



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: S2 Land Development, LLC Date: 11/06/2025

Address: 10003 Technology Blvd. W, Dallas, TX 75220

Phone: 214-325-9696 Fax: _____

Contact: Justin Christ E-mail: Justin.Christ@S2LD.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 Preserve Generally southwest of the intersection of Throckmorton Road and County Road 418 (Formerly: Crystal Park) Acres: 148.818

Existing Zoning: PD - 2024-50 Proposed Zoning: PD (Base SF-3)
(Ref. Zoning Ordinance) (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: Suresh Shridharani Title: President

Signature: _____



METES AND BOUNDS DESCRIPTION 148.818 ACRES

All that certain tract or parcel containing 148.818 acres of land in the **David E.W. Dabb Survey, A-33, Collin County, Texas**, being all of the following two (2) tracts: (1) a tract which was called 48.219 acres conveyed from Fred Nichols, Trustee to Harlan Properties, Inc., by an instrument of record in Volume 5233, Page 254, Collin County Official Public Records (CCOPR) and (2) a tract which was called 100.624 acres conveyed from William L. Docekal, et ux to Harlan Properties, Inc., by an instrument of record in Volume 5281, Page 2191, CCOPR, said 148.818 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2507-047, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found (**N: 7,164,487.46, E: 2,570,574.01**) for northeast corner, being the northeast corner of said 100.624 acre tract and northwest corner of a tract which was called 2.00 acres conveyed from Mary J. Patrick to Robert Jessie Holden, et al, by an instrument of record in Clerks File #20210930002005720, CCOPR, generally lying in the centerline of County Road 417 (CR 417);

THENCE departing CR 417, **S00°00'10"W, 464.17 feet** along the common line of said 100.624 acre tract and said 2.00 acre tract to a 1/2" iron rod found (**N: 7,164,023.29, E: 2,570,573.98**) for an angle point, being the southwest corner of said 2.00 acre tract and northwest corner of a tract which was called 3.00 acres conveyed from Kenneth W. Brown to Roger L. Christiansen, et al (Christiansen Tract), by an instrument of record in Volume 4277, Page 908, CCOPR;

THENCE S00°03'43"E, 173.78 feet along the common line of said 100.624 acre tract and said Christiansen Tract to a 1/2" iron rod found (**N: 7,163,849.51, E: 2,570,574.17**) for an angle point, being the southwest corner of said Christiansen Tract and northwest corner of a tract which was called 3.00 acres conveyed from Pamela L. Donahue to Pamela L. Donahue, et ux (Donahue Tract), by an instrument of record in Clerks File #2022000116047, CCOPR;

THENCE S00°05'47"E, 174.07 feet along the common line of said 100.624 acre tract and said Donahue Tract to a 1/2" iron rod found (**N: 7,163,675.44, E: 2,570,574.46**) for an angle point, being the southwest corner of said Donahue Tract and northwest corner of a tract which was called 3.00 acres conveyed from Carrie Lee Bell to Roberto Barbosa (Barbosa Tract), by an instrument of record in Volume 5577, Page 5336, CCOPR;

THENCE S00°04'56"E, 347.84 feet along the common line of said 100.624 acre tract, said Barbosa Tract and a tract which was called 3.00 acres conveyed from James Jay Raine, et ux to Manjula Mudduluru (Mudduluru Tract), by an instrument of record in Clerks File #202300063073, CCOPR to a 1/2" iron rod found (**N: 7,163,327.61, E: 2,570,574.96**) for an angle point, being the southwest corner of said Mudduluru Tract and northwest corner of a tract which was called 6.464 acres conveyed from Ventura Seven, LLC to Aloha Village, Inc., by an instrument of record in Clerks File #2023000082045, CCOPR;

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THENCE S89°57'02"W, 125.00 feet continuing along said common line to a 1/2" iron rod found (**N: 7,162,869.61, E: 2,570,449.69**) for an angle point, being the northwest corner of said 6.464 acre tract and northeast corner of a tract which was called 8.000 acres conveyed from Ventura Seven, LLC to Aloha Village, Inc., by an instrument of record in Clerks File #2023000027744, CCOPR;

THENCE S89°57'00"W, 564.15 feet along the common line of said 100.624 acre tract and said 8.000 acre tract to a 5/8" iron rod found (**N: 7,162,869.11, E: 2,569,885.54**) for an angle point, being the northwest corner of said 8.000 acre tract and northeast corner of a tract which was called 12.000 acres conveyed from Ventura Seven, LLC to Melissa Business Park, LLC, by an instrument of record in Clerks File #20220301000335930, CCOPR;

THENCE S89°57'38"W, 499.00 feet along the common line of said 100.624 acre tract and said 12.000 acre tract to a 1/2" iron rod found (**N: 7,162,868.77, E: 2,569,386.54**) for an interior corner, being the northeast corner of said 48.219 acre tract and northwest corner of said 12.000 acre tract;

THENCE S00°41'58"E, 1,207.76 feet along the common line of said 48.219 acre tract and said 12.000 acre tract to a 5/8" iron rod found (**N: 7,161,661.10, E: 2,569,401.28**) for a southeast corner, being a southeast corner of said 48.219 acre tract and southwest corner of said 12.000 acre tract, lying in the north R-O-W line of State Highway 121 (SH 121);

