



Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

Planned Development Zoning Application

I. Applicant Information

Applicant: TRIANGLE ENGINEERING, LLC Date: 10/02/2025
Address: 1782 W MCDERMOTT DR. ALLEN, TX 75013
Phone: 469-331-8566 Fax: _____
Contact: ELLIOTT BOGART E-mail: elliott@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: MIXED USE AT MELISSA ROAD Acres: 6.23

Existing Zoning: SF-3, GENCOMM C-2, & I-2 Proposed Zoning: PD/C-2/DOD/TMU
(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: Shujahat Bashir Title: Manager

Signature: 

Exhibit A – Metes and Bounds

Being a 6.235 acre tract of land situated in the John Fitzhugh Survey, Abstract No. 319, being the remainder of Lot 1, Block 1, of Holigan Buttry Investments Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2006-485, Plat Records, Collin County, Texas (P.R.C.C.T.) together with all of Lot 2R, DHT Investment Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2006-635, P.R.C.C.T. being all of that tract conveyed to Melissa Developers, LLC by deed recorded in Instrument No. 2022000080331 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at an "X" cut found on top of concrete paving, said point being the Southwest corner of said Lot 2R, lying on the North line of Lot 3R, Block 1 of DHT Investment Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2022-432, P.R.C.C.T. and lying on the Southeast right-of-way line of State Highway No. 5 and being the beginning of a curve to the left, having a central angle of 04 Degrees 22 Minutes 46 Seconds, a radius of 5800.00 feet and a chord bearing and distance of North 20 Degrees 52 Minutes 05 Seconds East, 443.22 feet;

THENCE, in a northeasterly direction, with the East right-of-way line of said State Highway No. 5, along said curve to the left, an arc length of 443.33 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE North 26 Degrees 01 Minutes 12 Seconds East, continuing with the East right-of-way line of said State Highway No. 5, a distance of 22.06 feet to a 5/8 inch iron rod found for corner;

THENCE North 19 Degrees 14 Minutes 41 Seconds East, continuing with the East right-of-way line of said State Highway No. 5, a distance of 150.00 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner at the west end of a corner clip at the intersection of the East right-of-way line of said State Highway No. 5 with the South right-of-way line of Denton Street (variable width right-of-way);

THENCE North 64 Degrees 10 Minutes 47 Seconds East, with the southeast line of said corner clip, a distance of 35.40 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner at the east end of said corner clip, lying on the South right-of-way line of said Denton Street;

THENCE South 70 Degrees 53 Minutes 08 Seconds East, with the South right-of-way line of said Denton Street, a distance of 207.70 feet to a Mag Nail found for corner, said point being the Northeast corner of said Lot 1, same being the Northwest corner of Lot 1 of DHT Investment Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 633, P.R.C.C.T.;

THENCE, in a southerly direction, departing the South right-of-way line of said Denton Street, with the perimeter and to the corners of said Lot 1, the following courses and distances:

South 12 Degrees 10 Minutes 55 Seconds West, 93.74 feet to a 1/2 inch iron rod found capped "JBI";

South 04 Degrees 20 Minutes 56 Seconds West, 98.52 feet to a 1/2 inch iron rod found;

South 04 Degrees 10 Minutes 32 Seconds East, 101.49 feet to a 1/2 inch iron rod found;

THENCE South 11 Degrees 44 Minutes 21 Seconds East, continuing with the West line of said Lot 1, a distance of 100.29 feet to a 1/2 inch iron rod found with a cap stamped "Collis RPLS 1764" for corner, said point being the Southwest corner of said Lot 1 and lying on the North line of said Lot 2R;

THENCE South 89 Degrees 55 Minutes 07 Seconds East, with the South line of said Lot 1, a distance of 197.97 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said Lot 2R, same being the Southeast corner of said Lot 1 and lying on the West right-of-way line of the Southern Pacific Railroad (variable width right-of-way);

THENCE South 18 Degrees 51 Minutes 56 Seconds West, with the West right-of-way line of said railroad, a distance of 256.06 feet to a 1/2 inch iron rod found with a cap stamped "Collis RPLS 1764" for corner, said point being an interior corner of said Lot 2R;

THENCE North 88 Degrees 48 Minutes 44 Seconds East, continuing with a west line of said railroad, a distance of 106.16 feet to a 1/2 inch iron rod found with a cap stamped "Collis RPLS 1764" for corner, said point being the easternmost northeast corner of said Lot 2R;

THENCE South 18 Degrees 47 Minutes 18 Seconds West, continuing with a west line of said railroad, a distance of 62.49 feet to a 1/2 inch iron rod found with a cap stamped "Collis RPLS 1764" for corner, said point being the Southeast corner of said Lot 2R, same being the Northeast corner of Lot 1, Block A of Melissa Public Safety Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2023-67, P.R.C.C.T.;

THENCE North 89 Degrees 13 Minutes 20 Seconds West, departing the West right-of-way line of said railroad, with the North line of said Melissa Public Safety Addition, a distance of 423.37 feet to a 1/2 inch iron rod found with a cap stamped "JBI" for corner, said point being the Southeast corner of said Lot 3R, same being the southernmost southwest corner of said Lot 2R;

THENCE North 00 Degrees 46 Minutes 40 Seconds East, departing the North line of said Melissa Public Safety Addition, with the East line of said Lot 3R, a distance of 160.24 feet to a 1/2 inch iron rod found with a cap stamped "JBI" for corner, said point being the Northeast corner of said Lot 3R;

THENCE North 87 Degrees 50 Minutes 51 Seconds West, with the North line of said Lot 3R, a distance of 222.93 feet to the POINT OF BEGINNING and containing 271,583 square feet or 6.235 acres of land, more or less.

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	FA.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	FA.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

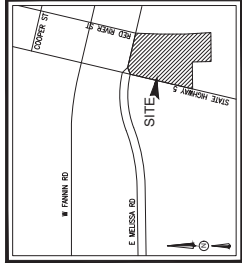
[illegible]

