



Melissa City Hall  
3411 Barker Avenue  
Melissa, TX 75454

# Planned Development Zoning Application

## **I. Applicant Information**

Applicant: Kimley-Horn Date: 09/16/2025

Date: 09/16/2025

Address: 2600 N. Central Expressway, Richardson, TX 75080

Contact: Annamarie Taylor E-mail: [Annamarie.Taylor@Kimley-Horn.com](mailto:Annamarie.Taylor@Kimley-Horn.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: 121 Exchange Business Park Acres: 21.3

Existing Zoning: \_\_\_\_\_  
(Ref. Zoning Ordinance)      Proposed Zoning: **PD (I-1/C-2)**  
(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: Nedra Dianna Justice Title: Owner

Signature: Yoder, Dennis Justice

## **COMMERCIAL TRACT**

**BEING** a tract of land situated in the Joab Butler Survey, Abstract No. 69, City of Melissa ETJ, Collin County, Texas, and being a portion of a called 26.54-net acre tract of land, described in a Special Warranty Deed to Michael Justice, Trustee of the Mike Justice Irrevocable Trust dated October 22, 2021, recorded in Instrument No. 20211222002576520 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** at a corner on the northwesterly line of said 26.54-net acre tract, and being the northeast corner of a called PARCEL P00057090, described in a deed to the State of Texas, recorded in Instrument No. 2023000023685 of the Official Public Records of Collin County, Texas, same also being on the southeasterly right of way line of State Highway 121, a variable width right of way, and being the beginning of a non-tangent curve to the left with a radius of 3,889.71 feet, a central angle of 03°41'04", and a chord bearing and distance of North 40°33'55" East, 250.09 feet;

**THENCE** in a northerly direction, in a northerly direction, along the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, with said non-tangent curve to the left, an arc distance of 250.14 feet to the **POINT OF BEGINNING** of the herein described tract, and being the beginning of a non-tangent curve to the left with a radius of 3,889.71 feet, a central angle of 00°57'06", and a chord bearing and distance of North 38°14'49" East, 64.61 feet;

**THENCE** in a northerly direction, continuing along the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, with said non-tangent curve to the left, an arc distance of 64.61 feet to a point for corner;

**THENCE** North 37°46'26" East, continuing along the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, a distance of 288.63 feet to a point at the beginning of a tangent curve to the right with a radius of 3,889.71 feet, a central angle of 00°52'37", and a chord bearing and distance of North 38°12'44" East, 59.53 feet;

**THENCE** in a northerly direction, along the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, with said tangent curve to the right, an arc distance of 59.53 feet to the northwest corner of a called 3.024-acre tract of land, described in a deed to Darren K. Millender and wife, Chantel D. Millender, recorded in Instrument No. 20151119001459720 of the Official Public Records of Collin County, Texas;

**THENCE** South 19°53'30" East, departing the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, along the westerly line of said 3.024-acre tract, a distance of 374.94 feet to the southwest corner of said 3.024-acre tract, same being on the northerly line of a called 1.651-acre tract of land, described in a deed to Darren K. Millender and Chantel D. Millender, recorded in Instrument No. 20130826001207090 of the Official Public Records of Collin County, Texas;

**THENCE** South 88°17'00" West, along the northerly line of said 1.651-acre tract, a distance of 21.69 feet to a point for corner;

**THENCE** South 87°35'27" West, continuing along the northerly line of said 1.651-acre tract, a distance of 110.47 feet to the northwest corner of said 1.651-acre tract;

**THENCE** South 09°07'04" East, along the westerly line of said 1.651-acre tract a distance of 216.61 feet to the southwest corner of said 1.651-acre tract;

**THENCE** North 49°10'23" West, departing the southwest corner of said 1.651-acre tract, crossing aforesaid 26.54-net acre tract, a distance of 143.05 feet to an angle point;

**THENCE** North 48°57'18" West, continuing across said 26.54-net acre tract a distance of 232.32 feet to the **POINT OF BEGINNING** and containing 2.17 acres of land, more or less.

