, to be installed by the Developer, shall be black and of a type designed to be rust proof and suitable for Texas weather.

(iii) Minimum height shall be no less than six (6) feet.

(iv) Wrought iron, tubular steel, and/or decorative metal fencing, installed by the Developer, shall be required along the boundary line of any Lot adjacent to an Amenity, Open Space, Greenbelt, or other Open Areas. The Developer shall be responsible for constructing fencing on any Amenity, Open Space, Greenbelt, or other Open Areas not adjacent to single family lots.

2.0 Open Space Regulations

2.1 Open Space may consist of any pervious areas including landscape reserves, detention/ drainage facilities and easements, natural floodplain, and public or private parks and plazas. Any detention areas may be counted towards the open space requirement and shall be landscaped and/or amenitized (sidewalks, benches, etc.) on a minimum of two (2) sides. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:

2.2 Park/Open Space Requirements

(1) Single Family Open Space Requirements

a. The Developer shall provide a minimum 27.0 acre park and open space to be maintained by the HOA within the development in lieu of the City Parkland Dedication and Parkland Improvements requirements as provided for in Section 8.1.

3.0 Screening Regulations

3.1 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Melissa's Planned Development Regulations.

4.0 Subdivision Regulation

4.1 Development shall meet the standards as required in the City of Melissa Subdivision Ordinance, except as amended herein.

5.0 Cluster Mailbox Standards

5.1 Location: Cluster mailboxes shall be for only as many addressed are required by post office and shall be in strategic HOA lots off public ROW.

6.0 Trail Standards

6.1 Where the trail crosses floodplain, no bridges/culverts shall be required. However, when the trails cross a creek, either a low water crossing, culverts, or pedestrian bridge must be installed.

6.2 Trails shall be constructed as depicted on the Trail Plan. Trails shall be constructed during the construction of the phase they are located in. All required trails shall be constructed prior to the

next phase being constructed unless a segment is delayed due to a construction conflict anticipated with the next phase in order to prevent damage to new trails.

6.3 Trails shall be not less than ten (10) feet in width and constructed with concrete. Contained (with a hard edge) granite gravel, wood chip or other similar material may be occasionally utilized to compliment the trail surroundings.

7.0 Tree Mitigation

7.1 Developer shall provide tree preservation and mitigation on the Property as required in Section 27-A Landscape Regulations and Tree Preservation within the Code of Ordinances through a combination of (i) preservation of existing trees on the Property, and (ii) planting of replacement trees as provided for in this Section within the Property (collectively, the "Tree Preservation Program").

7.2 In consideration of the Tree Preservation Program and the development benefits provided by the development of the Property, no tree mitigation fees or other monetary tree mitigation obligations shall be required of Developer or any builder with respect to the removal of trees on the Property, nor shall any additional tree replacement (mitigation) be required except for the planting of trees within the Property. A tree survey utilizing a "spot check" method with at least 10% of the tree mass area surveyed to estimate the total trees present. Tree preservation shall be provided to the degree practicable but not in areas required for pad site grading, roadways, utility easements, and similar areas within the Project. Additionally, any area designated by the Developer for tree preservation shall be protected per Section 27-A.F.13(a)-(e) Guidelines for Tree Protection requirements during construction. A tree removal permit demonstrating compliance with these standards shall be required and approved administratively.

7.3 The City acknowledges that the Tree Preservation Program provides sufficient mitigation for tree removals associated with development of the Project, and agrees that compliance with the Tree Preservation Program shall constitute full and complete satisfaction of all tree preservation, protection, and mitigation requirements as provide for in the Code of Ordinances and as applicable to the Property.

