



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: MONARCH MELISSA MF, LTD Date: 1/19/2024
Address: 8214 WESTCHESTER DRIVE, SUITE 900, DALLAS, TX 75225
Phone: (214) 888-8843 Fax: N/A
Contact: ADAM BUCZEK E-mail: abuczek@skorburgcompany.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: MONARCH AT MELISSA Acres: ± 19.25
Existing Zoning: 2226-06 Proposed Zoning: MINOR AMENDMENTS TO REPEAL 69TH LOTS WITH 53 COTTAGE LOTS
(Ref. Zoning Ordinance) (Ref. Zoning Ordinance) *keeping everything else the same.*



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: ADAM BUCZEK Title: PRESIDENT

Signature: *Adam Buczek*



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information (ON BEHALF OF FRED & KAREN BOURG)

Applicant: MONARCH MELISSA MF, LTD Date: 1/19/2026
Address: 8214 WESTCHESTER DRIVE, SUITE 900, DALLAS, TX 75225
Phone: (214) 888-8843 Fax: N/A
Contact: ADAM BUCZEK E-mail: abuczek@skorburgcompany.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: MONARCH AT MELISSA Acres: ± 24.568
Existing Zoning: 2024-06 Proposed Zoning: 69 TH LOTS WITH 53 COTTAGE LOTS
(Ref. Zoning Ordinance) (Ref. Zoning Ordinance) *keeping everything else the same*



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: Wilfred M Bourg Jr. Title: OWNER
Signed by: Wilfred M Bourg Jr. 1/14/2026
Signature: 0F82DEE220FF4BF...

Revised 11/07/2024 MD

DocuSigned by:
Karen Lindwdall- Bourg 1/14/2026
EC7ED6E64B024AF
Karen Lindwdall- Bourg

Exhibit A
Legal Description of the Property

TRACT 1

17.251 Acres

BEING all that certain lot, tract, or parcel of land, situated in the S. M. Pulliam Survey, Abstract Number 706, in the City of Melissa, Collin County, Texas, and being part of that certain tract of land, described in deed to Jimmie Lee Prince, recorded in Volume 715, Page 45, Deed Records, Collin County, Texas, and being part of that certain called 19.258 acre tract of land, described in deed to Scotty Wayne Prince, recorded in Instrument Number 2009042700491630, Official Public Records, Collin County, Texas, and being all of that certain called 1.0 acre tract of land, described in deed to Scotty Wayne Prince and Sharon K. Prince, recorded in Instrument Number 20180823001058590, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" rebar found at the southeast corner of said 19.258 acre tract, and being the southeast corner of that certain called 1.0 acre tract of land, described in deed to Scotty Wayne Prince and Sharon K. Prince, recorded in Instrument Number 20180823001058590, Official Public Records, Collin County, Texas, and being the easterly northeast corner of that certain called 24.47 acre tract of land, described in deed to Wilfred and Karen Bourg, recorded in Instrument Number 96-0039629, Real Property Records, Collin County, Texas, and being in County Road 277, from which a 5/8" rebar found bears S 01°28'00" W, a distance of 70.72 feet;

THENCE N 67°24'28" W, with a north line of said 24.47 acre tract, and with the south line of said 19.258 acre tract, and said 1.0 acre tract, a distance of 215.00 feet to a 1/2" capped rebar found stamped "McAdams" being the POINT OF BEGINNING at the northwest corner of said 1 acre tract, and being in the south line of said 19.258 acre tract, and being in the north line of said 24.47 acre tract;

THENCE N 67°24'28" W, with a north line of said 24.47 acre tract, and with the south line of said 19.258 acre tract, a distance of 28.88 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE N 69°10'28" W, with the north line of said 24.47 acre tract, and the south line of said 19.258 acre tract, a distance of 731.50 feet to a 1/2" capped rebar found stamped "McAdams" at the southwest corner thereof, from which a 3/8" rebar found (disturbed) bears N 26°50' E, a distance of 2.9 feet;

