



**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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING CHAPTER 3, "BUILDING REGULATIONS," OF THE CODE OF ORDINANCES BY ADDING ARTICLE 3.09, ENTITLED "SHORT-TERM RENTALS"; ESTABLISHING REGULATIONS FOR THE REGISTRATION, PERMITTING, AND OPERATION OF SHORT-TERM RENTALS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of McLendon-Chisholm recognizes the growth of short-term rental properties within the City; and

WHEREAS, the City Council finds that it is in the best interest of the public to establish reasonable regulations for the operation of short-term rentals to protect neighborhood integrity, ensure public safety, and maintain compliance with applicable health, building, and taxation codes; and

WHEREAS, the City Council of the City of McLendon-Chisholm in compliance with the laws of the State of Texas and the ordinances of the City of McLendon-Chisholm has given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Municipal Code of Ordinances should be amended as follows:

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF MCLENDON-CHISHOLM, TEXAS THAT:

SECTION 1. LEGAL AUTHORITY

This Ordinance is enacted pursuant to the authority granted by the Texas Local Government Code, including but not limited to Section 51.001, and other applicable provisions of State law, together with Chapter 351 of the Texas Tax Code governing municipal hotel occupancy taxes, and the City Charter and ordinances of the City of McLendon-Chisholm. This Ordinance is adopted in the exercise of the City's regulatory authority to promote the public health, safety, and general welfare of its residents by providing neighborhood sustainability and preserving property values. Having current and reliable information about the owners of Short-Term Rentals will allow the City to provide those owners with timely information on the condition of their properties and emergency contact information, to ensure collection of hotel

occupancy taxes, to protect the health and safety of guests of Short-Term Rentals and to aid in the enforcement of applicable ordinances and laws.

SECTION 2. CREATION OF ARTICLE 3.09

Chapter 3, Building Regulations, of the Code of Ordinances of the City of McLendon-Chisholm, Texas, is hereby amended to add Article 3.09 – Short-Term Rentals, which shall read as follows:

“... ”

ARTICLE 3.09 – SHORT-TERM RENTALS

Sec. 3.09.001 Purpose

The purpose of this section is to establish procedures and minimum standards for the permitting and operation of short-term rentals to ensure that such uses are compatible with surrounding neighborhoods, promote safety, and comply with applicable City and State regulations. The City Council finds that the regulation of Short-Term Rentals is necessary to balance property owners' rights with the preservation of residential character, public safety, and neighborhood integrity. These regulations are not intended to prohibit short-term rentals but to ensure they are operated in a manner consistent with residential use patterns and public welfare. This Article does not create any right to operate a Short-Term Rental in violation of any lease, license, deed restriction, covenant, easement or other legal encumbrance.

Sec. 3.09.002. Definitions

For purposes of this section:

1. *Short-Term Rental (STR)*: A dwelling that is: (a) used or designed to be used as the home of a person, family or household, including a single-family dwelling, garage apartment, guest house or a unit in a multi-unit building, including an apartment, condominium, cooperative or timeshare; and (b) rented wholly or partly for a fee and for a period of less than thirty (30) consecutive days. The term "ShortTerm Rentar does not include a premises that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space or event center purpose or another similar use; a bed-and-breakfast as defined in the City's Zoning Ordinance; or a hotel.
2. *Owner-Occupied STR*: A short-term rental where the property owner resides on-site during the rental period.
3. *Non-Owner-Occupied STR*: A short-term rental where the owner does not reside on the property during the rental period.
4. *Responsible Party*: An individual designated by the property owner who resides within Rockwall County and is available 24 hours a day to respond to complaints or emergencies related to the property.

5. *Dwelling Unit*: A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters for one family and including facilities for food preparation and sleeping.
6. *Guest* — A person contracting with a Short-Term Rental for use of a residential dwelling or premises as a Short-Term Rental and the person's invitees at the Short-Term Rental.
7. *Hotel Occupancy Tax* — Hotel occupancy tax as provided for in Sec 86-72 of the City Code of Ordinances and Chapter 351 of the Texas Tax Code, as they exist or may be amended and any successor ordinances or laws.
8. *Hotel* — A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard or lobby. Financial consideration for Hotel room units is generally calculated on a nightly basis.
9. *Short-Term Rental Permit* — A permit issued by the City that identifies the subject property as a lawful Short-Term Rental.
10. *Director* – as used herein shall mean the City Manager or his/her designee

Sec. 3.09.003. Permit Required

1. No person shall operate, advertise, or offer a property as a short-term rental without first obtaining a valid Short-Term Rental Permit from the City. All individual units having cooking, sleeping and bathing facilities within common buildings, regardless of ownership, shall require a separate, individual permit for each unit intended to be used as a Short-Term Rental. A person commits an offense under this Article if that person owns or operates a Short-Term Rental in the City without a valid permit.
2. A permit shall be required for each individual property address.
3. Permits are non-transferable and shall be valid for one (1) years from the date of issuance unless revoked or suspended. A permit holder shall apply for renewal prior to the expiration of the permit on a form provided by the City Manager, or his/her designee.
4. A property owner or operator of a Short-Term Rental shall keep detailed records showing each booking and the fees paid for each rental for at least three (3) years and make this information available to the City of McLendon-Chisholm upon request.
5. Renewal applications must be submitted at least 30 days prior to permit expiration.

Sec. 3.09.004. Application Requirements

Applications shall be considered complete when all documentation required under this Article has been submitted and all permit fees have been paid. Incomplete applications will not be accepted. Applications for a Short-Term Rental Permit shall include, but not necessarily be limited to:

- Completed City permit application form obtained from the office of the City Secretary;
- Proof of property ownership;
- Responsible party contact information;
- Site plan showing required parking areas;
- Proof of liability insurance with a minimum coverage of \$500,000 per occurrence. The certificate of insurance must include the name insured, any additional insureds, the location address, the effective date, the coverage limit, and type. The owner must notify the City of McLendon-Chisholm within 30 days if the insurance status changes and provide the City with the updated insurance information;
- Self-certification of compliance with applicable codes and regulations; and
- Payment of \$400.00 application fee or as established by City Council.

Sec. 3.09.005. Operational Standards

1. Occupancy: Maximum occupancy shall not exceed two (2) persons per bedroom plus two (2) additional guests.

2. Separation Requirement: No Short-Term Rental property shall be located within one thousand (1,000) linear feet of another permitted Short-Term Rental. The separation distance shall be measured from the nearest property line of the subject property to the nearest property line of any existing, permitted Short-Term Rental. The City shall verify compliance with this spacing requirement prior to issuing or renewing any Short-Term Rental permit.

3. Parking: All parking shall be provided on paved or improved surfaces such as driveways or garages. On-street parking shall comply with City ordinances. Yards shall not be used to provide the necessary parking.

4. Noise: Occupants must comply with Chapter 8, Nuisances, of the City Code. Excessive noise or disturbances are prohibited. Outdoor amplified sound, gatherings, or activities are prohibited between 10:00 p.m. and 7:00 a.m. daily.

11. Guest Conduct: The property owner and guests shall not engage in disorderly conduct, public intoxication, illegal drug use, or any other activity that constitutes a nuisance or disturbance under Chapter 8 of the City Code.

12. Trash: All refuse must be stored in approved containers and set out only on designated collection days.

13. Signage: No signage advertising the property as a short-term rental shall be permitted on-site.
 14. Permit Display: A copy of the current Short-Term Rental Permit shall be displayed inside the unit in a visible location near the main entrance.
 15. Safety: Smoke detectors, carbon monoxide detectors, and at least one (1) 5-pound fire extinguisher shall be installed and maintained on each floor of the dwelling.
 16. Ingress/Egress: All bedrooms/sleeping areas shall have at least one (1) operable emergency point of ingress/egress for rescue and escape (i.e., windows and/or doors) in accordance with the City's adopted codes, regulations, and ordinances.
11. Tenant Notification: (a) The property owner and/or responsible party shall post in a visible and obvious location of the Short-Term Rental the following information:
- (1) The owner, operator or designated agent's name and twenty-four (24) hour contact telephone number;
 - (2) Pertinent neighborhood information including, but not limited to, parking restrictions, trash collection schedules and location of required off-street parking, other available parking and prohibition of parking on landscaped areas;
 - (3) Quiet hours and noise restrictions as specified under Chapter 8 of the Code of Ordinances;
 - (4) Information to assist guests in the case of an emergency posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for sheriff, fire and emergency medical services and instructions for obtaining severe weather, natural or manmade disaster alerts and updates; and
- (5) Depiction of floor plan identifying evacuation routes, including the dwelling's exits, primary evacuation routes and secondary evacuation routes near the front door of the dwelling. (b) Each Short-Term Rental owner shall provide in the Short-Term Rental working smoke detectors in accordance with adopted codes, and at least one working type A fire extinguisher. The premises shall otherwise comply with applicable Code of Ordinance requirements, including but not limited to all building and fire codes.

Sec. 3.09.006. Inspections

1. An inspection shall be required prior to issuance or renewal of a short-term rental permit.
2. The City may conduct inspections upon receipt of a complaint or evidence of a violation.
3. Refusal to permit an inspection may result in denial, suspension, or revocation of the permit.

Sec. 3.09.007. Enforcement and Penalties

1. Operating without a valid permit constitutes a violation of this section.
2. The property owner or operator of the Short-Term Rental shall designate a Responsible Party for each Short-Term Rental. The Responsible Party is a local representative who resides in Rockwall County and who is available at all times the rental is in use. Failure to update the Responsible Party information associated with a Short-Term Rental Permit shall be a violation of this Article.
3. Any violation of this section may result in a fine in accordance with Section 3 of this Ordinance.
4. If, upon completion of an inspection, the premises are found to be in violation of one (1) or more provisions of the applicable City codes and ordinances, the City shall provide written notice of such violations and shall set up a subsequent inspection and date for the violation to be corrected prior to its occupancy.
5. Violations must be substantiated by credible evidence, such as verified complaints, inspection findings, or law-enforcement reports. Anonymous or unverified complaints shall not serve as the sole basis for enforcement action.
6. Three (3) or more documented violations within any twelve (12)-month period may result in permit revocation.
7. A Short-Term Rental Permit holder may be subject to permanent revocation if their Short-Term Rental Permit is revoked two (2) times due to violations of this Article or other violations of the City's safety, Health, and general welfare.
8. Each day a violation of this Article continues shall be considered a separate offense, and upon conviction shall be subject to a fine in accordance with Section 3 of this Ordinance.
9. A property owner whose permit has been revoked shall not reapply for one (1) year from the date of revocation.
10. The property owner may appeal a revocation to the City Council within ten (10) days of written notice.

Sec. 3.09.008. Hotel Occupancy Tax

All short-term rental operators shall register and remit applicable hotel occupancy taxes in accordance with Chapter 351 of the Texas Tax Code and City ordinances. Failure to timely pay any applicable hotel occupancy tax is a violation of this Article. If the arrearage is not paid within 90 days of the issuance of a delinquency notice, the Short-Term Rental permit shall be revoked.

Sec. 3.09.009. Existing Short-Term Rentals

Any short-term rental operating before the effective date of this ordinance must register and obtain a permit within ninety (90) days of adoption. Permits and nonconforming rights expire upon property transfer or failure to renew. Nothing in this section shall be construed to retroactively prohibit lawful short-term rental operations that existed prior to the adoption of this ordinance. Such uses may continue subject to registration and compliance with operational standards.

Sec. 3.09.010. Administration

The Building Official or designee shall administer and enforce this section and may adopt administrative procedures and forms necessary to implement these provisions, consistent with this ordinance.

Sec. 3.09.011. Revocation of Permit; Appeal; Administrative process

(a) Revocation of Permit. After providing an opportunity for a hearing, the Director is entitled to revoke a permit required by this Article for serious or repeated violations of any of the requirements of this Article, for violations of other applicable law relating to public health, safety or welfare and/or for interference with law enforcement officers in the performance of their duties. Prior to revocation, the Director or designee shall notify the permit holder, in writing, of the reason for which the permit is subject to revocation and that the permit shall be revoked at the end of the tenth (10th) calendar day following service of such notice unless a written request for a hearing is submitted to the Director by the permit holder within such ten (10) calendar day period referred to in the notice. If a written request for a hearing is received by the Director within the required time period, (1) the revocation shall not take effect unless and until the Director determines to do so in his ruling at the conclusion of the hearing; and (2) the Director shall hold a hearing and either enact or reject the revocation. At least two (2) business days before the hearing occurs, the Director shall provide the permit holder with notice of the time and place of the hearing. The permit holder shall be permitted to attend and be heard at the hearing. If no request for a hearing is filed within the ten (10) calendar day period referred to in the notice, the revocation of the permit becomes final.

(b) Appeals. An administrative decision issued in connection with the requirements of this Article, including denial of issuance or renewal or revocation or suspension of a permit required by this Article, is final unless the permit holder submits a written request for an appeal to the Mayor. The appeal shall be filed in writing within ten (10) calendar days of the date of notice of the administrative decision. At least two (2) business days before the appeal hearing occurs, the City shall provide the permit holder with notice of the time and place of the hearing. The permit holder shall be permitted to attend and be heard at the hearing. The Mayor shall hear and rule on the appeal within thirty (30) calendar days after notice of the appeal. The Mayor shall have the power to reverse a decision of the Director where he finds that the basis for such decision was not meritorious and that such a reversal will not adversely affect the public health, safety or welfare. The decision of the Mayor is final. The Mayor's failure to take action on any such appeal shall constitute approval of the decision by the Director or designee. (c) Administrative process. A notice required by this Section is properly served when it is

delivered to the permit holder via hand-delivery, or when it is sent by registered or certified mail, return receipt requested, or when it is sent via Federal Express or any courier service that provides a return receipt showing the date of actual delivery to the last known address of the permit holder. The hearings provided for in this Section shall be conducted by the applicable regulatory authority at a time and place designated by it. The applicable regulatory authority shall make final findings, and shall sustain, modify or rescind any notice or order considered in the hearing. A written report of the hearing decision shall be furnished to the permit holder by the applicable regulatory authority.

...”

SECTION 3. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding Two Thousand Dollars (\$2,000.00) if the violation relates to zoning, the public health, sanitation or dumping of refuse; otherwise, the fine shall be in an amount not exceeding Five Hundred Dollars (\$500.00). McLendon-Chisholm also may recover a civil penalty of not more than One Thousand Dollars (\$1,000.00) for each violation of any provision of this Ordinance if McLendon-Chisholm proves that: (a) the person, firm, corporation or business entity was actually notified of the provisions of this Ordinance; and (b) after the person, firm, corporation or business entity received notice of the provisions of this Ordinance, the person, firm, corporation or business entity committed acts in violation of the provisions of this Ordinance or failed to take action necessary for compliance with the provisions of this Ordinance. Each calendar day any violation of this Ordinance continues shall constitute a separate offense. McLendon-Chisholm retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4. That all ordinances of the City of McLendon-Chisholm, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict only.

SECTION 7. This ordinance shall take effect immediately upon passage and publication as required by law.

PASSED AND APPROVED this 13th day of JANUARY 2025.

APPROVED:

By: _____
Bryan McNeal, Mayor

ATTEST:

By: _____
Angela Jennings, City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE AGRICULTURAL ZONING DISTRICT, PD PLANNED DEVELOPMENT DISTRICT AND EXTRA-TERRITORIAL JURISDICTION (ETJ) TO THE “WILLOW CREEK (PD) PLANNED DEVELOPMENT DISTRICT”, FOR APPROXIMATELY 113.676 ACRES OF LAND SITUATED IN THE K. LATHAM SURVEY, ABSTRACT NO. 133, AND R. PECKUM SURVEY, ABSTRACT NO. 175, IN ROCKWALL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of McLendon-Chisholm and the governing body of the City of McLendon-Chisholm, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of McLendon-Chisholm is of the opinion that said zoning ordinance and map should be amended as provided herein; and

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two hundred (200) feet of the property for which the change is requested; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan (PD Concept Plan) that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to meet the current needs of the community; and

WHEREAS, the amendments requested by Applicant for the property described in the attached exhibits are consistent with the City’s requirements applicable to Planned Development Districts and are also consistent with the development standards and uses adopted by the City Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of McLendon-Chisholm, Texas, previously duly passed by the governing body of the City of McLendon-Chisholm, is heretofore amended, be hereby amended by granting a change in zoning from the Agricultural Zoning District, PD Planed Development District and the Extra-Territorial Jurisdiction (ETJ) to the “Willow Creek (PD) Planned Development” for approximately 113.676 acres of land more particularly described in Exhibit “A”.

SECTION 2. The property shall be developed and used in accordance with the development standards, attached hereto as Exhibit “B” and incorporated herein as if fully recited, under the McLendon-Chisholm Zoning Ordinance, ordinances of the City of the McLendon-Chisholm, and shall conform to the Concept Plan, attached hereto as Exhibit “C” and incorporated herein by reference for all purposes and all exhibits and regulations, including, but not limited to those listed within the development plan and restrictions as established herein, which are attached hereto and incorporated herein as if fully recited

SECTION 3. That the Property shall be used only in the manner and for the purposes herein and by the ordinances of the City of McLendon-Chisholm, Texas, as heretofore amended, and as amended herein.

SECTION 4. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of McLendon-Chisholm, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 8. This ordinance shall be cumulative of all provisions or ordinances and of the Code of Ordinances of the City of McLendon-Chisholm, Texas and the McLendon-Chisholm Zoning Ordinance, as amended where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 9. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

PASSED AND APPROVED THIS 9th day of December 2025.

APPROVED:

Bryan McNeal,
MAYOR

ATTEST:

Angela Jennings
CITY SECRETARY

EXHIBIT A

Metes and Bounds Description

EXHIBIT B

EXHIBIT C

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

360.295 ACRES

BEING all of that certain tract of land in the K. Latham Survey, Abstract No. 133 and the R. Peckum Survey, Abstract No. 175, Rockwall County, Texas, and being all of a called 360.295 acre tract of land described in the deed to Willow Creek 360 L.P., recorded in Instrument No. 20220000018231, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the north line of Smith Road for the northwest corner of said 360.295 acre tract;

THENCE North 44°53'38" East, with the north line of said 360.295 acre tract, a distance of 1,440.01 feet to an angle point, common to the southwest corner of a called 144.41 acre tract of land described in the deed to Oak National Development LLC, recorded in Instrument No. 20220000002187, said Official Public Records;

THENCE North 44°31'17" East, continuing with the north line of said 360.295 acre tract and the south line of said 144.41 acre tract, passing at a distance of 1,459.08 feet a 1-inch iron pipe found for an angle point of said 360.295 acre tract, continuing on said course a total distance of 2,243.55 feet to a 1/2-inch iron rod found for a re-entrant corner of said 360.295 acre tract, common to the southeast corner of said 144.41 acre tract;

THENCE North 46°06'37" West, with a westerly line of said 360.295 acre tract and the easterly line of said 144.41 acre tract, a distance of 2,982.31 feet to a point in the south right-of-way line of Farm to Market 550 for the most northwesterly corner of said 360.295 acre tract, common to the northeast corner of said 144.41 acre tract, from which a 1/2-inch iron found bears North 28°40'36" East, a distance of 1.66 feet;

THENCE North 44°45'58" East, with the south right-of-way line of said Farm to Market 550 and the north line of said 360.295 acre tract, a distance of 510.57 feet to a 1/2-iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for the most northeasterly corner of said 360.295 acre tract, common to the northwest corner of a called 40.077 acre tract of land described in the deed to Rockwall ISD, recorded in Instrument No. 20170000016960, said Official Public Records;

THENCE South 45°35'30" East, with an easterly line of said 360.295 acre tract and the westerly line of said 40.077 acre tract, a distance of 2,003.73 feet to a capped iron rod set for a re-entrant corner of said 360.295 acre tract, common to the southwest corner of said 40.077 acre tract;

THENCE North 48°29'24" East, with a north line of said 360.295 acre tract and the south line of said 40.077 acre tract, a distance of 1,249.17 feet to a capped iron rod set in the west line of a called 54.28 acre tract of land described in the deed to Toby Rogers, recorded in Volume 6727, Page 250, said Official Public Records, for a northerly corner of said 360.295 acre tract, common to the southeast corner of said 40.077 acre tract;

THENCE South 45°50'11" East, with a easterly line of said 360.295 acre tract and the westerly line of said 54.28 acre tract, a distance of 483.16 feet to a 3/8-inch iron rod found for a re-entrant corner of said 360.295 acre tract, common to the southwest corner of said 54.28 acre tract;

THENCE North 44°40'07" East, with a north line of said 360.295 acre tract and the south lines of said 54.28 acre tract and a called 28.848 acre tract and Block B of Chisholm Crossing, Phase 1V, an addition in Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Page 323, said Plat Records, a distance of 1,550.50 feet to a capped iron rod set for a northerly corner of said 360.295 acre tract, common to a re-entrant corner of said Chisholm Crossing, Phase 1V;

THENCE South 46°02'02" East, with an easterly line of said 360.295 acre tract and a westerly line of said Chisholm Crossing, Phase 1V, a distance of 375.00 feet to a 1/2-inch iron rod with a cap (illegible) found for a re-entrant corner of said 360.295 acre tract;

THENCE North 43°52'09" East, with a north line of said 360.295 acre tract, a distance of 415.66 feet to a capped iron rod set for the eastern-most northerly corner of said 360.295 acre tract, common to the westerly corner of a called 39.55 acre tract of land described in the deed to Wed Limited Partnership, recorded in Instrument No. 20150000018122, said Official Public Records;

THENCE South 46°05'25" East, with an easterly line of said 360.295 acre tract and the westerly line of said 39.55 acre tract, a distance of 1,419.04 feet to a capped iron rod set for an easterly corner of said 360.295 acre tract, common to the northerly corner of a called 50.00 acre tract of land described as Tract 2 in the deed to Rita Carolyn Klutts, recorded in Instrument No. 20170000020517, said Official Public Records, from which a 1/2-inch iron rod with a cap (illegible) found for the southerly corner of said 39.55 acre tract bears South 46°05'25" East, a distance of 87.63 feet;

THENCE South 43°42'08" West, with the south line of said 360.295 acre tract and the north line of said 50.00 acre tract, passing at a distance of 1,599.63 feet a 1/2-inch iron rod found for the northwest corner of said 50.00 acre tract, common to the northeast corner of a called 50.00 acre tract of land described in the deed to Raymond Guy Martin and Sherry Zmolik Martin, recorded in Instrument No. 20180000001943, said Official Public Records, continuing on said course with said Martin 50.00 acre Tract, a total distance of 2,900.02 feet to a 1/2-inch iron rod with a cap stamped "Owens RPLS 5387" found for the northwest corner of said Martin 50.00 acre tract, common to a re-entrant corner of said 360.295 acre tract;

THENCE South 34°02'30" East, with an easterly line of said 360.295 acre tract and the westerly line of said Martin 50.00 acre tract, a distance of 1,531.30 feet to a capped iron rod set in Klutts Drive for a southeast corner of said 360.295 acre tract, common to the southwest corner of said Martin 50.00 acre tract;

THENCE South 43°53'02" West, in said Klutts Drive, with the south line of said 360.295 acre tract, a distance of 576.80 feet to a 1/2-inch iron rod found for a salient corner of said 360.295 acre tract, common to the southeast corner of a called 25.00 acre tract of land described in the deed to Brent David Schrade and wife, Melissa Schrade, recorded in Instrument No. 20200000005475, said Official Public Records;

THENCE North 44°08'15" West, with a westerly line of said 360.295 acre tract and the easterly line of said 25.00 acre tract, a distance of 1,495.63 feet to a 1/2-inch iron rod found in a southerly line of said 360.295 acre tract at the northeast corner of said 25.00 acre tract;

THENCE South 43°42'08" West, with a south line of said 360.295 acre tract and the north line of said 25.00 acre tract, passing at a distance of 759.28 feet a 1/2-inch iron rod found for the northwest corner of said 25.00 acre tract, common to a re-entrant corner of said 360.295 acre tract, continuing on said course with a south line of said 360.295 acre tract, a total distance of 780.75 feet to a capped iron rod set;

THENCE South 45°41'26" East, with an easterly line of said 360.295 acre tract, a distance of 1,493.78 feet to a capped iron rod set in said Klutts Drive for a salient corner of said 360.295 acre tract, from which a 1/2-inch iron rod found bears North 38°55'07" East, a distance of 11.19 feet;

THENCE South 43°46'45" West, in said Klutts Drive with the south line of said 360.295 acre tract, a distance of 470.96 feet to a 1/2-inch iron rod found for a salient corner of said 360.295 acre tract, common to the southeast corner of a called 15.00 acre tract of land described in the deed to David Trent and Sandra Trent, recorded in Instrument No. 20190000014421, said Official Public Records;

THENCE North 45°16'14" West, with the easterly line of said 15.00 acre Trent tract, a distance of 1,493.33 feet to a 1/2-inch iron rod found at a re-entrant corner of said 360.295 acre tract for the northeast corner of said 15.00 acre Trent tract;

THENCE South 43°42'19" West, with a south line of said 360.295 acre tract and the north line of said 15.00 acre Trent tract, passing at a distance of 437.77 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found for the northwest corner of said 15.00 acre Trent tract, common to the northeast corner of a called 15.00 acre tract of land described in the deed to David L. Smith and Kristie A. Smith, recorded in Instrument No. 201800000010396, said Official Public Records, continuing on said course with the north lines of said Smith 15.00 acre tract, a called 15.00 acre tract of land described in the deed to David L. Smith and Kristie A. Smith, recorded in Instrument No. 20180000016086, said Official Public Records, a called 7.00 acre tract of land described in the deed to David G. Short and Cynthia R. Short, recorded in Instrument No. 20180000001017, said Official Public Records, and a called 8.00 acre tract of land described in deed recorded in Volume 5555, Page 319, said Official Public Records, a total distance of 2,416.78 feet to a 3/4-inch iron pipe found in said Smith Road for the southwest corner of said 8.00 acre tract;

THENCE North 45°21'49" West, in said Smith Road with the west line of said 360.295 acre tract, a distance of 1,501.62 feet to the POINT OF BEGINNING and enclosing 360.295 acres (15,694,465 square feet) of land, more or less.