8.0 Parkland Dedication and Improvements

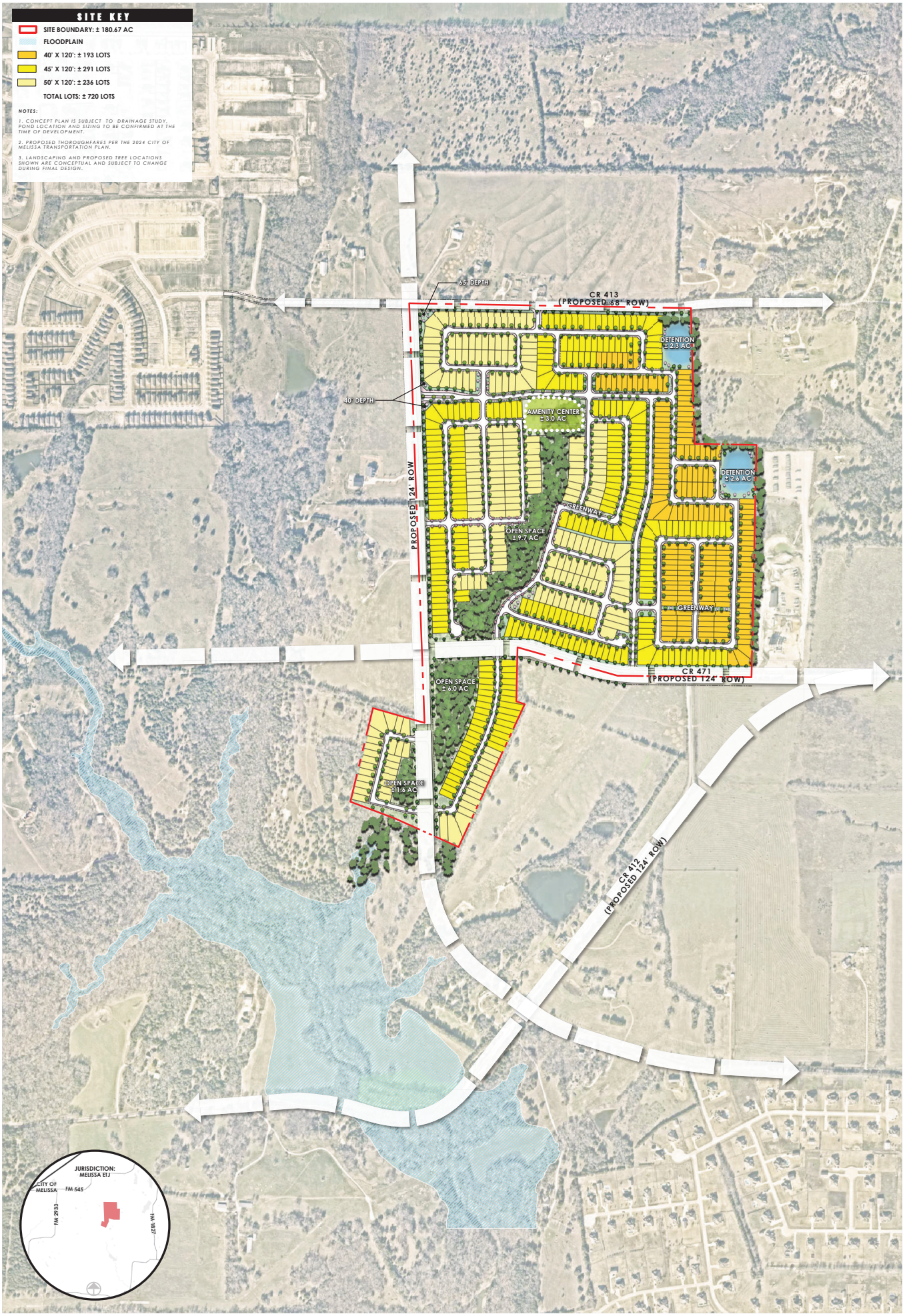
8.1 The open space, private parkland, and amenities shown on the Zoning Exhibit and Development Agreement, shall be deemed to fully satisfy the City of Melissa's parkland dedication and improvement requirements, now and at the time of development.

9.0 Street Lights

9.1 Street lights shall be installed on divided thoroughfares where Developer is constructing one full roadway section edge. For the avoidance of doubt, Developer shall only be obligated to construct street lights on the portions of the roadways constructed by Developer which are adjacent to the Development for exterior roadways. Street lighting will be constructed by Developer for interior roadways.

10.0 Offsite Marketing Signage

10.1 Offsite Marketing Signage. City agrees to allow two temporary signs to provide information related to or directions to the Project generally as provided for in the Sign Regulations Section 3.1000, Kiosk Panel Signs (the "Offsite Signs") offsite from the Property either on city-owned property or within City or Collin County ROW. The final location of the two Offsite Signs will be established at the time the Offsite Signs are permitted but will generally be northwest of the Property near or on properties currently owned by the City or Melissa ISD. Exhibit K shows a conceptual Offsite Sign. The Offsite Signs shall be no greater than ten (10) feet high and six (6) feet wide. The two Offsite Signs may be located within or adjacent to ROW and may be located midblock or at intersections so long as the Offsite Signs are not within a required sight triangle. The final location is subject to administrative approval through a sign permit. There is no time restriction for the Offsite Signs. The cost of production, installation, maintenance, and relocation or removal of the Offsite Signs shall be the responsibility of the permittee. In no event shall the City of Melissa be responsible or liable for the Offsite Sign located in the right-of-way or on City-owned property.