THENCE N 01°49'32" E, with an east line of said 24.47 acre tract, and the west line of said 19.258 acre tract, generally with a barbed wire fence, a distance of 513.28 feet to a 1/2" rebar found, being a southerly corner of that certain called 24.511 acre tract of land, described in deed to Equity Trust Company, recorded in Instrument Number 2015010800025550, Official Public Records, Collin County, Texas;

THENCE N 60°58'09" E, with a south line of said 24.511 acre tract, and a north line of said 19.258 acre tract, generally with a barbed wire fence, a distance of 664.32 feet, to a 1/2" capped rebar found;

THENCE N 84°02'53" E, with a south line of said 24.511 acre tract, and the north line of said 19.258 acre tract, generally with a barbed wire fence, a distance of 346.45 feet to a PK nail found at the northeast corner thereof, and being an easterly southeast corner of said 24.511 acre tract, and being in said County Road 277;

THENCE S 01°58'43" W, with the east line of said 19.258 acre tract, a distance of 173.51 feet to a 1/2" rebar found in said County Road 277;

THENCE S 01°28'00" W, with the east line of said 19.258 acre tract, a distance of 111.01 feet to a PK Nail found at the northeast corner of that certain called 1.0000 acre tract of land described in deed to Tasha Gilmore, recorded in Instrument Number 20130912001287340, Official Public Records, Collin County,

Texas, and being in said County Road 277;

THENCE S 86°22'42" W, with the north line of said 1.0000 acre tract, a distance of 244.21 feet to a 1/2" capped rebar found stamped "McAdams" at the northwest corner thereof;

THENCE S 02°22'49" W, with the west line of said 1.0000 acre tract, a distance of 177.40 feet to a 1/2" capped rebar found stamped "McAdams" at the southwest corner thereof;

THENCE N 86°26'07" E, with the south line of said 1.0000 acre tract, a distance of 246.94 feet to a PK Nail set at the southeast corner thereof, and being on the east line of said 19.258 acre tract, and being in said County Road 277;

THENCE S 01°28'00" W, with the east line of said 19.258 acre tract, a distance of 545.57 feet to a 1/2" rebar found (disturbed) at the northeast corner of said 1 acre tract;

THENCE N 67°24'28" W, with the north line of said 1 acre tract, a distance of 215.00 feet to a 1/2" capped rebar set stamped "McAdams" at the northwest corner of said 1 acre tract;

THENCE S 01°28'00" W, with the west line of said 1 acre tract, a distance of 218.06 feet to the POINT OF BEGINNING and containing approximately 17.251 acres of land.

TRACT 2

1.004 Acres

BEING all that certain lot, tract, or parcel of land, situated in the S. M. Pulliam Survey, Abstract Number 706, in the City of Melissa, Collin County, Texas, and being part of that certain tract of land, described in deed to Jimmie Lee Prince, recorded in Volume 715, Page 45, Deed Records, Collin County, Texas, and being part of that certain called 19.258 acre tract of land, described in deed to Scotty Wayne Prince, recorded in Instrument Number 2009042700491630, Official Public Records, Collin County, Texas, and being all of that certain called 1.0 acre tract of land, described in deed to Scotty Wayne Prince and Sharon K. Prince, recorded in Instrument Number 20180823001058590, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southeast corner of said 19.258 acre tract, and said 1.0 acre tract, and being the easterly northeast corner of that certain called 24.47 acre tract of land, described in deed to Wilfred and Karen Bourg, recorded in Instrument Number 96-0039629, Real Property Records, Collin County, Texas, and being in County Road 277, from which a 5/8" rebar found bears S 01°28'00" W, a distance of 70.72 feet;

THENCE N 67°24'28" W, with a north line of said 24.47 acre tract, and with the south line of said 19.258 acre tract, and said 1.0 acre tract, a distance of 215.00 feet to a 1/2" capped rebar found stamped "McAdams";

