



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-engr.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: CHESSHIRE/1101&1033 Central Expy.

Melissa, TX 75454 Acres: 8.120

Existing Zoning: C-28 & 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: [Handwritten Signature]





T: 469.331.8566 | Firm: 11525 | W: triangle-engr.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.

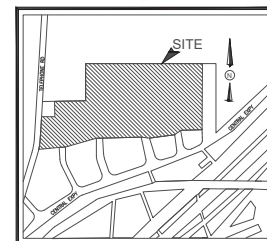
Sincerely,

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





Scale: 1" = 40' Feet



VICINITY MAP  
N.T.S.

#### SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILT, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS AND WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. DIMENSIONS, LAYOUTS, AND IMPROVEMENTS SHOWN ON ZONING EXHIBITS ARE PROVIDED FOR CONCEPTUAL AND ZONING PURPOSES ONLY. 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.

#### SITE DATA SUMMARY TABLE

SITE ACREAGE:	8.150 ACRES 353,767.2 S.F.
ZONING:	C-7
PROPOSED USE:	CHESSHIRE STONE SUPPLY
BUILDING AREA:	5,000 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30 FT
BUILDING COVERAGE:	1.41%
RETAIL REGULAR PARKING REQUIRED:	25 SPACES
1,200 S.F.	
REGULAR PARKING PROVIDED:	42 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	44 SPACES



**ZONING EXHIBIT**  
**CHESSHIRE STONE SUPPLY**  
1101 CENTRAL EXPY  
CITY OF MELISSA  
COLLIN COUNTY, TEXAS 75013  
ANANI 75 ADDITION LOT1, BLOCK A

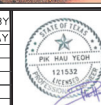


Planning | Civil Engineering | Construction Management  
P.E. DES. DATE SCALE PROJECT NO. SHEET NO.  
AY BK 12-18-25 SCALE BAR 130-25 C-3.0  
TX, P.E. FIRM #11525

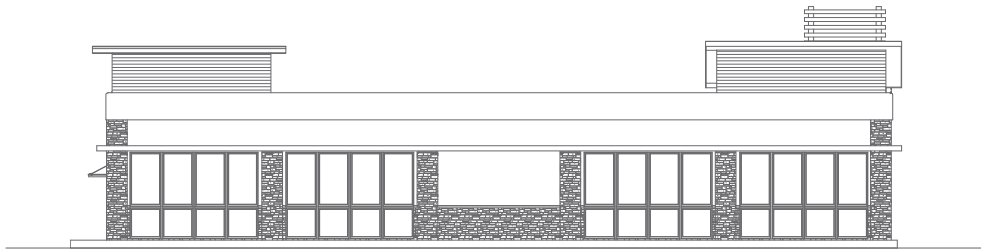


Know what's below.  
Call before you dig.

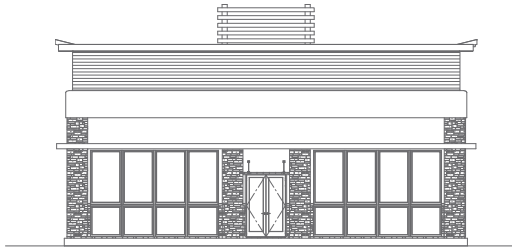
NO.	DATE	DESCRIPTION	BY
1	09-18-25	1st CITY SUBMITTAL	AY
2	11-20-25	2nd CITY SUBMITTAL	
3	12-18-25	3rd CITY SUBMITTAL	