THENCE S53°46'33"W, 157.58 feet along the common line of said 48.219 acre tract and said SH 121 to a TXDOT type II concrete monument found (**N: 7,161,567.98, E: 2,569,274.16**) for an angle point, being an angle point of said 48.219 acre tract;

THENCE N88°44'03"W, 14.40 feet continuing along said common line to a TXDOT type II concrete monument found (**N: 7,161,568.30, E: 2,569,259.77**) for an angle point, being an angle point of said 48.219 acre tract;

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THENCE departing SH 121, **S89°25'47"W, 1,273.80 feet** along the common line of said 48.219 acre tract and said 20.074 acre tract to a 1/2" iron rod found (**N: 7,161,471.29, E: 2,567,871.57**) for southwest corner, being the southwest corner of said 48.219 acre tract and a southeast corner of a tract which was called 11.000 acres conveyed from Albert M. Catenaccio, et ux to Joshua J. Wickersham, et ux, by an instrument of record in Clerks File #20001108001232040, CCOPR;

THENCE N00°10'51"W, 638.77 feet along the common line of said 48.219 acre tract and said 11.000 acre tract to a 1/2" iron rod found (**N: 7,162,110.05, E: 2,567,869.55**) for an angle point, being the northeast corner of said 11.00 acre tract and southeast corner of a tract which was called 6.00 acres conveyed from Sonali Badi, LLC to Varma Penmatsa, et ux, by an instrument of record in Clerks File #20171101001458010, CCOPR;



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THENCE N00°05'10"W, 451.19 feet along the common line of said 48.219 acre tract and said 11.57 acre tract to a 1/2" iron rod found (**N: 7,162,870.13, E: 2,567,867.86**) for an angle point, being the northeast corner of said 48.219 acre tract and southwest corner of said 100.624 acre tract;

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THENCE N00°22'30"W, 50.29 feet continuing along said common line to a 1/2" iron rod found (**N: 7,163,351.56, E: 2,567,867.05**) for an angle point;

THENCE N00°16'20"W, 50.03 feet continuing along said common line to a 1/2" iron rod found (**N: 7,163,401.59, E: 2,567,866.82**) for an angle point;

THENCE N00°07'43"W, 1,015.72 feet continuing along said common line to a concrete monument with aluminum disk found (**N: 7,164,417.31, E: 2,567,864.54**) for an angle point;

THENCE N00°58'39"E, 71.32 feet along the west line of said 100.624 acre tract to a 1/2" iron rod found (**N: 7,164,488.61, E: 2,567,865.75**) for northwest corner, being the northwest corner of said 100.624 acre tract, generally lying in the centerline of CR 417;

THENCE S89°58'32"E, 2,708.25 feet along the common line of said 100.624 acre tract and CR 417 to the **PLACE OF BEGINNING**, containing **148.818 acres** of land, more or less.



THE PRESERVE

Planned Development District
Development Standards
Melissa, Texas

I. GENERAL PURPOSE AND DESCRIPTION

This Planned Development District (“PD”) will allow for the development of a creative and unique subdivision on this specific tract of land. The development shall comply with the PD regulations outlined in this document. All regulations not specifically defined in this Planned Development District will be subject to the Melissa Code of Ordinances.

II. PROPERTY DESCRIPTION

The approximate 148-acre tract of land is located generally southeast of the intersection of Throckmorton Road and County Road 418 as shown on the Location Map, attached hereto as Exhibit A and more particularly described by metes and bounds, attached hereto as Exhibit B.

III. CONCEPT PLAN

A Conceptual Plan has been incorporated into this Article as Exhibit C, as a supporting visual representation of the text in this Article. Development within the District must generally comply with the Conceptual Plan, which may be amended.

IV. EXHIBITS

- A. Exhibit A – Location Map
- B. Exhibit B – Legal Description
- C. Exhibit C – Concept Plan
- D. Exhibit D – Screening and Entry Exhibit

V. DEVELOPMENT STANDARDS

The Property will be developed in three phases and used as a single-family residential development with a base zoning of SF-3. No more than 600 single-family lots with a minimum lot size of 50’ by 120’ for Type A lots and a minimum lot size of 60’ x 120’ for Type B lots, each subject to reduction in depth due to road curvature as applicable, as shown in Exhibit C, attached hereto, subject to the following development standards found below in Table A:

i. Table A – Single-Family Regulations

Table A – Single-Family Regulations			
	SF-3 District	Lot Type A (50')	Lot Type B (60')
Lot Size and Mixture			
Lot Area (sf)	7,800	6,000	7,200
Minimum Lot Width at Building Line	60'	50'	60'
Minimum Lot Depth*	110'	120'	120'
Main Structures - Yard Requirements			
Front Yard Setback	20'	20'	20'
Garage Setbacks	23'	20'	20'
Porch Setback	16'	16'	16'
Rear Yard Setback**	20'	20'	20'
Side Yard Setback	5'	5'	5'
Side Yard Setback Key Lots***	-	15'	15'
Side Yard on Corner Lot Adjacent to ROW	15'	15'	15'
Lot Coverage of Main Structure (Max)	50%	55%	60%
Minimum Masonry	80%	60%	60%
Dwelling Regulations			
Maximum Height (Stories)	2.5	2.5	2.5
Minimum Dwelling Size (sf)	1,800	1,800	1,800
Landscaping			
Minimum 3" Caliper Trees:	-	2	2
Sod	-	Front	

* Cul-de-sac and elbow lots may have a minimum lot depth of 110'.

