



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Andrew Yeoh _____ Date: 10/02/2025

Address: 1782 W. McDermott Drive, Allen, TX 75013

Phone: 469-331-8566 _____ Fax: _____

Contact: 469-213-2804 _____ E-mail: AYeoh@triangle-enr.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: CHESSHIR STONE/1101&1033 Central Expy,

Melissa, TX 75454 Acres: 8.120
Existing Zoning: C-2 & A IN CC/O
(Ref. Zoning Ordinance)

Proposed Zoning: PD/C-2 IN CC/O
(Ref. Zoning Ordinance)



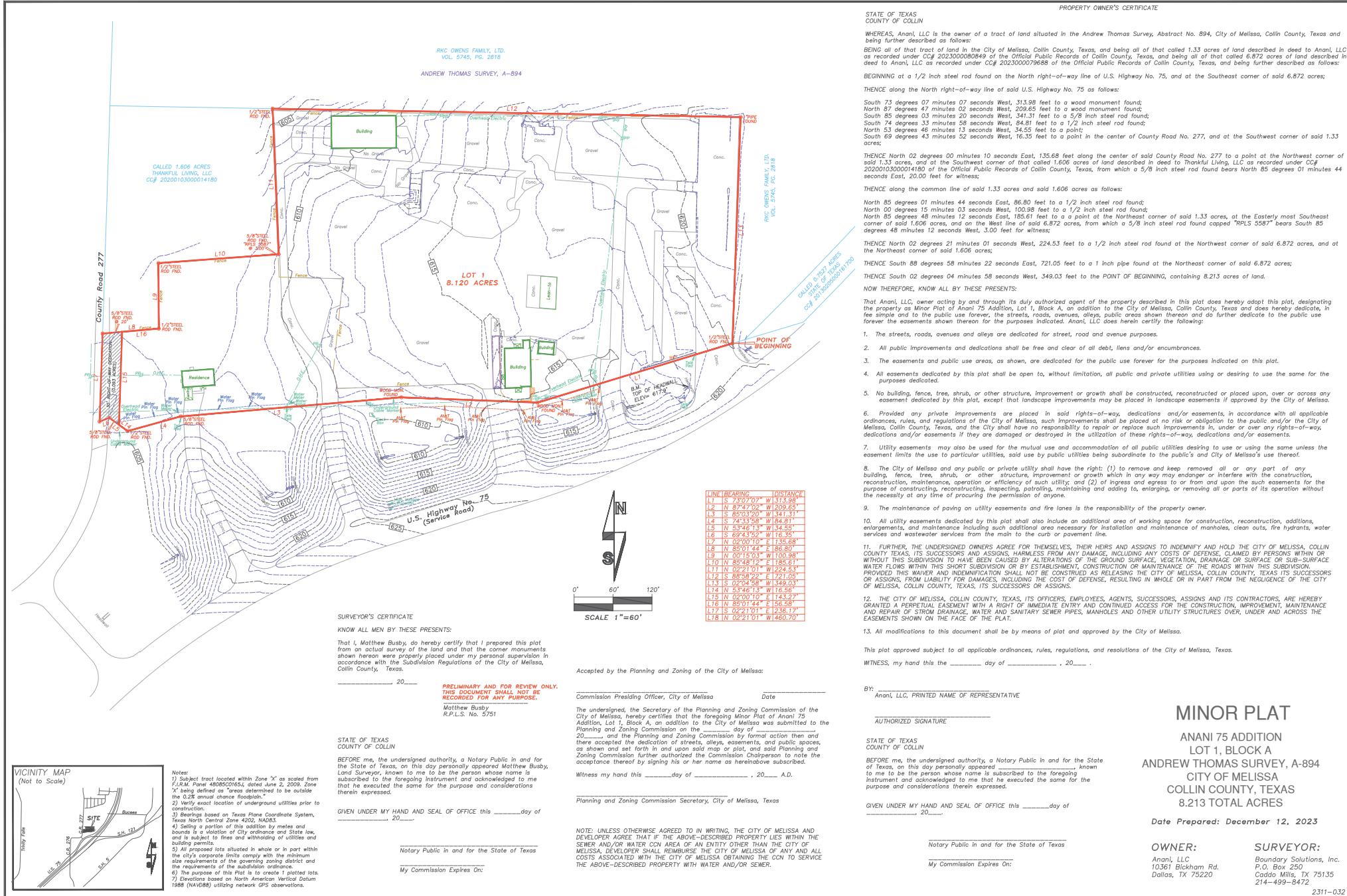
I hereby request that this zoning application be placed on the agenda for action at the first available Planning & Zoning Commission meeting even if staff comments have not been addressed and the zoning is not in compliance with City code. I realize this will likely result in a disapproval of my application 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: WAEL FARES

Title: CFO

Signature: Wael Fares





T: 469.331.8566 | Firm: 11525 | W: triangle-enr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 03.30.2023

Attn: City of Melissa
Planning Department
3411 Barker Ave
Melissa, TX 75454

Ref: Proposed Chesshir Stone Supply at 1101 Central Expressway, Melissa, TX.

