



AGENDA
City Council Meeting
Tuesday, April 8, 2025
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. AGENDA APPROVAL
5. CITIZEN COMMENTS
6. CONSENT AGENDA
 - 6.1. Consider approving minutes for the City Council Meeting March 25, 2025 (City Administrator) 4 - 25
[Minutes w citizens comments for City Council Meeting March 25, 2025 \(1\)](#)
 - 6.2. Consider approval of the Preliminary Plat that provide for the creation of 2 single-family lots on 5 acres of land each, located generally at 1691 E FM 550. (City Administrator) 26 - 32
[Staff Report 1691 E. FM 550 CC 4.8.25](#)
[Silveira Addition - Preliminary Plat](#)
[Krystal Decosta Plat Application](#)
 - 6.3. Consider approval of the final plat that provides for the development of 42 single-family lots each with a minimum lot size of one half of an acre per lot on 34.68 acres of land (PID # 11447) located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall. Legacy Trails, Phase 2 (City Administrator) 33 - 42
[Staff Report Legacy Trails Phase 2 CC 4.2.25](#)
[Plat-Application-Legacy Trails Phase 2](#)
[Legacy Trails Final Plat Phase 2 Revised](#)
 - 6.4. Consider approval of a final plat that provides for the development of 59 single-family lots each with a minimum lot size of one half of an acre per lot on 45.98 acres of land (PID #11447) located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall." Legacy Trails, Phase 3 (City Administrator) 43 - 54
[Staff Report Legacy Trails Phase 3 CC 4.2.25](#)
[Plat-Application-Legacy Trails Phase 3](#)

[Legacy Trails Final Plat Phase 3 Revised](#)

7. PUBLIC HEARINGS
- 7.1. Conduct a public hearing and consider an ordinance regarding an application requesting a zoning change from SF2.5 and GB to solely GB located at Lot 1, Block A of Herron Addition, Acres 2.4465, known as 120 Herron Cir Rockwall, Texas 75032. This property is generally located along SH205 next to Rosini's Vineyards. Rockwall CAD Property ID number is 17109. (City Administrator) 55 - 66
[Staff Report Pool Xperts CC 4.8.25](#)
[Pool Xperts Zoning Change Application](#)
[Survey Showroom Storage Concept](#)
- 7.2. Conduct a public hearing and consider an ordinance regarding a replat for a portion of Lot 1 of Kentwood Addition, McLendon-Chisholm, Texas to create a new Lot 1B. This property is generally located along FM 1139, East of Kentwood Circle. Rockwall CAD Property ID number is 100287. (City Administrator) 67 - 75
[Staff Report Short Replat CC 4.8.25](#)
[Patrick Short Replat Application](#)
[Kentwood Replat - Lot 1B](#)
8. ITEMS FOR DISCUSSION
- 8.1. Presentation of Draft Heritage Center and Campus Feasibility Study (City Administrator) 76
[Staff Report - Heritage Center presentation](#)
- 8.2. Discuss, consider and approve the Outdoor Lighting Ordinance (aka "Dark Sky Ordinance"), an ordinance that preserves our city's heritage of a clear, dark night sky, protects properties from light trespass, and contributes to more attractive outdoor living spaces. (Council Member Paul Day) 77 - 92
[Dark Sky Ordinance](#)
- 8.3. Discuss and consider approval to amending current Travel Policy by instituting a \$3500 cap on all expenses on a yearly basis for elected City officials. (Council Member Dan Tucker) 93 - 95
[Travel Policy Amended](#)
- 8.4. Discuss and consider approval of a Resolution creating a Policy for Censure for elected Officials. (Council Member Day Tucker) 96
[Policy for Censure](#)

9. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071(2) - Consultation with Attorney; §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive

Matters; and §551.087 - Economic Development Negotiation.

10. ACTION RESULTING FROM EXECUTIVE SESSION

11. 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.

12. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., April 4, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



MINUTES
City Council Meeting
Tuesday, March 25, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

In attendance:

Mayor Bryan McNeal
Mayor Pro Tem Dan Tucker
Council Member Jerry Brewer
Council Member Michael Easter
Council Member Floyd McLendon
Council Member Paul Day

Staff:

Interim City Administrator Bev Stibbens
City Attorney Michael Halla
City Secretary Angela Jennings
Fire Marshal Eddie Stough
Finance Director Jeff White
Deputy Steven Saric

1. CALL TO ORDER

Mayor calls the meeting to order at 6:30

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

Mr. Halla leads the council in Prayer and Council Member Brewer leads both the US and Texas pledges.

3. AGENDA APPROVAL

Council Member Paul Day moves to approve the Agenda as written.

Council Member Michael Easter seconds the motion.
Motion passes: Unanimously

4. RULES OF DECORUM

Mayor asked that we all be mindful and have respect for one another

5. CITIZEN COMMENTS

After Citizens Comments, the Mayor asks for a 10 minute recess.
Mayor brings the council out of recess and re-convenes the meeting at 7:44 pm

Bob Fadick, 1156 Livorno, McLendon-Chisholm, Texas 75032

Mr. Fadick thanks Mayor McNeal and Council Member Brewer for their efforts to advance the community and for their transparency. The citizens have taken note. He states that he was Shocked when reading item 9.1, the only resolution declaring a No Confidence vote should be for Mr. Tucker, Day, Easter and McLendon. Your inability as councilmen has shown over the last year and especially over the last several months. Your reckless spending of taxpayers money talking the water attorneys over a dead end issue shows that you do not understand or listen to the citizens. Your lack of fiduciary responsibility was evident in the last city council meeting when you did not pass a single item on the agenda. Mr. Tucker, your lack of knowledge of the Roberts Rule of order on how to conduct a meeting were evident. Mr. Day, you are one of the best city councilmen in Grandstanding. You talk in circles and It seems to accomplish nothing. Mr. Easter, you are constantly side with Mr. Tucker and Mr Day showing your lack of leadership. Mr. McLendon, you shocked us last meeting by speaking instead of your usual I have nothing, but what you contributed was nothing, as usual. In conclusion, go back to the drawing board and insert Mr. Tucker, Mr Day, Mr. Easter And Mr. McLendon and remove Mayor McNeal. This will make the citizens of McLendon-Chisholm happy.

John Woram, 1515 Ripasso Way, McLendon-Chisholm, Tx 75032

Here to speak on 9.1. What is a popular mandate? It is when a candidate wins an election With a clear majority of votes, they may claim a mandate to enact the policies they campaigned on believing that the voters' support gives them the legitimacy to do so. Pay attention guys because you don't get this, A mandate is a social construct based on what is understood to be the will of the voters. Mayor McNeal was elected in 24 with an 84% of the vote. As was Jerry Brewer. A landslide victory that sent a clear message, that he had The confidence of the voters. Most of the outgoing council ran unopposed and received no mandate.

You guys don't listen, he has our support, you don't. After he was sworn in he went to work on the biggest issue our city faces. the water supply. For their part, Tucker, Day, McLendon and Easter, they have formed a resistance and have opposed his efforts ever since, without having produced a cohesive plan of your own. If you have done it, you haven't communicated it so it doesn't exist. Mayor McNeal also ran on a promise of transparency, in support of that promise, the lack of progress on the water issue is due to the resistance he's made direct outreach to the community via social media, since most citizens don't come to

these meetings. Getting the truth out in the open benefits all, if you feel his comments are not truthful, put out a rebuttal of your own. In conclusion, resistance lacks the mandate, has failed to provide a solution, has not shown themselves to be transparent preferring the executive session to open discussion on difficult topics. This is why when other candidates contested their seats this May, Tucker, Day and McLendon wisely opted not to run. This is clearly a last-ditch effort against the Mayor. A parting shot. Decent people don't like dirty tactics, and we have long memories.

Robert Roan, 1082 Chisholm Ridge, McLendon-Chisholm, Tx 75032

Wants to address agenda item 9.1. According to the Texas Open Meetings Act, specifically Government Code, Section 581074, personnel matters, that can be discussed in executive sessions, do not include elected officials, the attorney general has made it clear and legal precedent confirms that elected officials such as the mayor are not considered employees or officers for the purpose of closed session discussions. Therefore this item cannot lawfully be discussed in executive session. Any deliberation about a vote of no confidence in the mayor must be held in open session in full view of the public as required by law. I respectfully urge the council to ensure transparency and full compliance with the open meeting act. Thank you.

Rich Dean, 708 Kinsington, McLendon-Chisholm, TX 75032

I had some thoughts on 8.4, I will just summarize by saying Why? Why are we going to do something in the next month and ½ to give more work to Bev and Angela. I actually thought they'd do a good job reading the agenda without passion or bias but that's neither here nor there. But I would only ask why, why are we going to make that change now. It doesn't make any sense to me. Regarding item on the executive session. I wish you would have spent some time railing the citizens of McLendon-Chisholm to come out and vote for the City Charter instead on May 3rd. We the ability to recall elected officials, something can actually get done as opposed to behind closed doors discussion followed by a kangaroo court so that our city council can tell us they don't have confidence in Mayor McNeal. You know, we were wondering if that is what you thought. Since I am on the subject of Mayor McNeal, I would be remiss if I didn't say that Mayor McNeal is the best thing that has happened to McLendon-Chisholm in a while. His energy, his coalescing of surrounding municipalities as a united front, his work to get the ideals of McLendon Chisholm in front of the state legislature and his openness and willingness to work for the people of McLendon-Chisholm are going to be tough to duplicate. Thank you, Mayor McNeal, for your service, I'm glad we already had this vote of no confidence last May, when 80% of the people of McLendon Chisholm said they DO Have confidence in Mayor McNeal.

Tom Milner, 641 Glen Acres Dr, McLendon-Chisholm, TX 75032

I'm also here to discuss agenda item 9.1 and in my view, Mayor McNeal has been the most active and involved mayor that has been here in my 18 years as a resident last year during the big storms that downed hundreds of trees and lots of this city was without power. Mayor

McNeal was working with Oncor day and night walking through the trees, walking through the weeds finding the spots for them to work on and communicating with the residents. I don't recall seeing any of the rest of you guys there. In my view this Mayor has been more than involved and very active in supporting the residents of this City. In my view, this should be a FULL confidence vote. Thank you.

Dennis London, 216 Harvest Ridge Dr, McLendon-Chisholm TX 75032

Good evening.

Tonight, Councilman Dan Tucker is planning to introduce a so-called vote of no confidence against Mayor Bryan McNeal.

So, Dan... spare us the drama.

This motion? It's political theater. Nothing more. No legal standing. No force. And certainly no credibility.

Because if there's anyone who's lost the confidence of the people, it's not Bryan McNeal — it's *you*, Dan Tucker, and the crew you've been running with.

You're the ones who pushed to terminate the RCH Water agreement without a real backup plan, leaving the city exposed — financially and logistically — and forcing our residents to foot the legal bill from both sides. You and your allies ignored the guidance of our city attorney and our water attorney and took your cues from an undisclosed source who doesn't even represent this city.

You've shown more respect for that individual than you have for the citizens you supposedly serve. That's not leadership. That's arrogance. That's contempt for the public.

And now you want to turn around and pretend you're taking a moral stand?

Let's also not pretend this is about protecting the city. If our charter had already passed, we'd have had the tools to recall you and your crew months ago — and you know it. You've heard it here during comments - The people don't trust you.

Now let's talk about real leadership.

Mayor McNeal has brought integrity, accountability, and transparency back to City Hall. He's listening to the people. He's refusing to cave to developer pressure. And he's spending real time in Austin, working with legislators to protect our city from harmful policies.

I was there. I watched him speak to senators. I heard him tell a Senate committee chairman that passing the ADU bill would "*literally destroy his city.*" That wasn't a soundbite. It was a moment of truth — one of the most impactful statements made that day. And it wasn't about him — it was about the people of McLendon-Chisholm.

Meanwhile, you four? You've been trying to block him from even having those conversations, from keeping residents informed, from doing his job. And then you have the gall to claim *you* lack confidence in *his* leadership?

No — the people lack confidence in yours.

So let's not waste any more time on your phony vote. It's not real. It's not enforceable. And it's not going to fool anyone.

The real vote already happened at the ballot box when over 80% of this city rejected your 13.255 asset grab scheme. And the next one is coming this May, when our charter gets passed and real accountability comes to McLendon-Chisholm.

From where I'm standing, the people are with Mayor McNeal — and you, Councilman Tucker, are the one who's out of line.

Thank you.

Jennifer Heldreth, 601 Briar Glen, McLendon-Chisholm, Texas 75032

Based on agenda 9.1, the resolution to declare a vote of No Confidence in our Mayor, it appears that your intention is to jab him on your way out. The same Mayor who was elected with the highest voter turnout in our city's history and who has maintained more confidence with the citizens than there has ever been afforded to a single council member or Mayor in my 10 years as a resident in this city. He has helped elderly neighbors cut trees after storms, has forced Oncor to take steps to stop our constant power failures. He headed to the scene of a deadly accident to make sure our neighbor, who was tragically widowed was okay. He's represented our city by checking in on the family and honoring a Marine POW neighbor who passed away and that is a small snippet of what he has done that goes above and beyond his mayoral role. He's been an exemplary citizen and mayor for our city. What were you doing during that time?

I know it is a big ask for some of you who have taken an opportunity at every turn to circumvent our mayor. But I ask that you reflect on the fact that each of you are choosing to be a stain on the reputation of our city.

Some of your names are regularly mentioned with distain in our county's restaurants, front yards, gas stations and even our churches. That is just embarrassing. Your names are spoken so often I can only assume this is a last-ditch attempt to sew discourse because your ears are simply burning.

Any good you may have brought to our city continues to be canceled out by your behavior during your tenure in office when you are supposedly representing our city. Your open arrogance and disdain for the will of the citizens has been on full display for those who come to the meetings, but even more so for those who watch online and share your shame from one neighbor to the next. Such incidents disregarding our mayor's function and setting the agenda, telling citizens to sit the F down from the dais, requiring a sheriff's officer on site to maintain peace between you because you simply cannot. The water situation that the citizens are now funding both sides of a fight we actively asked you not to create. Should you choose to declare a vote of no confidence tonight, your actions will follow you after your time on the dais and will continue to reflect on your names in our community and beyond.

Shame on those of you who rather than doing the job you were elected to do, you let personal vendettas lead your actions. Make the right choice tonight and do it in front of the citizens, not behind the wall of executive session like Cowards. Redeem yourselves from the shame you have brought on your own names as well as the name of our city. Its never too late to do the right thing.

Dave Black, 1419 Siena Lane, Mclendon-Chisholm, Texas 75032

I'm sorry, I can't follow that. That was really good. I mean seriously, I like what the mayor's done by working with other Mayors, and with the county to have a united front. Because the Senate and the House in Austin are going to be Causing trouble, I'm afraid that we need all the voices we can get. And this is the most Active Mayor I've ever seen. So that is nice, because it is good activity, unlike others that don't have any good activity, if they have any at all. But I can't really say anymore.

Tom Hritz, 1305 Somerset, Mclendon-Chisholm, Texas 75032

Im going to start off with a little quotation. It's kind of an old quotation, (He quotes something from Cicero) That was Cicero. That was my junior year in high school. He wrote an oration because he couldn't stand the guy. He was Catalina was a bug bear to all the rest of the Roman Senate. Except I'm going to say Catalina, I'm just going to say Fact less Four. I only have one word for you, and it echoes what Jennifer said, its never too late to do the right thing. Resign.

Tim Richards, 1808 Navarre Way, Mclendon – Chisholm, Texas 75032

I wasn't sure quite what I wanted to say tonight but as I was praying and thinking about the last few months as Ive been coming to these meetings, the first thing, I moved here about 2 ½ years ago from Southern California, I'm a first responder there, I live here and commute back and forth. The reason I say that is because I left California because I was looking for something different. I found it and more than anything else I think, Mr. McNeal and Mr. Brewer, you represent what I was looking for. I was looking for a small-town feel. It has a very small-town feel, somewhere I felt welcomed. I'm not going to speak for everyone, but I think most people would agree and the reason I bring it up, because when I heard about section 9.1 I was really taken aback. I would like to read something. "Arrogance leads to nothing but strife, but wisdom is gained by those who take advice." And so, I'm not preaching to you, I'm just giving some great wisdom from... King David. I think one of the things to take away from this is to take the advice of the people you represent. You took an oath to serve us and to represent our needs and our wishes. You are not doing it. That is clear by everyone here and I would appreciate it if you take a minute and think about your next steps.

We all have other things to be doing, other than sitting in city council meetings so that we can tell you that this gentleman is doing what we want him to do and what you are doing is just talking away what we want you to be doing, which is the business of the city and this isn't it. Thank you.

Gary Nickel, 612 Kentwood, Mclendon-Chisholm, Texas 75032

I'll be brief, Mayor McNeal has shown by his actions, since his time in office, that he takes his job seriously and he works for the people who elected him. The rest of you, I'm sure, had good intentions when you took the job but your actions since then have not adequately

represented what we expected. This flurry of punitive activity here at the end of your term is disappointing to say the least. It's embarrassing and it's unfortunate and I hope that we can find a better way to work. This is not the way we want our city ran and we prefer that you follow the lead the citizens have given and made their points clear enough to you. Thank you.

Mark Kipphut, 31 Fireside Dr. McLendon-Chisholm, Texas 75032

8.3 and 9.1. 8.3 is laughable. It is yet another weak-minded attempt to criticize the mayor and bring harm to his reputation. Instead, it displays a stunning level of ignorance. Our mayor attended a conference in Washington DC to advocate for our city. He has been to Austin three times to meet with our state representatives and others in our legislature to argue on our behalf against the 89 legislative session that wants to remove local control and local decision-making. Austin wants to be in a better position to better govern us rather than us governing ourselves with a one size fits all for Texas Cities. Brian has been passionately arguing why that is not the right answer. He is working tirelessly to help us maintain our liberties and our freedoms. Several of you on the Council are very close to our newly elected state representative. My question for you is what have you done to inform her and hold her accountable for her vote on legislation that will restrict our local decision-making here in McLendon-Chisholm. It a question. We don't want high density; we want a country look and feel tragically there are too many so-called conservatives in Austin who are trying to take that away. While Bryan is dedicating his time and effort to stop that from happening, your take is to nitpick his expenditures. It's tragic.

On 9.1, I had more to say, but I think folks have said it far better than I could. There's just simply no informal mechanism for a no confidence vote. It has no legal standing in Texas and its used in parliamentary systems to force elections. But we are a constitutional republic. We have regularly scheduled elections. So, 9.1 is nothing but pure political theater. It is wasting our time and we are tired of it! Instead, we use character association using a process behind closed doors in executive session. 45 days before we leave, this council leaves office. Welcome to Hotel California. I am requesting a ruling by the city attorney on legality of this action, agenda item, before allowing the council to adjourn into executive session or for the Mayor Pro Tem to have the courage to hold discussion in open session Either way it's our benefit because we've already done our vote of no confidence in the council. Thank you.

Shari London, 216 Harvest Ridge Dr., McLendon-Chisholm, Texas 75032

First off I need to correct the record – it's 38 days until we have a new City Council, not 42.

I'm here to address the absolute hypocrisy of Mayor Pro Tem's proposal to restrict travel reimbursements and require prior Council approval for anything over \$300.

Let's be clear: they want our Mayor to wait for a City Council meeting to request THEIR approval to spend more than three hundred dollars for travel. Really? Why now?

I seem to remember a recent City Council — including current Councilmember McLendon — that spent over **\$5,400** of taxpayer money to attend a 2-day Texas Municipal League conference... in **Dallas**. Less than 30 miles away.

Some of our residents make that drive every day. But that Council? They billed the city for hotel stays— on our dime — and not a single resolution was proposed to stop them.

They even submitted food expenses, **despite several emails** from the City Administrator at the time showing that vendors were providing free meals and social events. And yes, I've got those emails.

So let's get this straight: they could spend thousands on hotels and meals in Dallas — but now that we have a Mayor who's traveling to Austin and Washington for actual city business, not boondoggles in Dallas, they suddenly want to clamp down?

It's laughable. The hypocrisy is off the charts.

And it doesn't stop there. Just for this meeting, the City Administrator was asked to spend **\$150** taxpayer dollars to get a copy of the court ruling in the RCH case.

Let's see. I was there, Dennis was there, Mayor McNeal was there. Our City Administrator was there. Our Finance manager was there. Councilman Brewer was there and even Councilman-elect Powers was there.

But none of the Water Committee was there. You wouldn't need the court ruling if you'd just shown up to hear it yourselves.

Folks, this agenda item isn't really about money. It's about control. They can't control Mayor McNeal — and it drives them crazy.

Just to pile on, they've also set up a "vote of no confidence"— a meaningless, symbolic stunt against our Mayor with zero legal effect.

And for the trifecta of time-wasters, Councilman Day is also targeting the Mayor's popular video updates tonight. Might I remind Councilman Day that you're perfectly free to make your own videos if you think anyone would actually watch them!

Let's just call this what it is: another embarrassing power play. They're the group that's lost our confidence, and they know it – because none of them are running for re-election.

Now, they're just knocking over the furniture on their way out the door.

So make no mistake. We can see what you're doing —we're just not buying it.

May can't come soon enough.

38 days.....

Elaine Reynolds, 8515 State Hwy 205, Rockwall, Texas 75032

I believe the citizens have voted Mayor McNeal into office and we have all the confidence in his ability and in Councilman Brewer. But the rest of you, there is no confidence in any of you. I don't know why y'all keep doing things that are not for the good of the city. Mayor McNeal is the first Mayor that has been transparent with the citizens. When there were problems, like with the storms, broken poles, road issues, the dam breaking, he was out there helping and keeping us updated. He has met with other Mayors to have the county come together and yes he's made some trips for our benefit because they are trying to take away local control. I think he is doing what he should be doing. That's all I have to say. Thank you Mayor.

Lorna Kipphut, 31 Fireside Dr., McLendon-Chisholm, Texas 75032

Before I start my comments, I want to preface that with saying I was a city council member from May of 2029 to May 2023. So when I speak today it is with total understanding of what it means to be a city council member. I understand what it means to be judged by the court of public opinion. However, I feel its imperative for the community to understand the negative impact this council will have on the city for years to come. I am not understanding that fact. I also would like to talk to about item 9.1. Where is the background, the foundation, the legalities and the law behind this Dan? Nothing has been provided to the public. The commoner, which is me, I use the British term, we are not a parliament and we function as a democracy. This seems like just an effort to embarrass the mayor.