EXHIBIT B
CONCEPT PLAN

(see attached)

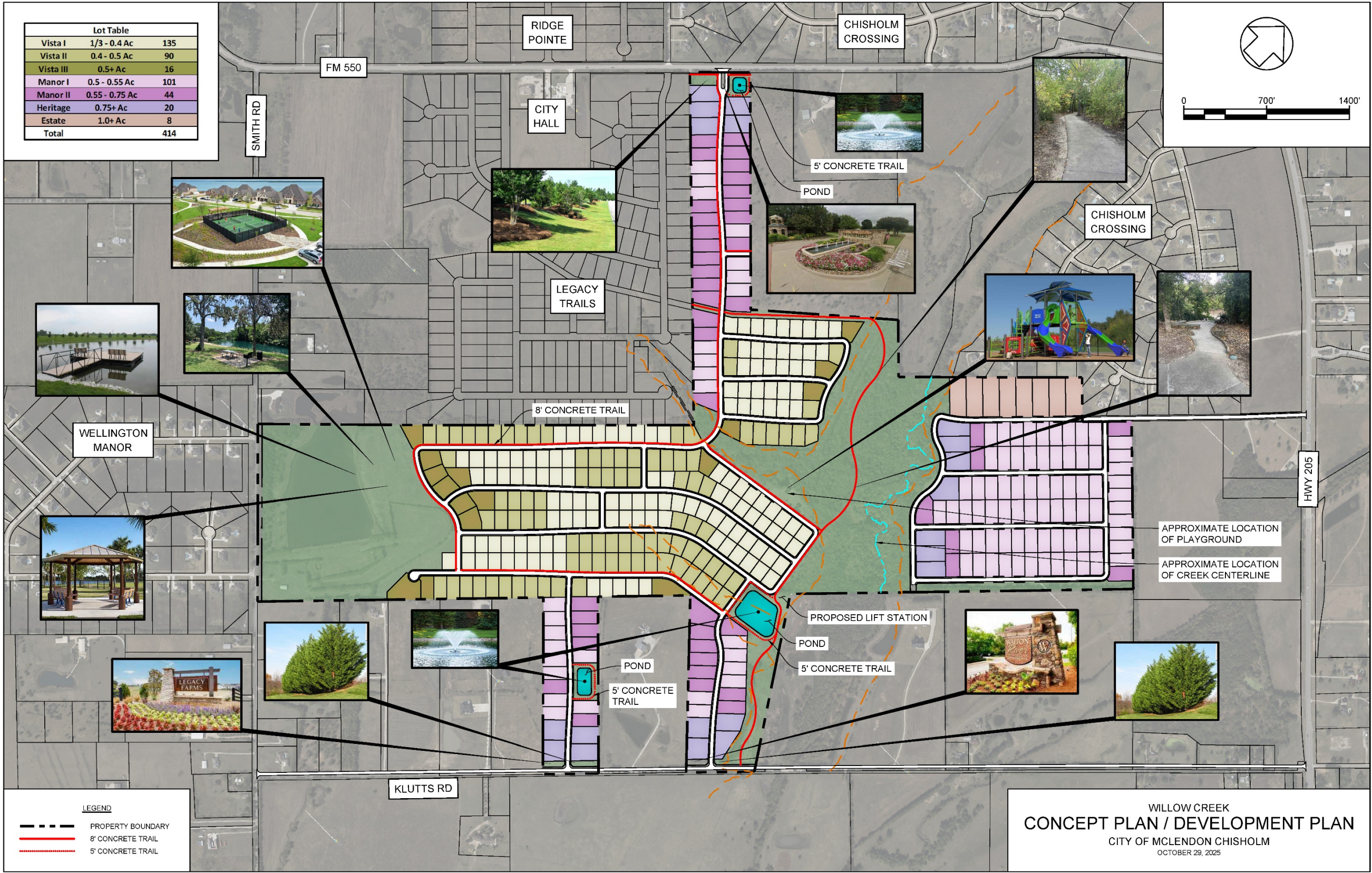


EXHIBIT B-1
PHASING PLAN

(see attached)

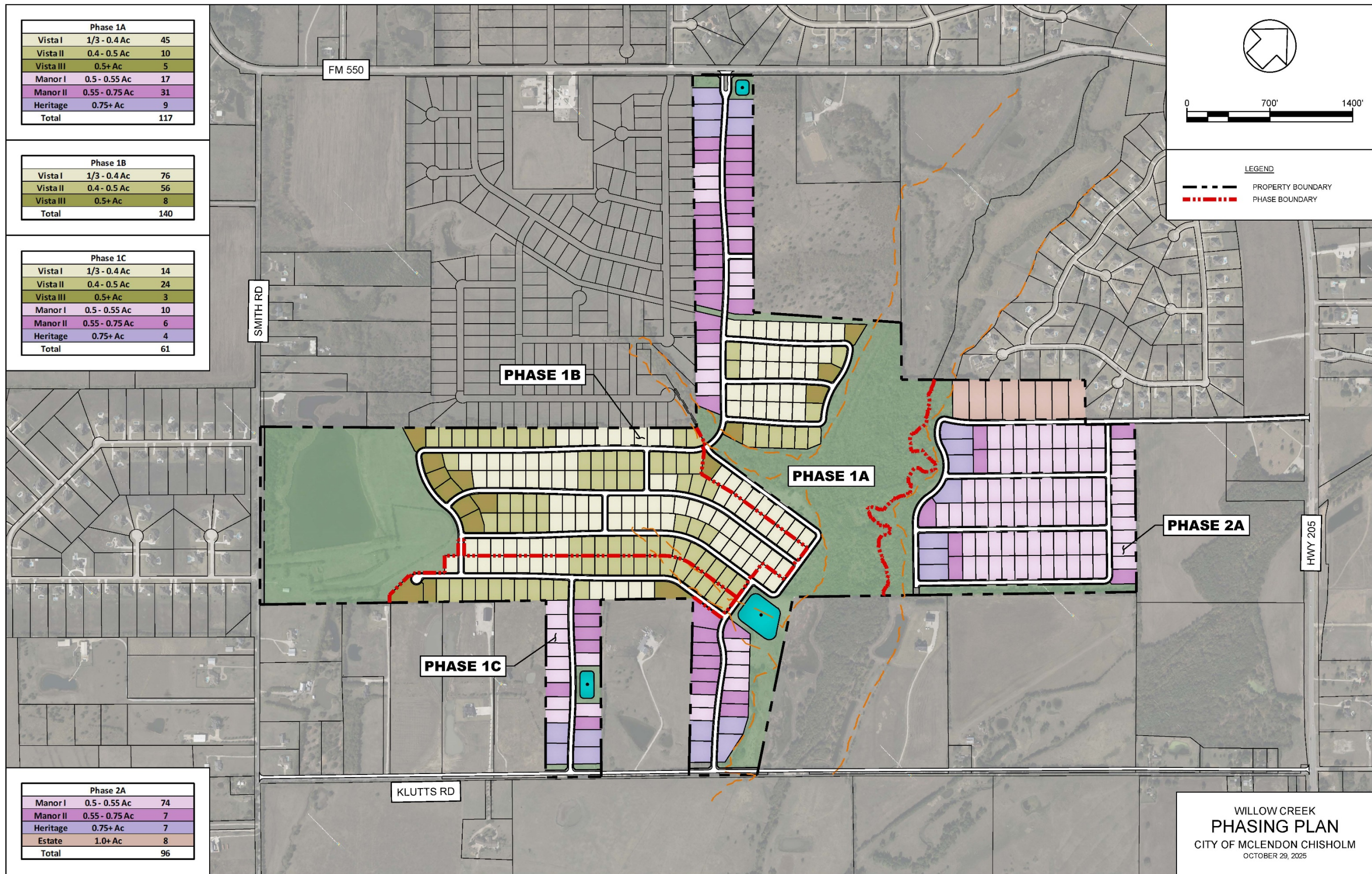


EXHIBIT C **DEVELOPMENT REGULATIONS**

WILLOW CREEK (+/- 360.295 acres)

Purpose Statement; General Provisions – The purpose of this planned development district (“District”) is to establish a quality master planned residential community for the property described by metes and bounds on Exhibit A to this PD Ordinance (the “Property”). The design, development and use of the Property shall comply with the Concept Plan/ Development Plan, attached to this PD Ordinance as Exhibit B (“Concept/Development Plan”) (except as may be modified as provided herein) and the following development standards included in this Exhibit C. Except as otherwise provided in this Exhibit C or any other exhibits attached to this PD Ordinance, development of the Property shall comply with McLendon-Chisholm’s Zoning Ordinance, Ordinance No. 2007-10, section 1, adopted by the City Council on July 23, 2007 in effect as of the Effective Date of this PD Ordinance (the “Zoning Ordinance”), as amended by these Development Regulations. In the event of a conflict between this Exhibit C and the Zoning Ordinance, this Exhibit C shall control. In the event of a conflict between any other exhibits attached hereto and the Zoning Ordinance, these Development Regulations and any exhibits attached hereto shall control. In the event of a conflict between the text of this Exhibit C and any other exhibits attached hereto, this Exhibit C shall control. Subject to the foregoing, the following development standards shall apply to the development of the Property:

CONCEPT PLAN/ DEVELOPMENT PLAN

- I. In General. All development shall generally conform to the Concept/Development Plan, except as may be modified as provided herein. The Concept/Development Plan shall satisfy all requirements under the Zoning Ordinance to submit/ approve both a conceptual plan and a development plan or detailed site plan for this District. The City shall not further require any of the following for this District: (i) a development plan; (ii) site plan, (iii) written reports discussing the impact on planning, engineering, water or wastewater utilities, electric, sanitation, building inspection, tax, police, fire and traffic; or (iv) approvals by the Planning and Zoning Commission or City Council with respect to a concept plan or development plan. The Concept/Development Plan may be approved simultaneously with the PD Ordinance for this District.
- II. Minor Amendments. The property owner or developer may submit minor amendment requests, including changes of detail or amendments to the Concept/Development Plan and any other exhibits attached hereto, which will be administratively approved by the mayor of the City or his/her designated representative (the “Mayor”) so long as such changes of detail or amendments do not (i) alter the uses permitted, (ii) increase the density above 414 units, (iii) increase the building height above forty-five (45) feet, or (iv) exceed the maximum lot coverages as specified in Subsection I(L) of the Development Standards heading below. The Property owner or developer may appeal the decision to deny a minor amendment request, including changes of detail or amendments to the Concept/Development Plan or any exhibits attached hereto, to the City’s Planning and Zoning Commission, and may appeal the decision of the City’s Planning and Zoning Commission to the City Council. For any amendments that are not authorized to be approved by the Mayor herein, the Property owner or developer may

apply for an amendment through the same process as a zoning amendment outlined in the Zoning Ordinance.

The Property may be developed in phases. The property owner or developer may designate the phases in its sole discretion. The owner or developer may modify the phasing plan, including the boundaries shown on such plan, attached as Exhibit B-1 to this PD Ordinance (the “Phasing Plan”) in its discretion.

ENTRY POINT SUBDIVISION IDENTIFICATION AND HOMEOWNERS’ ASSOCIATION

I. Entry Point Subdivision Identification.

- a. All major subdivision entry points identified in this section shall include subdivision identification signage or monumentation for the community. The signage or monumentation shall not encroach into required sight visibility triangles.
- b. FM 550. At least one entry monument shall be located at the entry off FM 550.
- c. Klutts Road. At least one entry monument shall be located at each entry into the subdivision off Klutts Road.
- d. Construction materials for the entry monuments required in this section at FM 550 and Klutts Road shall consist of a stone or brick façade with cedar or metal accent materials. The entry monuments shall be uplit/illuminated with directional lighting. Signage for entryways must be darker than the colors of the primary entry structure the signage is placed upon unless otherwise approved by the City Manager or his or her designee (“City Manager”). Signage must be generally consistent for any and all entryways into the subdivision.

- II. Homeowners’ Association. One or more mandatory homeowners’ association(s) (“HOA”) shall be established for the Property to own and maintain the private open spaces, common areas and greenbelts that are accessible to all residents; landscape improvements within common areas; perimeter landscape buffers for the subdivision; fencing along any open space or common areas; entry monuments and signage; and other improvements as specified in the HOA governing documents.

DEFINITIONS

- I. “City Parkland” means parkland and/or greenbelts dedicated to and/or owned by the City.
- II. “Estate Lot” means any lot that is at least 1.0 acre or larger.
- III. “Heritage Lot” means any lot that is at least 0.75 acres or more, but less than 1.0 acre.
- IV. “Manor Lot” means any lot with a 25’ or greater front setback that is at least 0.50 acres or more, but less than 0.75 acres.
 - A. “Manor I Lot” means any Manor Lot that is at least 0.50 acres or more, but less than 0.55 acres.
 - B. “Manor II Lot” means any Manor Lot that is at least 0.55 acres or more, but less than 0.75 acres.
- V. “Vista Lot” means any lot with a front setback at least 20’, but less than 25’¹ that is at least 1/3 acres or more.
 - A. “Vista I Lot” means any Vista Lot that is at least 1/3 acres or more, but less than 0.40 acres.
 - B. “Vista II Lot” means any Vista Lot that is at least 0.40 acres or more, but less than 0.50 acres.
 - C. “Vista III Lot” means any Vista Lot that is at least 0.50 acres or larger.

PERMITTED USES

- I. The following uses are permitted by right at any location within the Property:
 - A. any use permitted in the SF2.5 Single-Family Residential District of the Zoning Ordinance.
 - B. all accessory buildings or uses customarily incidental to the main uses permitted in the SF2.5 Single-Family Residential District.
- II. Any use permitted by specific use permit (“SUP”) in the SF2.5 Single-Family Residential District of the Zoning Ordinance shall be permitted by SUP within the Property.

DEVELOPMENT STANDARDS

- I. Lot Sizes, Setbacks, etc. for Vista Lots, Manor Lots, Heritage Lots and Estate Lots. Except as otherwise provided below, Vista Lots, Manor Lots, Heritage Lots and Estate Lots shall

¹ By way of clarification, the main differentiating factor between a Vista III Lot and a Manor I Lot (to know which regulations apply to such lot) is that a Vista III Lot will have a front setback of at least 20’ and up to 25’ and a Manor I Lot will have a front setback of at least 25’ (or more).

comply with Article 4, Section 4-4, SF1.0 Single-Family Residential District of the Zoning Ordinance, subject to the following:

A. Minimum Lot Area.

1. Estate Lots. Minimum lot area is one acre.
2. Heritage Lots. Minimum lot area is 0.75 acre (3/4 acre).
3. Manor Lots. Minimum lot area is 0.5 acre (1/2 acre).
4. Vista Lots. Minimum lot area is 1/3 acre.

B. Minimum Lot Width. Except as provided herein, the minimum lot width shall be 110 feet. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have a reduced lot width of up to a 20% reduction. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured along the required front yard setback as shown on the final plats.

C. Minimum Lot Depth. Except as provided herein, the minimum lot depth shall be (i) 150 feet for Estate Lots, Heritage Lots and Manor Lots and (ii) 135 feet for Vista Lots. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have a reduced lot depth of up to a 20% reduction. For the purposes of determining compliance with lot depth requirements, lot depths shall be measured along the side lot lines to the deepest rear lot line segment or point where lot lines converge in the case of pie-shaped lots.

D. Lot Lines. Side lot lines may be either (i) radial to street frontage or (ii) skewed or angled if parallel to at least one other side lot line that is part of the same lot.

E. Minimum Dwelling Size. The minimum dwelling size is 2,800 square feet for Estate Lots, Heritage Lots and Manor Lots and 2,200 square feet for Vista Lots.

F. Maximum Density; Location of Lot Types.

1. The maximum number of dwelling units that may be developed within the Property is a total of up to 414 residential lots in the aggregate. There is no maximum number of dwelling units per acre as the density will be determined by the maximum number of dwelling units set forth herein. There shall be a maximum of one primary dwelling unit per platted lot. In addition, a maximum of one dwelling, guesthouse, which may include living, sleeping bathing, and kitchen facilities but is secondary to the main dwelling structure and is used solely for habitation of guests on a temporary basis and at no compensation (“Guesthouse”) is allowed by SUP per platted lot.

2. Estate Lots (minimum one-acre lots) shall be provided adjacent to acre lots in the existing Chisholm Crossing subdivision.
3. A minimum of eight (8) lots within the overall development (i.e., the entirety of the Property, not per phase) shall be Estate Lots. A minimum of twenty (20) lots within the overall development (i.e., the entirety of the Property, not per phase) shall be Heritage Lots. One quarter of the Manor Lots within the overall development (i.e., the entirety of the Property, not per phase) shall be classified as Manor II Lots. One third of the Vista Lots within the overall development (i.e., the entirety of the Property, not per phase) shall be classified as Vista II Lots. A minimum of seven (7) lots within the overall development (i.e., the entirety of the Property, not per phase) shall be Vista III Lots.
4. Notwithstanding the proposed locations of lots and lot types as shown on the Concept/Development Plan, the developer or property owner may change the location of lots and/or lot types (i.e., Estate Lots, Heritage Lots, Manor I Lots, Manor II Lots, Vista I Lots, Vista II Lots and Vista III Lots) and relocate lots/ lot types as part of a preliminary plat and such amendments to the Concept/Development Plan will be approved as part of the preliminary plat so long as (i) the total number of dwelling units located within the Property is not more than 414 dwelling units; (ii) at least eight (8) Estate Lots are provided within the overall development; (iii) at least twenty (20) Heritage Lots are provided within the overall development; (iv) at least one-quarter of all Manor Lots within the overall development are Manor II Lots; (v) at least one-third of all Vista Lots within the overall development are Vista II Lots; and (vi) at least seven (7) Vista III Lots are provided within the overall development.

G. Maximum Height.

The maximum building height shall be two (2) stories, up to forty-five (45) feet in height. No accessory building shall exceed twenty-five (25) feet in height, nor shall it exceed the height of the principal building. The maximum building height may be increased above forty-five (45) feet by SUP.

H. Front Yard Setback.

The minimum front yard building setback for main and secondary or accessory buildings shall be (i) twenty-five (25) feet for Estate Lots, Heritage Lots and Manor Lots and (ii) twenty (20) feet for Vista Lots. Front porches may extend into the front yard a maximum of five (5) feet for Estate Lots, Heritage Lots and Manor Lots.

I. Side Yard Setback.

1. Interior Side: The minimum side yard building setback for main and secondary or accessory buildings shall be ten (10) feet on each interior side.
2. Corner (Street) Side: A side yard adjacent to a street on a corner lot shall have a minimum fifteen (15) foot side yard building setback. On corner lots, the front yard setback is not required to be observed along the frontage of both intersecting streets (i.e., the side yard street setback specified herein applies instead).

J. Rear Yard Setback.

The minimum rear yard building setback for main or accessory buildings shall be twenty (20) feet from the rear façade of the residence to the rear lot line.

K. Building-to-Building Separation.

1. Buildings on Heritage Lots shall be separated by a minimum distance of thirty (30) feet from buildings on adjacent lots.
2. Buildings on Estate Lots shall be separated by a minimum distance of forty (40) feet from buildings on adjacent lots.
3. For the avoidance of doubt, this Subsection I(K) is a building-to-building separation requirement and not a setback requirement. As an example, if a Manor Lot is adjacent to a Heritage Lot, on the side of the homes with a shared property line, the buildings must be a distance from each other of at least thirty (30) feet in total. This requirement may be satisfied by placing the building on the Manor Lot at least ten (10) feet from the shared property line and placing the building on the Heritage Lot at least twenty (20) feet from the shared property line, or by any other combination that maintains at least thirty (30) feet total separation of the buildings.

L. Maximum Lot Coverage.

1. Lot coverage is defined as the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot and shall conform to the standards depicted in Table 1 below for each lot type, which are as follows:

TABLE 1: MAXIMUM LOT COVERAGE

	<i>Vista Lots</i>	<i>Manor Lots</i>	<i>Heritage Lots</i>	<i>Estate Lots</i>
<i>Maximum Lot Coverage (Primary and Accessory Structures)</i>	55%	40%	35%	25%

2. An SUP may be requested to allow lots to exceed the maximum lot coverage requirement.

M. Parking; Garages.

1. Two off-street parking spaces per dwelling unit are required. The two required spaces must be located within an enclosed garage.
2. There are no restrictions on garage orientation except as provided below. Garages may be flat front entry, recessed, j-swing or side swing.
 - (a) All Heritage Lots located along the entry roads off FM 550 and Klutts Road shall be oriented in a traditional swing (or j-swing) garage configuration where the two (2) car garage is positioned facing the side property line and the driveway swings into the garage in a 'J' configuration. For such lots with a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street shall be permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
3. Garage doors on all lots shall be painted or stained in a color darker than the primary structure color and shall use a maximum of one darker primary color and one lighter accent color.
4. Homes that utilize flat front entry garages on Estate Lots, Heritage Lots and Manor Lots:
 - (a) shall be required to plant one additional canopy tree in the front yard; and
 - (b) shall also be required to incorporate at least one of the following design elements:
 - (i) landscape beds; or
 - (ii) trellises.
5. The requirements in subsection (M)(4) above do not apply to homes that utilize flat front entry garages on Vista Lots.

N. Building Materials.

1. The exterior façade of all residential buildings shall be 80% masonry (excluding doors, windows, dormers and walls over roof areas) (“Masonry Requirement”). The minimum 80% Masonry Requirement is calculated as 80% of the total surface area of the entire/overall exterior of the home or building and not 80% of each dwelling’s façade.
2. For the purposes of these Development Regulations “masonry” shall mean and be limited to full width brick, natural stone, cast stone, stucco, cementitious fiberboard (e.g. HardiBoard or Hardy Plank, subject to the limitations herein) or a combination of no more than two of these materials, in lieu of any definition of masonry in the Zoning Ordinance; provided that if cementitious fiberboard is used to satisfy the Masonry Requirement, cementitious fiberboard:
 - (i) must begin from the base of the elevation on the front façade; and
 - (ii) may only be used in combination with either natural stone, cast stone or stucco and shall be darker than the other building material.
3. Mullions shall be painted or stained a dark color.
4. All exterior facades of a home shall be architecturally consistent or compatible by design and material with the other exterior facades of that same home. All accessory buildings shall be architecturally compatible with the primary structure in materials, color and design.
5. Any deviations from the material and/or architectural standards listed herein shall be reviewed and may be administratively approved by the City Manager.
6. The building materials requirements in this Subsection N and the Anti-Monotony requirements in Subsection O below shall be the sole building materials, aesthetic method and architectural requirements that apply to the development of the Property.

O. Anti-Monotony.

1. No same floorplan may be repeated on adjacent lots or directly across the street from a lot.
2. The same combination of (i) floorplan plus (ii) elevation shall not be repeated within four (4) lots on the same side of the street nor directly across the street and for two (2) lots on each side of the lot directly across the street.

3. Homes are considered to have a differing appearance/elevation for purposes of Subsection O.2 above if at least two of the following six items deviate:
 1. number of stories;
 2. material color;
 3. roof material and pitch;
 4. articulation of the front façade;
 5. stone or brick accents; or
 6. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Bay window; (c) Dormers; (d) Balcony (full size or Juliette); or (e) Wing wall.

The list in this Subsection O.3 is not exhaustive and other items may differentiate building elevations, as approved by the City's City Manager.

- P. Mailboxes. All homes shall have individual mailboxes unless cluster mailboxes are required by the United States Postal Service (USPS), in which case homes may use cluster mailboxes. All mailboxes shall be uniform in design and color(s).
- Q. ADA. Development of the Property will be in compliance with all applicable Americans with Disabilities Act (ADA) Standards for Accessible Design, to the extent applicable.
- R. A/C Units. Air conditioning units shall be located behind fences or landscape screening shall be used to minimize visibility from streets.
- S. Street Lights. Street lights internal to the subdivision shall be selected from dark sky compliant options available in Oncor's Decorative Street Lighting Brochure. Street lights shall be spaced at a maximum interval of 600' along residential streets internal to the subdivision.
- T. Variances. A variance may be requested to be granted by the City's Board of Adjustment ("Board of Adjustment") to allow for any development that would deviate from the development regulations in any section set forth in this Exhibit C. The Board of Adjustment may authorize a variance from the terms set forth in these development regulations if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation herein would result in unnecessary hardship, and so that the spirit of these development regulations are observed and substantial justice is done.

- II. **Landscape Requirements.** Except as provided for flat front entry garages in Subsection I(M)(4) under the Development Standards heading herein and as otherwise provided below, landscaping shall comply with Article 6, Section 6-10, Landscape requirements of the Zoning Ordinance and Section 10.02.008 of the Subdivision Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Landscaping and irrigation systems shall be installed along entryways and shall be maintained by the HOA.
- B. Each residential lot shall have a minimum of two (2) canopy trees (new or existing) in the front yard. Each canopy tree planted in the front yard shall have a minimum of three (3) caliper inches and shall be at least six (6) feet in height at the time of planting.
- C. No other front yard, side yard, or rear yard tree planting requirement shall apply except for the requirement for one additional canopy tree for flat front entry garages set forth in Subsection I(M)(4) under the Development Standards heading herein.
- D. **Landscape Buffer.**
 - 1. A minimum of a 100-foot wide landscape buffer shall be provided along FM 550 (outside of and beyond any required right-of-way dedication) along the entire length of the frontage of the Property along FM 550 in the location generally shown as “100’ Landscape Buffer” on the Concept/Development Plan (the “FM 550 Buffer”), and shall incorporate ground cover, a built-up berm and shrubbery. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) understory/accent trees shall be planted per 100-feet of linear frontage of the FM 550 Buffer. Each canopy and understory/accent tree planted shall have a minimum of three (3) caliper inches and shall be at least six (6) feet in height at the time of planting.
 - 2. A minimum of a 50-foot wide landscape buffer shall be provided along the Klutts Drive frontage of the Property (outside of and beyond any required right-of-way dedication) (the “Klutts Buffer”). For the avoidance of doubt, the Klutts Buffer is only required along the Property frontage and the property owner or developer is not required to extend the buffer beyond the Property frontage. The Klutts Buffer will include grass or other groundcover or plantings for the entire length of the frontage. Additionally, for the length of the frontage along Klutts Road where adjacent to residential lots, the Klutts Buffer shall incorporate ground cover, a built-up berm and shrubbery. The berm provided within the Klutts Buffer adjacent to residential lots shall have a minimum height of 30-inches and a

maximum height of 48-inches. In addition, three (3) canopy trees and four (4) understory/accent trees shall be planted per 100-feet of linear frontage of the Klutts Buffer that is adjacent to residential lots (i.e., excluding the frontage along the Klutts Buffer that is not adjacent to residential lots). Each canopy and understory/accent tree planted shall have a minimum of three (3) caliper inches and shall be at least six (6) feet in height at the time of planting.

3. Any additional required landscape buffer on any other thoroughfares or perimeter streets shall be a maximum twenty (20) foot landscape buffer. No tree plantings shall be required.

III. **Amenities/Community Features, Trails and Sidewalks**

A. **Amenities/ Community Features.**

1. Three ponds shall be provided in the locations as generally shown on the Concept/Development Plan (each a “Pond Amenity”). Each pond will include a fountain or other aeration feature. A Pond Amenity located within a given phase shall be completed prior to the issuance of the first building permit for that respective phase. The ponds shall be maintained by the HOA. A trail will be provided around each of the ponds as set forth in Subsection III(B)(4) below.
2. A modern playground shall be provided in the location generally shown on the Concept/Development Plan. The playground material shall be metal or composite wood and have a muted tone coloring scheme. The playground shall be installed prior to the issuance of the first certificate of occupancy for a residential building within “Phase 1A” as shown on the Phasing Plan. The playground will be owned and maintained by the HOA.

B. **Pedestrian Connectivity; Trails.**

1. An eight (8) foot wide concrete trail shall be provided in the locations generally depicted as the “8’ Concrete Trail” on the Concept/Development Plan (the “Eight Foot Trail”). The Eight Foot Trail shall be accepted by and owned by the City and maintained by the HOA. The Eight Foot Trail is not strictly bound to the locations shown on the Concept/Development Plan and may be modified with the final design so long as trail complies with the requirements herein. In the event of a conflict between the text of these Development Regulations and the Concept/Development Plan, the text of these Development Regulations controls.
2. The owner or developer shall provide one (1) rest area along the Eight Foot Trail with a view overlooking Brushy Creek that includes seating or benches.

1. The Eight Foot Trail may be completed in phases (corresponding with the respective phases of development) and shall be completed prior to the issuance of the first certificate of occupancy in the phase in which the respective portion(s) of the trail is located within or adjacent to.
2. A five (5) foot wide concrete trail shall be provided around each Pond Amenity and may generally meander around each such Pond Amenity, as applicable. The trail around each Pond Amenity shall be accepted by and owned by the City and maintained by the HOA. A minimum of two benches shall be provided around the trail for each Pond Amenity. The trail around each Pond Amenity shall be completed prior to the issuance of the last certificate of occupancy in the phase in which the trail is located. Additional amenities that compliment a Pond Amenity may be provided upon review and approval by the City Manager.
3. The trails requirements in this section and the amenities/ community features described in Subsection III(A)(1)-(2) above shall be the exclusive amenities, open space and trails requirements that apply to the development of the Property.

B. Sidewalks.

1. Except as provided herein, all interior residential street rights-of-way abutting residential lots shall be improved with sidewalks that are a minimum of five (5) feet in width and constructed by the homebuilders at the time of adjacent house construction. Sidewalks may be located outside of the public right-of-way within a pedestrian access easement to provide for meandering or upsized sidewalks and trails.
2. Any sidewalks within interior residential street rights-of-way abutting open space or common area lots shall be a minimum of five (5) feet in width and constructed by the developer prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the sidewalk is located within.
3. Sidewalks interior to the subdivision shall be maintained by the HOA, including sidewalks within interior residential street rights-of-way but expressly excluding any and all sidewalks located in or along City Parkland. Notwithstanding the foregoing, the City shall be responsible, at its expense, for repairing any and all sidewalk damage resulting from any City-initiated activities, including but not limited to damage to sidewalks caused by or incidental to street, utility, or other public infrastructure work, repairs or maintenance performed by or on behalf of the City.

4. Sidewalks located in or along City Parkland shall be accepted, owned and maintained by the City.

II. **Fencing Requirements**

- A. **Privacy/Security Enclosures or Decorative Fences.** Privacy/security enclosures or decorative fences shall be erected upon the rear lot line and side lot line of every lot. Privacy/security enclosures shall be a minimum of six (6) feet in height and decorative fences (constructed of tubular steel) shall be a minimum of four (4) feet in height. Privacy/security enclosures shall be uniform in height and color for adjacent lots. Decorative fences shall be a dark color for the entire development and shall be uniform in height and color for adjacent lots. Enclosures or fences may extend up to the front building line in the front yards of lots and to the right-of-way in the side yards of corner lots. Any such fences provided along lot lines shall be wood, except that any fencing abutting open space shall be tubular steel. Other materials may be used for fencing with the approval of the City Planner.
- B. **Perimeter Screening.** Residential subdivision enclosures (perimeter screening) shall be constructed with brick columns set on piers with a maximum spacing of one hundred (100) feet on center. Infill material between brick columns shall be brick, split rail cedar, plaster, iron or other materials as approved by the City Planner. City staff shall review and approve plans for all residential subdivision enclosures prior to construction, but a permit, permitting fees or other associated fees shall not be required.

