



AGENDA
City Council Meeting
Tuesday, May 14, 2024
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. PROCLAMATION: TO DECLARE MAY 16, 2024 AMANDA ROSINI DAY
4. RULES OF DECORUM
5. CITIZEN COMMENTS
6. CONSENT AGENDA
 - 6.1. Consider approval of Minutes from April 9, 2024, City Council Meeting. 4 - 15
[Minutes for April 9 CC Meeting](#)
 - 6.2. Set Public Hearing #2 on Maximum Fees - McLendon-Chisholm, Texas Roadway Impact Fee process for Tuesday, June 25, 2024 @ 6:30 p.m.
 - 6.3. Cancellation of Regularly Scheduled City Council Meeting for Tuesday, May 28, 2024 @ 6:30 p.m. and approve a Special City Council Meeting for Wednesday, May 29, 2024 @ 6:30 p.m. 16
[Staff Report](#)
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Review and action regarding a Resolution canvassing the returns of the General Elections held on May 4, 2024 for the purpose of electing a Mayor to serve a two year term and two Council Members (Place 2 and 4) to serve two year terms and one Council Member to fill the one year unexpired term of Place 1. 17 - 25
[Resolution for canvassing](#)
[Official Results 05.04.2024 Uniform Election \(1\)](#)
[Certified Election Letter - City of McLendon-Chisholm](#)
 - 7.2. Swear in Newly Elected Mayor and 3 Council Members for Places 1,2 and 4.
 - 7.3. First Public Hearing on Land Use Assumptions (LUA) and Capital Investment Plan (CIP) - McLendon-Chisholm Roadway Impact Fee process.
 - 7.4. Petition of Landowner for release of area from City of McLendon-

26 - 39

[Petition for Release - Burleson](#)

- 7.5. Discuss letter threatening litigation received from attorney for the applicant on the Proposed Planned Development Zoning District commonly known as Legacy Park Estates, which was considered and denied on or about March 26, 2024 by the City Council of McLendon-Chisholm.

Adjourn to closed door - Executive Session for §551.961 - Consultation with Attorney, and §551.086 - Utility Competitive Matters

- 7.6. Public Hearing on the Ryan Webb, Greenbriar Homes zoning district change, for property generally located east of the intersection of SH 205 and League Road, from the SF 2.5 residential zoning district and a GB, General Business, zoning district to a planned development district for the development of eight single-family lots each 2.5 acres of land.
- 7.7. Consideration and action of the request of Ryan Webb, Greenbriar Homes, for property generally located east of the intersection of SH 205 and League Road, for approval of a zoning district change from the SF 2.5 residential zoning district and a GB, General Business, zoning district to a planned development district for the development of eight single-family lots each with a lot size of two and one-half acres of land and consideration of an ordinance approving the request. 40 - 56
[Staff Report](#)
[Greenbriar Homes Zoning Ordinance](#)
- 7.8. Public Hearing for James Belt, Gardner Construction Group requesting zoning district change for property generally located north of the intersection of SH 205 and FM 550, from the SF 2/5 residential zoning district and a GB, General Business, district for the development of two commercial lots each roughly 3 acres in size.
- 7.9. Consideration and action of the request of James Belt, Gardner Construction Group, for approval of a zoning district changed for property generally located north of the intersection of SH 205 and FM 550, from the SF 2.5 residential zoning district and a GB General Business zoning district to a GB, General Business district for the development of two commercial lots each roughly 3 acres in size and consideration of an ordinance approving the request. 57 - 71
[Staff Report \(1\)](#)
[Gardner Construction Group Zoning Ordinance](#)
- 7.10. Update on all water related issues.
- 7.11. Consideration and Action adopting a resolution establishing a policy for the City's agenda preparation, sponsorship and for order of business. 72 - 74
(CM Day)
[MC resolution agenda preparation](#)

7.12. Consideration and Action on assigning a second Council Member to Water Board.

8. 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 §551.961 - 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. 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.

Mayor Bryan McNeal

Council Member Paul Day

Council Member Michael Easter

Council Member Floyd McLendon, JR

Council Member Jerry Brewer

Council Member Dan Tucker

10. 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 12:00 p.m., May 10, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



CITY COUNCIL MEETING
CITY OF McLENDON-CHISHOLM, TEXAS MEETING
MINUTES APRIL 9, 2024

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, April 9, 2024, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members:

ATTENDING:	Keith Short	Mayor
	Adrienne Balkum	Mayor Pro Tem
	Floyd McLendon, Jr	Council Member
	Daniel Tucker	Council Member
	Bryan McNeal	Council Member
	Paul Day	Council Member
Staff Present:	Konrad Hildebrandt	City Administrator
	Michael Halla	City Attorney

1. **CALL TO ORDER**

Mayor called the meeting to order at 6:32

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

Council Member Tucker delivered the Invocation and Council Member McNeal led the citizens and the Council in the Pledge of Allegiance to the U.S and Texas Flags.

