



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Masterplan Consultants / Mavis Tire Date: 7/3/2025
Address: 3333 Welborn St, Ste 400, Dallas, TX 75219
Phone: 214-998-0096 Fax: N/A
Contact: Andrew Ruegg E-mail: andrew@masterplanconsultants.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: Mavis Tire - 901 Sam Rayburn Acres: 1.264
Lot 13, Block A
Existing Zoning: Rezone Project Gateway PD Proposed Zoning: Repeal and Replace Rezone Project
(Ref. Zoning Ordinance) 22-35 (Ref. Zoning Ordinance) Gateway PD 22-35 for Minor Auto Repair
Land Use



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: See Attached Title: _____

Signature: _____

November 17, 2025

Amy Mathews, AICP, Director
Development Services
City of Melissa


RE: PD Zoning Application for Mavis Tire at 901 Sam Rayburn Hwy

Dear Ms. Mathews:

The undersigned owner hereby authorizes MASTERPLAN to apply for a zoning change for the property described as follows: the addition of an automobile repair minor use on the property and no other change.

Owner: H-E-B, LP

(A6)

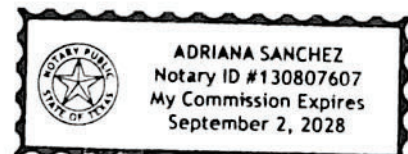

By: Benjamin R. Scott, Group Vice President of Real Estate and
Shopping Center Development

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, known to me to be the person whose name is subscribed to this letter and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said entity.

Given under my hand and seal of office on this 20th day of November
2025.


Notary Public, State of Texas

My commission expires September 2, 2028



BEING a tract of land situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, and being all of Lot 13, Block A, HEB-Melissa Addition, Lots 8-15, Block A, an addition to the City of Melissa, Texas, according to the plat thereof recorded in Instrument No. 2025010000132, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 13, common to the southwest corner of Lot 14, Block A, said HEB-Melissa Addition, same being on the northerly right-of-way line of State Highway No. 121 (variable width public right-of-way), same also being the beginning of a curve to the right with a radius of 3,749.72 feet, a central angle of 04°15'04", and a chord bearing and distance of South 70°18'22" West, 278.15 feet;

THENCE in a westerly direction, along the common line of said Lot 13 and said State Highway No. 121 and with said non-tangent curve to the right, an arc distance of 278.21 feet to the southwest corner of said Lot 13, common to the easternmost southeast corner of Lot 8, Block A, said HEB-Melissa Addition;

THENCE North 03°49'25" East, departing said northerly right-of-way line and along the common line of said Lots 8 and 13, a distance of 269.99 feet to the easternmost northeast corner of said Lot 8, common to the northwest corner of said Lot 13, same being on the southerly line of Lot 7R1, Block A, HEB-Melissa Addition, Lots 7R1 & 7R2, Block A, an addition to the City of Melissa, Texas, according to the plat thereof recorded in Volume 2024, Page 733, said Plat Records, same also being at the beginning of a non-tangent curve to the left with a radius of 3,499.72 feet, a central angle of 02°39'21", and a chord bearing and distance of North 69°29'29" East, 162.21 feet;

THENCE in an easterly direction, along the common line of said Lots 7R1 and 13 and with said non-tangent curve to the left, an arc distance of 162.23 feet to the northeast corner of said Lot 13, common to the northwest corner of the aforementioned Lot 14;

THENCE South 21°34'40" East, departing the southerly line of said Lot 7R1 and along the common line of said Lots 13 and 14, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 55,079 square feet or 1.264 acres of land, more or less.

Proposed Mavis Tire – 901 Sam Rayburn – Melissa, TX

Statement of Intent

Mavis Tire is proposing a new store in Melissa fronting Sam Rayburn Highway and within the Rezone Project Gateway PD. Mavis Tire is classified as an Automotive Repair, Minor use which requires a variance from the existing permitted uses in the PD. Similarly to other permitted uses noted in the Commercial Corridor Overlay District (CC/O) as part of the PD, Mavis Tire primarily operates as a retail use for the sale of tires. In addition to the sale of tires, Mavis sells brakes, shocks/struts, and exhaust systems. Apart from the installation of the aforementioned items, Mavis does not perform engine work or any other major automotive repair. Mavis performs oil changes, state vehicle inspections and replaces fluids.

As the pad sites fronting Sam Rayburn Highway in the Rezone Project Gateway PD develop over time, Mavis Tire will be a key component of the HEB anchored site by providing a needed service for the development and will promote cross shopping for residents visiting multiple retail services in one trip. Mavis Tire is an expanding national brand and an industry leader in tire sales and minor automotive repair.