I'm not being flippant when I say Marines do not embarrass nor do we want them to be embarrassable. So I doubt if this play has been successful has been successful as you can see from the turnout in this room. No confidence, why not recap what the council and mayor have done since the mayor has been in office.

I will cover 4 and it is not all the work in glen acres I'm glad y'all covered that. The Chisholm Crossing dam. The Mayor cut through red tape with county and the state to get the damn taken of. Any other Mayor would have said hey, that is an HOA problem , you will have to deal with it on your own... but you worked it, the city charter, Jerry, your detailed efforts of the charter commission that was completed on schedule but it almost got derailed because a couple of council members thought they could dictate to the commission. Nobody has mentioned the green solid left turn arrow at 205 and 550. That has been in the works since 2021. I have tried to work it, I was not successful, but guess what, Mayor McNeal had the tenacity to get the job done. Edwards road, not a simple repair, but extensive negotiations with the county and the developers of Sonoma Verde. Who did this? Mayor McNeal. (I keep wanting to say Major, I trying to promote you) So to go forward with this nonsense of no confidence is ludicrous and highlights the debacle of inefficiency. I'm going to talk quick because I have 47 seconds left. I used to be on the road consortium Mr Tucker is now our rep. There is a document called the road consortium planning committee report. This is very important. Yall need to know what is going on. There's talks to move the location of the outer loop. That is going to affect every citizen in McLendon Chisholm because some people in the county don't like that it butts up against their neighborhoods. We need to make sure our citizens know about this and rally so that doesn't happen. I know the folks In Sonoma Verde are not going to want the loop in their back yard. Council Member Tucker has been the representative since 2022. The last thing is very important. We spent a lot of time and money for a consultant to help us with the 205/550 interchange. There is a lot of activity going on there and we need to make sure that it fits with the plan we came up with to make that the cornerstone of our community. There is legitimate work to be done around here and we've got to stop this action, I don't even know the word, I'm glad I got beeped.

Cyndi Zieman, 1527 Ripasso Way, McLendon-Chisholm, Texas 75032

Good evening, Mayor McNeal, City council and members of McLendon-Chisholm. I'm a resident of McLendon Chisholm and I live in Sonoma Verde with my husband. I'm here this evening to state my concern with the city council's legal battle with RCH risking the swiftest option to access more water for our community and city and My Support of Mayor McNeal. My husband and I moved back to Rockwall 3 years ago and are happy we found Sonoma

Verde, but we quickly learned of the water issues and the mess around it. I want to respectfully express my dissatisfaction with the lack of transparency surrounding certain council members ongoing meetings with outside council regarding a legal matter that I do not support. Council Members Day Easter McLendon and Tucker, I urge you to stop pursuing this course of action which is increasing the financial responsibilities to the citizens for actions you are pursuing. I strongly oppose the city's efforts to become a water utility. Now is not the right time for this endeavor. I ask you to reconsider the needs and concerns of the community rather than prioritizing their needs and making this a power play where citizens are treated like pawns in your game. I strongly urge you to take the swiftest and most efficient route to secure water. This approach will ensure that we address this critical need in a timely manner. I have full confidence that RCH is moving in the right direction as David Naylor as the leader. I would like to take a moment to express my full confidence in Mayor McNeal. Under his leadership, I believe we are moving in the right direction. I trust his vision and commitment to addressing the needs of our community. Thank you.

Bret Zieman, 1527 Ripasso Way, McLendon-Chisholm, Texas 75032

I have to follow that; she is my wife and it's hard to follow her. I am going to address 9.1. I am a military guy and Bryan has served, but Jerry, they may be the only two that in the Air Force world, integrity, service before self, and excellence in all that we do. For the community, and it kind of hurts as a military guy to look at another one getting trampled for nothing. Wake up and smell the coffee. You're on the wrong side of the cup. That's it.

John Powers, 1847 Navarre Way, McLendon-Chisholm, Texas 75032

I'm nursing a cough so I apologize for my voice. I'm here to talk about 9.1. There have been several people who have pointed out that there is no mechanism for this vote. No real standing, no real result even if it went through. Now fairness, I don't know what will go on in the back room, but I do not if he had broken a law that would keep Mayor from being mayor. We would be talking to the attorney. It seems like a personal attack trying to just damage the Mayor on the way out. You guys are going to have to decide what you are going to do with this. I just have to ask what benefit is that to the city? How does it move us forward. All it does is cause animosity when you are officially on the way out. When you go back to ES, just do the right thing. The right thing for the City, the right thing for yourselves, the right thing for all of this.

Mark Hatley, 267 Callaghan Dr., Fate Texas 75189

I am your neighbor; I live in Fate Texas and I am here to talk about 9.1. As a citizen and a neighbor from Fate. I'm also a member of Fate City Council. I think it's abuse and at best, likely an infringement of the Texas Open Meetings Act 551 to hide this agenda item in Executive session. Full transparency. That's what the Open Meetings Act is for. Hiding this is appearing to make this look like a star chamber. Now I do, on record, fully support the hard work Mayor McNeal has done for McLendon Chisholm and Rockwall county and I, as a resident of Rockwall county am grateful to him. But even that is not the issue. I support anything being discussed as an agenda item on here. Win the argument. You got something to say, say it out in front of your citizens. This is what they are here for. You guys

Didn't elect each other. They elected you. The citizens of Fate elected me. I'm accountable to them no matter what I do. It's an absolute abuse of Executive session and the Texas Open Meetings Act to do this in quiet behind closed doors. It is an absolute honor To be here and to speak for the first time in this chamber. I'm just nauseated at the reason that I did, but if it comes up again, I am more that happy to come and support these people. They care about their city and I'm grateful as a fellow Rockwall County resident that they are Up here supporting their Mayor and doing the right thing. Thank you.

B. Stibbens, OBO (on behalf of) Julie Marszalek, 1919 Sicilia Lane, MC, TX 75032

Mayor McNeal has gone above and beyond. He's available and responsive in a very timely manner. He offers assistance to citizens and follows up accordingly. He has strong relationships with community stakeholders, and he uses these relationships for citizens' benefit. Me's contemplative to many opinions and weaves citizen input into his own. I could go on but ultimately [he message is this: >80% o' the voters had confidence in him then, and we still have confidence in him now. Keep up the good work because we appreciate it!

B. Stibbens, OBO Rossana Taylor, Rockwall, TX 75038

Dear Mayor Bryan McNeal

I wanted to take a moment to express my sincere appreciation for the way you have led our city with transparency and open communication. Your commitment to keeping residents informed and engaged is truly valued, and it's refreshing to have a leader who prioritizes the well-being of McLendon-Chisholm citizens.

On the other hand, I strongly disagree with the actions of certain council members who Have brought unnecessary chaos into our city. Their decisions, particularly the costly and unreasonable fight against RCH, have resulted in significant expenses that do not serve the best interests of our community. It is deeply frustrating to see individuals who seem more focused on personal agendas rather than on the needs of the residents they were elected to Represent.

I appreciate your continued dedication to responsible governance and transparency, and I Stand in full support of your leadership. Thank you for all that you do for our city.

Best regards,
Rossana Taylor.

B. Stibbens, OBO Jerry Neatherlin, McLendon-Chisholm, Texas 75032

Dear Mrs. Stibbens,

Unfortunately, will not be able to participate in today's McLendon-Chisholm City Council Meeting (3/25/2025) and to be able to speak on the agenda's topics. I would like to ask you to read my comments aloud into the minutes of the meeting.

I've known Bryan for over 6 years — ever since his home was being built and finally moved to Sonoma Verde. I will have to say that after getting to know Bryan, it is obvious that he is one of the most passionate servant leaders I have met. I have never witnessed and/or heard Bryan ever pat himself on the back for the many awesome contributions (e.g. City of McLendon-Chisholm Council and Mayor, Toys for Tots, and honoring fallen Police Officers and Service Members) he has made and is making, to make things better for the people and kids,

With the positive efforts and differences Bryan is trying to make for this community, it is regrettable that he has to tolerate the impediments of the current City Council members (Dan Tucker, Paul, Day, Michael Easter, and Floyd McLendon). Since becoming Mayor, Bryan has been nothing but transparent to the City, not bias or doing what benefits himself like the last Mayor, Mayor Pro Tem, and current, previously mentioned City Council members. Wow, when it comes to Bryan communicating and being transparent there's a double standard — it's okay for the past Mayor Pro Tem to publish her opinion and thoughts, but not for Bryan. Definitely never seen or heard the same issue brought up before — guess since the four City Council members are working in a vacuum they don't like the truth.

When it comes to "No Confidence", this is exactly what the people of McLendon-Chisholm have for the current four incompetent City Council members Dan Tucker, Paul, Day, Michael Easter, and Floyd McLendon. These four are the root cause of the additional expense the people of this City are having to bear, what a shame and disappointment (they would cut off their nose to spite their face). It's apparent that when it comes to the will of people, for these four City Council members, it only applies during elections, afterwards it is what best benefits them - good luck ever being elected again. May 2025 can't come soon enough!!!

Bryan — do not allow these four incompetent City Council members to influence you away from continuing to do the "right" thing, keep charging hard for the City of McLendon-Chisholm.

Thank you,
Jerry Neatherlin

B.Stibbens, OBO Diane Lowenthal-Lambert, McLendon-Chisholm, Texas 75032

Dear Esteemed Members of the McLendon-Chisholm City Council,
I write to you today as a proud and engaged citizen who cares deeply about our community. I also write as someone who believes that city council meetings should not double as reality TV auditions.

First and foremost, I want to extend my unwavering support for Mayor McNeal. I cast my vote for him, and I have not once regretted it. His leadership, patience, and dedication to transparency are exactly what this city needs. Likewise, my sincere gratitude goes to Council Member Brewer, whose professionalism and willingness to communicate with residents are greatly appreciated. Their commitment to serving the people with integrity does not go unnoticed.

However, it appears that some of our other council members, three in particular, have mistaken public service for a contact sport. From the outside looking in, it often seems that their primary goal is not the betterment of our city, but rather to stir the pot, poke the bear, and generally make local government as inefficient and frustrating as possible.

While democracy thrives on debate, it wilts under unnecessary theatrics.

hiccaw

Frankly, I expect more from elected officials than the kind of behavior wouldn't tolerate at a family Thanksgiving dinner (and that's saying something). The citizens

of McLendon-Chisholm deserve leadership that works toward solutions, not discord. Disagreements are inevitable, but childish antics should not be. I urge these individuals to set aside whatever personal grievances they may have and focus on the real work of governing.

Speaking of real work, our city needs water. It is a basic necessity, not a political pawn. Stop trying to block the efforts of RCH to address this critical issue. Infrastructure and responsible growth should be priorities, not obstacles. Please, stay in your lane and let progress happen for the good of our community.

In closing, I want to thank Mayor McNeal and Council Member Brewer for their grace under pressure. Their dedication to leading with transparency and professionalism gives me hope for our city's future. To the rest of the council: hope we can all move forward in a way that serves the best interests of our community, perhaps with a little less drama and a little more decorum.

Sincerely,
Diane Lowenthal-Lambert

B.Stibbens, OBO John Tamayo, 1714 Vento Dr. McLendon-Chisholm, Texas 75032

Mayor McNeal

Hello. My name is John Tamayo. I'm a resident of Sonoma Verde. I am very happy with mayor McNeal's transparency and the way he keeps us updated of everything going on in our beautiful town. I moved in Feb of 2022 and I feel like he is heading us in the right direction from the circus that I have lived here. He has my full support. Thank You

B.Stibbens, OBO Alfred Alvarado, 1223 Lovorno Dr, McLendon-Chisholm, TX 75032

To Whom it may concern,

My name is Alfred Alvarado, and I am a McLendon-Chisholm resident. I am writing today in support of Mayor Bryan McNeal, a leader whose dedication, transparency, and honor have brought meaningful and lasting change to McLendon-Chisholm.

Mayor McNeal has consistently prioritized the needs of our community, demonstrating selflessness and a commitment to public service that is rare in politics today. He has worked to build a brighter future for our city, often at great personal sacrifice, leading with courage, integrity, and honor.

Mayor McNeal has brought transparency to our local government as he works toward: ensuring that the people of our city are informed and empowered. His willingness to share the full truth about our city's challenges and opportunities, rather than hiding behind bureaucracy and closed doors, has equipped citizens with the knowledge they need to participate in local decisions. This level of openness has been a welcome change from the secrecy and misuse of power and public funds that have too often plagued our city's leadership in the past.

While not everyone may agree with this new era of transparency, true leadership is not about pleasing everyone, it's about doing what's right. Mayor McNeal's approach has brought trust, accountability, and genuine engagement, reminding us all of what ethical governance should look like.

We need more leaders like Mayor McNeal, leaders who put people over politics, who stand firm in the face of opposition, and who are not afraid to challenge the status quo for the good of their community. I wholeheartedly support him and the vision he has for the city of McLendon-Chisholm.

Respectfully,

Afred Alvarado

B.Stibbens, OBO Jordan Conley, 25 Fireside Dr., McLendon-Chisholm, TX 75032

Dear mayor McNeal

it is understood that a certain member(s) of the city council of McLendon Chisholm have placed on tonight's meeting agenda the subject of a "no confidence in the mayor of McLendon-Chisolm".

As a McLendon-Chisholm resident who leads and represents multiple households by means of family, you are 100% Believed in and supported. Even if there was disagreement with your decisions (to be unequivocally clear there are none to date), you would still be supported by these multiple homes and residents. There is sadly no longer any confidence in the council member(s) who bring this subject to tonight's meeting agenda.

Mayor McNeal, you were voted for and won overweeningly by McLendon-Chisholm residents and would certainly win even more overwhelming fashion should an election occur Again today. Some of the council members never received this same level of support. Unfortunately for them and even more so the community, said city council members through their actions, social media posts. profanities. attitudes, words and evident contempt for constituents have eroded any level of trust, support, confidence, and ever a common regard they were once privileged to hold.

Please Mayor McNeal, hold your head up high and be proud of the job you have done thus far, but even more so of the job you will do with the majority support of McLendon-Chisholm.

Jordan M Conley

B.Stibbens, OBO Amanda Shipman, 1407 Barrolo Dr. McLendon-Chisholm, TX

Dear Members of the Council,

I am writing to express my concerns and appreciation for the governance of our city, particularly under the leadership of Mayor McNeal. Although I was unable to attend tonight's meeting, I wanted to take a moment to acknowledge the exceptional work Mayor McNeal has been doing. His commitment to transparency and full-time governance has not gone unnoticed, and I am consistently impressed by his dedication to our community! I would also like to recognize Councilman Brewer as being a wonderful asset to the mayor and our city.

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To address the ongoing topic of RCH, our local water company. In my opinion, RCH has been making significant strides in providing our community with essential water services. I firmly believe that they should be allowed to continue their work without undue interference. The council's water committee, in my view, has become an unnecessary obstacle, and I strongly advocate for its immediate dismantling.

Thank you for taking the time to consider my concerns.

Sincerely,

Amanda Shipman

B.Stibbens, OBO Fletcher Family, Bertino Way, McLendon-Chisholm, TX

The ongoing disputes surrounding our water situation over the past two years have been both exhausting and unnecessary. Even more concerning is the misuse of taxpayer dollars to fund litigation that the majority of citizens have repeatedly urged the council to stop. Time and again, our community voted and voiced its opposition in public meetings, making it clear that litigation against RCH Water is not in our best interest.

It has become evident that Council Members Day, Tucker, McLendon, and Easter have their own agendas, prioritizing division over progress. Their latest attempt to question confidence in McNeal speaks volumes not about McNeal's leadership, but about their own lack of professionalism and emotional maturity. The facts remain: McNeal was elected with an overwhelming 80%+ majority, and the community continues to stand behind him. Throughout his tenure, he has led with transparency, integrity, and a commitment to serving our residents.

The personal opinions of these council members should not dictate the direction of our city, nor should they distract from the real work that needs to be done. We are fortunate to have Mayor McNeal as a dedicated leader and advocate, and we also appreciate the contributions of Council Member Brewer. As we welcome new council members in May, we look forward to focusing on what truly matters—moving McLendon-Chisholm forward and ensuring it remains a great place to live.

Thank you, Fletcher Family in Sonoma Verde, 1783 Bertino Way

Bryan McNeal, 1217 Livorno, McLendon-Chisholm, TX 75032

This morning I woke... oddly... most of the time I rarely sleep through the night... typically, my nights are disturbed for the issues that impact the city... and the citizens. This usually has me wake... taking mental notes and trying to figure out ways to work through things... sometimes it is an email... or something that was said... but I go back and try and figure out a solution.

When I first saw the items I just was like why? How is this good for the city... I then contemplated... do I say something? Do I remain silent? But here is the thing... when I was elected to be your Mayor... I recall saying one thing very clearly... I am not here to serve the men on the dais... I am here to serve you... the people!

I don't look for the approval of the dais... I seek yours... I seek to talk to you... I seek to hear from you... I seek to find answers for you... so no matter what is presented... I am good... As stated when asked on this... God has this.

I can say beyond doubt... that I have worked hard for this city... I have worked to make sure the citizens of this city know they have someone that cares for them and truly is wanting to leave this place better than I found it.

Am I beyond mistake... no. Am I beyond flaw... no. Will I mess up... I will. I will admit my errors... I will seek self-improvement... I will say how I plan to work better on the error... and course correct. As, making the same mistake over and over again... is now not a mistake... but a choice. Therefore... please know... I am always going to course correct.

This morning I spoke at the Commissioners Court... to continue my fight against DR Horton and the massive development they want to bring to our county... that will directly impact our city... 5-0 was the vote... sending DR Horton packing again... which blows me away... if you come and want to work with those you want to make a community in... seems it would go much easier...

The other side to this... it was mentioned over and over... about the teamwork from the Mayors in Rockwall County... the Commissioners... the County Judge... those that go to Austin and speak out... Like Dennis London who has testified on behalf of our county and city... Mark Kipphut who is very much embedded in making sure our county and city that he loves is built in the right way... with the right ones at the right time.

This folks, is how it should be... how it should work... coming together to find a common ground even in the disagreements we have.

So back when I woke this morning... I remember... feeling as I got ready for the day... as each article of clothing came on... I was putting on the armor of God the SWORD OF THE SPIRIT... WHICH IS THE WORD OF GOD!

Psalms 35:1-5... Contend O Lord with those who contend with me... fight against those who fight against me... take hold of the buckler and shield and rise up for my help... draw also the spear and the battle axe to meet those who pursue me... say to my soul I am your salvation... let those be ashamed and dishonored who seek my life... let those be turned back and humiliated who devise evil against me...

I will end with this... THANK YOU... to the numerous calls, texts, emails... messages and those who spoke tonight .

If God is for us... who can be against us!

6. **CONSENT AGENDA**

Mayor asked for a motion to approve the consent agenda

Motion made by Council Member Brewer
Seconded by Council Member McLendon
Motion approved: 4-0

(Council Member Easter was not present for the vote)

- 6.1. Minutes for March 11, 2025 City Council Meeting (City Administrator)
- 6.2. Acknowledge and approve the termination of the license agreement with Blackland Water Supply (City Administrator)
- 6.3. Acknowledge and accept the termination of MOU with Blackland Water Supply (City Administrator)
- 6.4. Consider approval of a Rockwall CAD Board of Director Resolution providing a nominee to fill the current vacancy of RCAD Board. (City Administrator)
- 6.5. Monthly Reports (City Administrator)

7. **PRESENTATION - CWD ANNUAL REPORT**

Jason Romer gave the Annual report and updates on CWD.
Mayor asked council and staff if there are any questions for Jason,

Mr. Tucker comments that he has worked with Jason and CWD
For the past 4 years and he appreciated that they have worked hard
To get the grievances lower and thinks they are doing a great job.

Mayor reiterated how good it is to work with Jason and his team, sighting
Instances where they have gone above and beyond. Mayor thanks them for
Coming and moves to items for discussion.

8. **ITEMS FOR DISCUSSION AND ACTION**

- 8.1. Discuss & consider approval of Sonoma Verde North Resolution for PID creation petition and calling for Public Hearing (City Administrator)

Mayor asks for a motion.

Motion to discuss and consider approval of Sonoma Verde North Resolution for PID creation petition and calling for Public Hearing

Made by: Council Member Easter

Seconded by: Council Member Tucker

Bev introduces Roxann Shehan with Taylor Duncan to answer Questions
There were no questions

Motion passes: Unanimous

- 8.2. Discuss and consider approval of Sonoma Verde East Resolution for PID creation petition and calling for Public Hearing (City Administrator)

**Motion to Discuss and consider approval of Sonoma Verde East Resolution
PID creation petition and calling for Public Hearing**

Made by: Council Member Easter

Seconded by Council Member Brewer

No questions or comments

Motion passes: Unanimous

- 8.3. Discuss and consider amending the travel policy to require all reimbursements as set forth in current policy that may exceed \$300.00 first be approved by Council following petition by Staff, staff representative, City official or other. Council may consider approval by applying limits for such reimbursements. (Mayor Pro Tem Dan Tucker)

Motion to Discuss and consider amending the travel policy to require all reimbursements as set forth etc. Council may consider approval by applying limits for such reimbursements

Made by Council Member Easter

Seconded by Council Member McLendon

Mr Tucker explains why he is asking about the travel policy. He thinks

The policy is a little porous and wants the council to have more control over the policy. He ask Bev Stibbens (Interim City Administrator) who makes the decisions on the travel policy?

Bev explains that it would be the responsibility of the city administrator and that all travel had been approved by her predecessor prior to her coming on board.

He also ask if there is any criteria for approval.

Bev explains that there is not anything in the policy that states criteria, Both anyone who know her will know that anytime you want to travel

She will ask the questions where and why and when you return, she wants to know that you really learned something.

Mr. Tucker states that once this change takes place it will take that off of her and put it on the council.

Mrs. Stibbens reminds him that the policy is NOT LEGISLATIVE and should remain a function of her office.

Mr. Tucker states that it all goes to Budget and asks Jeff White, Financial Officer, questions about the amount for travel , how the budget amounts Change or are amended. And I wanted to know if there is a certain amount that initiates it coming to the council . It was discussed and explained By Mr. Halla, Mr. Tucker says he wants to work on the policy and bring it back to refine it. He states that he would like to be able to leave this for the Next council to either accept or reject.