III. **Street Typology**

- A. All streets and curbs will be designed to City standards unless otherwise provided herein or approved by the City's engineering department.
- B. All streets shall be constructed with curb and gutter.
- C. Residential streets shall have a minimum right-of-way width of fifty (50) feet. Paving shall be not less than thirty-one (31) feet as measured from the back of curbs.
- D. Dead-end streets/cul-de sacs shall have a minimum right-of-way radius of fifty (50) feet and a minimum pavement radius (back of curb) of forty and one-half (40.5) feet.
- E. Reverse curves in street alignments are permissible without the inclusion of tangent sections. Otherwise stated, reverse curves are not required to be separated by a minimum tangent.
- F. The repair and maintenance of all streets, roadways, alleys, and drainage improvements shall be the responsibility of the City.

G. Street Paving Strength Requirements:

1. Except as provided herein, a seven-inch thickness of concrete pavement on a compacted subbase shall be required. The concrete must have a 28-day compressive strength of 3,600 pounds per square inch (ppsi). All steel reinforcing shall be deformed No. 3 bars on 18-inch centers both ways.
 - (a) The concrete pavement thickness may be decreased to six inches upon recommendation in the final geotechnical report and approval from the city engineer. If the final geotechnical report recommends a pavement thickness greater than seven inches, the pavement thickness shall be increased to meet the criteria specified in the final geotechnical report.

VI. **Points of Access**

- A. Any phase of the Property can be developed with only one (1) point of access provided that all dwelling units within that phase are equipped with an automatic fire sprinkler system approved by the Fire Marshal or his or her designee. If a phase is constructed with two (2) or more points of access, then the installation of an automatic fire sprinkler system is not required in any dwelling unit within that phase.



MINUTES
City Council
November 10, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 5:30 PM

COUNCIL	Mayor Bryan McNeal	Mayor Pro Tem Jerry Brewer
PRESENT:	Council Member Donald Goodwin	Council Member Dennis London
	Council Member Arik Towry	Council Member John Powers
	Council Member Rich Dean	

STAFF	Fabrice Kabona, City Manager	Michael Halla, City Attorney
PRESENT:	Angela Jennings, City Secretary	Jeff White, Finance Director
	Peyton Sherman, City Planner	Rockwall County Deputy
	Eddie Stough, Fire Chief/Fire Marshal	

1. CALL TO ORDER

Mayor McNeal called the meeting to order at 5:30 and adjourned the council into executive session.

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, §551.072 - 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

Mayor adjourns council from Executive Session at 6:37 PM and calls the General Session back to order.

There was no action taken in Executive Session.

- 2.1. Adjourn into Executive Session in accordance with Texas Government Code: Section §551.071 Consultation with Attorney to discuss approval of an Ordinance accepting the petition to convert private streets in the Glen Acres

Subdivision.

- 2.2. Adjourn into Executive Session in accordance with Texas Government Code: Section §551.071 Consultation with Attorney to discuss a Resolution authorizing the City of McLendon-Chisholm, Texas, to enter into a Development and Chapter 380 Agreement with Willow Creek 360 LP for the project known as "Willow Creek"

3. INVOCATION AND PLEDGE

Mayor ask Council Member John Powers to lead the group in the Invocation and Council Member Towry to Lead Council and Audience in both US and Texas Pledges.

4. RULES OF DECORUM

This evenings meeting is dedicated to Specialist Harris, killed in Afganistan 2017

5. PUBLIC HEARING

Mayor McNeal Opened the Public Hearing at 6:40 PM.

Mr. David Black spoke in the Public Hearing concerned about the density of the Willow Creek development and does it conform to the comprehensive plan?

There were no other citizens to speak at the Public Hearing. The mayor closed the hearing at 6:44 PM.

- 5.1. Public Hearing to receive comments on the proposed annexation to incorporate 113.676-acre tract of land situated in the K. Latham Survey, Abstract No. 133, and the R. Peckum Survey, Abstract No. 175, Rockwall County, Texas, being a portion of a called 360.295-acre tract of land owned by Willow Creek 360 LP, generally located south of FM 550, between Smith Road and State Highway 205, and contiguous to the existing city limits of McLendon-Chisholm, Texas.

6. CITIZEN COMMENTS

There were no citizens comments.

7. CONSENT AGENDA

Mayor calls for a motion or any changes for the consent agenda.

Council Member Powers asks that 7.3 be pulled for discussion. Council Member Donald Goodwin Seconds. Motion to pull the item passes.
Mayor calls for a motion to approve the remaining item on the consent agenda.

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	Powers
SECONDED BY:	Brewer
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

7.1. Consider approval of City Council Meeting Dates and Planning and Zoning Meeting Dates for 2026.

7.2. Consider approving minutes from Oct. 27, 2025 City Council Meeting.

7.3. Discuss and consider approval of a resolution awarding Request for Proposal (RFP) 2025-1-10 to Anderson Asphalt & Concrete Paving, LLC, for culvert repair, asphalt paving services, and cement stabilization on Briar Glen Dr, Meadow Dr, and Glen Acres Dr.

8. ITEMS FOR DISCUSSION

Mayor McNeal opens 7.3 up for discussion awarding the contract for culvert repair, asphalt paving services, and cement stabilization on Briar Glen Dr., Meadow Dr., and Glen Acres Dr.

Council Member Powers asks City Manager to clarify exactly what approving 7.3 at this time would mean. When would the work begin?

Council Member Brewer asks City Manager if approving this will lock in the price. City Manager Fabrice Kabona tells the council it will depend on how long the process is.

Council Member Goodwin asks Council Member Towry if he has looked this over and asks about the warranty. Mr. Kabona states that this company provides a 2 year warranty.

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	Goodwin
SECONDED BY:	Powers
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin

AGAINST:	None
ABSTAIN:	None

- 8.1. 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, located in the City's extraterritorial jurisdiction (ETJ), into the corporate limits of the City of McLendon-Chisholm.

Mayor removes 8.1 and 8.2 from tonight's meeting to Dec. Meeting. He also announces a workshop on Nov 17 to discuss both 8.1 & 8.2 as requested by Council Member Powers.

- 8.2. Discuss and consider approval of an ordinance accepting the petition to convert private streets to public streets in the Glen Acres Subdivision, providing that acceptance is contingent upon the city entering into a financing agreement with property owners for road improvement cost sharing.

- 8.3. Discuss and consider approval of an Ordinance annexing approximately 113.676 acres of land situated in the K. Latham Survey, Abstract No. 133, and the R. Peckum Survey, Abstract No. 175, in Rockwall County, Texas, located in the City's extraterritorial jurisdiction (ETJ), into the corporate limits of the City of McLendon-Chisholm, and approving the Annexation Service Plan.

**Mr Kabona gives the staff report and recommends approval.
There are no questions from the council
Mayor McNeal calls for a vote.**

RESULT:	APPROVED 6 TO 1
MOTIONED BY:	Powers
SECONDED BY:	Dean
FOR:	McNeal, Brewer, London, Powers, Towry, Dean
AGAINST:	Goodwin
ABSTAIN:	None

- 8.4. Discuss and consider approval of a Resolution authorizing the City of McLendon-Chisholm, Texas, to enter into a Development and Chapter 380 Agreement with Willow Creek 360 LP for the project known as "Willow Creek."

Mayor calls for a motion.

Motion is made. City Manager, Fabrice Kabona gives staff report stating that the staff does recommend approval. Ty Young with Skorborg is introduced and gives

the presentation of the Willow Creek Development.

Mr. Young gives the presentation and then opens up questions from the council. Council Member Dennis London states that he does have reservations about the density but also states he does appreciate the work they have done working with the staff. He also states he is cautious about the money that will have to go to maintain the parks etc. The density is his main concern.

Council Member Towry ask about the concrete thickness of the roads. Mr. Skorborg states they will do whatever the engineer states the needs are for the soil. Mr. Towry believes that as we grow there will be a cost and he is ok with the parks.

Council Member Brewer believes this is a good compromise on both sides. Positives outweigh the negatives. He believes that this particular developer will do what they say.

Council Member Rich Dean agrees with CM Brewer. He likes the wide lots and appreciates the developer working with us.

Council Member Goodwin asks Mr Kabona /Mr. White what the cost of Klutts Road would be. Mr. White answers and explains that this was showing a full four lanes. There is a short discussion about the cost of the road both from staff and developer. Mr. Goodwin states for the record that we are giving up 3.4 million dollars in impact fees for a 4.3 million dollar road and they are getting to build 30 more lots. He also ask about warranties. Once roads are done they will be dedicated to the city. He states that he is struggling to see the benefit to McLendon-Chisholm

Council Member Powers asks the developer about the price ranges of the homes. Ask about what the park will contain and wanted to know if later there could be other sports fields could be added.

Mayor McNeal asks again about the roads to clarify the road thickness. Developer states they will not go below 6" but will go at whatever the engineer states that it needs to be. Developer also states that they are able to get better pricing on the roads so that will be a savings for the city as well. Mayor McNeal states that this council had decided that roads were the priority. This helps us get Klutts road fixed and he believes that the 33 extra homes would be worth it. This gets Klutts road fixed sooner than later.

Council Member Goodwin states that after Willow Creek is built out it will only bring in about 250,000 a year. He states it will probably cost us more than that and make our problem worse.

RESULT:	APPROVED 5 TO 2
MOTIONED BY:	Brewer
SECONDED BY:	Dean
FOR:	McNeal, Brewer, Powers, Towry, Dean
AGAINST:	London, Goodwin
ABSTAIN:	None

- 8.5. Discuss and consider a resolution accepting and approving a petition for the establishment of the Willow Creek Public Improvement District within the corporate limits of the City, making findings as to the sufficiency of the petition, and directing that a public hearing be scheduled and notice given.

Mayor McNeal calls for a motion to discuss and consider approval.

Mr. Kabona states this is another companion item to the other Willow Creek Development. This is a petition to establish a PID.

Mr. Powers ask about the cost of the PID. Developer states it will be set at .75cents per 100 of valuation.

Mayor calls for the vote.

RESULT:	APPROVED 5 TO 2
MOTIONED BY:	Powers
SECONDED BY:	Towry
FOR:	McNeal, Brewer, Powers, Towry, Dean
AGAINST:	London, Goodwin
ABSTAIN:	None

- 8.6. Discuss and consider a resolution authorizing the award of Request for Proposal (RFP 2025-06-10) to Berghauser Construction for the remodel of the former Fire Station into a new City Annex.

City Manager, Fabrice Kabona, refers the staff report to Jeff White who gives details on the remodel of the former Fire Station.

Council Member London and Brewer restate the reason for the remodel was to house public works.

Council Member Dean asks where the funds are coming from. General Fund reserve?

Council Member Goodwin asks who will be there.

Council Member Powers asks if there is anything that the Contractors want to say.

Mayor ask contractors when they can start and tells the citizens why we are doing this. Contractor says they can start Monday and dependent on weather 18 to 20 weeks.

RESULT:	APPROVED 6 TO 0
MOTIONED BY:	None
SECONDED BY:	None
FOR:	McNeal, Brewer, London, Powers, Dean, Goodwin
AGAINST:	None
ABSTAIN:	Arik Towry

- 8.7. Discuss and consider authorizing the purchase of furniture, fixtures, and other related needs for the new City Annex Building, with funding to be provided from the General Fund Reserve in an amount not to exceed \$85,484.40.

Mayor calls on the Finance Director, Jeff White to provide council with the staff report.

Mr. White gives the staff report and answers questions about what was included. Eddie Stough, Fire Chief, states it will help their space to get all the equipment from their storage and give them work space currently being occupied by Mark Woodruff.

Council Member London says he is all for it.

Council Member Towry asks about a generator cost that was in question.

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	London
SECONDED BY:	Brewer
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

- 8.8. Discuss and consider approval of an ordinance reducing the speed limit along FM 550 within the City limits , between Rabbit Ridge Rd and SH 205, from 55 MPH to 50 MPH, consistent with the findings of the TxDOT speed study

Mr. Kabona gives the staff report and explains that Tex Dot does these studies occasionally to determine the best speed according to the traffic flow and road conditions. Staff recommends approval. He also introduced Mr. Worthington to answer any questions council might have.

Mayor ask for Mr. Worthington to explain why the studies are done, and what happens if the City does not agree to the reduction.

Mr. Worthington explains that TexDot does these studies every 3 to 10 years to make sure speed limits are set according to safety of the road ways.

There were several comments from the council all agreeing that it is a good idea with the growth of the City. Chief Stough also states that this is a good idea and we should have probably initiated this sooner.

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	London
SECONDED BY:	Powers
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

- 8.9. Discuss and consider approving a resolution casting votes for candidates to serve on the Rockwall Central Appraisal District (RCAD) Board of Directors for a two-year term beginning January 1, 2026.

Mr. Kabona gives the staff report and explains how the vote is tallied.

Mayor McNeal reminds the council how Tony Crawford became our nominee, and how the county CAD elections will work.

Mayor McNeal calls for the motion and vote.

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	Goodwin
SECONDED BY:	London
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

9. 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.

Jeff White, Finance Director gives an update on Utility Account Delinquencies. Eddie Stough, Fire Chief, Introduced Shelby Lee as the new FD Administrative Assistant.

CM Dennis London - Happy Birthday to the Marines, and reminds council and public to Thank a Veteran when you see them tomorrow. Also Reminds all about toy for tots.

CM Arik Towry - update on the ALS Response - we are in process on getting this done.

CM Jerry Brewer - Emergency services meeting a week from Wednesday. States his appreciation to all veterans.

CM Goodwin - Looking for volunteers for the Park Board and Rosa's on Wednesday Dec 12 - Breakfast with the council. 7:30 - 9 AM

CM John Powers - Also the FD Liason, had a meeting with Chief Stough. He got to ride along with the Dept. to a active fire. He also met with Mitch Omby about the ALS Service

Fabrice Kabona, Reminds council that City Hall will be closed tomorrow. Thanks the Veterans for thier service. and reminds public we still have several opening for our various boards and committees.

Mayor McNeal - Happy Birthday to the Marines. CM Towry , Fabrice and myself met developers on Klutts road. We now know that all of our Roads that were of concern will be taken care of by May of 2026. Reminds people of the Veterans event at the Fire Station tomorrow. 6:30 - 8 ;30 . Also Christmas Village is coming up on Dec. 1. He also reminds people to step up and volunteer for some of the committees that need volunteers. Step up and get involved.

10. ADJOURN

Mayor adjourns the meeting at 8:44 PM

[MIN_SIGNATURES]



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: 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.

Background:

The City of McLendon-Chisholm has received petitions for voluntary annexation from the owners of six properties located within the City's extraterritorial jurisdiction (ETJ), situated in the W.W. Ford Survey, Abstract No. 80. The properties collectively comprise approximately 19.325 acres of land and include Tracts 26, 31, 33, 35, 37, and 39.

The petitions were received by the City on July 20, 2025, in accordance with Chapter 43 of the Texas Local Government Code, which authorizes municipalities to annex territory into their corporate limits when such action is petitioned by property owners and meets statutory criteria.

A public hearing was held at the September 9, 2025, council meeting to receive comments the proposed annexation.

Fiscal Impact:

The annexation will incrementally increase the City's property tax base and ensure consistent application of City codes and standards. The City anticipates incurring roadway repair and maintenance costs for Glen Acres as a result of this annexation.

Options/Alternatives:

1. City Council may approve the Ordinance, as presented.
2. City Council may deny the Ordinance.

Recommendation:

Staff recommend approval of the Ordinance, as presented.

Attachments:

- Annexation Ordinance
- Exhibit A – Legal Description and Map of Subject Property
- Exhibit B – Annexation Petitions

Presenter: Fabrice Kabona, City Manager

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, TO INSTITUTE VOLUNTARY ANNEXATION PROCEEDINGS FOR THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF TERRITORY MORE SPECIFICALLY DESCRIBED BELOW AND COMPRISING APPROXIMATELY 19.325-ACRES OF LAND SITUATED IN THE W. W FORD SURVEY, ABSTRACT NO. 80, TRACT NUMBERS 26, 31, 33, 35, 37 AND 39, IN ROCKWALL COUNTY, TEXAS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MCLENDON-CHISHOLM, TEXAS INTO THE CORPORATE LIMITS OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas, ("City"), is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the property owners to voluntarily annex the certain property described herein (the "Property") in **Exhibit A**, attached hereto and incorporated as if set forth fully herein; and

WHEREAS, on July 20th, 2025, the City received the petitions of (the "Owner") of the Property, requesting voluntary annexation into the City of McLendon-Chisholm, attached hereto and incorporated as if set forth fully herein as **Exhibit B** (the "Annexation Petition") and for such annexation; and

WHEREAS, on September 9th, 2025, the City Council held a public hearing on this annexation; and

WHEREAS, all of the Property is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, the City Council of the City of McLendon-Chisholm finds and determines that annexation of the Property as requested by the Property owners are in the best interests of the citizens of the City of McLendon-Chisholm and the owners and residents of the area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. That the Property legally described in **Exhibit A** is hereby annexed into the City of McLendon-Chisholm, Rockwall County, Texas, and that the boundary limits of the City of McLendon-Chisholm, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of McLendon-Chisholm, and that same shall hereafter be included within the territorial limits of said City.

SECTION 3. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of McLendon-Chisholm. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. City Manager Authorization. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the territory hereby annexed as required by law.

SECTION 5. Severability Clause. It is hereby declared by the City Council of the City of McLendon-Chisholm that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City of McLendon-Chisholm except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 8. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Rockwall County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of McLendon-Chisholm, Texas.

PASSED AND APPROVED on the 10th day of November, 2025.

MAYOR

ATTEST:

CITY SECRETARY

CITY ATTORNEY - APPROVED AS TO FORM

Exhibit A

Property Description: 2.84 acres, more or less, out of the W.W Ford Survey, Abstract Number 80, Tract Number 31, Mitchell-Williams Subdivision, (unrecorded) Now known as Glen Hills Ranch, in the City of McLendon-Chisholm ETJ, Rockwall County, Texas, Parcel Nos. 16710

Property Description: 2.563 acres, more or less, out of the W.W.Ford Survey, Abstract Number 80, Tract Number 26, Mitchell-Williams Subdivision, (unrecorded) Now known as Glen Hills Ranch, in the City of McLendon-Chisholm ETJ, Rockwall County, Texas, Parcel Nos. 16705

Property Description: 2.083 acres, more or less, out of the W.W. Ford Survey, Abstract Number 80, Tract Number 39, Mitchell-Williams Subdivision, (unrecorded) Now known as Glen Hills Ranch, in the City of McLendon-Chisholm ETJ, Rockwall County, Texas, Parcel Nos. 16717

Property Description: 2.857 acres, more or less, out of the W.W. Ford Survey, Abstract Number 80, Tract Number 33, Mitchell-Williams Subdivision, (unrecorded) Now known as Glen Hills Ranch, in the City of McLendon-Chisholm ETJ, Rockwall County, Texas, Parcel Nos. 16712

Property Description: 4.802 acres, more or less, out of the W. W. Ford Survey, Abstract Number 80, Tract Number 37, Mitchell-Williams Subdivision, (unrecorded) Now known as Glen Hills Ranch, in the City of McLendon-Chisholm ETJ, Rockwall County, Texas, Parcel Nos. 16716.

Property Description: 4.18 acres, more or less, out of the W.W.Ford Survey, Abstract Number 80, Tract Number 35, Mitchell-Williams Subdivision, (unrecorded) Now known as Glen Hills Ranch, in the City of McLendon-Chisholm ETJ, Rockwall County, Texas, Parcel Nos. 16714

**Exhibit B
Annexation Petition**

Date: 7/16/25

Name: Jose Romero

Address: 861 Meadow Dr
Rockwall Tx, 75082

I would like to petition the City of McLendon Chisholm to annex my property into the city. I am the homeowner at 861 Meadow Dr McLendon Chisholm and would like to be included in the City of McLendon Chisholm.

Signature JR

Date 7/16/25

Witnessed by: Jennifer Heldreth (Print)

Jheldreth (Signature)

7/16/25 (Date)

Date: 7/16/25

Name: Kevin Carson

Address: 920 Meadow
Rockwall, TX 75032

I would like to petition the City of McLendon Chisholm to annex my property into the city. I am the homeowner at 920 Meadow Drive, Rockwall, TX - 75032 and would like to be included in the City of McLendon Chisholm.

Signature Chi Carson

Date 7/16/25

Witnessed by: Jennifer Addreth (Print)

J Addreth (Signature)

7/16/25 (Date)

Date: July 19th, 2025

Name: Curtis Sasson

Address: 921 Meadow Drive
Rockwall, TX 75032

I would like to petition the City of McLendon Chisholm to annex my property into the city. I am the homeowner at 921 Meadow Dr. Rockwall, TX 75032 and would like to be included in the City of McLendon Chisholm.

Signature: C. Sasson

Date: 7/19/2025

Witnessed by: Jennifer Hildreth (Print)

J. Hildreth (Signature)

7/19/25 (Date)

Date: 7.20.25

Name: DAU TRAN

Address: 930 MEADOW DRIVE
ROCKWELL NC 75082

I would like to petition the City of McLendon Chisholm to annex my property into the city. I am the homeowner at 930 MEADOW DRIVE 75082 and would like to be included in the City of McLendon Chisholm.

Signature

Date 7.20-2025

Witnessed by: Jennifer Hledreth (Print)

Jennifer Hledreth (Signature)

07.20.25 (Date)

Date: 7/20/25

Name: Diana Broeske

Address: 850 Meadow Dr
Rockwall TX 75032

I would like to petition the City of McLendon Chisholm to
annex my property into the city. I am the homeowner at
850 Meadow Dr and would
like to be included in the City of McLendon Chisholm.

Signature Diana Broeske

Date July 20, 2025

Witnessed by: Jennifer Heldreth (Print)
Jennifer Heldreth (Signature)

7/20/25 (Date)

Date: 7/20/25

Name: Nusi Amusan
Nusi Ventures LLC

Address: 931 Meadow Dr
Rockwall TX 75082

I would like to petition the City of McLendon Chisholm to annex my property into the city. I am the homeowner at 931 Meadow Dr and would like to be included in the City of McLendon Chisholm.

Signature 

Date 7/20/25

Witnessed by: Jennifer Helder (Print)

 (Signature)

7/20/25 (Date)



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: 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.

Background:

On July 8, 2025, City Council adopted Ordinance No. 2025-17, which amended Chapter 10 of the City's Code of Ordinances to add Section 10.03.010 – Conversion of Private Streets to Public Streets. This ordinance established procedures and cost-sharing provisions that allow private streets to be converted into public streets upon petition by property owners or a homeowners association (HOA) and approval by the City Council.

Following the adoption of that ordinance, the property owners of the Glen Acres Subdivision submitted a petition requesting the conversion of the private streets known as Briar Glen Drive, Meadow Drive, and Glen Acres Drive into public streets. The petition meets the requirements of Section 10.03.010(B) of the City's Code of Ordinances.

The conversion of these streets to public streets will allow the City to assume ownership and maintenance responsibilities, providing consistent service standards and ensuring reliable access for emergency vehicles, school buses, and utility providers.

Fiscal Impact:

The City will incur future roadway maintenance and repair costs upon acceptance of the streets. However, the initial improvement and construction costs to bring the streets to City standards will be shared with the property owners under the Statement of Final Cost. The Statement of Final Cost establishes payment terms and ensures recovery of the owners' share of improvement costs over the designated financing period.

Options/Alternatives:

1. City Council may accept the petition, as presented.
2. City Council may deny the petition.
3. Table this item for further consideration or modification.

Recommendation:

Staff recommend approval of this item, as presented.

Attachments:

- Petition for Conversion of Private Streets.
- Glen Acres Subdivision plat
- Glen Acres Support Letters
- Attestation of Petition Signature
- Statement of Final Cost

Presenter: Fabrice Kabona, City Manager



Make our Road a City Owned Road

Make your voice heard! Please fill out the form to support this petition.

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Name GARY HALE

Street Address 330 BRIAR GLEN

City ROCKWALL State TX Zip 75082

Phone Number 469-951-4815

E-mail Address GARY.E.HALE77@GMAIL.COM

Reason for Supporting UNSAFE ROAD

Signature [Signature]

HOA Representative [Signature] Home Owner X GARY HALE

Must be signed by 90% of residents in neighborhood making this request



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Name Carol Tondera

Street Address 420 Briar Glen

City Rockwall State TEXAS Zip 75032

Phone Number 214 907 2043

E-mail Address wildthingtx26@aol.com

Reason for Supporting unsafe roads

Signature Carol Tondera

HOA Representative Thomas P. Miller Home Owner Carol Tondera

Must be signed by 90% of residents in neighborhood making this request



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Name Bethany Sasson

Street Address 921 Meadow Dr.

City Rockwall State Tx Zip 75032

Phone Number 720-261-6113 720-365-3820

E-mail Address bsassy87@gmail.com

Reason for Supporting Wanting a road that is safe for the neighborhood and everyone living in it.

Signature Bethany Sasson

HOA Representative Thomas L. Miller Home Owner Bethany Sasson

Must be signed by 90% of residents in neighborhood making this request



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Name Kevin Carson

Street Address 920 Meadow Dr.

City Rockwall State Tx Zip 75038

Phone Number 214-797-4398

E-mail Address kevin@kjhearon.com

Reason for Supporting unsafe roads

Signature [Signature]

HOA Representative [Signature] Home Owner Kevin Carson

Must be signed by 90% of residents in neighborhood making this request



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Name Jose Romero

Street Address 110 Briar Ln

City Rockwall State TX Zip 75082

Phone Number 214-859-2635

E-mail Address WSH Cabanets @ WoodHook . com

Reason for Supporting Unsafe road

Signature JLR

HOA Representative Thomas L. Miller Home Owner Jose Romero

Must be signed by 90% of residents in neighborhood making this request



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Name Jose Romero

Street Address 861 Meadow Dr

City Rockwall State Tx Zip 75032

Phone Number 214-859-2635

E-mail Address WJHcabinets@outlook.com

Reason for Supporting Home owner - unsafe road

JAR

Signature JAR

HOA Representative Thomas L. Miller Home Owner Jose Romero

Must be signed by 90% of residents in neighborhood making this request



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Name DANNY KIRBY
 Street Address 640 BLOK ACROS
 City ROCKWALL State TX Zip 75082
 Phone Number 214 - 543-8505
 E-mail Address DANNY KIRBY
 Reason for Supporting UNSAFE ROAD

Signature Danny Kirby
 HOA Representative Thomas M. Kirby Home Owner DANNY KIRBY

Must be signed by 90% of residents in neighborhood making this request



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Name Shari L. James

Street Address 111 Briar Glen

City Rockwall State TX Zip 75082-8113

Phone Number 214-914-0253

E-mail Address james@TOBRUKMALS.COM

Reason for Supporting unsafe road

Signature Shari L. James

HOA Representative Thomas L. Allen Home Owner SHARI L. JAMES

Must be signed by 90% of residents in neighborhood making this request



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Name Michelle Walaski
 Street Address 521 Briar Glen
 City McLendon-Chisholm State Texas Zip 75032
 Phone Number (915) 929-1957
 E-mail Address mswalaski@yahoo.com
 Reason for Supporting Unsafe Roads

Signature [Signature]
 HOA Representative Thomas L. Miller Home Owner Michelle Walaski

Must be signed by 90% of residents in neighborhood making this request



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Name ROBERT 12 NOWWOOD

Street Address 161 BRICK CUM

City McLendon State TX Zip 75032

Phone Number 214 683 9966

E-mail Address bob.nowwood@JBC GLOBAL.NET

Reason for Supporting UNSAFE ROAD

Signature Robert W. Nowwood

HOA Representative Thomas L. Hall Home Owner ROBERT NOWWOOD

Must be signed by 90% of residents in neighborhood making this request



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Name Mary Ann Asberry

Street Address 810 Meadow Drive

City Rockwall State Tx Zip 75037

Phone Number 469-865-3544

E-mail Address maasberry@sbcglobal.net

Reason for Supporting unsafe road

Signature Mary Ann Asberry

HOA Representative Thomas D. Miller Home Owner Mary Ann Asberry

Must be signed by 90% of residents in neighborhood making this request



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Name Salomon Karr

Street Address 611 meadow Dr

City Rockwall State TX Zip 75082

Phone Number 469-288-4308

E-mail Address Salomon.Karr@hotmail.com

Reason for Supporting Unsafe road.