3. **PROCLAMATION: CHILD ABUSE PREVENTION AND AWARENESS MONTH**

3.1 [Proclamation](#)

Mayor read the Proclamation declaring April CHILD ABUSE PREVENTION AND AWARENESS MONTH and presents Cindy Lindley with the Proclamation

4. RULES OF DECORUM

Mayor Short reminds everyone that the Rules of Decorum are in effect and to please treat everyone with respect and act like adults. He also apologizes for statements made at the last City Council Meeting about certain board members at RCH. He states he was unaware that those board members were no longer serving on the board and that comments he made were not aimed at the current board members.

5. CITIZEN COMMENTS

Lauren Fetty, 402 Cattle Barron Dr. McLendon-Chisholm

My name is Lauren Fetty and I live at 402 Cattle Barron Dr. and I'm here to talk on proposal 7.6 and if you don't know where 402 Cattle Barron Drive is, it is very near and dear to the proximity to this proposal. I am actually right across the street from this lot, so I have a close relation to how I would like the Landscaping to be done in this area. I think it would be best to meet with the developer to discuss further so that we can come to a compromise, but we do have some opinions in mind. At least a 10 to 12 foot retaining wall made of brick or stone. Trees that are already fully grown on both sides of that wall and shrubs as well. Because at this point, we are not sure what businesses will be over there. What times they will be open, the light pollution, the noise pollution. But we want to make sure that we uphold the resolution that was passed already and make sure that we are melding the commercial purposes and respecting the residential areas over there as well. I also came to talk about item 7.9 which is changing the desired language to required, I think that we would be remiss if we did not change that language as we would find ourselves falling victim to the one of one at least one if not two of the seven deadly sins of gluttony and greed in that we need to be mindful and intentional and thoughtful with what we are looking to approve, and not just approving what we desire but what is required because we all know a difference between a want and a need. So that's it.

Erin Easter 403 Wagon Ct. McLendon-Chisholm

Hi, I'm Erin Easter and I'm here to talk about 7.7, 7.9 and 7.12. 7.7, this development is adjacent to the only means of Ingress and egress from our development. Our road is narrow enough for two cars to come through. If a car parks on one side, two cars cannot pass through. It's a private road and we need, I did not see a wall in the plat that was attached to the agenda, or the agenda packet whatever you call it so we need to make sure there is some kind of a division to prevent if not discourage parking on Cattle Barron because they're very close and we know that's going to happen and we can't have that happen. It's just gone back of traffic, especially with school buses coming through there. I mean it's going to be all kind of mess. So, I didn't see anything in ways, in any kind of way to divide that from cattle Barron so we need to make sure that's taken care of with a wall, partial wall, trees. I don't know but something, preferably both. 7.9 I do, support the agenda item to change the word desired to required so long as it is statutorily you know something that we can do and I'm assuming we put desired in there for some reason. If we didn't, I think that's weird we spent all of that money Gathering public input to the comprehensive plan and we need to follow it. If we have things like desired we need to , at a minimum define what , how you can overcome that desired hurdle so if a development wants to go in and be sub one acre home sites, They need to , we need to demonstrate to them or outline for them, why, how they can get that maybe it's a survey of everyone in a one mile radius around the development. I don't know, I know other cities do that. But you know,

if most people agree then that's fine, but if they don't I think you gotta stick with what the comprehensive plan is and define how they can overcome that if it's appropriate. Then for section, item 7.12 the public Trail Network, I think, if done right, using state funds or other nonprofit funds, I know there are available grants and whatnot, can help us, these types of Trail System are in very heavy use there's the Ret Creek Trail that we use all the time. It's super stupid I have to drive all the way over there. We use Turtle Creek go all the way to Dallas, and we can get barbecue while we are over there, what the hell, why can't we have that here, you know, that's extra stupid, that we don't have something. We have plenty of creeks, we could just make some Trails next to them, where we can ride bikes, walk, ride horses, there is no place to ride a horse around here. That is extra stupid too. We live in a rural Area. These were just my thoughts, and I am more than willing to volunteer my time and my 27 years of project management experience to help put together a project plan and action plan, timelines and schedules for you guys. Thanks.

Tom Milner, 641 Glen Acres Dr. McLendon-Chisholm

My name is Tom Milner, I live at 641 Glenn Acres Drive in Glen Acres Estates. I've been before this City Council and previous City Councils to describe the road conditions that are ongoing in our subdivisions. I provided a Zip drive with a Video of the road conditions last July that was supposed to be disseminated by all the city council members. However, I haven't received any confirmation that anyone actually viewed it. Last time I spoke we were advised to contact an attorney to iron out the legal details with the ownership of the road, the right of way and all of this. However the cost of such an attorney was prohibitive, we don't have enough to pay for that. Now the road conditions since last July have continued to deteriorate. I'm the president of the HOA, I can't collect enough money to do anything about it and I have to continually put up with the harassment and expletives concerning the road conditions both inside my residence and out. Eventually we are going to lose Services if we don't get something done about these roads. School buses won't go down there, trash trucks won't go down there, Emergency Services won't go down there. It's getting to where it is a safety hazard just to go down the road and recently there was a incident at one of my, one of my neighbors that they had to call an ambulance and they couldn't get an accurate reading on her heart rate until they got to the highway because the road was so bad. Because of the constant jostling. If there is a way to expedite anything concerning this road, if there is any advice I can take, give me some direction because we are at our wits end and it is going to get worse. Thank you.