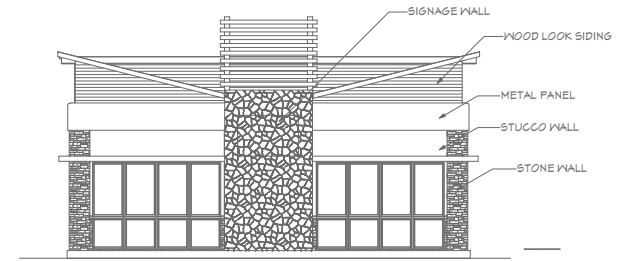
12/18/2025



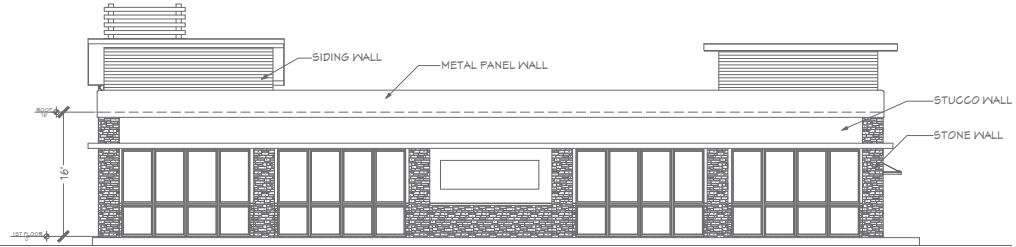
North Elevation



East Elevation



West Elevation

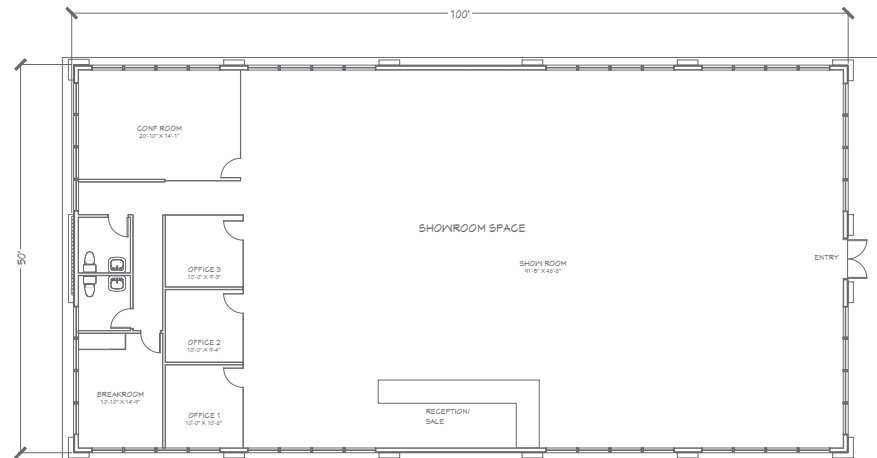


South Elevation

DESCRIPTION	EXTERIOR ELEVATIONS - MATERIAL CALCULATIONS					
	WEST ELEVATION			EAST ELEVATION		
	(SF)	%		(SF)	%	
1 TOTAL FACADE S.F.	1135		2106	1196		2106
2 DOORS AND WINDOWS S.F.	398		792	436		792
3 FACADE S.F. (exclusive of doors and windows)	739		1314	760		1314
4 MATERIALS						
The percentage of materials from the facade is: (exclusive of doors and windows)						
STONE	329	44.52	316	24.05	158	20.79
SIDING	130	17.69	205	15.68	252	33.16
STUCCO	138	18.87	437	33.26	188	23.11
METAL PANEL	142	19.22	355	27.02	182	23.95

## 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)



mkkdesigngroup@gmail.com  
214.965.2289

Seal:

CHESSHIRE  
STONE  
SUPPLY

1101 CENTRAL EXPY  
MELISSA TEXAS



Revision:


Date: October 17, 2025

Job No.: 2025.15

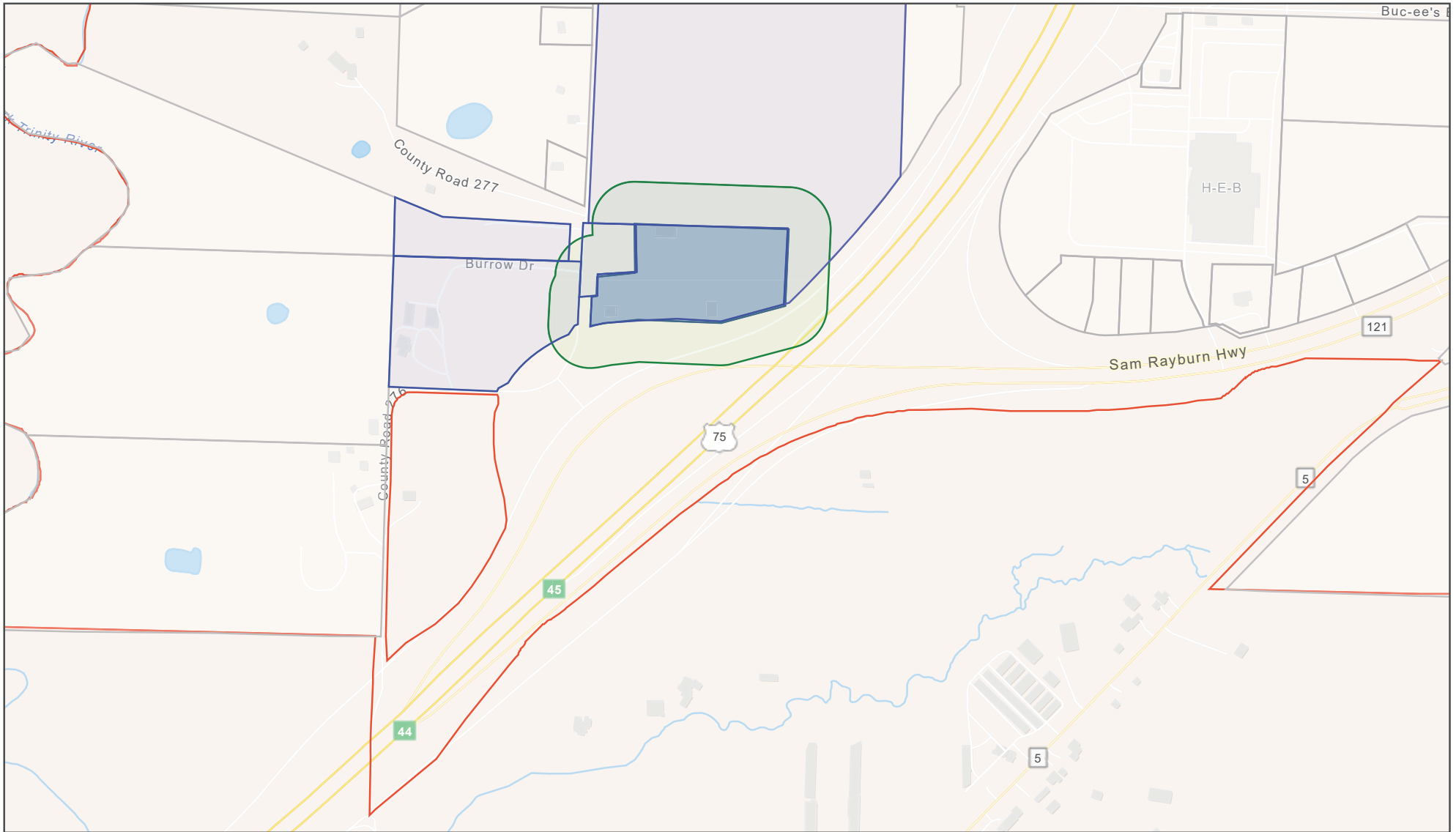
Issue: DESIGN DRAWINGS

Sheet Name: FLOOR PLAN & ROOF PLAN

Sheet No.:

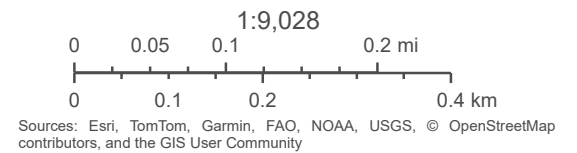
A1

# City of Melissa Notification Map



12/15/2025, 12:54:10 PM

-  Parcels Melissa City Limits
-  City Limits



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