NO ACTION TAKEN

- 8.4. Discuss and consider action to direct City's staff to produce regular, unbiased videos that summarize or announce meetings, events, and other business related to the City for placement of the City's social media sites, especially for use on Facebook. (Council Member Paul Day)

Motion made to discuss and consider action to direct City's staff to produce regular, unbiased videos that summarize or announce meetings, events, and other business related to the city for placement of the City's social media sites, especially for use on Facebook.

Made by: Council Member Easter

Seconded by: Council Member Day

Council Member Day explains why he brought this to the council, and thought it would be a great way to get the City business out to the public.

Mrs. Stibbens tells the council that she spoke with the City Administrator in Heath, (who Council Member Day had referenced) and found out they have someone Come in to choreograph the video. She gives them the cost and lets them know That we also use the same people for our website manager so if council wants, it can be done. It would cost \$845 per month to do the video.

Mr. Easter asked Mrs. Stibbens if this is something she has time to do? Mrs. Stibbens lets Mr. Easter know that if she had spare time she would be happy to do it. She did explain that she is wearing several hats at the moment.

Mr. Brewer says that he thinks it might be good down the line but at the moment, it is not in the budget.

Mr. Day said he didn't realize it was something that was done by a PR firm. He is fine With not moving forward at this time but hopes it puts the idea for later down the Road.

NO ACTION TAKEN

9. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071(2) - Consultation with Attorney; §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation.

- 9.1. Discuss a resolution of the City Council declaring a vote of no confidence in the Mayor of the City of McLendon-Chisholm, Texas.
(Mayor Pro Tem Dan Tucker)

Mayor asks Council Member Tucker if he needs legal advice.

Mr. Tucker says he does need legal advice on the item. The Mayor makes it very clear that once in Executive Session, only the legal matter will be discussed.

Mayor adjourns the council into executive session at 8:21 PM

10. ACTION TAKEN AS RESULT OF EXECUTIVE SESSION

Mayor reconvenes the public meeting at 8:29

No Action Taken.

The mayor asked the City Attorney where they go from here on the item. Attorney Explains since the legal questions were answered, at this point the item May be treated as any other agenda item.

Mayor goes down the line for questions or comments.

Council Member McLendon reads aloud the 9 items that Council Member Tucker Handed out in Executive Session. He then asks Mayor Pro Tem Tucker, with These 9 items, what exactly are we discussing?

Mr. Tucker answers that he is not wanting a discussion right now, and the reason is Mayor McNeal having just received it, has no idea where he is coming from on These items and he wants to give him time to prepare a defense for these Items and in two weeks he would like this to be an agenda item along with

A resolution to censure. Council member McLendon asks if this document is meant to give the Mayor notice of these nine offenses. Mr McLendon also Points out that the next meeting will also have to be a public hearing.

Mayor Pro Tem Tucker states that he always intended to have this discussion In public.

The Mayor then lets Mr. Tucker know that he is happy to talk about this now and Mayor Pro Tem Tucker declines in fairness to the Mayor, he states he Wants him to have time to reflect on the items so that he remembers the episodes There was a short exchange between the Mayor and Mayor Pro Tem Tucker And order is called.

The Mayor states that lately, council has decided that they are going to control These meetings and that stops. As far as these "charges" I don't need time, I can discuss these now, this is not a trial, this is a city council that's supposed to working For the people not playing games. Mayor says he is ready that he is ready to talk about this Anytime.

Mayor Pro Tem Tucker states they can talk about it at the next city council meeting, he thinks His fellow council members need time to look through and review it and he would Prefer doing this correctly and through due process. He ask Mr Halla to explain what the Process is.

Mr. Halla goes through several minutes of explaining Due Process. He also states that He and Mayor Pro Tem have not agreed on this item and he is not a fan of Censure with no Policy in place.

Mayor ask by a show of hands, do the people still support him. The audience all raised their Hands. Mayor stated he was good and moves on to the next item.

11. 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.

Jerry Brewer shows everyone the booklets for the Home Rule Charter that will be coming in the mail. He also lets everyone know that there will be 2 more

Town Hall meetings and if there are any questions, please feel free to contact him.

Paul Day tells people that if there are any ideas or input anyone wants to make or add to the dark skies project or the trails ordinance, he is working on please feel free to send me a message.

Mayor says he will be starting a 9 part video where he will discuss each of these items in detail. Tomorrow we will start with No. 1

ADJOURN

Meeting adjourned at 8:42 PM



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 1, 2025

Applicant: Paul Silveira
1691 E. FM 550
Rockwall, Texas 75032

Representative: Carter Feldhoff

Property owner: Krystal Oliveira
1691 E. FM 550
Rockwall, Texas 75032

Location: The property is a 10-acre tract of land located at 1691 E. FM 550, Rockwall, Texas 75032 with frontage along Farm to Market Road 550. Lot 1 contains 5 acres of land and Lot 2 contains 5 acres of land. The Rockwall CAD property identification number is 12204.

CITY COUNCIL MEETING DATE: April 8, 2025

REQUEST:

The applicant is requesting approval of a preliminary plat that provides for the subdivision of a single 10-acre tract of land into 2 lots each with 5 acres of land located generally at 1691 E. FM 550 Road with frontage along Farm to Market Road 550. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

This application is administratively complete and complies with the McLendon-Chisholm subdivision regulations and aligns with the suggested land usage in the comprehensive plan.

NOTE: Full sized copies of the preliminary plat are available for review at McLendon-Chisholm City Hall.

Lots 1 and 2

Silveria Addition, an addition to the City of McLendon-Chisolm, Rockwall County, Texas

OWNER											
LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER
1	0.4711	4	0.5000	1	0.4711	4	0.5000	1	0.4711	4	0.5000
2	0.5000	2	0.5000	2	0.5000	2	0.5000	2	0.5000	2	0.5000
3	0.4711	3	0.5000	3	0.4711	3	0.5000	3	0.4711	3	0.5000
4	0.4711	4	0.5000	4	0.4711	4	0.5000	4	0.4711	4	0.5000

OWNER											
LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER
5	0.4711	5	0.5000	5	0.4711	5	0.5000	5	0.4711	5	0.5000
6	0.4711	6	0.5000	6	0.4711	6	0.5000	6	0.4711	6	0.5000
7	0.4711	7	0.5000	7	0.4711	7	0.5000	7	0.4711	7	0.5000
8	0.4711	8	0.5000	8	0.4711	8	0.5000	8	0.4711	8	0.5000

OWNER											
LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER
9	0.4711	9	0.5000	9	0.4711	9	0.5000	9	0.4711	9	0.5000
10	0.4711	10	0.5000	10	0.4711	10	0.5000	10	0.4711	10	0.5000
11	0.4711	11	0.5000	11	0.4711	11	0.5000	11	0.4711	11	0.5000
12	0.4711	12	0.5000	12	0.4711	12	0.5000	12	0.4711	12	0.5000

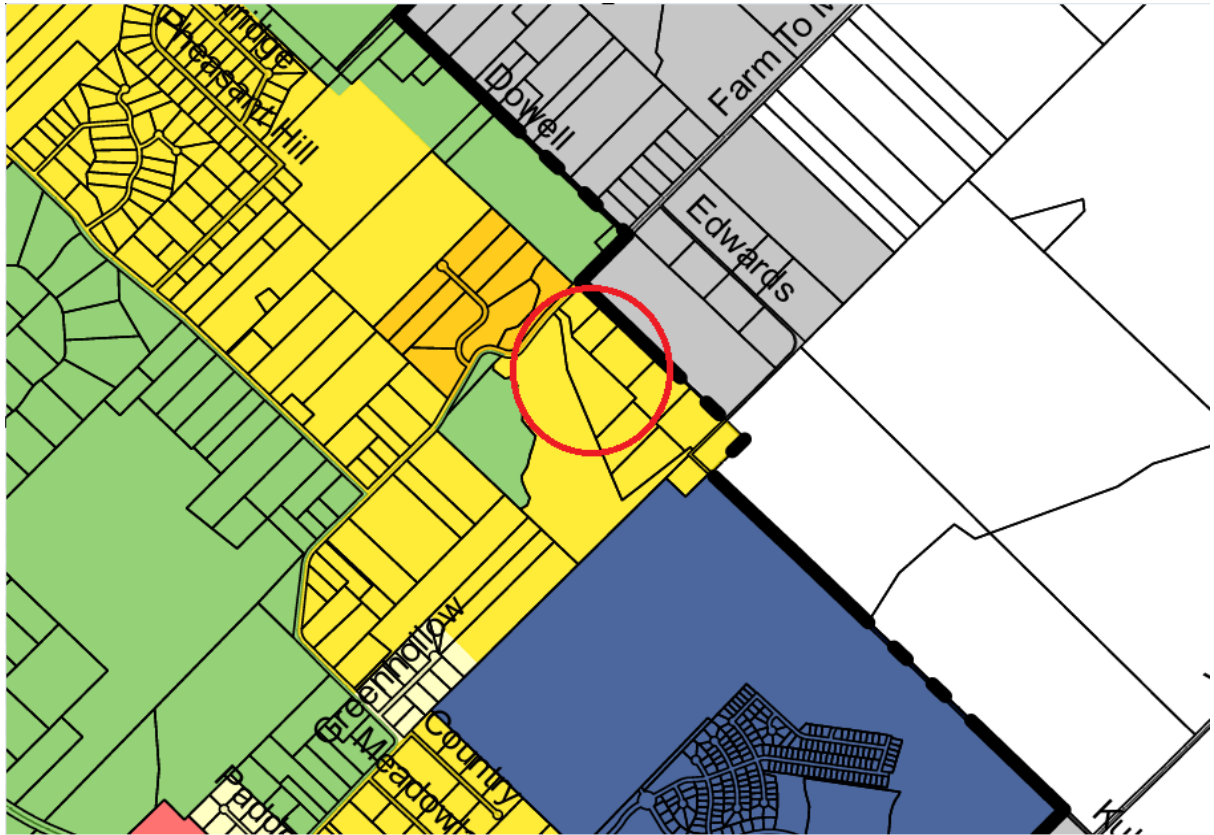
OWNER											
LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER
13	0.4711	13	0.5000	13	0.4711	13	0.5000	13	0.4711	13	0.5000
14	0.4711	14	0.5000	14	0.4711	14	0.5000	14	0.4711	14	0.5000
15	0.4711	15	0.5000	15	0.4711	15	0.5000	15	0.4711	15	0.5000
16	0.4711	16	0.5000	16	0.4711	16	0.5000	16	0.4711	16	0.5000

OWNER											
LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER
17	0.4711	17	0.5000	17	0.4711	17	0.5000	17	0.4711	17	0.5000
18	0.4711	18	0.5000	18	0.4711	18	0.5000	18	0.4711	18	0.5000
19	0.4711	19	0.5000	19	0.4711	19	0.5000	19	0.4711	19	0.5000
20	0.4711	20	0.5000	20	0.4711	20	0.5000	20	0.4711	20	0.5000

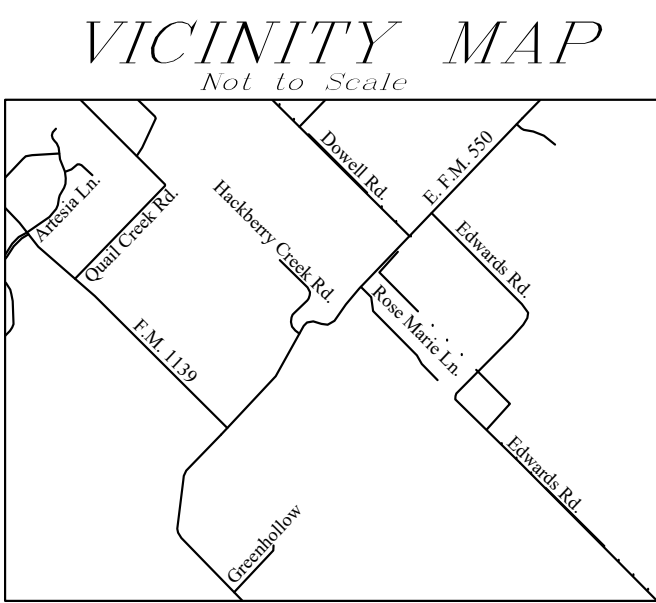
OWNER											
LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER	LOT	ACRES	OWNER
21	0.4711	21	0.5000	21	0.4711	21	0.5000	21	0.4711	21	0.5000
22	0.4711	22	0.5000	22	0.4711	22	0.5000	22	0.4711	22	0.5000
23	0.4711	23	0.5000	23	0.4711	23	0.5000	23	0.4711	23	0.5000
24	0.4711	24	0.5000	24	0.4711	24	0.5000	24	0.4711	24	0.5000

This preliminary plat is for the division of land. The original piece of property is one 10-acre tract of land that the owner is subdividing into two equal 5-acre lots.

Previous Zoning Map [shows property as originally zoned – circled in RED]



Lots 1 and 2
Silveria Addition,
an addition to the City of
McLendon-Chisolm,
Rockwall County, Texas



STATE OF TEXAS §
COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS, Krystal Decosta is(are) the Owner(s) of a tract of land situated in the Abstract No. 181, Rockwall County of Records, Texas and conveyed to her by Jesse & Grecia Philips in County Clerk File No. 20240000019194, and being more particularly described as follows:

BEING all of that certain 10.00 acre tract, as described in County Clerk File No. 20240000019194, Official Public Records of Rockwall County, Texas, situated in Abstract 181, James W Pitman Survey, Rockwall County, Texas, and said 10.00 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the most Northerly Corner of this tract, same being the most Westerly Corner of a 6.00 acre tract, as described in County Clerk File No. 20210000015576, Official Public Records of Rockwall County, Texas, and being in the Southeast Right-of-Way line of East F.M. 550;

THENCE South 48°55'08" East - 170.50 feet with the Southwest line of said 6.00 acre tract to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE South 7°11'48" East - 214.13 feet continuing with the Southwest line of said 6.00 acre tract to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE South 15°33'35" East - 974.68 feet with the Southwest lines of said 6.00 acre tract, and a 6.39 acre tract, as described in County Clerk File No. 20140000003293, and a 6.00 acre tract, as described in County Clerk File No. 200800394683, Official Public Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the most Easterly Corner of this tract, same being an internal "cl" Corner of said 6.00 acre tract;

THENCE South 44°26'20" West - 625.50 feet with the Northwest lines of said 6.00 acre tract, and a 6.00 acre tract, as described in County Clerk File No. 20140000007028, Official Public Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod Found for the most Southerly Corner of this tract, same being the most Westerly Corner of said 6.00 acre tract;

THENCE North 22°14'47" West - 825.31 feet along the Northeast line of a 45.65 acre tract, as described in Volume 1931, Page 165, Deed Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE North 7°13'27" West - 531.77 feet continuing with the Northeast line of said 45.65 acre tract to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner of this tract;

THENCE North 48°57'13" West - 135.04 feet continuing with the Northeast line of said 45.65 acre tract to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the most Westerly Corner of this tract in the Southeast Right-of-Way line of said East F.M. 550, same being the most Northerly Corner of said 45.65 acre tract;

THENCE along a curve to the right with the Southeast Right-of-Way line of said East F.M. 550, with a Chord Bearing and Distance of North 42°00'40" East - 33.04 feet, a Radius of 2615.89 feet, and an Arc Length of 33.04 feet to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner of this tract;

THENCE North 43°51'03" East - 14.91 feet continuing along the Southeast Right-of-Way line of said East F.M. 550 to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE along a curve to the right with the Southeast Right-of-Way line of said East F.M. 550, with a Chord Bearing and Distance of North 42°53'34" East - 52.04 feet, a Radius of 1128.75 feet, and an Arc Length of 52.04 feet to the POINT OF BEGINNING and containing 10.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WITNESS, my hand, this ____ day of _____, 20 ____.

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Krystal Decosta**, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas
My Commission Expires:

GENERAL SURVEYOR NOTES:

1. Heavy Lines indicate plat limits.
2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
3. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
4. All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
5. All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
6. Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
7. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
8. Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
9. Distances and areas shown hereon are based on horizontal grid measurements in U.S. feet.

Approved:

Mayor

Date

Acknowledged:
This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

Witness my hand this ____ day of _____, 20 ____.

City Secretary, City of McLendon-Chisholm, Texas

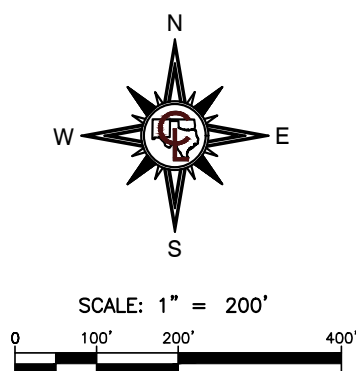
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McLendon-Chisholm, Texas.

For inspection purposes only
and in no way official or
approved for recording purposes

Justin Cantwell RPLS 6331
Date: , 2021



LEGEND

- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- — — — — Plat Limits
- — — — — Lot Line
- — — — — Adjoiner Lot Line
- - - - - Easement Line - As Described
- · — · — City Limits

PRELIMINARY PLAT

Lots 1 & 2
Silveria Addition
Abstract 181, James W Pitman Survey
McLendon-Chisholm, Rockwall County, Texas

Total ± 10.00 Acres March 3, 2025

OWNER

Krystal Decosta

Address

Number

CENTERLINE
6312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8686
TBP Reg. No. T-16713, TBP Reg. No. 10194378
OKLAHOMA CA NO. 8646



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/3/2025

Items Submitted. Check all that Apply:

☒ Preliminary Plat: \$350 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

☐ Final Plat: \$300 per lot + \$25 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

☐ Replat/Amended Plat: \$225 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

☒ Digital Copy of Submitted Plat/Plan (**REQUIRED**)

☐ Site Plan

☐ Concept Plan

☐ Planned Development

☐ Vacation of Plat

General Information:

Addition Name (if platted): _____ Current Zoning: SF 2.5

No. of Acres: 10.00 No. of Lots: 2 Proposed Zoning: SF 2.5

General Location of Property: Southwest of the intersection E. F.F. 550 and Rose Marie Lane

Applicant Name: Carter Feldhoff

Company Name: Centerline

Address: 8312 Upland Ave. City, State, Zip: Lubbock, Tx 79424

Phone(s): (281) 798-3074 Email: cfeldhoff@thecenterline.com
Owner Name: Krystal Decosta
Address: 1691 E. F.M. 550 City, State, Zip: McLendon-Chisholm, Tx 75032
Phone(s): _____ Email: _____
Legal Description of the Property: ABS A0181, J W PITMAN, TRACT 1, 10.0 ACRES
County Parcel ID: 12204
Other Information: _____

Development Fees & Consulting Costs

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the city prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to the applicant within 60 days of project conclusion.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 3,000.00 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this _____ day of _____, 20____.

Further, I hereby certify that I understand and agree to the development fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning and Zoning Commission and/or City Council.

Signature of Applicant: Carter Feldhoff

City Secretary: _____

(Seal)

CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 2, 2025

Applicant: Gabriel Novak, P.E.
Petitt-ECD, LP
1600 N. Collins Blvd., Suite 3300
Richardson, Texas, 75080

Representative: Gabriel Novak

Property Owner: Oak National Development
5763 S. State Highway 205
Rockwall, Texas, 75032

Location:

-Generally located between FM 550 and Smith Road. The property is located along FM 550 directly behind McLendon-Chisholm City Hall with frontage along FM 550. The property is a 148.25-acre tract of land. The Rockwall CAD Property ID numbers are: 11438, 11447, 11452.

CITY COUNCIL MEETING DATE: April 8, 2025

REQUEST:

The applicant is requesting approval of a final plat for Legacy Trails Phase 2 that provides for the development of 42 single-family lots each with a minimum lot size of one half of an acre per lot on 34.68 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.

The owner/subdivider may, at his/her option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

(A)

Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

(B)

The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C)

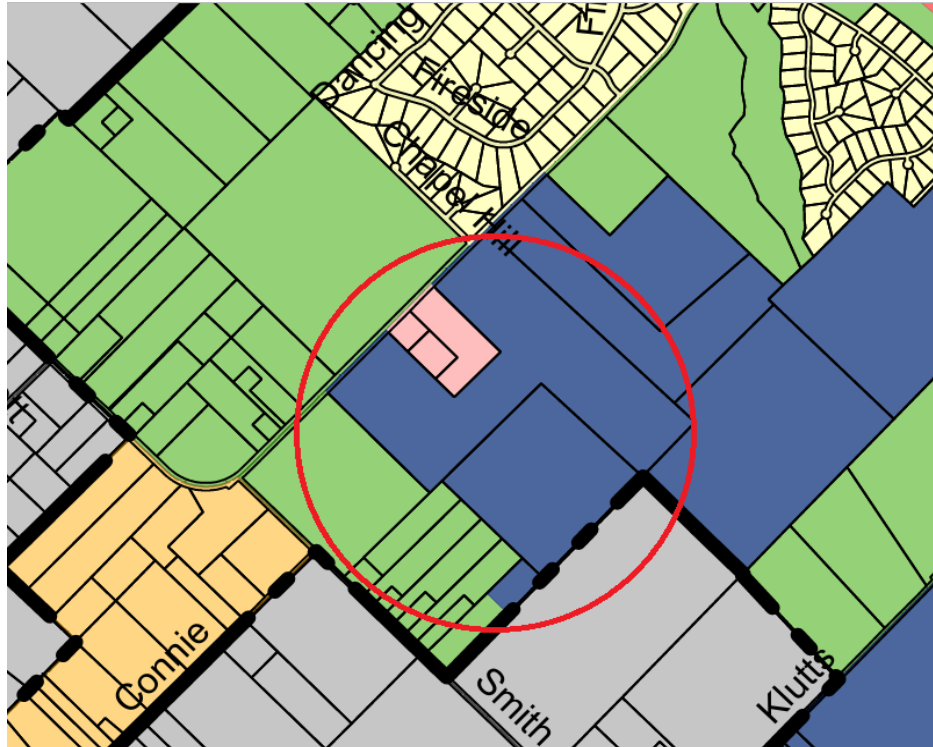
Concept Plan for Legacy Trails Planned Development District



BACKGROUND INFORMATION:

Current Zoning: A planned development district for the development of 185 single-family residential lots, trails, ponds, and an HOA maintained lot with an elevated water storage tank. This installation is the second of three phases to complete the Legacy Trails development.

Previous Zoning Map [shows the property as originally zoned, generally circled in red.]