** Back Yard Setback can be less on knuckles or cul-de-sac lots, must always be a minimum of 10'.

*** Key Lots are defined as a corner lot which is backing up to an abutting side yard.

ii. Architectural Standards

- a. Minimum 8:12 roof pitch
- b. Architectural elements (must include 5 of following list):
 1. Covered entry
 2. Shutters
 3. Two coach lights
 4. Brick and stone mix
 5. Horizontal banding
 6. Gabled accent
 7. Divided light windows
 8. Transom window
 9. Front patterned brick detail
 10. 40 sf front porch
 11. J-swing garage
 12. 3-car garage

VI. INSTALLATION AND MAINTENANCE OF COMMON AREAS

- a. Maintenance of the common areas will be the responsibility of the HOA.
- b. Developer will install an Amenity Center for this Community.
 - a. The Amenity Center will be comprised of a minimum of the following items:
 - i. A minimum of 2,000 square feet of total pool area
 - ii. Sports Court
 - iii. Playground
- c. Open space of no fewer than 20 acres with ponds, 8-foot-wide trails composed of concrete and decomposed granite, all to be owned and permanently maintained by property-wide homeowners association at no cost to City. Trails are depicted in Exhibit C.

VII. DESIGN CONDITIONS

- a. Screening – See Screening and Entry Exhibit D
 - i. Screening along SH-121 will be 6' masonry with stone columns
 - ii. All other screening requirements shall comply with Article 3.1400 of the City's Code of Ordinances
- b. Entry Features – See Screening and Entry Exhibit D
 - i. SH-121 Entry – Major entry feature will be located at SH-121 and will consist of primary sign monumentation, and hardscape and landscape improvements for signature entrance to the community.
 - ii. Throckmorton Road Entry – Secondary Entry will be located at the intersection of Throckmorton Road and N-S collector road and will consist of secondary sign monumentation, and hardscape and landscape improvements.

EXHIBIT A - LOCATION MAP



EXHIBIT B - LEGAL DESCRIPTION



METES AND BOUNDS DESCRIPTION 148.818 ACRES

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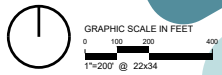
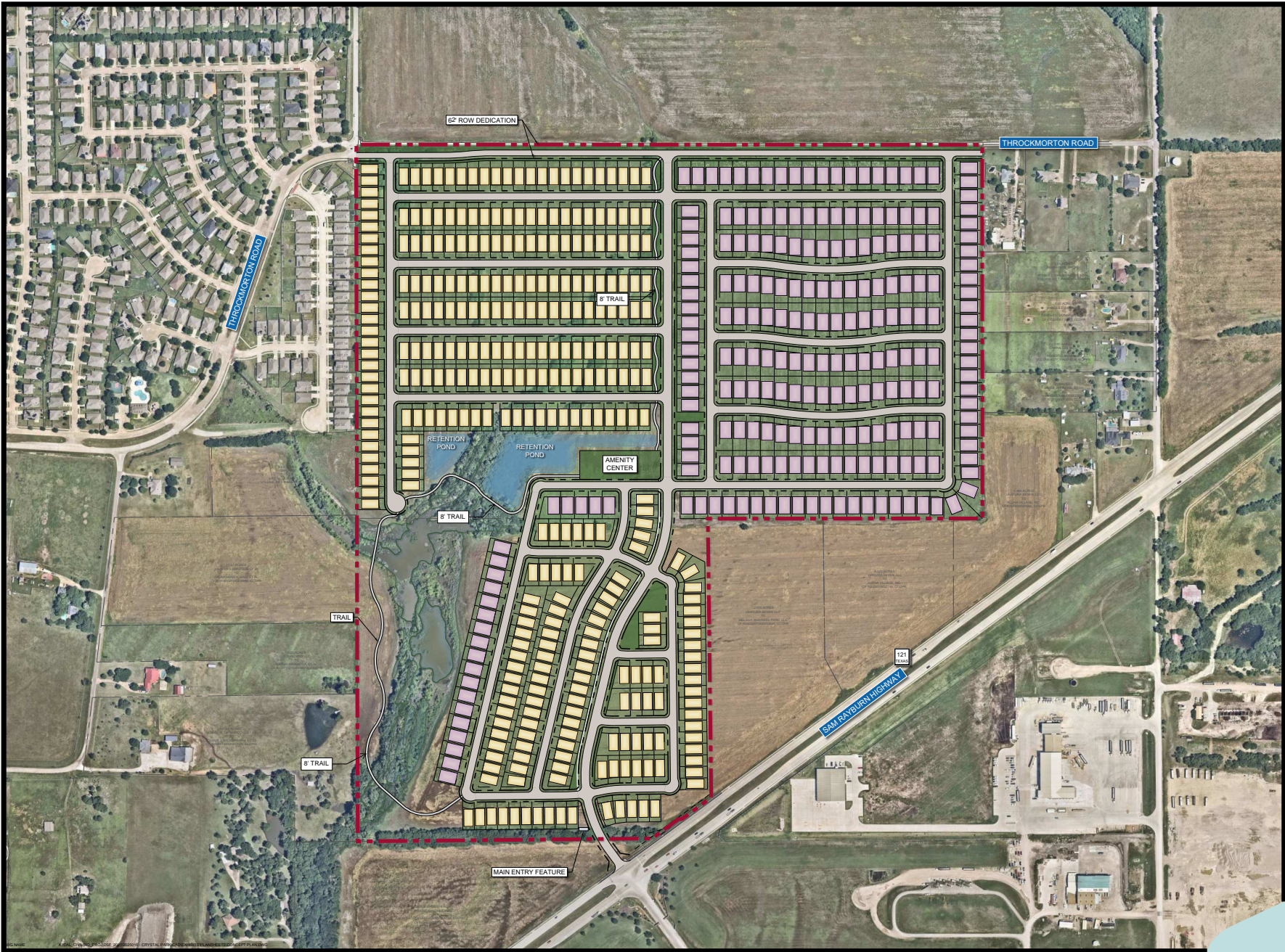
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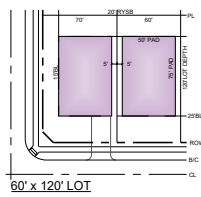
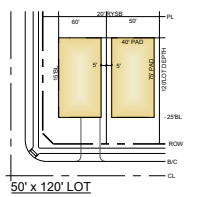
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EXHIBIT C - CONCEPT PLAN