David Black, 1419 Siena Lane, McLendon-Chisholm

David Black at 1419 Siena Lane, McLendon-Chisholm, just 7.9 on the comprehensive plan. I like the noted changes in principle to change desired to required. I would hope for a Redline copy so citizens can review changes and that if there were other changes, we know what they are. Also, on the comprehensive plan, it has short-term, medium-term, and long-term action items. The short term action items are to be complete within three years of the plan and in five months it'll be three years, so I'm wondering what is the status on the short term action items in the comprehensive plan and if you guys could use help to work the issues, maybe if you get some citizens under guidance of planning and zoning and Council, to get that done in five months. I know that it is very busy in the city. That's All.

6. **CONSENT AGENDA**

- 6.1 Consider approval of the Revised minutes of the March 12, 2024, City Council Meeting. 6 - 14

[Minutes for March 12, 2024](#)

- 6.2 Consider approval of the minutes from the March 26, 2024, City Council Meeting. 15 - 25

[Minutes for March 26, 2024](#)

Motion to remove 6.1 by Council Member McNeal

Motion to remove 6.2 by Mayor Pro Tem Balkum

Instructions for staff from Council Member McNeal on 6.1, spell out each Vote in March 12 Council Meeting.

Instructions for staff from Mayor Pro Tem on 6.2, Correct the number of votes on 6.5 from March 26, Agenda

Konrad suggest that they approve subject to corrections and the amended minutes will be provided to the Council Members.

Motion: To approve with changes on 6.1 and 6.2

Made By: Mayor Pro Tem

Seconded By: Council Member Day

Approved: Unanimous

7. **ITEMS FOR CONSIDERATION AND ACTION**

- 7.1. Presentation on Rockwall County's Strategic Plan 2050

Mayor Short introduces Ms. Dana Macalik, Commissioner for Rockwall County. Ms. Macalik presents the Strategic Plan for Rockwall County.

- 7.2. Petition of Landowner for release of area from City of McLendon- Chisholm Extra Territorial Jurisdiction.

[Petition of Landowner for Release](#)

Konrad Hildebrandt, City Administrator explains that the petition will automatically be released from the ETJ on April 26, 2024, but landowners are asking for the Council to release them now. When asked his opinion on how to handle the Release, Mr. Halla, City Attorney, tells them that by doing nothing, the landowner will be released in 45 days from the petition date.

NO ACTION TAKEN

- 7.3. Presentation/Review/Action - Review and approval of continued process of the citywide Architectural Services Heritage Center - Burditt Architects. Seeking motion to approve the final stages of the overall plan development and process.

[Staff Report](#)

[Stakeholder Involvement Plan](#)

Konrad Hildebrandt gives staff report and introduces the Burditt Architects for presentation. After presentation, the presenters open the conversation for questions.

Council Member Day: Ask if the extra runoff was taken into consideration or if it was something we would have to deal with.

Presenter: Assures Council Member Day that it had been considered

Mayor Pro Tem Balkum: Thank you for your presentation and everything that you've been working with us on and meeting with us and taking the time to come all the way from Houston. You've done a great job! She asked if April 30 was the day there would be a presentation to the citizens and what that would look like.

Presenter: Explained what the presentation would consist of including have an online presentation that could be accessed with a QR code maybe, but it would also depend on what the Council wanted it to be. They will have cards for citizens to write down what they would like to see.

Presenter and Council will work together to decide the date.

Motion: To approve the process of Citywide Architectural Services, Heritage Center -Burditt Architects the final stages of the overall plan development and process.

Made By: Mayor Pro Tem Balkum

Seconded By: Council Member Tucker

Approved: Unanimous

- 7.4. Discuss and consider granting a utility easement and right-of-way request from RCH generally located in McLendon-Chisholm city limits in the King Latham Survey, Abstract 133, Rockwall County, Texas

[RCH Request for Easement](#)

Mayor Pro Tem asked Konrad Hildebrandt, City Administrator to give the Staff report.

City Administrator explains what the RCH Easement is and that it relates to the widening of Hwy 205 to a four-lane divided highway and then later to a six lane. Mr. Hildebrandt also mentioned that we have requested a franchise agreement and wanted to let them know that the two might be linked together if the council wanted to do that but that the easement needed to happen.

Council Member McNeal asked Council Member Tucker if the original design for the 4 lanes, also allocated for the 6 lanes? Verifying that in the future, RCH would not have to ask for the easement for the additional 2 lanes. He also stated since the franchise fee wasn't a part of the agenda, they should stay focused. Council Member Tucker agrees the easement needs to be done and the franchise fee should be looked at in the future.

Motion: Grant a utility easement and right-of-way requested from RCH

Made By: Council Member Tucker

Seconded By: Council Member McNeal

Approved: Unanimous

- 7.5. Discuss and consider an Ordinance Amending the code of ordinances to update the City's for Junked Vehicle sections to comply with State law amendments.

[MC Ordinance amend junked vehicle
Vehicle Ordinance](#)

Konrad Hildebrandt explains that the Ordinance change on junk vehicle is amending the ordinance to conform with the changes in state law.