Additional background information:

This property is directly behind McLendon-Chisholm City Hall. The Heritage Center will separate the development from City Hall and the fire station. The Concept Plan and the final plat for this planned development district shows park land dedication to the city as well as parking spaces for to support the Heritage Center. The developers have agreed to work with the city in terms of design cohesion and aesthetics to ensure the neighborhood development has landscaping and berming along FM 550 as well as a smooth transition from neighborhood to commercial or mixed-use spaces provided by the Heritage Center.

Thoroughfare/Streets:

FM 550 is an existing principal arterial street with potential for widening in the future to support a neighborhood commercial corridor. Smith Road is an existing minor arterial street.

Legal Property Description:

Property ID: 11438

A0133 K LATHAM, TRACT 62, ACRES: 50

Property ID: 11447

A0133 K LATHAM, TRACT 64, ACRES: 94.4

Property ID: 11452

ABS A0133, K LATHAM, TRACT 67, ACRES: 4.106



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11/08/2024

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Legacy Trails Phase 2 Current Zoning: PD

No. of Acres: 34.683 No. of Lots: 42 Proposed Zoning: PD

General Location of Property: FM 550 & Smith Road

Proposed Use for Property: Residential Single-Family Homes

Applicant Name: Gabriel Novak, P. E.

Company: Petitt-ECD, LP

Address: 1600 N. Collins Blvd., Suite 3300 City, State, Zip: Richardson, TX 75080

Phone(s): 214-502-1021 Email: jayw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S. State Hwy 205 City, State, Zip: Rockwell, TX 75032

Legal Description of the Property: See Exhibit Attached

County Parcel ID: 11438, 11447, 11452

Other Information: _____

Page 1 of 2

Development Fees

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

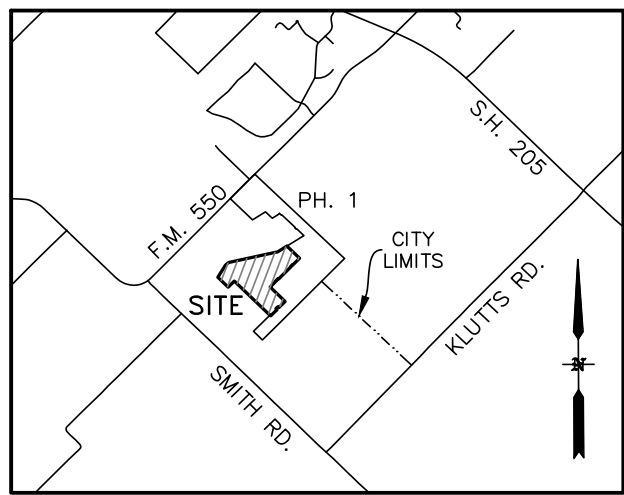
ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

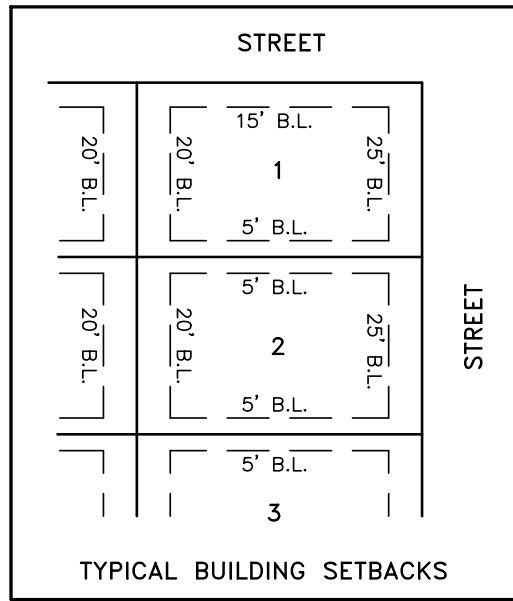
Signature of Applicant:  (Seal)

City Secretary: _____



VICINITY MAP
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD WITH CAP MARKED "PETITT-ECD 6134" SET
CIRF	5/8" IRON ROD WITH CAP MARKED "PETITT-ECD 6134" FOUND
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
CM	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

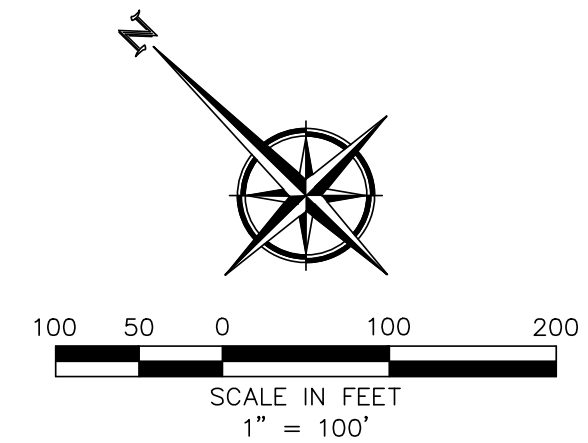


**KING LATHAM SURVEY
A-133**

REMAINDER OF
CALLED 144.41 AC.
OAK NATIONAL DEVELOPMENT, LLC.
(INST. 20220000002187)
O.P.R.R.C.T.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	26°31'43"	60.00'	14.14'	27.78'	S 25°11'50" E 27.53'
C2	13°37'25"	300.00'	35.84'	71.33'	S 38°40'43" E 71.17'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 42°58'35" E	42.01'
L2	N 54°26'24" E	42.01'
L3	N 65°54'14" E	42.01'
L4	N 45°29'25" W	10.00'
L5	S 44°31'37" W	60.00'
L6	S 45°29'25" E	10.00'
L7	N 45°29'25" W	16.52'
L8	S 44°30'35" W	60.00'
L9	S 45°29'25" E	10.00'
L10	N 45°29'25" W	33.17'
L11	S 44°30'35" W	60.00'
L12	S 45°29'25" E	10.00'
L13	N 44°30'35" E	30.00'
L14	N 89°30'35" E	28.28'



NOTES:

- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone A (No Base Flood Elevation), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas - Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- Concrete monuments eight (8) inches in diameter and fifteen (15) inches long shall be placed at reasonable intervals at all corners of the boundary lines of a subdivision. The intersection point on the monument shall be marked by a reinforced bar one-half (1/2) inch in diameter and (12) inches long embedded in the concrete monument. Intermediate property corners, curve point and angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
- The Common Area lots and Open Space lots will be owned and maintained by the City of McLendon-Chisholm.

FINAL PLAT
**LEGACY TRAILS
PHASE 2**
34.683 ACRES
SITUATED IN THE
KING LATHAM SURVEY, ABST. NO. 133
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75082

TPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

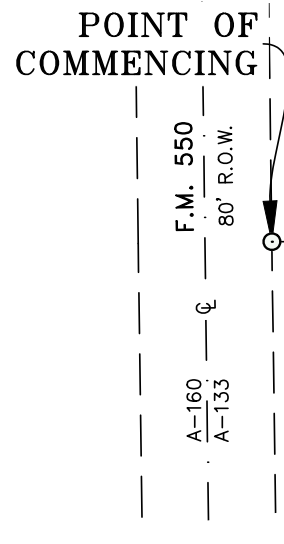
DATE: 02/13/2025

SHEET 1 OF 2

Z:\PROJECTS\0842 Sonoma Farms\dwg\Plots\0842 Plot Phase 2.dwg

JOHN K. McDONALD SURVEY
A-160

CALLED 15.95 AC.
(INST. 20240000019551)
O.P.R.R.C.T.



POINT OF
BEGINNING

POINT OF
COMMENCING

30' ANDER MORGAN NORTH
TEXAS PIPELINE EASEMENT
(VOL. 2583, PG. 129)

C.A. 6
308,033 SF
7,071 AC.

61
27,935 SF

29
24,337 SF

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OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Oak National Development, LLC, is the owner of a 34.683 acres of land located in the King Latham Survey, Abstract Number 133, Rockwall County, Texas, and being part of the Oak National Development, LLC called 144.41-acre tract described in deed recorded in Instrument Number 20220000002187, Official Public Records Rockwall County, Texas, (OPRRCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the most southerly west corner of said 144.41-acre tract and the north corner of the Rockwall Rangers, LLC called 42.016 -acre tract described as Tract Two in deed recorded in Instrument Number 20220000018611, OPRRCT, same being in the southeast line right-of-way line of Farm to Market Road 550 (FM 550), an 80 ft. right-of-way;

THENCE South 45 degrees 27 minutes 12 seconds East, along the common line of said 144.41-acre tract and said 42.016-acre tract, a distance of 1132.71 feet to 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set (hereinafter called "iron rod set") for the POINT OF BEGINNING;

THENCE departing said common line, over and across said 144.41-acre tract, the following six (6) courses and distances:
1)North 31 degrees 30 minutes 45 seconds East, a distance of 345.99 feet to an iron rod set;
2) North 42 degrees 58 minutes 35 seconds East, a distance of 42.01 feet to an iron rod set;
3) North 54 degrees 26 minutes 24 seconds East, a distance of 42.01 feet to an iron rod set;
4) North 65 degrees 54 minutes 14 seconds East, a distance of 42.01 feet to an iron rod set;
5) North 77 degrees 22 minutes 03 seconds East, a distance of 1179.55 feet to an iron rod set;
6) North 57 degrees 39 minutes 58 seconds East, a distance of 262.28 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" found (hereinafter called "iron rod with cap found") at the west corner of Common Area 2, of a Legacy Park Phase 1, a proposed addition to the City of McLendon-Chisholm, Texas;

THENCE along the west line of said Phase 1, the following seventeen (17) courses and distances:
1)South 45 degrees 28 minutes 23 seconds East, a distance of 423.17 feet to an iron rod with cap found;
2) South 44 degrees 31 minutes 37 seconds West, a distance of 239.63 feet to an iron rod with cap found;
3) North 45 degrees 29 minutes 25 seconds West, a distance of 10.00 feet to an iron rod with cap found;
4) South 44 degrees 31 minutes 37 seconds West, a distance of 60.00 feet to an iron rod with cap found;
5) South 45 degrees 29 minutes 25 seconds East, a distance of 10.00 feet to an iron rod with cap found;
6) South 44 degrees 31 minutes 37 seconds West, a distance of 420.00 feet to an iron rod with cap found;
7) North 45 degrees 29 minutes 25 seconds West, a distance of 16.52 feet to an iron rod with cap found;
8) South 44 degrees 30 minutes 35 seconds West, a distance of 60.00 feet to an iron rod with cap found;
9) South 45 degrees 29 minutes 25 seconds East, a distance of 10.00 feet to an iron rod with cap found;
10)South 44 degrees 30 minutes 35 seconds West, a distance of 217.80 feet to an iron rod with cap found;
11)South 45 degrees 29 minutes 25 seconds East, a distance of 502.04 feet to an iron rod with cap found;
12)South 44 degrees 31 minutes 37 seconds West, a distance of 217.80 feet to an iron rod with cap found;
13)North 45 degrees 29 minutes 25 seconds West, a distance of 33.17 feet to an iron rod with cap found;
14)South 44 degrees 30 minutes 35 seconds West, a distance of 60.00 feet to an iron rod with cap found;
15)South 45 degrees 29 minutes 25 seconds East, a distance of 10.00 feet to an iron rod with cap found at the beginning of a non-tangent curve to the left having a radius of 60.00 feet, whose chord bears South 25 degrees 11 minutes 50 seconds East, a distance of 27.53 feet;
16)Southeasterly, along said curve, through a central angle of 26 degrees 31 minutes 43 seconds, an arc distance of 27.78 feet to an iron rod with cap found at the end of said curve;
17)South 44 degrees 30 minutes 35 seconds West, a distance of 208.25 feet to an iron rod with cap found in the common line of said 144.41-acre tract and the Oak National Development, LLC called 3.84-acre tract described in deed recorded in Instrument Number 20220000002272;

THENCE North 45 degrees 29 minutes 25 seconds West, along the said southwest line of said 144.41-acre tract, passing at 24.23 feet a 1-inch pipe found at the north corner of said 3.84-acre tract and the east corner of Lot 1, Vernon Estates, an addition to the City of McLendon-Chisholm by plat thereof recorded in Cabinet C, Page 212, Plat Records, Rockwall County, Texas, pass at 621.48 feet a 1/2-inch iron rod found at the north corner of the Blake Scharlach and Hillary Scharlach called 6.995-acre tract, recorded in Instrument Number 20240000006133 and the east corner of the Vickie Carlo Dudley called 5.00-acre tract described as Tract One in deed recorded in Volume 403, Page 1, Deed Records, Rockwall County, Texas (DRRCT), pass at 920.17 feet a 1-inch iron pipe found at the north corner of the Vickie Carlo Dudley called 5.00-acre tract described as Tract Two in deed recorded in Volume 403, Page 1, DRRCT and the east corner of the Erick L. Backs and Lisa B. Backs called 7.50-acre tract described as Tract Two in deed recorded in Instrument Number 20170000016396, OPRRCT, a total distance of 1219.42 feet to a 1/2-inch iron pipe found at the north corner of said 7.50-acre tract and an interior corner of said 144.41-acre tract;

THENCE South 44 degrees 16 minutes 35 seconds West, along the common line of said 7.50-acre tract and said 144.41-acre tract, a distance of 212.92 feet to a 1/2-inch iron rod at a T-Post found at the most westerly south corner of said 144.41-acre tract and the east corner of said 42.016-acre tract;

THENCE North 45 degrees 27 minutes 12 seconds West, along the said common line of said 144.41-acre tract and said 42.016-acre tract, a distance of 345.81 feet to the POINT OF BEGINNING and containing 34.683 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL DEVELOPMENT, LLC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the above described property as **LEGACY TRAILS, PHASE 2**, an addition to the City of McLendon-Chisholm, Rockwall County,Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

This also waives any claim for damages against the City of McLendon-Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

For: OAK NATIONAL DEVELOPMENT, LLC.

By: Kevin Webb, Vice-President of Land

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairperson Date
Planning & Zoning Commission

Approved for Preparation of Final Plat:

Mayor Date

Attest:

City Secretary Date

"APPROVED"

Mayor, City of McLendon-Chisholm, Texas Date

ACKNOWLEDGED:

This approval shall be invalid unless approved Final Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

WITNESS MY HAND THIS ____ DAY OF _____, A.D. 2025.

CITY SECRETARY
CITY OF McLENDON-CHISHOLM, TEXAS

FINAL PLAT
LEGACY TRAILS
PHASE 2
34.683 ACRES
SITUATED IN THE
KING LATHAM SURVEY, ABST. NO. 133
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBP&S FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

42 SINGLE FAMILY LOTS
2 COMMON AREA LOTS

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75032

DATE: 02/13/2025

SHEET 2 OF 2

Z:\PROJECTS\08842 Sorano Farms\dwg\Plots\08842 Final Plat Phase 2.dwg



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 2, 2025

Applicant: Gabriel Novak, P.E.
Petitt-ECD, LP
1600 N. Collins Blvd., Suite 3300
Richardson, Texas, 75080

Representative: Gabriel Novak

Property Owner: Oak National Development
5763 S. State Highway 205
Rockwall, Texas, 75032

Location: Generally located between FM 550 and Smith Road. The property is located along FM 550 directly behind McLendon-Chisholm City Hall with frontage along FM 550. The property is a 148.25-acre tract of land. The Rockwall CAD Property ID numbers are: 11438, 11447, 11452.

CITY COUNCIL MEETING DATE: April 8, 2025

REQUEST:

The applicant is requesting approval of a final plat for Legacy Trails Phase 3 that provides for the development of 59 single-family lots each with a minimum lot size of one half of an acre per lot on 45.98 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.

The owner/subdivider may, at his/her option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

(A)

Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

(B)

The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C)

Is a minimum of two and one-half acres in total area.

[illegible]

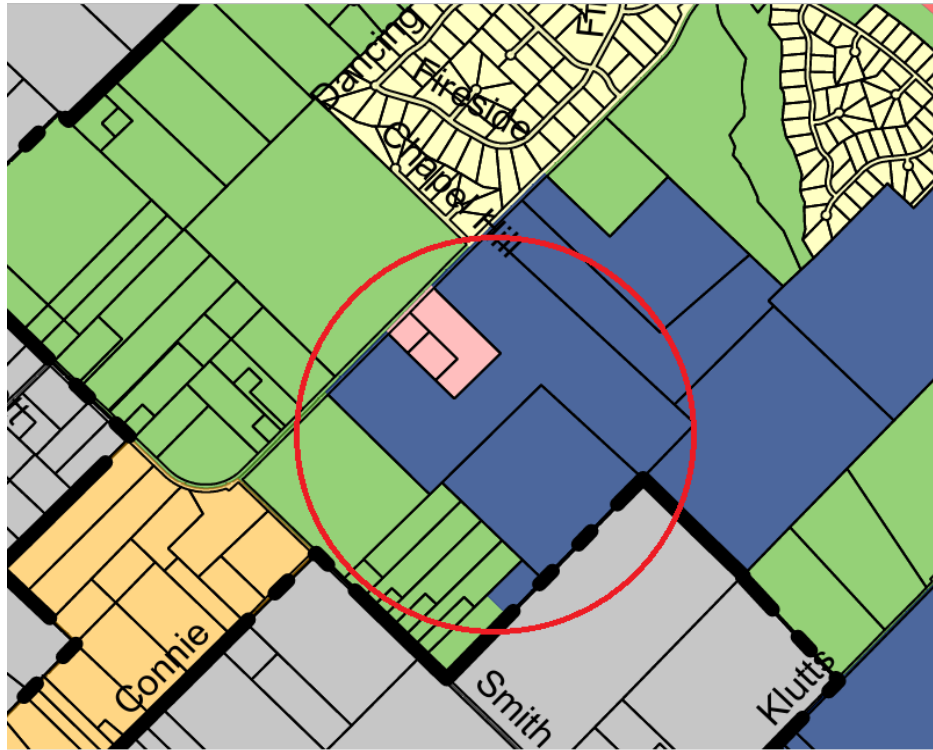
Concept Plan for Legacy Trails Planned Development District



BACKGROUND INFORMATION:

Current Zoning: A planned development district for the development of 185 single-family residential lots, trails, ponds, and an HOA maintained lot with an elevated water storage tank. This installation is the third and final phase to complete the Legacy Trails development.

Previous Zoning Map [shows the property as originally zoned, generally circled in red.]



Additional background information:

This property is directly behind McLendon-Chisholm City Hall. The Heritage Center will separate the development from City Hall and the fire station. The Concept Plan and the final plat for this planned development district shows park land dedication to the city as well as parking spaces for to support the Heritage Center. The developers have agreed to work with the city in terms of design cohesion and aesthetics to ensure the neighborhood development has landscaping and berming along FM 550 as well as a smooth transition from neighborhood to commercial or mixed-use spaces provided by the Heritage Center.

Thoroughfare/Streets:

FM 550 is an existing principal arterial street with potential for widening in the future to support a neighborhood commercial corridor. Smith Road is an existing minor arterial street.

Legal Property Description:

Property ID: 11438

A0133 K LATHAM, TRACT 62, ACRES: 50

Property ID: 11447

A0133 K LATHAM, TRACT 64, ACRES: 94.4

Property ID: 11452

ABS A0133, K LATHAM, TRACT 67, ACRES: 4.106



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11/08/2024

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Legacy Trails Phase 3 Current Zoning: PD

No. of Acres: 45.985 No. of Lots: 59 Proposed Zoning: PD

General Location of Property: FM 550 & Smith Road

Proposed Use for Property: Residential Single-Family Homes

Applicant Name: Gabriel Novak, P. E.