Signature [Signature]

HOA Representative Thomas L. Miller Home Owner Salomon Karr

Must be signed by 90% of residents in neighborhood making this request



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Name Cristina Martafioiu

Street Address 291 Briar Glen

City Rockwall State TX Zip 75082

Phone Number 214-779-2499

E-mail Address cciornei92@yahoo.com

Reason for Supporting unsafe roads

Signature Cristina Martafioiu

HOA Representative Thomas Lytle Home Owner Cristina Martafioiu

Must be signed by 90% of residents in neighborhood making this request



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Name ~~FR~~ TROY REICH

Street Address 441 BRIAR GREEN

City ROCKWALL State TX Zip 75032

Phone Number 214-228-3040

E-mail Address troymfreight@gmail.com

Reason for Supporting UNSAFE ROADS

Signature *Troy Reich*

HOA Representative Thomas L. Mc... Home Owner TROY REICH

Must be signed by 90% of residents in neighborhood making this request



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Name THOMAS L. MILNER

Street Address 641 GLEN ACRES DR

City ROCKWALL State TX Zip 75032

Phone Number 972-741-9543

E-mail Address tommylmi1ner@yahoo.com

Reason for Supporting UNSAFE ROADS

Signature Thomas L. Milner

HOA Representative Paula L. McEwan Home Owner THOMAS L. MILNER

Must be signed by 90% of residents in neighborhood making this request



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Name Paula L McSwain

Street Address 714 Meadow Dr

City Rockwall State TX Zip 75082

Phone Number 214-502-6300

E-mail Address confetti.kennel@yahoo.com

Reason for Supporting Road is extremely hazardous

Signature Paula L McSwain

HOA Representative Thomas J Miller Home Owner Paula L McSwain

Must be signed by 90% of residents in neighborhood making this request

Exhibit C



Make our Road a City Owned Road

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Name VICTOR D. DAYMAN
Street Address 230 MEADOW DRIVE
City ROCKWALL State TX Zip 75082
Phone Number (214) 534-4529
E-mail Address VICTOR@THEDAYMANS.COM
Reason for Supporting UNSAFE ROAD

Signature Victor D. Dayman
HOA Representative Thomas L. Miller Home Owner VICTOR D. DAYMAN

Must be signed by 90% of residents in neighborhood making this request

Exhibit C



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Name Tim Snider

Street Address 200 Briar Glen Ln

City Rockwall State TX Zip 75082

Phone Number 205-915-1258

E-mail Address timsnider5@gmail.com

Reason for Supporting Safety

Signature [Signature]

HOA Representative Thomas L. Miller Home Owner Tim Snider

Must be signed by 90% of residents in neighborhood making this request



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Name Christina Estrada

Street Address 240 Briar Glen

City Rockwall State TX Zip 75032

Phone Number (214) 875-3222

E-mail Address C-estrada@sbcglobal.net

Reason for Supporting Unsafe Road

Signature [Signature]

HOA Representative Thomas L. Miller Home Owner Christina Estrada

Must be signed by 90% of residents in neighborhood making this request



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Name Devon Gallegos
 Street Address 331 Briar Glen Ln
 City Rockwall State TX Zip 75082
 Phone Number 469-688-8179
 E-mail Address devon.r.gallegos@gmail.com
 Reason for Supporting unsafe roads

Signature Devon Gallegos

HOA Representative Thomas L. [Signature] Home Owner Devon + Chase Gallegos

Must be signed by 90% of residents in neighborhood making this request



Make our Road a City Owned Road

Make your voice heard! Please fill out the form to support this petition.

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Name Pamela Rhone

Street Address 170 Briar Glen

City Rockwall State TX Zip 75082

Phone Number 214 697 9967

E-mail Address pwrhone@gmail.com

Reason for Supporting dangerous road

Signature Pamela Rhone

HOA Representative Thomas L. Miller Home Owner Pamela Rhone

Must be signed by 90% of residents in neighborhood making this request



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Name Susan Moore
 Street Address 610 Glen Acres Drive
 City Rockwall State TX Zip 75032
 Phone Number 972-941-7669
 E-mail Address susan rhmoore@gmail.com
 Reason for Supporting Road is dangerous to drive on.

Signature Susan Moore
 HOA Representative Thomas Miller Home Owner Susan Moore

Must be signed by 90% of residents in neighborhood making this request



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Name FRANK MULLINS

Street Address 201 BRIAN C LN

City Rockwall State TX Zip 75087

Phone Number 214 587 8458

E-mail Address FRANKMULLINS0210@GMAIL.COM

Reason for Supporting HOSKINS ROAD

Signature [Signature]

HOA Representative Thomas L. Miller Home Owner FRANK MULLINS

Must be signed by 90% of residents in neighborhood making this request



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Name Laurie Casillas
 Street Address 440 Brian Glen
 City Rockwall State Texas Zip 75082
 Phone Number 214 697 9295
 E-mail Address lauriecasillas@hotmail.com
 Reason for Supporting unsafe roads. dangerous
 Signature Laurie Casillas
 HOA Representative Thomas L. Miller Home Owner Laurie Casillas

Must be signed by 90% of residents in neighborhood making this request

Exhibit C

**Make our Road a City Owned Road**

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Name Brian + Jennifer Heldreth

Street Address 601 Briar Glen

City Rockwall State Texas Zip 75032

Phone Number 469. 685. 2647

E-mail Address heldrethfamily2001@yahoo.com

Reason for Supporting our road is in dire straights.

Signature [Handwritten Signature] [Handwritten Signature]

HOA Representative Thomas Miller Home Owner Jennifer Heldreth
Brian Heldreth

Must be signed by 90% of residents in neighborhood making this request



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Name James Parnell

Street Address 621 Glen Acres

City Rodwell State TX Zip 75032

Phone Number 214-537-5200

E-mail Address JParnell@gmail.com

Reason for Supporting unsafe roadway

Signature [Signature]

HOA Representative Thomas L. Miller Home Owner James Parnell

Must be signed by 90% of residents in neighborhood making this request



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Name Christine Tate
 Street Address 729 Meadow Dr
 City Rockwall State TX Zip 75043
 Phone Number 2147993537
 E-mail Address c-tate@verizon.net
 Reason for Supporting unsafe

Signature Christine Tate
 HOA Representative Thomas Mills Home Owner Christine Tate

Must be signed by 90% of residents in neighborhood making this request



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Name Diana & Charles Broeske
 Street Address 850 Meadow Ln
 City Leckwall State TX Zip 75032
 Phone Number 214-202-7358
 E-mail Address dianabroeske@sbcglobal.net
 Reason for Supporting unsafe roads

Signature Diana Broeske
 HOA Representative Thomas L. Walker Home Owner Diana Broeske

Must be signed by 90% of residents in neighborhood making this request

Exhibit C



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Name John Gordon

Street Address 811 MEADOW DR

City Rockwall State TX Zip 75032

Phone Number 214-478 4357

E-mail Address JP.Gordon@SBCGLOBAL.NET

Reason for Supporting UNSAFE ROADS

Signature [Signature]

HOA Representative Thomas L. McNeil Home Owner John Gordon

Must be signed by 90% of residents in neighborhood making this request



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Name Nusi Amusan

Street Address 931 Meadow Dr

City Rockwall State TX Zip 75082

Phone Number 214-417-3330

E-mail Address nusi.ventures@gmail.com

Reason for Supporting Un save road

Signature [Signature]

HOA Representative [Signature] Home Owner Nusi Ventures LLC

Must be signed by 90% of residents in neighborhood making this request



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Name DAN TRAN
 Street Address 930 MEADOW DRIVE
 City ROCKWALL State TX Zip 75082
 Phone Number 214-250-7140
 E-mail Address DANHTRAN@YAHOO.COM
 Reason for Supporting UNSAFE ROAD
 Signature [Signature]
 HOA Representative Thomas Miller Home Owner DAN TRAN

Must be signed by 90% of residents in neighborhood making this request



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Name LYNN MONROE

Street Address 241 Briar Glen

City Rockwall State Tx Zip 75032

Phone Number 808-800-1496

E-mail Address 5966alooker@gmail.com

Reason for Supporting unsafe Road

unsafe Road

Signature Lynn D. Monroe

HOA Representative Thomas D. Monroe Home Owner LYNN D. MONROE

Must be signed by 90% of residents in neighborhood making this request



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Name Barry Bennett

Street Address 421 Briar Glen

City Rockwall State Tx Zip 75032

Phone Number 214-402-4144 / 45

E-mail Address crg.1@hotmail.com

Reason for Supporting Unsafe Road

[Signature]

Signature [Signature]

HOA Representative Thomas L. Miller Home Owner Barry Bennett

Must be signed by 90% of residents in neighborhood making this request



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Name William Lou North

Street Address 651 Meadow Dr.

City Rockwall State TX Zip 75032

Phone Number 972-567-6189

E-mail Address lounorth50@yahoo.com

Reason for Supporting car repair costs, school bus access and first responders access

Signature William L North

HOA Representative Thomas P. Miller Home Owner William Lou North

Must be signed by 90% of residents in neighborhood making this request



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Name Sue F. Hewitt

Street Address 290 Briar Glen Lane

City Rockwall State Texas Zip 75082

Phone Number (214) 762-2002

E-mail Address musiczuevp@yahoo.com

Reason for Supporting It clearly will enhance

quality of life by having better road to

Signature Sue F. Hewitt

HOA Representative Thomas Mich Home Owner ☒ Sue F. Hewitt

Must be signed by 90% of residents in neighborhood making this request

Attestation of petition signature

I, Tom Milner, HOA President of Glen Acres Homeowners Association signed all petitions with each homeowner of Glen Acres. I am listing the dates of signature for each resident's petition.

Signatures collected on July 11, 2025:

Carol Tondera 420 Briar Glen
Bethany Sasson 921 Meadow Drive
Kevin Carson 920 Meadow Drive
Jose Romero 110 Briar Glen
Jose Romero 861 Meadow Drive
Shari James 111 Briar Glen
Robert Norwood 161 Briar Glen
Mary Ann Asberry 810 Meadow Drive
Salomon Karr 611 Meadow Drive
Cristina Martafoio 291 Briar Glen
Troy Reich 441 Briar Glen
Thomas Milner 641 Glen Acres
Paula McSwain 714 Meadow Drive
Victor Dayman 730 Meadow Drive
Tim Snider 200 Briar Glen
Christina Estrada 240 Briar Glen
Devon Gallegos 331 Briar Glen
Pamela Rhone 170 Briar Glen
Susan Moore 610 Glen Acres
Frank Mullins 201 Briar Glen
Laurie Casillas 440 Briar Glen
Brian Heldreth 601 Briar Glen
James Parnell 621 Glen Acres

Signatures collected on July 12, 2025:

Danny Kirby 640 Glen Acres
Michelle Walaski 521 Briar Glen
Diana Broeske 850 Meadow Drive
Christine Tate 729 Meadow Drive
John Gordon 811 Meadow Drive
Nusi Amusan 931 Meadow Drive

Signatures collected on July 13, 2025:

Lynn Monroe 241 Briar Glen
William Lou North 651 Meadow Drive

Signatures collected on July 14, 2025
Gary Hale 330 Briar Glen
Barry Bennett 421 Briar Glen

Signatures collected on July 17, 2025:
Sue Hewitt

All petitions were collected for submission to the city in
reference to the Road Ordinance.

Print:

THOMAS L. MILLNER - PRESIDENT GLEN ACRES HOA

Signature:

Thomas L. Miller

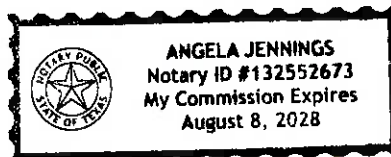
Date:

JULY 24, 2025

Notary:

Angela Jennings, City Secretary

Angela Jennings





City of McLendon-Chisholm Fire Department

1345 West FM 550
McLendon-Chisholm, TX 75032

July 23, 2025

RE: Glen Acres roads to be included in Glen Acres petition for road repairs

To Whom it May Concern

The condition of Glen Acres Estate roads is a detriment to MCFD's effective response times during emergency calls.

V/r,

Jim Simmons
Fire Chief
McLendon-Chisolm Fire Department

From: Bryant Kingsberry bryant.dancy-kingsberry@rockwallisd.org
Subject: Rockwall ISD: Bus Schedule Update
Date: Feb 25, 2025 at 3:46:57 PM
To: heldrethfamily2001@yahoo.com
Cc: Michael Stuart Michael.Stuart@rockwallisd.org, Debra Humphries
debra.humphries@rockwallisd.org, Kristie Hudspeth
kristie.hudspeth@rockwallisd.org

ROCKWALL ISD
TRANSPORTATION

Dear Parent/Guardian,
Re: Graham Heldreth

We are writing to inform you of a change to the school bus stop location for Graham Heldreth who attends Dorothy Smith Pullen Elementary currently assigned to original bus # 21 stop location Meadow Dr & Briar Glen. Due to recent safety concerns regarding the hazardous conditions on [Briar Glen Ln], we have decided to relocate the bus stop to [Briar Glen Ln & State Highway 205], effective Thursday February 27th

Le escribimos para informarle sobre un cambio en la ubicación de la parada del autobús escolar para Graham Heldreth, quien asiste a la escuela primaria Dorothy Smith Pullen, actualmente asignada a la ubicación original de la parada del autobús n.º 21, Meadow Dr & Briar Glen. Debido a las recientes preocupaciones de seguridad relacionadas con las condiciones peligrosas en [Briar Glen Ln], hemos decidido reubicar la parada de autobús a [Briar Glen Ln & State Highway 205], a partir del jueves 27 de febrero.

Day of Week	Stop Location	Bus #	Stop Time
Mon-Fri 7:00 AM / 3:19 PM	Briar Glen Ln & State Highway 205	021	

Please call the Transportation department if you have any questions.

Thank you,
Transportation Department
Rockwall ISD
(972) 771-1948



Bryant Dancy-Kingsberry

Special Programs Router
Rockwall Independent School District
972-771-1948

[Transportation Website](#)

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 10, "SUBDIVISION REGULATION", ARTICLE 10.03, "STANDARD STREET SPECIFICATIONS AND CONSTRUCTION DETAILS IN SUBDIVISIONS", BY ADDING SECTION 10.03.010 "CONVERSION OF PRIVATE STREETS TO PUBLIC STREETS"; PROVIDING A REPEALING CLAUSE; PROVIDING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas is a duly organized municipality, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to its Home Rule Charter; and

WHEREAS, the City Council has determined that it is necessary and advisable for the good of its residents and the benefit of the public to have an option of City control and maintenance over certain private streets and allow said private streets to become public streets under certain conditions in order to more adequately protect the citizens' health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. That Chapter 10, Subdivision Regulation, Article 10.03, "Standard Street Specifications and Construction Details In Subdivisions" of the City of McLendon-Chisholm Code of Ordinances be and the same is hereby amended by adding Section 10.03.010, and which shall read as follows:

“...

CHAPTER 10. SUBDIVISION REGULATION

...

**ARTICLE 10.03 STANDARD STREET SPECIFICATIONS AND CONSTRUCTION
DETAILS IN SUBDIVISIONS**

...

Sec. 10.03.010 Conversion of private streets to public streets

(A) The City of McLendon-Chisholm may, but in no event is it obligated to, accept private streets as public streets upon conformance to the following provisions:

(1) A petition signed by property owners representing at least 80% of the lots abutting a private street, must be submitted to the City Secretary. The petition shall be submitted on forms obtained from the City Secretary. In the alternative, the Board of Directors of the Homeowners Association (HOA) for the affected subdivision may submit a petition for the City to accept private streets and the associated property as public streets and right-of-way upon written notice to all association members and upon the favorable vote of 80% of the membership. Documentation of the notice and minutes of the meeting at which the vote took place and recording the notice of the meeting must be submitted to the City Secretary at the time the petition is filed. A petition shall not be deemed "complete" until all the requirements of the petition have been included. An incomplete petition shall not be considered by the Council;

(2) The City has the right to inspect the private streets to determine the needed repairs prior to the City Council's legislative decision whether to accept the streets and the City shall be the sole judge of whether repairs are needed;

(3) All security stations, access control devices and other structures not consistent with a public street development as determined by the City must be removed or disabled at the owners' or associations' expense;

(4) All monies in a homeowner association fund (or similar fund which serves the same or similar purpose), designated for street maintenance, be delivered to the city. In the absence of a homeowner association and/or the fund or inadequate funds in the account, the property owners shall reimburse the City for any street maintenance provided during a period as determined by the City Council;

(5) At the expense of the owners or association, the subdivision plat must be submitted as a re-plat dedicating the rights of way and other easement to the City; and

(6) At the expense of the Homeowners Association, all homeowner association documents shall be amended, if necessary, to allow the Association to petition the City to accept private streets and any associated property as public streets and rights of-way upon written notice to all Association members and upon the favorable vote of a majority of the membership.

(7) At the expense of the Homeowner's Association or owners, all stop signs must be refreshed, speed limits installed with the city's required speed limit, as per it's Code of Ordinances and intervals and all street signage updated to the preferred format of the city as determined by Staff, prior to acceptance;

(B) For private streets that cannot meet the requirements of sections (A) above, the following procedure may be considered by the City Council to accept the private streets:

(1) In order for the City Council to consider a petition requesting the city take over ownership and maintenance of a private street under this section, the petition must be signed by a minimum of 90% of the property owners abutting the private street and must be submitted to the City Secretary. The petition shall be submitted on forms obtained from the City Secretary. In the alternative, the Board of Directors of the Homeowners Association (HOA) for the affected subdivision may submit a petition for the City to accept private streets and the associated property as public streets and right-of-way upon written notice to all association members and upon the favorable vote of 90% of the membership. Documentation of the notice and minutes of the meeting at which the vote took place and recording the notice of the meeting must be submitted to the City Secretary at the time the petition is filed. A petition shall not be deemed "complete" until all the requirements of the petition have been included. An incomplete petition shall not be considered by the Council;

(2) At the petitioner's expense, the subdivision or properties shall be platted or replatted, as the case may be, dedicating 100% of the right-of-way needed for the project including any additional utility easement needed for the improvements;

(3) The petition shall request the City finance, design, repair and construct a new street to city standards along with water and sanitary sewer lines (sewer if available in the area); Water line design and construction to be coordinated with the appropriate water service;

(4) Unless otherwise agreed to by City Council, the City would be responsible for 50% of the street paving design and construction cost, unless budgetary constraints are evident and the city would be responsible for none of the water line and system upgrades relating to providing fire flow and sanitary sewer design and construction costs;

(5) Unless otherwise agreed to by City Council, the petitioners would be responsible for 50% of the street paving design and construction cost, all of the sanitary sewer design and construction cost, and all of the water line improvement cost;

(6) Should the City Council agree to the proposed project and cost responsibilities, the city, barring unforeseen delays, would have up to 24 months to begin construction to allow time for budgeting and design of the project;

(7) The project may be financed to no more than 20 years with reimbursement collected from each property owner. Financing and payback will be determined at the time of the application, or no later than sixty (60) days prior to the date construction of the improvements is scheduled to begin. The City may enter into an agreement with property owners which shall identify the estimated cost of the improvement or expansion, the schedule for initiation and completion of the improvement or expansion, a requirement that the improvement or expansion be designed and completed to city

standards and any other terms and conditions as deemed necessary by the City. The agreement shall provide for the method to be used to determine the amount of the reimbursement by the property owner for construction of the improvements or expansion in accordance with this section;

(8) The City may finance the project through the issuance of bonds or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law; and

(9) Nothing in this section shall be deemed in any way to be an exclusive method of enforcing the payment of the costs against the property owner, and shall not be deemed in any manner to be a waiver of the City's right to validly assess the property owners concerned for costs of the installation of improvements or expansion and to fix and enforce liens against the properties, all of which may be done as provided herein in the manner allowed by law. The liens are security for the expenditures made and interest accruing as allowed by law.

(10) At the expense of the Homeowner's Association or owner's, all stop signs must be refreshed, speed limits installed with the city's required speed limit and intervals and all street signage updated to the preferred format of the city, prior to acceptance;

(C) This section (C) applies to a private road consisting of asphalt, gravel, caliche, or is otherwise unimproved in an established residential subdivision used as the principle means of ingress and egress and has reached a condition of exigency. The homeowner association or owner(s) may petition the City to take over the road. The City may improve and pave the road to an asphalt standard approved by the City Engineer.

(1) Property owners of a private road that fall into this Section (C) category will follow the steps as detailed in Section B with appropriate documentation identifying the exigencies and how said exigencies should be addressed.

(2) Cost sharing requirements and financing options identified in Section B will be followed.

(3) A condition of exigency exists when any one or more of the following documented events have occurred within a year prior to a petition to the City Secretary:

- a) The condition of the road(s) has prevented or significantly degraded the ability of emergency services to respond to property owners on the road(s).
- b) The condition of the road(s) has prevented or significantly degraded the ability of school buses to utilize the road(s).
- c) The condition of the road(s) has prevented or significantly degraded the ability of utility, trash and delivery service vehicles from being able to use the road(s) on a regular basis.

d) The condition of the road(s) and drainage has degraded to where it has negatively impacted culverts or bridges and potentially affecting the safety and welfare of the residents in the subdivision and/or other neighborhoods during heavy rains.

e) Prior attempts and outcomes by the owners or homeowner association have failed to address the road conditions.

f) Any other event(s) identified by the petitioner that the City deems relevant to the determination of an exigency.

(4) At the expense of the Homeowner's Association or owner's, all stop signs must be refreshed, speed limits installed with the city's required speed limit and intervals and all street signage updated to the preferred format of the city, prior to acceptance;

(5) After acceptance of the petition by the City Council, barring unforeseen delays, construction of the road should commence within **six (6) months** unless budgetary constraints require waiting until the beginning of the next fiscal year. Upon completion, any future improvements will be a City responsibility.

(D) Upon certification of the requisite number of signatures on the petition by the City Secretary, if such is presented in accordance with division (A)(1), (B) (1) or (C)(1) above, the City Council shall consider the petition at its first available meeting upon due notice being given to the HOA or owners, if applicable.

..."

The remaining sections and subsections of Article 10.3 are not amended hereby and remain in full force and effect.

SECTION 2. All provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

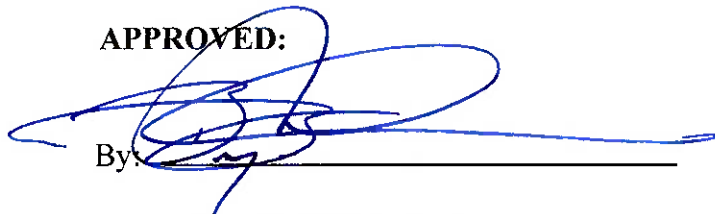
SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances of the City of McLendon-Chisholm, Texas.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and publication, as the law in such cases provides.

SECTION 5. That the recitals to this Ordinance are hereby incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, this 8th day of July 2025.

APPROVED:

By: 
Bryan McNeal, Mayor

ATTEST:

By: 
Angela Jennings, City Secretary



STATEMENT OF FINAL COST (proposed)

For Briar Glen Dr, Meadow Dr, and Glen Acres – Glen Acres Subdivision
In Accordance with Section 10.03.010, “Conversion of Private Streets to Public Streets”
City of McLendon-Chisholm Code of Ordinances

Pursuant to the petition submitted under Chapter 10, Article 10.03, Section 10.03.010(B) of the City of McLendon-Chisholm Code of Ordinances, the following represents the final cost for roadway improvements associated with the conversion of private streets to public streets within the Glen Acres Subdivision, including Briar Glen Drive, Meadow Drive, and Glen Acres.

This statement of final cost applies to all thirty-six (36) lots within the Glen Acres Subdivision as shown on the recorded plat, and will outline payment schedules, interest, late fee procedures, enforcement provisions, and all other requirements necessary to implement the project in accordance with the ordinance.

As provided in Section 10.03.010(B)(7), the City may finance the project for a term not to exceed twenty (20) years, with reimbursement collected from each benefitting property owner according to the approved cost-share structure.

This Statement of Final Cost reflects the selected financing model utilizing a 00/00 cost allocation.

Final Cost Terms

Under the 00/00 cost allocation, the residents collectively assume xxxx-xxxx percent (00%) of the total roadway improvement cost for Briar Glen Dr, Meadow Dr, and Glen Acres, and the City contributes xxxx-xxxx percent (00%). The financing projection is based on a 00-year term at a 0.00% interest rate, consistent with the mechanisms authorized in Section 10.03.010(B)(7)-(8).

Road Improvement Cost: \$733,032.64

Road Assessment Cost: \$5,000.00

Total Project Cost: \$738,032.64

Resident Cost Share:

City Cost Share:

Interest Rate:

Financing Term:

Property Owner Reimbursement Amount (Per Property):

Minimum Monthly Payment per Property:



Early Payment Incentive: As an incentive to reduce long-term financing costs, any property owner who pays their full reimbursement amount within ninety (90) days of the start of the payment schedule will not be charged interest, and no interest will accrue on the account. Only the principal amount of \$00.00 will be owed if paid in full during this ninety-day window.

Late Fee: A \$15.00 late fee will be assessed for any monthly payment not received by the 15th of each month, and such fee will be added to the property owner's outstanding reimbursement balance.

Lien: In accordance with Section 10.03.010(B)(9), the City will record a lien against each property within the Glen Acres Subdivision as security for all expenditures made by the City and for interest accruing over the term of financing. These liens will remain in effect until all reimbursement obligations, including principal, interest, and any applicable late fees, have been paid in full.

Summary

This Statement of Final Cost is hereby approved by City Council on December 9, 2025, in conjunction with the petition requesting acceptance of Briar Glen Dr, Meadow Dr, and Glen Acres within the Glen Acres Subdivision, as depicted on the subdivision plat, as public streets pursuant to Section 10.03.010 of the Code of Ordinances.



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: 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.

Background:

At the November 10, 2025, Council Meeting, Council accepted the voluntary annexation petition for the Willow Creek project and approved the corresponding Development Agreement (DA). The petition initiated the annexation process for the property, and the DA established the development obligations, infrastructure commitments, and phasing requirements tied to the project. Approval of the PD ordinance is the next step in implementing the development framework established through the annexation petition and the approved DA by adopting the zoning regulations that will govern the project.

The Willow Creek tract consists of approximately 360.295 acres located within the incorporated city limits of McLendon-Chisholm.

The applicant has submitted a complete PD package including:

- Exhibit A – Legal Description
- Exhibit B – Concept/Development Plan
- Exhibit B-1 – Phasing Plan
- Exhibit C – Development Regulations

The PD establishes a master-planned residential community with a maximum of 414 single-family lots and provides detailed standards for land use, architecture, streets, amenities, open space, buffering, and overall community design.

On November 18, 2025, the Planning and Zoning Commission recommended approval of the Willow Creek Planned Development District as presented.

Options/Alternatives:

1. City Council may approve the Ordinance, as presented.
2. City Council may deny the Ordinance.

Recommendation:

Staff recommend approval of the Ordinance, as presented.

