



AGENDA
City Council
TUESDAY, MARCH 23, 2021
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. CITIZEN COMMENTS
5. CONSENT AGENDA
Items under the Consent Agenda are considered non-controversial or routine and will be adopted by one motion with separate discussion of items. Any item may be removed from the Consent Agenda and considered individually by request from any Council Member making such request prior to a motion and vote on the Consent Agenda.
 - 5.1. Action Regarding the Minutes of March 9, 2021 City Council Meeting 5 - 11
[03.09.21 CC Meeting](#)
 - 5.2. Building Official Report February 2021 12 - 16
[MC permit count report](#)
[North East Texas Inspection Council Report](#)
 - 5.3. McLendon-Chisholm Fire Rescue Report February 2021 17 - 20
[February 2021 Calls by District](#)
[February 2021 Calls by Incident](#)
 - 5.4. Sheriff's Report February 2021 21 - 24
[Rockwall County Sheriff's Report February 2021](#)
 - 5.5. Budget Report February 2021 25 - 40
[Budget Report February 2021](#)
 - 5.6. Animal Control Report February 2021 41
[Animal Control Report February 2021](#)
 - 5.7. CWD Report January 2021 42 - 45
[McLendon-Chisholm Monthly Municipal Report](#)
6. ITEMS FOR CONSIDERATION

- 6.1. Sean Spyres representing AGCM, Owners' Representative for the McLendon-Chisholm Public Safety Building, will present a construction update. (Requested by Sean Spyres)
- 6.2. Presentation, discussion and consideration of a proposal by Argent Associates for upgrades to the audio visual equipment for the City Council Chambers in an amount not to exceed \$42,479.93. (Requested by Palomba) 46 - 59
[Argent Associates Proposal AV](#)
- 6.3. Discuss and consider the adoption of an Ordinance amending the Future Land Use Map of the Comprehensive Plan to change the land use designation from rural residential to a new classification to be known as medium density residential for a 164.591-acre tract of land located generally at the southwest corner of Pullen Road and Sinks Road. [Rockwall CAD Nos. 10846; 10851; 53878; 53879; 10852; 51678; 10848; 10850; 69591; and, 46003]. 60 - 104
[Staff Report Amending Comp Plan](#)
[Ord. No. 2021-04 Amending Comprehensive Plan](#)
[Current Comprehensive Plan](#)
- 6.4. Discuss and consider the adoption of an Ordinance approving a request for a zoning change from Agricultural to Planned Development District for single family uses with a minimum lot size of one acre and approval of a concept plan for the development of 164.591 acres generally located at the southwest corner of Pullen Road and Sinks Road.[Rockwall CAD Nos. 10846, 10851, 53878, 53879, 10852, 51678, 10848, 10850, 69591, and, 46003]. 105 - 113
[Staff Report Zoning](#)
[Ord. No. 2021-05 Planned Development District](#)
- 6.5. Discussion and action regarding the Comprehensive Plan Update including adoption timeline, establishing a Comprehensive Plan Advisory Committee, survey questions, identifying stakeholders, adoption timeline and related matters. (Requested by Palomba) 114 - 133
[Staff Report - Comprehensive Plan & Related Items](#)
[Comprehensive Plan Update Timeline](#)
[Proposed McLendon-Chisholm Community Survey](#)
[CPAC & Stakeholders List](#)
- 6.6. Discussion and direction to staff regarding the current role of the Economic Development Committee in updating the Comprehensive Plan and/or developing a stand alone Economic Development Plan. (Requested by Palomba)
- 6.7. Discussion and action regarding consideration of using funds originally allocated for chip seal of Klutts Drive for other needed road maintenance including an expenditure of approximately \$4,500 for ditch maintenance along the west side of Dowell Road and expenditure in the amount of approximately \$15,000 for a repair on Pullen Road. (Requested by Palomba) 134 - 138
[Staff Report - Road Repairs](#)

[Pullen Road Pictures](#)

[Dowell Road Pictures](#)

6.8. Discussion and action regarding setting regular and special City Council Meeting and Work Session dates. (Requested by Palomba)

6.9. Discussion and action regarding accepting the resignation of Council Member Place 2 Nathan Hodges.

7. EXECUTIVE SESSION

7.1. Recess into Executive Session (closed meeting) in accordance with Texas Government Code Section 551:071 (1)(2) consultation with attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding the remaining wastewater taps of the City's existing sanitary sewer system as related to future development. (Requested by Palomba)

7.2. Recess into Executive Session (closed meeting) in accordance with Texas Government Code Section 551:072 to deliberate the purchase, exchange, lease or value of real property; and Section 551:071(1)(2) consultation with attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding road annexations and related matters for roads located on the City of McLendon-Chisholm and Rockwall County boundary line. (Requested by Palomba)

7.3. Recess into Executive Session (closed meeting) in accordance with Texas Government Code Section 551:071 (1)(2) consultation with attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding the resignation of Council Member Place 2 Nathan Hodges and options for filling the vacancy.

7.4. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:074(a)(1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Administrator Employment Agreement. (Requested by Mayor Pro Tem Kipphut)

7.5. Reconvene Regular Meeting

7.6. Executive Session Action

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

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.

10. ADJOURN

As authorized by Section 551.071(1)(2) 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, Lisa Palomba, do hereby certify that the above Amended (Items 6.9 and 7.3 added) Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted on or before 1:00 p.m., March 20, 2021 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
March 9, 2021

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, March 9, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kippbut	Mayor Pro Tem
	William Dahl	Council Member
	Brian Davis	Council Member
	Trudy Woessner	Council Member
ABSENT:	Nathan Hodges	Council Member
Staff Present:	Lisa Palomba	City Administrator
	Jim Simmons	Fire Chief
	Shelly Green	City Secretary
	Michael Halla	City Attorney
	Mike Coker	City Planner

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:30 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Mayor Short delivered the invocation and led the pledge of allegiance to the U.S. and Texas Flags.

3. RULES OF DECORUM

Mayor Short announced the Rules of Decorum are in place and are to be observed throughout the meeting.

4. CITIZEN COMMENTS

Mike Donegan, 2620 Ridge Road. Spoke on Item 6.2. – Comprehensive Plan

5. CONSENT AGENDA

5.1. Action Regarding the Minutes of February 23, 2021 City Council Meeting

5.2. Approve the Contract for Election Services with the Elections Administrator of Rockwall County and McLendon-Chisholm and Rockwall Independent School District.

MOTION: Motion was made to approve Item 5.1. as corrected and Item 5.2. as presented.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Davis
APPROVAL: Unanimous

6. ITEMS FOR DISCUSSION

6.1. Discussion and action regarding consideration of an amended concept and site plan for Rosini Vineyards to include an outside covered seating area.

City Planner Mike Coker presented his report on this item:

Applicant: C&G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

Location: 411 South State Highway 205, McLendon-Chisholm, Texas

REQUEST:

The applicant is requesting to amend the approved Concept Plan for the Rosini Winery Planned development district to allow an increase to the covered square footage currently authorized by the Concept Plan. This request is also submitting a new site plan as required by the Planned Development District language.

If approved by the City Council, the addition of a 26-foot-long by 18-foot-wide covered seating pavilion with a fireplace would be added to the authorized square footage.

Property Owners: C&G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

Representative: Carol Rosini

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval subject to conditions recommended by staff.

STAFF RECOMMENDATIONI:

Approval of the requested amendment to the concept plan and approval of the submitted site plan subject to the following conditions:

- The covered pavilion must be constructed as shown on the site plan submitted with this application.
- The construction must be in accordance with the elevations submitted with this application.
- The applicant must obtain a building permit for the construction of the covered pavilion/fireplace prior to commencement of construction.

BACKGROUND INFORMATION:

The Rosini Winery zoning district allows for the addition of an accessory seating area [see the Accessory Uses section of the PDD below]. Each phase of the winery development requires a site plan to be reviewed by the Planning and Zoning Commission with a recommendation made to the City Council.

The applicant wants to add a covered seating area with outside fireplace as an accessory use to the site plan.

This is the only revision to the Concept Plan for this phase of development. Section 5-1 PD Planned Development District regulations of the City of McLendon-Chisholm Zoning Ordinance Subsection D (c) requires the conceptual plan be amended if the proposed amendment increases density. The addition of 468 square feet is an increase in density.

If the City Council approves the request to amend the Concept Plan, then the attached site plan will become the new concept plan for the planned development district.

Thoroughfares/streets:

State Highway 205 is a principal thoroughfare through the city. It is currently a two-lane undivided roadway. The current City Thoroughfare Plan shows SH 205 commencing at FM 550 and heading south to be a future four-lane divided arterial. However, the Rockwall County Thoroughfare Plan, adopted in 2019 shows SH 205 to be six-lane divided principal arterial.

The city acquired additional right of way for the future widening of SH 205 when the applicant previously platted the subject property for either the four-lane version or the six-lane version.

MOTION: APPROVE AN AMENDED CONCEPT AND SITE PLAN FOR ROSINI VINEYARDS TO INCLUDE AN OUTSIDE COVERED SEATING AREA.

MADE BY: Mayor Pro Tem Kipphut
SECONDED BY: Council Member Dahl
APPROVAL: Unanimous

- 6.2. Presentation followed by discussion and action regarding consideration of a Professional Services Agreement between the City of McLendon-Chisholm and Kimley-Horn and Associates, Inc. for development of a Comprehensive Plan Update for an amount not to exceed \$65,000.

Abra Nusser, Project Manager for Kimley Horn and Associates, Inc., presented a power point outlining the process to be followed to develop the Comprehensive Plan Update.

MOTION: APPROVE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MCLENDON-CHISHOLM AND KIMLEY-HORN AND ASSOCIATES, INC. FOR DEVELOPMENT OF A COMPREHENSIVE PLAN UPDATE FOR AN AMOUNT NOT TO EXCEED \$65,000.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Davis
APPROVED: Unanimous

- 6.3. Presentation by Chris Cuny representing Teague Nall and Perkins, Inc. (TNP), followed by discussion, and action regarding consideration of Change Order No. 1 for modification of an existing contract with Double R Utilities, Inc. to include an additional sanitary sewer bore and crossing under Hwy 205 in the amount of \$72,291 and related cost increase of \$40,344 to serve properties on the east side of Hwy 205 and properties north of FM 550.

City Administrator Palomba presented her staff report:

BACKGROUND OF ISSUE:

Council previously approved a contract with Double R Utilities, Inc. in the amount of \$328,647. When the contract was approved, it was determined that the City would assume the upfront costs of construction in an effort to spur economic development with the understanding that costs would be distributed among property owners on the west side of Hwy 205 and the City would be reimbursed pro rata as properties developed. It was also initially determined that any property owners on the east side of 205 or north of FM 550 that wanted to connect to the sanitary sewer system would not participate in the pro rata costs but would pay for the actual cost of materials and construction to connect to the main.

The Rosini Winery was under construction and had a septic system designed to serve the winery at the time the city entered into the contract with Double R Utilities. Due to timing of the winery construction and expected timing of the sewer main construction, it seemed unlikely the sewer system would be finished in time for the winery to connect.

However, the winery owners have indicated an interest in connecting to the sewer system and it is most beneficial to the City to have all commercial properties along Hwy 205 connect to the new infrastructure. The winery is the only commercial property developing on the east side of Hwy 205 at this time. Under the present plan, this would require a single property owner pay the costs for the sanitary sewer bore and crossing under Hwy 205. For the same reasons the City is paying the upfront costs for the original design and construction of the line, this additional bore is cost prohibitive for a single property owner. The price discourages the winery owners from connecting.

As such, staff requested the engineer, tnp, to refigure costs adding in the bore and crossing to the project and to examine various pro rata arrangements in order to determine the fairest way to distribute costs for all property owners that could possibly be served by the project. Tnp has provided a suggested pro rata cost allocation, attached, which is based on square foot of commercial property for every property which could eventually be served by the sanitary sewer system.

FINANCIAL IMPACT:

The additional construction cost for Double R Utilities to complete the work is \$72,291. There is also a 5% contingency fee now included in the total project costs and some additional surveying and easement preparation costs amounting to \$40,344. This change order will require a budget amendment.

While a budget amendment was already approved for project construction for FY 21 and engineering costs were budgeted in FY 20, staff recommends amending the Fund Balance Policy to create a Capital Projects Fund and allocate an appropriate amount of funds for this and future capital projects. Once established, a transfer may be made to the utility Fund which produces a neutral effect on the FY 21 Budget. The City has reserve funds which may be allocated for this purpose with Council approval.

RECOMMENDATION:

Staff recommends approval. If Council approves, staff suggests that Council direct staff to bring forth an ordinance amending the Code of Ordinances requiring any commercial properties tie into an existing sanitary sewer line if a line and capacity are available as determined by the City Engineer.

Chris Cuny, representing Teague Nall and Perkins, Inc. (TNP), presented an overview of the need for this change order and the end results if approved.

**MOTION: APPROVE CHANGE ORDER NO. 1 FOR MODIFICATION OF AN
EXISTING CONTRACT WITH DOUBLE R UTILITIES, INC. TO INCLUDE**

AN ADDITIONAL SANITARY SEWER BORE AND CROSSING UNDER HWY 205 IN THE AMOUNT OF \$72,291 AND RELATED COST INCREASE OF \$40,344 TO SERVE PROPERTIES ON THE EAST SIDE OF HWY 205 AND PROPERTIES NORTH OF FM 550.

MADE BY: Council Member Woessner
SECONDED BY: Council Member Dahl
APPROVAL: Unanimous

- 6.4. Presentation by Chris Cuny representing Teague Nall and Perkins, Inc. (TNP), followed by discussion and action regarding approval of a Pro Rata Sanitary Sewer Agreement between the City and property owners to be served by the sanitary sewer line serving the General Business District on Hwy 205 between Via Toscana to FM 550 and corresponding cost allocation to reimburse the City for the sanitary sewer line expense.

Chris Cuny presented an overview of the proposed sanitary sewer pro rata agreement and explained the cost allocation for the proposed sanitary sewer improvements.

MOTION: APPROVE A PRO RATA SANITARY SEWER AGREEMENT BETWEEN THE CITY AND PROPERTY OWNERS TO BE SERVED BY THE SANITARY SEWER LINE SERVING THE GENERAL BUSINESS DISTRICT ON HWY 205 BETWEEN VIA TOSCANA TO FM 550 AND CORRESPONDING COST ALLOCATION TO REIMBURSE THE CITY OF THE SANITARY SEWER LINE EXPENSE.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Davis
APPROVAL: Unanimous

7. EXECUTIVE SESSION

- 7.1. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.071(2) consideration of a Professional Services Agreement between the City of McLendon-Chisholm and Kimley-Horn and Associates, Inc. for development of a Comprehensive Plan Update for an amount not to exceed \$65,000.

No Executive Session held for this item.

- 7.2. Adjourn into Executive Session (Closed Session) in accordance with Texas Government Code: Section 551.074(a)(1) Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Administrator Employment Agreement.

No Executive Session held for this item.

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

Council Member Woessner announced the upcoming MC 5K to be held on March 22, 2021. She also announced the city-wide Spring Clean-Up to be held on April 24, 2021.

Council Member Kipphut announced the current brick campaign will have a cut-off date of April 1, 2021.

Mayor Short commended E3 Ministries for the food drive and all they do for the community.

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

No Reports or Announcements

10. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 7:08 p.m.

APPROVED:

Keith Short, Mayor

Rochelle Green, City Secretary

February 2021 New SFR	Valuation	Square ft.	Fee	Builder
1806 abruzzo	\$ 414,611.00	3436	\$ 875.00	highland
1550 vista crt.	\$ 666,700.00	5900	\$ 1,025.00	norwood builder
1652 salvatore	\$ 567,599.00	5023	\$ 1,025.00	castlerock
49 fireside	\$ 800,000.00	8389	\$ 1,025.00	k&g builder
1710 amarone	\$ 431,105.00	3547	\$ 1,025.00	highland
1631 salvatore	\$ 449,690.00	3431	\$ 875.00	highland
1718 puglia	\$ 425,244.00	3402	\$ 875.00	highland
1730 amarone	\$ 471,125.00	3852	\$ 1,025.00	highland
			\$ 7,750.00	

Accessory permits February 2021	Project	Valuation	Fee
1110 oxford crt.	cabana	\$ 20,000.00	\$ 300.00
1025 abbey lane	pool	\$60,000.00	\$ 375.00
256 quail creek	pool	\$ 64,940.00	\$ 375.00
1460 siena	addition	\$ 99,000.00	\$ 225.00
1750 e fm 550	shop	\$ 45,000.00	\$ 300.00
351 pullen	barn	\$ 20,000.00	\$ 225.00
905 yorkhouse	pool	\$ 30,000.00	\$375.00
287 pheasant hill	fence	\$7,000.00	\$ -
1837 bellagio patio cover	patio	\$16,000.00	\$ 225.00
617 stampede run	fence	\$11,400.00	\$ -
1741 bertino	electric	\$800.00	\$ 75.00
1717 bertino	patio	\$14,000.00	\$ 225.00
			\$ 2,700.00

February 2021 Onsite inspections actual

1472 corrara	solar
1814 bellagio	frame mep
1407 borollo	pool electric
1615 salvatore	t-pole
1706 puglia	t-pole
1271 Hwy 205	c.o
1176 lucca	pool final
1615 salvatore	plmbg rough
1718 amarone	plmbg rough
1706 puglia	plmbg rough
1324 arezzo	frame mep
1502 siena	t-pole
411 hwy 205	flatwork
1742 amarone	plmbg rough
1225 lucca	final co
1417 via toscana	plmbg rough
1198 livorno	plmbg rough
1110 alvington	final co
1710 pieneze	elect. Meter
1710 pieneze	gas meter
1216 livorno	pool final
1199 livorno	flatwork
411 hwy 205	drive/approach
1110 oxford	pool deck steel
1653 san donato	final co
1852 tuscan	final co
1750 amarone	frame mep
1225 lucca	final co
1205 livorno	flatwork
1653 san donato	final co
1933 recioto	final co
1411 via toscana	solar
1496 corrARA	solar
1721 amarone	plmbg rough
1725 amarone	plmbg rough
1749 amarone	plmbg rough
1814 abruzzo	plmbg rough
1725 amarone	t-pole
1749 amarone	t-pole
1749 amarone	t-pole
1814 abruzzo	t-pole
1915 galenda	t-pole
1919 galenda	t-pole
1211 livorno	flatwork
1709 puglia	plmbg rough
1750 amarone	frame mep

1705 budino	frame mep
1625 san donato	flatwork
1629 san donato	flatwork
1713 budino	final co
1729 san donato	flatwork
1200 lucca	elect. Meter
1822 abruzzo	gas meter
1627 salvatore	final co
1814 abruzzo	plmbg rough
1200 lucca	gas meter
1749 amarone	plmbg rough
1915 galenda	plmbg rough
1919 galenda	plmbg rough
1502 siena	plmbg rough
1211 livorno	flatwork
1718 puglia	t-pole
1726 amarone	plmbg rough
1647 salvatore	t-pole
1826 abruzzo	t-pole
1518 vista crt	garage elect.
19 windsor crt.	rm addition
1502 siena	plmbg rough
1705 pieneze	final co
1706 voltera	elect. Meter
1706 voltera	gas meter
1709 puglia	flatwork
1211 livorno	flatwork
1822 abruzzo	gas meter
1822 abruzzo	elect. Meter
1915 sicilia	gas meter
1915 sicilia	elect. Meter
1729 san donato	flatwork
1627 salvatore	final co
1163 livorno	gas meter
1163 livorno	elect. Meter
1619 salvatore	plmbg rough
1656 salvatore	flatwork
1714 amarone	flatwork
1512 corrara	final co
1637 san donato	final co
1619 salvatore	plmbg rough
1647 salvatore	plmbg rough
1826 abruzzo	plmbg rough
1192 livorno	plmbg rough

North East Texas Inspections

638 Chisholm Ranch Dr., Rockwall Texas 75032, 972-998-3415

There were 8 new single family residential home permits issued in February, 2021. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 12 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

Single Family permits to date: 13

Thank you for choosing North East Texas Inspections for your Building Services provider.

February 2021

David Ellis, Building Official

Alarm Date between 2021-02-01 and 2021-02-28

Total Calls by District

District	2021-02-01	Total
County Mutual Aid	4	4
City Limit District	38	38
County District	17	17
Out of County Aid	2	2
Total	61	61

Incident Date between 2021-02-01 and 2021-02-28

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
2/8/2021	2020-00050	0000047	143	Grass fire	City Limit District	1
2/17/2021	2020-00070	0000067	600	Good intent call, other	City Limit District	1
2/17/2021	2020-00071	0000068	114	Chimney or flue fire, confined to chimney or flue	County Mutual Aid	1
2/1/2021	202100036	0000034	611	Dispatched & canceled en route	County Mutual Aid	1
2/1/2021	2021-00037	0000035	324	Motor vehicle accident with no injuries.	City Limit District	1
2/2/2021	2021-00038	0000036	745	Alarm system activation, no fire - unintentional	City Limit District	1
2/3/2021	2021-00039	0000037	322	Motor vehicle accident with injuries	City Limit District	1
2/4/2021	2021-00040	0000038	321	EMS call, excluding vehicle accident with injury	County District	1
2/5/2021	2021-00042	0000040	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/5/2021	2021-00043	0000039	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/5/2021	2021-00044	0000041	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/5/2021	2021-00045	0000042	322	Motor vehicle accident with injuries	City Limit District	1
2/6/2021	2021-00046	0000043	553	Public service	City Limit District	1
2/6/2021	2021-00047	0000044	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/7/2021	2021-00048	0000045	143	Grass fire	County District	1
2/7/2021	2021-00049	0000046	111	Building fire	City Limit District	1
2/10/2021	2021-00051	0000048	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/11/2021	2021-00052	0000050	324	Motor vehicle accident with no injuries.	County District	1
2/11/2021	2021-00053	0000049	321	EMS call, excluding vehicle accident with injury	County District	1
2/12/2021	2021-00054	0000051	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/12/2021	2021-00055	0000052	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/14/2021	2021-00056	0000053	745	Alarm system activation, no fire - unintentional	City Limit District	1

2/14/2021	2021-00057	0000054	321	EMS call, excluding vehicle accident with injury	County District	1
2/15/2021	2021-00058	0000055	553	Public service	City Limit District	1
2/15/2021	2021-00059	0000056	111	Building fire	County Mutual Aid	1
2/15/2021	2021-00060	0000057	412	Gas leak (natural gas or LPG)	City Limit District	1
2/15/2021	2021-00061	0000060	522	Water or steam leak	City Limit District	1
2/15/2021	2021-00062	0000059	611	Dispatched & canceled en route	City Limit District	1
2/16/2021	2021-00063	0000058	553	Public service	City Limit District	1
2/16/2021	2021-00064	0000061	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/16/2021	2021-00065	0000062	522	Water or steam leak	City Limit District	1
2/16/2021	2021-00066	0000063	522	Water or steam leak	County District	1
2/16/2021	2021-00067	0000064	735	Alarm system sounded due to malfunction	City Limit District	1
2/16/2021	2021-00068	0000065	522	Water or steam leak	City Limit District	1
2/17/2021	2021-00069	0000066	412	Gas leak (natural gas or LPG)	County District	1
2/18/2021	2021-00072	0000069	522	Water or steam leak	County District	1
2/18/2021	2021-00073	0000070	321	EMS call, excluding vehicle accident with injury	County District	1
2/18/2021	2021-00074	0000073	522	Water or steam leak	City Limit District	1
2/18/2021	2021-00075	0000071	522	Water or steam leak	City Limit District	1
2/18/2021	2021-00076	0000072	143	Grass fire	County District	1
2/19/2021	2021-00077	0000074	412	Gas leak (natural gas or LPG)	City Limit District	1
2/19/2021	2021-00078	0000075	321	EMS call, excluding vehicle accident with injury	County District	1
2/20/2021	2021-00079	0000076	611	Dispatched & canceled en route	County Mutual Aid	1
2/20/2021	2021-00080	0000077	522	Water or steam leak	County District	1
2/20/2021	2021-00081	0000078	542	Animal rescue	City Limit District	1
2/21/2021	2021-00082	0000079	321	EMS call, excluding vehicle accident with injury	Out of County Aid	1
2/21/2021	2021-00083	0000080	522	Water or steam leak	County District	1

2/21/2021	2021-00084	0000081	321	EMS call, excluding vehicle accident with injury	County District	1
2/23/2021	2021-00085	0000082	151	Outside rubbish, trash or waste fire	County District	1
2/23/2021	2021-00086	0000083	511	Lock-out	City Limit District	1
2/23/2021	2021-00087	0000084	151	Outside rubbish, trash or waste fire	City Limit District	1
2/24/2021	2021-00088	0000085	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/24/2021	2021-00089	0000086	111	Building fire	County District	0
2/24/2021	2021-00090	0000087	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/24/2021	2021-00091	0000088	143	Grass fire	County District	1
2/24/2021	2021-00092	0000089	321	EMS call, excluding vehicle accident with injury	Out of County Aid	1
2/24/2021	2021-00093	0000090	746	Carbon monoxide detector activation, no CO	City Limit District	1
2/25/2021	2021-00094	0000091	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/25/2021	2021-00095	0000092	321	EMS call, excluding vehicle accident with injury	County District	1
2/26/2021	2021-00096	0000094	324	Motor vehicle accident with no injuries.	City Limit District	1
2/26/2021	2021-00097	0000093	611	Dispatched & canceled en route	City Limit District	1
2/26/2021	2021-00098	0000095	322	Motor vehicle accident with injuries	City Limit District	1
2/28/2021	2021-00099	0000096	311	Medical assist, assist EMS crew	County District	1
2/28/2021	2021-00100	0000097	611	Dispatched & canceled en route	County District	1
2/28/2021	210228-163351-MCCHTX	0000098	321	EMS call, excluding vehicle accident with injury	City Limit District	1

ROCKWALL COUNTY SHERIFF
972 TL TOWNSEND ROCKWALL , TX 75087

CC.IncDate Between '02/01/2021' And '02/28/2021' AND CC.District = '41' AND

IsNull(CC.Jurisdiction, 'Default') = 'Default'