Company: Petitt-ECD, LP

Address: 1600 N. Collins Blvd., Suite 3300 City, State, Zip: Richardson, TX 75080

Phone(s): 214-502-1021 Email: jayw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S. State Hwy 205 City, State, Zip: Rockwell, TX 75032

Legal Description of the Property: See Exhibit Attached

County Parcel ID: 11438, 11447, 11452

Other Information: _____

Page 1 of 2

Development Fees

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

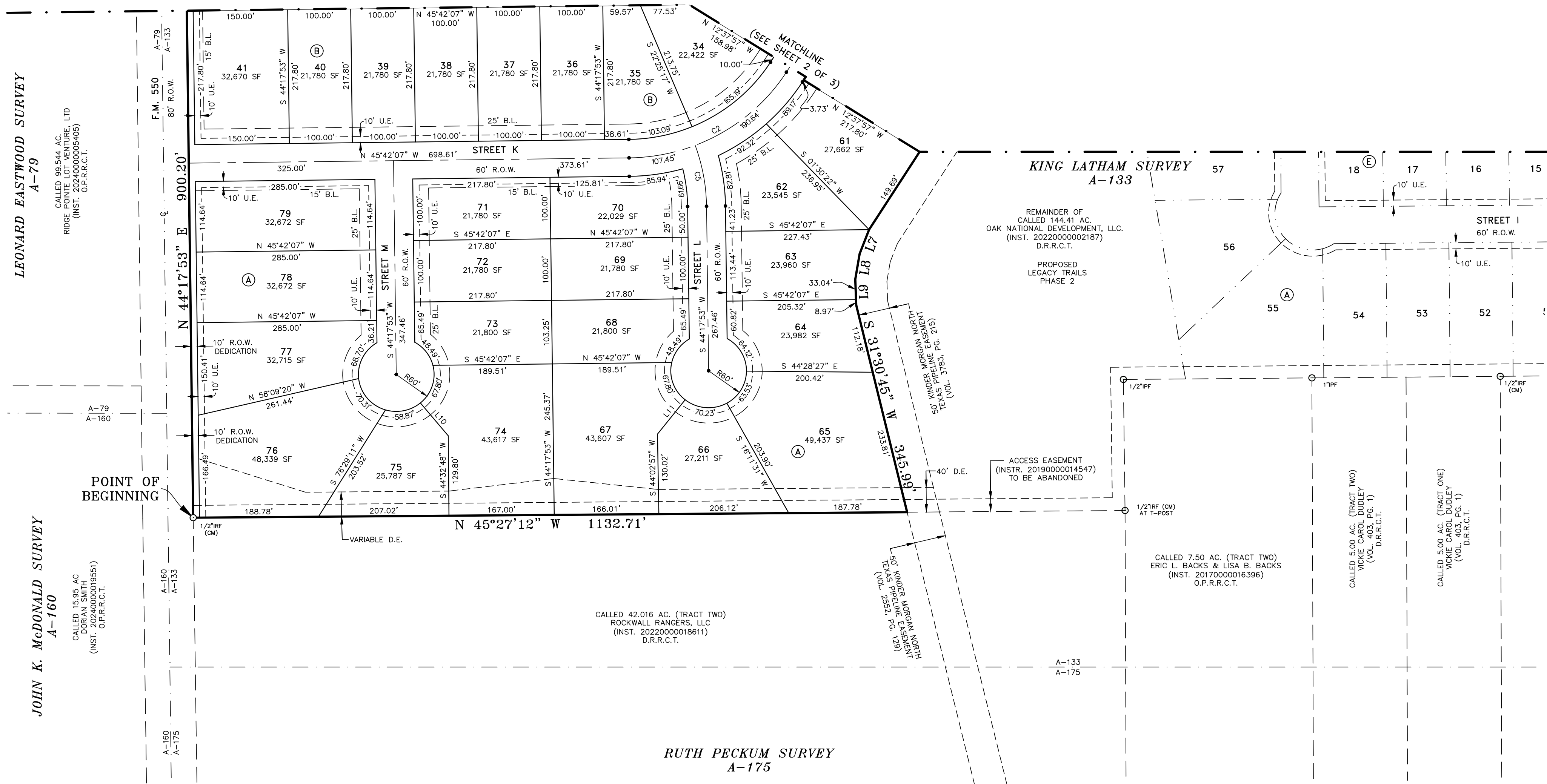
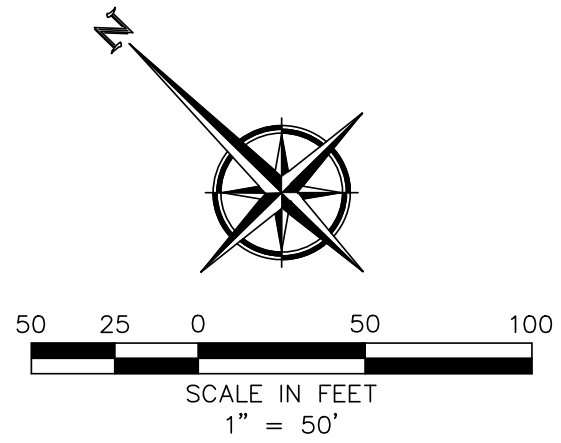
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: _____ (Seal)

City Secretary: _____

Page 2 of 2



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 57°39'56" E	142.49'
L2	S 46°08'22" E	60.00'
L3	N 43°51'38" E	15.00'
L4	S 43°51'38" W	15.00'
L5	S 46°08'22" E	60.00'
L6	N 43°51'38" E	15.00'
L7	S 65°54'14" W	42.01'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L8	S 54°26'24" W	42.01'
L9	S 42°58'35" W	42.01'
L10	S 05°20'36" W	69.42'
L11	S 83°15'09" W	71.00'
L12	S 82°30'42" E	25.00'
L13	S 74°03'26" W	74.32'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	13°48'20"	270.00'	32.69'	65.06'	N 50°45'48" E
C2	56°55'56"	300.00'	162.65'	298.09'	S 74°10'02" E
C3	19°42'05"	330.00'	57.30'	113.47'	N 67°31'00" E
C4	13°48'20"	300.00'	36.32'	72.29'	N 50°45'48" E
C5	19°16'36"	300.00'	50.95'	100.93'	N 34°39'35" E
C6	19°14'03"	300.00'	50.83'	100.71'	S 22°14'58" E
C7	13°48'20"	300.00'	36.32'	72.29'	N 50°45'48" E

NOTES:

- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134" set or on "X" cut set in concrete, unless otherwise noted, when a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone A (No Base Flood Elevation), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas ~ Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- Concrete monuments eight (8) inches in diameter and fifteen (15) inches long shall be placed at reasonable intervals at all corners of the boundary lines of a subdivision. The intersection point on the monument shall be marked by a reinforced bar one-half (1/2) inch in diameter and (12) inches long embedded in the concrete monument. Intermediate property corners, curve points and angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
- The Common Area lots and Open Space lots will be owned and maintained by the City of McLendon-Chisholm.

FINAL PLAT
LEGACY TRAILS
PHASE 3
45.985 ACRES
SITUATED IN THE

KING LATHAM SURVEY, ABST. NO. 133
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75082

59 SINGLE FAMILY LOTS
2 COMMON AREA LOTS

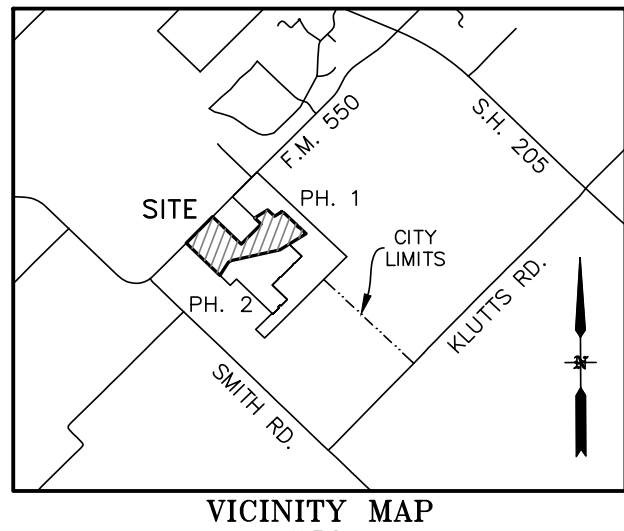
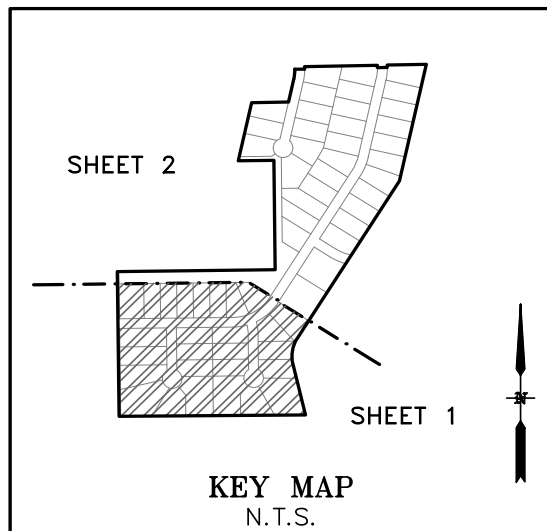
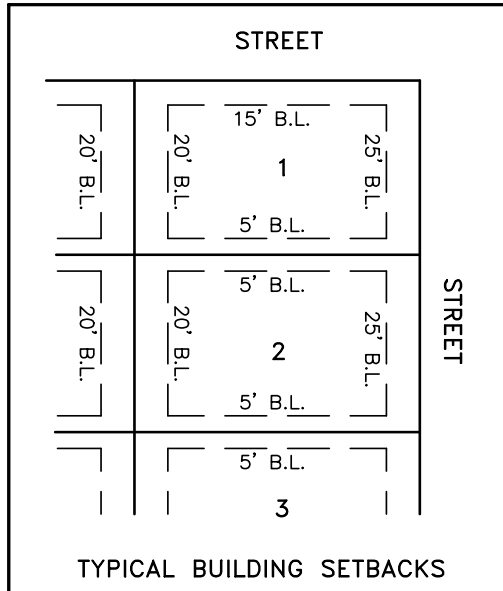
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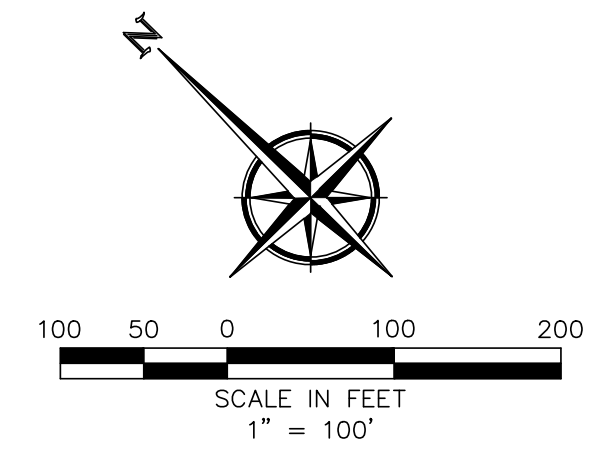
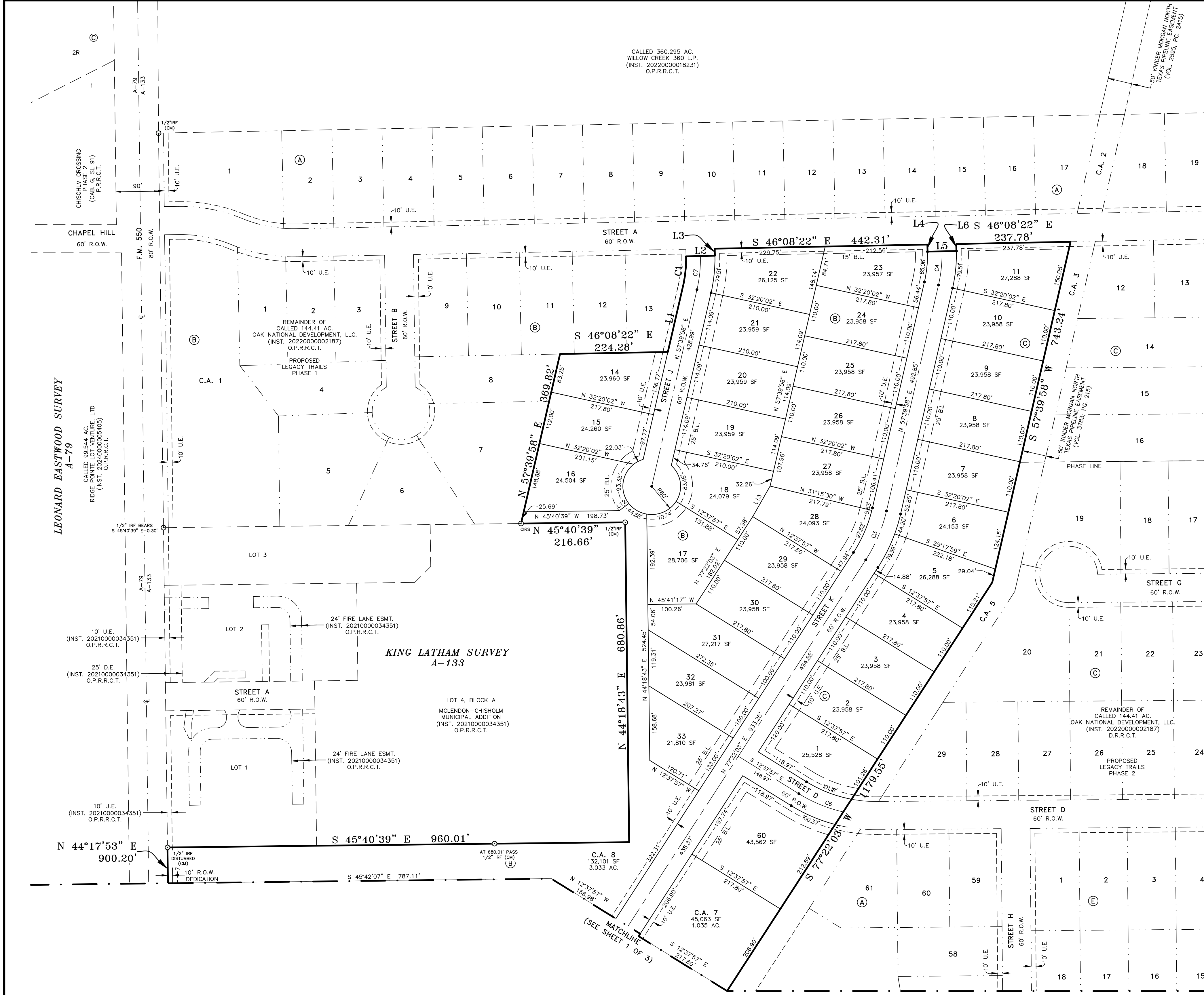
SHEET 1 OF 3

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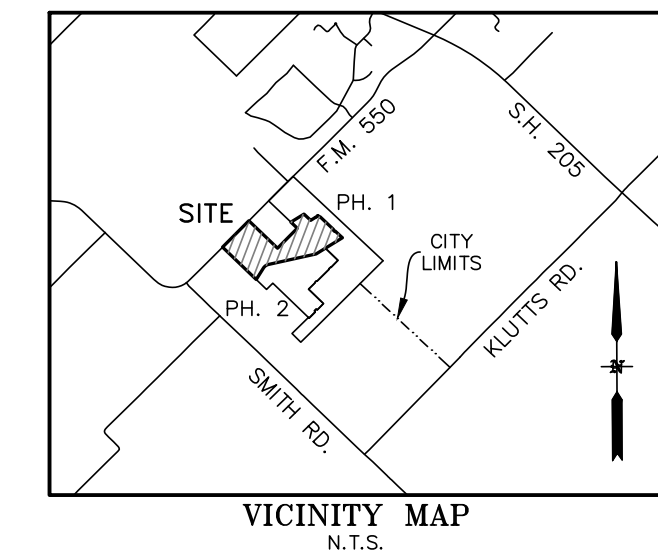
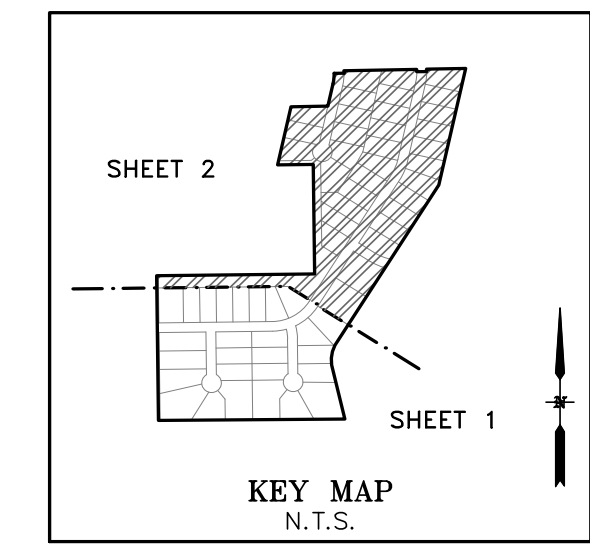
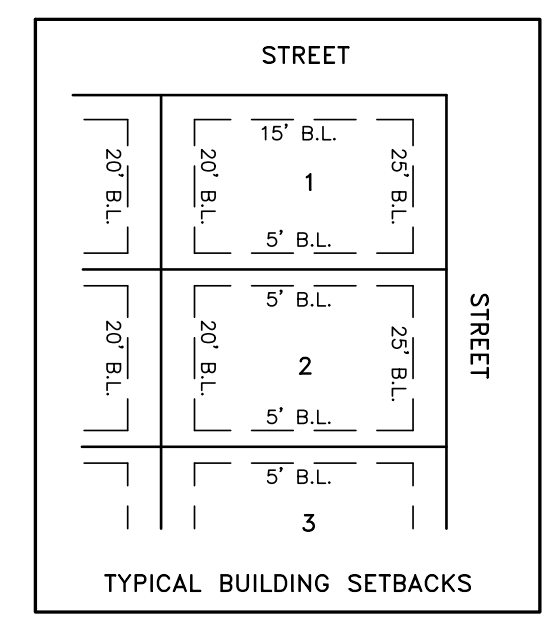
LEGEND

CIRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
CIRF	1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT





LEGEND	
CIRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
CIRF	1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT



FINAL PLAT
LEGACY TRAILS
PHASE 3
45.985 ACRES
SITUATED IN THE
KING LATHAM SURVEY, ABST. NO. 133
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75082

TPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

DATE: 01/31/2025

SHEET 2 OF 3

2:\PROJECTS\08842_Sonoma Forms\dwg\Plots\8842 Final Plat Phase 3.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

§
§

WHEREAS Oak National Development, LLC. is the owner of a 45.985 acres of land

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL DEVELOPMENT, LLC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the above described property as **LEGACY TRAILS, PHASE 3**, an addition to the City of McLendon–Chisholm, Rockwall County, Texas and does hereby dedicate to the public use forever the easements and rights-of–way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights-of–way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

This also waives any claim for damages against the City of McLendon–Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

For: OAK NATIONAL DEVELOPMENT, LLC.

By: _____
Kevin Webb, Vice–President of Land

STATE OF TEXAS
COUNTY OF ROCKWALL

§
§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS
COUNTY OF ROCKWALL

§
§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairperson
Planning & Zoning Commission

Date

Approved for Preparation of Final Plat:

Mayor

Date

Attest:

City Secretary

Date

"APPROVED"

Mayor, City of McLendon–Chisholm, Texas

Date

ACKNOWLEDGED:

This approval shall be invalid unless approved Final Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

WITNESS MY HAND THIS ____ DAY OF _____, A.D. 2025.

CITY SECRETARY
CITY OF MCLENDON–CHISHOLM, TEXAS

59 SINGLE FAMILY LOTS
2 COMMON AREA LOTS

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75032

FINAL PLAT
**LEGACY TRAILS
PHASE 3**
45.985 ACRES
SITUATED IN THE
KING LATHAM SURVEY, ABST. NO. 133
CITY OF MCLENDON–CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBP&LS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941–8400

DATE: 01/31/2025

SHEET 3 OF 3

Z:\PROJECTS\08842 Sorano Farms\dwg\Plots\8842 Final Plat Phase 3.dwg



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 1, 2025

Applicant: Sandra Nassar
1300 Siena Court
Rockwall, Texas 75032

Representative: Sandra Nassar

Property owner: Sandra Nassar
Pool – Xperts
120 Herron Circle
McLendon-Chisholm, Texas 75032

Location: The property is a 2.44-acre tract of land located north of the intersection of SH 205 and FM 550, with frontage on SH 205. Lot 1, Block A, Herron Addition consists of 2.44 acres of land and is located directly next to Rosini Vineyards. The Rockwall CAD property identification number is 17109.

CITY COUNCIL MEETING DATE: April 8, 2025

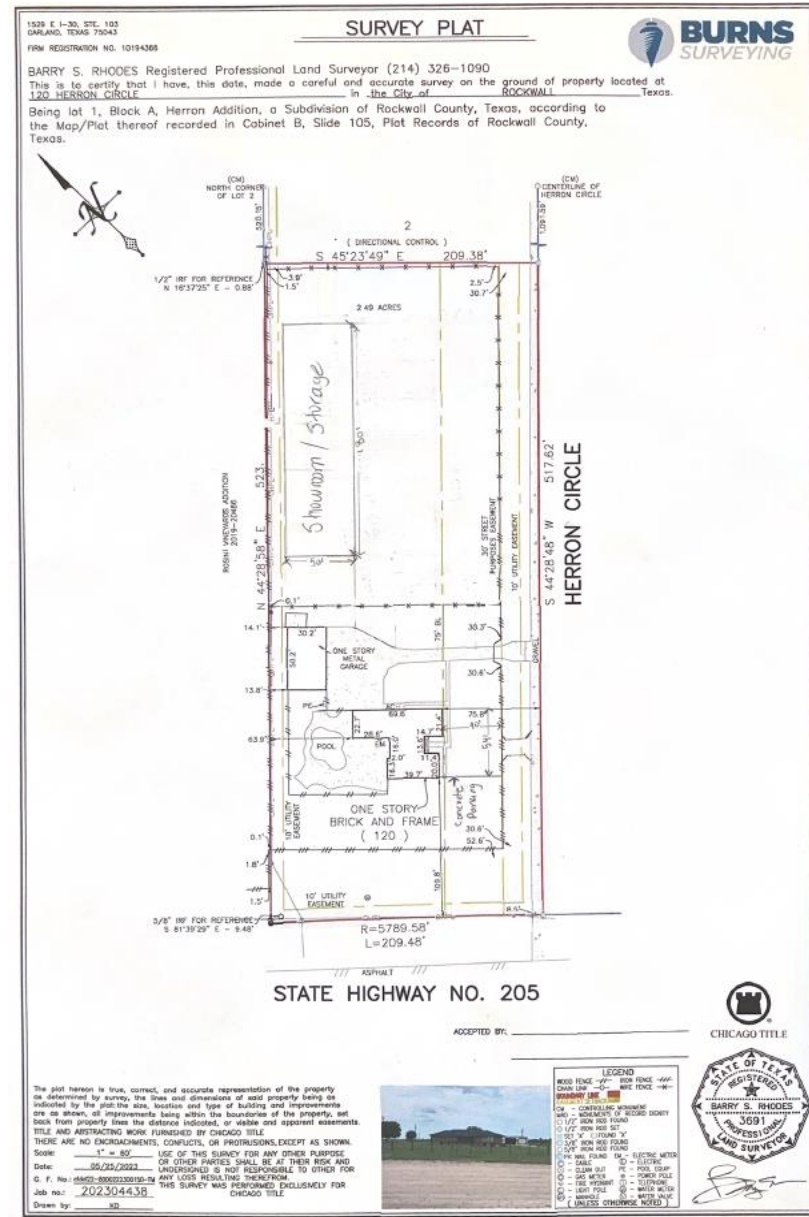
REQUEST:

The applicant is requesting approval of a zoning district change from the SF 2.5 residential zoning district and a GB General Business zoning district to a GB General Business district for the entire property for the expansion of a commercial business. This application is administratively complete and in conformity, with minor modifications, to the recommendations of the McLendon-Chisholm Comprehensive Plan.

