



Melissa City Hall  
3411 Barker Avenue  
Melissa, TX 75454

## Planned Development Zoning Application

### I. Applicant Information

Applicant: Maxwell Fisher, ZoneDev on behalf of SMC Development, LLC Date: October 27, 2025

Address: 2502 Grandview Drive, Richardson, TX 75080

Phone: 945.248.4167

Fax: --

Contact: Maxwell Fisher

E-mail: maxwell@zonedevtx.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: SMC Development - Melissa Acres: 14.86

Existing Zoning: Agriculture (Ref. Zoning Ordinance) Proposed Zoning: Planned Development for single family (Ref. Zoning Ordinance) PD/SF-3



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.

**Bobbie Stephens, Randy S. Stephens, II,**

Printed Name: **Jennifer Nix**

Title:

*Bobbie Stephens*

dotloop verified  
11/04/25 11:21 AM CST  
GPTN-HTW-ZEG2-E3HN

*Randy S. Stephens, II*

dotloop verified  
11/04/25 10:34 AM CST  
DIZJ-TUH-KBFW-MVOK

Signature:

*Jennifer Nix*

dotloop verified  
11/04/25 11:21 AM CST  
ZCAZ-ZP11-F2N-KTF

**Legal Description**  
**SMC Development Melissa**

Being a tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, Collin County, Texas, same being that tract of land conveyed to Robert L. Stephens, by deed recorded in Instrument No. 96-0101322, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of herein described tract, and lying along the West line of Milrany Lane (variable width right-of-way);

THENCE North 89 degrees 47 minutes 10 seconds West, departing said West line of Milrany Lane, passing a distance of 154.81 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 2 and Northeast corner of Lot 3 in Block G of Hunters Creek, Phase 1, an Addition to the City of Melissa, Collin County, Texas, according to the map or plat thereof recorded in Volume Q, Pages 179 and 180, of the Map Records of Collin County, Texas, and continuing a total distance of 847.18 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12 in Block G of Hunters Creek, Phase 1 and Northeast corner of Lot 1, Block X, of Liberty Phase 8A, an Addition to the City of Melissa, Collin County, Texas, according to the map or plat thereof recorded in Volume 2022, Pages 336 and 337, of the Map Records of Collin County, Texas, from which a 1/2 inch iron rod found bears South 01 degree 08 minutes 25 seconds West, a distance of 126.21 feet, at the Southwest corner of said Lot 12 in Block G of Hunters Creek, Phase 1;

THENCE North 89 degrees 51 minutes 02 seconds West, along the North line of said Lot 1, Block X, of Liberty Phase 8A, passing at a distance of 445.71 feet to a 1/2 inch iron rod found bears Northwest corner of Lot 3 and Northeast corner of Lot 4 in Block D, of Liberty Phase 8A, and continuing a total distance of 517.16 feet to a mag nail found for corner, said corner lying along the North line of Lot 5 in Block D, of Liberty Phase 8A and being the Southeast corner of Lot 15X, Block D, of Liberty Phase 8C, an Addition to the City of Melissa, Collin County, Texas, according to the map or plat thereof recorded in Volume 2022, Pages 418 and 419, of the Map Records of Collin County, Texas, from which a 1/2 inch iron rod found bears North 89 degrees 30 minutes 46 seconds West, a distance of 28.60 feet, at the Northwest corner of Lot 5 in Block D, of Liberty Phase 8A;

THENCE North 00 degrees 02 minutes 49 seconds East, along the East line of said Lot 15X, Block D, of Liberty Phase 8C, a distance of 457.66 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said Lot 15X, Block D, of Liberty Phase 8C, same being the Southeast corner of a Common Area 2B of Creek Crossing, Phase Two, an Addition to the City of Melissa, Collin County, Texas, according to the map or plat thereof recorded in Instrument No. 2020-0122010000360, Official Public Records of Collin County, Texas, and Southwest corner of