KFM
ENGINEERING & DESIGN

ZONING EXHIBIT

LONG RANCH - ONE MARK ADVISORS

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

Original Paper Size: 24"X36"

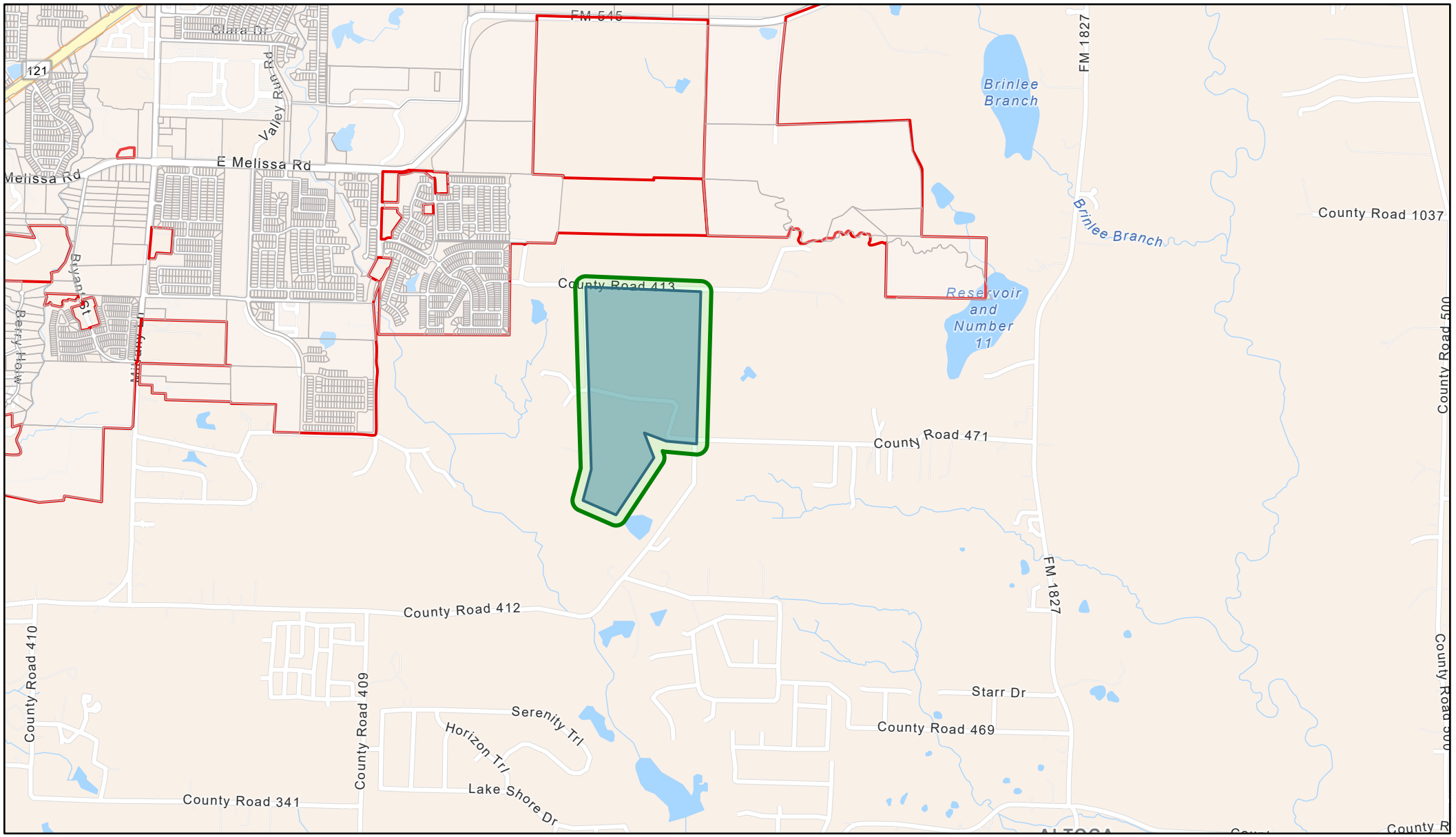
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City of Melissa Notification Map



10/1/2026, 7:38:22 AM

Parcels Melissa City Limits

City Limits

1:36,112

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

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

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