Motion: to update the City's for Junked Vehicle sections to comply with State Law amendments. Made by: Council Member Day

Seconded By: Council Member McNeal

Approved: Unanimous

- 7.6. Discuss and consider a minor amendment for Horizon Lakes to change the number of lots from 1786 to 1776.

[Staff Report
2024 02 28 - Prelim Plat Changes](#)

Mayor Pro Tem asked for a staff report by Asa Woodberry.

Asa Woodberry, City Planner explains that the developer is requesting administrative approval to replat portions of the development changing the number of lots from 1786 to 1776, meeting the definition of a minor amendment as defined in McLendon-Chisholm subdivision regulations.

Mayor Pro Tem introduces Mr. Matt Atkins, developer, to answer questions.

Mr. Atkins explains that they are changing the number of lots to take advantage of the topography, saving as many of the trees as possible. A few of the streets will change but Lot sizes stay the same, Council Member Day ask whether the changes will affect the drainage. Mr. Atkins says the changes improve the drainage along the north section of the development and will allow some drainage to remain in an open channel keeping it a natural, split road around it so that it becomes an amenity to the property.

This item was just for discussion and not something that has to be approved.

- 7.7. Consideration and action of the site plan and landscape plan to proposed Retail Center presented by Brian Berry.

[Staff Report](#)

[Brian Berry Site Plan](#)

Asa Woodberry, City Planner, give the staff report for the Retail Center.

Mayor Pro Tem quickly restates some of the citizens' concerns and suggestions. Council Member Tucker, Council Member Day and Council Member McNeal express their concerns about parking, Noise and lighting. They also express concerns about drainage runoff and traffic safety issues.

Brian Berry, the Developer addresses their concerns and states that although he does appreciate the opinions of the citizens, they are doing everything to the same high standards as their other projects and staying within the covenants of the zoning. As it relates to parking, it is a private road, we have no ingress or egress onto the street. He points out that the property has a 12 ft set back from the road and that there will be a natural barrier. Mr. Berry notes that he would never attempt to speak for Tex Dot, but the safety issues are part of the consideration before issuing the permits. The traffic flow issues have been approved by TEX Dot and as it relates to the drainage flow, our civil engineer is working with the city engineer and has Tex dot approval to use the state drainage through their right of way. It is all being considered and will be addressed in the Final plating.

Council Member Day and Council Member McNeal both verification from Asa Woodberry that what they are being asked to approve is the overall site plan.

Motion: Consider Approval of the site plan and landscape plan to proposed Retail Center presented by Brian Berry.

Motion By: Bryan McNeal

Seconded By: Floyd McLendon

Approved 3 -2

Ayes – Mayor Pro Tem Balkum, Council Members McLendon and McNeal

Nayes – Council Members Tucker and Day

Adjourn to executive session at 8:25

Return from executive session 8:42

- 7.8. Discuss and consider options for road repairs, including the possible implementation of a Public Improvement District inside the City limits in an area commonly known as the Glen Acres Subdivision, for and including, but not limited to: parts of Glen Acres Drive., Briar Glen and Meadow Drive (Requested by Council Member McNeal)

Mayor Pro Tem calls on Asa Woodberry, City Planner

Asa Woodberry explains that since this is a private road, if the HOA wants to turn this into a PID, they (HOA) fill out the paperwork. This is not something the city would initiate but we could look at it and make sure it was technically and administratively complete.

Council Member McNeal states that this was merely to be discussed, and to get ideas to help the community. He feels that the city should be helping by at least giving them guidance.

Asa Woodberry reiterates that his intention is to help. He will be happy to meet with members of HOA to find solutions.

After a short discussion between the Council Members on the condition of the road, cause and what the citizens who live there have been doing to maintain the road themselves, Council Member McNeal suggest that he will help set up a meeting to discuss their options with the city planner.

- 7.9. Discuss and consider an Amendment Ordinance to the City's Comprehensive Plan passed on Sept 29, 2021, by Ordinance No. 202114 to change the word "desired" to "required" in various portions of said Comprehensive Plan. (Requested by Council Member McNeal)

[Ordinance 2021-14](#)

[McLendon-Chisholm Comprehensive Plan](#)

Council Member McNeal: I brought this to the table because by changing the word desired to required, in the comprehensive plan, it alleviates any question about what the citizens want to see in new developments until the comprehensive plan can be looked at again.

Mayor Pro Tem: I would like to note that in statute 213.002 section 3 of the comprehensive plan states it is to be used to coordinate and guide the establishment and development of regulations, she asks Mr. Halla if before the comprehensive plan can be adopted or amended, if the process included a public hearing and going before planning commission or department?

Mr. Halla, City Attorney: this is not a zoning change, you are not really changing the comprehensive plan. It is just changing text. Mayor Pro Tem wants to know what next steps would be here and just wants to make sure that there is no need to have a public hearing. Council Member McNeal thinks there is no need for a public hearing.