SITE LEGEND

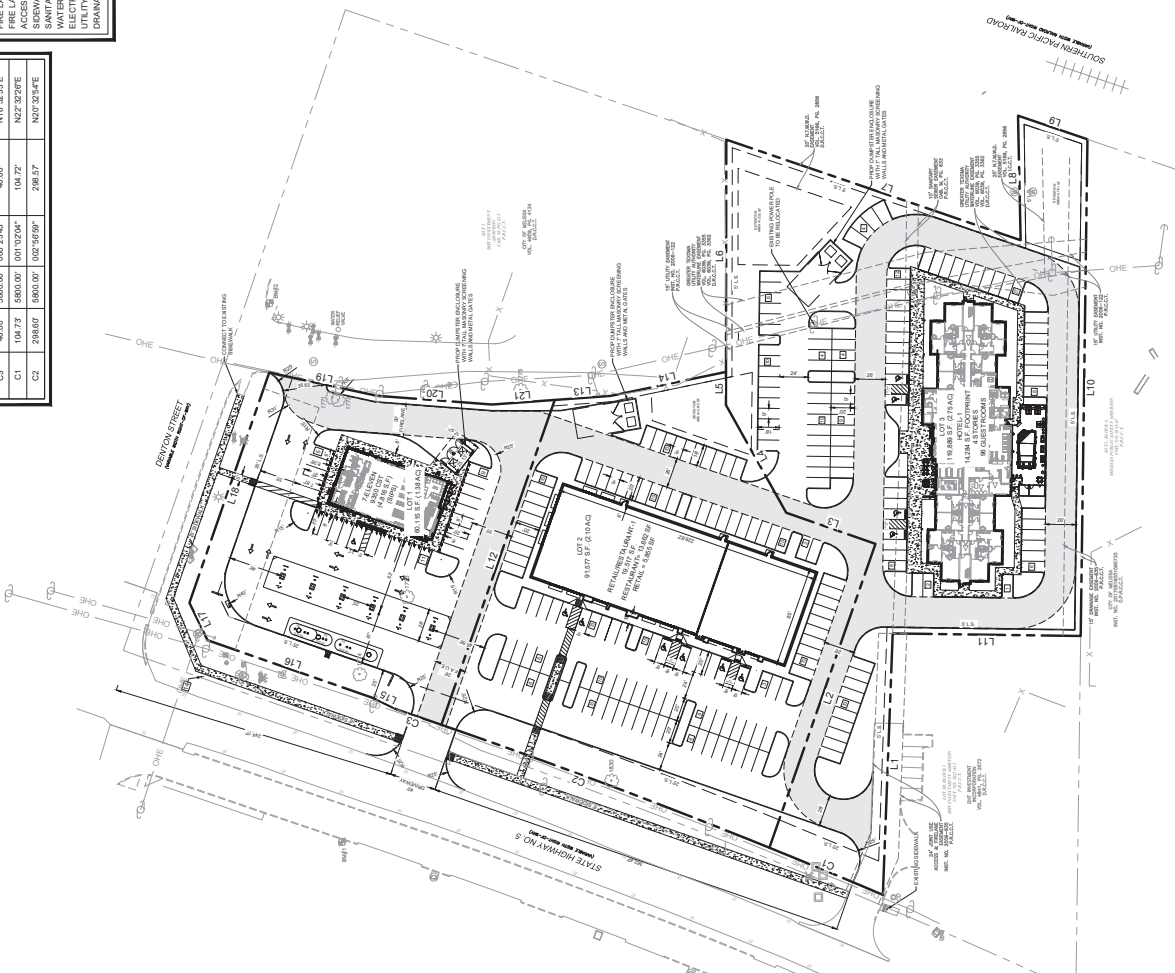
	CONCRETE CURB
	SAW-CUT LINE
	FENCE
	FIRE LINE
	STRIPING
	PARKING SPACES
	MONUMENT SIGN
	PYLON SIGN
	HANDICAP LOGO
	HANDICAP SIGN
	RAMP
	BOLLARD
	TRAFFIC ARROW
	FIRE HYDRANT
	DUMPPER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER DOUBLE CLEANOUT
	SANITARY SEWER SAMPLE PORT
	GREASE TRAP
	SANITARY SEWER METER
	IRRIGATION METER
	GAS METER
	TRANSFORMER
	LIGHT POLE
	POWER POLE

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND SPECIFICATIONS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILT UTILITIES PLANS OR SURVEY. IF THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXISTENCE, LOCATION AND DEPTHS. THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE ALL UTILITIES ARE DAMAGED. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITIES.
3. THE COST OF REMOVAL OF UTILITIES AND USES ARE NOT BROWN OR DAMAGED. THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES DAMAGED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND BORING OPERATIONS SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DESTROYED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS SHALL BE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES.
6. ALL EXCAVATIONS, TRENCHING AND BORING OPERATIONS SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES.
7. ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF UTILITIES.
8. ALL CURB RAMP TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE PLANS.



SITE SUMMARY TABLE										
PROPOSED LOT	LOT 1	LOT 2		LOT 3						TOTAL
LOT AREA (SF)	60,115	96,577							193,889	271,561
LOT AREA (ACRES)	1.38	2.10							2.75	6.23
CURRENT ZONING				SF-3, GENCOMM C-2, & I-2						
PROPOSED ZONING				PLANNED DEVELOPMENT (C-2 BASE ZONING)						
PROPOSED USE				RETAIL/RESTAURANT/1						
PROPOSED USE		7 EBVEN		RETAIL	RESTAURANT				HOTEL-1	
		GAS STATION WITH CONVENIENCE STORE		N/A	N/A	9.75A	9.75A		96	96
NUMBER OF ROOMS	4,816					13,517	9,750		14,284	38,617
BUILDING AREA (SF)	4,816					13,517	9,750		14,284	38,617
TOTAL BUILDING AREA (SF)	4,816					13,517	9,750		14,284	38,617
NUMBER OF PARKING SPACES	1,594 (4,816 SQ. FT.)					1,594 (4,816 SQ. FT.)			1,594 (4,816 SQ. FT.)	4,782
PARKING REQUIRED	24					96			96	218
TOTAL PARKING REQUIRED	24					96			96	218
PARKING PROVIDED	24					117			96	237
MINIMUM PARKING REQUIRED	1					5			4	10
MINIMUM PARKING PROVIDED	25					123			100	248

[illegible]



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

Date: 01.08.2026

Attn: City of Melissa – Planning & Development Services
3411 Barker Avenue
Melissa, Texas 75454

Ref: Request for a Planned Development at the SEC of Melissa Road/Denton Street & Highway 5

To Whom It May Concern:

The intent of this letter is to formally request the formation of a planned development (PD) from the city of Melissa Planning & Development Services department to allow for the construction of a gas station with a convenience store, a retail/restaurant mixed use building, and a 4-story hotel.

The property in question currently has three different zoning districts: single-family residential (SF-3), general commercial (GENCOMM C-2), and industrial (I-2). Furthermore, the subject property also lies within the downtown overlay district (DOD) as part of the transition mixed use (TMU) character zone. The TMU character zone is a portion of the DOD that allows for lighter DOD requirements as to provide a natural transition from the downtown district towards surrounding general urban development.

This development will consist of 3 lots that will greatly enhance the future development of the downtown district. The proposed hotel will provide a place for visitors to stay that is within walking distance of the downtown area while maintaining a respectable distance to not overcrowd the skyline. The proposed retail/restaurant mixed-use building will provide restaurants and retail outlets for foot traffic to visit in the area as well. Furthermore, the gas station will provide a nearby place to get fuel and snacks for visitors prior to their departure. It is our strong belief that this development will further enhance the downtown district as part of the transition mixed use character zone.