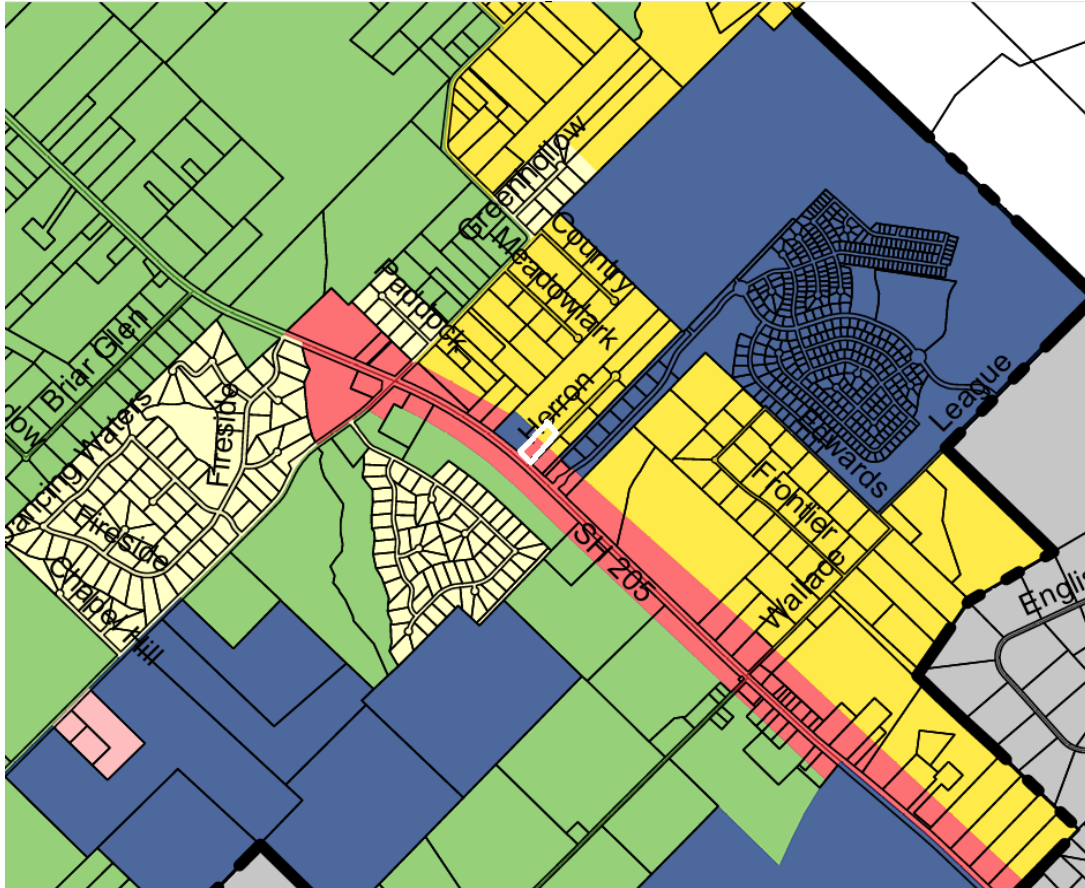
STAFF RECOMMENDATION: Approval, subject to the following condition(s):

- The only uses allowed on this property are those related directly to the swimming pool service designs, storage, and maintenance of materials for pool services and design uses.

Requested Site Survey



Current Zoning Map [Subject property generally outlined in white]



General Business zoning district boundaries along SH 205: Highway 205 distance limitations.

Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:

1.

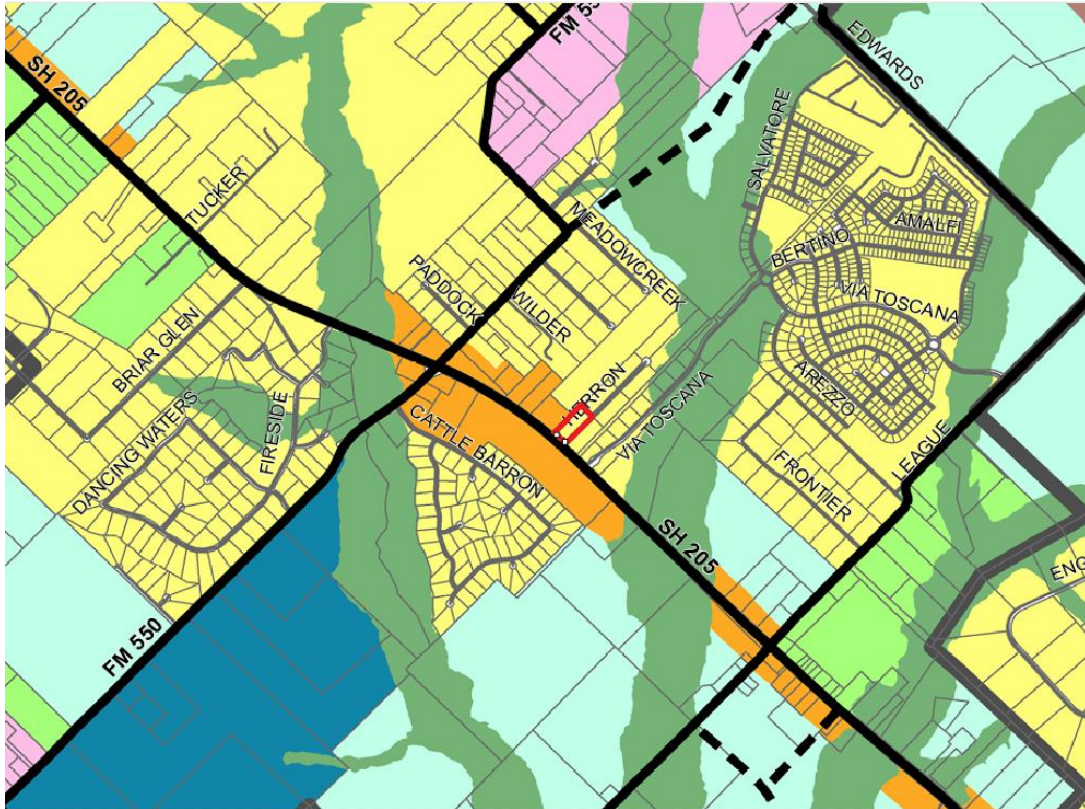
The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

2.

The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.

3. This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.

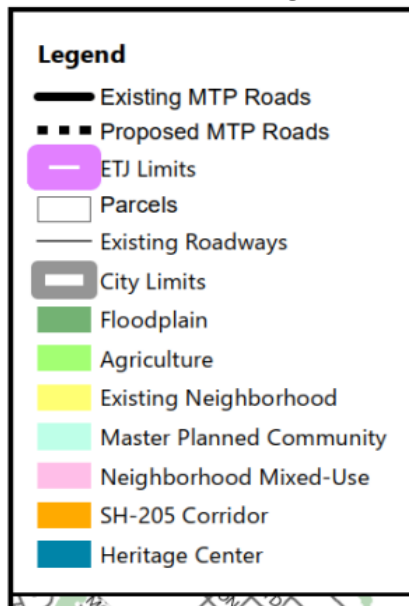
Comprehensive Plan Recommendation: Existing Neighborhood [approximate location of subject property outlined in red]



The Texas Local Government Code requires that changes in zoning district classification comply with the Comprehensive Plan [Future Land Use Plan]. This application is not consistent with the Future Land Use Plan recommendation for the subject property. The subject property currently has 2 zoning district designations for the front and rear portions of the property. The SF 2.5 zoning district allows for minimum residential lot size of two and one-half acres of land applies to the rear portion of the property, while the front portion, with frontage along SH205, is zoned GB [General Business]. A change in zoning district classification for the entire property from SF 2.5 and GB General Business to the GB [General Business] zoning district would allow this part of the application to comply, with minor modifications, with the recommendations of the Comprehensive Plan.

The staff recommendation is to allow for a zoning change that reflects the GB [General Business] zoning district standards to better align with the SH 205 Commercial Corridor in which the property is directly adjacent to.

Future Land Use Legend



Applicant requested development standards:

EXHIBIT B

120 Herron Circle

GENERAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

For Pool – Xperts

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This GB General Business District provides for the development standards for 1 commercial lot. It is intended to provide a wide range of retail and service establishments for the community. Its regulations and use of land are intended to be consistent with the zoning standards with minor modifications for each lot's specified use. Lot 1, Block A, Herron Addition regulations will be consistent with the city's zoning regulations of the GB General Business District, with minor modifications. This development is approximately 2.44 acres of land located along SH 205 and each lot will be approximately 2.44 acres.

2. Special Provisions

This Exhibit includes the Site Survey and the Concept Plan both of which are included and made a part of the ordinance adopting the GB General Business Development District.

- a. The planning and zoning commission and the city council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of nearby residential properties.
 - i. The planning and zoning commission and city council shall weigh the equities between the two using the criterion of community service and maintaining the concept of city's land-use and zoning plan in assessing the position of the proposed development.
- b. Landscaping. Landscaping requirements shall comply with the provisions in section 6-10, Landscaping requirements.
- c. Screening and Buffer requirements. Screening and buffer requirements shall comply with the provisions in section 6-8, Screening and buffer requirements.
- d. Masonry requirements. Masonry requirements shall comply with the provisions in section 6-9, Construction materials.

3. Conceptual and Development Plan

In establishing this GB General Business Development District, the city council shall approve and file as part of the amending ordinance the provided Site Survey and the Concept Plan attached.

4. Development Standards

Lot 1, Block A, Herron Addition

- a. Lot 1, Block A, located along SH 205 corridor, right outside the commercial corridor designation, has the front portion zoned as GB General Business and the rear portion zoned as SF2.5 Residential.
- b. Permitted uses. Uses in the GB district shall be in accordance with section 3-1, Permitted use table.
- c. Density, area, yard, height, and lot coverage requirements. The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the GB Zoning District (below).
- d. Area requirements.

Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street

Minimum Side Yard	15 ft. abutting Non-Res. 25 ft. abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res. 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

- e. Highway 205 distance limitations. Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:
- i. The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.
 - ii. The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.
 - iii. This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.

BACKGROUND INFORMATION:

SF 2.5 Zoning District requirements:

SF2.5 - Zoning District Area Requirements	
Minimum Lot Area	2 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	25 ft. Interior 75 ft. Street
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

GB Zoning District requirements:

GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

Additional background information:

The current zoning district standards for the subject property are both GB General Business and SF 2.5 which is a residential district requiring 2.5 acres of land for residential use. This section, however, requires a minimum street frontage of 300 feet. The staff recommendation is to zone the entirety of the property as GB General Business and remove the SF 2.5 zoning affecting the rear portion of the property.

Thoroughfares/streets:

SH 205 is a state highway currently maintained by the Texas Department of Transportation (TxDOT) and has been identified as a potential commercial hub for the city of McLendon-Chisholm.

Property legal description:

Lot 1, Block A, Herron Addition: Rockwall CAD property identification number: 17109



City of McLendon-Chisholm
1371 West FM 550 - McLendon-Chisholm, Texas 75032
TEL: (972)524-2077 FAX: (972)524-9128

ZONING CHANGE APPLICATION

Date of Application: 11-14-24

Receipt # _____

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

120 Herron Cir

Property Legal Description:

Lot 1, Block A of Herron Addition, Acres 2.4465

County Parcel ID: 17109

Existing Zoning: Commercial & Residential Requested Zoning: Commercial

Applicant's Name: Sandra Nassar

Phone No. 214-803-4901 Email: snassar73@gmail.com

Status of Applicant: Owner ☒ or Authorized Agent _____

Applicant's Address:

1300 Siena Ct, Rockwall, TX 75032

Owner's Address: same as the above

I certify that I am the owner of the property described in this petition/application and Sandra Nassar is the authorized agent to file this application on my behalf.

Signature of Owner:

Sandra Nassar

Date 11-14-24

Signature of Applicant:

Sandra Nassar

Date 11-14-24

Development Fees

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): _____

City Secretary: _____

(Seal)

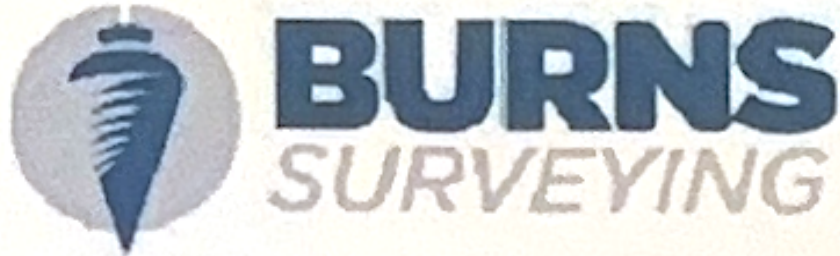
CHECKLIST FOR ZONING CHANGE APPLICANT

The following items must be submitted along with the completed application before processing and scheduling.

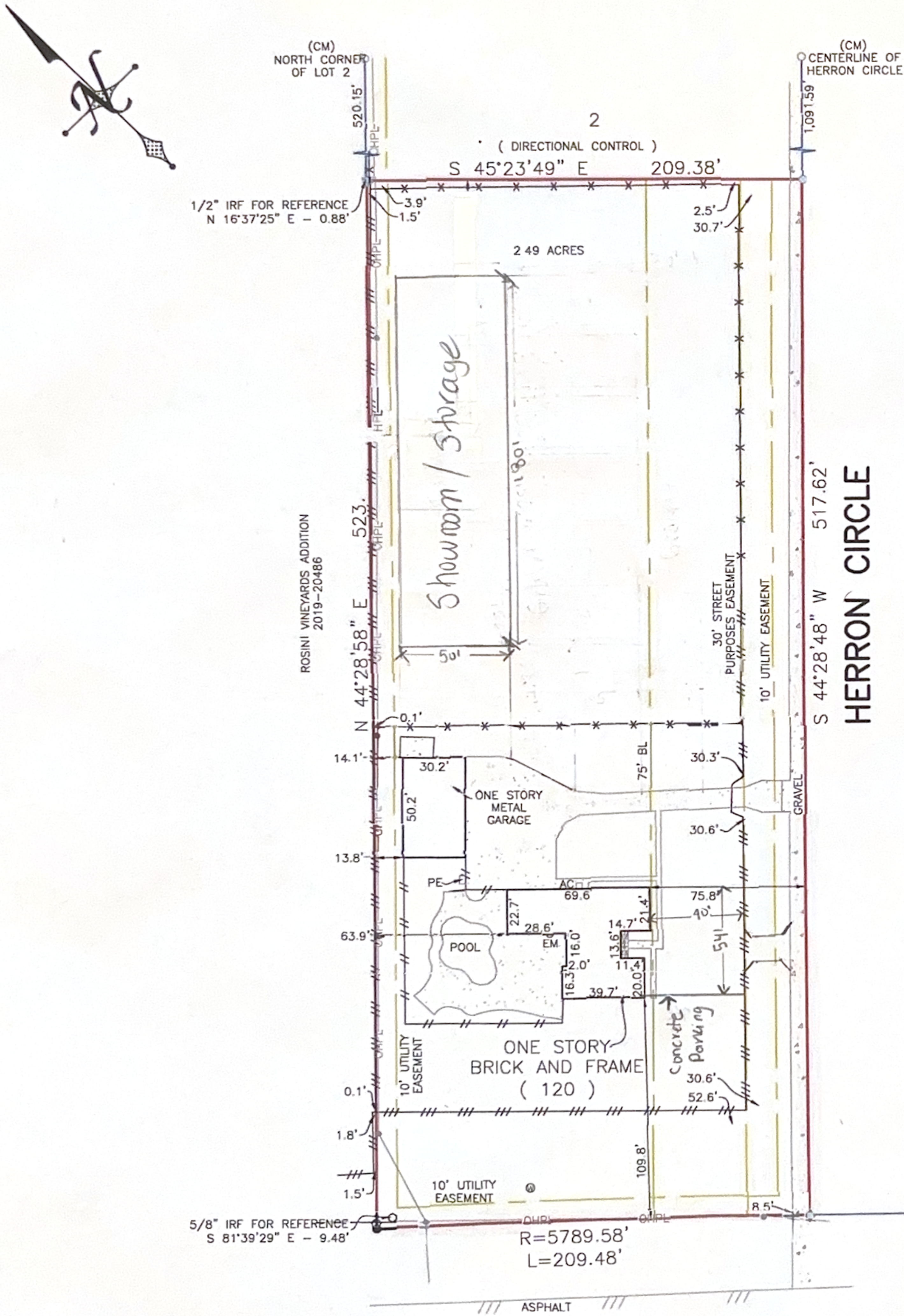
1. Completed Application
2. Legal Description and plat of the subject site. Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper) and the subdivision name with lot and block number.
3. A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
4. Filing Fee of \$600.00 for the requested change of property + 10 per acre + ALL consultant costs.
5. Names and Addresses of Legal Property Owners within 200 feet of property. (The City will need to send these out 11 Days or more giving notice of the Public Hearing)
6. If not the owner of the property, have a letter from the owner stating that the applicant is authorized to file the application.
7. Post signs of Proposed Zoning Change at the property site. (City)

1529 E I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 10194366

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at
120 HERRON CIRCLE in the City of ROCKWALL Texas.
Being lot 1, Block A, Herron Addition, a Subdivision of Rockwall County, Texas, according to
the Map/Plat thereof recorded in Cabinet B, Slide 105, Plat Records of Rockwall County,
Texas.



STATE HIGHWAY NO. 205

ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 60'
Date: 05/25/2023
G. F. No.: ctda22-8000222300150-TM
Job no.: 202304438
Drawn by: KD
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE



LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
CM - CONTROLLING MONUMENT	
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" IRON ROD SET	
SET 'X' FOUND 'X'	
3/8" IRON ROD FOUND	
5/8" IRON ROD FOUND	
PK NAIL FOUND	EM - ELECTRIC METER
CABLE	ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



Signature of Barry S. Rhodes



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 1, 2025

REQUEST: This is a request for a replat of a portion of Lot 1, Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas.

Location: Generally located along FM 1139 with frontage along FM 1139 East of Kentwood Circle. The Rockwall CAD Property ID number 100287.

Legal description: Creation of Lot 1B, Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas.

OWNER: Patrick & Patricia Short
2206 Portofino Drive
McLendon-Chisholm, TX 75032

Applicant: Same as owner.

CITY COUNCIL MEETING DATE: April 8, 2025

NOTE: The Planning and Zoning Commission has three options when considering this application: Approval; Approval with conditions, or disapproval.

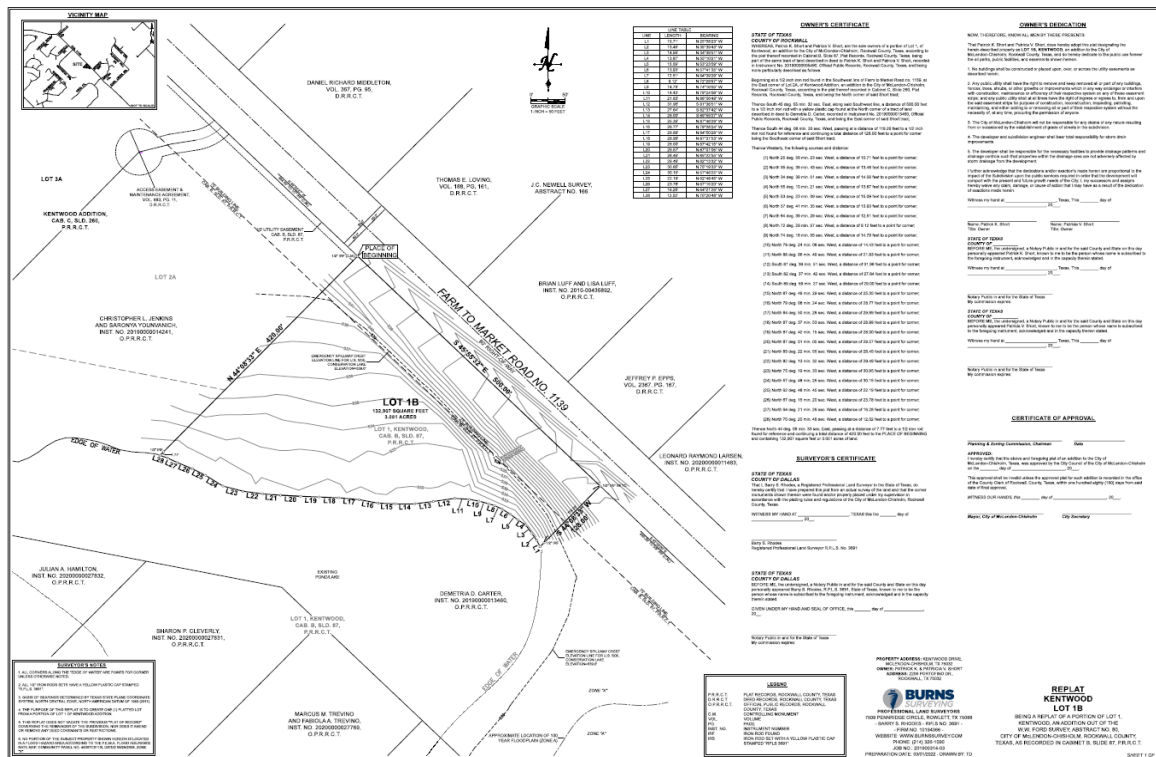
REQUEST: Approval of a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1B in this subdivision.