Attachments:

- Ordinance
- PD Standards and Exhibits (Legal Description, Concept Plan, Phasing Plan, and Development Regulations)

Presenter: Fabrice Kabona, City Manager

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

360.295 ACRES

BEING all of that certain tract of land in the K. Latham Survey, Abstract No. 133 and the R. Peckum Survey, Abstract No. 175, Rockwall County, Texas, and being all of a called 360.295 acre tract of land described in the deed to Willow Creek 360 L.P., recorded in Instrument No. 20220000018231, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the north line of Smith Road for the northwest corner of said 360.295 acre tract;

THENCE North 44°53'38" East, with the north line of said 360.295 acre tract, a distance of 1,440.01 feet to an angle point, common to the southwest corner of a called 144.41 acre tract of land described in the deed to Oak National Development LLC, recorded in Instrument No. 20220000002187, said Official Public Records;

THENCE North 44°31'17" East, continuing with the north line of said 360.295 acre tract and the south line of said 144.41 acre tract, passing at a distance of 1,459.08 feet a 1-inch iron pipe found for an angle point of said 360.295 acre tract, continuing on said course a total distance of 2,243.55 feet to a 1/2-inch iron rod found for a re-entrant corner of said 360.295 acre tract, common to the southeast corner of said 144.41 acre tract;

THENCE North 46°06'37" West, with a westerly line of said 360.295 acre tract and the easterly line of said 144.41 acre tract, a distance of 2,982.31 feet to a point in the south right-of-way line of Farm to Market 550 for the most northwesterly corner of said 360.295 acre tract, common to the northeast corner of said 144.41 acre tract, from which a 1/2-inch iron found bears North 28°40'36" East, a distance of 1.66 feet;

THENCE North 44°45'58" East, with the south right-of-way line of said Farm to Market 550 and the north line of said 360.295 acre tract, a distance of 510.57 feet to a 1/2-iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for the most northeasterly corner of said 360.295 acre tract, common to the northwest corner of a called 40.077 acre tract of land described in the deed to Rockwall ISD, recorded in Instrument No. 20170000016960, said Official Public Records;

THENCE South 45°35'30" East, with an easterly line of said 360.295 acre tract and the westerly line of said 40.077 acre tract, a distance of 2,003.73 feet to a capped iron rod set for a re-entrant corner of said 360.295 acre tract, common to the southwest corner of said 40.077 acre tract;

THENCE North 48°29'24" East, with a north line of said 360.295 acre tract and the south line of said 40.077 acre tract, a distance of 1,249.17 feet to a capped iron rod set in the west line of a called 54.28 acre tract of land described in the deed to Toby Rogers, recorded in Volume 6727, Page 250, said Official Public Records, for a northerly corner of said 360.295 acre tract, common to the southeast corner of said 40.077 acre tract;

THENCE South 45°50'11" East, with a easterly line of said 360.295 acre tract and the westerly line of said 54.28 acre tract, a distance of 483.16 feet to a 3/8-inch iron rod found for a re-entrant corner of said 360.295 acre tract, common to the southwest corner of said 54.28 acre tract;

THENCE North 44°40'07" East, with a north line of said 360.295 acre tract and the south lines of said 54.28 acre tract and a called 28.848 acre tract and Block B of Chisholm Crossing, Phase 1V, an addition in Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Page 323, said Plat Records, a distance of 1,550.50 feet to a capped iron rod set for a northerly corner of said 360.295 acre tract, common to a re-entrant corner of said Chisholm Crossing, Phase 1V;

THENCE South 46°02'02" East, with an easterly line of said 360.295 acre tract and a westerly line of said Chisholm Crossing, Phase 1V, a distance of 375.00 feet to a 1/2-inch iron rod with a cap (illegible) found for a re-entrant corner of said 360.295 acre tract;

THENCE North 43°52'09" East, with a north line of said 360.295 acre tract, a distance of 415.66 feet to a capped iron rod set for the eastern-most northerly corner of said 360.295 acre tract, common to the westerly corner of a called 39.55 acre tract of land described in the deed to Wed Limited Partnership, recorded in Instrument No. 20150000018122, said Official Public Records;

THENCE South 46°05'25" East, with an easterly line of said 360.295 acre tract and the westerly line of said 39.55 acre tract, a distance of 1,419.04 feet to a capped iron rod set for an easterly corner of said 360.295 acre tract, common to the northerly corner of a called 50.00 acre tract of land described as Tract 2 in the deed to Rita Carolyn Klutts, recorded in Instrument No. 20170000020517, said Official Public Records, from which a 1/2-inch iron rod with a cap (illegible) found for the southerly corner of said 39.55 acre tract bears South 46°05'25" East, a distance of 87.63 feet;

THENCE South 43°42'08" West, with the south line of said 360.295 acre tract and the north line of said 50.00 acre tract, passing at a distance of 1,599.63 feet a 1/2-inch iron rod found for the northwest corner of said 50.00 acre tract, common to the northeast corner of a called 50.00 acre tract of land described in the deed to Raymond Guy Martin and Sherry Zmolik Martin, recorded in Instrument No. 20180000001943, said Official Public Records, continuing on said course with said Martin 50.00 acre Tract, a total distance of 2,900.02 feet to a 1/2-inch iron rod with a cap stamped "Owens RPLS 5387" found for the northwest corner of said Martin 50.00 acre tract, common to a re-entrant corner of said 360.295 acre tract;

THENCE South 34°02'30" East, with an easterly line of said 360.295 acre tract and the westerly line of said Martin 50.00 acre tract, a distance of 1,531.30 feet to a capped iron rod set in Klutts Drive for a southeast corner of said 360.295 acre tract, common to the southwest corner of said Martin 50.00 acre tract;

THENCE South 43°53'02" West, in said Klutts Drive, with the south line of said 360.295 acre tract, a distance of 576.80 feet to a 1/2-inch iron rod found for a salient corner of said 360.295 acre tract, common to the southeast corner of a called 25.00 acre tract of land described in the deed to Brent David Schrade and wife, Melissa Schrade, recorded in Instrument No. 20200000005475, said Official Public Records;

THENCE North 44°08'15" West, with a westerly line of said 360.295 acre tract and the easterly line of said 25.00 acre tract, a distance of 1,495.63 feet to a 1/2-inch iron rod found in a southerly line of said 360.295 acre tract at the northeast corner of said 25.00 acre tract;

THENCE South 43°42'08" West, with a south line of said 360.295 acre tract and the north line of said 25.00 acre tract, passing at a distance of 759.28 feet a 1/2-inch iron rod found for the northwest corner of said 25.00 acre tract, common to a re-entrant corner of said 360.295 acre tract, continuing on said course with a south line of said 360.295 acre tract, a total distance of 780.75 feet to a capped iron rod set;

THENCE South 45°41'26" East, with an easterly line of said 360.295 acre tract, a distance of 1,493.78 feet to a capped iron rod set in said Klutts Drive for a salient corner of said 360.295 acre tract, from which a 1/2-inch iron rod found bears North 38°55'07" East, a distance of 11.19 feet;

THENCE South 43°46'45" West, in said Klutts Drive with the south line of said 360.295 acre tract, a distance of 470.96 feet to a 1/2-inch iron rod found for a salient corner of said 360.295 acre tract, common to the southeast corner of a called 15.00 acre tract of land described in the deed to David Trent and Sandra Trent, recorded in Instrument No. 20190000014421, said Official Public Records;

THENCE North 45°16'14" West, with the easterly line of said 15.00 acre Trent tract, a distance of 1,493.33 feet to a 1/2-inch iron rod found at a re-entrant corner of said 360.295 acre tract for the northeast corner of said 15.00 acre Trent tract;

THENCE South 43°42'19" West, with a south line of said 360.295 acre tract and the north line of said 15.00 acre Trent tract, passing at a distance of 437.77 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found for the northwest corner of said 15.00 acre Trent tract, common to the northeast corner of a called 15.00 acre tract of land described in the deed to David L. Smith and Kristie A. Smith, recorded in Instrument No. 201800000010396, said Official Public Records, continuing on said course with the north lines of said Smith 15.00 acre tract, a called 15.00 acre tract of land described in the deed to David L. Smith and Kristie A. Smith, recorded in Instrument No. 20180000016086, said Official Public Records, a called 7.00 acre tract of land described in the deed to David G. Short and Cynthia R. Short, recorded in Instrument No. 20180000001017, said Official Public Records, and a called 8.00 acre tract of land described in deed recorded in Volume 5555, Page 319, said Official Public Records, a total distance of 2,416.78 feet to a 3/4-inch iron pipe found in said Smith Road for the southwest corner of said 8.00 acre tract;

THENCE North 45°21'49" West, in said Smith Road with the west line of said 360.295 acre tract, a distance of 1,501.62 feet to the POINT OF BEGINNING and enclosing 360.295 acres (15,694,465 square feet) of land, more or less.

EXHIBIT B
CONCEPT PLAN

(see attached)

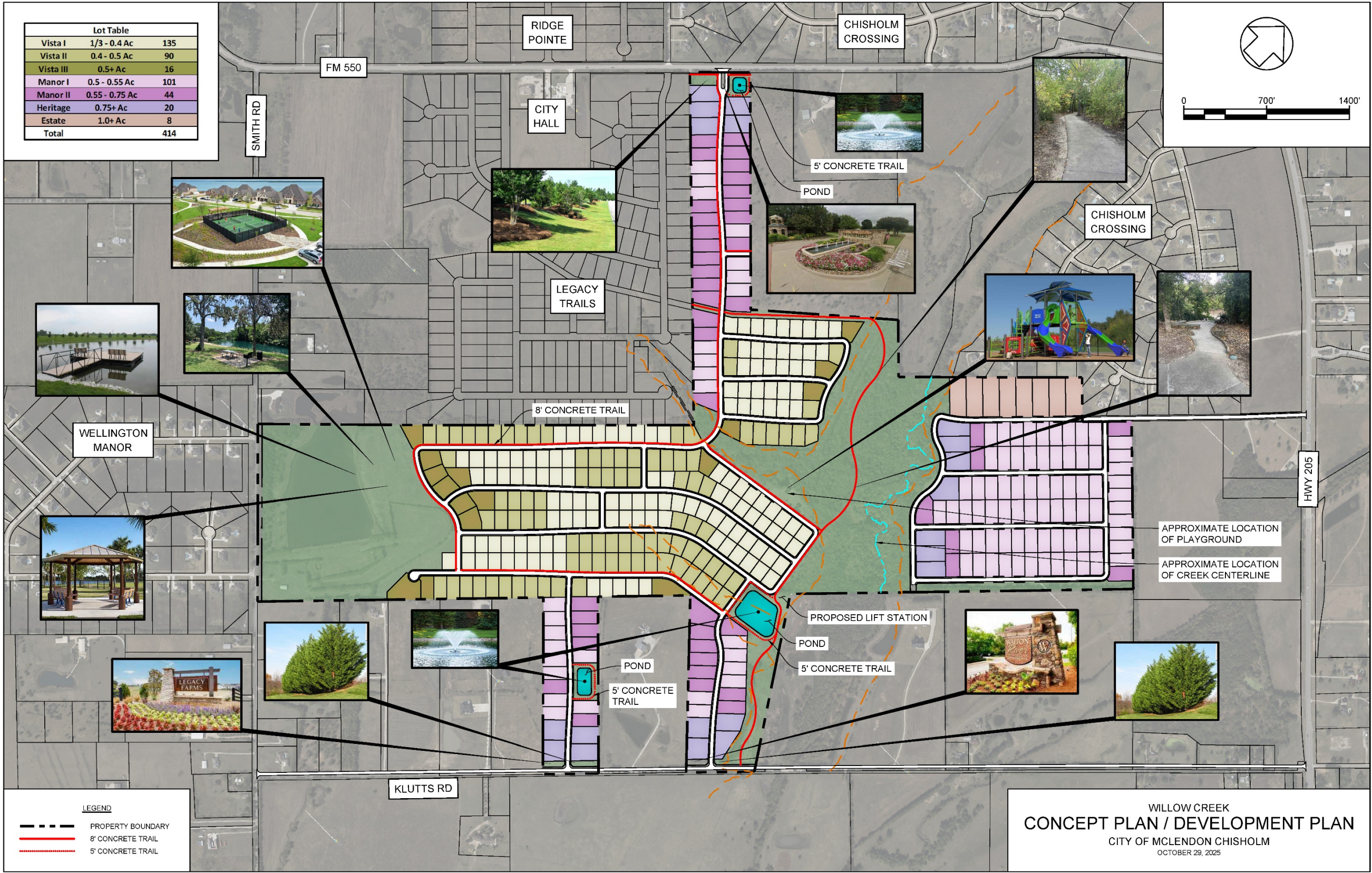


EXHIBIT B-1
PHASING PLAN

(see attached)

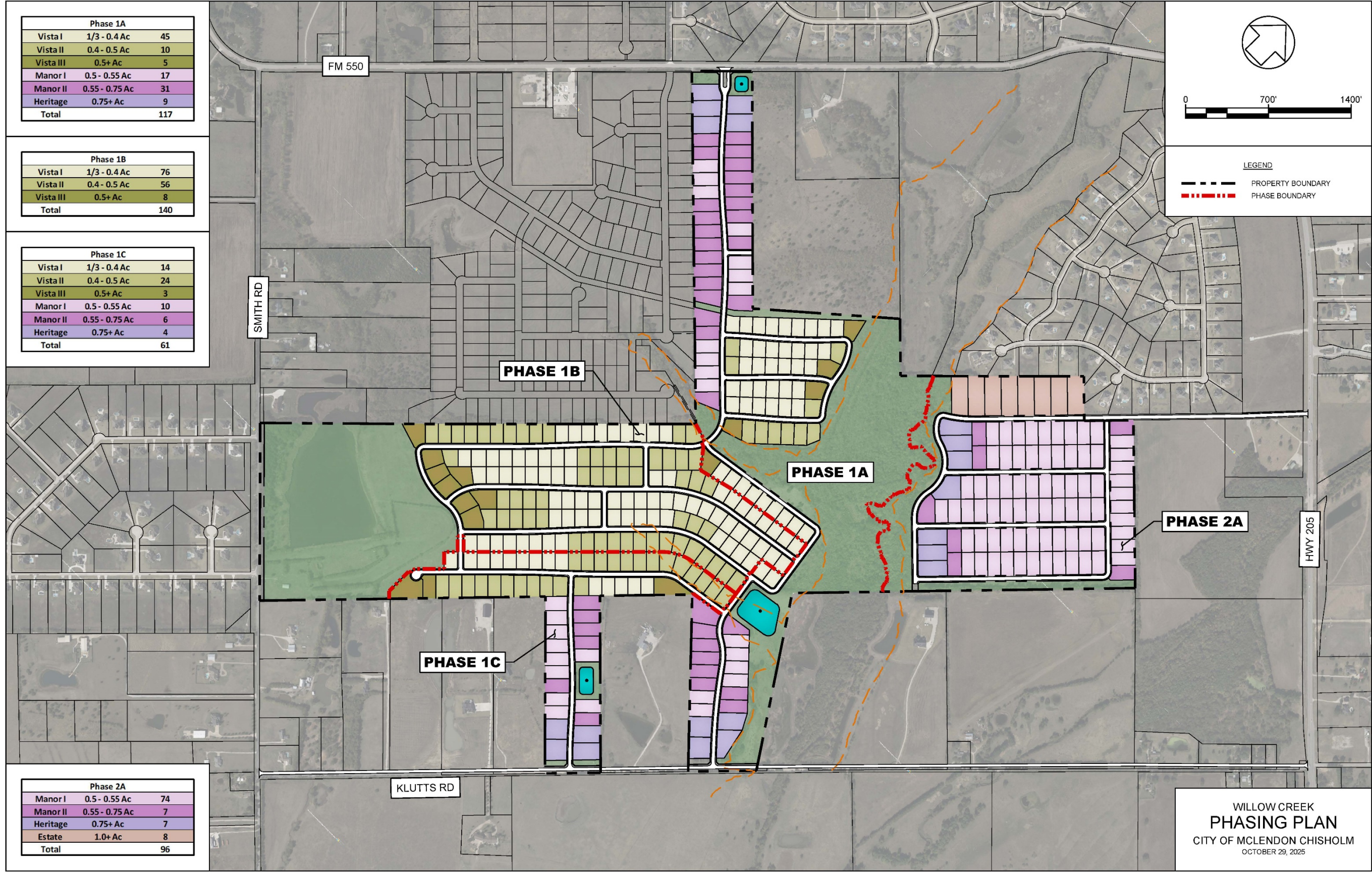


EXHIBIT C **DEVELOPMENT REGULATIONS**

WILLOW CREEK (+/- 360.295 acres)

Purpose Statement; General Provisions – The purpose of this planned development district (“District”) is to establish a quality master planned residential community for the property described by metes and bounds on Exhibit A to this PD Ordinance (the “Property”). The design, development and use of the Property shall comply with the Concept Plan/ Development Plan, attached to this PD Ordinance as Exhibit B (“Concept/Development Plan”) (except as may be modified as provided herein) and the following development standards included in this Exhibit C. Except as otherwise provided in this Exhibit C or any other exhibits attached to this PD Ordinance, development of the Property shall comply with McLendon-Chisholm’s Zoning Ordinance, Ordinance No. 2007-10, section 1, adopted by the City Council on July 23, 2007 in effect as of the Effective Date of this PD Ordinance (the “Zoning Ordinance”), as amended by these Development Regulations. In the event of a conflict between this Exhibit C and the Zoning Ordinance, this Exhibit C shall control. In the event of a conflict between any other exhibits attached hereto and the Zoning Ordinance, these Development Regulations and any exhibits attached hereto shall control. In the event of a conflict between the text of this Exhibit C and any other exhibits attached hereto, this Exhibit C shall control. Subject to the foregoing, the following development standards shall apply to the development of the Property:

CONCEPT PLAN/ DEVELOPMENT PLAN

- I. In General. All development shall generally conform to the Concept/Development Plan, except as may be modified as provided herein. The Concept/Development Plan shall satisfy all requirements under the Zoning Ordinance to submit/ approve both a conceptual plan and a development plan or detailed site plan for this District. The City shall not further require any of the following for this District: (i) a development plan; (ii) site plan, (iii) written reports discussing the impact on planning, engineering, water or wastewater utilities, electric, sanitation, building inspection, tax, police, fire and traffic; or (iv) approvals by the Planning and Zoning Commission or City Council with respect to a concept plan or development plan. The Concept/Development Plan may be approved simultaneously with the PD Ordinance for this District.
- II. Minor Amendments. The property owner or developer may submit minor amendment requests, including changes of detail or amendments to the Concept/Development Plan and any other exhibits attached hereto, which will be administratively approved by the mayor of the City or his/her designated representative (the “Mayor”) so long as such changes of detail or amendments do not (i) alter the uses permitted, (ii) increase the density above 414 units, (iii) increase the building height above forty-five (45) feet, or (iv) exceed the maximum lot coverages as specified in Subsection I(L) of the Development Standards heading below. The Property owner or developer may appeal the decision to deny a minor amendment request, including changes of detail or amendments to the Concept/Development Plan or any exhibits attached hereto, to the City’s Planning and Zoning Commission, and may appeal the decision of the City’s Planning and Zoning Commission to the City Council. For any amendments that are not authorized to be approved by the Mayor herein, the Property owner or developer may

apply for an amendment through the same process as a zoning amendment outlined in the Zoning Ordinance.

The Property may be developed in phases. The property owner or developer may designate the phases in its sole discretion. The owner or developer may modify the phasing plan, including the boundaries shown on such plan, attached as Exhibit B-1 to this PD Ordinance (the “Phasing Plan”) in its discretion.

ENTRY POINT SUBDIVISION IDENTIFICATION AND HOMEOWNERS’ ASSOCIATION

I. Entry Point Subdivision Identification.

- a. All major subdivision entry points identified in this section shall include subdivision identification signage or monumentation for the community. The signage or monumentation shall not encroach into required sight visibility triangles.
- b. FM 550. At least one entry monument shall be located at the entry off FM 550.
- c. Klutts Road. At least one entry monument shall be located at each entry into the subdivision off Klutts Road.
- d. Construction materials for the entry monuments required in this section at FM 550 and Klutts Road shall consist of a stone or brick façade with cedar or metal accent materials. The entry monuments shall be uplit/illuminated with directional lighting. Signage for entryways must be darker than the colors of the primary entry structure the signage is placed upon unless otherwise approved by the City Manager or his or her designee (“City Manager”). Signage must be generally consistent for any and all entryways into the subdivision.

- II. Homeowners’ Association. One or more mandatory homeowners’ association(s) (“HOA”) shall be established for the Property to own and maintain the private open spaces, common areas and greenbelts that are accessible to all residents; landscape improvements within common areas; perimeter landscape buffers for the subdivision; fencing along any open space or common areas; entry monuments and signage; and other improvements as specified in the HOA governing documents.

DEFINITIONS

- I. “City Parkland” means parkland and/or greenbelts dedicated to and/or owned by the City.
- II. “Estate Lot” means any lot that is at least 1.0 acre or larger.
- III. “Heritage Lot” means any lot that is at least 0.75 acres or more, but less than 1.0 acre.
- IV. “Manor Lot” means any lot with a 25’ or greater front setback that is at least 0.50 acres or more, but less than 0.75 acres.
 - A. “Manor I Lot” means any Manor Lot that is at least 0.50 acres or more, but less than 0.55 acres.
 - B. “Manor II Lot” means any Manor Lot that is at least 0.55 acres or more, but less than 0.75 acres.
- V. “Vista Lot” means any lot with a front setback at least 20’, but less than 25’¹ that is at least 1/3 acres or more.
 - A. “Vista I Lot” means any Vista Lot that is at least 1/3 acres or more, but less than 0.40 acres.
 - B. “Vista II Lot” means any Vista Lot that is at least 0.40 acres or more, but less than 0.50 acres.
 - C. “Vista III Lot” means any Vista Lot that is at least 0.50 acres or larger.

PERMITTED USES

- I. The following uses are permitted by right at any location within the Property:
 - A. any use permitted in the SF2.5 Single-Family Residential District of the Zoning Ordinance.
 - B. all accessory buildings or uses customarily incidental to the main uses permitted in the SF2.5 Single-Family Residential District.
- II. Any use permitted by specific use permit (“SUP”) in the SF2.5 Single-Family Residential District of the Zoning Ordinance shall be permitted by SUP within the Property.

DEVELOPMENT STANDARDS

- I. Lot Sizes, Setbacks, etc. for Vista Lots, Manor Lots, Heritage Lots and Estate Lots. Except as otherwise provided below, Vista Lots, Manor Lots, Heritage Lots and Estate Lots shall

¹ By way of clarification, the main differentiating factor between a Vista III Lot and a Manor I Lot (to know which regulations apply to such lot) is that a Vista III Lot will have a front setback of at least 20’ and up to 25’ and a Manor I Lot will have a front setback of at least 25’ (or more).

comply with Article 4, Section 4-4, SF1.0 Single-Family Residential District of the Zoning Ordinance, subject to the following:

A. Minimum Lot Area.

1. Estate Lots. Minimum lot area is one acre.
2. Heritage Lots. Minimum lot area is 0.75 acre (3/4 acre).
3. Manor Lots. Minimum lot area is 0.5 acre (1/2 acre).
4. Vista Lots. Minimum lot area is 1/3 acre.

B. Minimum Lot Width. Except as provided herein, the minimum lot width shall be 110 feet. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have a reduced lot width of up to a 20% reduction. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured along the required front yard setback as shown on the final plats.

C. Minimum Lot Depth. Except as provided herein, the minimum lot depth shall be (i) 150 feet for Estate Lots, Heritage Lots and Manor Lots and (ii) 135 feet for Vista Lots. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have a reduced lot depth of up to a 20% reduction. For the purposes of determining compliance with lot depth requirements, lot depths shall be measured along the side lot lines to the deepest rear lot line segment or point where lot lines converge in the case of pie-shaped lots.

D. Lot Lines. Side lot lines may be either (i) radial to street frontage or (ii) skewed or angled if parallel to at least one other side lot line that is part of the same lot.

E. Minimum Dwelling Size. The minimum dwelling size is 2,800 square feet for Estate Lots, Heritage Lots and Manor Lots and 2,200 square feet for Vista Lots.

F. Maximum Density; Location of Lot Types.

1. The maximum number of dwelling units that may be developed within the Property is a total of up to 414 residential lots in the aggregate. There is no maximum number of dwelling units per acre as the density will be determined by the maximum number of dwelling units set forth herein. There shall be a maximum of one primary dwelling unit per platted lot. In addition, a maximum of one dwelling, guesthouse, which may include living, sleeping bathing, and kitchen facilities but is secondary to the main dwelling structure and is used solely for habitation of guests on a temporary basis and at no compensation (“Guesthouse”) is allowed by SUP per platted lot.

2. Estate Lots (minimum one-acre lots) shall be provided adjacent to acre lots in the existing Chisholm Crossing subdivision.
3. A minimum of eight (8) lots within the overall development (i.e., the entirety of the Property, not per phase) shall be Estate Lots. A minimum of twenty (20) lots within the overall development (i.e., the entirety of the Property, not per phase) shall be Heritage Lots. One quarter of the Manor Lots within the overall development (i.e., the entirety of the Property, not per phase) shall be classified as Manor II Lots. One third of the Vista Lots within the overall development (i.e., the entirety of the Property, not per phase) shall be classified as Vista II Lots. A minimum of seven (7) lots within the overall development (i.e., the entirety of the Property, not per phase) shall be Vista III Lots.
4. Notwithstanding the proposed locations of lots and lot types as shown on the Concept/Development Plan, the developer or property owner may change the location of lots and/or lot types (i.e., Estate Lots, Heritage Lots, Manor I Lots, Manor II Lots, Vista I Lots, Vista II Lots and Vista III Lots) and relocate lots/ lot types as part of a preliminary plat and such amendments to the Concept/Development Plan will be approved as part of the preliminary plat so long as (i) the total number of dwelling units located within the Property is not more than 414 dwelling units; (ii) at least eight (8) Estate Lots are provided within the overall development; (iii) at least twenty (20) Heritage Lots are provided within the overall development; (iv) at least one-quarter of all Manor Lots within the overall development are Manor II Lots; (v) at least one-third of all Vista Lots within the overall development are Vista II Lots; and (vi) at least seven (7) Vista III Lots are provided within the overall development.

G. Maximum Height.

The maximum building height shall be two (2) stories, up to forty-five (45) feet in height. No accessory building shall exceed twenty-five (25) feet in height, nor shall it exceed the height of the principal building. The maximum building height may be increased above forty-five (45) feet by SUP.

H. Front Yard Setback.

The minimum front yard building setback for main and secondary or accessory buildings shall be (i) twenty-five (25) feet for Estate Lots, Heritage Lots and Manor Lots and (ii) twenty (20) feet for Vista Lots. Front porches may extend into the front yard a maximum of five (5) feet for Estate Lots, Heritage Lots and Manor Lots.

I. Side Yard Setback.

1. Interior Side: The minimum side yard building setback for main and secondary or accessory buildings shall be ten (10) feet on each interior side.
2. Corner (Street) Side: A side yard adjacent to a street on a corner lot shall have a minimum fifteen (15) foot side yard building setback. On corner lots, the front yard setback is not required to be observed along the frontage of both intersecting streets (i.e., the side yard street setback specified herein applies instead).

J. Rear Yard Setback.

The minimum rear yard building setback for main or accessory buildings shall be twenty (20) feet from the rear façade of the residence to the rear lot line.

K. Building-to-Building Separation.

1. Buildings on Heritage Lots shall be separated by a minimum distance of thirty (30) feet from buildings on adjacent lots.
2. Buildings on Estate Lots shall be separated by a minimum distance of forty (40) feet from buildings on adjacent lots.
3. For the avoidance of doubt, this Subsection I(K) is a building-to-building separation requirement and not a setback requirement. As an example, if a Manor Lot is adjacent to a Heritage Lot, on the side of the homes with a shared property line, the buildings must be a distance from each other of at least thirty (30) feet in total. This requirement may be satisfied by placing the building on the Manor Lot at least ten (10) feet from the shared property line and placing the building on the Heritage Lot at least twenty (20) feet from the shared property line, or by any other combination that maintains at least thirty (30) feet total separation of the buildings.

L. Maximum Lot Coverage.

1. Lot coverage is defined as the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot and shall conform to the standards depicted in Table 1 below for each lot type, which are as follows:

TABLE 1: MAXIMUM LOT COVERAGE

	<i>Vista Lots</i>	<i>Manor Lots</i>	<i>Heritage Lots</i>	<i>Estate Lots</i>
<i>Maximum Lot Coverage (Primary and Accessory Structures)</i>	55%	40%	35%	25%

2. An SUP may be requested to allow lots to exceed the maximum lot coverage requirement.

M. Parking; Garages.

1. Two off-street parking spaces per dwelling unit are required. The two required spaces must be located within an enclosed garage.
2. There are no restrictions on garage orientation except as provided below. Garages may be flat front entry, recessed, j-swing or side swing.
 - (a) All Heritage Lots located along the entry roads off FM 550 and Klutts Road shall be oriented in a traditional swing (or j-swing) garage configuration where the two (2) car garage is positioned facing the side property line and the driveway swings into the garage in a 'J' configuration. For such lots with a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street shall be permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
3. Garage doors on all lots shall be painted or stained in a color darker than the primary structure color and shall use a maximum of one darker primary color and one lighter accent color.
4. Homes that utilize flat front entry garages on Estate Lots, Heritage Lots and Manor Lots:
 - (a) shall be required to plant one additional canopy tree in the front yard; and
 - (b) shall also be required to incorporate at least one of the following design elements:
 - (i) landscape beds; or
 - (ii) trellises.
5. The requirements in subsection (M)(4) above do not apply to homes that utilize flat front entry garages on Vista Lots.

N. Building Materials.

1. The exterior façade of all residential buildings shall be 80% masonry (excluding doors, windows, dormers and walls over roof areas) (“Masonry Requirement”). The minimum 80% Masonry Requirement is calculated as 80% of the total surface area of the entire/overall exterior of the home or building and not 80% of each dwelling’s façade.
2. For the purposes of these Development Regulations “masonry” shall mean and be limited to full width brick, natural stone, cast stone, stucco, cementitious fiberboard (e.g. HardiBoard or Hardy Plank, subject to the limitations herein) or a combination of no more than two of these materials, in lieu of any definition of masonry in the Zoning Ordinance; provided that if cementitious fiberboard is used to satisfy the Masonry Requirement, cementitious fiberboard:
 - (i) must begin from the base of the elevation on the front façade; and
 - (ii) may only be used in combination with either natural stone, cast stone or stucco and shall be darker than the other building material.
3. Mullions shall be painted or stained a dark color.
4. All exterior facades of a home shall be architecturally consistent or compatible by design and material with the other exterior facades of that same home. All accessory buildings shall be architecturally compatible with the primary structure in materials, color and design.
5. Any deviations from the material and/or architectural standards listed herein shall be reviewed and may be administratively approved by the City Manager.
6. The building materials requirements in this Subsection N and the Anti-Monotony requirements in Subsection O below shall be the sole building materials, aesthetic method and architectural requirements that apply to the development of the Property.

