



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: Kirkman Engineering Date: 1/9/2026

Address: 5200 State Highway 121 Colleyville, TX 76034

Phone: 817-488-4960 Fax: _____

Contact: John Gardner E-mail: john.gardner@trustke.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 Summit at Melissa Crossing Acres: 13.013

Existing Zoning: AG Proposed Zoning: PD
(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: Praveen Chintha Title: Owner

Signature: Praveen Chintha

WHEREAS MELISSA 75 CROSSING SPE LLC is the owner of a tract of land situated in the J. Emberson Survey, Abstract Number 294 in the City of Melissa, Collin County, Texas, said tract being described by deeds to MELISSA 75 CROSSING SPE LLC, as recorded under Document Numbers 2024000058288 and 2024000129714, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the southeast corner of said Melissa 75 Crossing tract (2024000129714) and the herein described tract;

THENCE with the perimeter and to the corners of said Melissa 75 Crossing tracts, the following calls:

1. North 88 degrees 57 minutes 39 seconds West, a distance of 303.27 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
2. North 01 degrees 34 minutes 39 seconds East, a distance of 881.30 feet to an aluminum monument found;
3. North 01 degrees 38 minutes 43 seconds East, a distance of 136.52 feet to an aluminum monument found;
4. North 04 degrees 07 minutes 42 seconds East, a distance of 500.65 feet to an aluminum monument found;
5. North 22 degrees 06 minutes 09 seconds East, a distance of 373.63 feet to a capped rebar set;
6. North 31 degrees 65 minutes 51 seconds East, a distance of 151.68 feet to a 60D nail found;
7. North 17 degrees 16 minutes 50 seconds West, a distance of 132.94 feet to a capped rebar set;
8. North 01 degrees 31 minutes 09 seconds East, a distance of 133.57 feet to a capped rebar set;
9. North 45 degrees 55 minutes 18 seconds East, a distance of 42.90 feet to a point within Melissa Road;
10. North 00 degrees 15 minutes 18 seconds East, a distance of 23.00 feet to a point within Melissa Road;
11. South 88 degrees 06 minutes 42 seconds East, a distance of 78.49 feet to a point within Melissa Road;
12. South 01 degrees 20 minutes 34 seconds West, a distance of 1,421.94 feet to a 1/2 inch rebar found;
13. South 01 degrees 22 minutes 11 seconds West, a distance of 887.06 feet, returning to the **POINT OF BEGINNING** and enclosing 13.013 acres (566,856 square feet) of land, more or less.



1. THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET ON THE CURB OF A MEDIAN, BEING LOCATED ON MELISSA ROAD APPROXIMATELY 200 FEET EAST OF THE INTERSECTION OF MELISSA ROAD AND U.S. 75.

ELEVATION = 627.07' (NAD '88)
2. THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET ON THE EDGE OF A CONCRETE ROAD, BEING LOCATED APPROXIMATELY 1200 FEET SOUTH OF THE INTERSECTION OF U.S. 75 AND MELISSA ROAD.

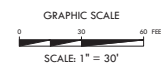
ELEVATION = 642.84' (NAD '88)

PVB
CONSULTING

KE CLIENT ADDRESS
KE CLIENT ADDRESS
& PHONE NUMBER

MELISSA
COMMERCIAL

CITY OF MELISSA
COLLIN COUNTY, TEXAS

[illegible]

SITE PLAN
CITY PROJECT NO. SPXX-XXX
MELISSA COMMERCIAL
13.01 ACRES
VOL. 4124, PG 1904
O.P.R.C.C.T.
CITY OF MELISSA,
COLLIN COUNTY, TEXAS
PREPARATION DATE: 04/10/2024

OWNER/APPLICANT
PVB CONTRACTING
5605. MATTERHORN DR.
FRISCO, TX 75035
PH: (408) 332-5736
CONTACT: PRAVEEN CHINTHA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
PH: 972-800-0576
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
361 NE LOOP 820
FORT WORTH, TX 76137
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

IOB NUMBER: PVR23001 MELISSA

ISSUE DATE: 09/16/2024

Zoning Exhibit

SHEET:

C3.0

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



January 26, 2026

Tyra LaVerne
City of Melissa
3411 Barker Avenue
Melissa, TX 75454
972-838-1397

RE: The Summit at Melissa Crossing PD Variances

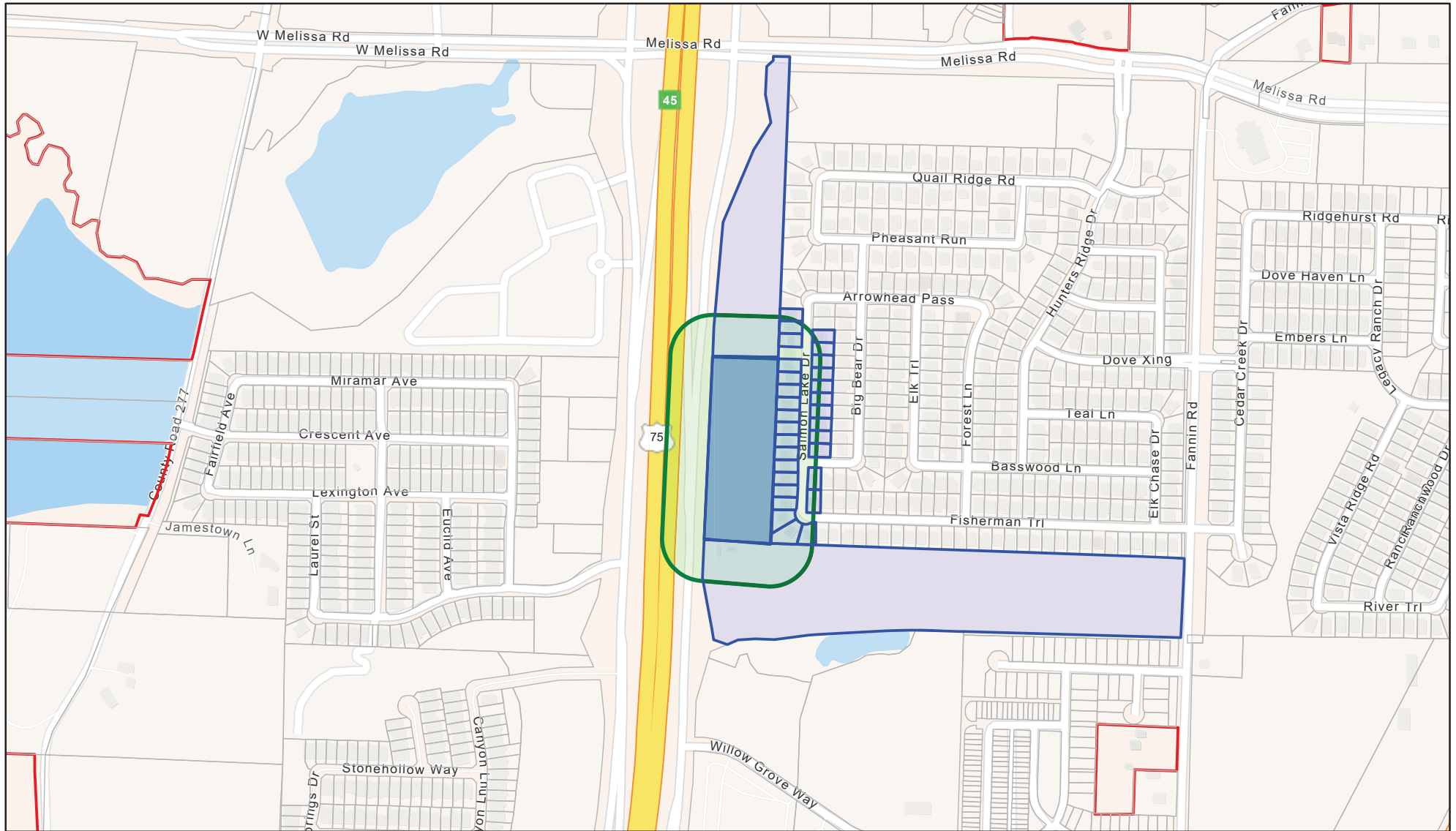
On behalf of the developers of The Summit at Melissa Crossing, I am providing the variance table below. This variance table is to be used for the PD request for the two lots located at the southeast corner of US 75 and Melissa Rd.