To Whom It May Concern:

On behalf of **Chesshir Stone Supply**, we respectfully submit this **Letter of Intent** in support of a **Planned Development (PD) Zoning Application** to allow the development of a **Building Material Supply Facility** on the properties located at **1033 & 1101 Central Expressway, Melissa, Texas**.

Existing Zoning:

- **1101 Central Expressway** is currently zoned **C-2 (General Commercial District)**
- **1033 Central Expressway** is currently zoned **AG (Agricultural District)**

We are requesting to rezone both parcels under a unified **Planned Development District (PD-C2)** to allow the proposed use of **Building Material Sales – Major**, which is otherwise only permitted in the C-2 District with a Specific Use Permit (SUP). The PD will provide a consistent zoning designation across both lots and clearly allow the intended use.

Project Overview:

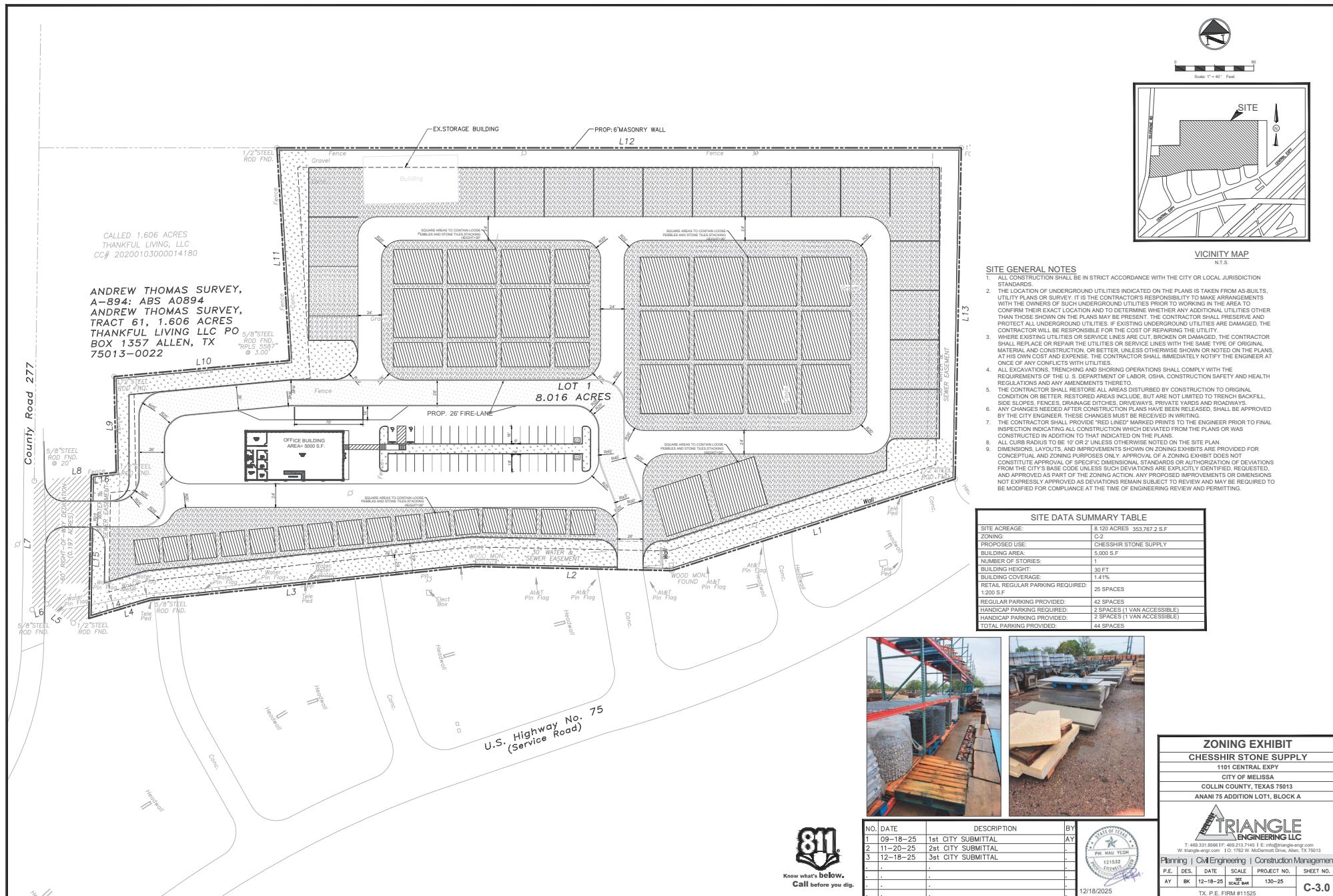
- **Proposed Use:** Chesshir Stone Supply – Building Material Supply Facility
- **Building Size:** ±5,000 sq. ft.
- **Parking Provided:** 44 spaces
- **Legal Description:** ANANI 75 ADDITION, LOT 1, BLOCK A