CFS History Search
Public Report

CFS #	Create When	Location	CallType Disposition
2021-004853	2/28/2021 10:47:19 PM		MEDICAL CALL ASSIGNMENT COMPLET
2021-004625	2/26/2021 7:37:12 PM		RECKLESS DRIVER UTL
2021-004592	2/26/2021 12:59:35 PM		DISTURBANCE NOISE ASSIGNMENT CC
2021-004571	2/26/2021 7:18:35 AM		ACCIDENT HIT & RUN ACCIDENT REPO
2021-004570	2/26/2021 7:04:03 AM		ACCIDENT MAJOR ACCIDENT REPORT
2021-004568	2/26/2021 4:05:24 AM		ALARM RESIDENTIAL FIRE ASSIGNMEN
2021-004510	2/25/2021 2:42:19 PM		MEDICAL CALL ASSIGNMENT COMPLET
2021-004459	2/25/2021 3:14:20 AM		TRAFFIC STOP WARNING
2021-004418	2/24/2021 8:23:04 PM		ODOR INVESTIGATION ASSIGNMENT C
2021-004389	2/24/2021 1:33:27 PM		ALARM FALSE ALARM
2021-004358	2/24/2021 5:10:50 AM		FIRE STRUCTURE ASSIGNMENT COMP
2021-004349	2/24/2021 1:19:40 AM		DISTURBANCE FAMILY ASSIGNMENT C
2021-004348	2/24/2021 1:15:42 AM		MEDICAL CALL ASSIGNMENT COMPLET
2021-004284	2/23/2021 1:49:45 PM		FIRE GRASS CITATION
2021-004281	2/23/2021 12:54:09 PM		ABANDONED VEHICLE ASSIGNMENT C
2021-004253	2/23/2021 7:59:44 AM		VEHICLE UNLOCK ASSIGNMENT COMP
2021-004181	2/22/2021 1:33:47 PM		SUSPICIOUS PERSON/VEHICLE UTL
2021-004046	2/20/2021 1:14:46 PM		MISCELLANEOUS ASSIGNMENT COMPL
2021-004005	2/19/2021 6:15:22 PM		HARASSMENT/THREAT ASSIGNMENT C
2021-003995	2/19/2021 2:51:45 PM		HARASSMENT/THREAT RSO REPORT T
2021-003983	2/19/2021 9:52:57 AM		ODOR INVESTIGATION ASSIGNMENT C
2021-003911	2/17/2021 4:37:33 PM		WELFARE CHECK ASSIGNMENT COMPI

CAD Report 71

Page 1 Of 2

CFS #	Create When	Location	CallType Disposition
2021-003895	2/17/2021 12:15:08 PM		WELFARE CHECK ASSIGNMENT COMPI
2021-003841	2/16/2021 12:12:54 PM		ALARM FALSE ALARM
2021-003779	2/15/2021 3:24:19 PM		ASSIST ASSIGNMENT COMPLETE
2021-003776	2/15/2021 2:38:21 PM		ASSIST ASSIGNMENT COMPLETE
2021-003765	2/15/2021 10:51:27 AM		ODOR INVESTIGATION ASSIGNMENT C
2021-003614	2/12/2021 11:07:32 PM		ALARM FALSE ALARM
2021-003576	2/12/2021 2:33:03 PM		MEET COMPLAINANT ASSIGNMENT CO
2021-003571	2/12/2021 11:59:55 AM		WELFARE CHECK ASSIGNMENT COMPI
2021-003564	2/12/2021 8:35:52 AM		WELFARE CHECK RSO REPORT TAKEN
2021-003561	2/12/2021 7:22:25 AM		MEDICAL CALL ASSIGNMENT COMPLET
2021-003544	2/11/2021 8:47:09 PM		DISTURBANCE ASSIGNMENT COMPLET
2021-003459	2/11/2021 6:05:19 AM		TRAFFIC HAZARD ASSIGNMENT COMPI
2021-003419	2/10/2021 8:17:12 PM		MEDICAL CALL ASSIGNMENT COMPLET
2021-003130	2/7/2021 4:51:11 PM		SUSPICIOUS PERSON/VEHICLE ASSIGN
2021-003120	2/7/2021 12:24:12 PM		WELFARE CHECK RSO REPORT TAKEN
2021-003060	2/6/2021 5:33:31 PM		ALARM FALSE ALARM
2021-002980	2/5/2021 5:48:00 PM		ALARM FALSE ALARM
2021-002949	2/5/2021 9:34:30 AM		MEDICAL CALL ASSIGNMENT COMPLET
2021-002947	2/5/2021 9:19:37 AM		LIFT ASSIST ASSIGNMENT COMPLETE
2021-002610	2/2/2021 12:09:27 PM		ALARM UTL
2021-002607	2/2/2021 11:57:37 AM		HARASSMENT/THREAT NO REPORT
2021-002528	2/1/2021 6:50:41 PM		ACCIDENT MINOR ASSIGNMENT COMP
Total: 44			

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City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Feb 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
302 · Franchise Income	104,675	\$ 130,793	67%	\$ 195,000	5,584	\$ 127,544	68%	\$ 187,000
303 · Development Income	1,400	6,685	45%	15,000	-	810	5%	15,000
304 · Building Permit Income	36,901	393,438	57%	696,127	54,146	332,312	101%	330,000
305 · Municipal Court Income		-	- %	500		-	0%	1,800
306 · Interest Income	480	3,893	16%	25,000	2,103	9,351	- %	18,500
307 · Sign Permit Income		-	- %	-		-	- %	100
308 · Septic Fees	1,050	4,250	39%	11,000	200	5,575	71%	7,800
309 · Food Enforcement		-	0%	1,200	-	900	72%	1,250
310 · Sales Tax Revenue	44,402	207,311	61%	341,608	34,690	131,930	64%	205,750
311 · PID Admin Expense Reimbursement		-	- %	-		-	- %	-
313 · Donations		(250)	-50%	500	-	836	139%	600
314 · Copies Public Inf. Income		-	- %	100		-	- %	130
315 · Miscellaneous Income		25,000	- %	-		-	- %	-
317 · Ad Valorem Tax	49,452	587,905	107%	551,083	34,636	574,593	107%	537,708
318 · Tax Certifications		-	- %	-		74	- %	75
321 · Credit Card Fee Revenue	78	731	93%	790	51	783	142%	550
325 · Hotel Occupancy Tax	1,431	2,056	- %	-				
Transfer from Fire Capital Fund	815,830	815,830	20%	4,065,400				
Total Revenue	\$ 1,055,697	\$ 2,177,643	37%	\$ 5,903,308	\$ 131,410	\$ 1,184,707	37%	\$ 1,306,263

City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Feb 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ -	0%	\$ 1,000	\$ -	\$ -	- %	\$ 50
402 · Election Expense		-	0%	25,000		-	- %	12,250
410 · Building Inspections	10,450	77,775	46%	167,264	22,232	81,472	69%	117,742
411 · Environment Regulation Expense	983	4,098	76%	5,375	700	2,630	42%	6,255
41202 · CE Salary	1,834	7,725	- %	-				
41203 · CE Fuel	42	42	- %	-				
41204 · CE Vehicle Repairs & Maint	1,938	1,938	- %	-				
41205 · CE Supplies	46	421	- %	-				
414 · Animal Control	1,590	7,950	41%	19,196		-	- %	18,000
415 · Section 380 Grant Program		16,966	218%	7,800	-	10,444	- %	3,800
418 · Membership Fees	1,032	1,654	83%	2,000	1,227	1,602	102%	1,575
422 · Public Notice Expense	354	6,437	55%	11,750	-	2,807	31%	9,150
423 · Community Functions		550	55%	1,000	-	7,290	1458%	500
426 · Appraisal District Collection	2,419	4,838	65%	7,500	1,903	3,806	76%	5,000
429 · Street Lights			0%	2,900				
430 · Public Safety	45,628	276,529	49%	566,318	28,561	204,919	67%	306,555
Total 400 Operating Expenditures	66,315	\$ 406,921	50%	\$ 817,103	\$ 54,623	\$ 314,969	65%	\$ 480,877
Occupancy Expenditures								
502 · Electricity	\$ 222	\$ 1,171	40%	\$ 2,900	\$ 211	1,140	42%	\$ 2,700
506 · Water	268	1,403	14%	10,239	860	4,893	122%	4,000
510 · Propane Gas		-	0%	870	-	-	- %	788
512 · Trash Pick up		-	0%	-	-	-	- %	1,344

City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Feb 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
514 · Building Maint/Improvements	321	6,394	53%	12,000	1,412	3,035	25%	12,200
516 · Lawn Maintenance	685	3,425	43%	8,000	685	3,425	40%	8,500
518 · Janitorial		-	- %	-		-	- %	-
520 · Telephone & Internet	750	3,694	45%	8,300	635	3,094	45%	6,900
522 · Website Expense	-	240	10%	2,500	-	1,018	102%	1,000
522.1 · Website Design/Redesign	1,000	2,000	20%	10,000				
522.2 · Audio/Video Chamber Updates		-	0%	25,000				
Total 500 Occupancy Expenditures	\$ 3,246	\$ 18,328	23%	\$ 79,809	\$ 3,803	\$ 16,606	23%	\$ 37,432
General & Administrative Expenditures								
603 · Citizen Recognition	-	-	- %	-	-	-	- %	-
604 · Municipal Manuals, Books & Maps		-	0%	500	-	346	138%	250
606 · Employee Costs	18,930	96,923	39%	247,804	14,663	72,623	33%	222,455
618 · Liability Insurance	-	5,563	96%	5,821		5,292	70%	7,517
619 · Software Subscriptions	5,036	10,485	48%	21,860	478	17,174	90%	19,000
621 · IT Support	775	3,875	55%	7,000	650	3,100	56%	5,500
622 · Office Supplies - City Hall	1,134	2,838	81%	3,500	92	1,340	45%	3,000
623 · Office Equipment	213	1,067	12%	8,900	1,619	2,066	79%	2,600
624 · Office Equip Maintenance	939	1,878	42%	4,500	642	1,694	113%	1,500
625 · Printed Materials	-	373	19%	2,000	265	829	49%	1,700
626 · Postage-City Hall	107	620	41%	1,500	62	226	16%	1,410
628 · Bank Fees	102	878	44%	2,000	81	922	61%	1,500
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	25,000	42%	60,000	4,415	22,047	42%	52,514
63002 - Financial Audit		-	0%	16,000		-	0%	15,000

City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Feb 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
63003 - Legal	3,030	20,023	50%	40,000	3,651	11,102	28%	40,000
63005 - City Planner	5,000	29,320	117%	25,000		520	1%	45,000
63005.1 - Comprehensive Plan			0%	25,000				
63008 - Financial Consulting	1,361	5,096	20%	26,000	2,704	16,345	- %	26,000
63009 - Engineering		-	0%	25,000	2,530	6,574	- %	15,000
632 - Emergency Management	1,231	1,231	- %	-		-	- %	-
645 - Transcription Services		-	- %	-		-	- %	-
646 - Mileage Expense		-	0%	750	50	134	27%	500
647 - Council Meetings & Development	-	209	26%	800	551	551	85%	650
648 - Training	250	600	9%	7,000	140	1,913	28%	6,750
649 - Expense Account - City Administrator		-	- %	-		-	0%	-
650 - Expense Account - Mayor		-	- %	-		-	0%	-
652 - Staff Appreciation		-	0%	800		650	76%	850
655 - Code of Ordinance		-	0%	4,000		-	0%	3,500
699 - Miscellaneous Expense		204	- %	-	-	100	0%	-
		-				-		
Total G & A Expenditures	\$ 43,108	\$ 206,181	38%	\$ 535,735	\$ 32,593	165,549	38%	\$ 472,196
700 - Capital Expenditures - Public Safety	\$ 9,553	\$ 495,093	12%	\$ 4,065,400	\$ -	\$ -	0%	\$ 15,000
700 - Capital Expenditures - Operating		\$ 8,785	13%	70,240	\$ 31,160	\$ 31,160	89%	\$ 35,000
Transfer to Sewer Utility Fund		\$ -	0%	328,647				
Total Capital Expenditures	\$ 9,553	\$ 503,878	11%	\$ 4,464,287	\$ 31,160	\$ 31,160	62%	\$ 50,000
Total Expenditures	\$ 122,222	\$ 1,135,307	19%	\$ 5,896,934	\$ 122,179	\$ 528,284	19%	\$ 1,040,505
Surplus (Deficit)	\$ 933,476	\$ 1,042,335	16353%	\$ 6,374	\$ 9,231	\$ 656,423	16353%	\$ 265,758

City of McLendon Chisholm
Utility Fund Financial Summary
For the five months ended February 28, 2021

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Feb 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Feb 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
306 · Interest Income	\$ 49	\$ 418	7%	\$ 6,000	\$ 781	\$ 3,888	40%	\$ 9,750
Sewer Utility Revenue								
32200 · Sewer Usage Fees	15,539	\$ 145,885	48%	306,625	18,527	107,474	47%	228,360
32201 · Sewer Tap Fees	18,000	186,000	57%	327,000	42,000	174,000	242%	72,000
32204 · Sewer Deposit Refunds	(74)	(1,172)	139%	(845)	(5)	(299)	27%	(1,100)
Transfer from General Fund		-	0%	328,647				
Transfer from Utility Fund Surplus				-		-		49,554
Total Revenue	\$ 33,514	\$ 331,130	34%	\$ 967,427	\$ 61,303	\$ 285,063	80%	\$ 358,564
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	3,563	\$ 18,398	40%	\$ 46,000	3,146	\$ 16,672	50%	\$ 33,570
41305 · O&M Maintenance	377	22,393	144%	\$ 15,500	1,828	3,543	10%	\$ 36,000
41308 · Electricity	9	45	30%	150	18	45	0%	-
41310 · Sewer Treatment	24,000	118,438	39%	304,000	17,142	83,974	36%	231,794
41312 · Tap Fee Developer Rebate	10,800	111,600	57%	196,200	25,200	104,400	242%	43,200
Total Operations Expenditures	\$ 38,748	\$ 270,874	48%	\$ 561,850	\$ 47,334	\$ 208,634	61%	\$ 344,564
600 · General & Administrative Exp	\$ 1,282	\$ 14,783	97%	\$ 15,293	\$ 1,143	\$ 5,759	41%	\$ 14,000
600 · Capital Expenditures		\$ -	0%	\$ 328,647				
Total Expenditures	\$ 40,030	\$ 285,657	32%	\$ 905,790	\$ 48,477	\$ 214,392	60%	\$ 358,564
Surplus (Deficit)	\$ (6,516)	\$ 45,474	74%	\$ 61,637	\$ 12,826	\$ 70,671	0%	\$ -

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the five months ended February 28, 2021

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Feb 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Budget	Feb 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	\$ 13,493	158,125	107%	\$ 147,552	\$ 6,843	\$ 112,925	105%	\$ 107,426
306 · Interest Income	(300)	1,129	- %	6,900	3,602	4,681	- %	3,250
Transfer from Excess Bond Proceeds		-	- %	-		-	- %	-
Transfer From Interest & Sinking Surplus		-	- %	-		-	- %	30,968
Total Revenue and Transfers In	\$ 13,193	\$ 159,254	103%	\$ 154,452	\$ 10,445	\$ 117,606	83%	\$ 141,644
Expenditures								
628 · Bank Fees Expense	\$ 350	\$ 350		\$ 5,850	\$ 350	\$ 350		0
660 · Bond Interest Expense	\$ 4,693	23,465	42%	\$ 56,312	\$ 4,823	\$ 24,115	41%	\$ 58,113
802 · Bond Cost Amortization		-	- %	-	(972)	\$ (0)	- %	2,912
803 · Bond Premium Amortization	757	3,787	- %	-	(782)	\$ (3,908)	- %	(9,381)
Transfer To Bond Principal		-	0%	90,000	90,000	\$ 90,000	100%	90,000
Transfer to Early Redemption Sinking Fund			- %	-		\$ -	- %	-
Total Expenditures and Transfers Out	\$ 5,800	\$ 27,602	18%	\$ 152,162	\$ 93,419	\$ 110,557	78%	\$ 141,644
Surplus (Deficit)	\$ 7,393	\$ 131,652	5749%	\$ 2,290	\$ (82,974)	\$ 7,049	- %	\$ -

City of McLendon Chisholm
Public Safety Detail Report
For the five months ended February 28, 2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	YTD
Revenue						
306 · Interest Income						
30600 · Alliance Interest Income	0.00	0.00	0.00	0.00	13.96	13.96
Total 306 · Interest Income	0.00	0.00	0.00	0.00	13.96	13.96
313 · Donations	0.00	0.00	0.00	2,500.00	0.00	2,500.00
319 · Grants	8,825.97	12,983.36	10,691.59	11,030.30	11,646.42	55,177.64
Total Income	8,825.97	12,983.36	10,691.59	13,530.30	11,660.38	57,691.60
Gross Profit	8,825.97	12,983.36	10,691.59	13,530.30	11,660.38	57,691.60
Expense						
430 · Public Safety						
43001 · Liability Insurance	7,748.86	0.00	0.00	0.00	0.00	7,748.86
43002 · Fuel	802.67	900.30	902.31	867.43	1,148.15	4,620.86
43003 · Maintenance & Repair - Vehicles	2,743.20	2,204.89	1,625.60	6,481.08	44.36	13,099.13
43004 · Maintenance & Repair - Station	354.39	1,427.50	280.90	691.00	702.85	3,456.64
43005 · Gear and Supplies	4,758.26	597.67	1,159.64	1,060.47	334.13	7,910.17
43006 · Compliance	1,140.28	857.65	0.00	328.79	2,631.10	4,957.82
43008 · Dispatch	10,000.00	0.00	0.00	0.00	0.00	10,000.00
43009 · Training	382.93	0.00	299.00	65.50	0.00	747.43
43010 · Software	0.00	0.00	0.00	0.00	132.16	132.16
43030 · EMS	1,794.66	0.00	0.00	1,219.66	0.00	3,014.32
43035 · Street Lights	247.39	494.78	246.64	278.14	234.60	1,501.55
Total 430 · Public Safety	29,972.64	6,482.79	4,514.09	10,992.07	5,227.35	57,188.94
500 · Occupancy Expenditures						
502 · Electricity	328.39	416.95	207.63	258.70	351.28	1,562.95
506 · Water	35.12	35.78	49.47	52.08	42.46	214.91
516 · Lawn Maintenance	0.00	60.00	0.00	0.00	0.00	60.00
520 · Telephone & Internet	189.66	199.73	199.73	190.01	190.01	969.14
Total 500 · Occupancy Expenditures	553.17	712.46	456.83	500.79	583.75	2,807.00
600 · General & Administrative Exp						
606 · Employee Costs						
60601 · Staff Salaries	54,456.49	39,427.86	34,238.52	34,355.74	37,561.24	200,039.85
60602 · Hourly PTO 0 - 36 months	818.40	0.00	409.20	1,294.44	0.00	2,522.04

City of McLendon Chisholm
Public Safety Detail Report
For the five months ended February 28, 2021

60604 · Holiday Pay	0.00	0.00	982.44	0.00	0.00	982.44
60605 · Hourly FF Banked Holiday Pay	1,227.60	0.00	818.40	0.00	0.00	2,046.00
60609 · Payroll Tax Expense	4,170.34	2,912.14	2,692.35	2,631.23	2,769.34	15,175.40
60612 · Retirement Plan Contributions	624.38	460.94	413.58	1,801.43	2,088.81	5,389.14
60613 · Health Insurance Expense	4,543.26	4,827.23	4,827.23	4,827.23	4,827.23	23,852.18
60614 · Dental Insurance Expense	352.26	352.26	352.26	352.26	352.26	1,761.30
60615 · Vision Insurance	41.04	41.04	41.04	41.04	41.04	205.20
60616 · Disability Insurance	1,319.64	0.00	0.00	0.00	0.00	1,319.64
60621 · Unemployment Benefits	0.00	21.84	0.00	0.00	0.00	21.84
Total 606 · Employee Costs	67,553.41	48,043.31	44,775.02	45,303.37	47,639.92	253,315.03
618 · Insurance						
61803 · Workmen's Comp Ins	13,619.62	0.00	0.00	0.00	3,837.00	17,456.62
Total 618 · Insurance	13,619.62	0.00	0.00	0.00	3,837.00	17,456.62
619 · Software Subscriptions	2,289.26	0.00	0.00	0.00	0.00	2,289.26
628 · Bank Fees						
62806 · Interest Expense	0.00	0.00	1,124.76	0.00	0.00	1,124.76
Total 628 · Bank Fees	0.00	0.00	1,124.76	0.00	0.00	1,124.76
652 · Staff Appreciation	0.00	0.00	38.84	0.00	0.00	38.84
Total 600 · General & Administrative Exp	83,462.29	48,043.31	45,938.62	45,303.37	51,476.92	274,224.51
Total Expense	113,988.10	55,238.56	50,909.54	56,796.23	57,288.02	334,220.45
Net Ordinary Income	-105,162.13	-42,255.20	-40,217.95	-43,265.93	-45,627.64	-276,528.85
Net Surplus (Deficit)	-105,162.13	-42,255.20	-40,217.95	-43,265.93	-45,627.64	-276,528.85

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue				
302 · Franchise Income				
30202 · FEC Electric	97,235.81	0.00	0.00	0.00
30204 · AT&T	529.20	0.00	0.00	0.00
30205 · Suddenlink Cable	1,007.04	0.00	0.00	0.00
30213-1 · Community Waste Disposal	344.75	0.00	0.00	0.00
30216 · Atmos Energy	5,459.73	0.00	0.00	0.00
30221 · CEBridge	98.92	0.00	0.00	0.00
Total 302 · Franchise Income	104,675.45	0.00	0.00	0.00
303 · Development Income				
30304 · Plat Income	1,400.00	0.00	0.00	0.00
Total 303 · Development Income	1,400.00	0.00	0.00	0.00
304 · Building Permit Income				
30401 · Contractor Registration Fee Inc	900.00	0.00	0.00	0.00
30403 · Certificate of Occupancy	0.00	0.00	0.00	0.00
30404 · Inspection Income	4,575.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	31,425.57	0.00	0.00	0.00
Total 304 · Building Permit Income	36,900.57	0.00	0.00	0.00
306 · Interest Income				
30600 · Alliance Interest Income	54.30	0.00	13.96	16.08
30602 · Logic Interest Income	424.60	2.44	0.00	33.21
30603 · Tex Pool Interest Income	0.66	0.00	0.00	0.00
30607 · Wilmington Accrued Int Income	0.00	-302.45	0.00	0.00
Total 306 · Interest Income	479.56	-300.01	13.96	49.29
308 · Septic Fees				
30801 · OSSF Fee Income	1,050.00	0.00	0.00	0.00
Total 308 · Septic Fees	1,050.00	0.00	0.00	0.00
310 · Sales Tax Revenue	44,401.55	0.00	0.00	0.00
317 · Ad Valorem Tax				
31701 · Ad Valorem Tax - M&O	49,123.89	0.00	0.00	0.00
31702 · Ad Valorem Tax - City Hall	0.00	13,401.35	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
31703 · Ad Valorem Refunds - M&O	-35.50	0.00	0.00	0.00
31705 · Ad Valorem Tax - Prior Years	37.43	12.66	0.00	0.00
31706 · Ad Valorem Tax - Penalty	274.85	73.90	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	-9.51	0.00	0.00
31709 · Ad Valorem Tax - Interest	50.94	14.54	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	-0.06	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	49,451.55	13,492.94	0.00	0.00
319 · Grants	0.00	0.00	11,646.42	0.00
320 · NSF Fee	0.00	0.00	0.00	0.00
321 · Credit Card Fee Revenue	77.50	0.00	0.00	0.00
322 · Sewer Utility Revenue				
32200 · Sewer Usage Fees	0.00	0.00	0.00	15,538.79
32201 · Sewer Tap Fees	0.00	0.00	0.00	18,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	-74.36
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	33,464.43
325 · Hotel Occupancy Tax	1,431.15	0.00	0.00	0.00
Total Income	239,867.33	13,192.93	11,660.38	33,513.72
Gross Profit	239,867.33	13,192.93	11,660.38	33,513.72
Expense				
400 · Operating Expenditures				
410 · Building Inspections				
41003 · Building Inspections	10,450.00	0.00	0.00	0.00
Total 410 · Building Inspections	10,450.00	0.00	0.00	0.00
411 · Environment Regulation Expense				
41101 · Septic Inspection Fee	983.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	983.00	0.00	0.00	0.00
412 · Code Enforcement Administration				
41202 · CE Salary	1,833.90	0.00	0.00	0.00
41203 · CE Fuel	41.80	0.00	0.00	0.00
41204 · CE Vehicle Repairs & Maint	1,937.57	0.00	0.00	0.00
41205 · CE Supplies	45.98	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Total 412 · Code Enforcement Administration	3,859.25	0.00	0.00	0.00
414 · Animal Control	1,590.42	0.00	0.00	0.00
418 · Membership Fees	1,032.00	0.00	0.00	0.00
422 · Public Notice Expense	354.00	0.00	0.00	0.00
426 · Appraisal District Collection	2,419.02	0.00	0.00	0.00
Total 400 · Operating Expenditures	20,687.69	0.00	0.00	0.00
413 · Sewer Operation & Maintenance				
41304 · O&M Agreement	0.00	0.00	0.00	3,562.50
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	376.94
41308 · Electricity	0.00	0.00	0.00	8.94
41310 · Sewer Treatment	0.00	0.00	0.00	24,000.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	10,800.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	38,748.38
430 · Public Safety				
43002 · Fuel	0.00	0.00	1,148.15	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	44.36	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	702.85	0.00
43005 · Gear and Supplies	0.00	0.00	334.13	0.00
43006 · Compliance	0.00	0.00	2,631.10	0.00
43010 · Software	0.00	0.00	132.16	0.00
43035 · Street Lights	0.00	0.00	234.60	0.00
Total 430 · Public Safety	0.00	0.00	5,227.35	0.00
500 · Occupancy Expenditures				
502 · Electricity	222.20	0.00	351.28	0.00
506 · Water	267.73	0.00	42.46	0.00
514 · Building Maint/Improvements	320.50	0.00	0.00	0.00
516 · Lawn Maintenance	684.94	0.00	0.00	0.00
520 · Telephone & Internet	749.98	0.00	190.01	0.00
522 · Website Expense				
522.1 · Website Design/Redesign	1,000.00	0.00	0.00	0.00
Total 522 · Website Expense	1,000.00	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	3,245.35	0.00	583.75	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
600 · General & Administrative Exp				
606 · Employee Costs				
60601 · Staff Salaries	14,693.94	0.00	37,561.24	0.00
60609 · Payroll Tax Expense	1,264.40	0.00	2,769.34	0.00
60610 · Payroll Processing Fees	68.06	0.00	0.00	0.00
60612 · Retirement Plan Contributions	1,175.13	0.00	2,088.81	0.00
60613 · Health Insurance Expense	1,590.48	0.00	4,827.23	0.00
60614 · Dental Insurance Expense	117.42	0.00	352.26	0.00
60615 · Vision Insurance	20.52	0.00	41.04	0.00
Total 606 · Employee Costs	18,929.95	0.00	47,639.92	0.00
618 · Insurance				
61803 · Workmen's Comp Ins	0.00	0.00	3,837.00	0.00
Total 618 · Insurance	0.00	0.00	3,837.00	0.00
619 · Software Subscriptions	5,035.81	0.00	0.00	0.00
621 · IT Support	775.00	0.00	0.00	0.00
622 · Office Supplies - City Hall	1,134.22	0.00	0.00	0.00
623 · Office Equipment	212.89	0.00	0.00	0.00
624 · Office Equip Maintenance	938.77	0.00	0.00	0.00
626 · Postage-City Hall	107.20	0.00	0.00	0.00
628 · Bank Fees				
62801 · Service Charges	101.93	0.00	0.00	7.50
62803 · Willmington Trust Fees	0.00	350.00	0.00	0.00
Total 628 · Bank Fees	101.93	350.00	0.00	7.50
630 · Legal & Professional				
63001 · Accounting & Payroll Services	5,000.00	0.00	0.00	1,274.00
63003 · Legal	3,030.00	0.00	0.00	0.00
63005 · City Planner	5,000.00	0.00	0.00	0.00
63008 · Financial Consulting	1,361.25	0.00	0.00	0.00
Total 630 · Legal & Professional	14,391.25	0.00	0.00	1,274.00
632 · Emergency Management	1,231.16	0.00	0.00	0.00
646 · Mileage Expense	0.00	0.00	0.00	0.00
648 · Training	250.00	0.00	0.00	0.00