Bearings based upon the easterly lines of PARCEL P00057090, described in a deed to the State of Texas, recorded in Instrument No. 2023000023685 of the Official Public Records of Collin County, Texas.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

## INDUSTRIAL TRACT

**BEING** a tract of land situated in the Joab Butler Survey, Abstract No. 69, City of Melissa ETJ, Collin County, Texas, and being a portion of a called 26.54-net acre tract of land, described in a Special Warranty Deed to Michael Justice, Trustee of the Mike Justice Irrevocable Trust dated October 22, 2021, recorded in Instrument No. 20211222002576520 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a corner on the northwesterly line of said 26.54-net acre tract, and being the northeast corner of a called PARCEL P00057090, described in a deed to the State of Texas, recorded in Instrument No. 2023000023685 of the Official Public Records of Collin County, Texas, same also being on the southeasterly right of way line of State Highway 121, a variable width right of way, and being the beginning of a non-tangent curve to the left with a radius of 3,889.71 feet, a central angle of 03°41'04", and a chord bearing and distance of North 40°33'55" East, 250.09 feet;

**THENCE** in a northerly direction, in a northerly direction, along the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, with said non-tangent curve to the left, an arc distance of 250.14 feet to a point for corner;

**THENCE** South 48°57'18" East, departing the northwesterly line of said 26.54-net acre tract and along the southeasterly right of way line of said State Highway 121, crossing said 26.54-acre tract, a distance of 232.32 feet to an angle point;

**THENCE** South 49°10'23" East, continuing across said 26.54-acre tract, a distance of 143.05 feet to the southwest corner of a called 1.651-acre tract of land, described in a deed to Darren K. Millender and Chantel D. Millender, recorded in Instrument No. 20130826001207090 of the Official Public Records of Collin County, Texas;

**THENCE** South 85°05'48" East, along the southerly line of said 1.651-acre tract, a distance of 280.00 feet to the southeast corner of said 1.651-acre tract, same being on the easterly line of aforesaid 26.54-net acre tract and being on a westerly line of Lot 1, Block 1 of Spat Melissa RV Park, an addition to Collin County, as recorded in Volume 2023, Page 479 of the Plat Records of Collin County, Texas ;

**THENCE** South 06°22'29" West, along the easterly line of said 26.54-net acre tract and the westerly line of said Lot 1, a distance of 1,050.19 feet to the southeast corner of said 26.54-net acre tract and the southwest corner of said Lot 1, same being on the northerly line of a called 37.81-acre tract of land, described in a deed to Jojo's Run, LLC – Miller Medcalf Series, recorded in Instrument No. 20160311000289810 of the Official Public records of Collin County, Texas;

**THENCE** South 89°59'11" West, along the southerly line of said 26.54-net acre tract and the northerly line of said 37.81-acre tract, a distance of 690.64 feet to the southeast corner of aforesaid PARCEL P00057090;

**THENCE** in a northerly direction, departing the southerly line of said 26.54-net acre tract and the northerly line of said 37.81-acre tract, along the easterly line of said PARCEL P00057090, the following:

North 07°17'47" East, a distance of 169.23 feet to a point for corner;

North 00°33'17" East, a distance of 125.40 feet to a point for corner;

North 05°19'05" West, a distance of 175.92 feet to a point for corner;

North 00°33'17" East, a distance of 416.61 feet to a point for corner;

South 89°26'43" East, a distance of 60.00 feet to a point for corner;

North 00°33'17" East, a distance of 201.74 feet to a point for corner;

North 46°33'28" East, a distance of 33.05 feet to a point for corner;

North 43°26'32" West, a distance of 20.66 feet to the **POINT OF BEGINNING** and containing 19.13 acres of land, more or less.

Bearings based upon the easterly lines of PARCEL P00057090, described in a deed to the State of Texas, recorded in Instrument No. 2023000023685 of the Official Public Records of Collin County, Texas.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

## PD Standards

### Section 20 Schedule of Uses and Parking Requirements

These standards shall follow the published Code of Ordinances Schedule of Uses and Parking Requirements.

### Section 21 – Schedule of District Regulations

These standards shall follow the published Code of Ordinances Schedule of District Regulations.