The proposed improvements within this development will also provide significant jobs and tax income to the city of Melissa. The proposed hotel will provide approximately \$250,000 in occupancy taxes, approximately \$200,000 in new property taxes, and approximately 10 to 20 new jobs in the city of Melissa. The proposed gas station and convenience store will provide approximately \$150,000 in sales taxes and property taxes, and approximately 10 new jobs. Lastly, the proposed retail and restaurant site will provide approximately \$250,000 in sales taxes and property taxes, and approximately 15 to 20 new jobs. Overall, this new development will provide approximately \$650,000 in tax revenue, and approximately 35 to 55 new jobs.

Due to the complexity of development requirements and variable existing zoning designations, we have opted to request the formation of a PD for this subject property with a base zoning of C-2 with deviations that are outlined in our included PD standards.



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

We would like to thank the city of Melissa for allowing us to make this request and we hope to continue moving forward with this development. Please do not hesitate to call or email with any questions or concerns staff may have.

Regards,

Elliott Bogart, EIT
Project Manager
Triangle Engineering, LLC
1782 W McDermott Dr.
Allen, TX 75013
469.331.8566 ext. 122
elliott@triangle-engr.com

MELISSA RETAIL AT HIGHWAY 5 PLANNED DEVELOPMENT REGULATIONS

January 8, 2026

PREPARED BY:



**1782 W. MCDERMOTT DRIVE
ALLEN, TX 75013
469.331.8566
TBPE FIRM #11525**

MELISSA RETAIL AT HIGHWAY 5 DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

The subject property as shown in the Zoning Exhibit shall be divided into multiple lots as shown in Exhibit B attached. The subject property shall follow both C-2 Commercial zoning ordinances and Downtown Overlay District (DOD) ordinances, unless otherwise noted in **Table 1**.

Table 1: Variances and Exceptions			
	City Code	Request	Description
Downtown Overlay District	C1(f)2(i) and C1(f)2(ii)	Parking shall be permitted between the street and buildings	Placement of parking to the side or behind proposed buildings on this site will significantly hinder the navigability of the site, primarily between lots 1 and 2.
	C1(f)7(i)	Parking adjacent to a street or public right-of-way shall not be required to be screened	This screening requirement would prevent traffic along Highway 5 and Melissa Road/Denton Street from seeing any businesses or development on the subject property.
	C5(f)5	Maximum building height: 4 stories or 60 feet	The proposed hotel for this development is 4 stories and 60 feet tall per industry standards.
	C5(f)6	Maximum building length: 250 feet	The proposed retail/restaurant building for this development is approximately 230 feet long.
	DOD Exhibit 2	Hotel orientation to be permitted to not face commercial/main streets	The proposed hotel orientation is not able to face any nearby street frontage.
C-2 Commercial Zoning District	Article 12.300	Convenience store with gas pumps permitted by right	We would like to waive the SUP requirement.
	Article 12.300	Landscape islands shall not be required on the end caps of fuel canopies	Landscape islands on the end caps of the fuel canopy here would significantly impact the navigability of this site.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT INC.
1783 N. MAGNOLIA STREET
AUSTIN, TEXAS 78704
817.339.4448
CHRS@STUDIOGREENSPOT.COM



10.09.2025

MELISSA MIXED USE
STATE HWY 6 / DENTON STREET
CITY OF MELISSA, COLLIN COUNTY, TEXAS

ISSUE
DESIGN APPROVAL 10.09.2025

DATE:
10.09.2025
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:
L.1

SOLID SOD NOTES

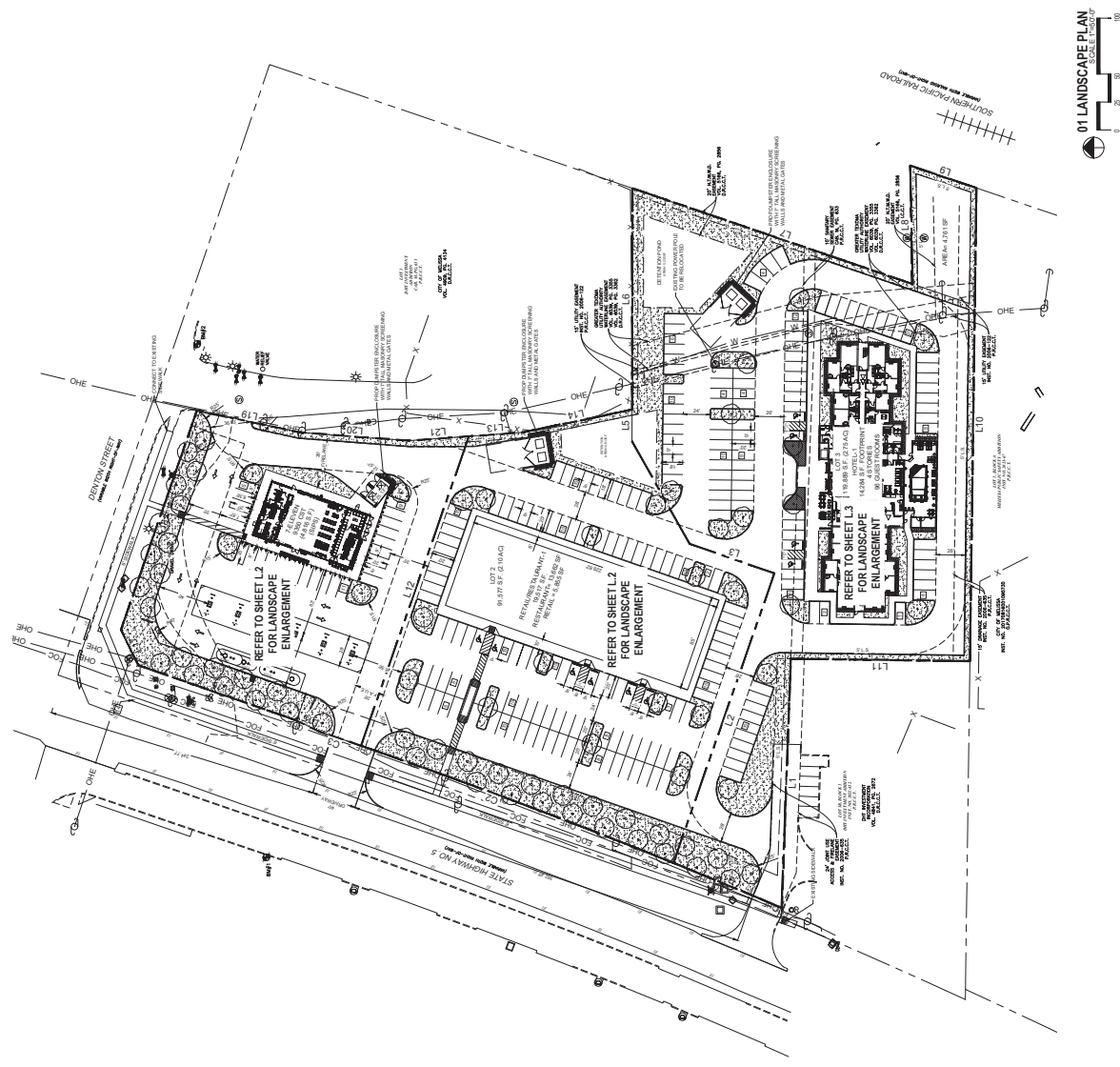
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTIGUOUS INDICATED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DRIVEWAYS. SLOPES SHALL BE 1% MINIMUM. CORRECT SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE INADEQUATE SPACING OF SLOPES OR OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE INADEQUATE SPACING OF SLOPES OR OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE INADEQUATE SPACING OF SLOPES OR OTHER BREAKS IN GRADE.
3. ALL PLANTING AREAS SHALL BE 1" BELOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION OPERATIONS.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION OPERATIONS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DRIVEWAYS. SLOPES SHALL BE 1% MINIMUM. CORRECT SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE INADEQUATE SPACING OF SLOPES OR OTHER BREAKS IN GRADE.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOP SOIL TOPDRESS.
6. FILL LOW SPOTS AND AREAS WHERE SOD IS NOT PLACED FROM ANIMAL WASTE. SOD SHALL BE PLACED FROM ANIMAL WASTE.
7. WATER SOD THROUGHOUT AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL LANDSCAPE ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: PLANTING SOD, FILLING LOW SPOTS, AND CORRECTING IRREGULARITIES AND AREAS WHERE INADEQUATE SPACING OF SLOPES OR OTHER BREAKS IN GRADE.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ALL PLANTING. CONTRACTOR SHALL PROVIDE PERMANENT PROTECTION FROM LOCAL SURFACE WATER.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WHEAT RYEGRASS AT RATE OF 10 LBS PER 1000 SQ FT. CONTRACTOR TO GUARANTEE ESTABLISHMENT.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND UTILITIES. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND UTILITIES. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND UTILITIES.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL CURBS. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
6. ALL LANDSCAPE AREAS TO BE 10% IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER LINES.
7. ALL LAWN AREAS TO BE 10% IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER LINES.
8. ALL PLANTING AREAS SHALL HAVE 12 INCHES (305MM) BED PREP. BED PREP SHALL BE 12 INCHES (305MM) BED PREP.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DRIVEWAYS. SLOPES SHALL BE 1% MINIMUM. CORRECT SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE INADEQUATE SPACING OF SLOPES OR OTHER BREAKS IN GRADE.
3. ALL PLANTING AREAS SHALL BE 1" BELOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION OPERATIONS.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION OPERATIONS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DRIVEWAYS. SLOPES SHALL BE 1% MINIMUM. CORRECT SLOPES AND OTHER BREAKS IN GRADE.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOP SOIL TOPDRESS.
6. FILL LOW SPOTS AND AREAS WHERE SOD IS NOT PLACED FROM ANIMAL WASTE. SOD SHALL BE PLACED FROM ANIMAL WASTE.
7. WATER SOD THROUGHOUT AS SOD OPERATION PROGRESSES.