**Legal Description**  
**SMC Development Melissa**

Common Area 2A of Creek Crossing, Phase One, an Addition to the City of Melissa, Collin County, Texas, according to the map or plat thereof recorded in Instrument No. 2017-0620010002950, Official Public Records of Collin County, Texas, from which a 3/8 inch iron rod found bears South 34 degrees 00 minutes 26 seconds East, a distance of 0.44 feet for witness;

THENCE South 89 degrees 29 minutes 33 seconds East, along the South line of said Common Area 2A of Creek Crossing, Phase One, a distance of 349.84 feet to a point for corner, from which a fence post found bears North 43 degrees 25 minutes 30 seconds West, a distance of 1.38 feet for witness;

THENCE North 00 degrees 04 minutes 50 seconds West, a distance of 29.84 feet to a point for corner, from which a pk nail found bears North 41 degrees 26 minutes 44 seconds West, a distance of 2.24 feet for witness;

THENCE South 89 degrees 26 minutes 09 seconds East, along a South line of said Common Area 2A of Creek Crossing, Phase One, a distance of 311.45 feet to a 5/8 inch iron rod found for corner;

THENCE South 89 degrees 08 minutes 56 seconds East, a distance of 703.01 feet to a point for corner, said corner lying along the aforementioned West line of Milrany Lane;

THENCE South 00 degrees 01 minute 22 seconds West, along said West line of Milrany Lane, a distance of 475.40 feet to the POINT OF BEGINNING and containing 647,467 square feet or 14.86 acres of land.



## Proposed Modifications

### SMC Development – Creek Crossing No. 4

SMC Development's re-application includes the following changes:

ATTRIBUTE	PREVIOUS PROPOSAL	CURRENT PROPOSAL
Density	3.5	2.9
Lot Count	48	43
Lot Size	18 lots at 5,500 SF 30 lots at 6,000 SF	32 at 5,750-6,250 SF 6 at 6,900 – 9,250 SF 5 at 10,750 to 14,250 SF
Lot Characteristics	All smaller lots	Lots to west and along natural greenspace on east side are larger, taking advantage of site's natural elements and better aligning with housing to the west and north
Pedestrian Trail Location	Along planned street One trail connection	Pedestrian trail will pass through wooded HOA lot
Contributions/Amenities	Pedestrian lighted bollards Open space with bench and trees Open space with gazebo	Lump sum payment to Creek Crossing HOA  Construct requested gazebo on existing Creek Crossing common open space  10' pedestrian trail that bridges gap with pedestrian lighted bollards  Sidewalks connecting respective eastern and western sections  Sidewalks connecting residents to Creek Crossing open space to northwest
Façade Off-set	2 feet	3 feet



## Proposed Planned Development

### SMC Development – Creek Crossing, No. 4

On behalf of SMC Development, LLC (“SMC”), ZoneDev requests the following modifications to the City of Melissa Zoning Ordinance connected to a request for a change of zoning for a Planned Development District based on the “SF-3- District” for Single-Family Uses:

ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL	JUSTIFICATION
Lot Area Section 21	7,800 SF	32 at 5,750-6,250 SF 6 at 6,900 – 9,250 SF 5 at 10,750 to 14,250 SF	The proposed range in lot size is appropriate for a small infill parcel that has easement encumbrances and is split by a wooded flood plain. The proposed range of lot sizes is consistent with residential lots in the vicinity.
Lot Width Section 21	60 feet	50- to 60-foot plus	The lot width aligns with the lot width of adjacent properties. The lot width will fully accommodate the housing product.
Garage Off-Set	5' off-set	3' off-set	The off-set and building architecture will provide aesthetic streetscape appeal.

#### Additional Provisions:

A 10' wide concrete pedestrian trail is required as generally illustrated in black on the Concept Plan.

Annexation into Creek Crossing required.

Agreement with Creek Crossing for financial consideration and amenity improvement.

Four light bollards at trail and Gray Wolf

Sidewalks to connect residents to each section, to main trail, and to Creek Crossing amenity open space to northwest.