In addition to the variance for the Automotive Repair, Minor use, the only other requested variance is for the parking requirement. Mavis Tire is proposed to have eight service bays and 30 parking spaces. The base code requirement for Motor Vehicle Repair and Service is three per service bay plus one additional parking space per the maximum number of employees on a shift. Mavis typically has 8-10 employees per shift at the maximum capacity for a facility of similar size which would put the required parking at 34 spaces at full capacity. The variance request is for four spaces less than the current code requirement. Based on parking needs at comparable locations nationwide, the code requirement for parking is high based on actual use. Mavis primarily utilizes an appointment-based system for customer scheduling and moves vehicles into the service bays to perform the work which cuts down on the time parking areas outside of the bays would be utilized.

Except for the two requested variances noted above, the proposed development would comply with the Rezone Project Gateway PD standards and all other section of the City of Melissa Zoning Ordinance.

EXHIBIT D

Development Standards applicable to Tract X

The design, development and use of Tract X shall comply with Melissa's Zoning Ordinance, this Ordinance, the following development standards and all other Additional Conditions.

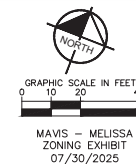
Tract X shall be developed in accordance with the standards applicable to the General Commercial-2 (PD/C-2) zoning classification of Melissa's Zoning Ordinance, as it exists or may be amended, except as indicated below. The Commercial Corridor Overlay District (CC/O) requirements shall apply to the Property.

A. Permitted Uses:

1. All uses permitted under the Commercial Corridor Overlay District (CC/O).
2. Automobile Repair, Minor.

B. Parking Required:

1. For an Automobile Repair, Minor use, a minimum of 30 spaces are required.



DEVELOPMENT SUMMARY

Parcel Size	1.26 AC.
Zoning	PDCOMMERCIAL CORRIDOR OVERLAY
Proposed Spaces	30
Required Parking	30
Front Building Setback	25'
Side Building Setback	5'
Rear Building Setback	10'
Front Landscape Buffer	20'
Side Landscape Buffer	10'
Rear Landscape Buffer	N/A

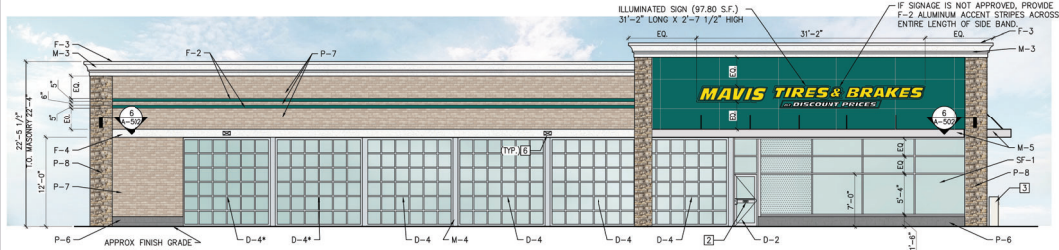
LOT 8, BLOCK A
HEB-MELISSA ADDITION
LOTS 8-15, BLOCK A
INST. NO. 2025010000132,
P.R.C.C.T.

LOT 14, BLOCK A
HEB-MELISSA ADDITION
LOTS 8-15, BLOCK A
INST. NO. 2025010000132,
P.R.C.C.T.

C = 278.15'
C B = 870.18' ± 2.2' W
L = 278.21'
R = 3749.72'
A = 4°15'0.4"

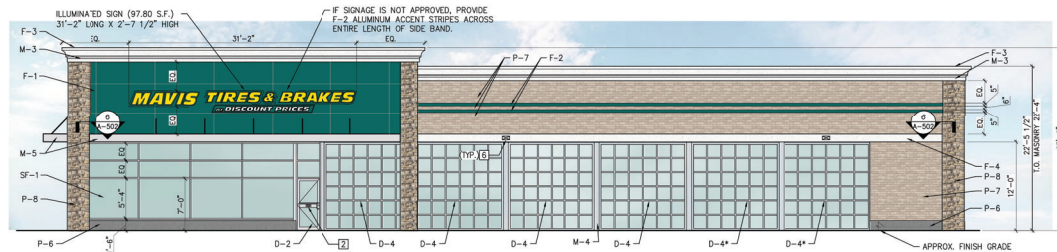
A = 2°39'21"
R = 3499.72'
L = 162.23'
C B = N 69°29'29"E
C = 162.21'

STATE HIGHWAY NO. 121
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



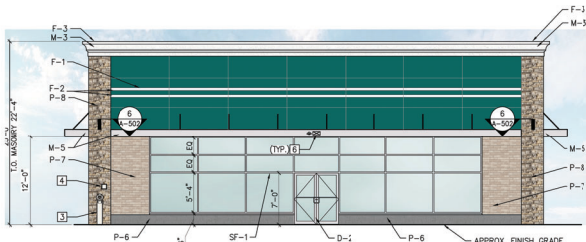
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCIA: SF: 1660 SF
NON-MASONRY SF: 242 SF
MASONRY = 83%