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



09/2025

MELISSA MIXED USE
STATE HWY 5 / DENTON STREET
CITY OF MELISSA, COLLIN COUNTY, TEXAS

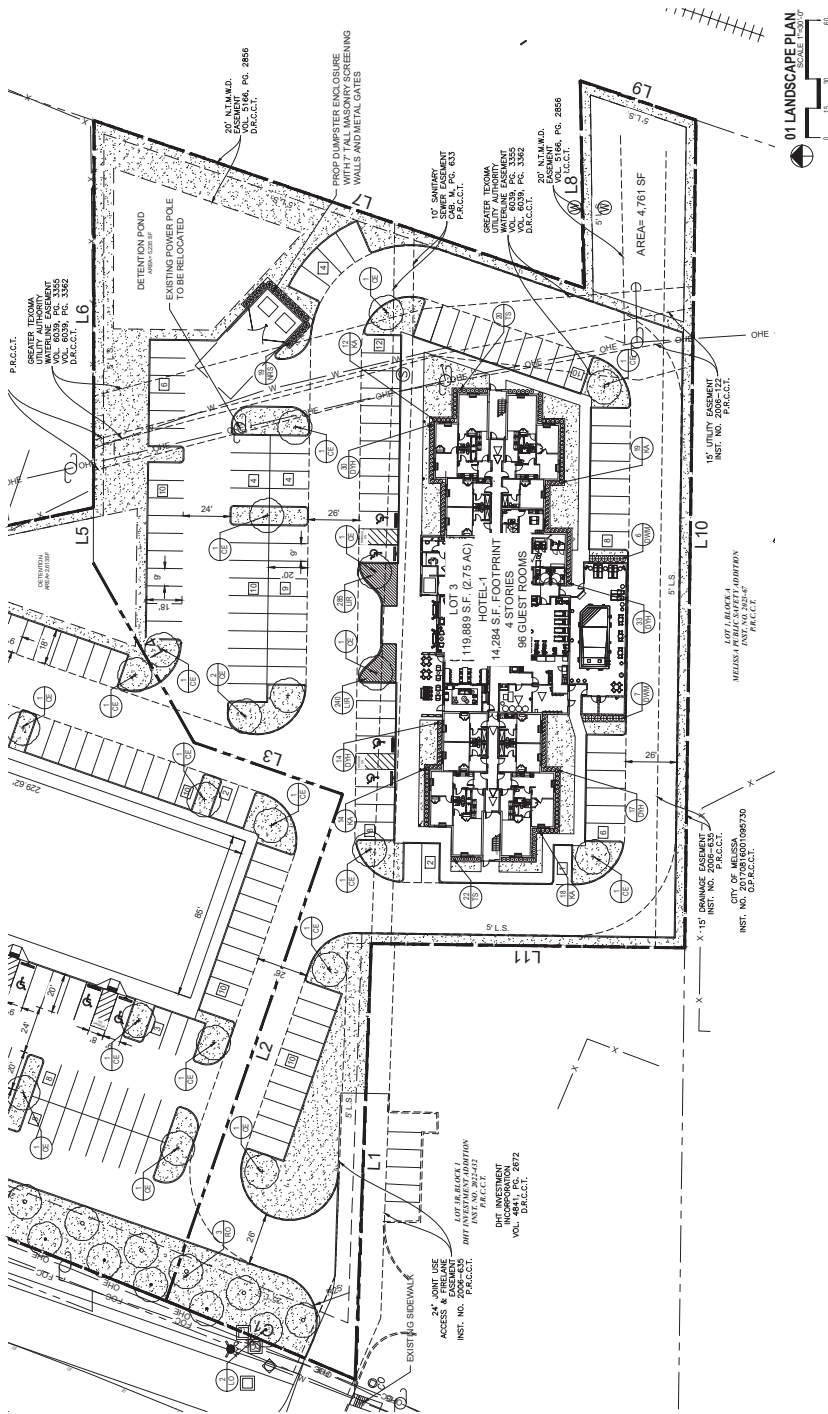
ISSUE:
FOR APPROVAL : 10.09.2025

DATE:
10.09.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

3.