City Ordinance	Proposed Variance
Section 18.D.4.b.1.i	Reduction of 30' Landscape Buffer Along US 75 to 25'
	37% Parking Between Building and Right of Way
Section 18.D.4.e.10.a.iii	Reduction of 15' Landscape Buffer Adjacent to Residential Lots to 10'



Sincerely,

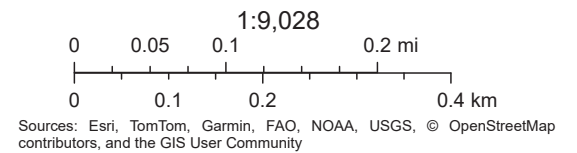
John Gardner, PE
Principal

City of Melissa Notification Map



1/22/2026, 4:29:39 PM

-  Parcels
-  City Limits



file_as_na	addr_line2	addr_city	addr_state	addr_zip
JPM COMMERCIAL CAPITAL LLC	3369 PREMIER DR STE 200	PLANO	TX	75023-7023
BOSTLEY PAIGE &	297 SALMON LAKE DR	MELISSA	TX	75454-2143
HARDISON KRISTINA L &	284 SALMON LAKE DR	MELISSA	TX	75454-2144
DJ WORTHAM PROPERTIES LLC	1240 WHITAKER RD	VAN ALSTYNE	TX	75495-2602
FREUDENRICH AMANDA &	281 SALMON LAKE DR	MELISSA	TX	75454-2143
MELISSA 75 CROSSING SPE LLC	5528 VIVACE WAY	MCKINNEY	TX	75070-1395
NAZARPOUR FAMILY TRUST	267 SALMON LAKE DR	MELISSA	TX	75454-2143
GUO JING & YUANYUAN DING	1053 HAWKWOOD WAY	ALLEN	TX	75013-5827
MUHIRE CONSTANTIN	275 SALMON LAKE DR	MELISSA	TX	75454-2143
FISCHER RICHARD A & SIERRA	278 SALMON LAKE DR	MELISSA	TX	75454-2144
HOLLIEN RANDAL ERIC &	294 SALMON LAKE DR	MELISSA	TX	75454-2144
BRUBAKER JOSHUA S & ANDREA L	295 SALMON LAKE DR	MELISSA	TX	75454-2143
GONZALES JENNIFER DENISE	283 SALMON LAKE DR	MELISSA	TX	75454-2143
AH4R I TX DFW LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302-4012
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302-4012
DILLON LATISHA A	293 SALMON LAKE DR	MELISSA	TX	75454-2143
SPEER JEFFREY S & SAMANTHA K	265 SALMON LAKE DR	MELISSA	TX	75454-2143
FKH SFR PROPCO K LP	1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067-8261
RANDOLPH DANIEL W & TERRI L	204 FISHERMAN TRL	MELISSA	TX	75454-2146
VARVIL WILLIAM &	1400 ANDREWS PKWY APT 1124	ALLEN	TX	75002-2942
ALFARO MARGARITA	273 SALMON LAKE DR	MELISSA	TX	75454-2143
BERENTSEN SHANNON &	285 SALMON LAKE DR	MELISSA	TX	75454-2143
CHERNIKOV DMITRIY	3005 OLDHAM DR	MCKINNEY	TX	75070-9584
KAUTZ DEVIN &	282 SALMON LAKE DR	MELISSA	TX	75454-2144
FURLICH STEPHEN ANTHONY	264 BIG BEAR DR	MELISSA	TX	75454-2141
MELISSA 75 CROSSING SPE LLC	7150 HOLLAND RD STE 102-B	FRISCO	TX	75035-9483
GREGOLI DEBRA A	286 SALMON LAKE DR	MELISSA	TX	75454-2144
GINUGU PRANITHA	11891 HENDERSON DR	FRISCO	TX	75035-8856
RUBIO IVAN & ANNA	271 SALMON LAKE DR	MELISSA	TX	75454-2143
RODRIGUEZ SUSAN WELCH & FERNANDO GEORGE	288 SALMON LAKE DR	MELISSA	TX	75454-2144
D LIANG INVESTMENT LLC	2014 HOPEWELL DR	ALLEN	TX	75013-5644
POPURI LAKSHMI NARASIMHA & RUPAVANI YASODA	812 EAGLE CREEK TRL	MCKINNEY	TX	75072-9158
RUSSELL JAMES R	287 SALMON LAKE DR	MELISSA	TX	75454-2143