Lot Summary

50' Lots	336	59%
60' Lots	233	41%
Total Lots	569	



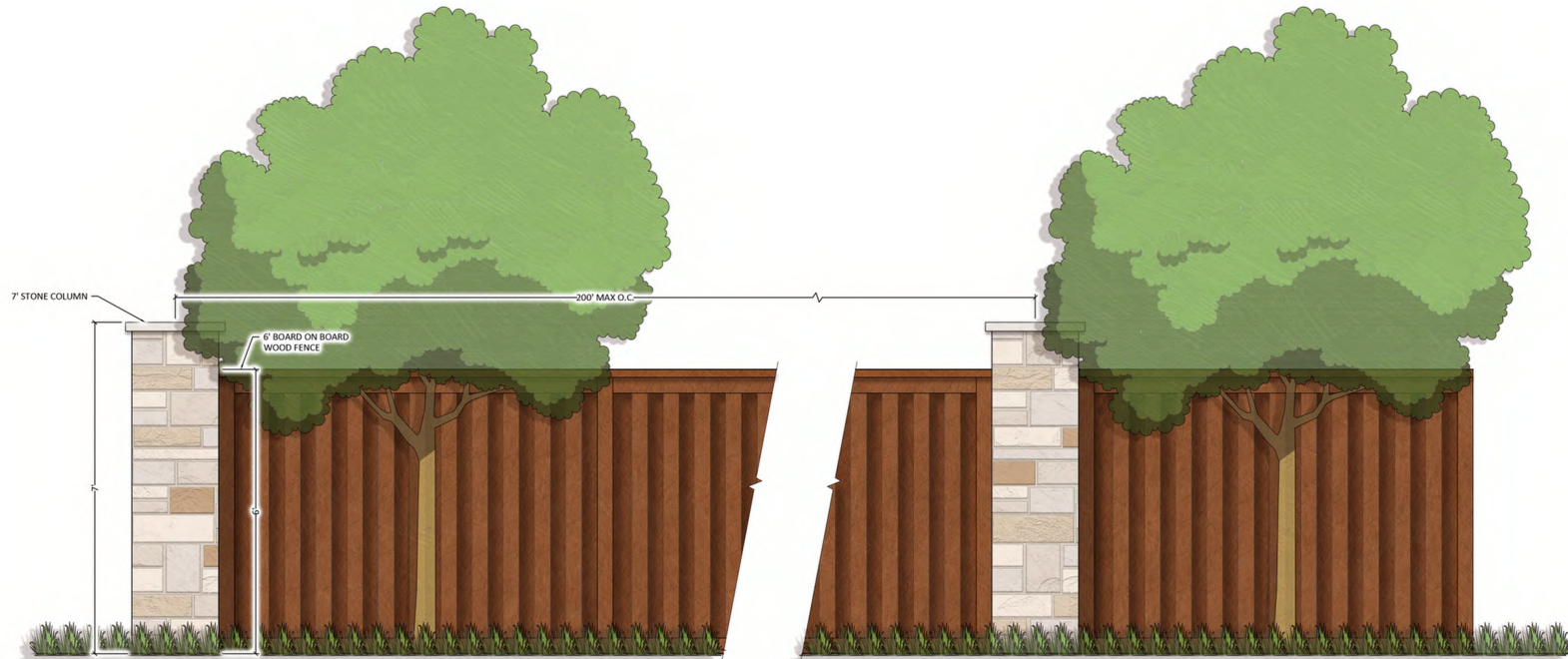
- NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
 3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025.