THENCE N 01°28'00" E, with the west line of said 1 acre tract a distance of 218.06 feet to a 1/2" capped rebar set stamped "McAdams" at the northwest corner of said 1.0 acre tract;

THENCE S 67°24'28" E, with the north line of said 1.0 acre tract a distance of 215.00 feet to a 1/2" rebar found (disturbed) at the northeast corner of said 1.0 acre tract and being in the east line of said 19.258 acre tract;

THENCE S 01°28'00" W, with the east line of said 1.0 acre tract, and the east line of said 19.258 acre tract, a distance of 218.06 feet, to the POINT OF BEGINNING and containing approximately 1.004 acres of land.

TRACT 3

0.995 Acres

BEING all that certain lot, tract, or parcel of land, situated in the S. M. Pulliam Survey, Abstract Number 706, in the City of Melissa, Collin County, Texas, and being part of that certain tract of land, described in deed to Jimmie Lee Prince, recorded in Volume 715, Page 45, Deed Records, Collin County, Texas, and being part of that certain called 19.258 acre tract of land, described in deed to Scotty Wayne Prince, recorded in Instrument Number 2009042700491630, Official Public Records, Collin County, Texas, and being all of that certain called 1.0000 acre tract of land described in deed to Tasha Gilmore, recorded in Instrument Number 20130912001287340, Official Public Records, Collin County, Texas;

COMMENCING at a 5/8" rebar found at the southeast corner of said 19.258 acre tract, and said 1.0 acre tract, and being the easterly northeast corner of that certain called 24.47 acre tract of land, described in deed to Wilfred and Karen Bourg, recorded in Instrument Number 96-0039629, Real Property Records, Collin County, Texas, and being in County Road 277, from which a 5/8" rebar found bears S 01°28'00" W, a distance of 70.72 feet;

THENCE N 01°28'00" E, with the east line of said 19.258 acre tract, a distance of 763.63 feet to a PK Nail set at the southeast corner of the herein described tract of land, being in Said County Road 277, and being the POINT OF BEGINNING;

THENCE S 86°26'07" W, with the south line of said 1.0000 acre tract, a distance of 246.94 feet to a 1/2" capped rebar found stamped "McAdams" at the southwest corner thereof;

THENCE N 02°22'49" E, with the west line of said 1.0000 acre tract, a distance of 177.40 feet to a 1/2" capped rebar found stamped "McAdams" at the northwest corner thereof;

THENCE N 86°22'42" E, with the north line of said 1.0000 acre tract, a distance of 244.21 feet to a PK Nail found at the northeast corner thereof, and being in the east line of said 19.258 acre tract, and being in said County Road 277, from which a 1/2" rebar found bears N 01°28'00" E, a distance of 111.01 feet;

THENCE S 01°28'00" W, with the east line of said 1.0000 acre tract, and the east line of said 19.258 acre tract, a distance of 177.38 feet, to the POINT OF BEGINNING and containing approximately 0.995 acres of land.

**BOURG TRACT
LEGAL DESCRIPTION
24.568 ACRES**

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371 and the Simpson M. Pulliam Survey, being in the City of Melissa, Collin County, Texas being part of the remainder of a tract of land described in a Warranty Deed to Wilfred M. Bourg, Jr. and Karen Lindwall-Bourg, recorded in Clerk's File No. 96-0039629, in the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the south line of said Bourg tract and the north line of a tract of land described in deed to Stemwinder Development, LLC, as recorded in Instrument No. 20131022001449380, O.P.R.C.C.T., being in the west line of a tract of land described deed to the City of Melissa, as recorded in Instrument No. 2024000121141, O.P.R.C.C.T., being North 87 degrees 45 minutes 10 seconds West, a distance of 60.11 feet from a 1/2-inch iron rod (controlling monument) found at the southeast corner of said Bourg tract and the northeast corner of said Stemwinder Development, LLC tract, also being in the approximate center of County Road 277 (Telephone Road) (by use and occupation;