O. Anti-Monotony.

1. No same floorplan may be repeated on adjacent lots or directly across the street from a lot.
2. The same combination of (i) floorplan plus (ii) elevation shall not be repeated within four (4) lots on the same side of the street nor directly across the street and for two (2) lots on each side of the lot directly across the street.

3. Homes are considered to have a differing appearance/elevation for purposes of Subsection O.2 above if at least two of the following six items deviate:
 1. number of stories;
 2. material color;
 3. roof material and pitch;
 4. articulation of the front façade;
 5. stone or brick accents; or
 6. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Bay window; (c) Dormers; (d) Balcony (full size or Juliette); or (e) Wing wall.

The list in this Subsection O.3 is not exhaustive and other items may differentiate building elevations, as approved by the City's City Manager.

- P. Mailboxes. All homes shall have individual mailboxes unless cluster mailboxes are required by the United States Postal Service (USPS), in which case homes may use cluster mailboxes. All mailboxes shall be uniform in design and color(s).
- Q. ADA. Development of the Property will be in compliance with all applicable Americans with Disabilities Act (ADA) Standards for Accessible Design, to the extent applicable.
- R. A/C Units. Air conditioning units shall be located behind fences or landscape screening shall be used to minimize visibility from streets.
- S. Street Lights. Street lights internal to the subdivision shall be selected from dark sky compliant options available in Oncor's Decorative Street Lighting Brochure. Street lights shall be spaced at a maximum interval of 600' along residential streets internal to the subdivision.
- T. Variances. A variance may be requested to be granted by the City's Board of Adjustment ("Board of Adjustment") to allow for any development that would deviate from the development regulations in any section set forth in this Exhibit C. The Board of Adjustment may authorize a variance from the terms set forth in these development regulations if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation herein would result in unnecessary hardship, and so that the spirit of these development regulations are observed and substantial justice is done.

- II. **Landscape Requirements.** Except as provided for flat front entry garages in Subsection I(M)(4) under the Development Standards heading herein and as otherwise provided below, landscaping shall comply with Article 6, Section 6-10, Landscape requirements of the Zoning Ordinance and Section 10.02.008 of the Subdivision Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Landscaping and irrigation systems shall be installed along entryways and shall be maintained by the HOA.
- B. Each residential lot shall have a minimum of two (2) canopy trees (new or existing) in the front yard. Each canopy tree planted in the front yard shall have a minimum of three (3) caliper inches and shall be at least six (6) feet in height at the time of planting.
- C. No other front yard, side yard, or rear yard tree planting requirement shall apply except for the requirement for one additional canopy tree for flat front entry garages set forth in Subsection I(M)(4) under the Development Standards heading herein.
- D. **Landscape Buffer.**
 - 1. A minimum of a 100-foot wide landscape buffer shall be provided along FM 550 (outside of and beyond any required right-of-way dedication) along the entire length of the frontage of the Property along FM 550 in the location generally shown as “100’ Landscape Buffer” on the Concept/Development Plan (the “FM 550 Buffer”), and shall incorporate ground cover, a built-up berm and shrubbery. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) understory/accent trees shall be planted per 100-feet of linear frontage of the FM 550 Buffer. Each canopy and understory/accent tree planted shall have a minimum of three (3) caliper inches and shall be at least six (6) feet in height at the time of planting.
 - 2. A minimum of a 50-foot wide landscape buffer shall be provided along the Klutts Drive frontage of the Property (outside of and beyond any required right-of-way dedication) (the “Klutts Buffer”). For the avoidance of doubt, the Klutts Buffer is only required along the Property frontage and the property owner or developer is not required to extend the buffer beyond the Property frontage. The Klutts Buffer will include grass or other groundcover or plantings for the entire length of the frontage. Additionally, for the length of the frontage along Klutts Road where adjacent to residential lots, the Klutts Buffer shall incorporate ground cover, a built-up berm and shrubbery. The berm provided within the Klutts Buffer adjacent to residential lots shall have a minimum height of 30-inches and a

maximum height of 48-inches. In addition, three (3) canopy trees and four (4) understory/accent trees shall be planted per 100-feet of linear frontage of the Klutts Buffer that is adjacent to residential lots (i.e., excluding the frontage along the Klutts Buffer that is not adjacent to residential lots). Each canopy and understory/accent tree planted shall have a minimum of three (3) caliper inches and shall be at least six (6) feet in height at the time of planting.

3. Any additional required landscape buffer on any other thoroughfares or perimeter streets shall be a maximum twenty (20) foot landscape buffer. No tree plantings shall be required.

III. Amenities/Community Features, Trails and Sidewalks

A. Amenities/ Community Features.

1. Three ponds shall be provided in the locations as generally shown on the Concept/Development Plan (each a “Pond Amenity”). Each pond will include a fountain or other aeration feature. A Pond Amenity located within a given phase shall be completed prior to the issuance of the first building permit for that respective phase. The ponds shall be maintained by the HOA. A trail will be provided around each of the ponds as set forth in Subsection III(B)(4) below.
2. A modern playground shall be provided in the location generally shown on the Concept/Development Plan. The playground material shall be metal or composite wood and have a muted tone coloring scheme. The playground shall be installed prior to the issuance of the first certificate of occupancy for a residential building within “Phase 1A” as shown on the Phasing Plan. The playground will be owned and maintained by the HOA.

B. Pedestrian Connectivity; Trails.

1. An eight (8) foot wide concrete trail shall be provided in the locations generally depicted as the “8’ Concrete Trail” on the Concept/Development Plan (the “Eight Foot Trail”). The Eight Foot Trail shall be accepted by and owned by the City and maintained by the HOA. The Eight Foot Trail is not strictly bound to the locations shown on the Concept/Development Plan and may be modified with the final design so long as trail complies with the requirements herein. In the event of a conflict between the text of these Development Regulations and the Concept/Development Plan, the text of these Development Regulations controls.
2. The owner or developer shall provide one (1) rest area along the Eight Foot Trail with a view overlooking Brushy Creek that includes seating or benches.

1. The Eight Foot Trail may be completed in phases (corresponding with the respective phases of development) and shall be completed prior to the issuance of the first certificate of occupancy in the phase in which the respective portion(s) of the trail is located within or adjacent to.
2. A five (5) foot wide concrete trail shall be provided around each Pond Amenity and may generally meander around each such Pond Amenity, as applicable. The trail around each Pond Amenity shall be accepted by and owned by the City and maintained by the HOA. A minimum of two benches shall be provided around the trail for each Pond Amenity. The trail around each Pond Amenity shall be completed prior to the issuance of the last certificate of occupancy in the phase in which the trail is located. Additional amenities that compliment a Pond Amenity may be provided upon review and approval by the City Manager.
3. The trails requirements in this section and the amenities/ community features described in Subsection III(A)(1)-(2) above shall be the exclusive amenities, open space and trails requirements that apply to the development of the Property.

B. Sidewalks.

1. Except as provided herein, all interior residential street rights-of-way abutting residential lots shall be improved with sidewalks that are a minimum of five (5) feet in width and constructed by the homebuilders at the time of adjacent house construction. Sidewalks may be located outside of the public right-of-way within a pedestrian access easement to provide for meandering or upsized sidewalks and trails.
2. Any sidewalks within interior residential street rights-of-way abutting open space or common area lots shall be a minimum of five (5) feet in width and constructed by the developer prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the sidewalk is located within.
3. Sidewalks interior to the subdivision shall be maintained by the HOA, including sidewalks within interior residential street rights-of-way but expressly excluding any and all sidewalks located in or along City Parkland. Notwithstanding the foregoing, the City shall be responsible, at its expense, for repairing any and all sidewalk damage resulting from any City-initiated activities, including but not limited to damage to sidewalks caused by or incidental to street, utility, or other public infrastructure work, repairs or maintenance performed by or on behalf of the City.

4. Sidewalks located in or along City Parkland shall be accepted, owned and maintained by the City.

II. **Fencing Requirements**

- A. **Privacy/Security Enclosures or Decorative Fences.** Privacy/security enclosures or decorative fences shall be erected upon the rear lot line and side lot line of every lot. Privacy/security enclosures shall be a minimum of six (6) feet in height and decorative fences (constructed of tubular steel) shall be a minimum of four (4) feet in height. Privacy/security enclosures shall be uniform in height and color for adjacent lots. Decorative fences shall be a dark color for the entire development and shall be uniform in height and color for adjacent lots. Enclosures or fences may extend up to the front building line in the front yards of lots and to the right-of-way in the side yards of corner lots. Any such fences provided along lot lines shall be wood, except that any fencing abutting open space shall be tubular steel. Other materials may be used for fencing with the approval of the City Planner.
- B. **Perimeter Screening.** Residential subdivision enclosures (perimeter screening) shall be constructed with brick columns set on piers with a maximum spacing of one hundred (100) feet on center. Infill material between brick columns shall be brick, split rail cedar, plaster, iron or other materials as approved by the City Planner. City staff shall review and approve plans for all residential subdivision enclosures prior to construction, but a permit, permitting fees or other associated fees shall not be required.

III. **Street Typology**

- A. All streets and curbs will be designed to City standards unless otherwise provided herein or approved by the City's engineering department.
- B. All streets shall be constructed with curb and gutter.
- C. Residential streets shall have a minimum right-of-way width of fifty (50) feet. Paving shall be not less than thirty-one (31) feet as measured from the back of curbs.
- D. Dead-end streets/cul-de sacs shall have a minimum right-of-way radius of fifty (50) feet and a minimum pavement radius (back of curb) of forty and one-half (40.5) feet.
- E. Reverse curves in street alignments are permissible without the inclusion of tangent sections. Otherwise stated, reverse curves are not required to be separated by a minimum tangent.
- F. The repair and maintenance of all streets, roadways, alleys, and drainage improvements shall be the responsibility of the City.

G. Street Paving Strength Requirements:

1. Except as provided herein, a seven-inch thickness of concrete pavement on a compacted subbase shall be required. The concrete must have a 28-day compressive strength of 3,600 pounds per square inch (ppsi). All steel reinforcing shall be deformed No. 3 bars on 18-inch centers both ways.
 - (a) The concrete pavement thickness may be decreased to six inches upon recommendation in the final geotechnical report and approval from the city engineer. If the final geotechnical report recommends a pavement thickness greater than seven inches, the pavement thickness shall be increased to meet the criteria specified in the final geotechnical report.

VI. **Points of Access**

- A. Any phase of the Property can be developed with only one (1) point of access provided that all dwelling units within that phase are equipped with an automatic fire sprinkler system approved by the Fire Marshal or his or her designee. If a phase is constructed with two (2) or more points of access, then the installation of an automatic fire sprinkler system is not required in any dwelling unit within that phase.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE AGRICULTURAL ZONING DISTRICT, PD PLANNED DEVELOPMENT DISTRICT AND EXTRA-TERRITORIAL JURISDICTION (ETJ) TO THE “WILLOW CREEK (PD) PLANNED DEVELOPMENT DISTRICT”, FOR APPROXIMATELY 113.676 ACRES OF LAND SITUATED IN THE K. LATHAM SURVEY, ABSTRACT NO. 133, AND R. PECKUM SURVEY, ABSTRACT NO. 175, IN ROCKWALL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of McLendon-Chisholm and the governing body of the City of McLendon-Chisholm, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of McLendon-Chisholm is of the opinion that said zoning ordinance and map should be amended as provided herein; and

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two hundred (200) feet of the property for which the change is requested; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan (PD Concept Plan) that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to meet the current needs of the community; and

WHEREAS, the amendments requested by Applicant for the property described in the attached exhibits are consistent with the City’s requirements applicable to Planned Development Districts and are also consistent with the development standards and uses adopted by the City Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of McLendon-Chisholm, Texas, previously duly passed by the governing body of the City of McLendon-Chisholm, is heretofore amended, be hereby amended by granting a change in zoning from the Agricultural Zoning District, PD Planed Development District and the Extra-Territorial Jurisdiction (ETJ) to the “Willow Creek (PD) Planned Development” for approximately 113.676 acres of land more particularly described in Exhibit “A”.

SECTION 2. The property shall be developed and used in accordance with the development standards, attached hereto as Exhibit “B” and incorporated herein as if fully recited, under the McLendon-Chisholm Zoning Ordinance, ordinances of the City of the McLendon-Chisholm, and shall conform to the Concept Plan, attached hereto as Exhibit “C” and incorporated herein by reference for all purposes and all exhibits and regulations, including, but not limited to those listed within the development plan and restrictions as established herein, which are attached hereto and incorporated herein as if fully recited

SECTION 3. That the Property shall be used only in the manner and for the purposes herein and by the ordinances of the City of McLendon-Chisholm, Texas, as heretofore amended, and as amended herein.

SECTION 4. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of McLendon-Chisholm, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 8. This ordinance shall be cumulative of all provisions or ordinances and of the Code of Ordinances of the City of McLendon-Chisholm, Texas and the McLendon-Chisholm Zoning Ordinance, as amended where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 9. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

PASSED AND APPROVED THIS 9th day of December 2025.

APPROVED:

Bryan McNeal,
MAYOR

ATTEST:

Angela Jennings
CITY SECRETARY

EXHIBIT A

Metes and Bounds Description

EXHIBIT B

EXHIBIT C



December 9, 2025

City of McLendon Chisholm
Attn: Fabrice Kabona
1371 West FM 550
McLendon Chisholm, TX 75032

Re: Willow Creek – Letter of Understanding for Open Space and City Park Improvements

Dear City Council Members,

Skorburg Retail Corporation (and/or its affiliates and assigns referred to herein as “Developer”) understands that the City may desire amenities within the Parkland that differ from those currently identified in the approved Development and Chapter 380 Agreement (“Agreement”). Developer is willing to consider revising the Parkland Amenities required under the Agreement based on input from the City Council, provided that the amenities requested by the City do not exceed Developer’s estimated cost of the originally planned Parkland Amenities set forth in the Agreement, that the schedule for completing such improvements remains consistent with the timing requirements set forth in the Agreement for completion of the Parkland Amenities and that the improvements are otherwise mutually agreed to by the parties.

Alternatively, Skorburg is open to providing the City with a payment equal to the Developer’s estimated cost of the originally planned Parkland Amenities, to be used by the City for Parkland improvements of its choosing within the Parkland area dedicated by Developer, so long as the timing of that payment aligns with the timing requirements for completion of the Parkland Amenities in the Agreement.

Notwithstanding the foregoing, Developer is willing to voluntarily accelerate its commitment with respect to the Parkland Amenities by either (1) constructing the Parkland Amenities or (2) issuing payment to the City equal to the Developer’s estimated cost of the originally planned Parkland Amenities (or a combination thereof) prior to builders being eligible to receive certificates of occupancy for homes constructed within the Phase IC boundary of the subdivision to assure the City that Developer will fulfill its obligations with respect to the Parkland Amenities prior to the build out of the portion of Willow Creek located west of the creek.

In addition, Developer is willing to deed the Parkland to the City upon written request from the City provided that: (1) the dedication be required no sooner than one (1) year from the date at which Developer acquires the property, (2) the City agrees to execute the necessary IRS forms for the Developer to receive its tax deduction for the land dedication, (3) any and all reciprocal easements between the City and Developer are granted to one another at no cost to the other party as necessary for the Parkland and all residential phases of the subdivision to be developed in accordance with the Agreement, and (4) Developer will not incur additional costs related to engineering, design and construction costs as a result of Developer’s willingness to dedicate the Parkland to the City prior to the development of Phase IC.

Finally, in collaboration with the City, Developer is happy and willing to provide the City with creative influence with respect to the trail design and materials to be used for the trails and to perhaps incorporate a disc golf course to be located within the HOA maintained floodplain common areas provided the City’s input does not impose additional financial burden on the Developer (to the extent, if any, Developer objects) for the installation cost and/or on the HOA for maintenance cost over and above what has already been contemplated for amenities in the Agreement.

A handwritten signature in blue ink, appearing to be "F. Kabona", located at the bottom right of the page.

Page 2 of 2
December 9, 2025
City of McLendon Chisholm

We wish to formally express our commitment to collaborating with the City to create a park that will serve as a valuable and inviting destination for residents of all ages in McLendon Chisholm.

Respectfully,

Skorburg Retail Corporation, a Texas corporation

By: 
Adam J. Buczek, President



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: Discuss and consider a resolution creating the Willow Creek Public Improvement District (PID).

Background:

On November 10, 2025, City Council approved the Petition to Establish the Willow Creek Public Improvement District submitted by Willow Creek 360 LP, the owner of 100% of the taxable real property within the proposed district boundaries. The petition met all requirements of Section 372.005 of the Texas Local Government Code and initiated the process for establishing the PID. The property included in the district consists of approximately 360.295 acres located within the City limits, as described in Exhibit A of the petition.

With the petition approved, the next step required under Chapter 372 is for City Council to formally create the PID by resolution. Creation of the PID allows the City and developer to move forward with preparing a Service and Assessment Plan, which will later define the specific assessment methodology, benefit allocation, and financing structure for the public improvements associated with the Willow Creek development.

Options/Alternatives:

1. City Council may approve the Resolution, as presented.
2. City Council may deny the Resolution.

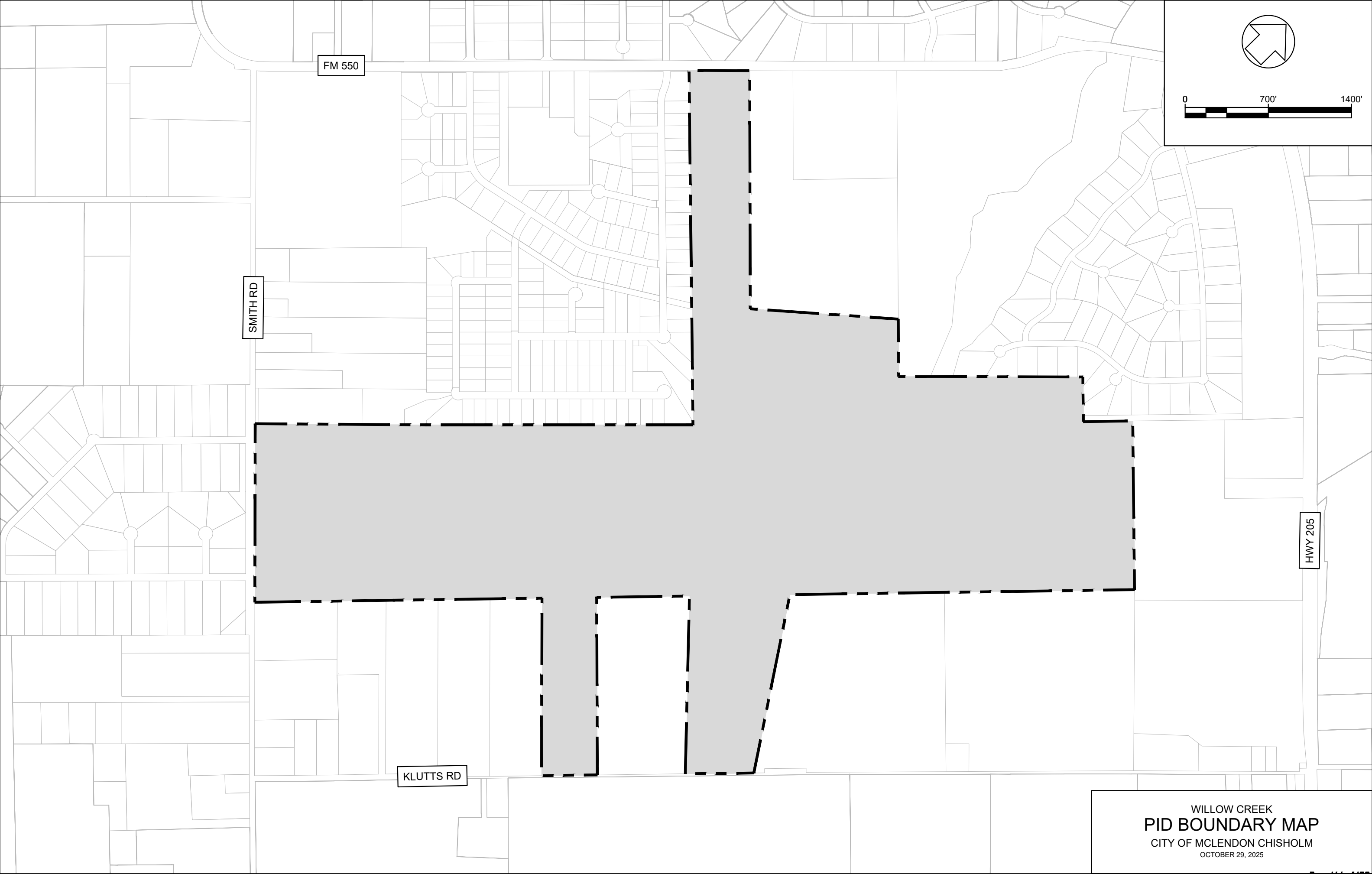
Recommendation:

Staff recommends approval of the Resolution, as presented.

Attachments:

- Resolution
- Proposed PID Boundary Map

Presenter: Fabrice Kabona, City Manager



WILLOW CREEK
PID BOUNDARY MAP
CITY OF MCLENDON CHISHOLM
OCTOBER 29, 2025

**A RESOLUTION OF THE CITY OF MCLENDON-CHISHOLM, TEXAS
AUTHORIZING AND CREATING THE WILLOW CREEK PUBLIC
IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF
THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER
MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the City of McLendon-Chisholm, Texas (the “City”), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the “Act”), to create a public improvement district within its City limits or its extraterritorial jurisdiction; and

WHEREAS, on November 10, 2025, the owners of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal (the “Petitioner”), submitted and filed with the City Secretary of the City (the “City Secretary”) a petition (“Petition”) requesting the establishment of a public improvement district for property within the City; and

WHEREAS, the Petition requested the creation of the Willow Creek Public Improvement District (the “District”), which District is located within the corporate limits of the City and is more particularly described by metes and bounds in **Exhibit A** (the “Property”) each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the “City Council”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in an official newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, City Council, conducted a public hearing on the advisability of the improvements and services on November 10, 2025; and

WHEREAS, City Council closed the public hearing on the advisability of the improvements and services on November 10, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS AS FOLLOWS:

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the City Council, after considering the Petition and

the evidence and testimony presented at the public hearing on November 10, 2025, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction or improvement of off-street parking facilities; (7) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (8) the establishment or improvement of parks; (9) projects similar to those listed in (1)-(8), above; (10) acquisition, by purchase or otherwise, of real property in connection with an authorized improvements; (11) special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement; (12) acquisition of contract rights in connection with an authorized improvement (items (1) through (12), collectively, the "Public Projects"); and (13) the payment of expenses incurred in the establishment, administration, and operation of the District, costs of bond issuance, legal and financial fees, letter of credit fees and expenses, capitalization of bond interest, the creation of a bond reserve fund, funding debt service, and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary (the "Administrative Expenses", and together with the Public Projects, the "Authorized Improvements").
- (c) **Estimated Costs of the Authorized Improvements.** The estimated total costs of the Authorized Improvements is \$50,000,000.00, which costs shall be paid by assessment of the property owners within the proposed District.
- (d) **Boundaries of the District.** The District is proposed to include approximately 360.295 acres of property located within the corporate limits of the City of McLendon-Chisholm as more particularly described in the metes and bounds in **Exhibit A** attached hereto.
- (e) **Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest) and certain assessments may be paid in annual installments (including interest). If allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must

continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

- (f) **Apportionment of Costs.** The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied on the Property. No City property in the District shall be assessed. The developer of the property (the “Developer”) may fund certain costs of the Authorized Improvements from other funds available to the Developer.
- (g) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.
- (h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Chisholm Summit Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. The City Council hereby authorizes and directs the City Secretary, on or before December 9, 2025, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

Section 6. Effective upon the date of the passage of this Resolution, the District shall be established.

Section 7. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

ADOPTED, PASSED, AND APPROVED on this 9th day of December, 2025.