### Section 22 – Off-Street Parking and Loading Requirements

City of Melissa Base Code Requirement	Variance Request	Variance Rationale
22.8 Parking Requirement Based on Use: (48) Warehouse, Wholesale, Manufacturing and Other Industrial Type Uses. One (1) space for one thousand (1,000) square feet of gross floor area.	One (1) space for two thousand (2,000) square feet of gross floor area.	Reduced parking ratio is requested to be more consistent with industry standards in the area for the proposed use. At 1:1,000 we believe there would be significant parking that is not utilized.

### Section 27-A – Landscape Regulations and Tree Preservation

City of Melissa Base Code Requirement	Variance Request	Variance Rationale
A. Landscape Requirements. E. Landscape Buffers. There shall be a twenty-five-foot root irrigated landscape buffer immediately adjacent to U.S. 75, SH 121 and SH 5 in which no building, structure or parking shall be permitted.	A. Landscape Requirements. B. Landscape Buffers. There shall be a twenty-five-foot root irrigated landscape buffer immediately adjacent to SH 121 and a ten-foot irrigated landscape buffer immediately adjacent to SH 5 in which no building, structure or parking shall be permitted.	We are requesting to reduce the buffer for future SH 5 from 25' to 10' so that we can utilize this area on site for parking. Future SH 5 has no current timeline so we would be providing a buffer to an open adjacent lot for the foreseeable future.

## City of Melissa Street Design Requirements

City of Melissa Base Code Requirement	Variance Request	Variance Rationale
<p>Section 2.2 Street Design.</p> <p>G. Partial or Half Streets. Wherever a half street has already been provided adjacent to an area to be subdivided, the other remaining portion of the street shall be platted with such subdivision. Where part of a street is being dedicated along a common property line where no roadway currently exists, the first dedication of ROW shall two-thirds of the required ultimate width. In cases where the ultimate typical section travel width is less than 26 feet (face of curb to face of curb), the Developer shall be responsible for the full width of clear pavement. Additional ROW and easements shall be dedicated as necessary to install signage and to perform grading activities.</p>	<p>Section 2.2 Street Design.</p> <p>G. Partial or Half Streets. We are requesting that the required ROW dedication along the southern boundary of our site be <math>\frac{1}{2}</math> ROW dedication of the ultimate width instead of <math>\frac{2}{3}</math>.</p>	<p>We are requesting to reduce the required ROW dedication from <math>\frac{2}{3}</math> of the ultimate section to <math>\frac{1}{2}</math> of the ultimate section along the southern boundary of the site due to the site plan impacts of the greater dedication. <math>\frac{1}{2}</math> of the dedication provides 62' of ROW, dividing the burden equally between northern and southern property owners.</p>

## Impact Report

### Planning

The planning and zoning jurisdiction of the City of Melissa would extend to this PD District's area upon the effective date of the annexation ordinance.

### Engineering

The Engineering jurisdiction of the City of Melissa would extend to this PD District's area upon the effective date of the annexation ordinance. The PD District will therefore comply with all City of Melissa engineering standards and regulations.

### Water Utilities

This PD District will be utilizing City of Melissa water utilities. The development's water usage will be consistent with light industrial and commercial uses. The development plans to extend water infrastructure along SH 121 from the existing 12" stub.

### Electric

The impact to the City of Melissa's electric infrastructure will be consistent with light industrial and commercial uses.

### Sanitation

This PD District requests standard City of Melissa solid waste and recycling collection services at a level consistent with similar areas within the City limits. The development's wastewater generation will be consistent with light industrial and commercial uses. The development plans to extend wastewater infrastructure across SH 121 to an existing 8" line.

### Building Inspection

The Building Inspection jurisdiction of the City of Melissa would extend to this PD District's area upon the effective date of the annexation ordinance. The PD District will therefore comply with all City of Melissa building codes and ordinances.

### Tax

The tax jurisdiction of the City of Melissa would extend to this PD District's area upon the effective date of the annexation ordinance.