5763 State HWY 205, Suite 102-B, Rockwall, TX 75032

• CustomerService@GulfPPM.com

• (469) 600-5080

**Creek Crossing Melissa Homeowners Association**

**Date: 12/16/2025**

**Re: Intent to Attempt Annexation of KB Home Development**

To the City of Melissa,

On behalf of the **Creek Crossing Melissa Homeowners Association** ("Association"), this letter serves as formal notification that the Association has agreed to **attempt the annexation** of the proposed **KB Home residential development** into the Creek Crossing Melissa HOA.

The Association understands that annexation is subject to multiple procedural, legal, and approval requirements. This correspondence is intended to confirm the Association's willingness to engage in the annexation process in coordination with the City of Melissa and KB Home, and to evaluate the proposed development for potential inclusion in the Association.

Any annexation will be contingent upon compliance with the Association's governing documents, applicable Texas law, and all municipal requirements. Final annexation will require approval by the Association's Board of Directors and, if applicable, the Association's membership, as well as the proper execution and recording of all required legal instruments.

The Association's agreement to attempt annexation does not constitute final approval or guarantee annexation, but reflects a good-faith intent to work collaboratively with the City and the developer to determine whether annexation is feasible and in the best interests of the Association and the community. Please do not hesitate to contact the Association should the City require additional documentation, confirmation, or coordination as part of its review or planning process.

Sincerely,

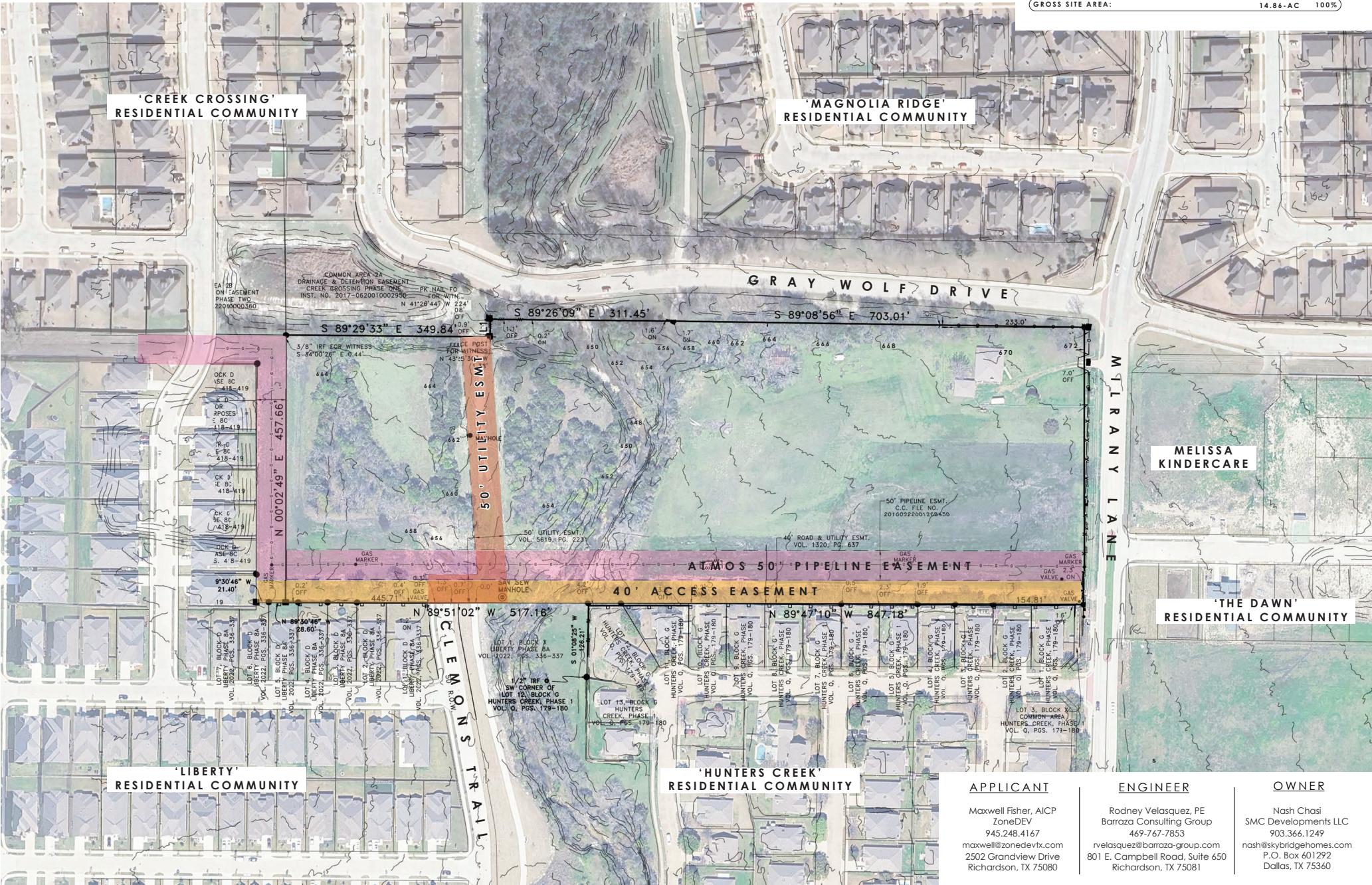
**Creek Crossing Melissa Homeowners Association**