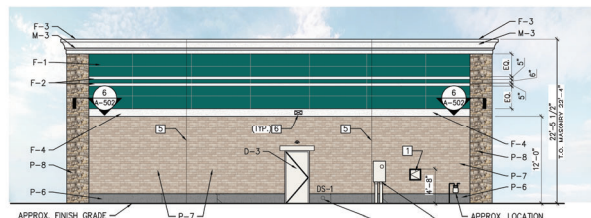
2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCIA: SF: 1660 SF
NON-MASONRY SF: 242 SF
MASONRY = 83%



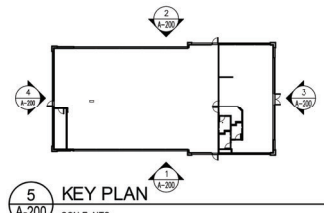
3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCIA: SF: 1060 SF
NON-MASONRY SF: 184 SF
MASONRY = 83%



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
FASCIA: SF: 1304 SF
NON-MASONRY SF: 171 SF
MASONRY = 87%



5 KEY PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM
	D-3	PAINT FOR GALVANIZED HM DOOR & FRAME	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: SEMI-GLOSS
	D-4	ALUMINUM AND GLASS ON DOORS	RAYNOR GARAGE DOORS	COLOR: CLEAR SATIN ANODIZED ALUMINUM
MISC. ITEMS	F-1	PAINTED STUCCO	BENJAMIN MOORE	COLOR: BM2041-10 HUNTER GREEN
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #19 TEAL
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW
	F-4	ALUMINUM BAND	KM SHEET METAL OR APPROVED EQUAL	0.032" ALUMINUM COLOR: #26 BONE WHITE
	M-3	EIFS CORNICE	DRYMT OR APPROVED EQUAL	COLOR: #01 SUPER WHITE
WALL FINISHES	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE
	M-5	SUPER LUMECRE FLAT SOFFIT	MAPES ARCHITECTURAL CANOPIES	STYLE / COLOR: ANODIZED ALUMINUM
	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURSTAN GRAY SHEEN: LOW LUSTRE
	P-7	MODULAR BRICK	ROBEN BRICK	STYLE: CALAIS
	P-8	STONE VENEER	DUTCH QUALITY STONE	STYLE: WEATHER LEDGE COLOR: PRESTIGE
	SF-1	ALUMINUM STOREFRONT SYSTEM CENTER PLANE GLAZING	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM
	SF-2	ALUMINUM STOREFRONT SYSTEM CENTER PLANE GLAZING	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM GLAZING: SPANDREL GLASS OPAC-COAT-300, WARM GRAY

GENERAL NOTES:
A. ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED.
B. CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
C. MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE, ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
D. SIGNAGE UNDER SEPARATE PERMIT/SUBMISSION BY SIGN VENDOR.

EXTERIOR ELEVATION KEYNOTES

- 16"x16" INSULATED ALUMINUM ACCESS DOOR BY BEST ACCESS DOORS, SKU # BA-PAL-16-16. FINAL COLOR SELECTION TO BE APPROVED BY OWNER AND ARCHITECT. RE: DETAIL, 3/A-1022 FOR ADDITIONAL INFO. (ACCESS DOOR IS FOR USE TO ACCESS OIL TANKS. COORDINATE FINAL LOCATION WITH TANK INSTALLER)
- PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
- PRESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFO.)
- PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL FIRE DEPARTMENT). MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE. CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.
- EXPANSION JOINT MATERIAL COLOR TO MATCH ADJACENT FINISH COLOR.
- EXTERIOR WALL PACK LIGHT, RE ELECTRICAL DRAWINGS.
- PORTION OF STOREFRONT SYSTEM TO INCLUDE SPANDREL GLAZING



Larson Design Group, Inc.
3300 WESTINGHOUSE DRIVE
SUITE 400
CRANFORD TWP. NJ 07016
(724) 991-8562

MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVENUE
WHITE PLAINS, NY 10603
(914) 964-2500