### Police

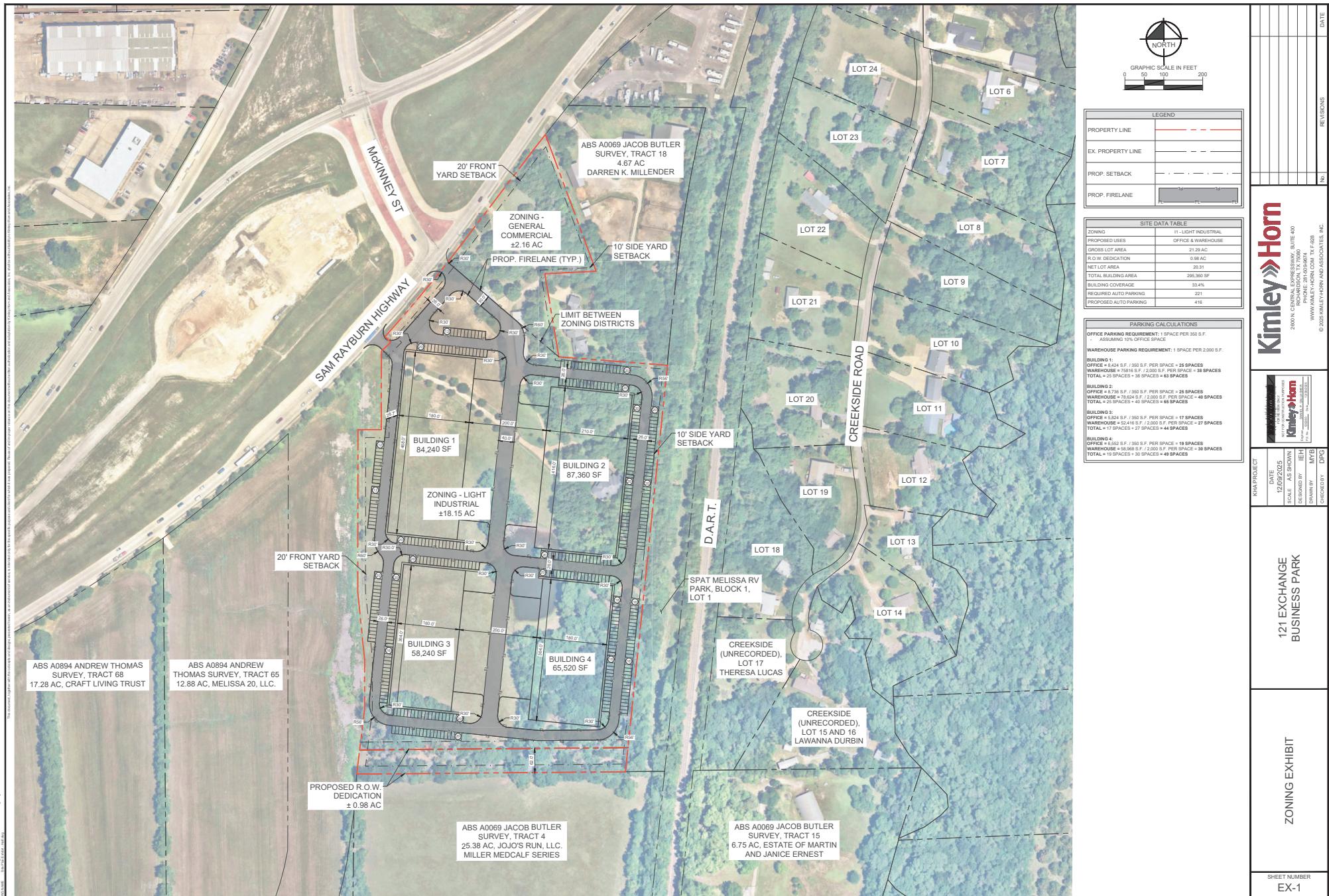
This PD District proposes the standard impact to City of Melissa police services at a level consistent with other similarly situated areas within the city limits. Some of the expected services include normal patrol and responses, handling of complaints and incident reports, special units such as traffic enforcement and investigations, and coordination with other public safety support agencies.