By: Debra Such

Name: Debra Such

Title: Creek crossing HOA President

Date: 16 dec 2025



**BARRAZA**  
CONSULTING GROUP, LLC  
PLANNING • ENGINEERING • SURVEYING  
LANDSCAPE ARCHITECTURE

### DATA SUMMARY TABLE

GROSS SITE AREA:		14.86 AC	100%
RESIDENTIAL PRODUCT TYPE:		TOTALS DU/AC	
5,750 - 6,250 SF (LOT AREA)	32	2.89	
6,900 - 9,250 SF	6		
10,750 - 14,250 SF	5		
		43-TOTAL	

— PROPERTY BOUNDARY  
— PROPOSED 10' TRAIL  
— PROPOSED SIDEWALK CONNECTION  
● PROPOSED LIGHT BOLLARDS



#### APPLICANT

Maxwell Fisher, AICP  
 ZoneDEV  
 945.248.4167  
 maxwell@zonedevtx.com  
 rvelasquez@barraza-group.com  
 2502 Grandview Drive  
 Richardson, TX 75080

#### ENGINEER

Rodney Velasquez, PE  
 Barraza Consulting Group  
 469-767-7853  
 rvelasquez@barraza-group.com  
 801 E. Campbell Road, Suite 650  
 Richardson, TX 75081

#### OWNER

Nash Chasi  
 SMC Development LLC  
 903.366.1249  
 nash@skybridgehomes.com  
 P.O. Box 601292  
 Dallas, TX 75360