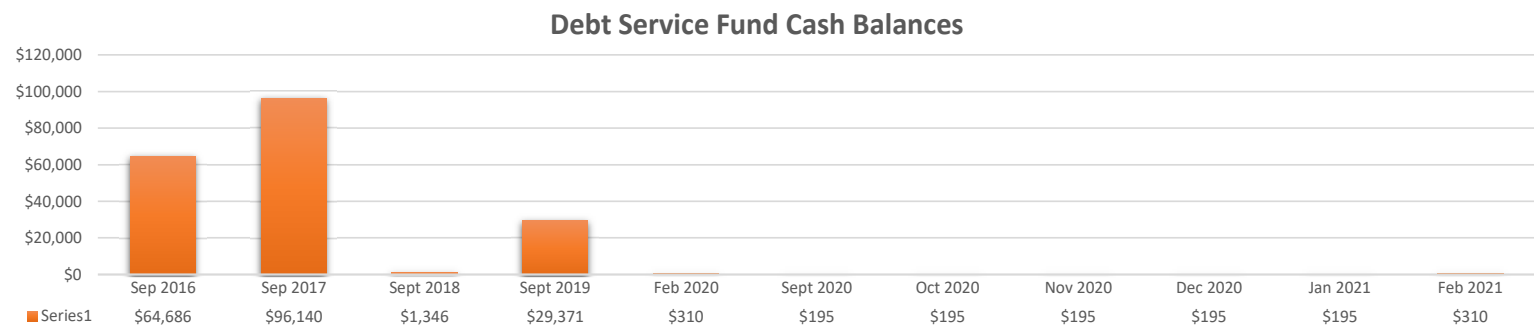
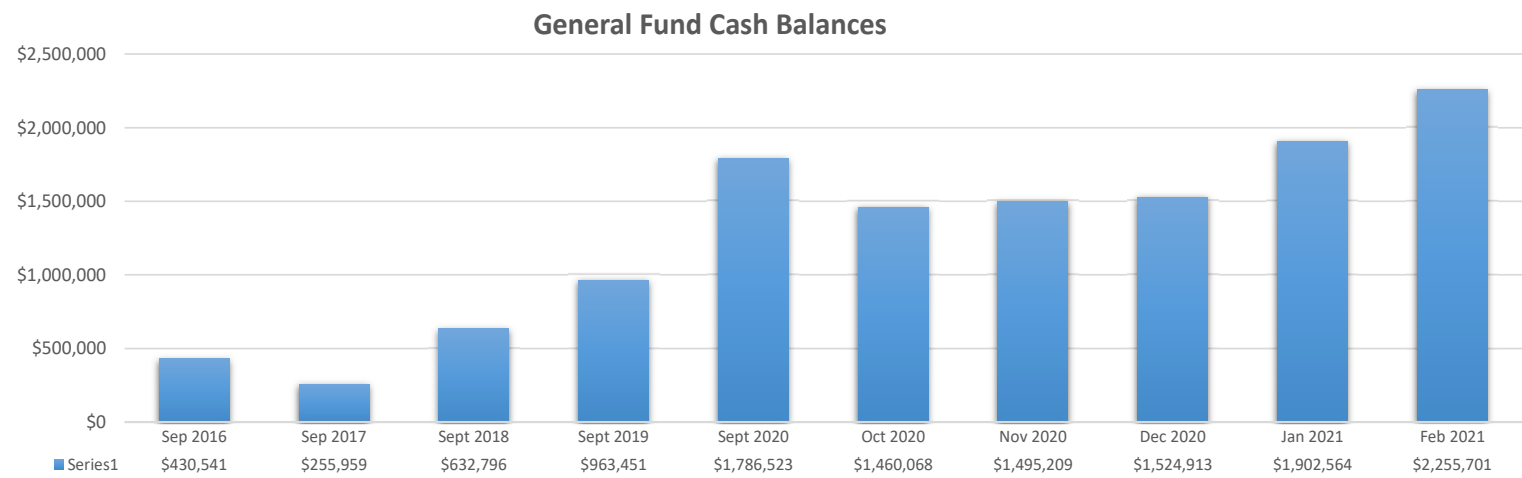
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
660 · Bond Interest Expense	0.00	4,693.00	0.00	0.00
Total 600 · General & Administrative Exp	43,108.18	5,043.00	51,476.92	1,281.50
Total Expense	67,041.22	5,043.00	57,288.02	40,029.88
Net Ordinary Income	172,826.11	8,149.93	-45,627.64	-6,516.16
Other Income/Expense				
Other Expense				
803 · Bond Premium Amortization	0.00	757.40	0.00	0.00
Total Other Expense	0.00	757.40	0.00	0.00
Net Other Income	0.00	-757.40	0.00	0.00
Net Surplus (Deficit)	172,826.11	7,392.53	-45,627.64	-6,516.16

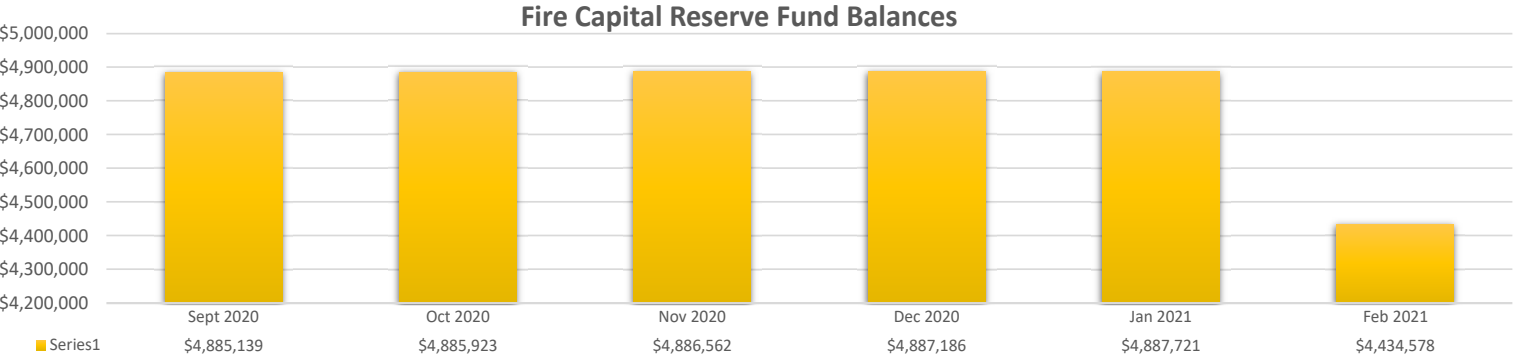
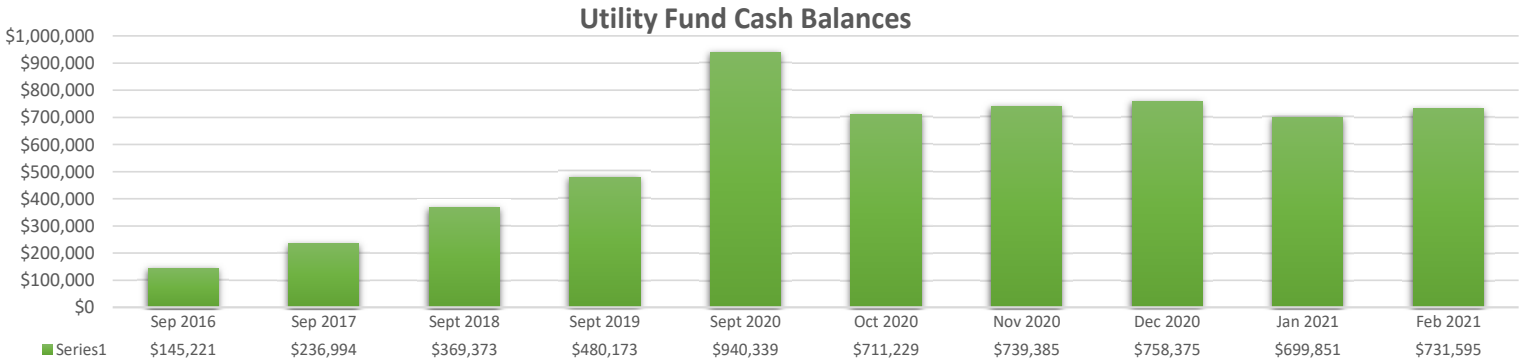
City of McLendon Chisholm
Cash Account Balances

Fund	Account	Sept 30,20	Oct 31,20	Nov 30,20	Dec 31,20	Jan 31,21	Feb 28,21
I&S	130 · 9003 Logic I&S Fund	195	195	195	195	195	310
I&S Total		195	195	195	195	195	310
General	100 · 3738 - Alliance Operating	258,172	265,578	300,563	330,116	707,637	1,063,182
General	103 · Texpool 300001	19,134	19,136	19,138	19,139	19,140	19,141
General	125 · Logic - 9001 General Fund Reserves	301,574	301,623	301,662	301,701	301,734	301,757
General	127 · 9004 Logic Operating	873,591	873,732	873,846	873,957	874,053	871,621
General Total		1,452,471	1,460,068	1,495,209	1,524,913	1,902,564	2,255,701
Utility	106 · 5071 - Alliance Utility Fund	510,328	281,149	309,249	328,183	269,613	301,324
Utility	126 · Logic - 9002 Utility Fund	430,011	430,080	430,136	430,191	430,238	430,272
Utility Total		940,339	711,229	739,385	758,375	699,851	731,595
Fire Capital Reserve	102 · 634 Alliance Construction	-	-	-	-	-	362,358
Fire Capital Reserve	128 · 9005 Logic Fire Dept Reserve	4,885,139	4,885,923	4,886,562	4,887,186	4,887,721	4,072,219
Reserves Total		4,885,139	4,885,923	4,886,562	4,887,186	4,887,721	4,434,578
Total		7,278,144	7,057,415	7,121,352	7,170,669	7,490,331	7,422,184

**City of McLendon Chisholm
Cash Balance Report
As of February 28, 2021**



City of McLendon Chisholm
Cash Balance Report
As of February 28, 2021



All American Dogs, Inc.

City Of Mcleendon-chisholm Report

Feb 1, 2021 - Feb 28, 2021

Address	Notes	Code
Feb 22, 2021 1:11 PM 1371 w fm 550	patrolled for strays nothing found	Animal Control
Feb 19, 2021 12:57 PM 1371 w fm 550	no patrols done this week due to winter storm Uri	Animal Control
Feb 8, 2021 3:31 PM 1371 w fm 550	patrolled for strays	Animal Control
Feb 8, 2021 2:53 PM 1371 w fm 550	signed affidavits for court	Animal Control
Feb 5, 2021 12:57 PM 1371 w fm 550	patrolled for strays picked up dead opossum chased stray dog on 205 but it ran off into some open fields lost sight of it as it crossed over the fields	Animal Control



Community Waste Disposal Monthly Report to the City of McLendon-Chisholm

Jason Roemer *Municipal Coordinator*





Municipal Recycling Program



Single Stream Recycling

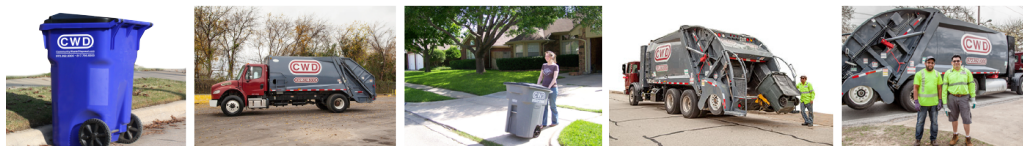
Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Jan-2021	Dec-2020	Nov-2020	Oct-2020	Sep-2020	Aug-2020	Jul-2020	Jun-2020	May-2020	Apr-2020	Mar-2020	Feb-2020
Homes	1,146	965	965	965	965	965	965	965	965	965	965	965
Resi Recy Tonnage	39.32	6.95	37.84	15.87	11.60	38.27	56.45	19.14	33.58	41.47	15.15	8.85
Pounds / Home / Month	68.62	14.40	78.42	32.89	24.04	79.32	116.99	39.67	69.60	85.95	31.40	18.34



Municipal Service Inquiries



Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Jan-2021	Dec-2020	Nov-2020	Oct-2020	Sep-2020	Aug-2020	Jul-2020	Jun-2020	May-2020	Apr-2020	Mar-2020	Feb-2020
Service Opportunities	9,924	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356
Service Inquiries	8	6	8	12	3	35	15	15	4	12	14	20
Per 1,000 Service Opps	0.81	0.72	0.96	1.44	0.36	4.19	1.80	1.80	0.48	1.44	1.68	2.39



Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of McLendon-Chisholm and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 01/01/2021 - 01/31/2021

Date	Account	Address	Service Type	Service Code
01/14/2021	108255-870	SHERRY LLANA		
				Total : 1
01/08/2021	108255-1416	TRACY CAMPOS	RESI-RECYCLE	SERVICE RCYCART
01/15/2021	108255-519	WEAVER SCOTT & KATHERINE	RESI-RECYCLE	SERVICE RCYCART
01/21/2021	108255-569	DEBREE, LINDA	RESI-RECYCLE	SERVICE RCYCART
				Total RESI-RECYCLE: 3
01/02/2021	108255-596	SADLER ROY & CARROLL	RESI-TRASH	RESI LATE ASL
01/08/2021	108255-605	MARK WORKMAN	RESI-TRASH	NOTE
01/22/2021	108255-873	BRANDY COLE	RESI-TRASH	SERVICE TRASH CART
01/22/2021	108255-279	DAY DAVID W & KELLY A	RESI-TRASH	SERVICE TRASH CART
				Total RESI-TRASH: 4
				Total Inquiries: 8

PRICE PROPOSAL



www.argentassociates.com

Sold-To Company Name:	McLendon Chisholm Town Hall	Argent Quote Title:	McLendon Chisholm Town Hall
Sold-To Company Address:		Quote Number:	QUO-23252-J4C6P7 - 0
Project Ship-To Address:		Argent Account Manager:	Michael Barry 732-512-9009 (O) mbarry@argentassociates.com
Client Company Contact:		Composed By:	Michael Barry & Tom Azydzik
Date of Issuance:	February 26, 2021	Argent Delivery Office:	Argent Associates Plano

February 26, 2021



CONFIDENTIAL | 1

SCOPE OF WORK

AUDIO VIDEO UPGRADE INSTALLATION SOW OPTION 1

T.V. MOUNTING

Argent Associates will install new wall mounts and televisions at the three existing LCD locations

- Remove old LCD screens and wall mount brackets at existing locations
- Install (2) 75" LCD wall mounts
- Install (2) 75" LCD Displays
- Hang (2) LCD screens on the LCD mounts
- Use the existing circuits at the current LCD locations to power the new LCD screens
- Run, Terminate, test, cable manage and label (2) HDBase input cables (Run is from the LCD locations to the equipment rack)

IT RACK INSTALLATION

Argent Associates will install all new gear into the new secure IT equipment rack. Argent Associates will run, test and cable manage all connections to and from the rack mounted equipment.

- Install rack mounted equipment in the new secured IT Rack
- Run and cable manage power cables to all gear to be installed into Qty (2) PD-915R rack mounted power supplies
- Run source cables to the Rack PC
- Install cooling fan
- Run source and destination cables for the following rack mounted equipment
 - Luxul AMS-1812P Switch
 - Rack PC
 - QSC Core 110F
 - Encoder for video streaming (Existing)
 - Atlona AT-VGW-HW-3
 - Atlona AT-OPUS-68M
 - Atlona AT-UHD-EX-70-RX (x2)
 - Atlona AT-OPUS-RX
 - Shure DIS-CCU
 - QSC SPA4-100

AUDIO UPGRADE (MICROPHONES)

Argent Associates will remove old microphones from the Dias, Podium and Support Staff desk. Argent Associates will install new microphones and run, terminate and test CAT6 cables from the microphones to the rack mounted Shure DIS-CCU.

- Remove old microphones and their cables
- Install new microphones Qty (10) Shure MXC605s at the Dias, Podium and Support Staff desk
- Run category 6 cable from the desk locations back to the Shure control unit
- Cable Manage, Terminate, Test and Label all category 6 cables

AUDIO UPGRADE (WIRELESS MICROPHONES)

Argent Associates will install new wireless microphone system. Argent Associates will place the new wireless microphones on the support staff desk.

- Install Shure 2-Channel Digital Wireless Receiver in the secured IT Rack
- Place the new wireless microphones Qty (2) on the support staff desk or to the customers desired location.

AUDIO UPGRADE (SPEAKERS)

Argent Associates will install Qty (4) QSC AD-S802T wall mounted speakers. Each speaker will require a cable run back to the equipment rack.

- Install Qty (4) speaker mounts
- Install Qty (4) QSC AD-S802T speakers
- Run, terminate (terminal block) and label speaker cable for Qty (4) speakers

CAMERA MOUNTING

Argent Associates will mount two (2) cameras and run, terminate, test, label the network cables to the equipment rack.

- Install (1) Atlona AT-HDVS-CAM-HDBT camera above the IT rack facing the Dias
- Install (1) Atlona AT-UHD-EX-70C-RX HDMI over HDBaseT transmitter
- Install (1) camera above the Dias facing the Podium
- Run the HDBaseT network cables to the equipment rack
- Terminate, Test and label the Network cables

PODIUM TV MOVE

Argent Associates will remove the current LCD screen from the podium and move the LCD to the conference room.

- Remove (1) LCD screen from the Podium
- Remove (1) LCD mounting bracket from the podium
- Install (1) LCD Screen (Existing) in the conference utilizing the current mount

TURN-UP AND TEST

Argent Associates Inc. will turn up and test all equipment to ensure functionality and signal quality for audio and video equipment.

- Provide pictures of the network cable tests
- Provide a cable running list
- Provide a detailed closeout package with photos for the installation

DOCUMENTATION AND TRAINING

Argent Associates Inc. will provide instructions on how to interface with new system and ensure quality broadcasts.

- Provide a PowerPoint presentation with the steps to connect to the system and stream video to YouTube

- Provide a rack inventory with all connection points for easy troubleshooting and run through the system connections.
- Live stream test call.

SITE SURVEY

Argent Associates will need to do an engineering site walk prior to installation to determine the following

- Where the current Network connection is located?
- Where the current LCD screens are wired back to? This will be to ascertain the circuit and cable route so that we may reuse the existing route and power receptacle
- Determine the best locations for the wall mounted speakers and the best way to run the speaker cable.
- Check the studs on the West wall to determine if we can have both LCDs near the Dias and support staff desk aligned aesthetically. This was a request of the customer.
- Determine the best way to route all new cable for the best possible aesthetics and performance.
- Lock down the positioning for the HD streaming camera.
- Determine the make and model of the encoder

Qty	Manufacturer	Model	OPTION 1 Description	Unit Price	Extended Price	Price
Town Hall Video/Control Base						
2.00	SAMSUNG	UN75NU6080FXZA	Samsung - 75" Class 6 Series LED 4K UHD Smart Tizen TV	\$890.00	\$1,780.00	
2.00	Peerless	SAX772PU	SmartMountXT Articulating Wall Arm for 46 to 90 Displays	\$301.79	\$603.58	
1.00	Atlona	AT-OPUS-68M	Atlona 6x8 HDMI to HDBASET 4K Switch	\$4,109.70	\$4,109.70	
1.00	Atlona	AT-HDVS-CAM-CMNT	Ceiling Mount For The At-Hdvs-Cam Usb Camera	\$34.51	\$34.51	
1.00	ATLONA	AT-HDVS-CAM-HDBT-WH	Professional HDBaseT PTZ Camera - White	\$1,036.18	\$1,036.18	
1.00	Atlona	AT-UHD-EX-70C-RX	4K/UHD HDMI Over HDBaseT Receiver - Control & PoE - 70m	\$179.22	\$179.22	
1.00	Atlona	AT-UHD-EX-70C-KIT	4K/UHD HDMI over HDBaseT Tx/RX with Control & PoE Kit - 70m	\$293.55	\$293.55	
1.00	ATLONA	AT-VGW-HW-3	Atlona Velocity Hardware Gateway for Control 3 Rooms	\$691.13	\$691.13	
1.00	Atlona	AT-VTP-800-BL	Velocity 8 Touch Panel- Black	\$890.95	\$890.95	
zz.Misc					Items Subtotal	\$9,618.82
1.00	Argent	MscMaterials	Miscellaneous Materials	\$309.00	\$309.00	
Professional Services					Items Subtotal	\$309.00
1.00	Argent	Engineer	Design Engineering Services	\$199.82	\$199.82	
1.00	Argent	CAD Operator	Drafting Services	\$131.84	\$131.84	
1.00	Argent	Project Manager	Project Management Services	\$187.46	\$187.46	
1.00	Argent	Field Engineer	Field Engineering Services	\$1,137.12	\$1,137.12	
1.00	Argent	Programmer	Programming Services	\$1,248.36	\$1,248.36	
1.00	Argent	Project Coordinator	Project Administration/Coordination	\$75.19	\$75.19	
1.00	Argent	Support Contract	Assurance Labor Only - 1 year, details specified in Proposal	\$410.97	\$410.97	
General & Administrative					Services Subtotal	\$3,390.76
1.00	Argent	Freight	Freight	\$475.00	\$475.00	
					G&A Subtotal	\$475.00
Town Hall Audio/Rack Base					Room/Task Total	\$13,793.58
1.00	QSC	CORE 110F	Unified Core with 24 local audio I/O channels, 128x128 network I/O channels, dual LAN ports, POTS and VoIP telephony, 16x16 GPIO, 16 next-generation AEC processors, 1RU.	\$2,280.42	\$2,280.42	
1.00	QSC	SPA4-100	1/2 RU 4 Channel ENERGY STAR amplifier / Multichannel Operation 100 watts into 8 ohm & 4 ohm, Bridged pair operation 200 watts into 8 ohm & 4 ohm, and 350 watts into 70v and 100v / 100-240 VAC	\$655.08	\$655.08	
4.00	QSC	AD-S802T-BK	2.75" Full-range (x8) column surface speaker, 70/100V transformer with 8 ohm bypass, 160-deg horizontal x 20-deg vertical coverage, includes pan/tilt wall mount and input weather input cover. Black.	\$375.95	\$1,503.80	
1.00	Shure Inc	DIS-CCU	central control unit	\$801.34	\$801.34	
10.00	SHURE INC	MXC605	Conference Delegate Unit	\$252.35	\$2,523.50	
10.00	Shure Inc	GM420/C	20" gooseneck mic for DIS systems (5900/6000), Light Ring ON TOP, GSM immune, cardioid	\$160.68	\$1,606.80	
1.00	SHURE INC	SLXD24D/B58-G58	Dual Wireless Vocal System with BETA 58	\$1,196.86	\$1,196.86	
1.00	SHURE INC	SLXD1=G58	Bodypack Transmitter	\$173.04	\$173.04	
1.00	Shure Inc	WL185	Microflex Cardioid Lavalier Microphone	\$95.79	\$95.79	
2.00	SHURE INC	SBC203-US	Dual Docking Station for SLX-D transmitters and SB903 battery	\$110.21	\$220.42	
3.00	SHURE INC	SB903	Lithium-Ion Battery for SLX-D	\$41.41	\$124.22	
4.00	SHURE INC	EC 6001-02	2M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$14.94	\$59.74	
3.00	SHURE INC	EC 6001-03	3M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$19.57	\$58.71	
1.00	SHURE INC	EC 6001-10	10M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$36.87	\$36.87	
1.00	SHURE INC	EC 6001-20	20M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$57.58	\$57.58	
2.00	SHURE INC	EC 6001-30	30M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$69.01	\$138.02	
1.00	Luxul	AMS-1816P	DCS LAN Cable, 30m, Black, STP Cat5e (RJ45) for DDS 5900 & DCS 6000	\$594.31	\$594.31	
1.00	Middle Atlantic	RFR-2428BR	28W24SP28DP RFR RK BL RN	\$922.88	\$922.88	
1.00	Middle Atlantic	RFR-CABCOOL50	RFR CABCOOL 50,PNL,2 GROM	\$188.49	\$188.49	
3.00	Middle Atlantic	U1	1SP RACKSHELF 11DP	\$33.27	\$99.81	
1.00	Middle Atlantic	UPS-S1500R	UPS STD 1500VA	\$675.68	\$675.68	
1.00	Middle Atlantic	PD-915R	9OUT,15A,RCKMNT POWER CEN	\$97.85	\$97.85	
zz.Misc					Items Subtotal	\$14,111.21
1.00	Argent	MscMaterials	Miscellaneous Materials	\$128.75	\$128.75	
Professional Services					Items Subtotal	\$128.75
1.00	Argent	Engineer	Design Engineering Services	\$399.64	\$399.64	
1.00	Argent	CAD Operator	Drafting Services	\$131.84	\$131.84	
1.00	Argent	Project Manager	Project Management Services	\$187.46	\$187.46	
1.00	Argent	Field Engineer	Field Engineering Services	\$1,137.12	\$1,137.12	
1.00	Argent	Project Coordinator	Project Administration/Coordination	\$75.19	\$75.19	
1.00	Argent	Support Contract	Assurance Labor Only - 1 year, details specified in Proposal	\$420.24	\$420.24	
General & Administrative					Services Subtotal	\$2,351.49
1.00	Argent	Freight	Freight	\$325.00	\$325.00	
Installation					G&A Subtotal	\$325.00
1.00	Argent	Installation	Installation	\$8,580.00	\$8,580.00	
					Installation Subtotal	\$8,580.00
					Room/Task Total	\$25,496.45
					Base System Total	\$39,290.02

AUDIO VIDEO UPGRADE INSTALLATION SOW OPTION 2

T.V. MOUNTING

Argent Associates will Install new wall mounts and televisions at the three existing LCD locations

- Remove old LCD screens and wall mount brackets at existing locations
- Install (2) 75" LCD wall mounts
- Install (2) 75" LCD Displays
- Hang (2) LCD screens on the LCD mounts
- Use the existing circuits at the current LCD locations to power the new LCD screens
- Run, Terminate, test, cable manage and label (2) HDBase input cables (Run is from the LCD locations to the equipment rack)

IT RACK INSTALLATION

Argent Associates will install all new gear into the new secure IT equipment rack. Argent Associates will run, test and cable manage all connections to and from the rack mounted equipment.