NOTE: A REPLAT IS A FINAL PLAT.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

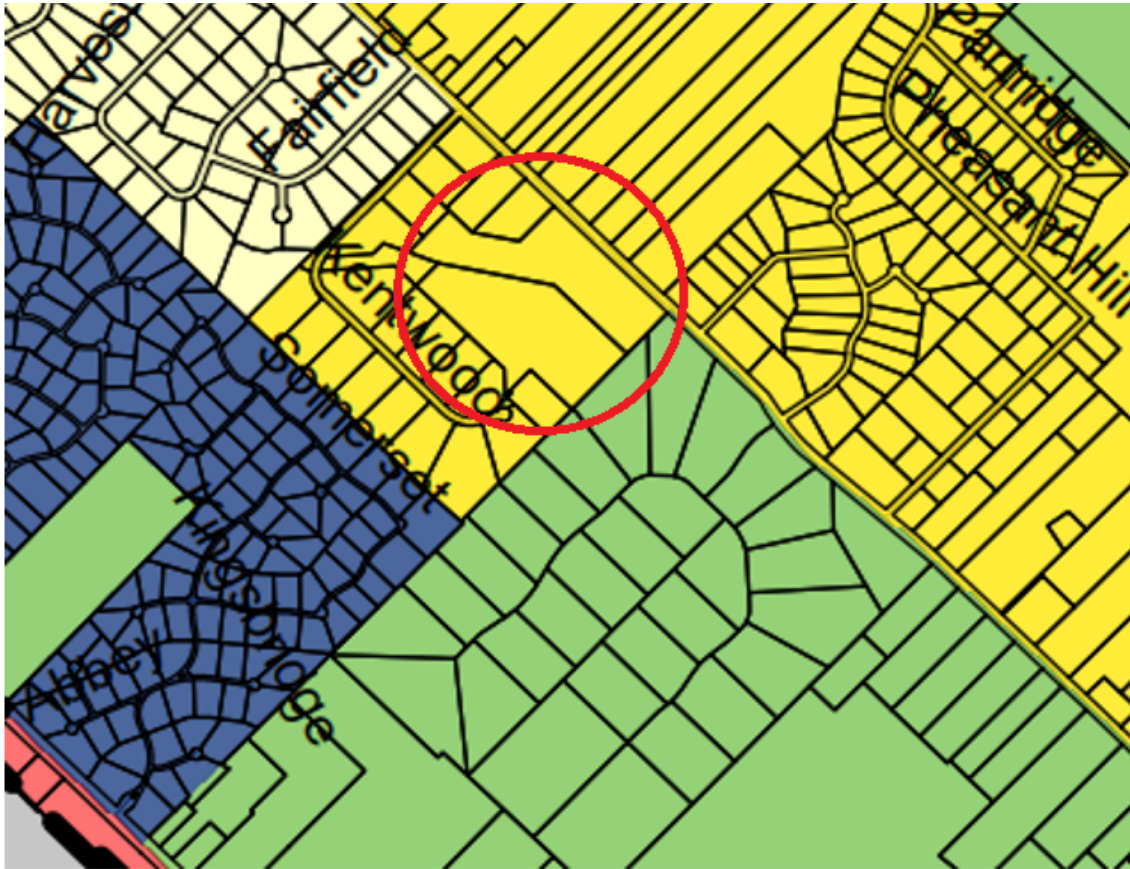
Requested replat:



BACKGROUND INFORMATION:

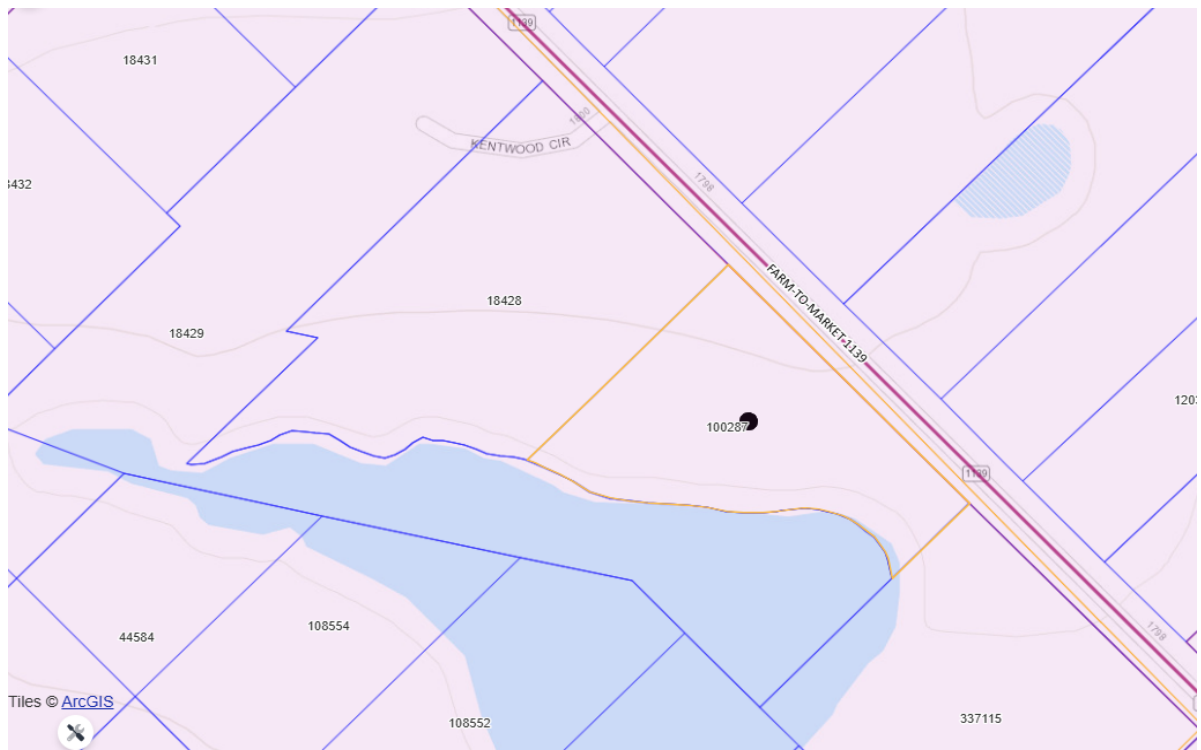
Patrick and Patricia Short own a portion of Lot 1 of the Kentwood Addition and are requesting to create an additional, Lot 1B, on the portion of Lot 1 they own. City staff worked with Owen Cantrell, Kaufman-Van Zandt SWCD District Technician, to determine what, if any, requirements or authorizations the city needed to replat lot 1. He provided guidance in the form of the districts' policy. The document reveals that the Storm Water Conservation District has an easement over the entire water surface to the top of bank of the impoundment, the emergency spillway, the normal discharge point, as well as the channel downstream. Mr. Cantrell advised that the City could replat Lot 1 without the approval of the district, but that the replat should show the emergency spillway location and the path the water would take when it overflows, where the main discharge was located and the width of the drainage channel from both the emergency spillway and discharge point.

Current Zoning: Kentwood Estates is zoned SF 2.5 requiring a minimum lot size of 2.5 acres of land.



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Rockwall CAD Map showing subject property





CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: January 14, 2025

Items Submitted. Check all that Apply:

☐ Preliminary Plat: \$350 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

☐ Final Plat: \$300 per lot + \$25 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

☒ Replat/Amended Plat: \$225 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

☒ Digital Copy of Submitted Plat/Plan (**REQUIRED**)

☐ Site Plan

☐ Concept Plan

☐ Planned Development

☐ Vacation of Plat

General Information:

Addition Name (if platted): Kentwood Addition Lot 1B Current Zoning: Single Family

No. of Acres: 3 No. of Lots: 1 Proposed Zoning: Single Family

General Location of Property: FM 1139 East of Kentwood Circle

Applicant Name: PATRICIA SHORT : PATRICIA SHORT

Company Name: N/A

Address: 2206 Portofino Dr. Rockwall, TX City, State, Zip: 75087

Phone(s): 214-236-1024 Email: patrick@patrickshores.com
Owner Name: Patrick R. and Patricia
Address: 2206 Portofino Dr. City, State, Zip: Rockwall, Texas 75032
Phone(s): 214-236-1024 cell 214-232-7878 Email: tricia@patrickshores.com
Legal Description of the Property: See Attached replat
County Parcel ID: 100287
Other Information: Kentwood Addition
#2019 000005491

Development Fees & Consulting Costs

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the city prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to the applicant within 60 days of project conclusion.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application has been paid to the City of McLendon-Chisholm on this _____ day of _____, 20____.

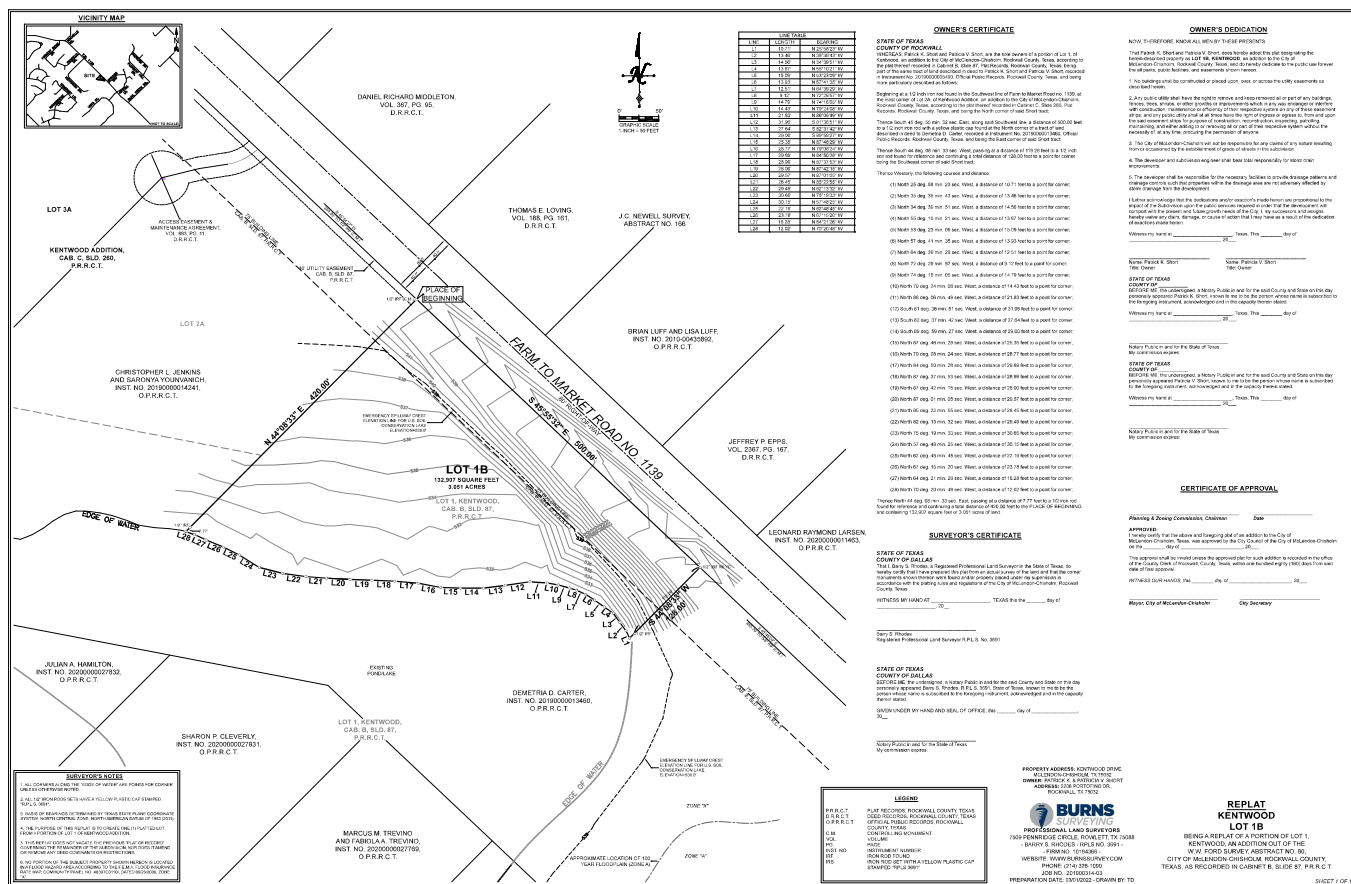
Further, I hereby certify that I understand and agree to the development fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning and Zoning Commission and/or City Council.

Signature of Applicant:  _____

City Secretary: _____

(Seal)







City of McLendon-Chisholm
Staff Report

Date: March 25, 2025

Agenda Item: Presentation of Draft Heritage Center and Campus Feasibility Study

Financial Impact:

Background: Burditt Land Plan Architects are here to present an update on the Heritage Center plan and study

Presenter: Bev Stibbens, City Administrator

ORDINANCE NO. _____

AN ORDINANCE OF MCLENDON-CHISHOLM, TEXAS (“CITY”), AMENDING THE CODE OF ORDINANCES, CHAPTER 8, “OFFENSES AND NUISANCES”, BY ADDING SUBSECTION 8.10, “DARK SKY ORDINANCE” AND ESTABLISHING REGULATIONS FOR LIGHTING; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES NOT TO EXCEED \$500 OR CIVIL PENALTIES OF UP TO \$500 PER VIOLATION; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE & MEETING

WHEREAS, the Commission seeks to maintain the value of McLendon-Chisholm’s scenic beauty and rural charm, which are the keystones of the City’s quality of life, through a comprehensive regulatory program that includes zoning, landscaping, subdivision control, and restrictions on signs and lighting; and

WHEREAS, the City was presented with scientific studies on the health and safety risks of certain lighting devices; and

WHEREAS, the Commission finds that unnecessary and improperly designed light fixtures cause glare, skyglow, light trespass, obtrusive light and waste resources; and

WHEREAS, glare and light pollution can result in: hazardous circulation conditions for all modes of transportation; the diminishing ability to view the night sky; light trespass; negative effects to nocturnal habitat; and an unattractive townscape; and

WHEREAS, the people who live in and near the City value the natural environment, including the beauty of the natural landscape and high quality of the night sky; and

WHEREAS, the City desires to establish lighting thresholds for night-time safety, utility, security, productivity, enjoyment, and commerce; and

WHEREAS, these lighting regulations will not sacrifice the safety of our citizens or visitors, or the security of property, but instead will result in safer, efficient and more cost-effective lighting; and

WHEREAS, pursuant to Texas Local Government Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Chapters 211 and 214, the City has general authority to adopt an ordinance or police regulation regarding the use of land, improvements upon land, and construction or building upon land; and

WHEREAS, the Commission finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance regulating lighting.

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

Chapter 8. OFFENSES AD NUISANCES

“ ...

... ”

8.10. Dark Sky Ordinance

Section 8.10.001: Title, Purpose, and Scope.

- (a) This article shall be known and cited as the “Dark Sky Ordinance.”
- (b) The purpose of this ordinance is:
 - (1) To reduce glare and improve nighttime visibility which contributes to safer, more secure, and attractive outdoor living spaces.
 - (2) To encourage efficient, controlled lighting that conserves energy.
 - (3) To make our community a better place to live and work and a more inviting place for tourists to visit.
 - (4) To protect properties from light trespass.
 - (5) To preserve our heritage of a clear, dark night sky.
 - (6) To help preserve and protect nocturnal wildlife.
 - (7) To position the city to apply for a designation as an International Dark Sky Community.
 - (8) To encourage and demonstrate the use of best outdoor lighting practices. Exhibit 1 of section 8.10.005 provides an illustration of the best outdoor lighting practices.
- (c) Scope
 - (1) This article shall apply within the city limits, hereinafter referred to as “city.”
 - (2) Nothing herein shall be construed as preventing or limiting the city from applying this article within the surrounding areas where the city asserts powers of extraterritorial jurisdiction through agreements with property owners, or as a term affixed to a conditional approval (such as a variance).

Section 8.10.002: Definitions.

The following definitions are hereby adopted for the purposes of this article.

Adaptive controls mean mechanical or electronic devices, when used in the context of outdoor lighting systems, intended to actively regulate the switching, duration, and/or intensity of light

emitted by the outdoor lighting system. Examples of adaptive controls include timers, dimmers and motion-sensing switches.

Beam of a light fixture means the spatial distribution of the emitted light.

- (1) Floodlight means a light fixture having a wide beam.
- (2) Spotlight means a light fixture having a narrow beam.
- (3) Searchlight means a light fixture with a narrow beam intended to be seen in the sky.

Correlated color temperature (CCT) means a measure of the color properties of light emitted by lamps, being equal to the temperature, expressed in Kelvins (K).

Decorative holiday lighting means low-intensity string lights, whose luminous output does not exceed 50 lumens per linear foot, and fully shielded floodlights, whose luminous output does not exceed 1,000 lumens and which are aimed and oriented in such a way as to not create light trespass onto another property nor into the night sky, operated only during prescribed periods of time during the calendar year.

Electronic message display means any illuminated sign of an informative or advertising nature, whether on-or off-premises, and operable at night, whose content is made visible to the viewer by means of luminous elements under active electronic control and therefore subject to alteration in order to vary the content of the message. Electronic displays may be either static or dynamic in terms of light color and intensity. Exhibit 2 of section 8.10.005 is a sample educational illustration about internally lit message displays.

Existing light fixtures means those outdoor light fixtures already installed at the time this article is adopted.

Fully shielded means an outdoor luminaire constructed so that in its installed position, all of the light emitted from the light fixture is projected below the horizontal plane passing through the lowest light-emitting part of the fixture. Exhibit 3 of section 8.10.005 provides an example of properly shielded light fixtures.

Glare means visual discomfort or impairment caused by a bright source of light in a direction near one's line of sight.

Greenhouse means any building that is constructed of glass, plastic, or other transparent material in which plants are grown under climate-controlled conditions and includes hoop houses and other similar structures.

Illuminance means the intensity of light in a specified direction measured at a specific point.

Light pollution means the unintended, adverse and /or obtrusive effect of the use of outdoor light at night.

Light source means a light emitting portion of the luminaire and any diffusing elements and

surfaces intended to reflect or refract light emitted from the lamp individually or collectively, for example, a lamp, bulb, lens, highly reflective surface, or frosted glass.

Light trespass means light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky. If the light source is visible from another property or the public roadway, the light is creating light trespass. It is expected that the illumination produced by a light source may be viewed from other properties but the light source itself should not be visible from other properties. Exhibit 4 of section 8.10.005 is a sample educational illustration about light trespass.

Lumen means the unit of measurement used to quantify the amount of light produced by a bulb or emitted from a light source. Lumen values are typically provided on lighting manufacturer packaging or data sheets. For the purposes of this article, unless otherwise stated, the lumen output values shall be the initial lumen output ratings as defined by the manufacturer, multiplied by the lamp efficiency. Lamp efficiency of 95 percent shall be used for all solid-state lamps and 80 percent for all other lamps, unless an alternate efficiency rating is supplied by the manufacturer.

Lumens per net acre means the total outdoor light output, as defined in this article, divided by the number of acres, or part of an acre with outdoor illumination. Undeveloped, non-illuminated portions of the property may not be included in the net acreage calculation.

Luminaire means a complete lighting assembly or lighting fixture, consisting of a lamp, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

Luminance is a measure of light emitted by or from a surface.

Nit is the standard unit of measure of luminance used for internally illuminated signs, digital signs, or electronic message displays.

Nonconforming means not conforming to the current ordinance.

Nonconforming outdoor lighting is lighting that was legally installed before the enactment of this article, that does not conform with the standards set forth in this article.

Outdoor lighting means temporary or permanent lighting that is installed, located, or used in such a manner to cause light rays to shine outdoors.

- (1) Nonresidential fixtures that are installed indoors that cause light rays to shine outside are considered outdoor lighting for the intent of this article. See exhibit 5 of section 8.10.005 for an illustration of this type of situation.
- (2) Residential fixtures installed indoors generating more than 3,800 lumens (approximately equal to a 300-watt incandescent bulb) that cause light to shine outside are also considered outdoor lighting for the intent of this article. All of the lighting that illuminates the translucent portion of a greenhouse or solarium, including roofing material, is considered outdoor lighting for the intent of this

article. Exhibit 5 of section 8.10.005 illustrates an example of indoor/outdoor lighting.

Private lighting means outdoor light fixtures that are owned or leased or operated or maintained or controlled by individual persons, including but not limited to families, partnerships, corporations, and other entities engaged in the conduct of business or other non- governmental activities.

Public lighting means outdoor light fixtures that are owned or leased or operated or maintained or controlled by the city or other governmental entity or entities completely or partly funded by grants obtained by the city or its agents from federal, state or private sources. The light fixtures are normally located on, but are not limited to, streets, highways, alleys, easements, parking lots, parks, playing fields, schools, institutions of higher learning, and meeting places.

Sag-lens or drop-lens fixture means a fixture, typically seen on older streetlights or parking lot lights, where the lens extends below the lowest opaque part of the fixture such that light is scattered above the horizontal plane.

Shielding is made of opaque material through which light does not escape.

Temporary lighting means non-permanent lighting installations installed and operated for a duration not to exceed 30 days.

Total outdoor light output means the total amount of light, measured in lumens, from all outdoor light fixtures within the illuminated area of a property. The lumen value to be used in the calculation is the lumen value as defined in this article. To compute the total, add the lumen outputs attributed to each light fixture together.

Warranting is the process used by the city to determine whether lighting is required. Such warranting process shall not assume the need for any lighting nor for continuous lighting unless conditions warrant the need. Lighting shall only be installed where warranted.

Section 8.10.003: Existing Outdoor Light Fixtures

(a) All existing outdoor lighting legally installed before the enactment of this article, that does not conform with the standards specified by this article shall be considered nonconforming. Nonconforming outdoor lighting will be required to be replaced within five (5) years pursuant to the terms of this article.

(b) If more than 50 percent of the total appraised value of a structure (as determined from the records of the county's appraisal district), has been destroyed, the nonconforming status expires, and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

(c) Existing outdoor light fixtures that are nonconforming shall be brought into conformance with this article as follows:

- (1) *Nonresidential application.* All existing outdoor lighting located on a subject property that is part of an application for a rezoning application, conditional use permit, subdivision approval, or a building permit for a major addition is required to be brought into conformance with this article before final inspection, issuance of a certificate of occupancy, or final plat recordation, when applicable. For the following permits issued by the city, the applicant shall have a maximum of 90 days from date of permit issuance to bring the lighting into conformance: site development permit, sign permit for an externally or internally illuminated outdoor sign, initial alcoholic beverage permit, initial food establishment permit, and on-site sewage facility permit.
 - (2) *Residential addition or remodel.* Nothing herein shall be construed to terminate residential property's nonconforming status as a result of an addition or remodel. However, all outdoor residential lighting that is affixed to a construction project requiring a building permit is required to conform to the standards established by this article.
- (d) Any currently "grandfathered" or lighting allowed by a variance, will be subject to this article in five years unless a trigger causes it to be subject to this article at an earlier date.
- (e) Additions, modifications or alterations.
 - (1) Major additions.
 - a. If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be:
 - 1. Additions of 25 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this article.
 - (2) Single or cumulative additions, modification or replacement of 25 percent or more of installed outdoor lighting luminaires existing as of the effective date of this article.
 - (3) Minor modifications or alterations and new lighting fixtures for non-residential and multiple dwellings.
 - a. All additions, modifications, or replacement of more than 25 percent of outdoor lighting fixtures existing as of the effective date of this article shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.
- (f) Outdoor lighting on any property that is not in conformance with this article shall be brought into conformance with this article within five years from the date of adoption of this article.
- (g) New uses or structures or change of use.
 - (1) All new construction and/or new luminaries installed (including replacements for existing fixtures) shall comply after the adoption of this article.

- (2) Whenever there is a new use of a property (zoning or variance change), or the use on the property is changed, all outdoor lighting on the property shall be brought into compliance with this article before the new or changed use commences.
 - (3) Any new lighting shall meet the requirements of this article.
- (h) Abandonment of nonconforming.
 - (1) A nonconforming structure shall be deemed abandoned if the structure remains vacant for a continuous period of six months. In that instance, the nonconforming status expires, and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.
 - (2) It is unlawful to expand, repair or replace outdoor lighting that was previously nonconforming, but for which the prior nonconforming status has expired, been forfeited, or otherwise abandoned.
 - (3) Outdoor lighting on any property that is not in conformance with this article shall be brought into conformance with this article within five years from the date of adoption of this article.
 - (4) All new construction and/or new luminaires installed (including replacements for existing fixtures) shall comply after the adoption of this article.
- (i) Amortization.
 - (1) On or before [amortization date -phase out], all outdoor lighting shall comply with this Code.
 - (2) Amortization extension.
 - a. Residential property owners may make a request to the city for an amortization extension of up to a maximum of ten years from the date a nonconforming fixture was installed provided that the fixture was compliant with existing city ordinances at the time it was installed, and that date of installation can be substantiated via documents, date stamped photographs, etc.
 - (3) Amortization (phase out) extensions to the date at which outdoor lighting shall conform with this article shall be on a per fixture basis with the following requirements:
 - a. The light fixture must be documented to cost at least \$100.00 when originally purchased.
 - b. The fixture cannot be brought into compliance by changing the bulb or lighting element or installing shielding.
 - c. If the bulbs or other lighting elements of the fixture require replacement during the amortization period, the replacement bulbs or lighting elements shall not be rated in excess of 2700 Kelvin.