01 LANDSCAPE PLAN
SCALE 1"=30'-0"

LOT B - LANDSCAPE TABULATIONS

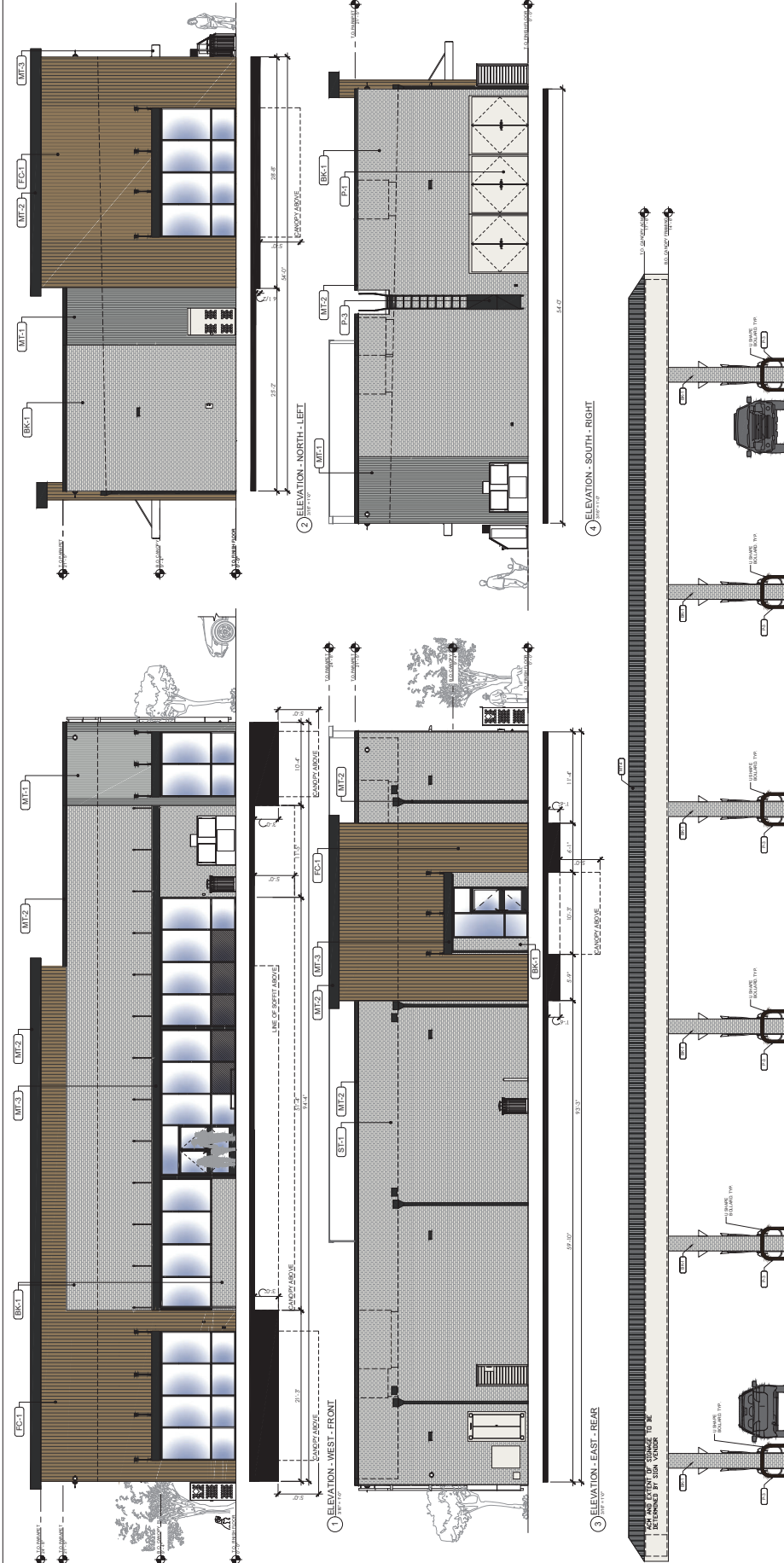
CITY OF MELISSA LANDSCAPE REQUIREMENTS			
NON-RESIDENTIAL LOT			
LANDSCAPE AREA REQUIREMENT: LANDSCAPE AREA SHALL NOT BE LESS THAN TEN PERCENT OF THE TOTAL AREA OF THE SITE.			
MINIMUM LANDSCAPE AREA REQUIRED	PROVIDED		
LESS THAN 1/2 ACRE: 5% ± .05 SQ. FT. (5%)	2.5:47.47 ± 10%		
ONE ACRE: 14,648 SQ. FT. (10%)			
LANDSCAPE REQUIREMENT: LANDSCAPE EDGE SHALL BE MINIMUM OF 25' NICE BUFFER WITH ONE (1) SHADE TREE PER 10' OF LANDSCAPE EDGE. (LANDSCAPE SHALL BE PLANTED WITH PERENNIALS, SOIL COVERS, AND ANNUALS TO PROVIDE A YEAR-ROUND SCENE.)			
SCREENING SHALL NOT BE REQUIRED BETWEEN PARKING AND PUBLIC RIGHTS-OF-WAY WHEN PARKING IS ADJACENT TO A RIGHT-OF-WAY			
LANDSCAPE AREA IS IN TENTH (0.1) FT ² (0.1)			

0.025 SF / 500 SF = 4 SHADE TREES
REQUIRED
4 SHADE TREES
20' BUFFER
1 LOCATED IN LOT 2
21' BUFFER
REQUIRED
1 SHADE TREES
13 SHADE TREES
TOTAL PARKING SPACES: 104 SPACES
04.20 = 4.02 SF
04.20 = 4 SHADE TREES