- Install rack mounted equipment in the new secured IT Rack
- Run and cable manage power cables to all gear to be installed into Qty (2) PD-915R rack mounted power supplies
- Run source cables to the Rack PC
- Install cooling fan
- Run source and destination cables for the following rack mounted equipment
 - Luxul AMS-1812P Switch
 - Rack PC
 - Zoom Rack PC
 - QSC Core 110F
 - Encoder for video streaming (Existing)
 - Atlona AT-VGW-HW-3
 - Atlona AT-OPUS-68M
 - Atlona AT-UHD-EX-70-RX (x2)
 - Atlona AT-OPUS-RX
 - Shure DIS-CCU
 - QSC SPA4-100

AUDIO UPGRADE (MICROPHONES)

Argent Associates will remove old microphones from the Dias, Podium and Support Staff desk. Argent Associates will install new microphones and run, terminate and test CAT6 cables from the microphones to the rack mounted Shure DIS-CCU.

- Remove old microphones and their cables
- Install new microphones Qty (10) Shure MXC605s at the Dias, Podium and Support Staff desk
- Run category 6 cable from the desk locations back to the Shure control unit
- Cable Manage, Terminate, Test and Label all category 6 cables

AUDIO UPGRADE (WIRELESS MICROPHONES)

Argent Associates will install new wireless microphone system. Argent Associates will place the new wireless microphones on the support staff desk.

- Install Shure 4-Channel Wireless Access point
- Run network cable from the access point to the Luxul Switch
- Place the new wireless Shure MXW handheld Qty (2) on the support staff desk or to the customers desired location.
- Place the new Shure Wireless MXW Lavalier microphones Qty (2) on the support staff desk

AUDIO UPGRADE (SPEAKERS)

Argent Associates will install Qty (4) QSC AD-S802T wall mounted speakers. Each speaker will require a cable run back to the equipment rack.

- Install Qty (4) speaker mounts
- Install Qty (4) QSC AD-S802T speakers
- Run, terminate (terminal block) and label speaker cable for Qty (4) speakers

CAMERA MOUNTING

Argent Associates will mount two (2) cameras and run, terminate, test, label the network cables to the equipment rack.

- Install (1) Atlona AT-HDVS-CAM-HDBT camera above the IT rack facing the Dias
- Install (1) Atlona AT-UHD-EX-70C-RX HDMI over HDBaseT transmitter
- Install (1) camera above the Dias facing the Podium
- Run the HDBaseT network cables to the equipment rack
- Terminate, Test and label the Network cables

ZOOM SOLUTION

Argent Associates will install Intel NUC PC and Logitech Zoom controller with a capture card to add Zoom functionality to the City of McLendon-Chisholm current livestreams.

- Install (1) Logitech Zoom PC
- Install (1) Logitech Tap Controller to be placed on the support staff desk for quick meeting setup
- Install (1) HDBaseT to HDMI receiver, allows signal extension up to 230 feet
- Install (1) USB 3.0 to HDMI Capture Card

ATLONA TOUCH PANEL

Argent Associates will install Atlona touch panel and controller for AV control and meeting scheduling

- Install Qty (1) Atlona AT-VP-800 Touch Panel
- Run, terminate, test and label network cable from the touch panel to the Luxul Switch
- Install Qty (1) Atlona AT-VGW-HW-3 controller
- Run, terminate, test and label network cable from the AV controller to the Luxul Switch

PODIUM TV MOVE

Argent Associates will remove the current LCD screen from the podium and move the LCD to the conference room.

- Remove (1) LCD screen from the Podium
- Remove (1) LCD mounting bracket from the podium
- Install (1) LCD Screen (Existing) in the conference utilizing the current mount

TURN-UP AND TEST

Argent Associates Inc. will turn up and test all equipment to ensure functionality and signal quality for audio and video equipment.

- Provide pictures of the network cable tests
- Provide a cable running list
- Provide a detailed closeout package with photos for the installation

DOCUMENTATION AND TRAINING

Argent Associates Inc. will provide instructions on how to interface with new system and ensure quality broadcasts.

- Provide a PowerPoint presentation with the steps to connect to the system and stream video to YouTube
- Provide a rack inventory with all connection points for easy troubleshooting and run through the system connections.
- Zoom touch panel training session
- Test live stream

SITE SURVEY

Argent Associates will need to do an engineering site walk prior to installation to determine the following

- Where the current Network connection is located?
- Where the current LCD screens are wired back to? This will be to ascertain the circuit and cable route so that we may reuse the existing route and power receptacle
- Determine the best locations for the wall mounted speakers and the best way to run the speaker cable.
- Check the studs on the West wall to determine if we can have both LCDs near the Dias and support staff desk aligned aesthetically. This was a request of the customer.
- Determine the best way to route all new cable for the best possible aesthetics and performance.
- Lock down the positioning for the HD streaming camera.
- Determine the make and model of the encoder

OPTION 2						
Town Hall Video/Control With Zoom PC						
Qty	Manufacturer	Model	Description	Unit Price	Extended Price	Price
2.00	SAMSUNG	UN75NU6080FXZA	Samsung - 75" Class 6 Series LED 4K UHD Smart Tizen TV	\$890.00	\$1,780.00	
2.00	Peerless	SAX772PU	SmartMountXT Articulating Wall Arm for 46 to 90 Displays	\$301.79	\$603.58	
1.00	Atlona	AT-OPUS-68M	Atlona 6x8 HDMI to HDBASET 4K Switch	\$4,109.70	\$4,109.70	
1.00	Atlona	AT-HDVS-CAM-CMNT	Ceiling Mount For The At-Hdvs-Cam Usb Camera	\$34.51	\$34.51	
1.00	ATLONA	AT-HDVS-CAM-HDBT-WH	Professional HDBaset PTZ Camera - White	\$1,036.18	\$1,036.18	
1.00	Atlona	AT-UHD-EX-70C-RX	4K/UHD HDMI Over HDBaseT Receiver - Control & PoE - 70m	\$179.22	\$179.22	
2.00	Atlona	AT-OPUS-RX	Atlona UHD Ext/ Rec w/IR,RS232 ETH	\$290.46	\$580.92	
1.00	Atlona	AT-UHD-EX-70C-KIT	4K/UHD HDMI over HDBaseT Tx/RX with Control & PoE Kit - 70m	\$293.55	\$293.55	
1.00	Logitech	TAPZOOMBASE	Logitech Tap-Zoom Base Bundle	\$2,204.20	\$2,204.20	
1.00	AJA	U-TAP-HDMI-R0	HD/SD USB 3.0 Capture Device For Mac/Windows/Linux With HDMI Input. Bus Powered, No Driver Software Necessary.	\$313.12	\$313.12	
1.00	ATLONA	AT-VGW-HW-3	Atlona Velocity Hardware Gateway for Control 3 Rooms	\$691.13	\$691.13	
1.00	Atlona	AT-VTP-800-BL	Velocity 8 Touch Panel- Black	\$890.95	\$890.95	
					Items Subtotal	\$12,717.06
zz.Misc						
1.00	Argent	MscMaterials	Miscellaneous Materials	\$309.00	\$309.00	
					Items Subtotal	\$309.00
Professional Services						
1.00	Argent	Engineer	Design Engineering Services	\$199.82	\$199.82	
1.00	Argent	CAD Operator	Drafting Services	\$131.84	\$131.84	
1.00	Argent	Project Manager	Project Management Services	\$187.46	\$187.46	
1.00	Argent	Field Engineer	Field Engineering Services	\$1,137.12	\$1,137.12	
1.00	Argent	Programmer	Programming Services	\$1,248.36	\$1,248.36	
1.00	Argent	Project Coordinator	Project Administration/Coordination	\$75.19	\$75.19	
1.00	Argent	Support Contract	Assurance Labor Only - 1 year, details specified in Proposal	\$502.64	\$502.64	
					Services Subtotal	\$3,482.43
General & Administrative						
1.00	Argent	Freight	Freight	\$475.00	\$475.00	
					G&A Subtotal	\$475.00
					Room/Task Total	\$16,983.49
Town Hall Audio/Rack With Zoom PC						
1.00	QSC	CORE 110F	Unified Core with 24 local audio I/O channels, 128x128 network I/O channels, dual LAN ports, POTS and VoIP telephony, 16x16 GPIO, 16 next-generation AEC processors, 1RU.	\$2,280.42	\$2,280.42	
1.00	QSC	SPA4-100	1/2 RU 4 Channel ENERGY STAR amplifier / Multichannel Operation 100 watts into 8 ohm & 4 ohm, Bridged pair operation 200 watts into 8 ohm & 4 ohm, and 350 watts into 70v and 100v / 100-240 VAC	\$655.08	\$655.08	
4.00	QSC	AD-S802T-BK	2.75" Full-range (x8) column surface speaker, 70/100V transformer with 8 ohm bypass, 160-deg horizontal x 20-deg vertical coverage, includes pan/tilt wall mount and input weather input cover. Black.	\$375.95	\$1,503.80	
1.00	Shure Inc	DIS-CCU	central control unit	\$801.34	\$801.34	
10.00	SHURE INC	MXC605	Conference Delegate Unit	\$252.35	\$2,523.50	
10.00	Shure Inc	GM420/C	20" gooseneck mic for DIS systems (5900/6000), Light Ring ON TOP, GSM immune, cardioid	\$160.68	\$1,606.80	
1.00	SHURE INC	SLXD24D/B58-G58	Dual Wireless Vocal System with BETA 58	\$1,196.86	\$1,196.86	
1.00	Shure Inc	WL185	Bodypack Transmitter	\$173.04	\$173.04	
2.00	SHURE INC	SBC203-US	Microflex Cardioid Lavalier Microphone	\$95.79	\$95.79	
2.00	SHURE INC	SBC203-US	Dual Docking Station for SLX-D transmitters and SB903 battery	\$110.21	\$220.42	
3.00	SHURE INC	SB903	Lithium-Ion Battery for SLX-D	\$41.41	\$124.22	
4.00	SHURE INC	EC 6001-02	2M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$14.94	\$59.74	
3.00	SHURE INC	EC 6001-03	3M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$19.57	\$58.71	
1.00	SHURE INC	EC 6001-10	10M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$36.87	\$36.87	
1.00	SHURE INC	EC 6001-20	20M Black STP Shielded Cat5E (RJ45) F/UTP Cable w/ Connectors	\$57.58	\$57.58	
2.00	SHURE INC	EC 6001-30	DCS LAN Cable, 30m, Black, STP Cat5e (RJ45) for DDS 5900 & DCS 6000	\$69.01	\$138.02	
1.00	Luxul	AMS-1816P	Luxul - AV Series 18-Port/16 PoE+ Switch	\$594.31	\$594.31	
1.00	Middle Atlantic	RFR-2428BR	28W24SP28DP RFR RK BL RN	\$922.88	\$922.88	
1.00	Middle Atlantic	RFR-CABCOOL50	RFR CABCOOL 50,PNL,2 GROM	\$188.49	\$188.49	
3.00	Middle Atlantic	U1	1SP RACKSHELF 11DP	\$33.27	\$99.81	
1.00	Middle Atlantic	UPS-S1500R	UPS STD 1500VA	\$675.68	\$675.68	
1.00	Middle Atlantic	PD-915R	9OUT,15A,RCKMNT POWER CEN	\$97.85	\$97.85	
					Items Subtotal	\$14,111.21
zz.Misc						
1.00	Argent	MscMaterials	Miscellaneous Materials	\$128.75	\$128.75	
					Items Subtotal	\$128.75
Professional Services						
1.00	Argent	Engineer	Design Engineering Services	\$399.64	\$399.64	
1.00	Argent	CAD Operator	Drafting Services	\$131.84	\$131.84	
1.00	Argent	Project Manager	Project Management Services	\$187.46	\$187.46	
1.00	Argent	Field Engineer	Field Engineering Services	\$1,137.12	\$1,137.12	
1.00	Argent	Project Coordinator	Project Administration/Coordination	\$75.19	\$75.19	
1.00	Argent	Support Contract	Assurance Labor Only - 1 year, details specified in Proposal	\$420.24	\$420.24	
					Services Subtotal	\$2,351.49
General & Administrative						
1.00	Argent	Freight	Freight	\$325.00	\$325.00	
					G&A Subtotal	\$325.00
Installation						
1.00	Argent	Installation	Installation	\$8,580.00	\$8,580.00	
					Installation Subtotal	\$8,580.00
					Room/Task Total	\$25,496.45
					System w/ Zoom PC Total	\$42,479.93

PROJECT CONDITIONS, ASSUMPTIONS, AND EXEMPTIONS

GENERAL PROJECT CONDITIONS

1. All work will be performed during regular business hours (Monday-Friday, 8AM – 5PM).
2. Unless otherwise noted in this proposal, labor rates used to calculate this estimate are based on work being performed during regular business hours (M-F, 7 AM to 4 PM). A revised proposal, which includes after-hours, weekends and/or holiday labor rates, will be provided upon request.
3. This proposal is provided with the understanding that provisions will be made to provide Argent with access to all necessary workspaces required to facilitate installation progress. Neither Argent, nor its subcontractors, will assume accountability for, or absorb costs associated with, delays that are the direct result of Customer scheduling, policies, procedures, personnel or denied accessibility. In the event that delays, or work stoppages occur, the Owner, or Owner's designated representative, will be billed at Argent's current labor rates for onsite personnel affected by the delay until such time as the delay is remedied and installation work is allowed to proceed.
4. All workspaces will be unobstructed, clean, and dust free by the dates shown on the official project schedule.
5. Building access through front doors, loading docks, elevators, etc. as required for large equipment and installation load in will be provided.
6. Any necessary keys, security badges, clearance, etc. will be provided as needed for the course and duration of the project.
7. Parking will be provided within a reasonable distance of the job site.
8. All necessary test equipment will be allowed on site with no restrictions.
9. Appropriate client representatives will be available during the project and any scheduled training sessions.
10. Argent utilizes non-union labor. Union labor requirements will be the responsibility of Argent Associates.
11. Argent is not a high voltage contractor and as such will undertake no high voltage installation work in the fulfillment of this project.
12. Job scope provides proprietary information developed by Argent for the purpose of defining this specific project. This information may not be used by the owner or other contractors without written consent.
13. This proposal is provided with the understanding that Argent will be able to perform the above work in a single, continuous period of performance. Costs associated with multiple mobilizations/demobilizations may result in a change order.

ASSUMPTIONS

1. All client-provided CAD drawings or building plans provided to Argent are accurate. (This includes but is not limited to plan views, reflected ceiling plans, elevations, conduit risers, electrical, millwork details, specific mounting details, etc.) Unless otherwise noted in this proposal, Argent includes the creation of CAD As-Built drawings for security devices installed under this Scope of Work only. Argent will turn over final As-Built drawings as part of its Project Closeout Package, along with Operations and Maintenance Manuals. Additional CAD work beyond As-Built drawings is not included in Argent's quote. Additional costs may be incurred if electronic copies of the CAD floorplan drawings are not available for use in the development of submittal documents. Argent is not responsible for costs associated with the procurement of CAD files.

2. All necessary client provided infrastructure will be provisioned, available, and functional as defined in the project schedule. (This includes the appropriate IP, server, DNS, gateway, and SPID information for any WAN, LAN, or ISDN connection that is part of the system as well as conduit, cable tray, power, grounding, and HVAC)
3. All owner furnished equipment and cabling will be available, in place, and functional as defined in the project schedule.
4. All electrical services will be available, in place, and functional as defined in the project schedule. (This includes, but is not limited to, AC power, J boxes, conduit/cable pathways, cable trays, grounding wires or rods, floor boxes or pockets, etc.)
5. All necessary ceiling trim work, drywall, woodwork, millwork painting, etc., will be in place as defined in the project schedule.
6. All user furnished sources will be available during system commissioning and training. (This includes laptops, computers, satellite/cable feeds, etc.)
7. For design proposals involving Revit BIM design work: This proposal is based on Argent providing, as its deliverable, Revit BIM modeling for devices to the extent of providing spatial representation in our models for the purposes of de-conflicting trade clashes. Argent does not include granular visual representation modeling of its proposed products for the purposes of real-life renderings or the like.
8. For design proposals involving Revit BIM design work: This proposal is based on Argent being provided Revit environment backgrounds and a library of device families by the Customer for the purposes of use during its work.
9. Argent's Project Manager (PM), Project Foreman (PF) and/or Field Engineer (FE) will coordinate with the Owner, General Contractor (GC), and other contractors as necessary to ensure a smooth and successful execution of the proposed Scope of Work. To that end, the PM, PF and/or FE will be available to attend one (1) coordination and/or progress type meeting with the Owner, Architect and/or GC every two weeks, not to exceed two (2) meetings in a consecutive thirty (30) day period. Should additional meetings be required, the Owner or GC shall inform Argent's PM of the anticipated quantity of such coordination/progress meetings at which Argent attendance is required so a revised proposal (if pre-approval) or change order proposal (if post-approval) may be submitted to the Owner or GC for approval.
10. Existing wire and/or equipment intended to be utilized and/or reused under this Scope of Work will be tested for proper functionality during installation. Should existing wire or equipment be found inoperable, incompatible or otherwise unfit for use, Argent will provide a proposal for replacement to the Owner or Owner's designated Agent. Such replacements may be required before installation can be finalized and project turnover can occur. Neither Argent, nor its subcontractors, will assume accountability for, or absorb costs associated with, delays that are the direct result of necessary materials or equipment replacements.
11. Returned material must be resalable, unopened in its original packaging. Any material or containers that are opened, defaced, or damaged cannot be returned to Argent. Restocking fees may apply for returned equipment.
12. Unless already noted as included in this proposal, hoists, man-lifts, extra-long ladders, special safety equipment, and the like, shall be provided by others (or by Argent at additional cost) when required.
13. Costs for permits and applicable taxes are included. If tax exempt, a valid tax exemption certificate must be provided prior to, or along with, acceptance of this proposal.

14. Payment and Performance Bonds are excluded. If Argent is required to carry a P&P bond, Argent's total price will increase by 2%.
15. This proposal was not prepared in accordance with Davis Bacon or other Prevailing Wage Scale. If Argent is informed that such wage rates are required for this project, Argent will revise its proposal accordingly.

CUSTOMER RESPONSIBILITIES

1. The client will assign a single point of contact authorized to sign off on all project deliverables.
2. Communicate proposed changes to any scope, assumptions, or schedule as soon as they arise and follow prescribed change management process expeditiously
3. Equipment damage from dust or other contaminants during the course of the project.
4. Provide relevant architectural changes to the facility in order to accommodate the integration of equipment supplied by Argent. (This includes, but is not limited to, rough openings for projection screens, ceiling finish work for projection screens, painting requirements for rear projection rooms (flat back), window treatments, lighting control systems, and lighting changes.)
5. Identify third-party contractors (i.e., electricians, construction personnel, architects, and designers) and determine the client coordinator.
6. Provide clean and secure installation area during project period. If the space is not clean or secure during installation, Argent will only deliver equipment that is signed for. Client assumes risk for loss or damage to equipment under these conditions.
7. The Customer will provide, in advance, notification of any unique requirements, hazardous locations and materials, security precautions, access restrictions or other extraordinary conditions, which may affect the execution of installation tasks described herein.

ARGENT DELIVERABLES

1. Inspection and site survey (on premise).
2. Weekly project status reports.
3. Communicate proposed changes in writing as soon as they arise and follow prescribed change management process expeditiously.
4. System delivery, installation, and testing as defined by functional scope.
5. Training provided after completion of system installation.
6. Clean up work area at end of each day.

SCHEDULE

1. Project schedule as agreed upon by Argent and Argent Associates will establish the milestones, dates, and period of performance.
2. Project schedule will be provided within five (5) days of receipt of purchase order or signed contract. This schedule includes client milestones, design, equipment procurement, programming, on-site work, and customer training and is based on the assumptions listed above.

TRAINING

1. Unless otherwise noted in this proposal, Argent's quote includes a two hour session of on-site demonstration and training for system hardware and software with the Customer End-User personnel. If additional sessions and/or time are required, Argent will provide additional pricing as requested.

CHANGE MANAGEMENT

1. Modifications to the above list of equipment due to additional requirements of any type from any source including but not limited to: addendums not listed above, other revisions or editions of any of the documents listed above, interpretation of fire codes, and changes requested by the Authority Having Jurisdiction (AHJ); may, at the sole discretion of Argent, entail additional charges.
2. Argent's goal is to capture the Customer's requirements in the needs analysis phase of the design process and to complete projects with a minimal amount of Change Proposals, if any. However, Change Proposals may be required due to several reasons and each party has the option to request changes to the agreed upon scope of work. Schedule and cost impact conditions such as accelerated schedule requests, or the addition of building systems to our scope are examples of cause for Change Proposals.
14. Any changes in the above assumptions must be approved by Argent and Argent Associates following the prescribed change management process and the ramifications communicated.
15. The following is Argent's process for handling Change Order requests:
 - a. Argent receives change condition data from client and considers impact to the current project design solution set.
 - b. Argent then, if warranted, and in the form of a Change Proposal, provides associated costs and scope narrative to address the Change Condition, General Conditions, Schedule, or additional Professional Services Labor.
 - c. Argent submits the Change Proposal with an updated timeline to the Customer. Please note that no work related to the Change Proposal will begin until a Change Order is provided/authorized by the Customer, Owner, or Owner's Agent.
 - d. The Customer, Owner, or Owner's Agent authorizes the Change Proposal and returns a signed Change Proposal, Change Order, or Purchase Order to Argent.
 - e. Argent proceeds with ordering any additional materials and/or performance of the work.
 - f. Argent updates the contract scope of work, deliverables, and/or system drawings, as necessary.

CONCLUSION (ENTIRETY OF OFFER)

1. This document, including any referenced attachments, represents Argent and the Client's mutual understanding of the scope, schedule, and functionality for the systems to be designed and installed.
2. Final completion and warranty engagement are reached when the items listed on this document are fulfilled. This includes testing, commissioning, and training on fully operational integrated systems. In large projects, sections may be brought online on a pre-determined schedule for warranty to remain in sync.

PROPOSAL ACCEPTANCE

Please review this for accuracy, and if you agree with the terms, please sign it and return to my attention, keeping a copy for your records.

McLendon Chisholm Town Hall

Argent Associates Inc.

 AUTHORIZED SIGNATURE
 (Individual Authorized to Execute Agreement)

 DATE OF
 ACCEPTANCE

 AUTHORIZED SIGNATURE
 (Individual Authorized to Execute Agreement)

 DATE OF
 ACCEPTANCE

PRINTED NAME

PRINTED NAME

E-MAIL ADDRESS

PAYMENT TERMS

Argent Associates accepts it will pay the fees outlined herein once an approved invoice is submitted. Both parties agree to the billing and payment frequency terms outlined below:

BILLING TERMS

Payment Schedule Line Item	Bill/Invoice Value	Payment Due Date
Equipment-Only Sales	100% of Total Fee	Due upon delivery of Equipment to Client or Argent staging facility. <i>Client will be billed for Equipment as it is delivered to Argent staging facility or Client. If Equipment is shipped in installments, Client will receive multiple invoices. All equipment invoices are due in full upon receipt.</i>
All Other Services		
Deposit	50% of total fee	Due upon contract signing.
Progress Payment	30% of total fee	Due NET 30 days of invoice date.
Final Payment	Balance/20% of total fee	Due NET 30 days of invoice date.
<i>Client will be billed 50% of Total Fee at the time of contract signing, due in full upon receipt. Client will be billed a progress payment in the amount of 30% of the Total Fee when any Equipment is delivered to Client or Argent staging facility regardless of whether Equipment is shipped in multiple installments; this invoice is due in full within thirty days of the invoice date. The balance of the Total Fee will be billed after Project completion and due in full within thirty days of the invoice date.</i>		

PRICE VALIDATION

- Argent's proposed price is valid until and may be subject to price review if accepted after the date of validity.
- Taxes are not included in the proposed fee. If the contracting entity is tax exempt, it must present valid certificates of exemption.



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 4, 2021

APPLICANT: Russell Phillips

LOCATION: Generally located at the southwest corner of Pullen Road and Sinks Road

CITY COUNCIL HEARING DATE: March 23, 2021

REQUEST:

The applicant is requesting approval of an amendment to the Comprehensive Plan, Future Land Uses section and Future Land Use Map. The proposed amendment will change the existing wording for Goal A and Policy 3 of the Future Land Uses section from requiring: "one and one-half acres of land" to "one acre of land" and will add a new policy "3a. Medium Density Residential developments are required to provide a maximum of one residential unit for every one acre of land which may not include major utility easements, public open space, public recreation areas, flood plains or environmentally sensitive areas."; "Then the Future Land Use Map will be amended changing the proposed future land use of "Rural Residential or Agricultural" to "Medium Density Residential" on the 164.591 acres of land that is currently within the City Limits of McLendon-Chisholm.

PROPERTY OWNERS: Charles Sinks and Reggie Hickerson

REPRESENTATIVE: Russell Phillips

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of February 8, 2021, the Commission recommended denial of the request to amend the Comprehensive Plan and Future Land Use Map.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

The subject property is a 164.591 Acre tract of land located generally at southwest corner of Pullen Road and Sinks Road. [Rockwall CAD Nos. 10846; 10851; 53878; 53879; 10852; 51678; 10848; 10850; 69591; and 46003]. Within the City Limits of McLendon-Chisholm.

The applicant is requesting that the Comprehensive Plan and Future Land Use Map be amended to establish that the minimum lot size of property designated "Medium Density Residential" and the lot size be reduced from one and one-half acres to a minimum lot size of one acre of land.