THENCE North 87 degrees 45 minutes 10 seconds West, with the south line of said Bourg tract and the north line of said Stemwinder Development, LLC tract, a distance of 607.09 feet to a 1/2-inch iron found;

North 68 degrees 49 minutes 00 seconds West, with the southwest line of said Bourg tract and the northeast line of said Stemwinder Development, LLC tract, a distance of 1,913.88 feet to the westernmost southwest corner of said Bourg tract (unable to set), being in the easterly line of a tract of land described in deed to Bryan C. Swenson and Corrie C. Swenson, as recorded in Instrument No. 20040803001148160, O.P.R.C.C.T., being in the approximate center of East Fork of the Trinity River;

THENCE with the westerly line of said Bourg tract and the easterly line of said Swenson tract, and along the approximate center of said East Fork Creek the following 5 courses and distances:

- 1) North 60 degrees 07 minutes 53 seconds East, a distance of 40.06 feet;
- 2) North 16 degrees 56 minutes 39 seconds East, a distance of 61.23 feet;
- 3) North 07 degrees 31 minutes 19 seconds East, a distance of 87.47 feet;
- 4) North 06 degrees 42 minutes 07 seconds West, a distance of 67.29 feet;
- 5) North 28 degrees 36 minutes 07 seconds East, a distance of 62.00 feet to the northwest corner of said Bourg tract and the southwest corner of a tract of land described in deed to Equity Trust Company, as recorded in Instrument No. 201501080000255500, O.P.R.C.C.T.;

THENCE South 88 degrees 06 minutes 28 seconds East, departing the approximate center of said East Fork of the Trinity River, with the north line of said Bourg tract and the south line of said Equity Trust Company tract, a distance of 1,476.15 feet to a 1/2-inch iron rod (controlling monument) found at the northernmost northeast corner of said Bourg tract and the northwest corner of a tract of land described as Tract 1 in deed to Monarch Melissa MF, Ltd., as recorded in Instrument No. 2023000133169, O.P.R.C.C.T.;

THENCE South 01 degree 49 minutes 32 seconds West, with an east line of said Bourg tract and the west line of said Tract 1, a distance of 513.28 feet to a 1/2-inch iron rod with cap stamped "MCADAMS BOUNDARY MARKER" found at an interior corner of said Bourg tract and the southwest corner of said Tract 1;

THENCE South 69 degrees 10 minutes 28 seconds East, with the northeast line of said Bourg tract and the southwest line of said Tract 1, a distance of 731.50 feet to a 1/2-inch iron rod with cap stamped "MCADAMS BOUNDARY MARKER" found;

THENCE South 67 degrees 24 minutes 28 seconds East, continuing with the northeast line of said Bourg tract and the southwest line of said Tract 1, at a distance of 28.88 feet passing a southeast corner of said Tract 1 and the southwest corner of a tract of land described as Tract 2 in said deed to Monarch Melissa MF, Ltd., continuing for a total distance of 179.53 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said City of

Melissa tract;

THENCE South 01 degree 25 minutes 34 seconds West, departing the northeast line of said Bourg tract and the southwest line of said Tract 2, with the west line of said City of Melissa tract, a distance of 23.14 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 36 minutes 34 seconds West, continuing with the west line of said City of Melissa tract, a distance of 71.53 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 56 minutes 14 seconds West, continuing with the west line of said City of Melissa tract, a distance of 16.48 feet to the POINT OF BEGINNING and containing 24.568 acres of land.