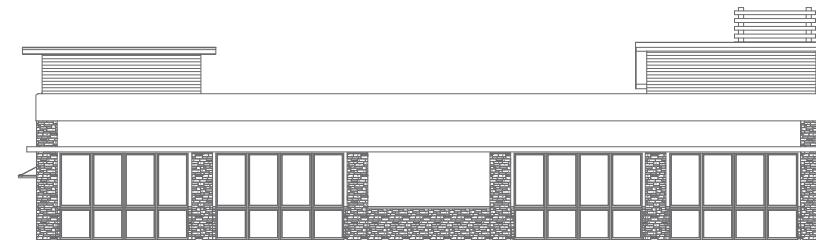
The proposed facility will operate as a distribution and retail center for construction and landscaping materials. The project is designed to support the commercial growth along the Central Expressway corridor and aligns with the intent of the C-2 zoning district.

Sincerely,

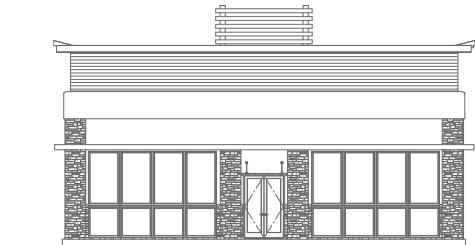
A handwritten signature in blue ink that reads "Andrew Yeoh".

Triangle Engineering
TX PE FIRM #11525
Andrew Yeoh, P.E.
Vice president
469-213-2804
ayeoh@triangle-enr.com





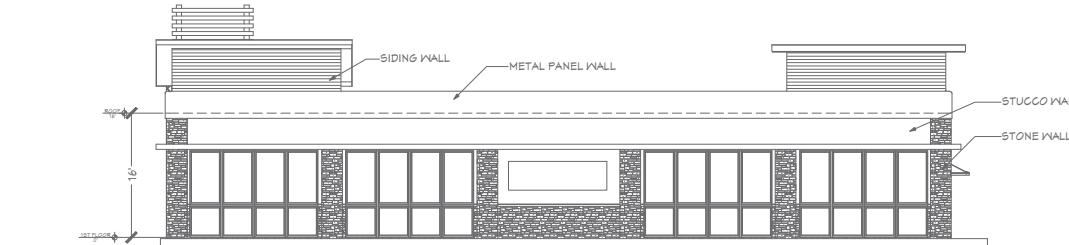
North Elevation



East Elevation



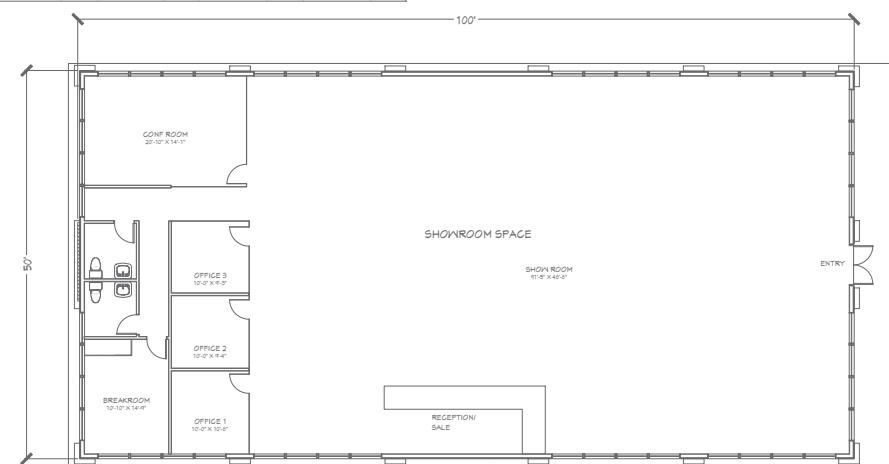
West Elevation



South Elevation

Exterior Elevations

SCALE: 1/4" = 1'-0" (ON 22x34 SHEET)
1/8" = 1'-0" (ON 11x17 SHEET)



Floor Plan

SCALE: 1/4" = 1'-0" (ON 22x34 SHEET)
1/8" = 1'-0" (ON 11x17 SHEET)



mmkdesigngroup@gmail.com
214.995.2299

Seal:

CHESSHIR
STONE
SUPPLY

1101 CENTRAL EXPY
MELISSA, TEXAS



Revision:

Date: October 17, 2025

Job No.: 2025.15

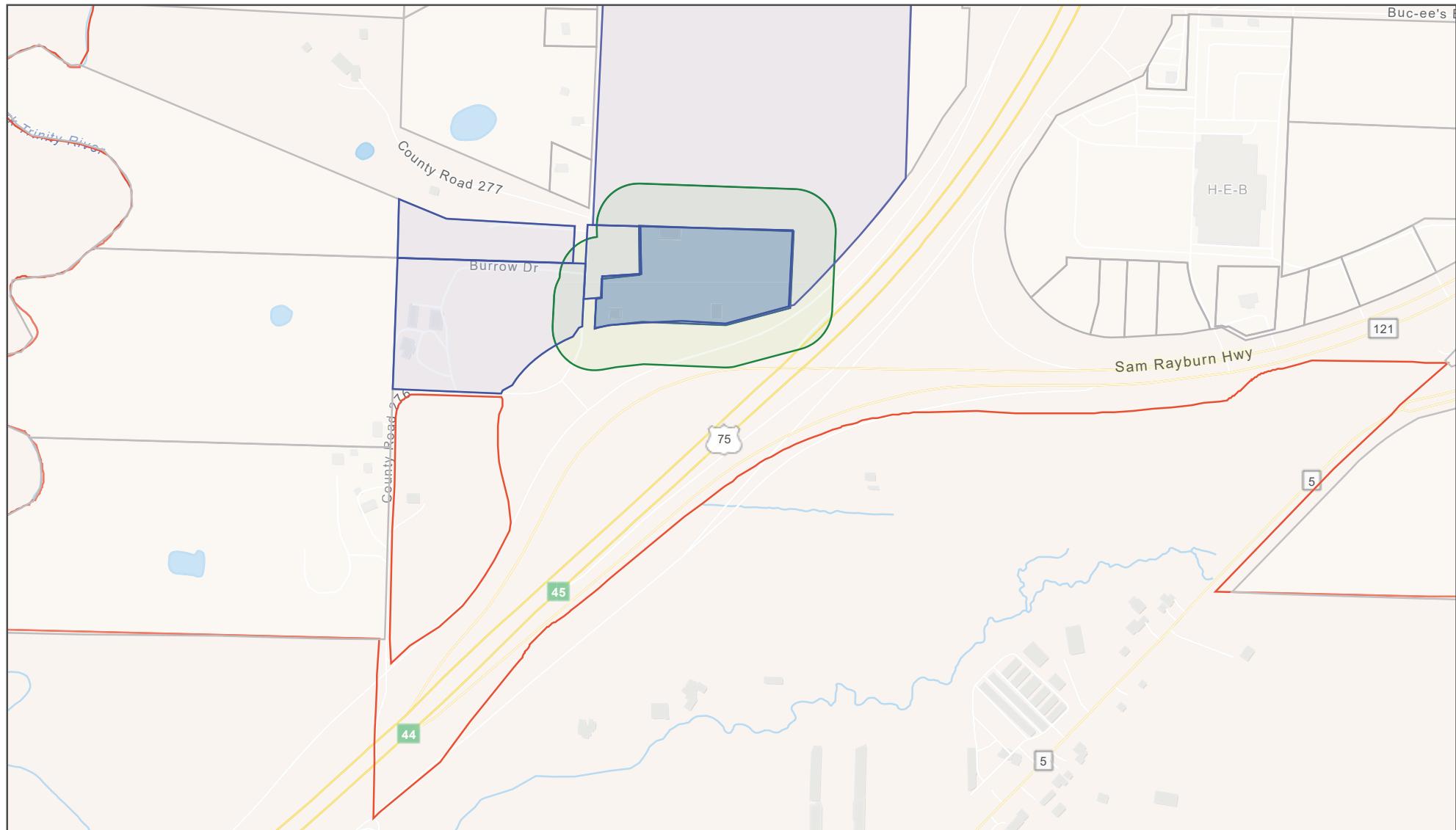
Issue: DESIGN DRAWINGS

Sheet Name:
**FLOOR PLAN &
ROOF PLAN**

Sheet No.:

A1

City of Melissa Notification Map



12/15/2025, 12:54:10 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

PROP_ID	file_as_na	addr_line2	addr_city	addr_state	addr_zip
464562	RKC OWEN	814 INWO	MCKINNEY	TX	75069-4840
2121723	DREES CUS	6225 N ST	IRVING	TX	75038-2283
2944993	ANANI LLC	10361 BICK	DALLAS	TX	75220-4205
2697708	STEMWINE	9017 CONV	ANNA	TX	75409-4417
1961183	THANKFUL	PO BOX 13	ALLEN	TX	75013-0022