The Texas Local Government Code requires that zoning conform to the Comprehensive Plan.

Policy 12 of Section 5 of the McLendon-Chisholm Comprehensive Plan provides for the following amendment: "When a request for a change in land use is inconsistent with the Future Land Use Map [FLUM], a request to the city council must first be made to amend the FLUM. Then, if the FLUM is amended, the application may be made to change the land use. Further, if a request to change zoning is inconsistent with the Comprehensive Plan, the applicant should request a change in the Comprehensive Plan and if the Comprehensive Plan is amended by the City Council, then the applicant should request a change in zoning that is consistent with the revised Comprehensive Plan."

Following the consideration of the change in the Comprehensive Plan that adds a new "medium density residential" land use definition, the applicant has a separate agenda item requesting a planned development district for 134 single family detached residential lots each having a minimum lot size of one acre.

Chapter 14, Section 1-8 of the McLendon-Chisholm Zoning Ordinance, "Zoning of annexed territory" states "A. Permanent zoning concurrent with zoning. An area or areas being annexed to the City of McLendon-Chisholm shall ordinarily be given permanent zoning concurrently with the annexation." Since the City Council adopted the annexation of the subject property before the adoption of an amendment to the Comprehensive Plan or adoption of the requested planned development zoning district, the temporary zoning applied to the 90.1 newly annexed area is "Agriculture."

Thoroughfares/streets:

Pullen Road is a local street providing access to SH 205 and FM 550. Sinks Road is a gravel road providing access to a portion of the subject property.

Ordinance No. 2021-

AN ORDINANCE OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING AN AMENDMENT TO CHAPTER FIVE-FUTURE LAND USES AND THE FUTURE LAND USE MAP OF THE CITY OF McLENDON-CHISHOLM, TEXAS, COMPREHENSIVE PLAN BY CHANGING THE LANGUAGE OF GOAL A. AND POLICY 3. TO ALLOW FOR A MAXIMUM RESIDENTIAL DENSITY OF ONE ACRE OF LAND FOR EACH SINGLE FAMILY DWELLING UNIT AND TO EXPAND AND AMEND THE FUTURE LAND USE DESIGNATION ON A 164.591 ACRE TRACT OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PULLEN ROAD AND SINKS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING FOR THE PRODUCTION OF AN AMENDED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 and with reference to amending the Comprehensive Plan, have given the requisite notice by publication and otherwise, an after holding due hearing 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 Comprehensive Plan and Future Land Use Map should be amended as provided herein. Now therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS:

SECTION 1. That the Comprehensive Plan and the Future Land Use Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Comprehensive Plan Chapter 5-Future Land Use, Goal A. and Policy 3. Reducing the minimum lot size from one and one-half acres to one acre, to add a new Policy 3a. defining "Medium Density Residential " as "Medium Density Residential developments are required to provide a maximum of one residential unit for every one acre of land which may not include major utility easements, public open space, public recreation areas, flood plains or environmentally sensitive areas. "; and to amend the Future Land Use Map designation on the 164.591-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from "Rural Residential" to "Medium Density Residential" as described in the Comprehensive Plan as amended and herein described above.

SECTION 2. 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 3. 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 Plan or the Future Land Use Map as a whole.

SECTION 4. 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 day of February, 2021.

EXHIBIT A

**METES AND BOUNDS DESCRIPTION
CITY OF McLENDON-CHISOLM, COUNTY OF ROCKWALL**

BEING 164.59 ACRES OF LAND LOCATED IN THE WILLIAM FORD SURVEY, ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE REGGIE HICKERSON CALLED 13.276 ACRE TRACT AS DESCRIBED IN VOLUME 2006, PAGE 104, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), ALL OF THE REGGIE HICKERSON CALLED 15.613 ACRE TRACT AS DESCRIBED IN VOLUME 2006, PAGE 108, (D.R.R.C.T.), ALL OF THE REGGIE HICKERSON CALLED 25.279 ACRE TRACT DESCRIBED AS TRACT 3 IN VOLUME 2388, PAGE 198, (D.R.R.C.T.), ALL OF THE REGGIE HICKERSON CALLED 36.384 ACRE TRACT DESCRIBED AS TRACT 4 IN VOLUME 2388, PAGE 198, (D.R.R.C.T.), ALL OF THE CHARLES SINKS, II CALLED 0.646 ACRE TRACT AS DESCRIBED IN VOLUME 2458, PAGE 261, (D.R.R.C.T.), ALL OF THE CHARLES SINKS II AND SANDRA SINKS CALLED 1.706 ACRE TRACT DESCRIBED AS TRACT TWO IN VOLUME 3414, PAGE 264, (D.R.R.C.T.), ALL OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.375 ACRE TRACT DESCRIBED AS TRACT 3 IN VOLUME 844, PAGE 98, (D.R.R.C.T.), ALL OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.481 ACRE TRACT DESCRIBED AS TRACT 2 IN VOLUME 844, PAGE 280, (D.R.R.C.T.), ALL OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.581 ACRE TRACT DESCRIBED AS TRACT 1 IN VOLUME 844, PAGE 280, (D.R.R.C.T.) ALL OF THE CHARLES SINKS, II CALLED 5.00 ACRE TRACT AS DESCRIBED IN VOLUME 953, PAGE 272, (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND IN THE SOUTHWEST LINE OF SINKS ROAD (PRIVATE DRIVE) AT THE NORTH CORNER OF THE ABOVE-MENTIONED 25.279 ACRE TRACT;

THENCE SOUTH 45 DEGREES 28 MINUTES 46 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SINKS ROAD, A DISTANCE OF 1426.01 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF THE ABOVE-MENTIONED 0.646 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 25.279 ACRE TRACT;

THENCE SOUTH 45 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.45 FEET TO A 3/8" IRON ROD FOUND IN THE NORTHWEST LINE OF THE ABOVE-MENTIONED 1.706 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 0.646 ACRE TRACT;

THENCE NORTH 46 DEGREES 59 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.70 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.706 ACRE TRACT;

THENCE SOUTH 45 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 1.706 ACRE TRACT AND THE ABOVE-MENTIONED 24.375 ACRE TRACT, A DISTANCE OF 1616.73 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE EAST CORNER OF THE JUST MENTIONED 24.375 ACRE TRACT;

THENCE ALONG THE SOUTHEAST LINE OF SAID 24.375 ACRE TRACT, THE ABOVE-MENTIONED 24.481 ACRE TRACT AND THE ABOVE-MENTIONED 24.581 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) SOUTH 51 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 18.40 FEET TO A FENCE POST FOUND;
- 2) SOUTH 44 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 615.41 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 44 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 21.61 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE COMMON SOUTH CORNER OF SAID 24.375 ACRE TRACT AND SAID 24.481 ACRE TRACT;
- 4) SOUTH 44 DEGREES 31 MINUTES 41 SECONDS WEST, A DISTANCE OF 653.43 FEET TO A T-POST FOUND AT THE SOUTH COMMON CORNER OF SAID 24.481 ACRE TRACT AND SAID 24.581 ACRE TRACT;
- 5) SOUTH 44 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 643.50 FEET TO AN AXLE FOUND UNDER H-BRACE AT THE SOUTH CORNER OF SAID 24.581 ACRE TRACT;

THENCE NORTH 45 DEGREES 44 MINUTES 42 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 24.581 ACRE TRACT, AT A DISTANCE OF 1185.96 FEET PASS 0.32 FEET LEFT OF A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5693" FOUND AT THE SOUTH CORNER OF THE ABOVE-MENTIONED 5.00 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1652.75 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 5.00 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.646 ACRE TRACT;

THENCE NORTH 45 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 0.646 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ABOVE-MENTIONED 36.384 ACRE TRACT;

THENCE NORTH 46 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 732.10 FEET TO A 3/8" IRON ROD FOUND;

THENCE NORTH 45 DEGREES 52 MINUTES 14 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 652.39 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND AT THE WEST CORNER OF SAID 36.384 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ABOVE-MENTIONED 13.276 ACRE TRACT;

THENCE NORTH 46 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 1110.00 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 13.276 ACRE TRACT;

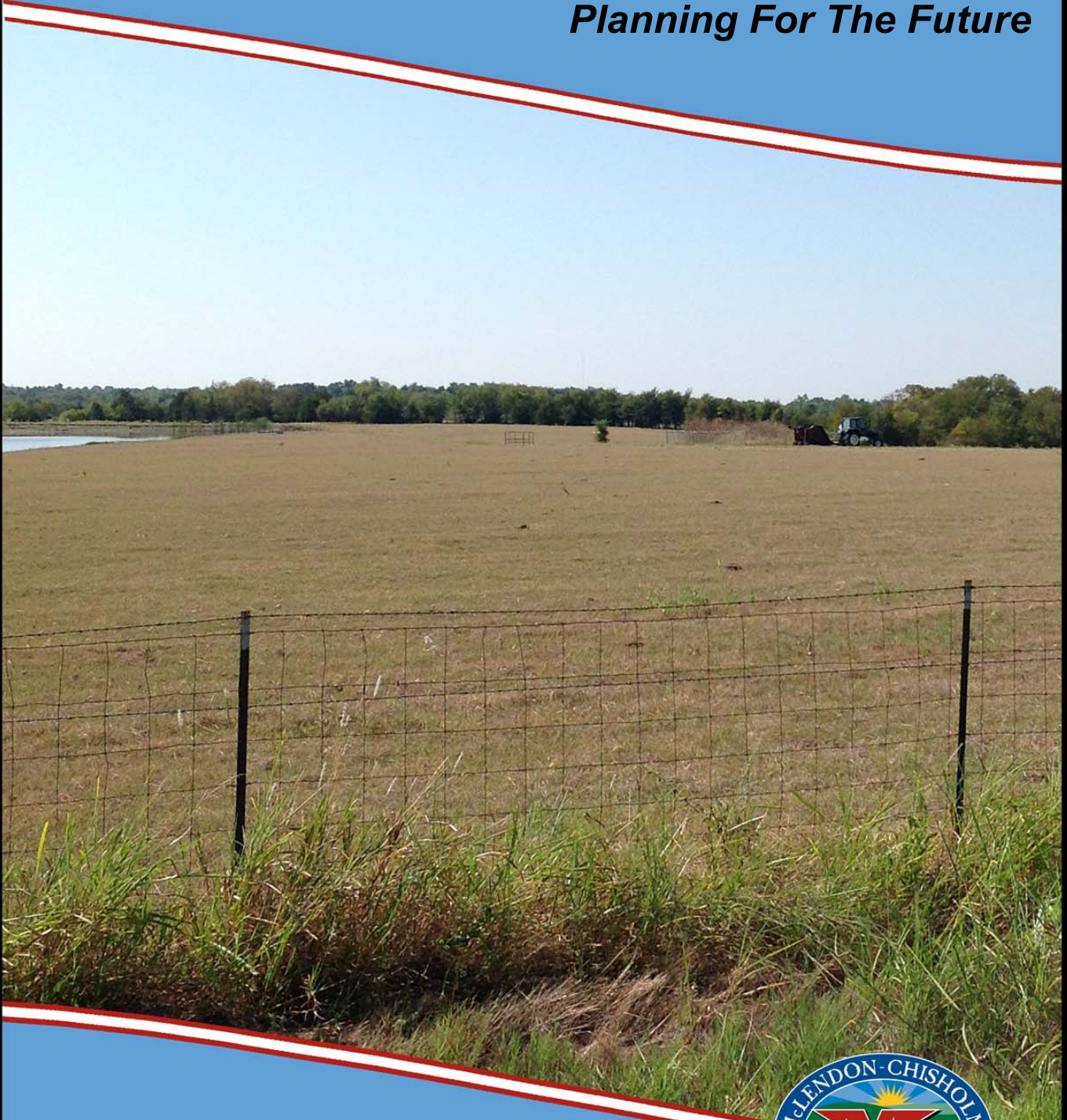
THENCE NORTH 44 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 13.276 ACRE TRACT AND THE ABOVE-MENTIONED 15.613 ACRE TRACT, A DISTANCE OF 1144.53 FEET TO A MAG NAIL SET WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF SAID 15.613 ACRE TRACT;

THENCE SOUTH 45 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 1109.96 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND AT THE EAST CORNER OF SAID 15.613 ACRE TRACT;

THENCE NORTH 44 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 781.17 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 164.59 ACRES OF LAND, MORE OR LESS.

City of McLendon-Chisholm, TX

Planning For The Future



2015 COMPREHENSIVE PLAN

Adopted March 22, 2016



**TABLE OF CONTENTS**

Section 1	Acknowledgements and Credits	Page 1-1
Section 2	Overview	Page 2-1
	Town Limits Map	Page 2-3
Section 3	Demographics and Projections	Page 3-1
Section 4	Current Land Uses	Page 4-1
	Current Land Use Map	Page 4-2
	Current Zoning Map	Page 4-3
Section 5	Future Land Uses	Page 5-1
	Future Land Use Map	Page 5-5
Section 6	Transportation	Page 6-1
	Thoroughfare Plan	Page 6-10
Section 7	Open Space	Page 7-1
Section 8	Community Design Standards	Page 8-1
Section 9	Housing	Page 9-1
Section 10	Public Facilities	Page 10-1
Section 11	Action Plan	Page 11-1
Section 12	Appendix	Page A-1
	Roadway Cross Sections	



ACKNOWLEDGEMENTS AND CREDITS

We wish to acknowledge the following individuals and organizations who were instrumental in guiding the Comprehensive Plan process. Also, thank you to the citizens of McLendon-Chisholm for their vision and contributions to this plan.

ACKNOWLEDGEMENTS

MAYOR AND COUNCIL

Gary Moody, Mayor
Steve Hatfield, Mayor Pro Tem
Gary Lovell, Council Member
Jack Pullen, Council Member
Patrick Short, Council Member
Jerry Klutts, Council Member
Lee Nichols, Former Council Member

PLANNING AND ZONING COMMISSION

Jay Webb, Chairman
Troy Reich, Vice Chairman
Karla Clark, Commission Member
Jerry Packer, Commission Member
Rhonda Davis, Commission Member

Brian McKinney, Alternate Commission Member
Terrell Miller, Alternate Commission Member
Paul Wilson, Alternate Commission Member

CITY STAFF

Dave Butler, City Administrator
Stephanie Galanides, City Secretary
Deborah Sorensen, Former City Secretary
Dub Douphrate, City Engineer



CREDITS

City-Data.com
Rockwall County
Kaufman County
Rockwall County Appraisal District
Kaufman County Appraisal District
Rockwall Independent School District
Federal Emergency Management Agency
RCH Water Supply Corporation
North Central Texas Council of Governments
State of Texas
Texas Department of Transportation
U.S. Army Corps of Engineers
U.S. Census Bureau
U.S. Fish and Wildlife Service

PROJECT CONSULTANTS

Michael R. Coker Company
3111 Canton Street, Suite 140
Dallas, Texas 75226
214-821-6105
www.cokercompany.com



OVERVIEW

Among the objectives of this comprehensive plan is the preservation of McLendon-Chisholm's rural lifestyle. The City's mission statement establishes the overarching guide for this plan:

"To serve and protect its citizens while preserving our heritage and planning for the future"

The Comprehensive Plan for the City of McLendon-Chisholm is to be used as a guide for future development and redevelopment of the City and as a tool to identify community goals and objectives and to measure the success of the implementation of those community goals and objectives, as well as to provide guidance for the establishment of development regulations. In that vein, elements have been included regarding current land use; future land use; transportation, parks and open space; economic development; public facilities, and housing. An element at the end of the Plan identifies specific actions that need to be accomplished by the City in order to effect the planned outcomes identified in this Plan.

Most of the property in the City is in large lot or agricultural uses. There are a number of subdivisions that provide for a variety of single family detached housing environments, from relatively small lots [Sonoma Verde] to very large lots [Mira Vista] as well as farms and ranches of all sizes.

The City of McLendon-Chisholm is located between the City of Rockwall in Rockwall County and the City of Terrell in Kaufman County. Nearby communities include the City of Heath to the west and south and the cities of Rockwall and Fate to the north and west. Texas State Highway 205 runs through the center of McLendon-Chisholm and connects Rockwall and Terrell. This transportation linkage is bringing residential development and increased population to all of the land along SH 205 and McLendon-Chisholm is no exception. The commercial uses that exist in the City are along this same transportation artery.

The growth in value and numbers of the residential portions of the community has created the need for additional municipal facilities including a new City Hall, expanded fire protection services, and has generated interest in the provision of law enforcement in addition to the protection afforded by the Rockwall County Sheriff's Department.

The national, state and local transportation systems provide relatively convenient access to the community and to surrounding employment centers, shopping, recreation and entertainment.



On October 18, 1969, the two communities incorporated as the City of McLendon-Chisholm. Subsequently, the town has grown steadily, due in no small measure to its proximity to major employment centers and its commitment to a less dense, rural heritage.

MCLENDON-CHISHOLM, TEXAS

The City began as two separate settlements, McLendon's and Chisholm, each of which was named for a prominent landowning family in the early 1850s. McLendon's was named for P. A. McLendon, a local landowner who about 1870 built a combination store, cotton gin, and blacksmith shop that remained in continuous operation until 1975. A schoolhouse and church were constructed at the same time. A post office was opened in 1880 and remained in operation until 1905. By 1896 the farm settlement had 150 residents and nine businesses.

Chisholm derived its name from Enoch Parson Chisholm, who settled on 200 acres in 1856, and from his brother, B. Frank Chisholm, a colonel in the Civil War. Enoch was not only a farmer and landowner, but a licensed preacher in the Methodist Episcopal Church, South, as well. He organized the Chisholm Methodist Church in his home in 1871 and by 1875 had constructed a small chapel, called Chisholm Chapel by the congregation, which was still standing in the 1980s. The community had two small school buildings, which were combined to form Berry Creek Academy in 1886. In 1898 this school had four rooms, four teachers, and 301 students; it was the second-largest school in the county. A Chisholm post office was opened in 1891 and remained in operation until 1905. The community's first store was built in 1890.

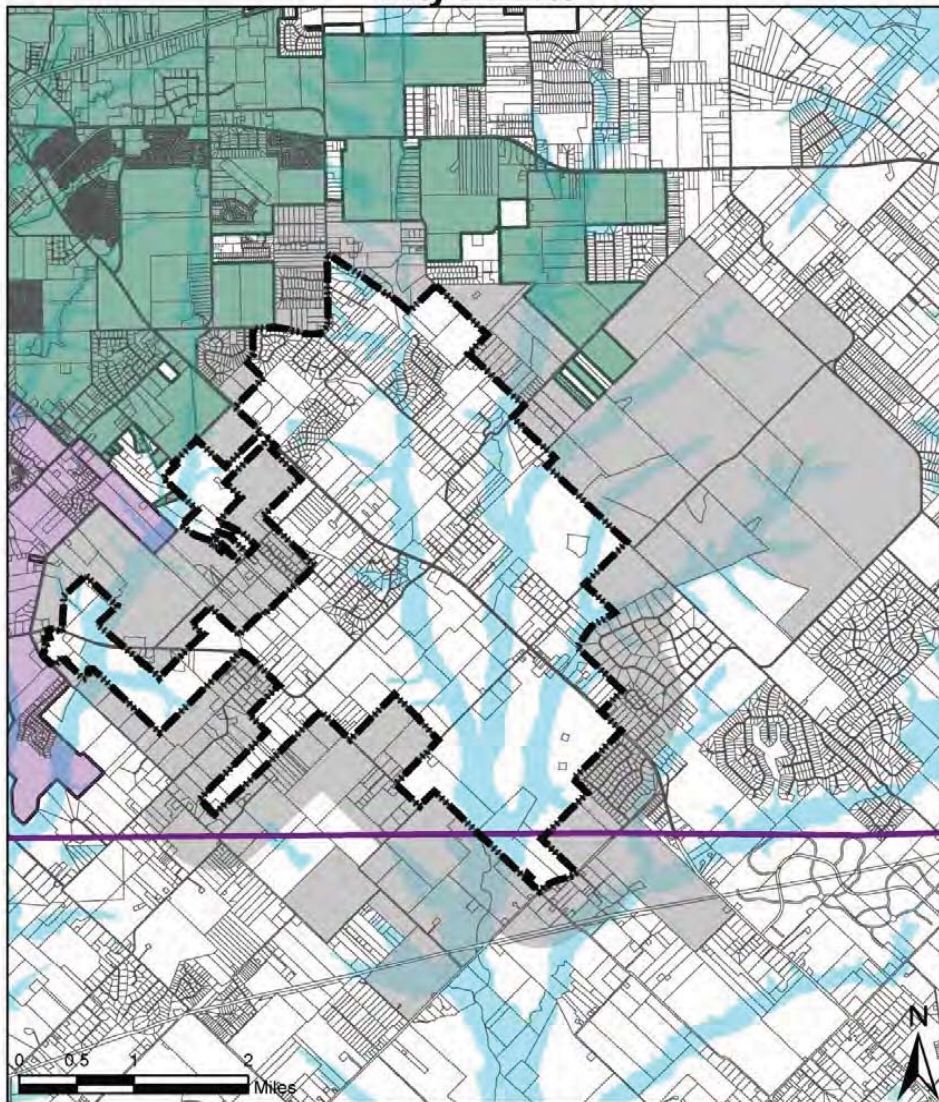
LEGISLATIVE AUTHORITY

Chapter 213 of the Texas Local Government Code establishes the foundation for the adoption of the Comprehensive Plan. The purpose of the Comprehensive Plan is to promote sound development of the municipality and to promote the public health, safety and welfare.

This Comprehensive Plan does not and shall not constitute zoning regulations or establish zoning district boundaries within this municipality.



City of McLendon-Chisholm City Limits



This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data. This map does not represent an on the ground survey.



DEMOGRAPHICS AND PROJECTIONS

The City of McLendon-Chisholm has grown from its humble beginnings as two farming communities to an attractive residential community providing a variety of housing options, while attempting to maintain a housing inventory that is more focused on larger lots and encouraging a more rural atmosphere. This commitment to larger lots, that is lots that are an acre and one-half or larger, has a built in population regulator.

POPULATION

The average household in McLendon-Chisholm had a little over three persons according to the 2010 U.S. Census. In 2013 the average household had 3.25 people. Population is growing in McLendon-Chisholm, and historically has been at a more manageable rate than some of the surrounding communities. However, there a couple of large subdivisions that could change the population dramatically.

The City's population in 1990 was 548 according to the 1990 US Census. The population in 2000 according to the U.S. Census Bureau was 914. In 2010 the population grew to 1,373. In 2013 the estimated population was 1,669. Using this extrapolation the estimate for city population in 2015 is 1,866 and by 2020 could reach as many as 2362. If this trend were to continue, the population in 2030 would be 4203.

Growth of residential uses and families within the corporate limits continues to grow, in the 2010 Census the average family size was 3.0 people per household. In 2013 it is estimated to have increased to 3.25 people per household. It is likely that the household size will continue to increase as a younger population continues to move into the City.

Noteworthy in this analysis are two large residential developments that may have significant impact on population: one is the Sonoma Verde development that, upon completion of the last phase, allows as many as 1,095 homes and has the potential to increase the City's population by 3,558. The other potential development is Triple Creek Ranch Planned Development that could add as many as 1,867 residential units to the community and those additional homes could add another 6,067 people to the City. Given the existing population of around 1,866, the City's population could easily exceed 11,000 at build out of those two subdivisions.

Both the Sonoma Verde and Triple Creek development plans call for smaller lots that have off-site sanitary sewer systems provided for the communities, whereas, most of the rest of residential development in the City relies upon on-site sanitary sewer systems.



In addition to the already approved developments within the City limits, there is a substantial portion of the extra territorial jurisdiction that may provide increased residential and commercial growth opportunities. Some of those potential developments are expected to have off-site sanitary sewer capacity. Increases in population based upon growth in the extra territorial jurisdiction have not been factored into this projection, but could have profound impact on the future of the City.

In 2010 the Census showed that the general population was 94.4 percent white, 6.6 percent Hispanic and 2.0 percent black. In 2015 just under 90 percent of the population is white with about 6.6 percent Hispanic, 2.0 percent black with the remaining population a variety of ethnicities. The population that is other than white, black or Hispanic is increasing as the population in the City increases.

Property values in McLendon-Chisholm have steadily increased since incorporation, even in some difficult economic times. Over the last seven years property values for properties developed with residential uses that are not farming or ranching uses on an acre and one-half or more have increased an average of fifteen percent per annum. This increase has occurred while the national economy has struggled. However, larger acreages with or without residential uses have not had similar property value increases.

FAMILY INCOMES

Family income in 2000 was \$81,079 and in 2013 family incomes have increased to \$117,794. That is an increase of \$36,715 and a little over 44 percent in a thirteen year period. The City has been experiencing an increase in the number of professionals over the last 15 years. It is likely that the average family income will continue to increase.

EDUCATION LEVELS

97.4 percent of all citizens over the age of 25 have completed high school.
29.0 percent of all citizens over the age of 25 have earned a bachelor's degree
13.0 percent of all citizens over the age of 25 have earned a graduate or higher degree

As the population continues to increase, it is projected that the educational levels will continue to improve.