Section 8.10.004: General Provisions.

- (a) *Shielding.*

- (1) Unless exempted elsewhere in this article, all outdoor lighting shall be fully shielded.
 - (2) When the light source is on and is visible from a distance of four times or more than the mounting height of the fixture, it is nonconforming.
 - (3) New streetlights shall be full cutoff fixtures (fully shielded) of approved historical design, utilizing a minimum output consistent with the safety of drivers and pedestrians.
 - (4) Mounting height or topography or proximity to other properties may cause public or private outdoor light fixtures to require additional shielding to prevent glare or an unsafe condition on properties other than the one on which it is installed.
 - (5) All of the lighting that illuminates the translucent portion of a greenhouse or solarium must be shielded so that no direct light shines outside of the structure and no more than four percent of the reflected or refracted illumination is allowed to escape outside the structure.
 - (6) Outdoor light fixtures with a maximum output of 200 lumens per fixture, regardless of the number of bulbs, may be left unshielded provided the source of the light is not visible from any other property and the fixture conforms to all other stipulations of this article. The output from these fixtures shall not exceed ten percent of the lumens per net acre allowed by this article.
 - (7) See examples in section 8.10.005, exhibit 3.
- (b) *Light trespass is prohibited.* No luminaire installed within city limits, except government owned streetlights, shall create conditions of light trespass.
- (1) Government owned streetlights may only create light trespass below it within 100 feet of its installed location.
 - (2) All outdoor lighting except government owned street lighting shall be shielded so that the light source shall not be visible from any other property.
 - (3) Light trespass means light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky.
 - (4) If the light source is visible from another property or the public roadway, the light is creating light trespass.
 - (5) It is expected that the illumination produced by a light source may be viewed from other properties but the light source itself should not be visible from other properties.
 - (6) Complaints regarding light trespass may be made to the municipal court of the City and any such light trespass shall be duly prosecuted by the municipal court should the City so determine it is likely a light trespass occurred. Light trespass violations shall be handled by the City's municipal court in exactly the same manner as all other violations and/or complaints are handled by the municipal court.
 - (7) Exhibit 4 of section 8.10.005 is a sample educational illustration about light trespass.

(c) *Outdoor sports facilities.*

- (1) Lighting at public and private outdoor sports facilities, including but not limited to playing fields, arenas, tracks, and swimming pools, will be shielded to the greatest practical extent to reduce glare, safety hazards, light trespass, and light pollution.
- (2) Lighting will provide levels of illuminance that are adjustable according to task, allowing for illuminating levels not to exceed nationally recognized Illuminating Engineering Society of North America (IESNA) standards according to the appropriate class of play, as well as for lower output during other times, such as when field maintenance is being actively performed; and
- (3) Lighting shall be provided exclusively for illumination of the surface of play and adjacent viewing stands, and not for any other application, such as lighting a parking lot; and
- (4) Lighting must be extinguished by 11:00 p.m. or within one hour of the end of active play. The outdoor sports facility lighting shall be fitted with mechanical or electronic timers to prevent lights from being left on accidentally overnight.
- (5) Outdoor sports facility lighting will be exempted from the other regulations of this article if its design and installation, as certified by a professional engineer (PE) licensed in the State of Texas, adheres to the version of the International Dark-Sky Association's Criteria for Community-Friendly Outdoor Sports Lighting operative at the time when the construction permit is submitted to the city for review.

(d) *Towers.*

- (1) No lighting of towers and associated facilities is allowed, except by permit, and except as required by the Federal Aviation Administration or other federal or state agency.
- (2) In coordination with the applicable federal or state agency, the applicant shall determine the maximum height of the tower that would not require lighting.
- (3) If a proposed tower would require lighting, the applicant shall demonstrate that a tower height that requires lighting is necessary.
- (4) Such justification shall include documentation showing:
 - a. Coverage limitations.
 - b. Type of system (e.g. cellular, radio, television).
 - c. Technical and engineering details of the lighting to be installed; and
 - d. Requirements of federal, state, and local agencies.
- (5) If a tower height that requires lighting is justified, the applicant shall demonstrate how the lighting will be shielded from the ground.
- (6) Shielding of tower lighting onto nearby properties shall be installed as part of construction of the tower.
- (7) If lighting is justified, slowly blinking red lights must be used at night.
- (8) White strobe lights at night are prohibited (this needs clarification if ok to use during the daylight hours).
- (9) All outdoor lighting fixtures shall be full cutoff fixtures (see exhibit 4 of section 8.10.005).

- (e) *Streetlighting.*
 - (1) New streetlights shall be full cutoff fixtures of approved historical design, utilizing a minimum output consistent with the safety of drivers and pedestrians.
 - (2) Sag-lens or drop lens fixtures are prohibited.
 - (3) Streetlights and private lighting shall be allowed to shine on adjacent property in the absence of a complaint of light trespass by an owner or occupant.
 - (4) Light trespass means light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky. If the light source from another property or the public roadway, the light is creating light trespass. It is expected that the illumination produced by a light source may be viewed from other properties but the light source itself should not be visible from other properties. Exhibit 4 of section 8.10.005 is a sample educational illustration about light trespass.
 - (5) Complaints regarding light trespass may be made to the municipal court of the City and any such light trespass shall be duly prosecuted by the municipal court should the City so determine it is likely a light trespass occurred. Light trespass violations shall be handled by the City's municipal court in exactly the same manner as all other violations and/or complaints are handled by the municipal court.
 - (6) In the interest of conserving energy and protecting the environment, mercury vapor fixtures are prohibited.
- (f) *Color temperature.*
 - (1) The correlated color temperature (CCT) of luminaries shall not exceed 2700 Kelvins.
 - (2) Luminaries rated below 2500 Kelvin are encouraged for better nighttime visibility.
- (g) *Service station canopies and other building overhangs.*
 - (1) All luminaires mounted on or recessed into the lower surface of service station canopies or other overhangs shall be fully shielded and utilize only flat lenses or windows.
 - (2) Shielding must be provided by the luminaire itself, and not by surrounding structures such as canopy edges.
 - (3) Light directed on service station pumps may be angled to illuminate the pump to the level of federal standards and to shield the light from normal view.
- (h) *General curfew.*
 - (1) In all nonresidential zones:
 - a. All privately owned exterior lighting not adaptively controlled shall be extinguished by 11:00 p.m. or within one hour of the end of normal business hours, whichever occurs later.
 - b. Exterior lighting with adaptive controls shall reduce lighting to 25 percent or less of the total outdoor light output allowed by 11:00 p.m. or within

one hour of the end of normal business hours, whichever occurs later. Adaptive controls may be used to activate lights and resume normal light output when motion is detected and be reduced back to 25 percent or less of total outdoor light output allowed within five minutes after activation has ceased, and the light shall not be triggered by activity off property.

- c. Businesses whose normal operating hours are 24 hours per day are exempt from this provision.
 - d. All publicly owned lighting not adaptively controlled must be fully extinguished by 11:00 p.m., or within one hour of the end of occupancy of the structure or area to be lit, whichever is later.
 - e. All outdoor lighting is encouraged to be turned off when no one is present to use the light.
- (i) *Lumen caps.*
- (1) The lumen per net acre value is an upper limit and not a design goal; design goals should be the lowest level that meets the requirement of the task.
 - (2) Lumen per net acre values exclude governmental owned streetlights used for illumination of public rights-of-way and outdoor recreation facilities.
 - (3) Nonresidential property. Total outdoor light output installed on any nonresidential property shall not exceed 50,000 lumens per net acre in any contiguous illuminated area.
 - (4) Residential property. Total outdoor light output installed on any residential property shall not exceed 25,000 lumens per net acre in any contiguous illuminated area.
- (j) *Adaptive controls.*
- (1) All new publicly owned lights, including streetlights, will incorporate adaptive controls (e.g. timers, motion-sensors, and light-sensitive switches) to actively regulate the emission of light from light fixtures such that the lighting of areas is restricted to times, places and amounts required for safe occupancy.
- (k) *Flagpoles.*
- (1) Property owners are encouraged to not illuminate flagpoles at night, but rather to hoist flags after dawn and lower flags before sunset.
 - (2) If flags are illuminated at night, lighting is permitted with the following conditions:
 - a. Flagpoles with a height greater than 20 feet above ground level shall be illuminated only from above. The total light output from any luminaire mounted on top of or above a flagpole shall not exceed 800 lumens.
 - b. Flagpoles with a height equal to or less than 20 feet above ground level may be illuminated from below with up to two spotlight type luminaires emitting no more than 1,000 lumens, utilizing shields to reduce glare and prevent excessive light from shining around the intended target of illumination (the flag).

- c. Luminaires are to be mounted so that their lenses are perpendicular to the flagpole and the light output points directly toward the flag(s).

(l) *Prohibitions.*

- (1) The use of the following types of outdoor lighting are prohibited, except as specifically exempted here or elsewhere in this article:
 - a. Sag-lens or drop lens fixtures are prohibited. Sag-lens or drop-lens fixture means a fixture, typically seen on older streetlights or parking lot lights, where the lens extends below the lowest opaque part of the fixture such that light is scattered above the horizontal plane.
 - b. Any luminaire that uses mercury vapor lamps is prohibited.
 - c. Searchlights, skybeams, and similar lighting, except as required by emergency response personnel during emergency conditions.
 - d. Any light that dynamically varies its output by intermittently fading, flashing, blinking, or rotating. This type of lighting includes strobe lighting.
 - e. Light trespass is prohibited. Refer to general provisions.

(m) *Warranting.*

- (1) New installations of outdoor lighting will only be installed on public properties and right-of-way upon determination by the city manager that a public safety hazard exists in the area to be lit, and that the hazard can only be effectively mitigated through the use of outdoor lighting and not through some other passive means, such as reflectorized roadway paint or markers.

Section 8.10.005: Exhibits.

Exhibit 1. An illustration of best outdoor lighting practices



- (1) Light fixtures/luminaires with no shielding waste light into the sky.
- (2) Use shielding to reclaim wasted light and direct it to the area to be lit.
- (3) Lower the correlated color temperature (CCT) from "cool" white light to "warm" white.
- (4) Lower the intensity to provide as much light as needed for the application, but no more.
- (5) Use adaptive controls, e.g. timers, half-night photocells, motion sensors, etc., to limit the hours the light is in use.

Exhibit 2. Internally Illuminated Signs

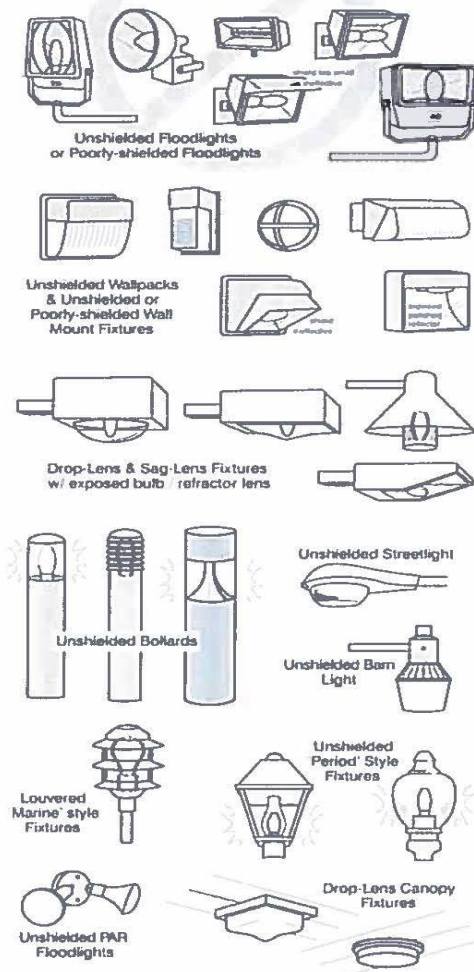
Light Background ☒	Colored Background ☒	Opaque Background ☒
		
		

Exhibit 3. Unacceptable Fixtures and Acceptable Fixtures

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

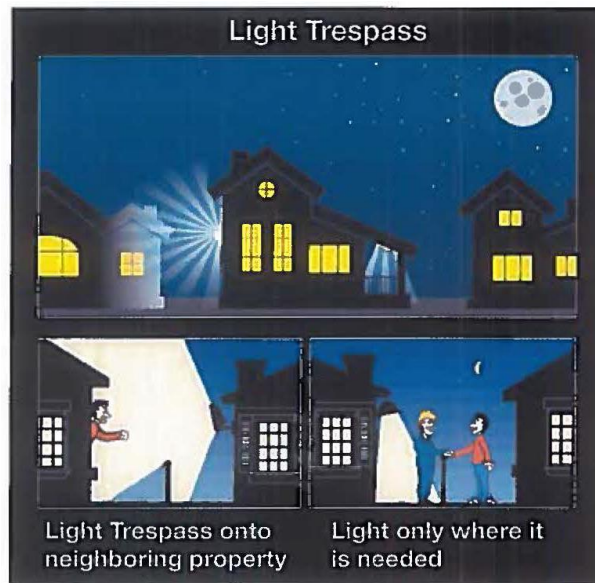
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crain © 2005. Rendered for the Town of Southampton, NY. Used with permission.

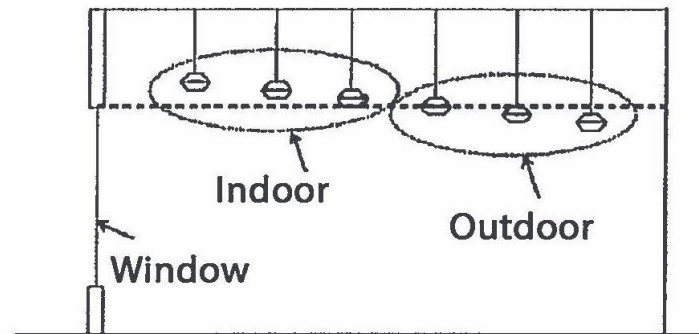
Note the presence or absence of shielding, the purposeful design and the direction the light is intended to shine towards

Exhibit 4. Light Trespass



- (1) Light trespass means light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky.
- (2) If the light source is visible from another property or the public roadway, the light is creating light trespass.
- (3) It is expected that the illumination produced by a light source may be viewed from other properties but the light source itself should not be visible from other properties.
- (4) Upon receiving a complaint of light trespass from an owner or occupant, the city will evaluate the complaint.
- (5) Where light trespass is found to occur, the city will take appropriate steps to eliminate or minimize the unwanted light emanating from a light on city property, or from private lighting.
- (6) If a violation is found to occur the offender may switch to a lower wattage bulb or convert to FCO fixtures to become compliant.

Exhibit 5. Indoor/outdoor lighting



- (1) Elevation view showing an example of a nonresidential application of indoor lighting, labeled "outdoor," which will be subject to this article.
- (2) The example presumes the structure in question is not elevated such that any of the luminaires labeled "indoor" may be seen from any other property.
- (3) If the structure is elevated such that the luminaires labeled "indoor" are visible from another property then, they are actually "outdoor lighting" and subject to this article.
- (4) All luminaires under skylights or other translucent roofing materials are subject to this article just as the fixtures behind the window are in this example.

Travel Policy

Applicability of Travel Policy

It is the policy of the City of McLendon-Chisholm to reimburse the Mayor and Council, employees and other persons who are authorized to represent the City at various conferences, meetings, conventions, seminars, and functions. The city recognizes that the public interest requires employees to travel at times to conduct City business. The city also recognizes that the public interest is served by the advancement of training and professional development of employees. It is the policy of the City to arrange travel on City business utilizing the most economical means available.

This policy is applicable to all City employees and applies to all travel on City business outside the City limits and to all travel reimbursements, subject to budget limitations and authenticated expenses. The purpose of this policy is to establish general guidelines and provide uniformity in handling expenditure requests, and to establish proper accounting for allowable expenses.

Responsibility:

- Department Head – responsible for communicating and administering the provisions of this policy to employees and approving all travel requests within his/her department. Also, should strive to be proactive in planning for the department's travel needs in the annual budgeting process. It is the responsibility of the Department Head to ensure all travel expenses are accounted for within 30 calendar days from the date of return and the Travel Expense Report forwarded to the Finance Department.
- Employee – responsible for all pertinent information on the Travel Expense Report, indicating purpose of travel, location, type of transportation, departure date, return date, estimated expenditure and funds advanced.
- Finance Department – responsible for distributing travel funds in compliance with established policies and guidelines. The Finance Department should take into consideration the departmental travel budget and calculate the amount spent to date and forward the Travel Expense Report to the City Manager for approval.

Travel Authorization

The department head may authorize travel leave and expenses for City business outside the city. The City Manager's Department shall take care of all Mayor/City Council travel. Any employee traveling on official City business shall communicate with their supervisor as to where they can be reached while out of the City. All travel requests must be submitted on forms provided for that purpose.

Allowable Expenses

- Registration – The City will reimburse actual expenses incurred in registering for a conference, seminar, or meeting. A receipt must be furnished for reimbursement purposes. The city encourages advance payment of fees to take advantage of any discounts available. However, any recreation expenses included in the registration (i.e., golf, tennis, runs, etc.) will not be reimbursed unless it's included as part of the itinerary.

- Transportation – The department head/supervisor will be expected to select the mode of transportation that is most economical to the city considering cost and time consumed. Normally, when travel is required for City business a city vehicle or personal car may be used when such travel distances are within a three hundred (300) mile radius. For travel beyond a three hundred (300) mile radius of the City, air transportation may be approved if authorized in the budget. All approved transportation expenses will be reimbursed as follows:
- When employees use their personal vehicles, all travel mileage will be paid at the most recent IRS rate per mile (which can be found at www.irs.gov) plus parking fees.
- When City vehicles are used, all expenses incidental to the use of such vehicles (parking, gasoline, oil, repairs, etc.) shall be reimbursed. Receipts will be required.
- When air travel is permitted, employees will book their flight as far in advance as possible. Air travel reimbursement shall be limited to “coach” fares. Additionally, if the employee requires parking at the airport for twenty-four (24) hours or less, the employee will be reimbursed at the short-term parking rates. Requiring parking for twenty-five (25) hours or more, the reimbursement shall be at the long-term parking rate. Receipts will be required for reimbursement. A picture of the receipt is acceptable.
- Reimbursement will be made for the use of rental cars, Uber/taxi or bus fares, etc. provided such expenses are necessary and reasonable. Approval to rent a car should be obtained prior to the trip whenever possible. Employees are expected to obtain the lowest possible rates for the cars. The City’s current insurance provider covers insurance for rental vehicles as long as the employee is on city business. Therefore, it is not necessary for the employee to purchase additional liability/collision insurance for the contracted rental car.
- Alternate routes, which are desirable because of personal affairs of the traveler, can be used, but only on the traveler’s time and with the traveler bearing the additional cost of the alternate route. Mileage and expenses incurred on alternate routes must be shown on the expense account that is turned in for reimbursement or for advance in funds request.
- Meals – Employees may use their City Purchasing cards or take the per diem rate. If issued the per diem rate no receipts are required to be submitted. A maximum daily allowance for meals will be provided based on the General Services Administration (GSA, which can be found at www.gsa.gov) guidelines for the location of travel. When an employee claims the allowance, any meals provided by the conference will be deducted at the maximum allowable rate. Total allowance of reimbursement for travel includes a maximum of twenty percent (20%) for gratuity. Expenses for alcoholic beverages are not reimbursable. Receipts will be required for each meal and the travel expense report should include the date, location, and amount for each meal.
- Lodging – Employees are expected to make lodging reservations well in advance whenever possible, and to take other actions to ensure lodging is secured at a moderate rate. Reimbursement of lodging shall be limited to single rates unless two or more employees occupy a single room, or otherwise approved by the City Manager. It shall be the policy of the City to reimburse for only lodging that

is economical and practical. Exceptions to this may be granted when the best value hotel rooms are unavailable or where conferences are held in or near the hotel. Receipts for lodging must be provided to obtain reimbursement.

- Reimbursement will not be made for alcoholic beverages, entertainment expenses, or other sundry items not relevant to the public purpose of the travel, except when necessary to entertain dignitaries, state, federal or business representatives.
- Entertainment – The City realizes that from time to time, it is necessary to entertain dignitaries and state, federal, and business representatives whenever it may be deemed in the best interest of the city. Such expenses may be reimbursed at the discretion of the City Manager. Receipts will be required before reimbursement can be made. Whenever practical, prior authorization should be obtained from the City Manager.
- Dependent Expenses – There is no objection to a spouse/family member accompanying an employee on an out-of-town business trip; however, the city will not be financially responsible for the spouse/family member of the employee. Any additional expenses incurred such as travel, lodging, meals, or any other miscellaneous expenses will be the sole responsibility of the employee. The city will not reimburse the additional expenses.
- Reimbursement for all expenses approved by the City under this policy shall not exceed \$3500 during the course of any one budgetary calendar.

13-1.3 Travel Expense Report Procedure

The employee will fill out all the pertinent expenditure information as part of the standard purchasing card reconciliation.

Policy for Censure
Policy Statement

Censure is defined as “an expression of severe disapproval based usually upon a variety of types of injudicious conducts.” Keeping this in mind, it is of necessity that the governing body consider conditions under which censure may be employed against a fellow member. There may be occasions where a member or multiple members of the governing body engage in acts or behaviors that demand reprimand or reproof. These may include but are not limited to acts of incompetence, misconduct, breach of confidentiality, fraud, lying, and ethical malfeasance. It becomes incumbent on the remaining members of the governing body at some point to demonstrate against such behavior as a collective body in the form of censure.

Censure Mechanism

1. The governing body of the City of McLendon-Chisholm has the right to censure any member of that body based on First Amendment practices.
2. The call for censure of any member of the governing body may be requested by a single member of that body.
3. A list of causes for Censure shall be provided to the individual intended for censure.
4. The member intended for censure shall have at least 10 days notice to prepare a defense after which the body may meet to determine a decision.
5. The member cited will be allowed to defend against the action of Censure during a regular meeting of the body. A vote of the majority is required for Censure of the member.

Thanks

Dan Tucker