Monarch At Melissa

Planned Development Zoning Application

Section III - Checklist Items 18.3 – 18.5

Statement of Purpose and Intent

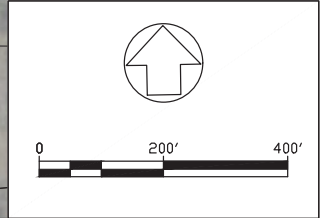
To simply amend PD Ordinance No. 2026-06 (Monarch at Melissa) to remove the 69 townhome lots (and the townhome lot type from the PD in its entirety) and replacing them with 53 additional cottage lots (which will have the exact same development standards as the cottage lot type already contained in the PD). If approved, this amendment will simply make cottage lots the sole lot type in the Monarch at Melissa community, and will lower the overall density of the community by 16 lots.

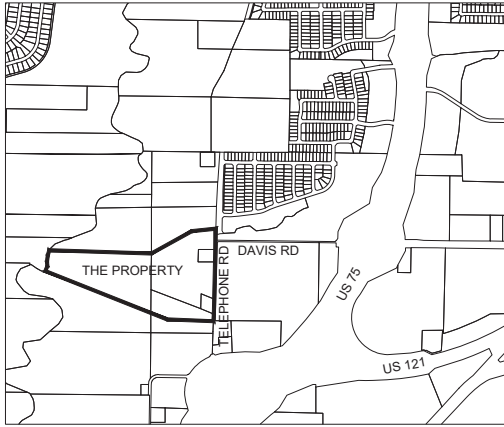
All other elements of PD Ordinance 2026-06 will remain the same.

Lot Type	Total
30' x 100'	177
Total	177



MONARCH - CONCEPT PLAN
CITY OF MELISSA
12/19/2025





VICINITY MAP
N.T.S.

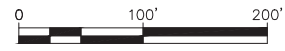


Note: The Acreages reflected above are NET of the following City R.O.W. Dedications:

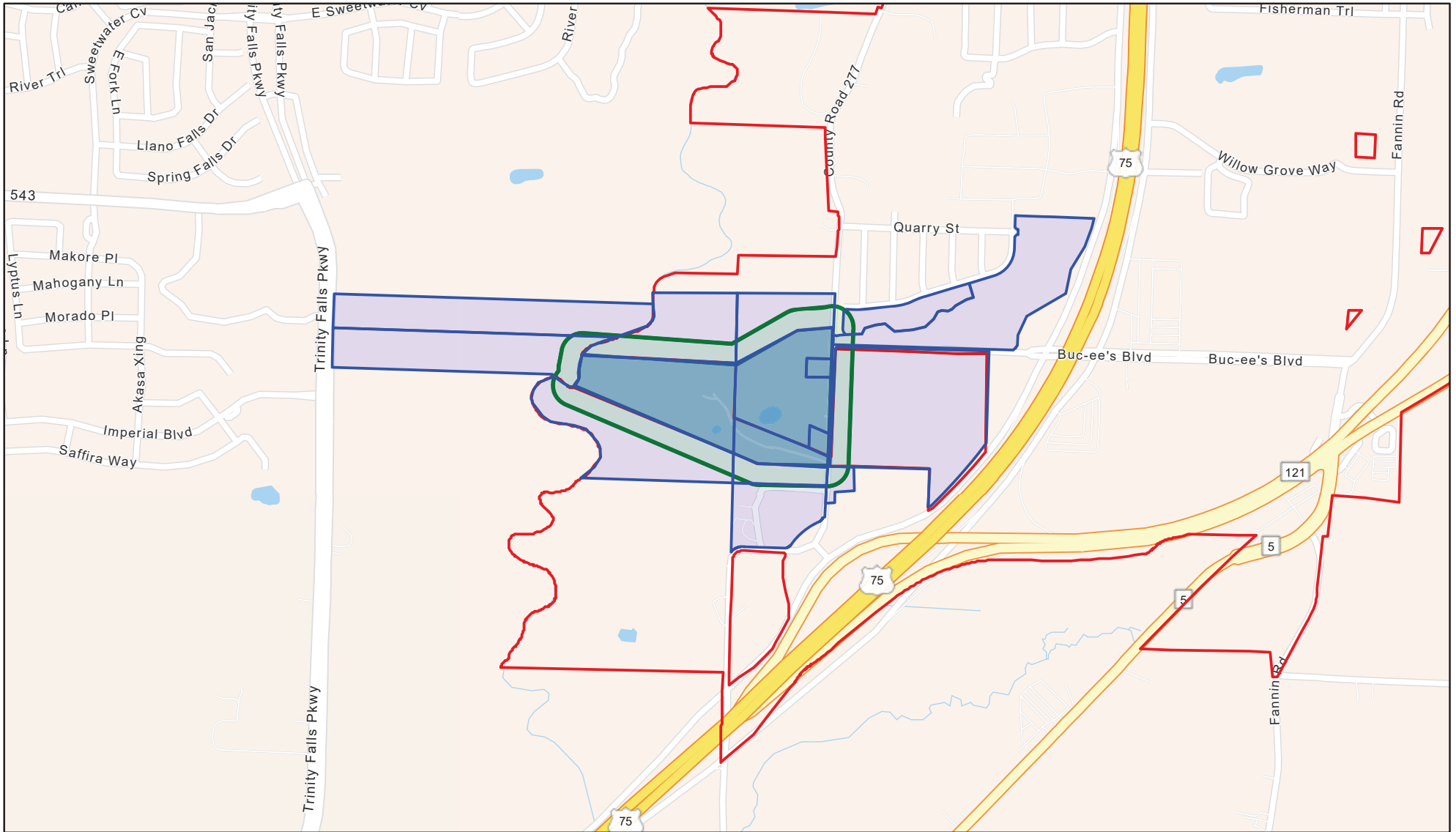
Davis Road: +/- 1.70 AC
Telephone Road: +/- 1.37 AC