Council Member McLendon says he wants to see and know exactly what pages would be changed. Council Member Day ask Council Member McNeal if he has identified the specific pages in the Comprehensive Plan that would be affected. After discussion about where desired shows up in the

comprehensive plan. Council Member Tucker asked to delay the vote, so they can get more feedback from the public. After discussions with the council, there is no action taken, and it will be brought back at a later date.

- 7.10. Discussion/Action to fill an alternate position on the planning and zoning commission (Rich Dean) (Requested by Council Member McNeal)

[Rich Dean Application](#)

[Jerry Packer Application](#)

There is a brief discussion identifying the open positions on the planning and zoning committee.

Motion: To Fill open Alternate positions on Plannings and Zoning Committee with Rich Dean and Jerry Packer

Made By: Council Member McNeal

Seconded By: Council Member Day

Approved: Unanimous

- 7.11. Discuss and consider amending Resolution No. 2023-06, calling for the City and RCH to work together towards an asset transfer agreement and which was passed on May 24, 2023, but repealing and replacing Section 4 in its entirety (Requested by Council Members Tucker and Day)

[MC resolution RCH new section](#)

[Resolution 2023-06](#)

Council Member Tucker introduces the amendment to the Resolution that allowed the mayor and city administrator to start negotiations with RCH. After giving a background on the water situation of the city and stating that he is an advocate of having control of the water for the city. Mr. Tucker states that because of the mistakes made by the City and Mayor/Mayor Pro Tem, he believes we have wasted a year and a half due to mistakes made in the filing. He is advocating that further water negotiations be conducted by the council and city administrator. Mayor Pro Tem asks it be ran by Water attorney first.

Council Member McLendon asked why Council Member Tucker feels this is necessary. Council Member Tucker believes that the citizens and some council members have lost confidence in the people who have handled the negotiations up to this point. He states that the letter of intent was missing specific criteria that was asked for and he thinks this should never have happened. He applauds Mayor Pro Tem for her efforts but believes that those efforts fell short by not following the criteria. Council Member McNeal echo's Council Member Tucker and says all the Council should have been a part of the discussion and negotiations.

Council Member McLendon states he does not recall any of the council members having asked for anything they have not been provided. He also points out that what Mr. Tucker is saying is that Mayor Pro Tem, Our Legal Counsel, Our own water attorney, City administrator and Mayor all failed.

Council Member Tucker says that he thinks they failed the city. Mayor Pro Tem points out that both Council Member Tucker and Council Member McNeal were on the council at the time of the first vote in 2022. After a brief discussion about the Texas code Mayor Pro Tem calls for a vote.

Motion: Move to consider amending Resolution No. 2023-06, calling for the City and RCH to work together towards an asset transfer agreement which was passed May 24, 2023, but repealing with a friendly amendment and replacing Section 4 in its entirety Made By Council Member Day

Seconded By Council Member Tucker

Approved: 3 – 2

Ayes (Council Members Tucker, Day, and McNeal)

Nayes (Mayor Pro Tem Balkum, Council Member McLendon)

7.12. Discussion and possible action to introduce and discuss relevant concepts and the tentative scope of a future public trail network for the City of McLendon Chisholm, as envisioned in the comprehensive plan, and how said network could operate in conjunction with future parks, businesses, subdivisions, and road layouts throughout the city. Possible action includes, but is not limited to, assigning staff to create a concept plan that generates maps and financial details showing how such a system could be brought about and assigning a date for the staff report and presentation to be due. (Requested by Council Members Tucker and Day)

After a brief discussion between Mayor Pro Tem Balkum and City Administrator Konrad Hildebrandt, About information coming from Burdett, she turns floor over to Council Member Day.

Council Member Day explains his vision of a city-wide trail system that winds through the city neighborhoods, creating a more park like community that is accessible to everyone. He has also spoken to county officials about incorporating the trails into areas like the lake or parks in Rockwall, making it easier to get to these recreational areas without being on the roads. Council Member Tucker also has spoken to Burdett and county officials, and all seem to be on board. After a brief discussion about the benefits of a trail system by City Administrator Konrad Hildebrandt, Council Member Tucker commends Council Member Day for bringing this item to the public and believes it is something that will bring the community together. Council Member McNeal also agrees that this is a great opportunity.

Council Member Day would like to see what Staff can come up with and give us a presentation sometime this summer. Direction to staff is to come back with ideas to proceed.

7.13. Appoint Council Member to newly created Development Review Committee (DRC)

Mr. Halla suggests that is not a great idea for Council Members to join in with meetings with developers. Council Member McNeal, ask, who sits in meetings with builders or developers, now and says he thinks it is a good idea and just adds up to transparency. After a short discussion

between Council Member McNeal and Mayor Pro Tem about a previous meeting, Mayor Pro Tem calls for a motion. Council Member McLendon states that More Government is not the answer.

Motion: To assign a council member to attend meeting with the Development Review Committee (DRC)

Made By; Council Member Tucker

Seconded By: Council Member Day

Approved: 3-2

Ayes (Council Members Tucker, Day, and McNeal)

Nayes (Mayor Pro Tem Balkum and Council Member McLendon)

7.14. Update on all water related issues.

8. **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 §551.961 - 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. **UPDATES, DISCUSSION AND DIRECTION TO STAFF**

10. **COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS**

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

10.1. Mayor Keith Short

10.2. Mayor Pro-Tem Balkum

10.3. Council Member Daniel Tucker

10.4. Council Member Paul Day

10.5. Council Member Floyd McLendon, Jr.

10.6. Council Member Bryan McNeal

No council member reports.