SCALE: 1" = 100'  
 0 50 100 200



### CREEK CROSSING PHASE 4

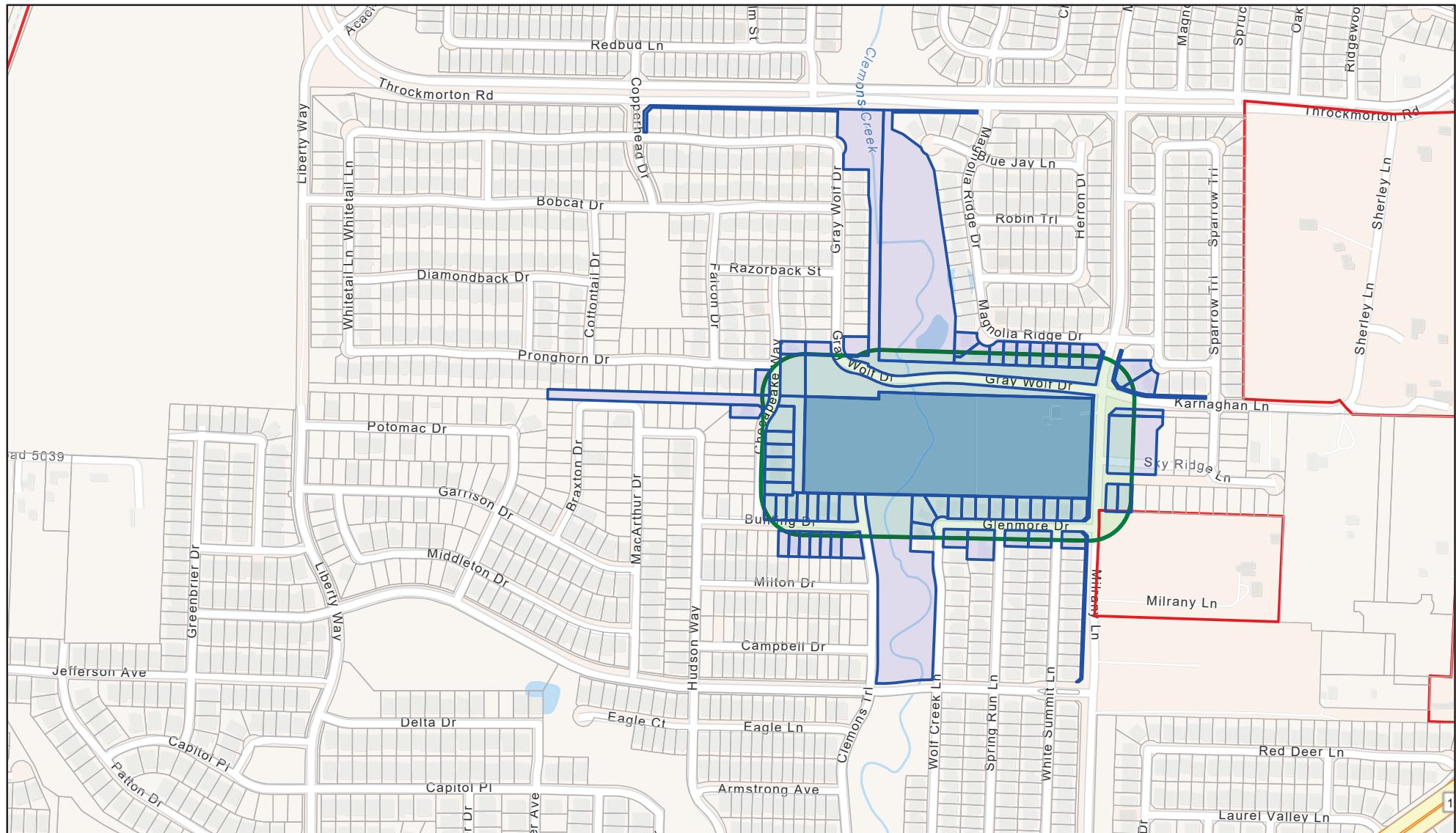
MELISSA, TX

3835 MILRANY LANE

ZONING SITE PLAN EXHIBIT



# City of Melissa Notification Map



12/15/2025, 5:18:26 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

file_as_na	addr_line2	addr_city	addr_state	addr_zip
MENDOZA RODOLFO MARTINEZ	3304 GLENMORE DR	MELISSA	TX	75454-2585
WILLIAMS STEPHANIE C &	3400 GLENMORE DR	MELISSA	TX	75454-2587
THE DAWN AT SKYRIDGE HOA INC	PO BOX 51555	DENTON	TX	76206-1555
MELISSA MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3351
3113 BUNTING DRIVE TRUST	3113 BUNTING DR	MELISSA	TX	75454-9854
LAZARIS LAURA RUTH	3821 WOLF CREEK LN	MELISSA	TX	75454-2569
WATSON SETH M & TANA J	4002 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313
ARAYA MUSSIE EFREM & NARDOS WELDEMICHAE GHEBRESLASIE	3101 BUNTING DR	MELISSA	TX	75454-9854
ROBINSON DANDREA LATRICE REVOCABLE LIVING TRUST THE	3904 CHESAPEAKE WAY	MELISSA	TX	75454-9857
MELISSA MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3351
UWIMANA CHRISTIAN & CLAIRE UJENEZA	3111 BUNTING DR	MELISSA	TX	75454-9854
DEBNATH SUBORNA & SUMAN SARKER	4006 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313
HEERS AARON EDWARD & CLAIRE MARIN AKIN	3302 GLENMORE DR	MELISSA	TX	75454-2585
SELBY JOHN C & LARRAH L	3819 SPRING RUN LN	MELISSA	TX	75454-2575
BLEDSOE JACOB RUSK & MELANIE	3106 BUNTING DR	MELISSA	TX	75454-9853
KOLAPUDI RAJESH GUPTA & KIRUTHIKA RAJA	3902 CHESAPEAKE WAY	MELISSA	TX	75454-9857
LIBERTY HOMEOWNERS ASSOCIATION INC	4760 PRESTON RD STE 244	FRISCO	TX	75034-8549
BERTAGNA MICHAEL ALFRED & LINDSEY	3820 WOLF CREEK LN	MELISSA	TX	75454-2572