THE PRESERVE
MELISSA, TEXAS
Kimley»Horn

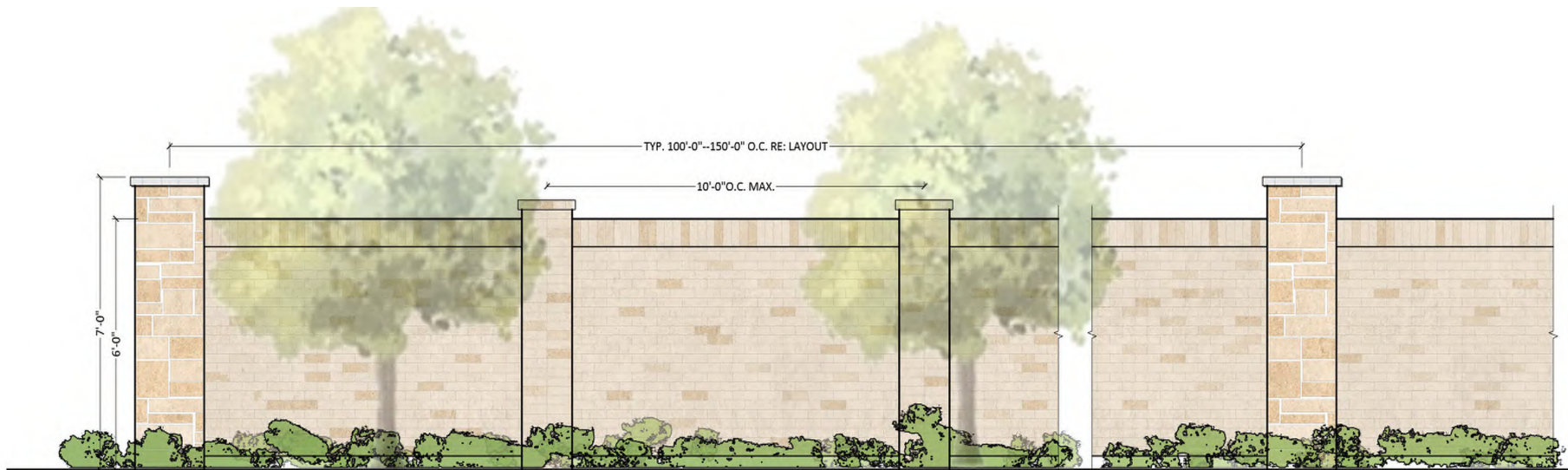
October 2025

EXHIBIT D - SCREENING AND ENTRY EXHIBIT

THE PRESERVE - SCREENING AND ENTRY EXHIBIT

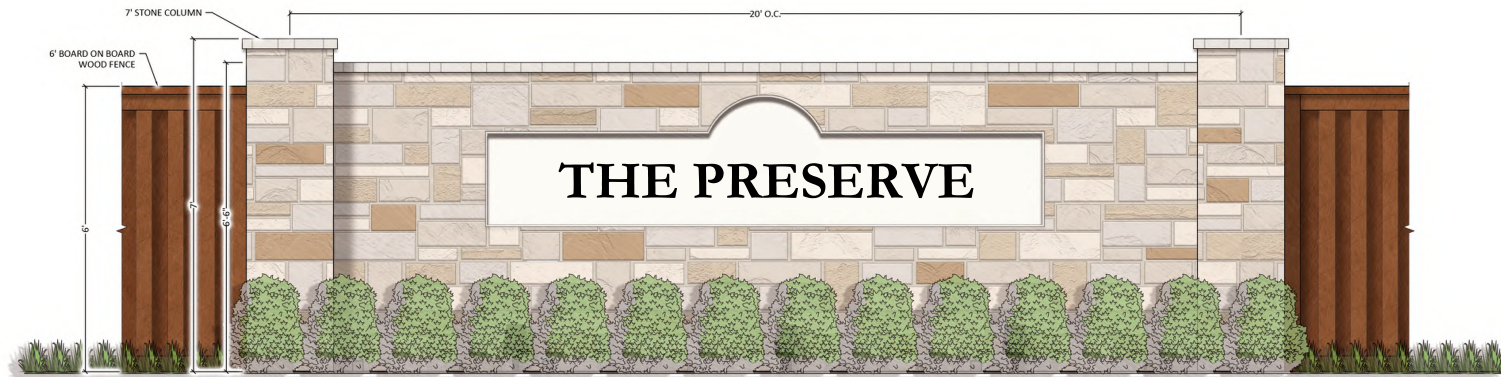


6' BOARD ON BOARD WOOD FENCE WITH STONE COLUMNS