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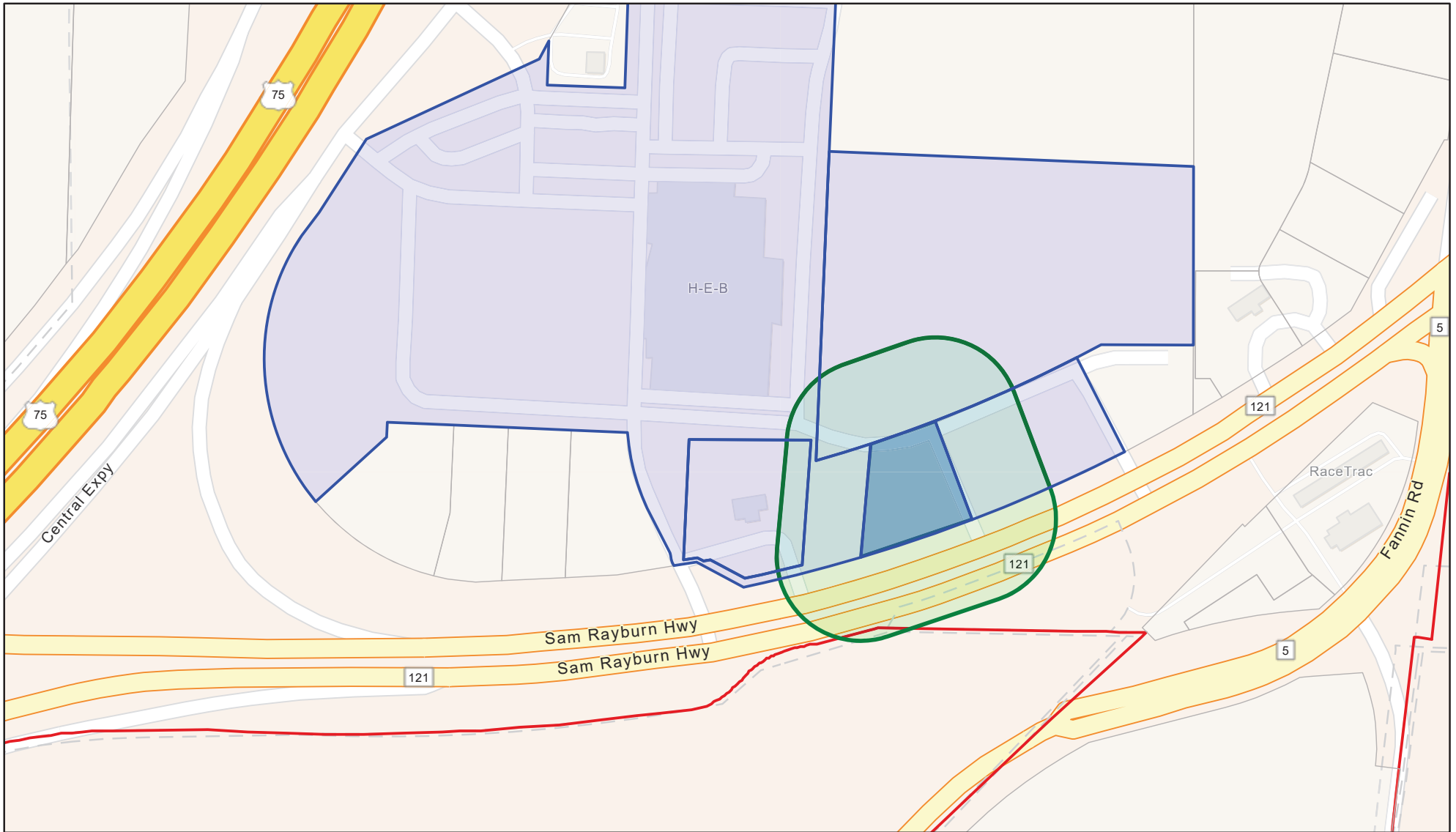
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MAVIS TIRES & BRAKES #XXXX - MELISSA, TX
STREET ADDRESS, CITY, STATE XXXXX



Project No.: 11432-XXX
Sheet No.:

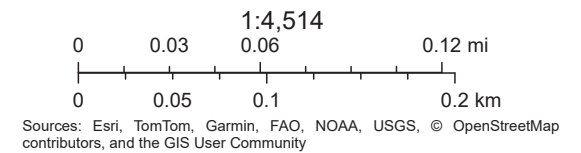
A-200c

City of Melissa Notification Map



12/15/2025, 10:10:19 AM

-  Parcels Melissa City Limits
-  City Limits



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H-E-B LP	PO BOX 839999	SAN ANTONIO	TX	78283-3999
935 MELISSA PROPERTIES LLC	41 N JEFFERSON ST FL 4	PENSACOLA	FL	32502-5681
H-E-B LP	646 S FLORES ST	SAN ANTONIO	TX	78204-1219
H-E-B LP	PO BOX 839999	SAN ANTONIO	TX	78283-3999
YCP MELISSA LAND HOLDINGS LLC	5950 SHERRY LN STE 480	DALLAS	TX	75225-6533