11. **ADJOURN**

The meeting is adjourned at 10:20 p.m.

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 05, 2024, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm
Staff Report

Date: May 14, 2024

Agenda Item: CONSENT AGENDA – Cancel Regularly Scheduled City Council Meeting for Tuesday, May 28, 2024 @ 6:30 p.m. and approve a Special City Council Meeting for Wednesday, May 29, 2024 @ 6:30 p.m.

Fiscal Impact: N/A

Background: Due to the additional required election for State of Texas Representatives, the Rockwall County has requested to use our City Council Chambers as a voting location for Tuesday, May 28, 2024. Therefore, the city council will not hold their regularly scheduled meeting on Tuesday, May 28, 2024. The City Council will hold a Special City Council meeting for Wednesday, May 29, 2024.

Staff Assigned: Konrad Hildebrandt, City Administrator

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS CANVASSING THE ELECTION RETURNS AND DECLARING ELECTION RESULTS IN THE GENERAL ELECTION HELD IN THE CITY OF MCLENDON-CHISHOLM ON MAY 4, 2024 FOR THE PURPOSE OF ELECTING A MAYOR FOR A TERM OF 2 YEARS, TWO COUNCIL MEMBERS FOR PLACES 2 AND 4 FOR A TERM OF TWO YEARS EACH; ONE COUNCIL MEMBER, PLACE 1, FOR A TERM OF ONE YEAR; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on Jan 23, 2024 the City Council of the City of McLendon-Chisholm, Texas (the "(City Council)") ordered and called a General Election to be held on Saturday, May 4, 2024 for the purpose of electing a Mayor, and 2 Council Members to the City Council for Places 2 and 4, for a term of two (2) years each; One Council Member, Place 1, for a term of one(1) year; and

WHEREAS, public notice of such election was duly given, and such election was duly and properly held and administered in accordance with the laws of the State of Texas; and

WHEREAS, the City Council has met on this date to canvass the General Election returns, and the returns of the election were made to the City Council by the election officers in strict conformity with law, and the City Council has carefully and accurately examined and canvassed the returns and tabulated the results of the election; and

WHEREAS it was found that the persons herein named received the following total number of votes for said term of office as Council Members on the City Council:

MAYOR

Bryan McNeal 739

Adrienne Balkum 180

COUNCIL MEMBER PLACE 1

Paul Day 776

COUNCIL MEMBER PLACE 2

Michael Easter 704

COUNCIL MEMBER PLACE 4

Jerry Brewer 702

Trudy Woessner 180

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

SECTION 1: That the recitals set forth in the WHEREAS clauses of this Resolution are true and correct, constitute findings and determinations by the City Council, and are incorporated herein.

SECTION 2: That Bryan McNeal is hereby declared to be elected Mayor.

SECTION 3: That Paul Patrick Day is hereby declared to be elected Council Member, Place 1

SECTION 4: That Michael Easter is hereby declared to be elected Council Member, Place 2

SECTION 5: That Jerry Brewer is hereby declared to be elected Council Member, Place 4.

SECTION 6: That a majority of the residents and qualified electors of the City of McLendon-Chisholm, Texas, voting in a General Election for the purpose of electing a Mayor and three Council Members to Places 1, 2, and 4, have cast the Election Day, Early Voter and Mail Voter votes reflected on the attached Election Returns Sheet and Certification of the Elections Administrator for Rockwall County, Texas.

SECTION 7: That it is hereby declared that the City of McLendon-Chisholm, Texas approves and accepts the results of the General Election for Mayor and three Council Members for Places 1, 2, and 4, as set forth in the attached Election Returns Sheet and Certification of the Elections Administrator for Rockwall County, Texas, as determined by the majority vote of the qualified voters of the City of McLendon-Chisholm, Texas.

SECTION 8: That all ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this resolution shall be and remain controlling as to the matters resolved here.

SECTION 9: That if any part or parts of this Resolution are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this resolution is considered severable.

SECTION 10: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Texas Local Government Code.

SECTION 11: That the City Secretary shall record this Resolution in the City's official records.

SECTION 12: That this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 13: That this Resolution will become effective immediately upon its passage by the City Council of the City of McLendon-Chisholm, Texas.

DULY PASSED AND APPROVED THIS THE 14th DAY OF MAY 2024.