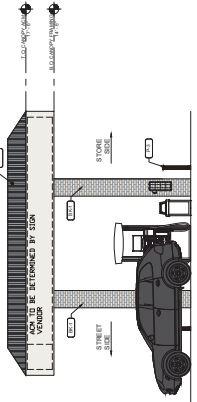
LOT 3
PLANT MATERIAL SCHEDULE

NILES		COMMON NAME		BOTANICAL NAME		SIZE	REMARKS
LOT	QTY						
LO 1	3	Live Oak		Quercus agrifolia		3' cal.	container, 12 ft. H, 5 spread, 6 straight close trunk
LO 2	3	Red Oak		Quercus sp.		3' cal.	container, 12 ft. H, 5 spread, 6 straight close trunk
SHRUB	QTY	COMMON NAME		BOTANICAL NAME		SIZE	REMARKS
NRS	19	Nuttall's Shavers		<i>Araucaria N. Shavers</i>		5 gal.	container, 20" H, 20" spread
DR	19	Redwood		<i>Sequoia sempervirens</i>		5 gal.	container, 20" H, 20" spread
DR	19	Redwood		<i>Sequoia sempervirens</i>		5 gal.	container, 20" H, 20" spread
DVS	13	Thorn Sage		<i>Leucodermis rubra</i>		5 gal.	container, 20" H, 20" spread
DR	13	Thorn Sage		<i>Leucodermis rubra</i>		5 gal.	container, 20" H, 20" spread
DR	13	Thorn Sage		<i>Leucodermis rubra</i>		5 gal.	container, 20" H, 20" spread
GRASSING		COMMON NAME		BOTANICAL NAME		SIZE	REMARKS
LOT	QTY						
LNR	546	Lyrig		<i>Lolium perenne</i>		4" pots	container full, well rooted
LNR	546	Lyrig		<i>Lolium perenne</i>		4" pots	Sold 500 rooted to Niles

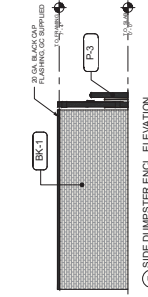
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching



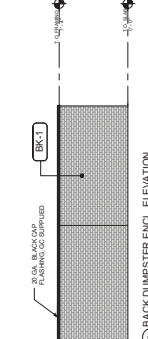
5 ELEVATION - FUEL CANOPY
10' x 10'



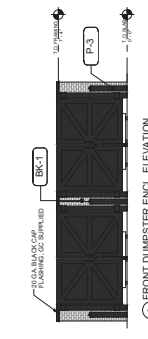
6 ELEVATION - FUEL CANOPY SIDE
10' x 10'



7 SIDE DUMPSTER ENCL. ELEVATION
10' x 10'



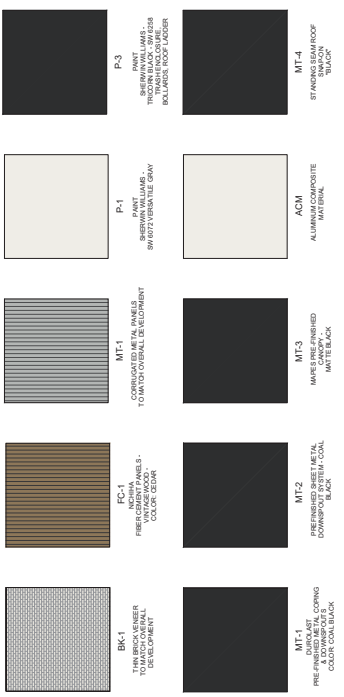
8 BACK DUMPSTER ENCL. ELEVATION
10' x 10'



9 FRONT DUMPSTER ENCL. ELEVATION
10' x 10'

EXTERIOR ELEVATIONS - MATERIAL CALCULATIONS									
DESCRIPTION	FACADE 1		FACADE 2		FACADE 3		FACADE 4		TOTAL
	AREA (SF)	%	AREA (SF)	%	AREA (SF)	%	AREA (SF)	%	
1. TOTAL FACADE S.F.	2,200 SF		1,270 SF		2,000 SF		1,151 SF		
2. FACADE S.F. EXCLUSIVE SP. DOORS & WINDOWS	1,605 SF		1,130 SF		2,000 SF		980 SF		
3. FACADE AREA TO TOP OF ROOF	1,602 SF		1,127 SF		1,997 SF		977 SF		
4. DOORS AND WINDOWS S.F.	595 SF	30%	143 SF	12%	99 SF	3%	162 SF	14%	
5. PRIMARY MATERIAL	1,007 SF	46%	987 SF	82%	1,901 SF	95%	799 SF	69%	
TOTALS (MIN 90%)	1,007 SF	46%	987 SF	82%	1,901 SF	95%	799 SF	69%	
6. ROOF AREA	502 SF		540 SF		421 SF		13 SF		
7. ROOF AREA TO TOP OF ROOF	502 SF		540 SF		421 SF		13 SF		
8. ROOF AREA TO TOP OF ROOF	502 SF		540 SF		421 SF		13 SF		
9. TOTAL (MIN 90%)	240 SF	11%	201 SF	16%	421 SF	21%	186 SF	20%	
TOTALS (MIN 90%)	240 SF	11%	201 SF	16%	421 SF	21%	186 SF	20%	

MATERIAL PALETTE



NO.	DATE	DESCRIPTION
1	12-15-2025	CONCEPTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

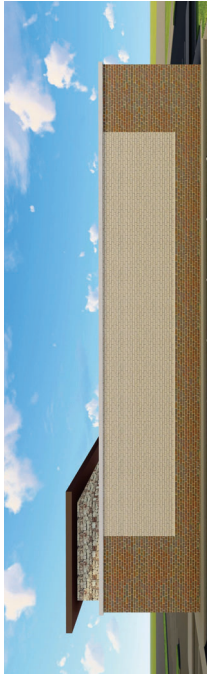
CON NUMBER	25-02
DATE	12-15-2025
SHEET NUMBER	A2.01
SHEET TITLE	RETAIL ELEVATIONS