CURRENT LAND USES

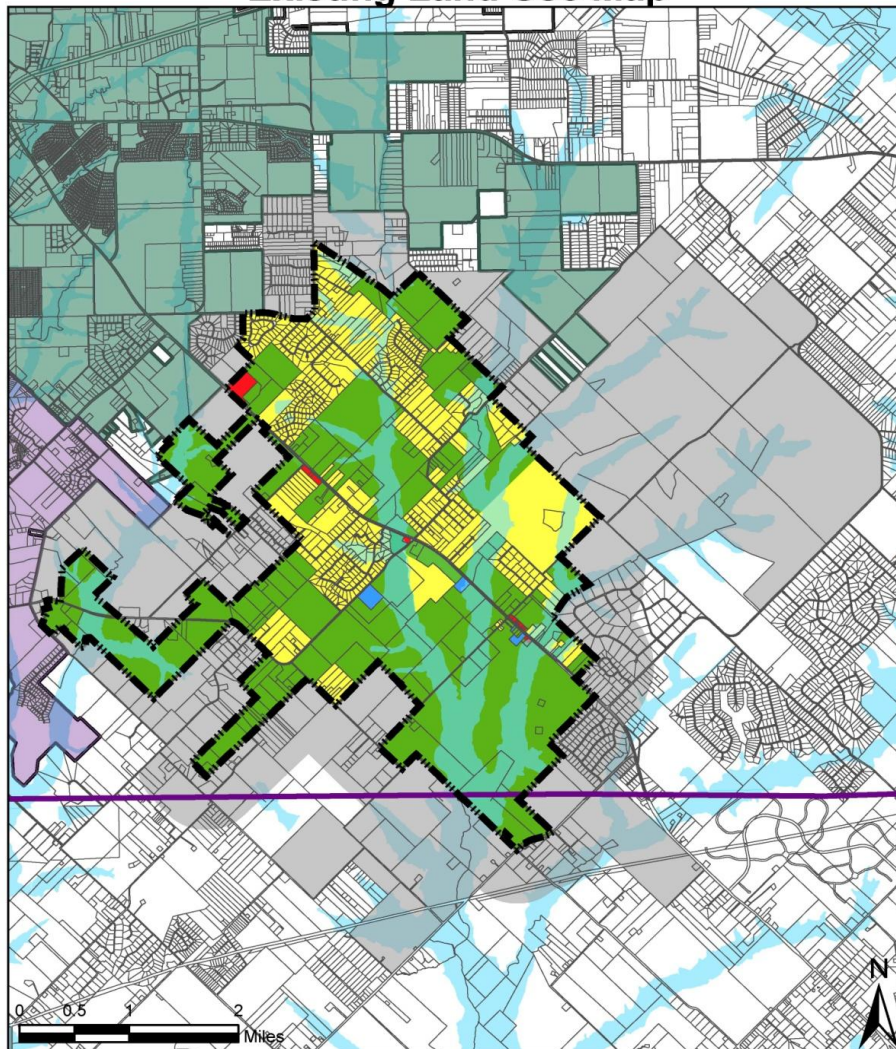
Two windshield surveys were conducted and aerial photographs were examined to identify existing land uses. The City has rolling topography with large open expanses of pastureland and a number of drainage areas [floodplains and creeks] coursing through the area from northeast to southwest. There are large areas of agricultural uses including farming and ranching. Currently, retail and other commercial uses are located along SH 205. The bulk of the development in the community is agricultural and residential. [See the existing land use map for more specifics regarding how land is being used in the City]

Current Land Use Distribution

LAND USE	SQUARE MILES
Agriculture	8.34
Institutional	0.05
Commercial	0.06
Low Density Residential	4.15
Total	12.6



City of McLendon-Chisholm Existing Land Use Map



Legend

McLendon-Chisholm City Limits	Agriculture	Low Density Residential
McLendon-Chisholm ETJ	Institutional	City of Heath
Streets	Commercial	City of Rockwall

This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.
This map does not represent an on the ground survey.



CITY OF MCLENDON-CHISHOLM ZONING MAP ROCKWALL & KAUFMAN COUNTY, TEXAS



Legend

AG	Agricultural District	CP	Commercial Planned Center District
SF5	Single Family Residential (5 Acre Lot)	O1	Office District
SF2.5	Single Family Residential (2.5 Acre Lot)	O2	Office District
SF1.5	Single Family Residential (1.5 Acre Lot)	LI	Light Industrial District
MH	Manufactured Home District	PD	Planned Development District
NC	Neighborhood Commercial District	ETJ	Extra Territorial Jurisdiction Area
GB	General Business District		



THIS MAP IS THE PROPERTY OF THE CITY OF MCLENDON-CHISHOLM AND IS NOT TO BE REPRODUCED BY ANY MEANS, MECHANICAL OR DIGITAL, WITHOUT WRITTEN CONSENT OF THE CITY. THIS MAP WAS PREPARED FOR AND INTENDED TO BE A GENERAL GUIDE ONLY. DUE TO GRAPHIC REQUIREMENTS, SOME AREAS ARE NOT TO AN EXACT SCALE. FOR ACTUAL BOUNDARIES, SEE THE ORDINANCE IN QUESTION.



FUTURE LAND USES

An issue consistently mentioned by City residents is the preservation of the rural nature of McLendon Chisholm. Additional residential and commercial development within the City will change many aspects of the City's character. Residents hold the desire to ensure that as future development decisions are made such that new development and change will be compatible with the qualities of the community today. Through the maintenance of predominantly rural residential development and limiting commercial development to the primary corridors through the City, McLendon Chisholm intends to balance its rural nature with competitive market pressure for new development.

GOALS

- A. Preserve the rural character of the City by ensuring that single family developments have a maximum residential density of one residential unit for every one and one-half acres of gross land area.
- B. Provide appropriate locations for higher density residential, attached single family, and retirement housing.
- C. Encourage retail development in areas where there are high traffic volumes and accessibility.
- D. Preserve the rural character by maintaining a balance between the expanding urban area and the rural nature of the community.
- E. Ensure housing development is compatible with existing and adjacent land uses and has access to community features and natural features.
- F. Expand and diversify the City's commercial and sales tax base by appropriate commercial development as depicted on the Future Land Use Map.

POLICIES

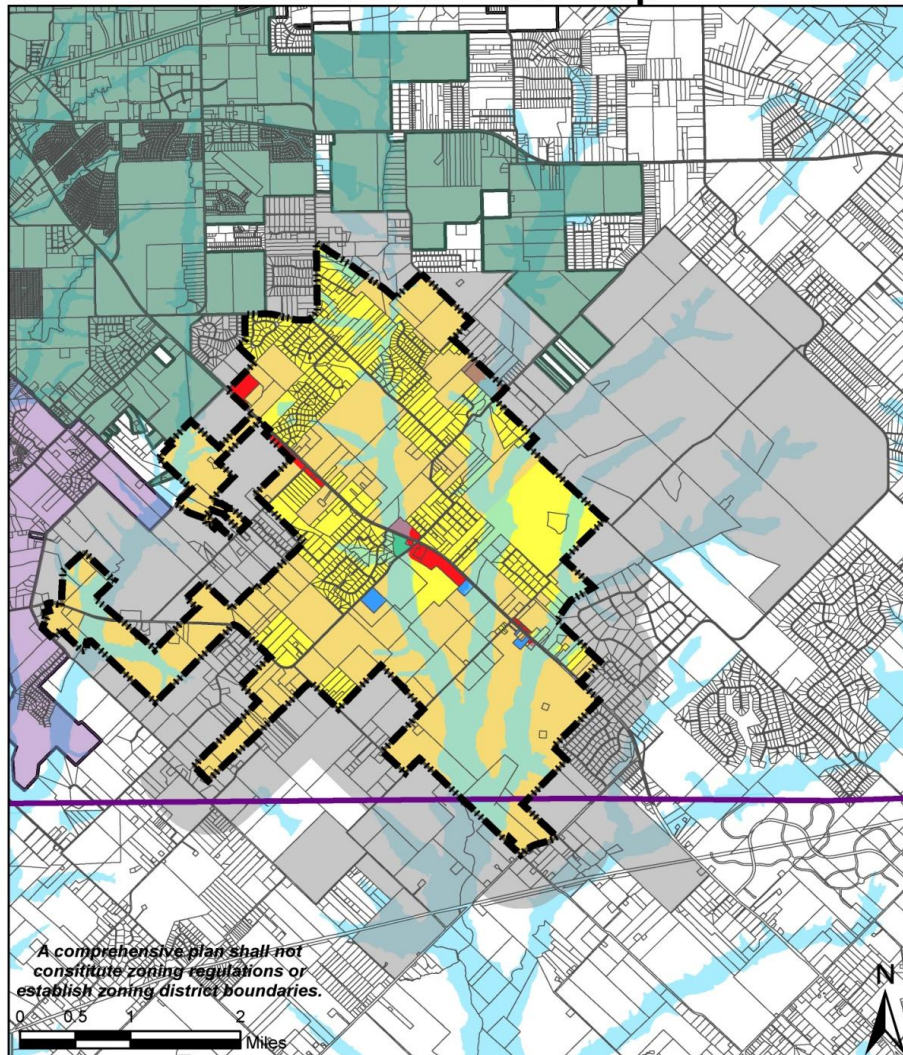
- 1. Existing agricultural resources should be preserved whenever possible.
- 2. New residential construction shall reflect the low density housing of the existing community.



3. Low density residential developments are required to provide a maximum of one residential unit for every one and one-half acres of land which may not include easements, open space, recreation areas, flood plain or environmentally sensitive areas.
4. Rural residential areas shall ensure minimum two and one-half (2.5) acre lot size.
5. Undeveloped residential land shall be developed compatibly with surrounding development and in a manner responsive to market needs.
6. Consider the uniqueness of areas of the community when making land use decisions.
7. Protect low density and rural residential areas from incompatible or higher intensity residential and commercial uses and maintain adequate buffering (use of natural corridors, for example) between such uses.
8. Create a cohesive identity for McLendon Chisholm commercial areas along SH 205 through the use of design guidelines.
9. Identify other commercial areas within the corporate limits that might serve to provide more retail and commercial land use dispersal within the community.
10. Support and promote existing and new businesses that are viable and responsive to the needs of the community.
11. Portions of the City should be reserved for larger lot single family residential development with lots at least two and one-half [2.5] acres in size.
12. When a request for a change in land use is inconsistent with the Future Land Use Map [FLUM], a request to the city council must first be made to amend the FLUM. Then, if the FLUM is amended, the application may be made to change the land use. Further, if a request to change zoning is inconsistent with the Comprehensive Plan, the applicant should request a change in the Comprehensive Plan and if the Comprehensive Plan is amended by the City Council, then the applicant should request a change in zoning that is consistent with the revised Comprehensive Plan.



City of McLendon-Chisholm Future Land Use Map



Legend

McLendon-Chisholm City Limits	City of Rockwall	Agriculture	Multifamily
McLendonChisholm ETJ	CountyLine	Low Density Residential	Institutional
City of Heath	Floodplain	Rural Residential	Commercial

This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.
This map does not represent an on the ground survey.



TRANSPORTATION INCLUDING THOROUGHFARE PLAN

GOAL

To provide a long range plan that provides a transportation system for the citizens of McLendon-Chisholm that efficiently moves vehicular traffic throughout the city.

OBJECTIVES

- A. Provide the functional and the dimensional classifications of roadways throughout the city.
- B. Work with surrounding communities, Rockwall County and the North Central Texas Council of Governments to develop and implement transportation systems that positively affect the City of McLendon-Chisholm.
- C. Provide transportation solutions that contribute to the overall health, safety and welfare of the City.
- D. Identify transportation improvements that positively affect the travelling public within the corporate limits.

POLICIES

1. Whenever a property is being platted or a request is made for a change in zoning, property needed for rights of way should be requested for those roadways shown on the Thoroughfare Plan.
2. Thoroughfare Plan roadways shall be periodically evaluated for traffic congestion and capacity improvements.
3. Requests for commercial platting should always include shared access and cross access easements in order to reduce the number of driveways connected to roadways identified on the Thoroughfare Plan.
4. Driveways connected to roadways identified on the Thoroughfare Plan should be minimized to maintain roadway efficiency.



5. When acquiring right of way necessary to comply with the Thoroughfare Plan, care should be taken to minimize the impact on adjacent properties or properties where the proposed roadways will potentially split the property.
6. Revisions should be made to the City of McLendon-Chisholm Subdivision Regulations to reflect modifications to the thoroughfare and local street standards.

DISCUSSION

In practice, the Thoroughfare Plan should be thought of as a blueprint that establishes a set of terminology, standards, and general principles that guide decision-making for all aspects of roadway planning, funding, construction/reconstruction, operation, and maintenance of the City's primary roadway system. Through its adoption, the Council establishes a set of procedures, as well as physical and operational standards that everyone-the single family homeowner, land developer, businesspeople, elected official, and city or other agency staff persons should use in day to day practice to coordinate the development, operation and maintenance of the thoroughfare system.

As a long-range planning tool, it is intended to identify street needs for the next twenty years within the developed area and to establish a desirable thoroughfare system for undeveloped areas and redevelopment areas based on anticipated development patterns.

There are a variety of benefits to be derived from thoroughfare planning, but the primary objective is to enable the street system to be developed in a manner which will adequately serve the current and anticipated future travel demands while creating a pleasing and efficient community transportation system. The complexity of the City environment requires that the thoroughfare plan be compatible with and complement other components of the land-use planning and development process

Transportation planning should contribute to the fulfillment of overall community goals, not dictate these goals. If the Thoroughfare Plan and its implementation are responsive to travel needs and reflect community values, then businesses and residents will be able to locate and invest in the City with confidence. They will know how the street system will be operated and that the City and the home owners associations are committed to maintaining adequate levels of mobility. Over the long term, the plan will also minimize the cost of building roads and their impact on adjacent properties.

There is not a public transportation system that serves the City of McLendon-Chisholm, nor are there plans to incorporate a public transportation system into the transportation



system that serves the city. The flexibility and convenience of operating an automobile has contributed significantly to its attractiveness.

The availability of the automobile to the majority of the population permits a wider choice of residential location with respect to employment location. Therefore, continuing reliance on the privately owned automobile/truck will be the transportation system of choice for the foreseeable future. With this caveat in mind, the design of the City's roadway system becomes a critical element in future land use decisions.

Land use decisions and the transportation system are inextricably linked to one another. Failure to take into account the current and future transportation requirements as the City develops would be a critical mistake, from which the City might never recover.

Administratively, the Thoroughfare Plan serves a number of functions and purposes:

FUNCTIONS:

- Identifies general alignment of thoroughfares.
- Specifies right-of-way requirements and protects right of way through the zoning, platting and building permit processes.
- Specifies basic design elements such as pavement width, parkway or shoulder width, and median width.
- Identifies the relative importance of thoroughfares and their role in providing mobility.
- Establishes a philosophy for the development on the thoroughfare system on a citywide basis and for particular areas with special concerns.

PURPOSE:

- To facilitate communication between city staff, elected and appointed officials, land developers, the community and others who may have an interest in the City's transportation system.
- To facilitate effective design, operation, and maintenance of the primary road system which includes the entire roadway system in the City, including local streets.



- To assist citizens in making decisions about the location of their homes or businesses and the future uses of property.

State Highway 205 is the main transportation artery in the City. It bisects the City from northwest to southeast connecting the City to Rockwall on the north and to Terrell on the south. The current status of SH 205 within the City is a two lane undivided roadway with 120 feet of right of way. Other existing roadways that fall comfortably into a classification identifying them as thoroughfares are: FM 1139, FM 550, FM 549, and FM 548, Edwards Road, League Road, Pullen Road, Klutts Road, Sinks Road and Smith Road and are shown on the 2007 McLendon-Chisholm Thoroughfare Plan. Early in 2014 a portion of the proposed Pullen Road between SH 205 and FM 1139 was removed from the Thoroughfare Plan.

[Note: a request has been made to the County to complete the paving of Edwards Road, essentially from League Road to FM 548]

FUNCTIONAL CLASSIFICATION

Functional classification is the process by which streets are grouped into classes, or systems, according to the character of service they are intended to provide. Since most travel involves movement through a network of roads, it is necessary to determine how travel can be channeled within the network in a logical and efficient manner. Functional classification defines the nature of this channelization process by identifying the part that any particular road will play in serving the flow of trips through a street network.

There are three distinct elements of every trip on the street network: main movement, distribution/collection and access. These elements translate directly into the functional classes used in this plan.

1. Arterial streets provide the links between areas of the cities. They typically define neighborhoods and serve the main function of movement from one part of the city to another.
2. Collector streets provide the links between the local streets and arterials. They serve the function of collecting or distributing traffic between the arterials and local streets.
3. Local streets are usually contained within a neighborhood and provide access to adjacent property which is the origin or destination of every trip. The local streets serve the function of internal circulation for all types of development.



The purpose of functional classification is to describe how the street network operates by defining the role that each roadway plays in the system. Classification is necessary for communication among engineers/planners, administrators, and the general public. In addition, it provides the framework for monitoring the status of the network, and efficiently allocating available resources to plan, construct, operate, and maintain it.

Related to the idea of functional classification is the dual role that the roadway plays in providing access to property and travel mobility. The primary function of local streets is to provide access to adjacent property, while arterial streets emphasize a high level of mobility for through traffic movement. Regulation of access is necessary on arterials to enhance their primary function of mobility. Collector streets provide a balance between access to adjacent properties and traffic mobility.

ARTERIAL THOROUGHFARES

The arterial street system is divided into two sub-classifications, "principal" arterials and "minor" arterials. Arterials represent those thoroughfares that are used by the traveling public to travel between neighborhoods and communities within the City. Ideally, arterial thoroughfares define neighborhood boundaries and do not cross into neighborhoods.

The spacing of arterials is closely related to the trip density, including the population density, characteristics of particular areas of the City.

PRINCIPAL ARTERIAL THOROUGHFARES

Principal arterial streets are the back bone of the City's street system. They serve the major centers of activity and high volume traffic corridors, accommodate the longest trips, and carry a high proportion of total area travel on a small percentage of total system mileage.

The network formed by principal arterials is fully interconnected, and provides links to the freeway system and to areas outside the City. Geometric design and traffic control measures are used to enhance the movement of through traffic on principal arterials, while access to abutting property may be restricted, or managed, to protect the traffic carrying capacity of the roadway. Access to abutting land is subordinate to the provision of travel service for major traffic movements. Access should be controlled and driveways should be minimized along these arterials.

MINOR ARTERIAL THOROUGHFARES

Minor arterial streets interconnect with and augment the principal arterial network. They serve traffic with a smaller geographic area of influence, accommodate trip lengths of moderate length, and offer greater opportunities for emphasis on land access than the



principal system. The minor arterials carry significant through traffic volumes and are needed to provide route and spacing continuity for the arterial system.

COLLECTOR THOROUGHFARES

The collector street system provides both land access service and traffic circulation around and between residential neighborhoods and commercial/industrial areas. They differ from the arterial system in that collectors distribute trips from the arterials to the local street system. Conversely, the collector street also collects traffic from local streets in neighborhoods and channels it into the arterial system. Collectors should accommodate short trip lengths, and do not typically extend across arterial thoroughfares or carry a high percentage of through trips. In some circumstances collectors serve as a relief valve when the arterial system is congested. This can be minimized by providing an adequate arterial street system.

The Thoroughfare Plan identifies five different types of thoroughfares in and around the City of McLendon-Chisholm:

Thoroughfare	
Principal 6 Lane Divided Thoroughfare	[P6D] Principal Arterial
Principal 4 Lane Divided Thoroughfare	[P4D] Principal Arterial
Minor 4 Lane Divided Thoroughfare	[M4D] Minor Arterial
Minor 4 Lane Undivided Thoroughfare	[M4U] Minor Arterial
Collector 2 Lane Undivided Thoroughfare	[C2U]

Minimum right of way requirements

Classification	Right of Way Requirement in Feet
[P6D] Principal Arterial	100' to 150'
[P4D] Principal Arterial	100' to 120'
[M4D] Minor Arterial	100' to 120'
[M4U] Minor Arterial	100' to 120'
[C2U] Collector	70'



Roadway Capacities

	Typical 24 Hour Volume	Typical 24 Hour Capacity
6 Lane Divided	21,500 vpd	42,000 vpd
4 Lane Divided	14,500 vpd	28,000 vpd
4 Lane Undivided	8,900 vpd	20,000 vpd
2 Lane Undivided	3,600 vpd	10,000 vpd

Source: Institute of Transportation Engineers [ITE] Trip Generation Report, Fifth Edition

Volume is the estimated maximum number of vehicle trips generated in a 24 hour period to provide for reasonable mobility. Capacity is the maximum number of vehicle trips that the roadway can accommodate and mobility is adversely impacted when capacity is reached.

Roadway Design Cross Sections

Roadway cross sections are contained in the Appendix.

DISCUSSION

The current transportation system generally provides sufficient capacity for current levels of development. There are some areas where increased development may have adverse impacts on the capacity of the existing transportation system, for instance FM 1139 tends to be at or over capacity at certain times of the day, but has minimal traffic at other times of the day.

State Highway 205, is the high volume corridor between Terrell and Forney and Heath and Rockwall and is in serious need of increased capacity. The most recent average trip count on SH 205 shows the highway to be over volume and over capacity for a two lane undivided roadway based on ITE volumes and capacities.

The Texas Department of Transportation, Dallas Office which provides mobility services to the City, has indicated that there are no current plans for the widening of SH 205 between FM 549 and FM 548 within the corporate limits of McLendon Chisholm. The lack of sufficient capacity for the length of the highway adversely affects the residents and property owners of the City as well as the rest of the travelling public. However, the right of way needed for a six lane divided thoroughfare is 150 feet according to the Dallas Texas Department of Transportation office.



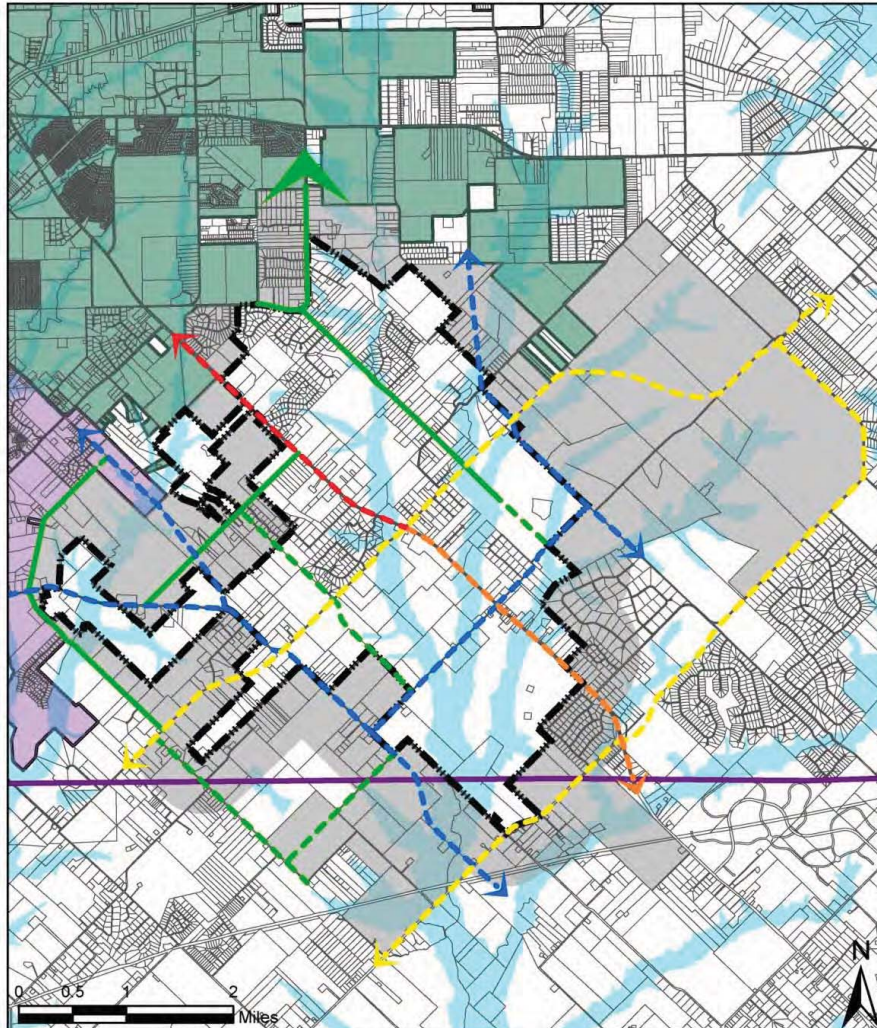
Local streets

While local streets are not a part of the adopted Thoroughfare Plan, they do provide the single most important part of the transportation system, they provide access to and from neighborhoods and other residential and low density developments and provide access to the thoroughfare system. Local streets within the City can be developed with curb and gutter or with shoulders and/or bar ditches depending upon the character of the development. See the local street cross sections in the appendix for residential developments that have density higher than one residential unit to the acre and others for residential densities that at less than one residential unit per acre.

The cross sections for local residential streets provide options for both curbed sections and without curbs and are located in the Appendix.



City of McLendon-Chisholm Thoroughfare Plan June 2015



Legend

- McLendon-Chisholm City Limits
- McLendonChisholm ETJ
- City of Heath
- City of Rockwall
- CountyLine
- Principal 6-Lane Divided Thoroughfare
- Principal 4-Lane Divided Thoroughfare
- Minor 4-Lane Divided Thoroughfare
- Minor 4-Lane Undivided Thoroughfare
- Collector 2-Lane Undivided
- Dashed Thoroughfares Represent Proposed Alignments

This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.
This map does not represent an on the ground survey.



OPEN SPACE

GOAL

To provide open space, parks, and recreational opportunities for the citizens of McLendon-Chisholm.

POLICIES

- A. Encourage developers and property owners to include open space within new developments at the time of zoning or subdivision
- B. Identify potential locations where community supported recreational facilities should be located
- C. Identify opportunities to preserve open spaces without incurring continuing municipal operations and maintenance responsibilities
- D. When public schools are constructed within the City limits, provision should be made for co-use of the open spaces and athletic fields provided
- E. It is desirable for the community to provide open space, park environments and recreational opportunities for its citizens. Given the rural nature of McLendon-Chisholm and the continuing focus on larger lot developments and large estates, property owners and developers should provide recreational facilities that include parks and open space and other amenities to the communities that they develop. In many parts of the City the openness and unrestricted vistas are important resources for the citizens.
- F. McLendon-Chisholm consistently reinforces the maintenance of a high quality of life in the City. Further, the community places a high priority on the maintenance of property values and the desire to maintain a rural atmosphere that restricts urbanization [that is a more densely populated community].

NATURAL ENVIRONMENT

McLendon-Chisholm provides environments from rolling hillsides to large open expanses of farm and ranch land to residential subdivisions designed to provide the residents with recreational opportunities. Most developed recreational facilities in the City are privately owned and operated by property owners associations or the private property owners.

At least four major floodways cross the city essentially from the northeast draining to the southwest ultimately ending up in Lake Ray Hubbard. These floodways and floodplains make up about 2.78 square miles of the 12.6 square miles of the City or 22 percent of



the land surface in the City. These floodways and flood plains provide an opportunity to incorporate these mostly undevelopable areas into an open space environment that may support the community as a whole.

These flood prone areas are all owned by individuals or corporations. The City does not hold the title to any flood prone areas nor is it the intent of this Chapter to require conveyance of any property to the City for: parks, open space uses, or storm water management facilities. However, it is the City's intent that these flood prone areas be maintained as positive drainage resources for the community as a whole. An ordinance should be enacted to required the maintenance of these natural drainage facilities.

Flood plain areas should be preserved as open space and natural habitat, but continue to be held in private ownership. Development in the flood plain should be discouraged. Without appropriate funding mechanisms for the continued operation and maintenance of parks and trail systems, the City will continue to rely on property owners and developers to provide recreational opportunities for the citizens of the City.