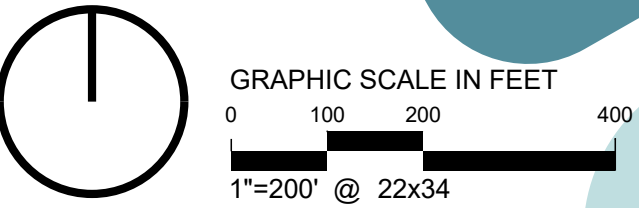
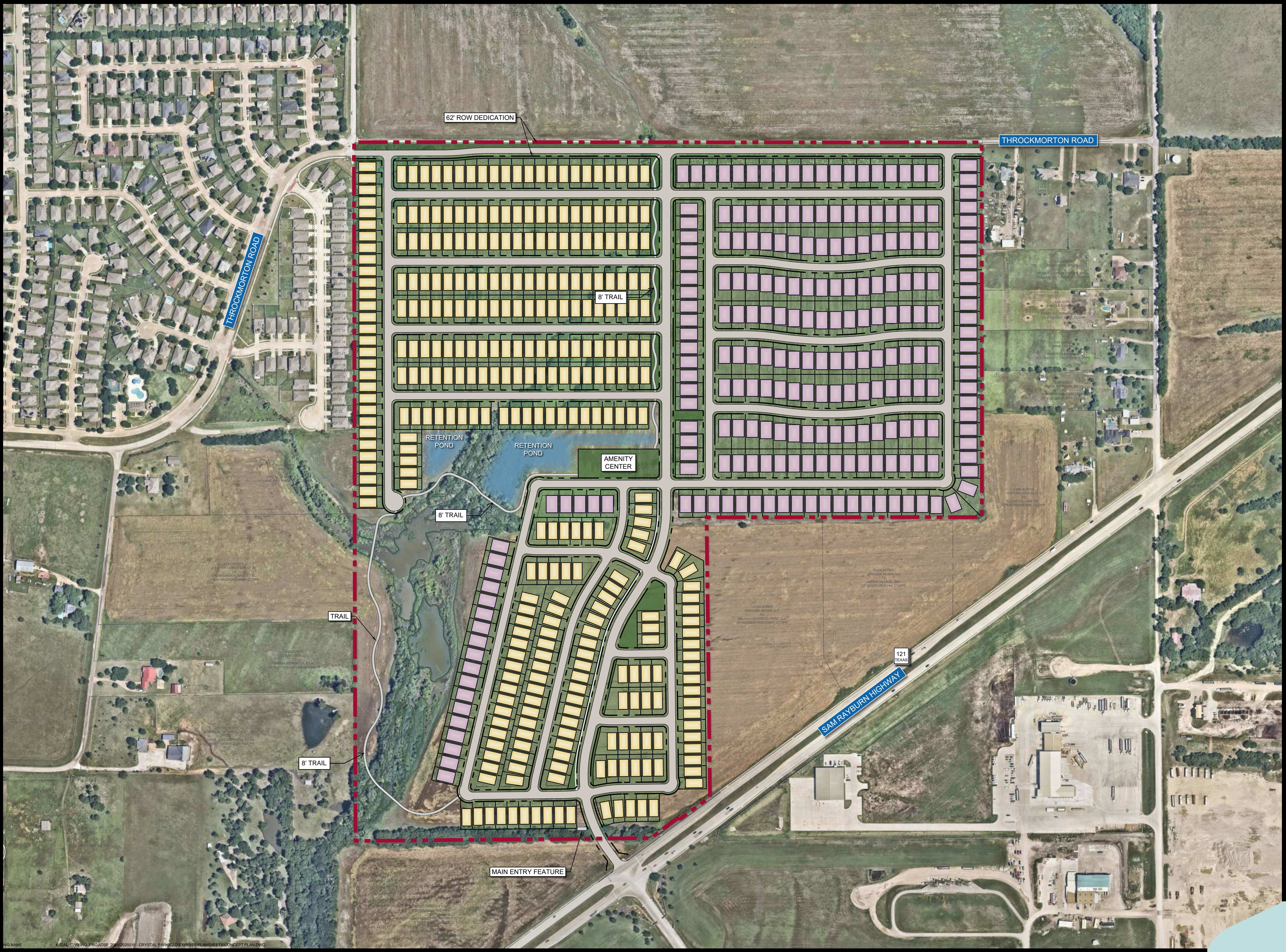


6' BRICK FENCE WITH STONE COLUMNS

THE PRESERVE - SCREENING AND ENTRY EXHIBIT

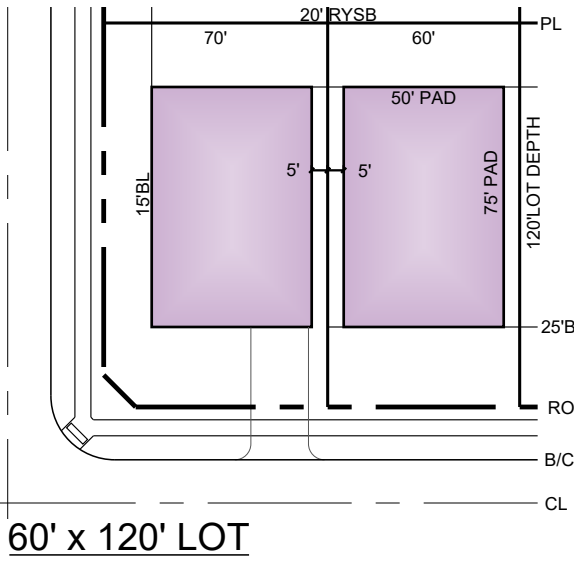
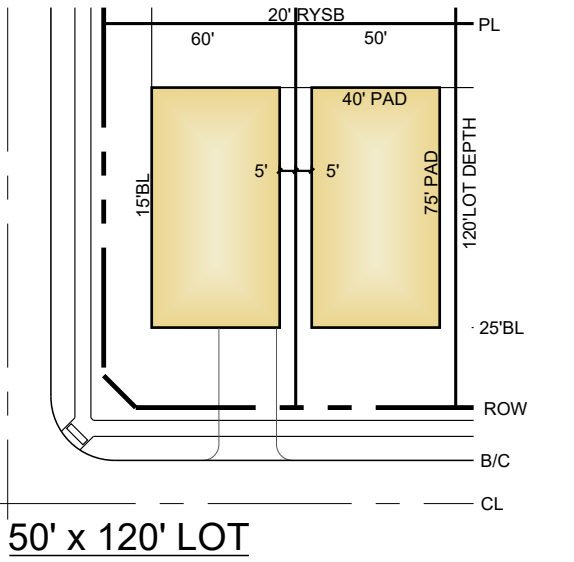


