



**AGENDA
CITY COUNCIL MEETING
DECEMBER 9, 2025**

1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 5:30 PM

1. CALL TO ORDER

2. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

2.1. The City of McLendon-Chisholm City Council will recess into executive session to consult with the attorney as authorized by §551.071(2) of the Texas Government Code, to wit:
To Glen Acres Subdivision Petition to the City of McLendon-Chisholm to convert the private roads of the subdivision into city-owned and maintained roads.

3. INVOCATION AND PLEDGE

4. RULES OF DECORUM

5. PROCLAMATION

6. PUBLIC HEARING

6.1. Public Hearing to consider adoption of an ordinance amending Chapter 3, "Building Regulations," of the Code of Ordinances by adding Article 3.09, entitled "Short-Term Rentals." The proposed ordinance establishes regulations for the registration, permitting, and operation of short-term rental properties within the City. It provides enforcement and penalty provisions, outlines operational and safety standards, and ensures compliance with hotel occupancy tax requirements in accordance with Chapter 351 of the Texas Tax Code.

6.2. Public Hearing to consider the establishment of the Willowcreek Planned Development District (PD) on approximately 360.30 acres of land located within and adjacent to the City limits of McLendon-Chisholm. The property is generally located behind City Hall, extending across portions of Klutts Road between Smith Road and State Highway 205, and includes a portion fronting FM 550. The proposed PD zoning is associated with the annexation of the subject property into the City and is intended to assign a zoning designation

consistent with the associated Annexation and Development Agreements.

7. CITIZEN COMMENTS

8. CONSENT AGENDA

8.1. Consider approving Minutes from Nov 10, 2025 City Council Meeting

9. ITEMS FOR DISCUSSION

9.1. Discuss and consider an Ordinance annexing approximately 19.325 acres of land (six tracts) located in the W.W. Ford Survey, Abstract No 80, Rockwall County, Texas, into the corporate limits of the City of McLendon-Chisholm.

9.2. Discuss and consider action on Glen Acres Subdivision Petition to the City of McLendon-Chisholm to convert the private roads of the subdivision into city-owned and maintained roads.

9.3. Discuss and consider an Ordinance approving a Planned Development (PD) on approximately 360.295 acres located along FM 550 and Klutts Dr, adopting concept plan, phasing plan, and Development Regulations.

9.4. Discuss and Consider a Resolution authorizing and creating the Willow Creek Public Improvement District. (PID)

9.5. Discuss and consider an Ordinance of the City of McLendon-Chisholm, Texas, amending section 3.01.001 of Article 3.01 of Chapter 3, "Building Regulations," of the Code of Ordinances by amending the fee schedule; providing a Repealing Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing for an Effective Date.

9.6. Discuss and consider an Ordinance amending Article 4 "Zoning Districts", Section 4-8 "General Business District" by setting hours of operation, regulating noise and light and sound in the General Business (GB) Zoning District for Restaurants.

9.7. Discuss and consider an Ordinance ordering a General Election to be held on May 2, 2026 for the purpose of electing at large a Mayor, Councilmember Place 2, Councilmember Place 4 and Councilmember Place 6; authorizing a joint election order with other Rockwall county political subdivisions; authorizing the Mayor or City Administrator to enter into an agreement with Rockwall county for the election; providing the manner and means of carrying out said election; designating polling locations and hours; providing for early voting; and providing bilingual election requirements; providing for notice of the election; and providing for publication of the notice for the election.

9.8. Discuss and consider authorizing the City Manager to approve a Change Order in an amount not to exceed \$25,000.00 for roof repairs as part of the remodel of the old Fire Station building on FM 548 and authorizing the City Manager to approve future Change Orders up to 10% of the Original Contract Amount.

9.9. Discuss and consider an Ordinance abandoning a portion of Pullen Road (approximately 2180 ft) from FM 550 to Horizon Lakes Boulevard and declaring that such property is unnecessary for use by the public.

9.10. Receive an update from staff regarding ambulance service operation

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information

regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

11. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Dec. 1, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.