COMMUNITY DESIGN STANDARDS

GOAL

Create and maintain a vibrant community that retains and improves property values, enhances the quality of life for the citizens, and retains the rural visual feel.

Residential

Residential subdivision design should include curvilinear streets rather than being designed in a grid pattern, depending on the size, topography and location of the property to be subdivided. Designs should include strategies to improve pedestrian and bicycle safety when those methods of transport are using the roadway system.

Commercial

The intent of the Commercial Development Standards is to provide a framework for consistent development in concert with the most efficient and sustainable building methods and with an aesthetically pleasing and cohesive appearance. These standards serve as the Hallmark to those visiting, passing through, or residing in the City of McLendon-Chisholm. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility for commercial development and construction will be reviewed by the Planning and Zoning Commission.

POLICIES

1. Commercial and office sites should include property that is at least 300 feet deep but no less than 150 feet in order to provide for landscaping, parking areas, building walkways that provide for an accessible and comfortable pedestrian experience and necessary loading areas and fire lanes.
2. Parking lot interiors and perimeters should be landscaped to screen automobiles and break-up large areas of pavement.
3. Access to commercial property should not encroach into residential neighborhoods. Primary access is directly from arterial streets.



4. Buffering between single family and commercial uses may consist of landscaping, and/or solid walls. In addition, dumpsters and mechanical equipment areas should be screened.

Commercial Design Standards

BUILDING DESIGN

1. The height of new buildings shall not exceed two stories (36 feet maximum) without approval of the Planning and Zoning Commission.
2. Building facades generally respecting pedestrian or human scale design should be incorporated into new development projects.
3. Roof types generally associated with residential buildings such as gable, hip or gambrel are appropriate. Flat roof elements that support HVAC equipment are acceptable, however flat roofs other than those required to support HVAC equipment may only be considered when a request for a Minor Waiver has been approved by the Planning and Zoning Commission.
4. All decorative fixtures, including awnings, signs and lighting, shall be integrated with other design elements of the structures.
5. Building elevations shall be submitted as part of the development application for consideration of the Planning and Zoning Commission. Perspectives, accurate sections or a model of the project may be required to depict the height, mass and scale of the proposed project with respect to its setting and adjacent development.
6. Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner façade containing a primary building entrance may be curved or angled toward an intersection.

BUILDING FORM

1. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.
2. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a Feature Building. Such buildings shall be



designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

ARCHITECTURAL FEATURES

1. All buildings shall be designed to incorporate no less than six (6) of the architectural elements displayed on all sides of the building from the list below:
 - a. Recesses/projections;
 - b. Arcades;
 - c. Peaked roof forms including gables or irregular shaped roofs;
 - d. Arches;
 - e. Outdoor patios;
 - f. Display windows or bay windows;
 - g. Architectural details (such as tile work and moldings) integrated into the building facade;
 - h. Articulated ground floor levels or base;
 - i. Articulated cornice line;
 - j. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - k. Offsets, reveals or projecting rib used to express architectural or structural bays;
 - l. Decorative beams and braces
 - m. Decorative columns
 - n. Varied roof heights;
 - o. Or other architectural features approved by the Planning & Zoning Commission
2. All retail/commercial buildings shall be architecturally finished on all four (4) sides with same materials, detailing, and features
3. All buildings within a common retail/commercial development, as shown on a Concept Plan or Site Plan, shall have similar architectural styles, materials, and colors. Conceptual facade plans and sample boards shall be submitted with the Site Plan application. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development.

**EXTERNAL FAÇADE MATERIALS**

The following shall apply to all exterior walls of buildings:

1. Exterior walls, excluding windows, doors, and other openings, shall be constructed of ninety percent (90%) brick, natural or cast stone, or split face block.
2. The remainder may be constructed of noncombustible materials including exterior stucco. Stucco shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. Other allowed materials: exterior grade lumber, aluminum and cementitious siding.
3. Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by Minor Waiver approval.
4. Windows and glazing shall be a maximum of 30% of each building elevation.

EXTERNAL FAÇADE COLOR

All colors shall match the major material used for the exterior façade or shall be approved by the Planning and Zoning Commission.

OFF STREET PARKING AND LOADING REQUIREMENTS

1. Off street parking and loading requirements shall be required as provided for in the zoning ordinance.
2. No more than one row of angled or parallel parking shall be allowed between the primary building and the street right-of-way.
3. Cross access easements shall be required by the City Council at the time of platting but shall be indicated on the site plan to ensure access to future median breaks and to reduce the number of needed curb cuts.



4. Driveways adjacent to roadways identified on the Thoroughfare Plan should be spaced at least 600 feet apart when practical.

LANDSCAPING REQUIREMENTS

1. Landscaping shall be required.
2. A landscape buffer-strip shall be a minimum of twenty (20) feet wide and may include a “built-up” berm and/or shrubbery or a combination of both along the entire length of the subject property’s frontage. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is thirty (30) inches and shall not exceed a maximum height of forty-eight (48) inches.



HOUSING ELEMENT

GOALS

- A. Identify the types and quality of the current housing stock within the City
- B. Consider other types of housing that would complement the housing environment within the City
- C. Identify areas where other types of housing may be located within the City limits

DISCUSSION

A visual housing resource survey was performed in July 2015. As a result of this visual survey it is apparent that the prevalent housing type is detached single family dwellings located mostly on larger lots, farms, and ranches. There are a number of subdivisions within the City, some having a minimum residential density of no less than one dwelling unit per acre and others where density is four or five dwelling units per acre. Generally, a one acre minimum lot size is required for the installation of an on-site sanitary sewer system [septic system], but the smallest residential zoning district requires a minimum lot size of one and one-half acres.

The residential component of the City is growing at a reasonable rate with some larger subdivisions contemplated or in the planning or development stages. The population of the City is growing and based upon available information, younger families with children are moving to the City.

The overwhelming majority of the housing stock is in good to excellent condition. There are some areas of the City where some older housing stock is in marginal to poor condition. There are a limited number of dwelling units that have been abandoned or that are vacant located within the City. The City should utilize code enforcement to bring these abandoned or substandard structures into compliance with City's zoning regulations and codes.

Over the course of the Comprehensive Plan Update, the Planning and Zoning Commission and the City Council have considered a couple of alternative housing types. Among these other housing types are: multifamily and senior housing. As a result of these continuing discussions, some new housing types have been included in the future land use element of the Comprehensive Plan and have been shown on the new Future Land Use Map [FLUM].



The only alternative housing types that has been included in the Future Land Use element of this plan is multifamily housing. This designation may include single family attached housing as well as apartments. Lastly, a senior housing component has been recommended that is designed for higher density housing that may include attached or detached single family dwellings and apartments for residents 55 years of age or older. However, no location for a senior housing component has been shown of the Future Land Use Map.

A significant portion of the Future Land Use Map recommends single family detached housing located on lots that are an acre and one-half or larger including farms and ranches. While not shown on the Future Land Use Map as a future land use there is strong support for the continuation of the agricultural uses that have been and are located within the corporate limits. [The current land use map is reflective of the actual uses currently in the City]



PUBLIC FACILITIES

GOAL

Provide necessary and desired public facilities to support the current and future residents and property owners of the community.

POLICIES

- A. It shall be the policy of the City to identify necessary and desired public facilities for the City.
- B. When public facilities have been identified and their development and construction has been supported by the community, the City shall include those facilities in a Capital Improvement Program.
- C. When new public facilities are considered, not only the cost of acquisition and construction are to be considered, but also the cost of operating and maintaining those new facilities.
- D. Maintenance, operating, and replacement costs for equipment and facilities shall be evaluated on an annual basis and necessary cost shall be included in the annual budgeting process.
- E. The City shall create a capital improvements program for the acquisition and construction of necessary and desired public facilities.
- F. The City shall proactively work with the independent school districts to capitalize on the design and construction of any new educational facilities within the corporate boundaries of the City.

DISCUSSION

An objective of the City has been to minimize the cost of government while ensuring that necessary and desired services are provided. In that vein, increasing public facilities necessarily become a financial liability that the City views with a very keen eye toward, not only the cost of acquisition and construction, but the cost of operations, maintenance, and replacement equipment.

One recommendation for new public facilities:

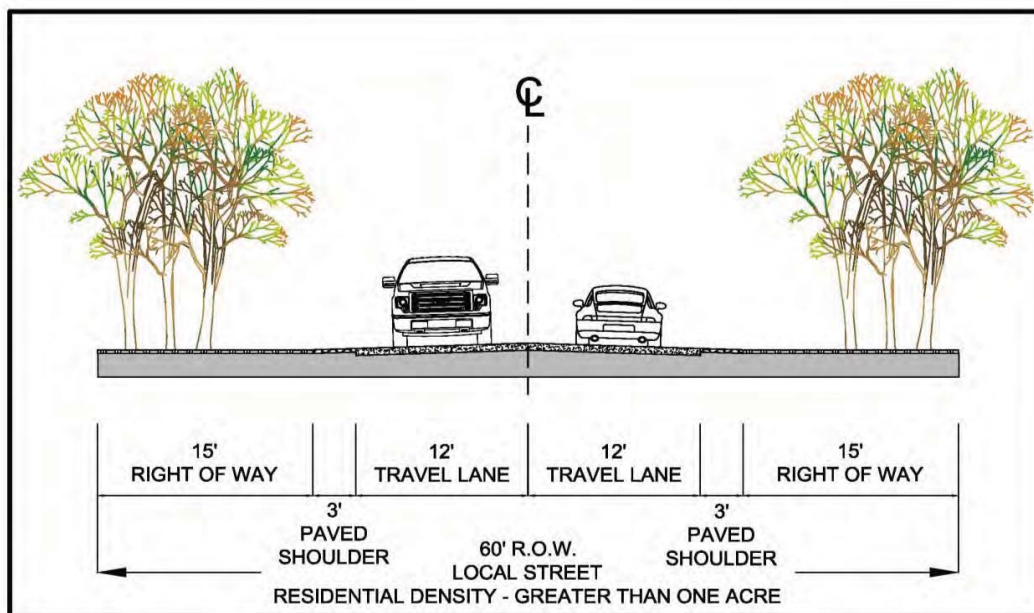
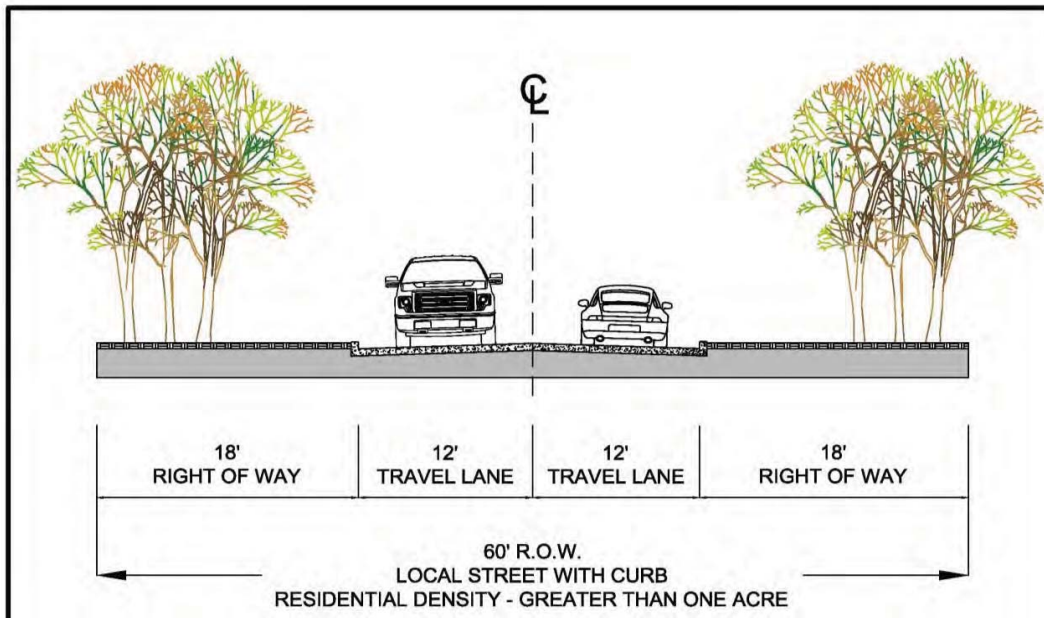
1. The City should consider the construction of a new fire and emergency services facility on property that the City owns.

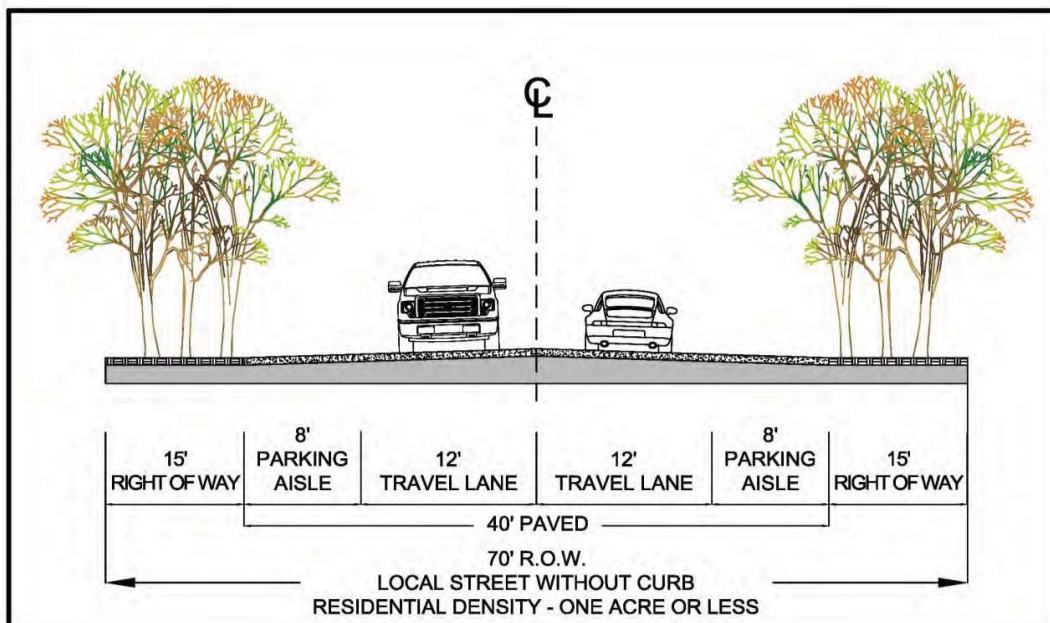
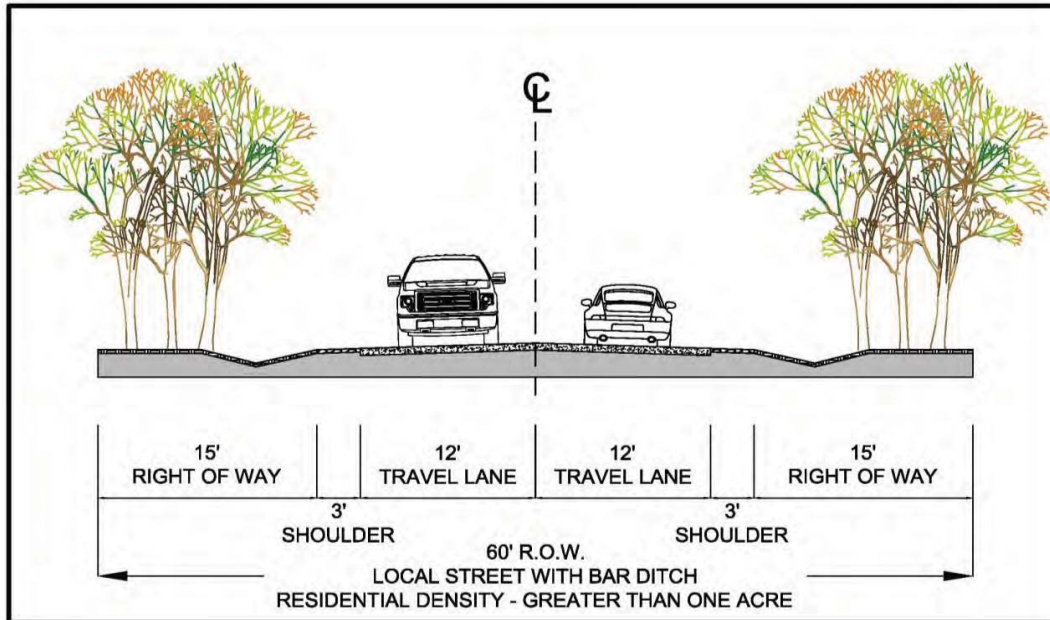


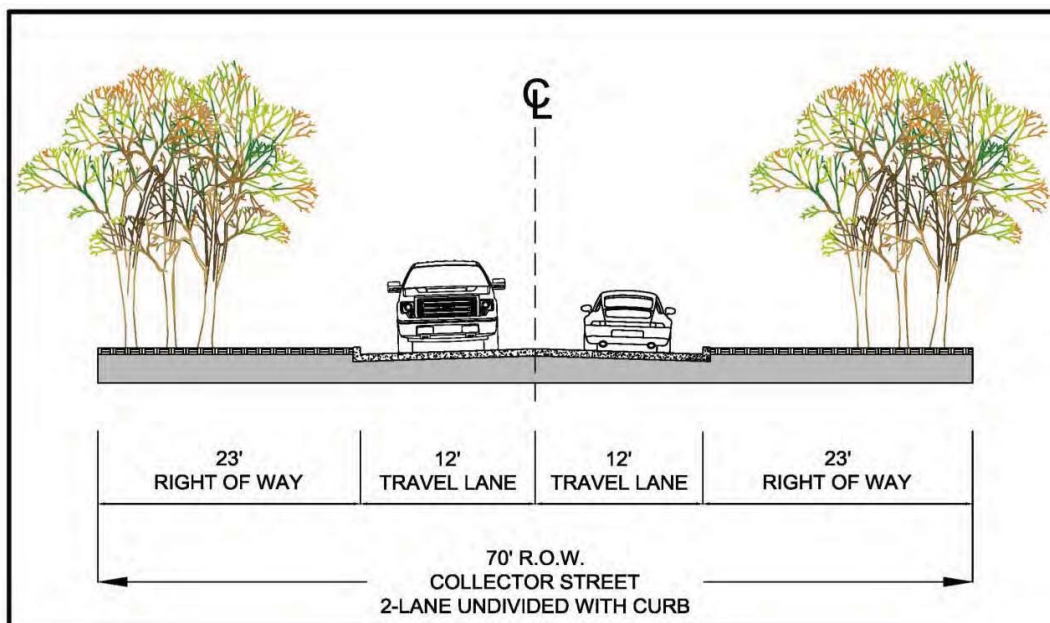
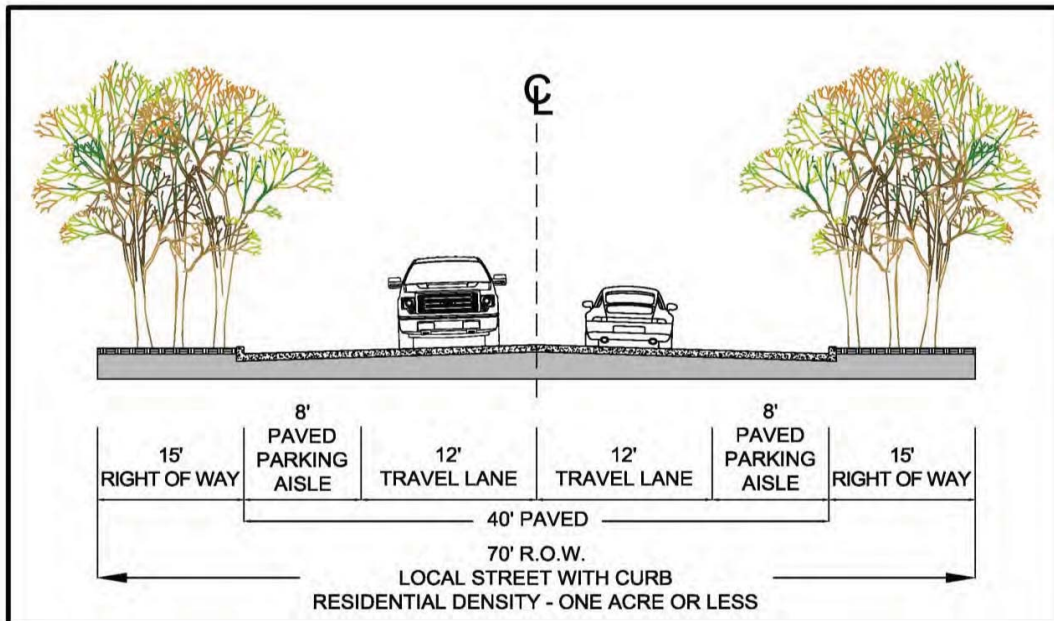
ACTION PLAN

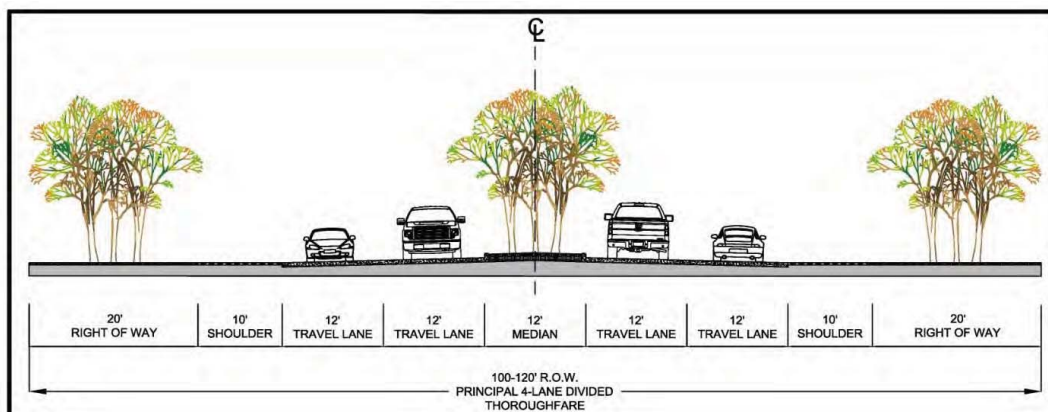
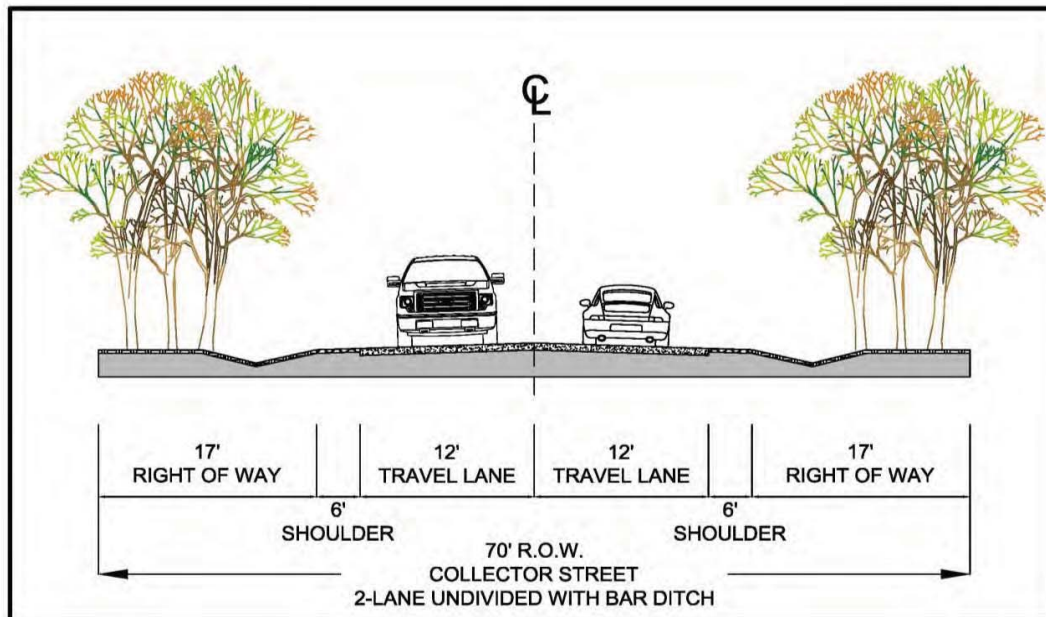
This action plan provides direction to the City staff and leadership for the implementation of a number of the goals, objectives, and policies of the Comprehensive Plan. The Action Plan identifies responsibility and timing for each of the actions.

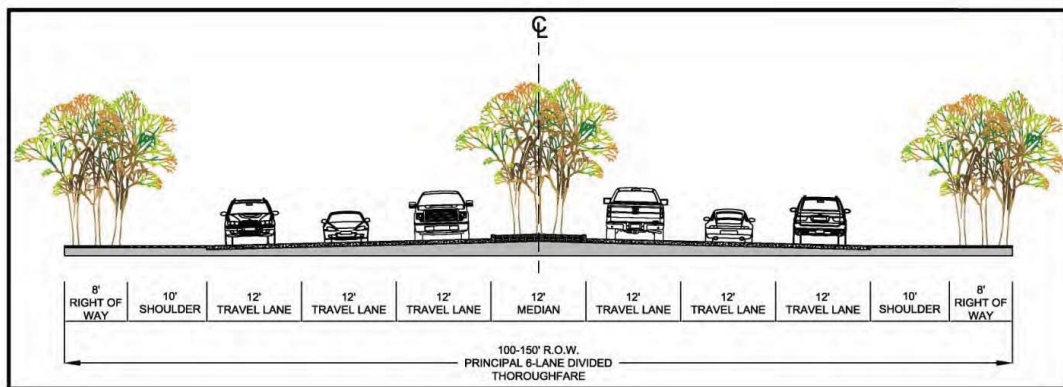
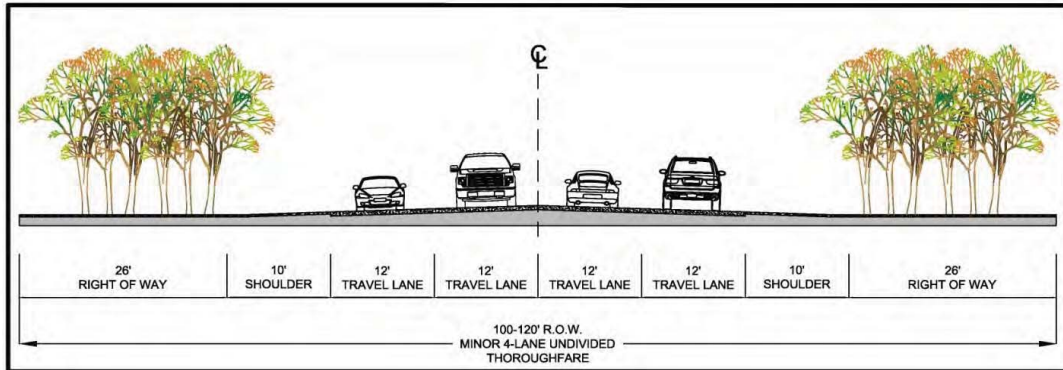
- A. City staff shall draft zoning regulations that codify the standards for the senior housing zoning district. [Fiscal Year 2016]
- B. City staff shall prepare and recommend adoption and enforcement of an ordinance that is designed to protect the natural drainage channels and creeks within the City. [Fiscal Year 2016]
- C. The City Council and staff shall work with the Texas Department of Transportation and Rockwall and Kaufman Counties to have SH 205 designated a six lane divided thoroughfare with at least three through lanes each way within 150 feet of right of way within the City. [Fiscal Year 2016 and continuing]
- D. The City Council and staff should work with TXDOT, Rockwall County and Kaufman County to increase capacity on SH 205 from Rockwall to Terrell. [Fiscal Year 2016 and continuing]
- E. City Council and staff should continue to work with Rockwall County to finish Edwards Road from League Road to FM 548 with an all-weather driving surface. [Fiscal Year 2016 and continuing]
- F. The City staff should utilize code enforcement to bring abandoned or substandard structures into compliance with City's zoning regulations and codes. [Fiscal 2016 and continuing]
- G. The City Council and staff should consider the creation of a capital improvements program for the acquisition and construction of necessary and desired public facilities.[Fiscal Year 2016]













CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 4, 2021

APPLICANT: Russell Phillips

LOCATION: Generally located at the southwest corner of Pullen Road and Sinks Road

CITY COUNCIL HEARING DATE: March 23, 2021

REQUEST:

The applicant is requesting 1. approval of a planned development district for single family uses with a minimum lot size of one acre and, 2. approval of a concept plan for the development of the property on 164.591 acres of land generally located at the southwest corner of the intersection of Pullen Road and Sinks Road.