REAR ELEVATION



SIDE ELEVATION

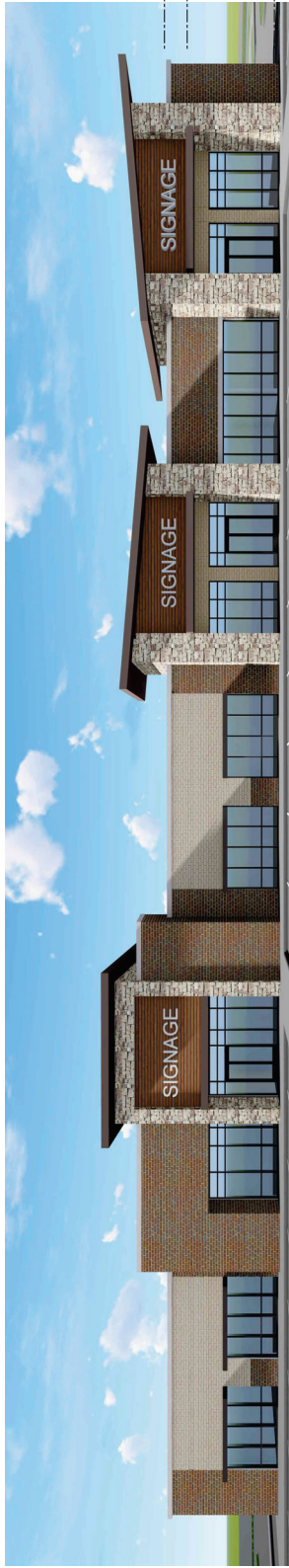


SIDE ELEVATION

MATERIAL LEGEND

- STONE
- BRICK
- BRICK
- COMPOSITE PANEL

EXTERIOR ELEVATIONS - MATERIAL CALCULATIONS									
DESCRIPTION		FACADES							
		WEST FACADE ELEVATION (SQ. FT.)	%	NORTH FACADE ELEVATION (SQ. FT.)	%	EAST FACADE ELEVATION (SQ. FT.)	%	SOUTH FACADE ELEVATION (SQ. FT.)	%
TOTAL FACADE AREA		25,000		25,000		25,000		25,000	
STONE AREA TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
BRICK AREA TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
SIGNAGE MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
TOTAL MATERIALS TO TOP OF ROOF		7,500	30%	7,500	30%	7,500	30%	7,500	30%
STONE MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
BRICK MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
SIGNAGE MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
TOTAL MATERIALS TO TOP OF ROOF		7,500	30%	7,500	30%	7,500	30%	7,500	30%
STONE MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
BRICK MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
SIGNAGE MATERIALS TO TOP OF ROOF		2,500	10%	2,500	10%	2,500	10%	2,500	10%
TOTAL MATERIALS TO TOP OF ROOF		7,500	30%	7,500	30%	7,500	30%	7,500	30%



FRONT ELEVATION

ASPHALT LEVEL
ELEVATION: 10.00'

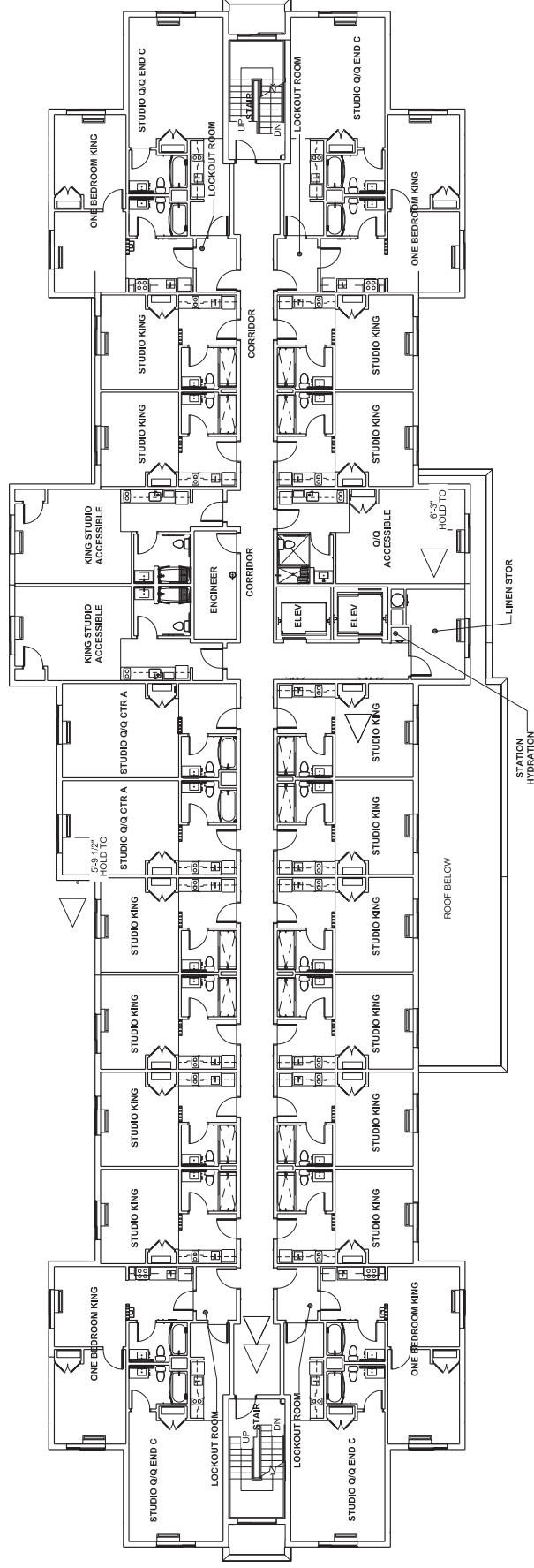
ROCK LEVEL
ELEVATION: 10.00'

ASPHALT LEVEL
ELEVATION: 10.00'

[illegible]

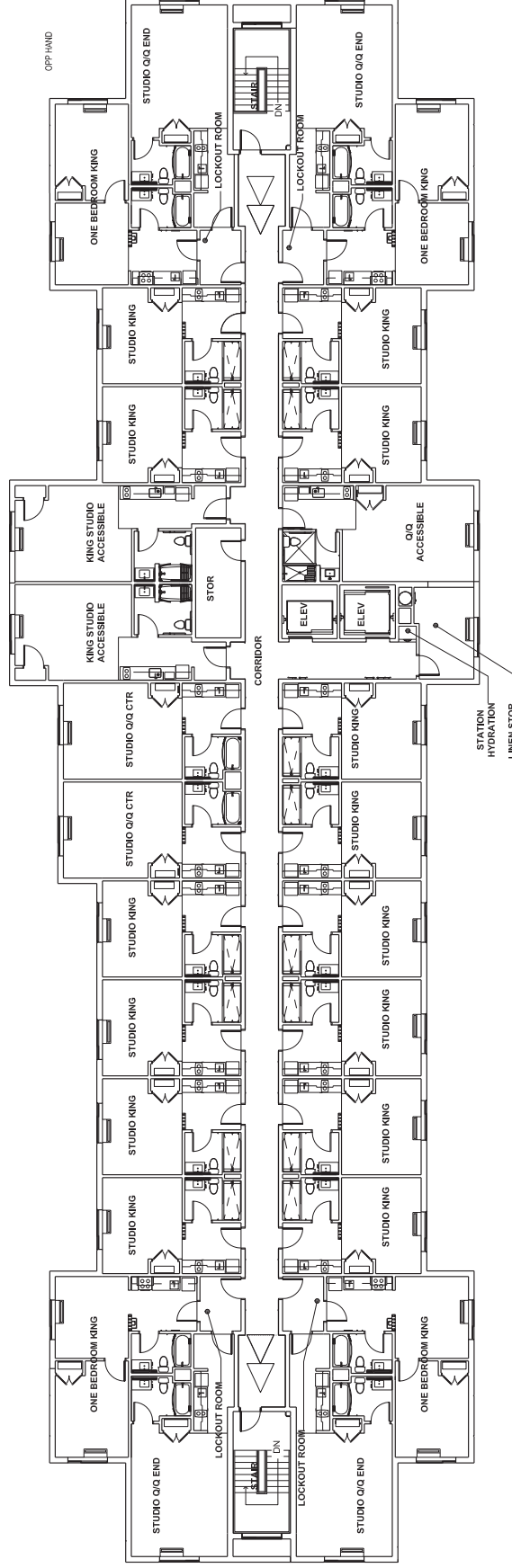
DATE	REVISION
12-15-2025	1

JOB NUMBER	25-02
DATE	12-15-2025
SHEET NUMBER	A1.02
SHEET TITLE	SECOND FLOOR PLAN



Second Floor Plan
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



01 FLOOR PLAN - LEVEL 01









frozen

hot & fresh

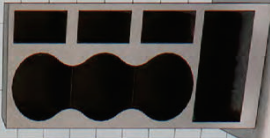
7
ELEVEN

7
ELEVEN

7
ELEVEN

ozen

fresh to go



fresh to go

oh hank heaven

ice cream beer cave

ROZEN TREATS





Ce atm

beer cave

cold beverages







REAR VIEW



FRONT VIEW

NO.	DATE	DESCRIPTION	BY	CHKD
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