SINGH NAVRAJ & RAVLEEN D VIRDE	3906 CHESAPEAKE WAY	MELISSA	TX	75454-9857
KRISHNA NAGA SATYA SUBBAR PISUPAT VENKATA & VENKATA RAJYALAKSH	3102 BUNTING DR	MELISSA	TX	75454-9853
CREEK CROSSING MELISSA HOMEOWNERS ASSOCIATION INC	5763 S HIGHWAY 205 STE 102B	ROCKWALL	TX	75032-2644
ENGLISH NICHOLAS WILLIAM & CHRISTINA MADELINE	3814 CHESAPEAKE WAY	MELISSA	TX	75454-9855
COLLINS ALISHA	4008 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313
SHERLOCK BRIAN CHARLES & JENNA MARIE	3402 GLENMORE DR	MELISSA	TX	75454-2587
COTHRON DEREK EDWARD & NICOLE MARIE	3909 CHESAPEAKE WAY	MELISSA	TX	75454-9858
PERKINS MARIAN & HERBERT OLIN JR	3103 BUNTING DR	MELISSA	TX	75454-9854
CASTRO KIM & RUBEN	3018 PRONGHORN DR	MELISSA	TX	75454-0519
ZHANG YANAN & COLIN DAVID BRASHER	3013 BUNTING DR	MELISSA	TX	75454-9851
ESQUIVEL JOSE & KASSANDRA &	3822 SPRING RUN LN	MELISSA	TX	75454-2586
CREEK CROSSING MELISSA HOMEOWNERS ASSOCIATION INC	5763 S HIGHWAY 205 STE 102B	ROCKWALL	TX	75032-2644
NNADI CHIZITERE	3104 BUNTING DR	MELISSA	TX	75454-9853
GOVINDAN NANDA NEZHUKATHODI & JAYALAKSHMI NANDA	4000 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313
GIBSON BRIAN C	4019 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0314
HILL ALEXANDRA NICOLE	4002 CHESAPEAKE WAY	MELISSA	TX	75454-0797
LOYA JENNIFER	321 PECAN HOLLOW CIR	ANNA	TX	75409-6289
YOUNG CATHY L	3822 WHITE SUMMIT LN	MELISSA	TX	75454-2583
LIU CHUNYAN	3310 GLENMORE DR	MELISSA	TX	75454-2585
WEDDLE ROBERT RAY & NANCY	3816 CHESAPEAKE WAY	MELISSA	TX	75454-9855
ZHANG NAN	5 SAMANTHA WAY	DEVON	PA	19333-1300
GIRRAMITA LEONARD JOSEPH III & LYNDSEY JEAN	3110 BUNTING DR	MELISSA	TX	75454-9853
GALLOWAY BRYAN KEITH & KAREN GULLY	4014 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313