+/-43.82 Total Acres
(including Future City Park Land & R.O.W Dedication)
+/-29.84 Total Acres
(Excluding Future City Park Land)

Monarch at Melissa Melissa, Tx Zoning Exhibit

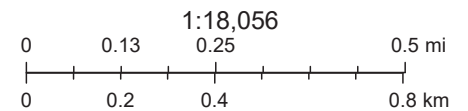


City of Melissa Notification Map



7/24/2024, 11:58:17 AM

 City Limits



Esri Community Maps Contributors, City of McKinney, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Melissa

Esri Community Maps Contributors, City of McKinney, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Earthstar Geographics |

file_as_na	addr_line2	addr_city	addr_state	addr_zip
STEMWINDER DEVELOPMENT LLC	9017 CONWAY RD	ANNA	TX	75409-4417
STEMWINDER DEVELOPMENT LLC	9017 CONWAY RD	ANNA	TX	75409-4417
EQUITY TRUST COMPANY CUSTODIAN FBO KIMBERLA KAY FIELD ROTH IRA	551 SAINT GABRIEL WAY	MCKINNEY	TX	75071-6003
THE QUARRY AT STONERIDGE HOMEOWNERS ASSOCIATION, INC	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3351
MONARCH MELISSA MF LTD	8214 WESTCHESTER DR STE 900	DALLAS	TX	75225-6115
MONARCH MELISSA MF LTD	8214 WESTCHESTER DR STE 900	DALLAS	TX	75225-6115
THANKFUL LIVING LLC	PO BOX 1357	ALLEN	TX	75013-0022
RICH INVESTMENTS	PO BOX 2306	RIVERSIDE	CA	92516-2306
EQUITY TRUST COMPANY CUSTODIAN FBO KIMBERLA KAY FIELD ROTH IRA	551 SAINT GABRIEL WAY	MCKINNEY	TX	75071-6003
MONARCH MELISSA MF LTD	8214 WESTCHESTER DR STE 900	DALLAS	TX	75225-6115
DREES CUSTOM HOMES LP	6225 N ST HWY 161 STE 150	IRVING	TX	75038-2283
RKC OWENS FAMILY LTD	814 INWOOD DR	MCKINNEY	TX	75069-4840