MIXED USE DEVELOPMENT

NE LEGACY DEVELOPERS, LLC

MELISSA, TX



PHOTO: SHUTTERSTOCK

PROJECT NAME

CONCEPTS

NO.	DATE	REVISIONS
1	12-15-2025	CONCEPTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

CONCEPTS

DATE

12-15-2025

SHEET NUMBER

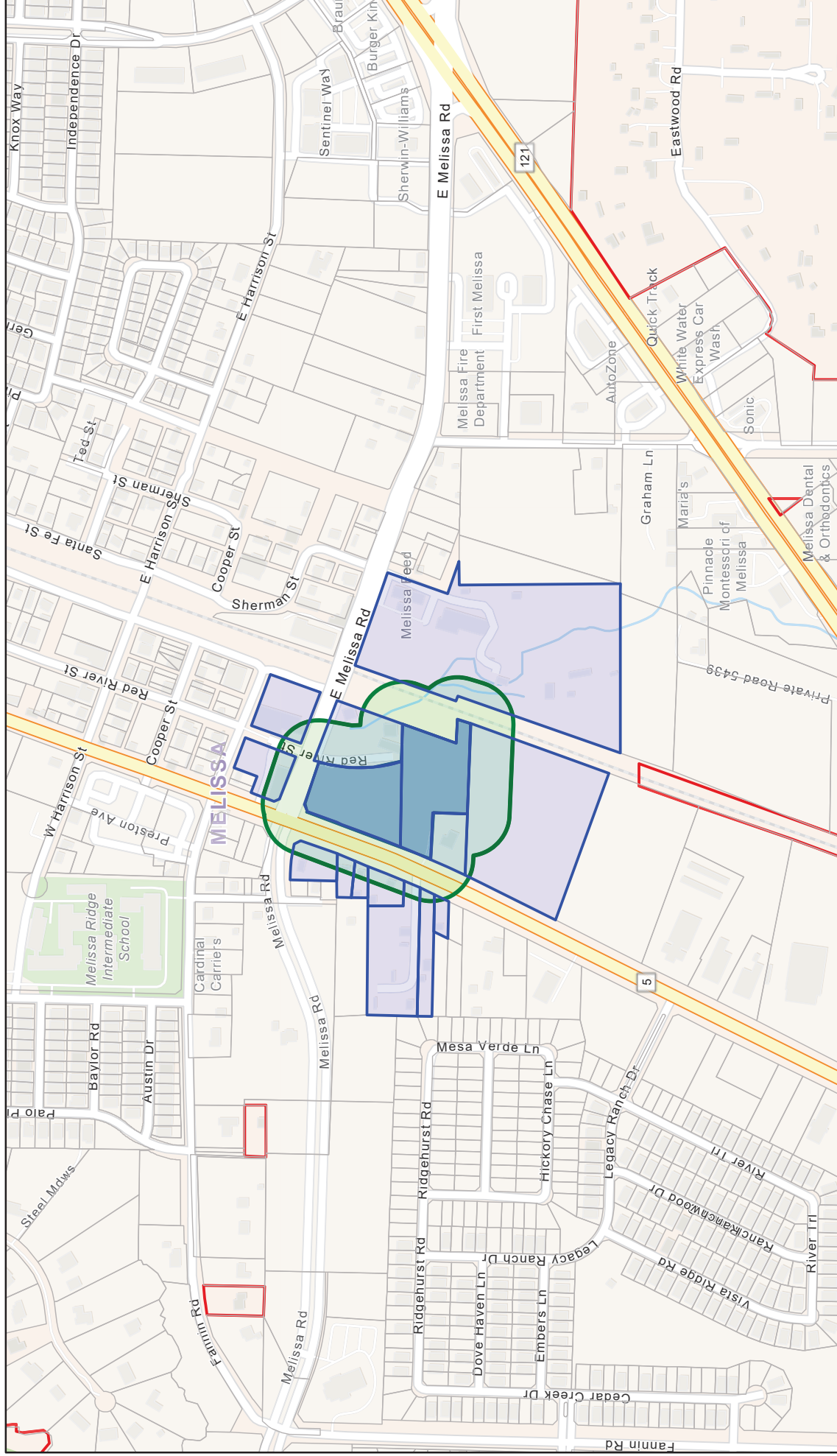
A3.01

SHEET TITLE

RETAIL ELEVATIONS



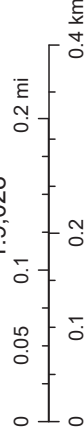
City of Melissa Notification Map



1/22/2026, 4:25:11 PM

- ☐ Parcels Melissa City Limits
- ☐ City Limits

1:9,028



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

file_as_na	addr_line2	addr_city	addr_state	addr_zip
SHIVJI INVESTMENTS LLC	630 BELHAVEN DR	ALLEN	TX	75013-2990
HARLOW LAND CO LTD	PO BOX 679	MELISSA	TX	75454-0679
SHERMAN STREET THREE LLC	1707 E MELISSA RD	MELISSA	TX	75454-9602
ELSHAPHIE FAISAL	2513 MCKINNEY ST	MELISSA	TX	75454-9515
BILLA RADHIKA &	13525 HEMLOCK TRL	FRISCO	TX	75035-0041
MELISSA DEVELOPERS LLC	6923 DESEO	IRVING	TX	75039-3409
EDWARDS BOBBY E INC	1300 CAPITAL AVE	PLANO	TX	75074-8580
MELISSA CITY OF	3411 BARKER AVE	MELISSA	TX	75454-9569
MELISSA CITY OF	3411 BARKER AVE	MELISSA	TX	75454-9569
MUNOZ JOSE &	1120 EVERS DR	MCKINNEY	TX	75071-0483
STORE MASTER FUNDING X LLC	1 E WACKER DR STE 400	CHICAGO	IL	60601-1815
DAYCOR ENTERPRISES INC	2702 MCKINNEY ST	MELISSA	TX	75454-9738
MELISSA DEVELOPERS LLC	6923 DESEO	IRVING	TX	75039-3409
PETRIE BERT WALTON	2304 HOLLY TRL E	HOLLY LAKE RANCH	TX	75765-7877
MISD	2230 McKinney Street	Melissa	TX	75454