TAYLOR MICHAEL &	4012 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313
AVEY CHARLTON	3823 WOLF CREEK LN	MELISSA	TX	75454-2569
NATARAJAN SURENDAR & PREETHI SRINIVASAN	3108 BUNTING DR	MELISSA	TX	75454-9853
RIDDLE MICAH & KEELY	4004 GRAY WOLF DR	MELISSA	TX	75454-0599
MELISSA MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3351
PROKOP JON & BARBARA - LE	JON S PROKOP OR BARBARA G PROKOP - TRUSTE	MELISSA	TX	75454-2585
HUNTERS CREEK HOA	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3351
WAINWRIGHT DARLEAN	3314 GLENMORE DR	MELISSA	TX	75454-2585
CATTANEO RAYMOND MICHAEL & AMY CHRISTINE	3911 MOCKINGBIRD LN	MELISSA	TX	75454-2442
RAMIREZ LUIS A	3308 GLENMORE DR	MELISSA	TX	75454-2585
LIBERTY HOMEOWNERS ASSOCIATION INC	4760 PRESTON RD STE 244	FRISCO	TX	75034-8549
RODDENBERRY JORDAN & ZACHARY	3109 BUNTING DR	MELISSA	TX	75454-9854
CANNAN NICHOLAS BRADLEY & KERRYN ANN	3105 BUNTING DR	MELISSA	TX	75454-9854
KAVURI NAGA KRISHNA CHAITANYA & SAI KEERTHANA ATTALURI	3112 BUNTING DR	MELISSA	TX	75454-9853
HUBERT JEFFREY WAYNE & DEBORAH LYNN	3114 BUNTING DR	MELISSA	TX	75454-9853
LIBERTY HOMEOWNERS ASSOCIATION INC	4760 PRESTON RD STE 244	FRISCO	TX	75034-8549
THE DAWN AT SKYRIDGE HOA INC	PO BOX 51555	DENTON	TX	76206-1555
HUNT KELLY CARSON & KATHERINE MICHELLE PEARCE	3306 GLENMORE DR	MELISSA	TX	75454-2585
MCWILLIAMS MASON & KRISTEN	3909 MOCKINGBIRD LN	MELISSA	TX	75454-2442
CREEK CROSSING MELISSA HOMEOWNERS ASSOCIATION INC	5763 S HIGHWAY 205 STE 102B	ROCKWALL	TX	75032-2644
MEANS GLEN ALAN & KIMBERLYN LEIGH	3823 WHITE SUMMIT LN	MELISSA	TX	75454-2580
TRIANGLE MELISSA LLC	1782 W MCDERMOTT DR	ALLEN	TX	75013-3342
KARIUKI OLIVER & VERONICAH WANJIKU BANGA	3312 GLENMORE DR	MELISSA	TX	75454-2585
HUNTERS CREEK HOA	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3351
NGUYEN THANH LAN THI & JIMMY THE HO	3908 CHESAPEAKE WAY	MELISSA	TX	75454-9857
GUPTA SHUBHAM & SNEHA AMARAPURAM	3107 BUNTING DR	MELISSA	TX	75454-9854
STEPHENS ROBERT	3506 HARRELL RD	HOWE	TX	75459-3522
BREAUX KALEB ALCE &	3300 GLENMORE DR	MELISSA	TX	75454-2585
MILLS DEAN &	4016 MAGNOLIA RIDGE DR	MELISSA	TX	75454-0313
CHEN SAMSON & CHIA MEI HWANG	4005 GRAY WOLF DR	MELISSA	TX	75454-0600
TRIANGLE MELISSA LLC	1782 W MCDERMOTT DR	ALLEN	TX	75013-3342