Keith Short, Mayor

ATTEST:

Konrad Hildebrandt, City Administrator

Summary Results Report
2024 Joint Election
May 4, 2024

OFFICIAL RESULTS

ROCKWALL

STATISTICS

	TOTAL
Election Day Precincts Reporting	23 of 25
Precincts Complete	0 of 25
Precincts Partially Reported	23 of 25
Absentee/ Early Precincts Reporting	25 of 25
Registered Voters - Total	0
Ballots Cast - Total	6,906
Ballots Cast - Blank	35
Voter Turnout - Total	0.00%

Summary Results Report
2024 Joint Election
May 4, 2024

OFFICIAL RESULTS

ROCKWALL

Trustee, Place 1 Rockwall ISD

Vote For 1

	TOTAL
Sherry Packer	5,261

Trustee, Place 2 Rockwall ISD

Vote For 1

	TOTAL
Frank Conselman	5,207

Trustee, Place 3 Rockwall ISD

Vote For 1

	TOTAL
Grant DuBois	3,634
Ed Conger	1,952

Council Member, PI 1 City of Fate

Vote For 1

	TOTAL
Heather Buegeler	393
Cinnamon Krauss	396
Codi Chinn	783

Council Member, PI 5 City of Fate

Vote For 1

	TOTAL
Mark Hatley	828
John Hamilton	599
Adam Jones	113

Summary Results Report
2024 Joint Election
May 4, 2024

OFFICIAL RESULTS

ROCKWALL

Mayor City of Heath

Vote For 1

	TOTAL
Jeremiah McClure	1,126
Kelson Elam	924

Council Member, PI 3 City of Heath

Vote For 1

	TOTAL
Ryan D. Moorman	1,076
Vicki Wallace	969

Council Member, PI 5 City of Heath

Vote For 1

	TOTAL
Eric Harless	729
Scott Dodson	1,263

Mayor City of McLendon-Chisholm

Vote For 1

	TOTAL
Bryan McNeal	739
Adrienne Balkum	180

City Council PI 1 City of McLendon-Chisholm

Vote For 1

	TOTAL
Paul Patrick Day	776

Summary Results Report
2024 Joint Election
May 4, 2024

OFFICIAL RESULTS

ROCKWALL

City Council PI 2 City of McLendon-Chisholm

Vote For 1

	TOTAL
Michael Easter	704

City Council PI 4 City of McLendon-Chisholm

Vote For 1

	TOTAL
Trudy Woessner	180
Jerry Brewer	702

Councilmember, Place 2 City of Wylie

Vote For 1

	TOTAL
Ahmed Abdelghani	0
Dave Strang	8

Councilmember, Place 4 City of Wylie

Vote For 1

	TOTAL
Danish Aftab	0
Scott Williams	8

PROPOSITION A City of Rowlett

Vote For 1

	TOTAL
FOR	210
AGAINST	92

Summary Results Report
2024 Joint Election
May 4, 2024

OFFICIAL RESULTS

ROCKWALL

PROPOSITION B City of Rowlett

Vote For 1

	TOTAL
FOR	175
AGAINST	127

PROPOSITION C City of Rowlett

Vote For 1

	TOTAL
FOR	209
AGAINST	93

PROPOSITION D City of Rowlett

Vote For 1

	TOTAL
FOR	189
AGAINST	113

STATE OF TEXAS

McLendon-Chisholm

COUNTY OF ROCKWALL

May 13th, 2024

I, Christopher J. Lynch, the undersigned Elections Administrator of Rockwall County, do hereby certify that I have made the actual check and comparison of all the ballots tabulated as voted with Return Sheets, and the unused ballots as recorded on the Register of Official Ballots. I, therefore make the following finding from the May 4th, 2024 Election that was held in Rockwall County, Texas.

I, hereby certify the results to be full, true and correct tabulation, audit and count of the votes cast in the said election.

WITNESSED, by my hand on this May 13, 2024.

(1) Attachment

A handwritten signature in black ink, appearing to read 'Ch 52', is written over a faint circular official stamp.

Christopher J. Lynch

Elections Administrator

Rockwall County, Texas

**PETITION TO BE RELEASED FROM
EXTRATERRITORIAL JURISDICTION**

NOW COME **Chris Burleson** and **Lindsay Burleson**, Trustees of the **Six Arrows Revocable Living Trust**, the owner or owners of the majority in value of an area consisting of one or more parcels of land in the extraterritorial jurisdiction of the City of McLendon-Chisholm, Texas, to petition the City of McLendon-Chisholm, Texas, in accordance with Texas Local Government Code Section 42, Subchapter D, for the area, described in attached Exhibit A and shown in attached Exhibit B, to be released from the extraterritorial jurisdiction of the City of McLendon-Chisholm, Texas.

This petition is signed below by a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district, and an online record of such is attached as Exhibit C.

The below signatories certify that the area of land subject of this petition is not:

- (1) within five miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted;
- (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
 - (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and
 - (B) that has a population greater than 240,000;
- (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted; and

- (B) in a county with a population of more than two million;
(4) in an area designated as an industrial district under Texas Local Government Code Section 42.044; or
(5) in an area subject to a strategic partnership agreement entered into under Texas Local Government Code Section 43.0751.

SIGNED AND DATED THIS 18th DAY OF APRIL 2024.