### Fire

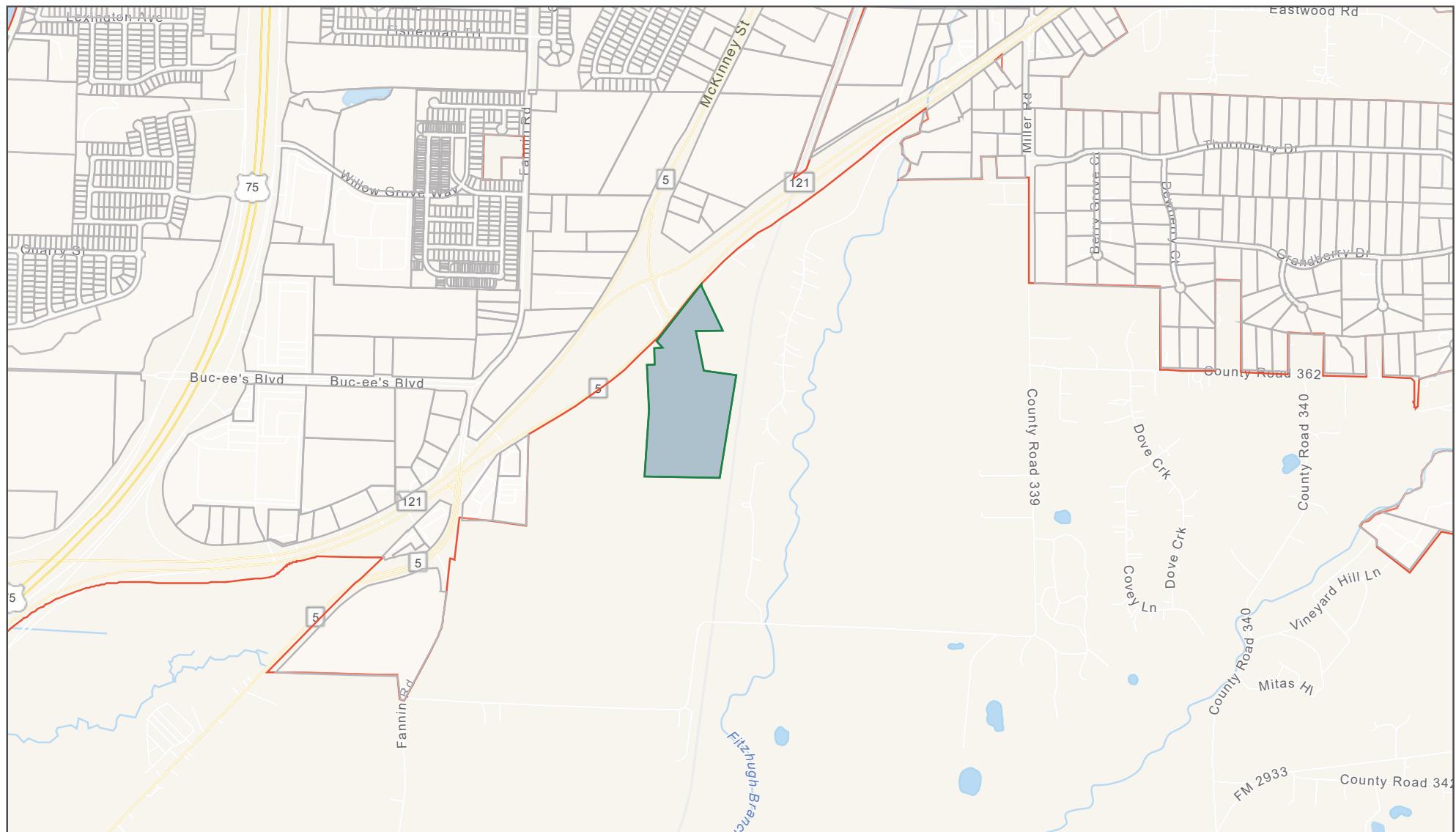
This PD District also proposes fire services provided by the City of Melissa consistent with similarly situated areas within the city limits. Fire protection would include personnel and equipment furnished with the level of services consistent with similar areas.

### Traffic

This development requests that the planned major arterial thoroughfare that is currently planned to bisect the subject site be relocated to the southern boundary of the property. This will allow for the desired site coverage as well as a possible perpendicular connection of the proposed thoroughfare to the future TxDOT improvements west of the site. This proposed location is shown in the attached Thoroughfare Exhibit.



# City of Melissa Notification Map



12/15/2025, 4:59:31 PM

1:18,056

0 0.13 0.25 0.4 0.5 mi  
0 0.2 0.4 0.8 km

Parcels Melissa City Limits

City Limits

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Melissa

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