ENTRY MONUMENT



Lot Summary

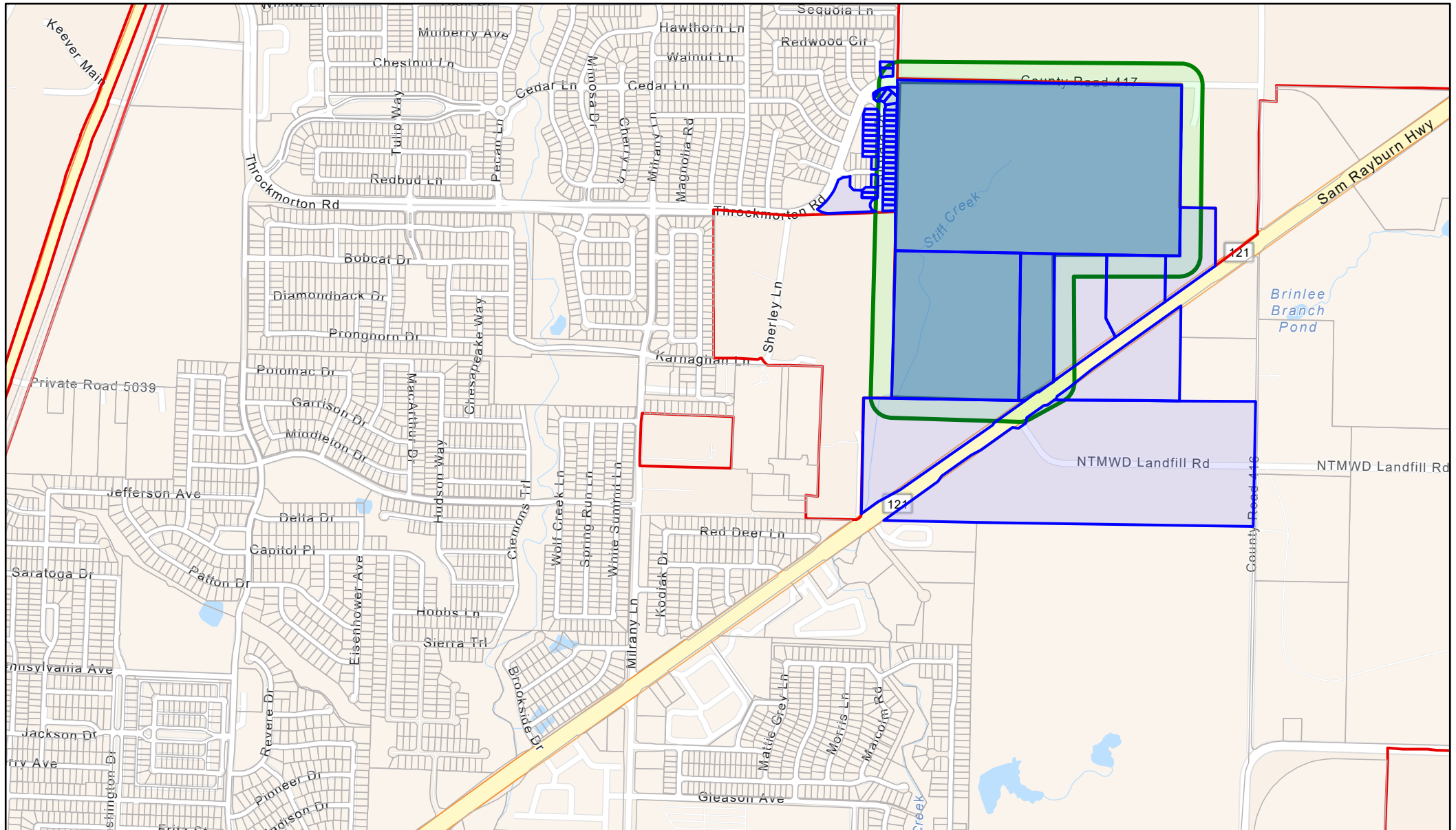
50' Lots	336	59%
60' Lots	233	41%
Total Lots	569	





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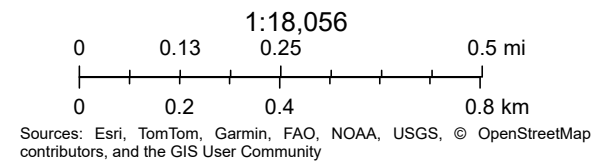
THE PRESERVE
MELISSA, TEXAS
Kimley»Horn