CITY OF MCLENDON-CHISHOLM, TEXAS

Bryan McNeal, Mayor

ATTEST:

Angela Jennings, City Secretary

(CITY SEAL)

STATE OF TEXAS

COUNTY OF _____

§
§
§

This instrument was acknowledged before me on _____, 2025,
by Bryan McNeal, Mayor of the City of McLendon-Chisholm, Texas on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

360.295 ACRES

BEING all of that certain tract of land in the K. Latham Survey, Abstract No. 133 and the R. Peckum Survey, Abstract No. 175, Rockwall County, Texas, and being all of a called 360.295 acre tract of land described in the deed to Willow Creek 360 L.P., recorded in Instrument No. 20220000018231, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the north line of Smith Road for the northwest corner of said 360.295 acre tract;

THENCE North 44°53'38" East, with the north line of said 360.295 acre tract, a distance of 1,440.01 feet to an angle point, common to the southwest corner of a called 144.41 acre tract of land described in the deed to Oak National Development LLC, recorded in Instrument No. 20220000002187, said Official Public Records;

THENCE North 44°31'17" East, continuing with the north line of said 360.295 acre tract and the south line of said 144.41 acre tract, passing at a distance of 1,459.08 feet a 1-inch iron pipe found for an angle point of said 360.295 acre tract, continuing on said course a total distance of 2,243.55 feet to a 1/2-inch iron rod found for a re-entrant corner of said 360.295 acre tract, common to the southeast corner of said 144.41 acre tract;

THENCE North 46°06'37" West, with a westerly line of said 360.295 acre tract and the easterly line of said 144.41 acre tract, a distance of 2,982.31 feet to a point in the south right-of-way line of Farm to Market 550 for the most northwesterly corner of said 360.295 acre tract, common to the northeast corner of said 144.41 acre tract, from which a 1/2-inch iron found bears North 28°40'36" East, a distance of 1.66 feet;

THENCE North 44°45'58" East, with the south right-of-way line of said Farm to Market 550 and the north line of said 360.295 acre tract, a distance of 510.57 feet to a 1/2-iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for the most northeasterly corner of said 360.295 acre tract, common to the northwest corner of a called 40.077 acre tract of land described in the deed to Rockwall ISD, recorded in Instrument No. 20170000016960, said Official Public Records;

THENCE South 45°35'30" East, with an easterly line of said 360.295 acre tract and the westerly line of said 40.077 acre tract, a distance of 2,003.73 feet to a capped iron rod set for a re-entrant corner of said 360.295 acre tract, common to the southwest corner of said 40.077 acre tract;

THENCE North 48°29'24" East, with a north line of said 360.295 acre tract and the south line of said 40.077 acre tract, a distance of 1,249.17 feet to a capped iron rod set in the west line of a called 54.28 acre tract of land described in the deed to Toby Rogers, recorded in Volume 6727,

Page 250, said Official Public Records, for a northerly corner of said 360.295 acre tract, common to the southeast corner of said 40.077 acre tract;

THENCE South 45°50'11" East, with a easterly line of said 360.295 acre tract and the westerly line of said 54.28 acre tract, a distance of 483.16 feet to a 3/8-inch iron rod found for a re-entrant corner of said 360.295 acre tract, common to the southwest corner of said 54.28 acre tract;

THENCE North 44°40'07" East, with a north line of said 360.295 acre tract and the south lines of said 54.28 acre tract and a called 28.848 acre tract and Block B of Chisholm Crossing, Phase 1V, an addition in Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Page 323, said Plat Records, a distance of 1,550.50 feet to a capped iron rod set for a northerly corner of said 360.295 acre tract, common to a re-entrant corner of said Chisholm Crossing, Phase 1V;

THENCE South 46°02'02" East, with an easterly line of said 360.295 acre tract and a westerly line of said Chisholm Crossing, Phase 1V, a distance of 375.00 feet to a 1/2-inch iron rod with a cap (illegible) found for a re-entrant corner of said 360.295 acre tract;

THENCE North 43°52'09" East, with a north line of said 360.295 acre tract, a distance of 415.66 feet to a capped iron rod set for the eastern-most northerly corner of said 360.295 acre tract, common to the westerly corner of a called 39.55 acre tract of land described in the deed to Wed Limited Partnership, recorded in Instrument No. 20150000018122, said Official Public Records;

THENCE South 46°05'25" East, with an easterly line of said 360.295 acre tract and the westerly line of said 39.55 acre tract, a distance of 1,419.04 feet to a capped iron rod set for an easterly corner of said 360.295 acre tract, common to the northerly corner of a called 50.00 acre tract of land described as Tract 2 in the deed to Rita Carolyn Klutts, recorded in Instrument No. 20170000020517, said Official Public Records, from which a 1/2-inch iron rod with a cap (illegible) found for the southerly corner of said 39.55 acre tract bears South 46°05'25" East, a distance of 87.63 feet;

THENCE South 43°42'08" West, with the south line of said 360.295 acre tract and the north line of said 50.00 acre tract, passing at a distance of 1,599.63 feet a 1/2-inch iron rod found for the northwest corner of said 50.00 acre tract, common to the northeast corner of a called 50.00 acre tract of land described in the deed to Raymond Guy Martin and Sherry Zmolik Martin, recorded in Instrument No. 20180000001943, said Official Public Records, continuing on said course with said Martin 50.00 acre Tract, a total distance of 2,900.02 feet to a 1/2-inch iron rod with a cap stamped "Owens RPLS 5387" found for the northwest corner of said Martin 50.00 acre tract, common to a re-entrant corner of said 360.295 acre tract;

THENCE South 34°02'30" East, with an easterly line of said 360.295 acre tract and the westerly line of said Martin 50.00 acre tract, a distance of 1,531.30 feet to a capped iron rod set in Klutts Drive for a southeast corner of said 360.295 acre tract, common to the southwest corner of said Martin 50.00 acre tract;

THENCE South 43°53'02" West, in said Klutts Drive, with the south line of said 360.295 acre tract, a distance of 576.80 feet to a 1/2-inch iron rod found for a salient corner of said 360.295 acre tract, common to the southeast corner of a called 25.00 acre tract of land described in the deed to

Brent David Schrade and wife, Melissa Schrade, recorded in Instrument No. 20200000005475, said Official Public Records;

THENCE North 44°08'15" West, with a westerly line of said 360.295 acre tract and the easterly line of said 25.00 acre tract, a distance of 1,495.63 feet to a 1/2-inch iron rod found in a southerly line of said 360.295 acre tract at the northeast corner of said 25.00 acre tract;

THENCE South 43°42'08" West, with a south line of said 360.295 acre tract and the north line of said 25.00 acre tract, passing at a distance of 759.28 feet a 1/2-inch iron rod found for the northwest corner of said 25.00 acre tract, common to a re-entrant corner of said 360.295 acre tract, continuing on said course with a south line of said 360.295 acre tract, a total distance of 780.75 feet to a capped iron rod set;

THENCE South 45°41'26" East, with an easterly line of said 360.295 acre tract, a distance of 1,493.78 feet to a capped iron rod set in said Klutts Drive for a salient corner of said 360.295 acre tract, from which a 1/2-inch iron rod found bears North 38°55'07" East, a distance of 11.19 feet;

THENCE South 43°46'45" West, in said Klutts Drive with the south line of said 360.295 acre tract, a distance of 470.96 feet to a 1/2-inch iron rod found for a salient corner of said 360.295 acre tract, common to the southeast corner of a called 15.00 acre tract of land described in the deed to David Trent and Sandra Trent, recorded in Instrument No. 20190000014421, said Official Public Records;

THENCE North 45°16'14" West, with the easterly line of said 15.00 acre Trent tract, a distance of 1,493.33 feet to a 1/2-inch iron rod found at a re-entrant corner of said 360.295 acre tract for the northeast corner of said 15.00 acre Trent tract;

THENCE South 43°42'19" West, with a south line of said 360.295 acre tract and the north line of said 15.00 acre Trent tract, passing at a distance of 437.77 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found for the northwest corner of said 15.00 acre Trent tract, common to the northeast corner of a called 15.00 acre tract of land described in the deed to David L. Smith and Kristie A. Smith, recorded in Instrument No. 201800000010396, said Official Public Records, continuing on said course with the north lines of said Smith 15.00 acre tract, a called 15.00 acre tract of land described in the deed to David L. Smith and Kristie A. Smith, recorded in Instrument No. 201800000016086, said Official Public Records, a called 7.00 acre tract of land described in the deed to David G. Short and Cynthia R. Short, recorded in Instrument No. 20180000001017, said Official Public Records, and a called 8.00 acre tract of land described in deed recorded in Volume 5555, Page 319, said Official Public Records, a total distance of 2,416.78 feet to a 3/4-inch iron pipe found in said Smith Road for the southwest corner of said 8.00 acre tract;

THENCE North 45°21'49" West, in said Smith Road with the west line of said 360.295 acre tract, a distance of 1,501.62 feet to the POINT OF BEGINNING and enclosing 360.295 acres (15,694,465 square feet) of land, more or less.



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: Consider approving 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.

Background:

Staff has updated our Fees and Charges based on recent changes, both internally and externally. This includes updating our Forced Mow fees verbiage now that we can handle them internally as opposed to having a contractor do it, updating so fees based on updated charges being sent to us from contractors and adding permit fees based on the need due to incoming commercial properties. The attached Fees and Charges sheet has all updates/additions highlighted for your reference.

Fiscal Impact:

This update will ensure that our fees match the current state of our services as well as ensuring that the City is not subsidizing a cost that we have to pay to a contractor for a service.

Options/Alternatives:

1. City Council may approve the request, as presented.
2. City Council may deny the request.

Recommendation:

Staff recommends approval of the request, as presented.

Attachments:

Fees and Charges (Rev. 12-09-25)

Presenter: Jeff White, Finance Director

Exhibit A

McLendon-Chisholm Fees & Charges
Effective 12/09/2025

Residential Building Permits:

All Building Permit Applications Subject to an additional 3rd Party Plan Review Fee

Residential New Construction or Remodel: \$1.25 per square foot plus inspection fees
(includes Total Square Footage - living, garages, porches, etc.)

Residential Minor Construction Projects: \$0.75 per square foot plus inspection fees
(porch addition, patio covers, garages, non-habitable living space, etc.)

Swimming Pools: \$600.00

Commercial/Non-Residential Building Permits:

All Building Permit Applications Subject to an additional 3rd Party Plan Review Fee

All Valuations Rounded up to the Next \$1,000

Valuation under \$5,000: Actual Inspection Charges + \$50.00

Valuation of \$5,000-\$249,999: Actual Inspection Charges + 1.000% of Valuation

Valuation of \$250,000-\$449,999: Actual Inspection Charges + 1.050% of Valuation

Valuation of \$450,000-\$649,999: Actual Inspection Charges + 1.075% of Valuation

Valuation of \$650,000-\$849,999: Actual Inspection Charges + 1.100% of Valuation

Valuation of \$850,000-\$999,999: Actual Inspection Charges + 1.2500% of Valuation

Valuation of \$1,000,000 or more: Actual Inspection Charges + 1.150% of Valuation

Plan Review Fees:

Commercial New Construction:

PROJECT VALUATION	Fee (Based on Project Valuation)
Up to \$100,000	\$295
\$100,001 - \$500,000	\$295 for first \$100,000 plus \$2.75 each additional \$1,000
\$500,001 - \$1,000,000	\$1,375 for first \$500,000 plus \$2.25 each additional \$1,000
\$1,000,001 - \$5,000,000	\$2,485 for first \$1,000,000 plus \$1.50 each additional \$1,000
\$5,000,001 and up	\$8,485 for first \$5,000,000 plus \$1.25 each additional \$1,000

Residential New Construction:

0-1,500 Square Feet: \$0.11 per square foot

1,501-6,000 Square Feet - \$0.09 per square foot

6,001-10,000 Square Feet - \$0.08 per square foot

Over 10,000 Square Feet - \$0.09 per square foot

Other Residential Projects: \$150.00

Plan Re-review: \$90.00

Plat Fees:

Preliminary Plat:

1-5 lots-\$1000 and \$25 per lot

6+ lots-\$1500 and \$50 per lot

Final Plat:

1-5 lots-\$800 and \$25 per lot

6+ lots-\$1,000 and \$50 per lot

Replat or Amended Plat: \$500.00 + \$25.00 per lot

ETJ Preliminary or Final Plat: Same as all City Fees. May also require review by Rockwall County and be subject to county fees.

Zoning Related Fees:

Acreage Rounded up to the Next Whole Number

Zoning Change Request: \$500.00 + \$20.00 per acre

Zoning Board of Adjustment Request: \$500.00

Special Use Permit: \$1,000

**** Please consult the City of McLendon-Chisholm Code of Ordinances for subdivision and zoning projects prior to submitting an application. All land use projects begin by contacting City Staff at 972-524-2077.**

**** The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning, or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 half-hour complementary professional consultations with the City Planner and/or City Engineer. The complimentary consultations will be arranged by City Staff. Limit of one complementary consultation per property.**

****All Consulting Costs, including City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City, will incur a 20% administrative fee on top of the actual cost charge by the consultant.**

**** A request will not be scheduled for an agenda until all outstanding fees are current.**

Food Establishment Permit Fees:

Food Truck Health Inspection: \$100.00

Temporary Establishment: \$150.00

Food Establishment: \$500.00

Catering Truck: \$300.00

Day Care Facility: \$500.00

Grocery Store (per Outlet): \$1,000.00

Limited Service: \$300.00

Additional Inspections: \$100.00

Season Events: \$250.00

Prepackaged Food and Beverage: \$150.00

Permit Fees:

Fence Permit: \$250.00

Mechanical Permit (HVAC): \$200 (plan review fee may apply)

Plumbing Permit: \$200.00 (plan review fee may apply)

Electrical Permit: \$200.00 (plan review fee may apply)

Irrigation Permit: \$340.00

Roofing Permit: \$100.00

Sign Permit: \$50.00

Monument Sign Permit: \$200.00

OSSF Permit Fee: \$575.00

Resubmittal OSSF Fee: \$125.00

Solicitor Permit: \$100.00 (for up to 4 individuals), \$25.00 for each additional person

Tree Removal Permit: \$150.00 (+\$10/tree)

Credit Card Fee: 5%

Reinspection Fee: \$100.00

NSF Payment Fee: \$35

Sewer/Wastewater Fees:

Tap Fee: \$3,000

Customer Deposit: \$135 (\$110 refundable)

Monthly Fee (Residential): \$95.79

Monthly Fee (Commercial): \$0.011/gallon usage

Late Payment Fee: \$15.00

NSF Payment Fee: \$35.00

Solid Waste & Recycling Fees:

Basic Service (Trash, Recycling, X-treme Green event): \$32.61

Franchise Fee - 9% of total bill

Additional Cart Fee: \$9.87

Lost/Stolen Cart Fee: \$109.35

Late Payment Fee: \$15.00

NSF Payment Fee: \$35.00

Forced Mow Fees:

1st Offense in rolling 12-month period: \$125/acre + \$100
2nd Offense in rolling 12-month period: \$125/acre + \$200
3rd Offense in rolling 12-month period: \$125/acre + \$300
4th Offense in rolling 12-month period: \$125/acre + \$400
5th and Subsequent Offense in rolling 12-month period: \$125/acre + \$500

Miscellaneous Fees:

Credit Card Fee: 5%
Commercial Certificate of Occupancy: \$175.00
Contractor Registration (other than plumbing, electrical & HVAC): \$150.00
Vendor Registration Fee: \$25.00
Pool Installation OSSF Review Fee (no inspection): \$100.00
OSSF Modification Fee: \$235.00
NSF Payment Fee: \$35.00

FIRE MARSHAL INSPECTION AND PERMITTING FEES

Fire Marshal Inspections:

Certificate of Occupancy - \$60.00
Temporary Certificate of Occupancy - \$60.00
After Hours Inspections (after 5:00 p.m. or on weekend)
\$150.00 per hour for first two hours
\$50.00 per hour for each additional hour beyond the first two hours

Fire Protection Systems

1-10 devices: \$75.00
11-25 devices: \$100.00
26-100 devices: \$200.00
101-200 devices: \$275.00
201-500 Vices: \$500.00
Per device for each device over 500: \$1.00

Fire Sprinkler Systems

Underground: \$150.00
Aboveground, 1-19 heads: \$75.00
Aboveground 20-100 heads: \$100.00
Aboveground, 101-300 heads: \$200.00
Aboveground 301-1,000 heads: \$400.00
Per head/or each over 1,000 heads: \$1.00
Fire Pump, additional: \$150.00

Access Control

1-10 Doors: \$75.00
11-25 Doors: \$100.00
26-100 Doors: \$200.00
101-200 Doors: \$275.00
201-500 Doors: \$500.00
Per device for each device over 500: \$1.00

Fire Alarm System Permits

Residential Permit Fee: \$50.00 annually (This residential fee shall be waived if a burglar alarm permit fee has already been paid)
Non-Residential Permit Fee: \$100.00 annually

False Alarm Billing Fee (Residential)

The first three (3) false alarm calls within a twelve (12) month period are free of charge
The fee for the fourth (4th) and fifth (5th) false alarm calls within a twelve (12) month period is \$75.00 per call.

The fee for the sixth (6th) and seventh (7th) false alarm calls within a twelve (12) month period is \$250.00 per call.

The fee for the eighth (8th) false alarm call and any false alarm call beyond the eighth (8th) within a twelve (12) month period is \$500.00 per call.

False Alarm Fee (Non-Residential)

The first three (3) false alarm calls within a twelve (12) month period are free of charge.

The fee for the fourth (4th) and fifth (5th) false alarm calls within a twelve (12) month period is \$150.00 per call.

The fee for the sixth (6th) and seventh (7th) false alarm calls within a twelve (12) month period is \$500.00 per call.

The fee for the eighth (8th) false alarm call and any false alarm call beyond the eighth (8th) within a twelve (12) month period is \$1,000.00 per call.

Fire Marshal Annual Inspection Fee

1-1,500 sq.ft.: \$50.00 annually

1,501 - 3,000 sq. ft.: \$55.00 annually

3,001 - 5,000 sq. ft.: \$60.00 annually

5,001 - 10,000 sq. ft.: \$65.00 annually

10,001 - 25,000 sq. ft.: \$70.00 annually

25,001 - 50,000 sq. ft.: \$75.00 annually

50,001 - 75,000 sq. ft.: \$80.00 annually

75,001 - 100,000 sq. ft.: \$100.00 annually

100,001 - 200,000 sq. ft.: \$120.00 annually

200,001 sq. ft. and greater: \$280.00 annually

Hazardous Materials Annual Permit (includes flammable/combustible liquids)

Powders and Solids

1,000 lbs. and less: \$25.00

1,001 - 2,000 lbs.: \$37.50

2,001 - 5,000 lbs.: \$70.00

5,001 lbs. and over: \$137.50

Liquids and Gels

25 gallons or less: \$25.00

26 -100 gallons: \$37.50

101- 1,000 gallons: \$70.00

1,001 gallons or more: \$137.50

Plan Review Fees

Plan Review: \$60.00
Fire Alarm System: \$70.00
Fire Sprinkler System: \$150.00
Emergency Lighting: \$37.50
Special Lighting: \$30.00
Liquid storage tanks, hazardous materials: \$70.00

Special Permits

Blasting operation: \$65.00 per day
Pyrotechnic display: \$65.00 per day
Tent permit
1 - 30 days: \$30.00
Each additional 30 days or portion thereof: \$30.00

Underground Storage Tanks Installation

The fees set forth in this subsection are applicable to both temporary and permanent underground storage tanks

0 - 1,000 gallons: \$50.00
More than 1,000 gallons: \$100.00

LPG Tank Installation or Removal - \$50.00

Special Event Fees

Fire marshal permit
\$125.00 for first day
\$75.00 per each additional day thereafter
Fire marshal on premises: \$65.00 per hour
Standby fire personnel, no apparatus: \$65.00 per hour (each, three hour minimum)
Standby ambulance, with personnel: \$130.00 per hour (three hour minimum)
Standby engine or truck, with personnel: \$195.00 per hour (three hour minimum).

State Mandated Inspections

Hospitals - \$100.00
Nursing and long-term care homes - \$75.00
Daycare/Mother's Day out- \$50.00
Foster home or adoptive home - \$10.00
Home inspection (insurance) - \$50.00

Reinspection Fee: \$60.00



City of McLendon-Chisholm Staff Report

Date: December 9th, 2025,

Applicant: City of McLendon-Chisholm

Agenda Item: Discuss and consider approval of the amendment to Article 4 "Zoning Districts", Section 4-8 "General Business District" by setting hours of operation, regulating noise and light and sound for Restaurants in the General Business (GB") Zoning District.

Background: Public hearings regarding the proposed ordinance were held before the Planning and Zoning Commission on October 21st and before the City Council on October 27th. The ordinance was recommended for approval at the November 18th Planning and Zoning Commission meeting. The proposed ordinance has been submitted at the direction of Councilmember Towry.

Planning and Zoning Recommendation: Approved (5-0).

Staff Recommendation: Approval.

Attachments:

- Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS AMENDING THE ZONING ORDINANCE, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 4 “ZONING DISTRICTS”, SECTION 4-8 “GENERAL BUSINESS DISTRICT” BY SETTING HOURS OF OPERATION, REGULATING NOISE AND LIGHT AND SOUND FOR RESTAURANTS IN THE GENERAL BUSINESS (“GB”) ZONING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Council has determined that establishing additional development standards for restaurants within the General Business District will promote compatibility with adjacent residential areas and protect the public’s health, safety, and welfare; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of two public hearings pursuant to Sec. 211.006(b) of the Texas Local Government Code; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the second public hearing for the requested rezoning, and the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are fully incorporated into this Ordinance by reference.

Section 2. Chapter 14A, “Zoning Ordinance”, Article 4, “Zoning Districts”, Section 4-8, “General Business District”, is hereby amended by adding the following subsection 4-8(K) and which subsection shall read as follows:

Sec. 4-8 General Business District.

(a) Purpose and Applicability

- This section establishes regulations for restaurants that do not serve alcoholic beverages and are located within 300 feet of any parcel zoned for residential use. These provisions are intended to preserve neighborhood character, protect

residents from late-night disturbances, and minimize adverse lighting and noise impacts. For the purposes of this section, “restaurant” shall mean an establishment primarily engaged in the preparation and sale of food for on-premises consumption and not licensed to serve alcoholic beverages.

(b) Hours of Operation

- Operational hours for restaurants, as defined in this ordinance, shall not operate later than 12:00 A.M. This limitation applies to dine-in, take-out, and drive-through services.

(c) Noise and Sound Restrictions

1. Outdoor amplified sound, including music, public address systems, or speaker systems, is prohibited after 10:00 PM on Sunday through Thursday and 11:00 PM Friday and Saturday.

2. At all times, noise levels at the nearest residential property line (measured from the property line on which the restaurant is located to the property line of the nearest residence) shall not exceed:

- 85 dB(A) between 7:00 a.m. and 10:00 p.m.
- 70 dB(A) between 10:00 p.m. and 7:00 a.m.

The above section (B)(2) does not apply to a food service establishment that is located within 300 feet of a residence that was occupied before any food service establishment was located on the property. For such establishments, noise levels at the nearest residential property line (measured from the property line on which the restaurant is located to the

property line of the nearest residence) shall not exceed: 85dB(A) between 7:00 AM and 10:00PM and 45dB(A) between 10:00 PM and 7:00AM.

Plainly Audible Standard

After 10:00 p.m. on Sunday through Thursday and after 11:00 p.m. on Friday and Saturday, no person shall operate or permit any amplified sound, music, or other noise associated with a restaurant use that is plainly audible at or beyond the property line of any residentially zoned or occupied parcel. “Plainly audible” means any sound that can be clearly identified and understood, such as music, bass, lyrics, or spoken words, without the aid of a sound-level meter. This provision may be enforced independently of the decibel limits specified above.

(d). Exterior Lighting Regulations

1. Fixture Type and Mounting

- Pole-mounted lighting fixtures are prohibited for restaurants located within 300 feet of a residentially zoned parcel.
- All luminaires must be full cutoff. Floodlights must be aimed no higher than 45 degrees below horizontal. This can be accomplished using full-cutoff fixture design, shielding, visors, louvers or other devices.
- Exterior lighting must have soft, indirect illumination concealed behind landscaping or placed in outdoor lighting fixtures that do not produce direct glare. Lighting must be focused on and provide the minimum amount of illumination required for safety.
- On-site lighting design must be used to identify and illuminate entries, walks and parking areas. Site lighting used for building illumination must be down wall washing only.
- Security lighting must be designed to avoid glare and must direct light toward the building or storage area instead of away. Security lighting must be designed to avoid glare and directed toward the building or on-site amenities, including but not limited to parking areas, walkways, or storage areas consistent with the standards set forth in this ordinance.
- All building-mounted lighting installations associated with nonresidential concept plans, site plans, or planned developments shall be subject to city staff and board review.
- No light source may be aimed at or projected toward the right of way or any parcel designated with residential zoning.

2. Light Trespass Limits

- No line of sight to a bulb is permitted five feet or more beyond a residential property line or public street right-of-way by an observer viewing from a position that is level with or higher than the ground below the fixture. Compliance is achieved with full cutoff fixtures, fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim or a combination of these factors.

3. Hours of Operation for Lighting

- Non-security lighting must be turned off by 10:00 p.m., or within one hour after business closing, whichever is later.
- Security lighting may remain operational but must be dimmed to 50% of normal output during overnight hours. Security lighting may remain on but must be dimmed to 50% of normal output overnight between 10:00 PM and 7:00 AM.

(e) Measurement and Enforcement

1. Distance Measurement: Measured in a straight line from the restaurant's nearest property line to the nearest property line of the residentially zoned parcel. Measured in a straight line, without regard to intervening structures, from the nearest property line of the restaurant use to the nearest property line of the residentially zoned and/or occupied property line.

2. Noise Measurement: Taken with a calibrated sound level meter, using A-weighted decibels (dB(A)) in accordance with ANSI standards.

3. Lighting Measurement: Taken using a calibrated light meter in accordance with IESNA standards.

4. Enforcement: The City's Code Compliance Officer or Zoning Administrator is authorized to conduct inspections and enforce compliance.

(f) Variances

In accordance with the provisions of the Chapter 211 of the Local Government Code, and this Zoning Ordinance, the Board of Adjustment (BOA) has the authority to hear and take final action on requests for a Variance from standards as set forth in this section.

SECTION 3. That all ordinances of the City of McLendon-Chisholm, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 6. Any person firm, corporation or business entity violating this ordinance or the provisions of the Code of Ordinance of the City of McLendon-Chisholm, Texas as amended

hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of McLendon-Chisholm, Texas, shall be subject to a fine not to exceed the sum of ____ dollars (\$__.00) for each offense, and each day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. That all Recitals contained in this Ordinance are fully incorporated herein as if fully written.

By: _____

Bryan McNeal, Mayor

ATTEST:

By: _____

Angela Jennings, City Secretary

ORDINANCE 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 2, 2026, FOR THE PURPOSE OF ELECTING THE MAYOR, AND 3 COUNCIL MEMBERS FOR PLACE TWO, PLACE FOUR AND PLACE SIX; DESIGNATING LOCATION OF POLLING PLACE; ORDERING NOTICE OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; AUTHORIZING EXECUTION OF JOINT ELECTION AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, THAT:

Section 1. A General Election is hereby ordered for May 2, 2026, for the purpose of electing a Mayor; such term being for a period of three (3) years, three (3) City Councilmembers at large, one for Place Two, one for Place Four; each such term being for a period of three (3) years and one for Place Six; such term being for a period of two (2) years. **The filing period for the General Election shall begin on January 14, 2026, and ends on February 13, 2026, at 5:00 P.M. in accordance with State Law. Candidates must file for a specific place and adhere to the filing deadlines. Candidate packets are available starting Jan 7, 2026 in the City Secretary's Office, 1371 W FM 550, McLendon-Chisholm, Texas 75032.**

Section 2. Pursuant to the Joint Election Agreement, the Elections Administrator of Rockwall County shall serve as Elections Administrator for the election. Presiding Election Judges and Alternate Presiding Election Judges appointed to serve the authorized polling places and the early voting clerk and deputy early voting clerks shall be those election officials furnished by the Elections Administrator from the list of proposed election judges as required in the Elections Services Contract. The City Manager and City Secretary are hereby authorized to execute an Elections Services Contract with the Rockwall County Elections Department for the General Election on May 2, 2026. The City Secretary shall have further authority to approve any minor modifications as may be necessary in the best interest of the City. A voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by personal appearance and by mail and for election day voting.

Section 3. Notice of the General Election shall be in accordance with sections 4.003, 4.004, 4.007 and 4.007 of the Texas Elections Code and shall be posted on the bulletin board used to post notice of the City Council meetings and be published in a newspaper of general circulation in the City. That said

Notice must be published at least once, not earlier than the 30th day nor later than the 10th day, before Election Day as provided in Section 4.003(a)(1) of the Texas Election Code. A copy of the published Notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and the person posting the Notice shall make a record of the time of posting, starting date, and the place of posting.

Section 4. The entire City shall constitute one election precinct for this election and the election precincts listed in the elections contract with Rockwall County are hereby designated the polling place.

The election officers and maximum number of clerks for said polling place shall be determined and appointed in accordance with the provisions of the Contract.

On Election Day, the polls shall be open from 7:00 A.M. to 7:00 P.M.

Early voting by personal appearance shall also be conducted at the locations listed in the elections contract with Rockwall County as Exhibit "A". City of McLendon-Chisholm voters may vote at any of the additional Early Voting locations open under full contract services with the Rockwall County Elections Administration. If the election services contract with the Rockwall County Elections Administrator revises the polling places listed previously, the City will utilize the polling places designated in said Election Services Contract, as the same may be amended from time to time.

Applications for ballot by mail shall be received and processed by the Rockwall County Elections Administrator, Christopher Lynch, 915 Whitmore Dr. Suite D, Rockwall, TX 75087

Applications for ballots by mail must be received no later than the close of business on **April 20, 2026**.

Early voting for the General Election shall begin on Monday, **April 20, 2026**, and ends Tuesday, **April 28, 2026**, and the dates and hours designated for early voting by personal appearance at the early voting locations shall be determined in accordance with the provisions of the Contract.

For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the Contract.

Section 5. The City Secretary shall present the General Election returns to the City Council at a Council meeting for the canvassing of said election in accordance with the Texas Election Code. The candidates for Mayor and three (3) City Councilmember seats, one for Place Two, one for Place Four, and one for Place Six that receive a majority of valid votes by qualified voters at the election shall be declared elected. In the event no candidate receives a majority of all the votes cast for all the candidates for office, a runoff election shall be ordered by the City Council in accordance with State law.

Section 6. Authority of Mayor and City Secretary. The Mayor and the City Secretary are hereby authorized and directed to take any and all actions necessary to comply with the provision of the Texas Election Code and any other state or federal law in carrying out and conducting the Election, whether or not expressly authorized herein.

Section 7. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection,

clause and phrase thereof regardless of whether any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional and /or invalid.

Section 8. Savings/Repealing. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portion of conflicting ordinances shall remain in full force and effect.

Section 9. Effective Date. This order for an election becomes effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCLENDONCHISHOLM, TEXAS, ON THIS THE 9TH DAY OF DECEMBER, 2025.

APPROVED:

ATTEST:

McNeal, Mayor

Angela Jennings, City Secretary

ORDENANZA 2025-

UNA ORDENANZA DEL AYUNTAMIENTO DE LA CIUDAD DE MCLENDON-CHISHOLM, CONDADO DE ROCKWALL, TEXAS, ORDENANDO LA CELEBRACIÓN DE ELECCIONES GENERALES EL 2 DE MAYO, 2026, CON EL PROPÓSITO DE ELEGIR AL ALCALDE, Y 3 MIEMBROS DEL CONSEJO PARA EL LUGAR DOS, EL LUGAR CUATRO Y PUESTO SEIS; DESIGNAR LA UBICACIÓN DEL LUGAR DE VOTACIÓN; ORDENANDO QUE SE DÉ AVISO DE ELECCIÓN SEGÚN LO PRESCRITO POR LA LEY EN RELACIÓN CON DICHA ELECCIÓN; AUTORIZACIÓN DE LA EJECUCIÓN DE ACUERDO ELECTORAL CONJUNTO; Y ESTABLECER UNA FECHA DE ENTRADA EN VIGOR.