PROPERTY OWNERS: Charles Sinks and Reggie Hickerson

REPRESENTATIVE: Russell Phillips

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission at their meeting of February 8, 2021 recommended denial of the zoning request and the concept plan without prejudice.

STAFF RECOMMENDATION: Approval of the revised planned development district and revised concept plan.

BACKGROUND INFORMATION:

The subject property is a 164.591 Acre tract of land located generally at southwest corner of Pullen Road and Sinks Road. [Rockwall CAD Nos. 10846; 10851; 53878; 53879; 10852; 51678; 10848; 10850; 69591; and 46003].

The Texas Local Government Code requires that zoning conform to the Comprehensive Plan.

Thoroughfares/streets:

Pullen Road is a collector street providing access to SH 205 and FM 550. Sinks Road is a gravel drive providing access to a portion of the subject property.

CITY OF MCLENDON-CHISHOLM, TEXAS

Ordinance No. 2021-05

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM AG AGRICULTURE TO A PD PLANNED DEVELOPMENT ZONING DISTRICT PROVIDING FOR 134 SINGLE-FAMILY LOTS AND THREE COMMON AREA LOTS ON A 164.591 ACRE TRACT OF LAND LOCATED GENERALLY AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PULLEN ROAD AND SINKS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; 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 and with reference to amending the Comprehensive Zoning Ordinance and Zoning Map, have given the requisite notice by publication and otherwise, an after holding due hearing 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 Comprehensive Zoning Ordinance and Map should be amended as provided herein. Now therefore:

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Zoning District designation on the 164.591-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from AG Agriculture to a PD Planned Development District as described in Exhibit "B" Planned Development District Development Standards and amending the Official Zoning Map to reflect the approved change in zoning district.

SECTION 2. 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

Ordinance No. 2021-05
Adopted 03.23.21

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. 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 or Map as a whole.

SECTION 4. 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 23rd day of March 2021.

Approved:

Keith Short, Mayor

Attest:

Rochelle Green, City Secretary

EXHIBIT A
LEGAL DESCRIPTION FOR HERITAGE SUBDIVISION
PLANNED DEVELOPMENT DISTRICT

BEING 164.55 ACRES OF LAND LOCATED IN THE WILLIAM FORD SURVEY, ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE REGGIE HICKERSON CALLED 13.276 ACRE TRACT AS DESCRIBED IN VOLUME 2006, PAGE 104, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), ALL OF THE REGGIE HICKERSON CALLED 15.613 ACRE TRACT AS DESCRIBED IN VOLUME 2006, PAGE 111, (D.R.R.C.T.), ALL OF THE REGGIE HICKERSON CALLED 25.279 ACRE TRACT AS DESCRIBED IN VOLUME 2388, PAGE 198, (D.R.R.C.T.), ALL OF THE REGGIE HICKERSON CALLED 36.384 ACRE TRACT AS DESCRIBED IN VOLUME 2388, PAGE 202, (D.R.R.C.T.), ALL OF THE CHARLES SINKS II CALLED 5.00 ACRE TRACT AS DESCRIBED IN VOLUME 953, PAGE 272, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), ALL OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.581 ACRE TRACT AS DESCRIBED IN VOLUME 6422, PAGE 142, (D.R.R.C.T.), ALL OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.481 ACRE TRACT AS DESCRIBED IN VOLUME 155, PAGE 780, (D.R.R.C.T.), AND ALL OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.375 ACRE TRACT AS DESCRIBED IN VOLUME 1485, PAGE 98, (D.R.R.C.T.), A PORTION OF THE ROLAND AND BAKER TRUSTEE PROPERTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF PULLEN ROAD AT THE WEST CORNER OF THE ABOVE-MENTIONED 13.276 ACRE TRACT;

THENCE NORTH 44 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF PULLEN ROAD AND THE NORTHWEST LINE OF SAID 13.276 ACRE TRACT AND THE ABOVE-MENTIONED 15.613 ACRE TRACT, A DISTANCE OF 1144.53 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF SAID 15.613 ACRE TRACT;

THENCE SOUTH 45 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 1109.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PRECISE SURV" FOUND AT THE EAST CORNER OF SAID 15.613 ACRE TRACT, SAME BEING THE NORTH CORNER OF THE ABOVE-MENTIONED 36.384 ACRE TRACT AND THE WEST CORNER OF THE ABOVE-MENTIONED 25.279 ACRE TRACT;

THENCE NORTH 44 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 781.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PRECISE SURV" FOUND IN THE SOUTHWEST LINE OF SINKS ROAD AT THE NORTH CORNER OF SAID 25.279 ACRE TRACT;

THENCE SOUTH 45 DEGREES 28 MINUTES 46 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SINKS ROAD, AT A DISTANCE OF 1426.01 FEET PASS THE EAST CORNER OF SAID 25.279 ACRE TRACT, AT A DISTANCE OF 1441.46 FEET PASS A 3/8" IRON ROD FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 1442.75 FEET TO THE NORTHWEST LINE OF THE ABOVE-MENTIONED 24.375 ACRE TRACT;

THENCE NORTH 45 DEGREES 32 MINUTES 11 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 24.375 ACRE TRACT, A DISTANCE OF 50.66 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 24.375 ACRE TRACT, SAME BEING THE WEST CORNER OF THE ISAAC LEVY AND SANDY K. LEVY

Ordinance No. 2021-05
Adopted 03.23.21

CALLED 24.388 ACRE TRACT AS DESCRIBED IN VOLUME 3439, PAGE 85, (D.R.R.C.T.) AND THE SOUTH CORNER OF LOT 12, SOUTH RIDGE ADDITION, AN ADDITION RECORDED IN CABINET E, SLIDE 345, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE SOUTH 45 DEGREES 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 1617.10 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE EAST CORNER OF SAID 24.375 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ABOVE-MENTIONED 24.388 ACRE TRACT, AND FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 24.388 ACRE TRACT BEARS NORTH 50 DEGREES 45 MINUTES 26 SECONDS EAST, A DISTANCE OF 87.16 FEET;

THENCE ALONG THE SOUTHEAST LINE OF SAID 24.375 ACRE TRACT, THE ABOVE-MENTIONED 24.481 ACRE TRACT AND THE ABOVE-MENTIONED 24.581 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) SOUTH 52 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 18.26 FEET TO A FENCE POST FOUND;
- 2) SOUTH 44 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 615.41 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 44 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 21.61 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE COMMON SOUTH CORNER OF SAID 24.375 ACRE TRACT AND SAID 24.481 ACRE TRACT;
- 4) SOUTH 44 DEGREES 31 MINUTES 41 SECONDS WEST, A DISTANCE OF 653.43 FEET TO A T-POST FOUND AT THE SOUTH COMMON CORNER OF SAID 24.481 ACRE TRACT AND SAID 24.581 ACRE TRACT;
- 5) SOUTH 44 DEGREES 20 MINUTES 30 SECONDS WEST, A DISTANCE OF 642.06 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF SAID 24.581 ACRE TRACT;

THENCE NORTH 45 DEGREES 47 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 24.581 ACRE TRACT, AT A DISTANCE OF 1185.20 FEET PASS A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5693" FOUND AT THE SOUTH CORNER OF THE ABOVE-MENTIONED 5.00 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1651.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5693" FOUND AT THE WEST CORNER OF SAID 5.00 ACRE TRACT, SAME BEING THE WEST CORNER OF SAID 24.581 ACRE TRACT;

THENCE NORTH 45 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF SAID 36.384 ACRE TRACT;

THENCE NORTH 46 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 732.10 FEET TO A 3/8" IRON ROD FOUND;

THENCE NORTH 45 DEGREES 52 MINUTES 14 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 652.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PRECISE SURV" FOUND AT THE WEST CORNER OF SAID 36.384 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ABOVE-MENTIONED 13.276 ACRE TRACT;

Ordinance No. 2021-05
Adopted 03.23.21

THENCE NORTH 46 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 1110.00 FEET TO THE
POINT OF BEGINNING AND CONTAINING 164.55 ACRES OF LAND, MORE OR LESS.

EXHIBIT B
HERITAGE SUBDIVISION
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS
For Approximately 164.50 Acres
City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 134 single-family residential lots with a minimum lot size of one acre of land and three community owned common area lots. This development is approximately 164.50 acres of land generally located near the intersection of Pullen Road and Sinks Road.

2. Special Provisions

This Exhibit includes the PD Development Standards and the Concept Plan both of which are included and made a part of the ordinance adopting the Planned Development District.

- a. Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:

- i. Does not increase density;
- ii. Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

Prior to development of any portion of this planned development district, the City Council shall consider a development plan upon recommendation from the Planning and Zoning Commission. Any development plan shall conform to the Concept Plan that has been approved and made a part of this ordinance.

This development may be constructed in phases. However, if constructed in phases, each phase shall have a development plan reviewed and recommended by the Planning and Zoning Commission and reviewed and approved by the City Council prior to any construction in that phase.

4. Development Standards

Lot layout shall conform to the Concept Plan that has been adopted and is part of this ordinance.

- a. This is a single-family zoning district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.

Front yard	50 feet
Side yard	10 feet
Rear yard	20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.

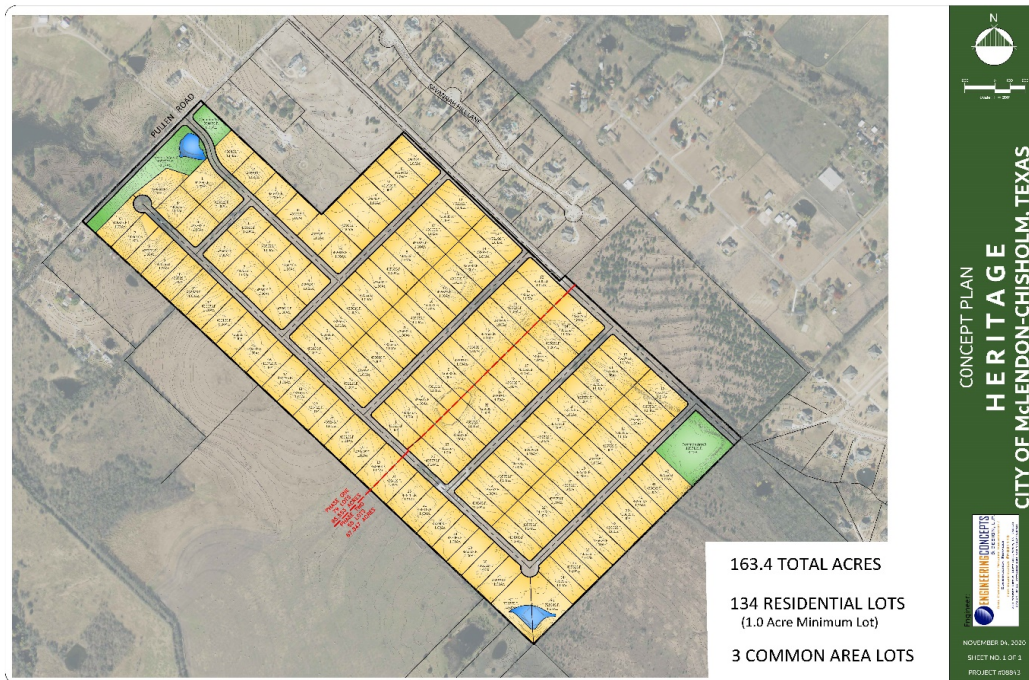
- e. Lot width. Minimum lot width is 120 feet.

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line. Corner lots may have the 10-foot side yard adjacent to the side street.

- f. Lot depth. 215 feet.
- g. Minimum Dwelling size. 2,300 square feet.
- h. Lot coverage. 20 percent.
- i. Maximum Height. 36 feet.
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.

Ordinance No. 2021-05
Adopted 03.23.21

Concept Plan





City of McLendon-Chisholm

Staff Report

Discussion and action regarding the Comprehensive Plan Update including adoption timeline, establishing a Comprehensive Plan Advisory Committee, survey questions, identifying stakeholders, adoption timeline and related matters. (Requested by Palomba)

DATE:

March 23, 2021

BACKGROUND OF ISSUE:

On March 9, the City Council engaged Kimley-Horn & Associates to update the City's Comprehensive Plan. The City Administrator had an initial videoconference kick off meeting with Kimley-Horn Project Manager Abra Nusser and Assistant Project Manager Jade Broadnax on March 17th to determine next steps in the Comprehensive Plan Update.

Council called for an aggressive adoption schedule for the Comprehensive Plan Update. Kimley-Horn is committed to a September adoption date providing that the City stay on schedule. In order to stay on schedule, several tasks need to be accomplished very quickly including:

- 1) Providing Council feedback on the proposed survey questions. **Any comments need to be received tonight** as the survey is scheduled to launch March 29, 2021 and remain open through April 19, 2021. The survey is only one of several means of receiving public input. The project website is also scheduled to launch March 29, 2021.
- 2) Kimley-Horn will attend the Planning & Zoning Commission Meeting to kick off the Comp Plan Update on Thursday, March 25th.
- 3) The first CPAC meeting is scheduled for Monday, April 12th at 6:30 p.m., therefore staff is recommending establishing the Comprehensive Advisory Plan Committee (CPAC) as well as appointing members including a Committee Chairperson at a special meeting to be scheduled March 30th.

RECOMMENDATION:

Provide survey comments to City Administrator prior to 3/23 Council Meeting and consider scheduling a Special City Council Meeting March 30, 2021 for the purpose of establishing CPAC, appointing members and selecting a chairperson. Determine how members will be nominated and tonight's meeting.

Lisa Palomba, City Administrator



**McClendon Chisolm Comprehensive Plan Kickoff Meeting
March 17, 2021 Meeting Agenda**

1. Meeting Attendees
 - a. Lisa Palomba
 - b. Abra Nusser
 - c. Jade Broadnax
2. CPAC
 - a. No resolution needed, but can be done.
 - b. P&Z March 25 Council March 23, April 14 or April 28?
 - i. P&Z 1: Project Launch on March 25
 - c. 3 EDC, 3 P&Z, 3 other community members
 - d. Set date for CPAC formation up-front
 - i. Special Council meeting March 30: CPAC established / nominations due (KH will not be in attendance)
 - e. CPAC 1: April 12 at 6:30pm
 - i. In person at Council chambers
3. Working Timeline
 - a. Regular P&Z meeting – 3rd Thursday of the month
 - i. Flexible schedule
 - b. Regular CC meetings – 2nd and 4th Wednesdays—scheduled meetings may impact exact adoption date
 - c. Community Forum
 - i. Potential tradeoffs exercise, depending on Community Survey Feedback

Task	Deadline
CC 1	March 9, 2021 - Complete
Project Website Launch	March 29, 2021
P&Z 1: Project Launch	March 25, 2021
Community Survey	March 29, 2021 - April 19, 2021
Special CC Meeting for CPAC Appointments	March 30, 2021
Community Snapshot	April 2021 – Tentative
CPAC 1	April 12, 2021 – Tentative
Stakeholder Interviews	April 2021 - Tentative
Community Forum	Mid - Late May 2021 – Tentative
CPAC 2	June 2021 – Tentative
CC 2: Engagement Recap, Vision Statement	June 2021 – Tentative
CPAC 3: Draft Concepts and Highlights	June 2021 – Tentative
P&Z 2: Draft Concepts and Highlights	June - July 2021 – Tentative



CC3: Draft Concepts and Highlights	June - July 2021 – <i>Tentative</i>
Community Review: Draft Concepts and Highlights	June - July 2021 – <i>Tentative</i>
Submit Draft Plan for Staff Review	July 2021 – <i>Tentative</i>
Submit Draft Plan Online for Public Comment	July 2021 – <i>Tentative</i>
P&Z Public Hearing: Draft Plan	August 2021 - <i>Tentative</i>
City Council Public Hearing: Draft Plan Adoption	September 2021 – <i>Tentative</i>

4. Comp Plan & ETJ – Voluntary Annexation
 - a. Can include ETJ in FLUP. Differentiate on legend and include UMB (ultimate municipal boundary) which can include ETJ and mutual boundary agreements.
 - i. MUD considerations
 - ii. CCN adjustments
5. Next Steps
 - a. KH: Create draft PDF of survey questions by March 19, 2021 at noon
 - b. KH: Send City Council presentation PDF by March 19, 2021 at noon
 - c. MC: Compile List of stakeholders by March 22, 2021
 - d. KH: Launch website and survey by March 29
 - e. MC: Create CPAC by March 30, 2021



McLendon-Chisholm Community Survey

We value your feedback and ideas! Please complete the survey so your voice can be heard.

***** 1. Which of the following best characterize your role(s) in McLendon-Chisholm? **(check all that apply)**

- ☐ I live in McLendon-Chisholm
- ☐ I am a business owner in McLendon-Chisholm
- ☐ I work in McLendon-Chisholm
- ☐ I visit McLendon-Chisholm
- ☐ I own a residential property in McLendon-Chisholm
- ☐ I own a commercial property in McLendon-Chisholm
- ☐ Other (please specify)

***** 2. What is your age?

- ☐ Under 18 ☐ 45 to 54

- | | |
|--------------------------------|-----------------------------------|
| ☐ 18 to 24 | ☐ 55 to 64 |
| ☐ 25 to 34 | ☐ 65 to 74 |
| ☐ 35 to 44 | ☐ 75 or older |

***** 3. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Prefer not to answer
- ☐ Other (please specify)

***** 4. How long have you lived in McLendon-Chisholm?

- | | |
|--|--|
| ☐ Less than 1 year | ☐ 11 to 20 years |
| ☐ 1 to 3 years | ☐ More than 20 years |
| ☐ 4 to 6 years | ☐ Not a resident |
| ☐ 7 to 10 years | |

***** 5. If you have children under the age of 19 currently living in your home, what age(s) are they? **(check all that apply)**

- | | |
|--|---|
| ☐ Not applicable/ no children currently living in my home | ☐ 7 to 12 years old |
| ☐ 6 years old and younger | ☐ 13 to 18 years old |

* 6. Please indicate if you are likely to utilize the following sources to receive communications from the City:

	Unlikely	Neutral	Likely	Not Applicable or Unsure
Email Newsletter	☐	☐	☐	☐
City Website	☐	☐	☐	☐
Facebook	☐	☐	☐	☐
In-person Community Meeting	☐	☐	☐	☐
Local Newspaper(s)	☐	☐	☐	☐
Text Messages	☐	☐	☐	☐
Automated Phone Messages	☐	☐	☐	☐
Utility Bill Inserts	☐	☐	☐	☐
Signage in the Community	☐	☐	☐	☐
Virtual Meetings/Videos (i.e. Zoom and On-Demand Recordings)	☐	☐	☐	☐

Comments (optional)

* 7. Please indicate your overall level of satisfaction with the **quality of life** in McLendon-Chisholm:

	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	Not Applicable or Unsure
Level:	☐	☐	☐	☐	☐	☐

Comments (optional)

* 8. Which of the following best describes **changes** in McLendon-Chisholm, as a community, over the last five years or so:

	Much Worse	Somewhat Worse	Stayed the Same	Somewhat Better	Much Better	Not Applicable or Unsure
Level:	☐	☐	☐	☐	☐	☐

Comments (optional)

* 9. Please indicate your level of satisfaction with the following **infrastructure-related items** within the City in the last five years or so:

	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	Not Applicable or Unsure
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	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	Not Applicable or Unsure
Essential utility services (ex. water/sewer) for daily living	☐	☐	☐	☐	☐	☐
Trails	☐	☐	☐	☐	☐	☐
Street maintenance	☐	☐	☐	☐	☐	☐
City facilities	☐	☐	☐	☐	☐	☐
Parks and recreation	☐	☐	☐	☐	☐	☐
Traffic, mobility, and connectivity	☐	☐	☐	☐	☐	☐
Drainage/flooding	☐	☐	☐	☐	☐	☐

Comments (optional)

*** 10.** Please indicate your level of satisfaction with the following **City services** over the last five years or so:

	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	Not Applicable o Unsure
Coordinating special events and festivals	☐	☐	☐	☐	☐	☐
Providing code enforcement/animal control	☐	☐	☐	☐	☐	☐

	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	Not Applicable or Unsure
Protecting people and property (i.e. safety)	☐	☐	☐	☐	☐	☐
Planning for future development	☐	☐	☐	☐	☐	☐
Supporting economic growth and prosperity	☐	☐	☐	☐	☐	☐
Serving as a community information and resource center	☐	☐	☐	☐	☐	☐

Comments (optional)

* 11. Please list one or two top **strengths** of McLendon-Chisholm. What is McLendon-Chisholm doing right? What are McLendon-Chisholm's biggest assets? (**State as simply as possible.**)

Strength

Strength

* 12. Please list one or two top **weaknesses** of McLendon-Chisholm.

What is McLendon-Chisholm not doing so well? What does McLendon-Chisholm need to improve? (**State as simply as possible.**)

Weakness

Weakness

* 13. Please list one or two top **opportunities** McLendon-Chisholm can pursue within the next 10 to 15 years. What ideas do you have to make McLendon-Chisholm better? What does McLendon-Chisholm need that it doesn't have already? (**State as simply as possible.**)

Opportunity

Opportunity

* 14. Please list one or two top threats or **challenges** McLendon-Chisholm has in the next 10 to 15 years? What can affect McLendon-Chisholm negatively if not taken care of? What should be

planned to prevent or avoid to the greatest extent possible? (**State as simply as possible.**)

Challenge

Challenge

15. OPTIONAL: Every city is unique and has its own personality. What do you think the character or soul of McLendon-Chisholm is or how would you describe McLendon-Chisholm if it were a person?

16. OPTIONAL: This won't be the last opportunity for input, but please provide any additional comments or feedback you have about what should be addressed in McLendon-Chisholm's future planning efforts or other ideas you have.

17. OPTIONAL: Please provide your email address if you would like to stay posted on McLendon-Chisholm's planning efforts!

Email
Address

Submit!

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CPAC

McLendon-Chisholm Comprehensive Plan Update

Potentially 2 P&Z members, 2 EDC members, and 5-7 members of the community (HOA/neighborhood)

CPAC members: 9 requested

#	First Name	Last Name
1		
2		
3		
4		
5		
6		
7		
8		
9		
10 (Optional)		
11 (Optional)		

See next tab for stakeholders.

hood leaders). Should have varying view points and a strong chair.

Recommended By	Role

Email Address	Phone Number

Notes

Stakeholders to Interview (Different than CPAC)

McLendon-Chisholm Comprehensive Plan Update

Stakeholders may include: business owners, property owners, residents, elected officials, agencies (such as TxDOT, the school district, etc.)

Stakeholder Interviews: Up to 7 interviews

#	First Name	Last Name
1		
2		
3		
4		
5		
6		
7		
Alternate		
Alternate		

active developers, City staff, and/or governmental/institutional

[illegible]

Email Address	Phone Number



City of McLendon-Chisholm

Staff Report

Discussion and action regarding consideration of using funds originally allocated for chip seal of Klutts Drive for other needed road maintenance including but not limited to an expenditure of approximately \$4,500 for ditch maintenance along the west side of Dowell Road and expenditure in the amount of approximately \$15,000 for a repair on Pullen Road. (Requested by Palomba)

DATE:

March 23, 2021

BACKGROUND OF ISSUE:

The west side of Dowell Road requires ditch clean out and grading to avoid flooding of nearby properties. The approximate cost is \$4,500. This will include debris removal, clean out of vegetation, removal of old culverts, grading and erosion control. Rockwall County Road and Bridge Department provided the lowest quote to all include all work except erosion control. Rockwall County estimates a cost of \$3,800 for the clean out and grading needed, and the City Engineer has noted the additional need for erosion control with an approximate cost of \$700.

The portion of Pullen Road closest to Hwy 205 is city right-of-way. There is a large dip in the road caused by a collapsed pipe under the road. Once the collapsed pipe is removed and replaced, the asphalt road surface will also need replacing. Rockwall County Road and Bridge Department provided the lowest quote in an amount of \$9,980 for replacement of the pipe and asphalt. The City Engineer is recommending headwalls be added to the repair project. He has estimated the additional cost to be \$5-6,000.

RECOMMENDATION:

The City budgeted for chip sealing of Klutts Road. Due to ongoing construction and truck traffic in the area and the needed road repairs mentioned above and others forthcoming, the City Administrator recommends postponing Klutts Road major improvements until FY 22 and diverting funds to other needed road repairs at this time.

SUGGESTED MOTION:

I move to approve the postponement of Klutts Drive paving and to approve an expenditure of funds for the Dowell Road ditch maintenance, Pullen Road repair and other road repairs not to exceed the original amount budgeted for FY 21 road improvements.

Lisa Palomba, City Administrator