City of Melissa Notification Map



12/15/2025, 10:39:38 AM

-  Parcels Melissa City Limits
-  City Limits



file_as_na	addr_line2	addr_city	addr_state	addr_zip
HU YIHE	5814 STOWELL DR	FRISCO	TX	75035-7246
ALOHA VILLAGE INC	979 FOREST AVE	RYE	NY	10580-3109
MELISSA NORTH CREEK HOMEOWNERS ASSOCIATION INC	14951 DALLAS PKWY STE 600	DALLAS	TX	75254-6874
MELISSA BUSINESS PARK LLC	6612 ADOBE CIR	THE COLONY	TX	75056-3740
GONZALEZ JOSE GUADALUPE	4310 CORDATA DR	MELISSA	TX	75454-3328
4309 CORDATA DRIVE TRUST	PO BOX 132377	TYLER	TX	75713-2377
HARE DAVID P &	4206 CORDATA DR	MELISSA	TX	75454-3326
JAMES LUTHER & ERICA WILSON JOSEPH	44819 S GRIMMER BLVD UNIT 1012	FREMONT	CA	94538-6669
HESS RACHEL M	14012 ALFAFAR CT	LITTLE ELM	TX	75068-2669
AHMED AFEE N	1009 PECAN GLEN DR	MELISSA	TX	75454-9836
GONZALEZ CESAR A FERRER &	4320 CORDATA DR	MELISSA	TX	75454-3328
RUMPEL KASEY	4318 CORDATA DR	MELISSA	TX	75454-3328
SHAR NANDAR &	PO BOX 5333	MIDLAND	TX	79704-5333
COLOMBO LUIS ALONSO RAMIREZ &	4306 CORDATA DR	MELISSA	TX	75454-3328
NWAOBIA OZIOMA C	4308 CORDATA DR	MELISSA	TX	75454-3328
CARDONA DARELL F	4322 CORDATA DR	MELISSA	TX	75454-3328
VARGO BENJAMIN & BAILEY MARTINEZ	4330 CORDATA DR	MELISSA	TX	75454-3328
SUN LIN	3601 DEWBERRY CT	PLANO	TX	75025-3892
CURRY LAURAL & LARRY	4319 CORDATA DR	MELISSA	TX	75454-3329
PANCHAL NITESH HARSHAD & ASHA RAMESHBHAI	15293 SHELLWOOD LN	FRISCO	TX	75035-6465
SUN LINLIN &	11702 OREGON TRL	FRISCO	TX	75035-1869
HARLAN PROPERTIES INC	2404 TEXAS DR STE 103	IRVING	TX	75062-7011
EICHEL ALEXANDRA	4304 CORDATA DR	MELISSA	TX	75454-3328
OBER KATHY	4402 PEACH RD	MELISSA	TX	75454-2523
VENKATESH JAYAKRISHNA &	6744 ENTWISTLE RD	FRISCO	TX	75034-4555
ANGEL JOSE M	4208 CORDATA DR	MELISSA	TX	75454-3326
MELISSA NORTH CREEK HOMEOWNERS ASSOCIATION INC	14951 DALLAS PKWY STE 600	DALLAS	TX	75254-6874
LANDRY JUSTIN R &	4212 CORDATA DR	MELISSA	TX	75454-3326
YI LIN	4314 CORDATA DR	MELISSA	TX	75454-3328
REESE GRAY III &	4307 CORDATA DR	MELISSA	TX	75454-3329
ZIEGIER KALEB ANTENEE	4204 CORDATA DR	MELISSA	TX	75454-3326
GRANT LEE M &	3811 DOGWOOD RD	MELISSA	TX	75454-2698
BOWDEN SHAWN	4305 CORDATA DR	MELISSA	TX	75454-3329
HARLAN PROPERTIES INC	2404 TEXAS DR STE 103	IRVING	TX	75062-7011
HIROSHIMA TOSHIMITSU &	4210 CORDATA DR	MELISSA	TX	75454-3326
ALOHA VILLAGE INC &	979 FOREST AVE	RYE	NY	10580-3109
HADERAMIKIL ESTIFANOS H	4313 CORDATA DR	MELISSA	TX	75454-3329
BRADFORD RACHEL &	4312 CORDATA DR	MELISSA	TX	75454-3328
HARLAN PROPERTIES INC	2404 TEXAS DR STE 103	IRVING	TX	75062-7011
ST CLAIR DENA LEANNE	4200 CORDATA DR	MELISSA	TX	75454-3326
NORTH TEXAS MUNICIPAL WATER DISTRICT	PO BOX 2408	WYLIE	TX	75098-2408
HADDOCK CHANDLER R &	4326 CORDATA DR	MELISSA	TX	75454-3328
NORTH TEXAS MUNICIPAL WATER DISTRICT	PO BOX 2408	WYLIE	TX	75098-2408
DIAZ RAMON E &	4202 CORDATA DR	MELISSA	TX	75454-3326
BURWELL ROBERT JR & KAREN B	4400 PEACH RD	MELISSA	TX	75454-2523
NORTH TEXAS MUNICIPAL WATER DISTRICT	PO BOX 2408	WYLIE	TX	75098-2408
GANNON JOE &	4328 CORDATA DR	MELISSA	TX	75454-3328
MKAS LLC CORDATA	9307 PONDEROSA TRL	IRVING	TX	75063-5052
BELLUSO RAE ANNE - LE	4321 CORDATA DR	MELISSA	TX	75454-3329