POR TANTO, QUE EL AYUNTAMIENTO DE LA CIUDAD DE MCLENDON-CHISHOLM, CONDADO DE ROCKWALL, TEXAS, ORDENE QUE:

Sección 1. Se ordena una Elección General para el 2 de mayo de 2026, con el fin de elegir a un alcalde; dicho periodo de tres (3) años, con tres (3) concejales en general, uno para el Lugar Dos, otro para el Lugar Cuatro; cada mandato de este tipo duraría tres (3) años y uno para el Puesto Seis; dicho término es por un periodo de dos (2) años. **El periodo de presentación para las elecciones generales comenzará el 14 de enero de 2026 y finalizará el 13 de febrero de 2026 a las 17:00 horas, conforme a la ley estatal. Los candidatos deben presentarse para una plaza concreta y cumplir con los plazos de presentación. Los paquetes de candidatos están disponibles a partir del 7 de enero de 2026 en la Oficina del Secretario de la Ciudad, 1371 W FM 550, McLendon-Chisholm, Texas 75032.**

Sección 2. De acuerdo con el Acuerdo Electoral Conjunto, el Administrador Electoral del Condado de Rockwall actuará como Administrador Electoral durante la elección. Los Jueces Electorales Presidentes y los Jueces Electorales Suplentes nombrados para servir a los colegios electorales autorizados, así como el secretario de votación anticipada y los secretarios adjuntos de votación anticipada, serán aquellos funcionarios electorales proporcionados por el Administrador de Elecciones a partir de la lista de jueces electorales propuestos según lo requiera el Contrato de Servicios Electorales. El Gerente Municipal y el Secretario Municipal están autorizados a firmar un Contrato de Servicios Electorales con el Departamento de Elecciones del Condado de Rockwall para las elecciones generales del 2 de mayo de 2026. El Secretario de la Ciudad tendrá además la autoridad para aprobar cualquier modificación menor que sea necesaria en el mejor interés de la Ciudad. Un sistema o sistemas de votación que cumplan con los estándares y requisitos del Código Electoral de Texas, según su enmienda, se adopta y aprueba para el voto anticipado por comparecencia personal, por correo y para la votación el día de las elecciones.

Sección 3. El aviso de las Elecciones Generales deberá realizarse conforme a las secciones 4.003, 4.004, 4.007 y 4.007 del Código Electoral de Texas y debe publicarse en el tablón de anuncios utilizado para avisar de las reuniones del Ayuntamiento y publicarse en un periódico de circulación general en la Ciudad. Dicho Aviso debe publicarse al menos una vez, no antes del día 30 ni después del día 10, antes del día de las elecciones, tal y como dispuesto en la Sección 4.003(a)(1) del Código Electoral de Texas. Una copia de la publicada

El Aviso que contenga el nombre del periódico y la fecha de publicación se conservará como registro de dicho aviso, y la persona que publique el Aviso deberá registrar la hora de publicación, la fecha de inicio y el lugar de publicación.

Sección 4. Toda la ciudad constituirá un distrito electoral para esta elección y los distritos electorales listados en el contrato electoral con el condado de Rockwall quedan designados como el lugar de votación.

Los funcionarios electorales y el número máximo de secretarios de dicho colegio electoral serán determinados y designados de acuerdo con las disposiciones del Contrato.

El día de las elecciones, las urnas estarán abiertas de 7:00 a 19:00.

La votación anticipada por comparecencia personal también se realizará en los lugares indicados en el contrato electoral con el condado de Rockwall como Prueba "A". Los votantes de la ciudad de McLendon-Chisholm pueden votar en cualquiera de los centros adicionales de votación anticipada abiertos bajo servicios completos de contrato con la Administración Electoral del Condado de Rockwall. Si el contrato de servicios electorales con el Administrador Electoral del Condado de Rockwall revisa los colegios electorales listados anteriormente, la ciudad utilizará los colegios electorales designados en dicho Contrato de Servicios Electorales, ya que estos podrán ser modificados de vez en cuando.

Las solicitudes de voto por correo deberán ser recibidas y procesadas por las elecciones del condado de Rockwall

Administrador, Christopher Lynch, 915 Whitmore Dr. Suite D, Rockwall, TX 75087

Las solicitudes de papeletas por correo deben recibirse a más tardar al cierre de las horas del **20 de abril de 2026**.

La votación anticipada para las Elecciones Generales comenzará el lunes **20 de abril de 2026** y, **abril** finalizará el martes **28 de 2026**, y las fechas y horarios designados para la votación anticipada por comparecencia personal en los lugares de votación anticipada se determinarán conforme a las disposiciones del Contrato.

Para fines de procesamiento de las papeletas emitidas en votación anticipada, los funcionarios electorales de la junta de votación anticipada para esta elección serán designados y designados conforme a las disposiciones del Contrato.

Sección 5. El Secretario de la Ciudad presentará los resultados de las elecciones generales al Ayuntamiento en una reunión del Consejo para la escrutinio de dicha elección conforme al Código Electoral de Texas. Los candidatos a alcalde y tres (3) escaños de concejal, uno para el Puesto Dos, uno para el Lugar Cuatro y uno para el Lugar Seis, que reciban la mayoría de votos válidos de votantes cualificados en la elección, serán declarados electos. En caso de que ningún candidato obtenga la

mayoría de todos los votos emitidos para todos los candidatos, el Ayuntamiento ordenará una segunda vuelta conforme a la ley estatal.

Sección 6. Autoridad del alcalde y del secretario municipal. El alcalde y el secretario municipal están autorizados y dirigidos a tomar todas las acciones necesarias para cumplir con la disposición del Código Electoral de Texas y cualquier otra ley federal estatal para llevar a cabo y llevar a cabo la elección, esté expresamente autorizado o no.

Sección 7. Divisibilidad. Si alguna sección, subapartado, sentencia, cláusula o frase de esta Ordenanza es declarada inconstitucional y/o inválida por un tribunal competente, se dispuesto expresamente que todas y cada una de las partes restantes de esta Ordenanza permanecerán en pleno vigor y efecto. El Ayuntamiento declara por la presente que habría aprobado esta Ordenanza, y cada sección, subapartado, cláusula y expresión de la misma, independientemente de si una o más secciones, subsecciones, frases, cláusulas o frases pueden ser declaradas inconstitucionales y/o inválidas.

Sección 8. Ahorros/Derogación. Todas las disposiciones de cualquier ordenanza en conflicto con esta Ordenanza quedan derogadas en la medida en que estén en conflicto. Cualquier parte restante de las ordenanzas contradictorias permanecerá en pleno vigor y efecto.

Sección 9. Fecha de vigencia. Esta orden de elección entra en vigor inmediatamente tras su aprobación.

DEBIDAMENTE APROBADO Y APROBADO POR EL AYUNTAMIENTO DE LA CIUDAD DE MCLENDONCHISHOLM, TEXAS, EL DÍA 9 DE DICIEMBRE DE 2025.

APROBADO:

CERTIFICAR:

Bryan McNeal, alcalde

Angela Jennings, Secretaria de la Ciudad



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: Discuss and consider authorizing the City Manager to approve a Change Order in the amount of \$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.

Background:

On November 10, 2025, the City Council awarded the Request for Proposal for the remodel of the former Fire Station into the new Public Works building to Berghauser Construction. A contingency budget was not included in the agenda item accompanying the proposal. During the heavy rainfall on the morning of November 24, 2025, a roof leak was discovered, requiring repairs that were not part of the original RFP scope. Additionally, Staff is requesting authorization for the City Manager to approve future change orders up to 10% of the original contract amount.

Fiscal Impact:

The fiscal impact of this request is \$25,000.00 for the current change order and up to \$31,000.00 for potential future Change Orders. These are one-time expenses that will come from General Fund Reserves.

Options/Alternatives:

1. City Council may approve the request, as presented.
2. City Council may deny the request.

Recommendation:

Staff recommends approval of the request, as presented.

Attachments:

- Berghauser Change Order #1

Presenter: Jeff White, Finance Director

ESTIMATE

Berghauser Construction
1700 Miller Rd
Melissa, TX 75454

office@berghauserconstruction.com
+1 (972) 569-7115



Bill to
City of McLendon-Chisholm
City of McLendon-Chisholm

Ship to
City of McLendon-Chisholm
City of McLendon-Chisholm

Estimate details
Estimate no.: 1113-CO1
Estimate date: 11/30/2025

#	Date	Product or service	Description
1.		Roof	Replace metal roof on building to fix leaks found after work began. Replace with new 26 ga. R-Panel(existing metal type is no longer made). Includes all eave, rake, and ridge trim. New boots on pipes, ridge closers, and bird stop. All labor and material.
			Total \$25,000.00

Accepted date

Accepted by



City of McLendon-Chisholm Staff Report

Date: December 9, 2025

Agenda Item: Discuss and consider approving an ordinance abandoning a portion of Pullen Road, between FM 550 and Horizon Lakes Blvd., and declaring that such property is unnecessary for use by the public.

Background:

The purpose of this item is to formally vacate and abandon the existing Pullen Road right-of-way segment, between FM 550 and Horizon Lakes Blvd, no longer required for public transportation purposes. The said segment is located within the Horizon Lakes Development, a master-planned community that has been in the planning stages in the City of McLendon-Chisholm since 2001. The property entered the City limits through a Development Agreement that included an annexation agreement, and the associated preliminary plat, originally approved by the City, has since been modified twice.

The Horizon Lakes master plan establishes two primary roadway corridors integral to the development's transportation network:

1. Horizon Lakes Boulevard, a major collector connecting Horizon Road in Heath to FM 550, incorporating planned roundabouts for traffic calming; and
2. Pullen Road, which is designed to connect into the development at one of these roundabouts and realign to intersect with Horizon Lakes Boulevard.

In June 2025, the existing Pullen Road (approximately 2,180 feet) was formally closed to through traffic. Since that time, the existing pavement has been demolished and utilities are being relocated consistent with the approved layout shown in the preliminary plat. The abandonment of the remnant public right-of-way is necessary to complete the planned realignment and infrastructure improvements.

Options/Alternatives:

1. City Council may approve the Ordinance, as presented.
2. City Council may deny the Ordinance.

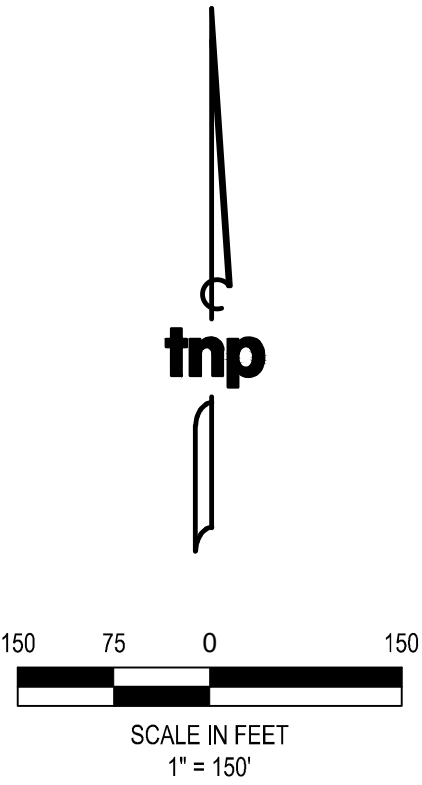
Recommendation:

Staff recommend approval of the Ordinance, as presented.

Attachments:

- Ordinance
- Abandonment and Quitclaim Deed
- PD Layout
- Pullen Rd Exhibit

Presenter: Fabrice Kabona, City Manager



LEGEND

-  LOTS
-  DEMO EX. PULLEN ROAD
-  PROP. PULLEN ROAD
-  PROP. HORIZON LAKES BLVD
-  PROP. SYCAMORE AVE



HORIZON LAKES
EXIT PULLEN ROAD - EXHIBIT



ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBP/ELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GPPE: PEP007431; TBAE: BR 2673

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**ABANDONMENT OF PULLEN ROAD
AND QUITCLAIM DEED**

Effective Date: _____, 2025

Grantors: **City of McLendon-Chisolm, Texas**
 and
 Rockwall County, Texas

Grantee: **MC Trilogy Texas, LLC, a Texas limited liability company**

Grantee's Mailing Address (including county):

8200 Douglas Ave., Suite 300
Dallas, Texas 75225 (Dallas County)

Abandonment of Pullen Road: Grantors hereby abandon the portion of Pullen Road described on **Exhibit A** attached hereto and made a part hereof for all purpose (the “**Subject Property**”). Upon execution hereof, Grantors do hereby abandon, release, terminate and discharge all of its rights and rights of the public and any parties whatsoever, to use any portion of the Subject Property for right-of-way or for any use whatsoever including, without limitation, prescriptive rights over and across the Subject Property. The Subject Property is now the sole private property of the Grantee.

Consideration: This instrument is a pure quitclaim deed, which conveys only the interest that the Grantors have in the Subject Property when the instrument is executed and delivered. It does not purport to convey the Subject Property; instead, it conveys what is sometimes called a “mere chance of title.” If Grantors own the fee, or any part thereof, when this document is executed and delivered, it conveys that present interest.

For consideration Grantors quitclaim to Grantee all of Grantors’ right, title and interest in and to the Subject Property to have and to hold it to Grantee, Grantee’s successors and/or assigns forever. Neither Grantors nor Grantors’ heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the Subject Property or any part thereof.

[SIGNATURE APPEARS ON THE FOLLOWING PAGES]

EXECUTED on the date of acknowledgement below, to be effective as of the Effective Date first written above.

City of McLendon-Chisolm, Texas

By: _____
Name: _____
Title: _____

ATTEST:

City Secretary

The State of Texas:

County of _____:

This instrument was acknowledged before me on this ____ day of _____, 2025, by _____, _____ of the City of McLendon-Chisolm, Texas, for and on behalf of the City of McLendon-Chisolm, Texas.

Notary Public, State of Texas

EXECUTED on the date of acknowledgement below, to be effective as of the Effective Date first written above.

Rockwall County, Texas

By: _____
Name: _____
Title: _____

The State of Texas:

County of _____:

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____, _____ of the Rockwall County, Texas, for and on behalf of Rockwall County, Texas.

Notary Public, State of Texas

After Recording, Return to:

MC Trilogy Texas, LLC
Attn: Colin Huffines
8222 Douglas Ave., Suite 250
Dallas, Texas 75225

EXHIBIT "A"

BEING a 93,046 square feet or 2.136 acre tract of land situated in the Antonio Rodriguez Survey, Abstract Number 231, Rockwall County, Texas and being a portion of a Pullen Road, a variable width prescriptive public right-of-way (No Record Document Found) and being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod with cap stamped "1890" found for the west corner of a called 10.000 acre tract of land described by deed to Pamela K. Beers as recorded in Instrument Number 20210000033550 of the Official Public Records of Rockwall County, Texas, same being an easterly ell corner of a called 650.0809 acre tract of land (Tract 1) described by deed to MC Trilogy Texas, LLC as recorded in Instrument Number 20210000033261 of the Official Public Records of Rockwall County, Texas;

THENCE South 45 degrees 40 minutes 08 seconds East along the southwest line of said 10.000 acre tract, same being the easterly line of said Tract 1, a distance of 706.67 feet to a 5/8 inch iron rod with cap stamped "1890" found on the northwest line of said Pullen Road for the south corner of said 10.000 acre tract, same being a southeasterly corner of said Tract 1 at the POINT OF BEGINNING of the herein described tract;

THENCE South 45 degrees 40 minutes 08 seconds East departing the northwest line of said Pullen Road and through the interior of same, a distance of 33.68 feet to a point for corner on the southeast line of said Pullen Road, same being the northwest line of a called 243.2308 acre tract of land (Tract 2) described by deed to MC Trilogy Texas, LLC as recorded in Instrument Number 20210000033261 of the Official Public Records of Rockwall County, Texas;

THENCE along the southeast line of said Pullen Road, same being the northwest line of said Tract 2 the following courses and distances;

South 44 degrees 06 minutes 02 seconds West, a distance of 287.75 feet to a 5/8 inch iron rod with cap stamped "1890" found;

South 44 degrees 43 minutes 11 seconds West, a distance of 901.99 feet to a 5/8 inch iron rod with cap stamped "1890" found;

South 43 degrees 28 minutes 23 seconds West, a distance of 346.60 feet to a 5/8 inch iron rod with cap stamped "1890" found;

South 44 degrees 34 minutes 11 seconds West, a distance of 1080.53 feet to a point for corner;

South 03 degrees 12 minutes 08 seconds West, a distance of 14.01 feet to a concrete R.O.W. Monument found for corner on the north right-of-way of F.M. Highway No. 550 (F.M. 550), a variable width right-of-way;

THENCE departing the northwest line of said Tract 2 and along the north right-of-way of said F.M. 550, the following courses and distances;

North 45 degrees 05 minutes 00 seconds West, a distance of 40.00 feet to a point for corner;

South 43 degrees 56 minutes 38 seconds West, a distance of 75.47 feet to a point for corner;

North 45 degrees 05 minutes 00 seconds West, a distance of 9.60 feet to a point for corner on the northwest line of said Pullen Road, same being the southeast corner of said Tract 1;

THENCE along the northwest line of said Pullen Road, same being the southeast line of said Tract 1 the following courses and distances;

North 44 degrees 42 minutes 29 seconds East, a distance of 1349.87 feet to a 5/8 inch iron rod with cap stamped "1890" found;

North 44 degrees 23 minutes 53 seconds East, a distance of 1352.48 feet to the POINT OF BEGINNING containing 93,046 square feet, or 2.136 acres of land.



B. J. Maddox

Brian J. Maddox, R.P.L.S. No. 5430

November 4, 2025


teague nall & perkins
820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. MYT 21457

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
2. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. ALL CORNERS ARE POINT FOR CORNER UNLESS OTHERWISE SHOWN.

tnp

1" = 300'
SCALE IN FEET

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING
INST. - INSTRUMENT
NO. - NUMBER
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

LINE	BEARING	DISTANCE
L2	S 44°06'02" W	287.75'
L3	S 43°28'23" W	346.60'
L4	S 03°12'08" W	14.01'
L5	N 45°05'00" W	40.00'
L6	S 43°56'38" W	75.47'
L7	N 45°05'00" W	9.60'

50' PERMANENT WATER LINE EASEMENT
TO NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 4781, PG. 286
O.P.R.R.C.T.

TRACT 1
PULTE HOMES OF TEXAS, L.P.
INST. NO. 20250000006472
O.P.R.R.C.T.

93,046 SQUARE FEET
OR
2.136 ACRES

TRACT 2 (ACCESS TRACT)
PULTE HOMES OF TEXAS, L.P.
INST. NO. 20250000006472
O.P.R.R.C.T.

ANTONIO RODRIGUEZ SURVEY
ABSTRACT NO. 231

TRACT 1 (PARCEL A)
RLS (HORIZON) LLC
INST. NO. 20250000006492
O.P.R.R.C.T.

TRACT 1 (PARCEL B)
RLS (HORIZON) LLC
INST. NO. 20250000006492
O.P.R.R.C.T.

TRACT 2 (PARCEL C)
RLS (HORIZON) LLC
INST. NO. 20250000006492
O.P.R.R.C.T.

TRACT 2 (PARCEL B)
RLS (HORIZON) LLC
INST. NO. 20250000006492
O.P.R.R.C.T.

REMAINDER OF TRACT 2
CALLED 243.2308 ACRES
MC TRILOGY TEXAS, LLC
INST. NO. 20210000033261
O.P.R.R.C.T.

REMAINDER OF TRACT 1
CALLED 650.0809 ACRES
MC TRILOGY TEXAS, LLC
INST. NO. 20210000033261
O.P.R.R.C.T.

CALLLED 10.000 ACRES
PAMELA K. BEERS
INST. NO. 20210000033550
O.P.R.R.C.T.

P.O.C.

5/8" CIRF
"1890"

S 45°40'08" E 706.67'

P.O.B.

5/8" CIRF
"1890"

APPROXIMATE LOCATION
15' WATER PIPELINE EASEMENT
TO RCH WATER
VOL. 69, PG. 230
D.R.R.C.T.

TRACT 2 (PARCEL A)
RLS (HORIZON) LLC
INST. NO. 20250000006492
O.P.R.R.C.T.

5/8" CIRF
"1890"

N 44°23'53" E 1352.48'
S 44°43'11" W 901.99'

PULLEN ROAD
VARIABLE WIDTH
PRESCRIPTIVE PUBLIC
RIGHT-OF-WAY
(NO RECORD DOCUMENT FOUND)

N 44°42'29" E 1349.87'
S 44°34'11" W 1080.53'

50' PERMANENT WATER LINE EASEMENT
TO NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 4781, PG. 275
O.P.R.R.C.T.

CONCRETE R.O.W.
MONUMENT FOUND

F.M. HIGHWAY NO. 550
(VARIABLE WIDTH R.O.W.)

TRACT 1 (PARCEL C)
RLS (HORIZON) LLC
INST. NO. 20250000006492
O.P.R.R.C.T.



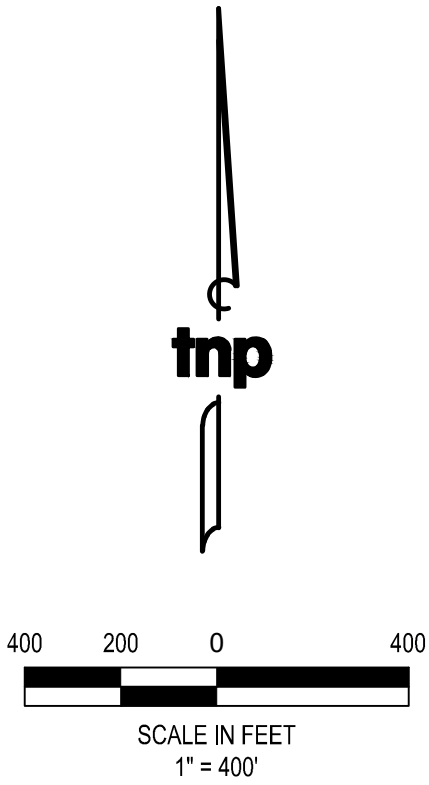
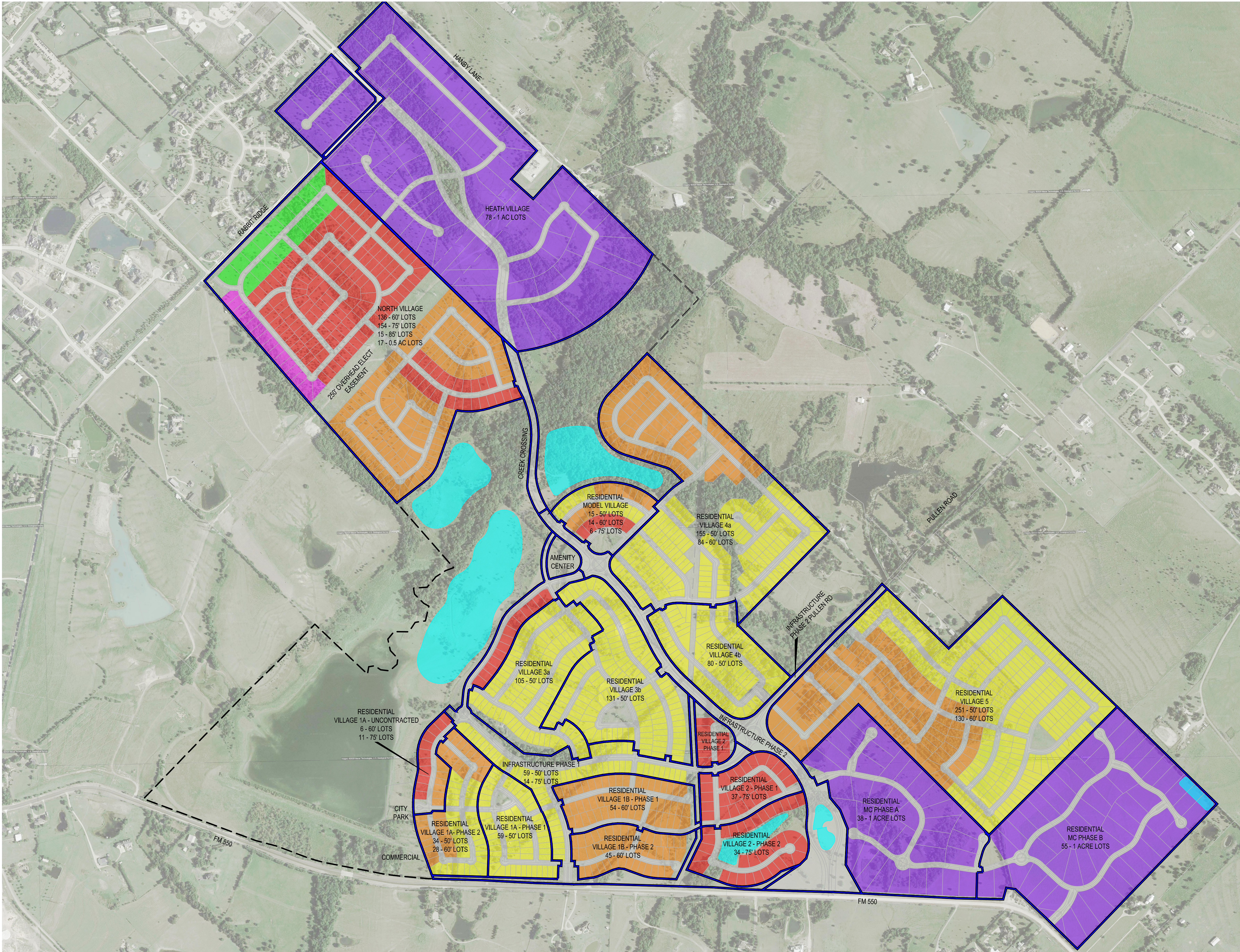
Brian J. Maddox, R.P.L.S. No. 5430
November 4, 2025

EXHIBIT "A"
PULLEN ROAD

93,046 SQUARE FEET OR 2.136 ACRES
A TRACT OF LAND SITUATED IN THE
ANTONIO RODRIGUEZ SURVEY, ABSTRACT NO. 231
ROCKWALL COUNTY, TEXAS

teague nall & perkins
820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381
Project No. MYT 21457

Drawing: T:\Projects\MT21457\Eng-CSD Infrastructure Phase\CAD\Exhibits\2025.10.14 - Layout.dwg at Oct 14, 2025 - 3:30pm by Jrowell



LEGEND

50' x 125' LOTS	889 LOTS
60' x 125' LOTS	497 LOTS
75' x 125' LOTS	256 LOTS
85' x 125' LOTS	15 LOTS
0.5 ACRE LOTS	17 LOTS
1 ACRE LOTS	171 LOTS
TOTAL	1845 LOTS

HORIZON LAKES
LOT LAYOUT - EXHIBIT



ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpsc.com
TBP/ELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GPPE: PEF07431; TBAE: BR 2673

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, VACATING AND ABANDONING A PORTION OF PULLEN ROAD, AS DETAILED IN THE ATTACHED EXHIBIT “A” INCORPORATED HEREIN FOR ALL PURPOSES AND IN THE CITY OF MCLENDON-CHISHOLM, TEXAS; DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OR CITY MANAGER OF THE CITY OF MCLENDON-CHISHOLM, TEXAS TO EXECUTE A QUITCLAIM DEED RELEASING PUBLIC OWNERSHIP, INTEREST AND CONTROL OF SAID PORTIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas is a home rule municipality located in Rockwall County and Kaufman County, Texas and is authorized under Section 311.007 of the Texas Transportation Code to abandon, vacate or otherwise close a street; and

WHEREAS, the City Council of McLendon-Chisholm has determined, after careful study and consideration, such abandonment will be of great benefit to the citizens of the City of McLendon-Chisholm; and

WHEREAS, a depiction of the areas to be abandoned and vacated are attached and more particularly described, in Exhibit “A” and are incorporated herein for all purposes; and

WHEREAS, in order to remove any question as to the interest of ownership of the public in said portions of the street, the City desires to execute the appropriate quitclaim deeds releasing all title, ownership and control in said street to the abutting property owners.

NOW, BE IT THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. The following streets are vacated and abandoned as public property:

The property more particularly described in the attached Exhibit “A”, and which is wholly incorporated by reference as if fully recited.

The streets so vacated and abandoned shall revert in fee simple to the owner(s) of the abutting properties.

SECTION 2. The Mayor or City Manager of the City of McLendon-Chisholm, Texas is hereby authorized to execute a quitclaim deed to each abutting property owner releasing all claims to title, ownership or control of the streets on behalf of the City of McLendon-Chisholm, Texas. A copy of the applicable quitclaim deed may be presented for filing with the County Clerk of Rockwall or Kaufman County, Texas (where appropriate) by the Grantee.

SECTION 3. That all ordinances of the City of in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. That this ordinance shall take effect immediately from and after its passage, and the publication of the caption, as the law and charter in such cases provide.

SECTION 6. That the Recitals contained in this ordinance are fully incorporated herein as if fully written and found to be true and correct.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on this the ___th day of ____ 2025.

APPROVED:

Bryan McNeal, Mayor

ATTEST:

Angela Jennings, City Secretary