SIGNATURES:

Six Arrows Revocable Living Trust

By: 
Chris Burleson, Trustee

By: 
Lindsay Burleson, Trustee

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF THE LAND

EXHIBIT "A"
LEGAL DESCRIPTION

Tract I:

BEING all that certain lot, tract or parcel of land situated in the W. W. FORD SURVEY, ABSTRACT NO. 80, Rockwall County, Texas, and being all of a 9.096 acres tract of land as described in a Warranty deed from Dan Wurst to Conrad L. Romberg and Jeley L. Romberg, dated July 11, 1992 and being recorded in Volume 708, Page 127 of the Real Property Records of Rockwall County, Texas, and also being all of a 0.625 acres tract of land as described in a Warranty deed from Dan Wurst to Conrad L. Romberg and Jeley L. Romberg, dated May 24, 1993 and being recorded in Volume 872, Page 144 of the Real Property Records of Rockwall County, Texas, and being a part of Lot 1, Block A of DAN WURST SUBDIVISION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 115 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 60d nail found for corner in the center of Pullen Road and being at the North corner of said 9.096 acres tract;

THENCE S. 45 degrees 44 minutes 09 seconds E., at 30.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing along the Northeast line of said 9.096 acres tract and the Southwest line of Sinks Road (50' ingress-egress road easement) for a total distance of 1110.89 feet to a 1/2" iron rod found for corner at the East corner of said 9.096 acres tract;

THENCE S. 44 degrees 17 minutes 53 seconds W. a distance of 406.69 feet to a 1/2" iron rod found for corner at the South corner of said 9.096 acres tract and being at the East corner of DAN WURST SUBDIVISION NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 6 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 degrees 41 minutes 54 seconds W. along the Northeast line of said Subdivision, a distance of 566.98 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. 5034" set for corner in the Southeast line of Lot 1, Block A of DAN WURST SUBDIVISION;

THENCE N. 44 degrees 16 minutes 12 seconds E. along the Southeast line of said Subdivision, a distance of 50.00 feet to a 1/2" iron rod found for corner at the South corner of said 0.625 acres tract;

THENCE N. 45 degrees 43 minutes 50 seconds W. along the Southwest line of said 0.625 acres tract, at 513.37 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 543.37 feet to a 1/2" iron rod found for corner in the center of Pullen Road at the West corner of said 0.625 acres tract;

THENCE N. 43 degrees 47 minutes 25 seconds E. along the center of Pullen Road, a distance of 109.20 feet to a 1/2" iron rod found for corner;

THENCE N. 44 degrees 24 minutes 07 seconds E. along the center of Pullen Road, a distance of 247.08 feet to the POINT OF BEGINNING and containing 9.74 acres of which 0.24 acres lies within Pullen Road, leaving 9.50 acres net.

TOGETHER WITH A 50 FOOT INGRESS & EGRESS ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the W. W. FORD SURVEY, ABSTRACT NO. 80, Rockwall County, Texas, and further being a part of a 152.369 acres tract as conveyed to Albright Construction Company, a Texas Corporation, recorded in Volume 102, Page 688, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Pullen Road, said point being S. 44 degrees 01 minute 43 seconds W., a distance of 666.83 feet from the East corner of said tract recorded in Volume 102, Page 688, a point for corner;

THENCE S. 45 degrees 43 minutes 48 seconds E., leaving the center of Pullen Road, a distance of 2600.80 feet to a point on the Northwest line of a 50 acres tract recorded in Volume 30, Page 240, Deed Records, Rockwall County, Texas, a point for corner;

THENCE S. 46 degrees 08 minutes 03 seconds W., along the Northwest line of said 50 acres tract, a distance of 50.03 feet to a point for corner;

THENCE N. 45 degrees 43 minutes 48 seconds W., a distance of 2598.96 feet to a point in the center of Pullen Road, a point for corner;

THENCE N. 44 degrees 01 minute 43 seconds E., along the center of Pullen Road, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 2.984 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT B
MAP OF THE LAND





EXHIBIT C
TAX ROLL RECORDS

PID 33844 | 825 PULLEN RD

Property Summary Report | 2024
Online Services | Rockwall Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 33844
Geographic ID: 0080-0000-0031-05-0R
Type: R
Zoning:
Agent:
Legal Description: A0080, W W FORD, TRACT 31-5, 8.909 ACRES, (PT OF 9.50 AC TR)
Property Use: E1

OWNER

Name: SIX ARROWS REVOCABLE LIVING
Secondary Name: LINDSAY BURLESON AND CHRIS M
Mailing Address: 825 PULLEN ROAD ROCKWALL TX US 75032
Owner ID: 1105330
% Ownership: 100.00
Exemptions: HS - Homestead

LOCATION

Address: 825 PULLEN RD, ROCKWALL TX 75032
Market Area:
Market Area CD: N0080-2017
Map ID: 3-7

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

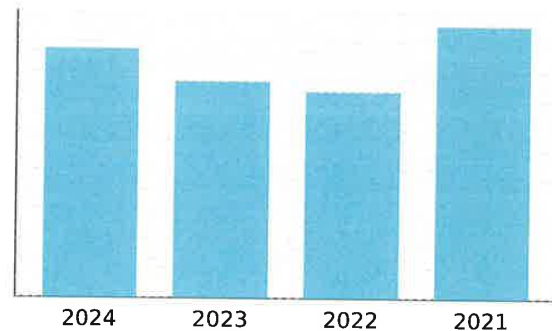
CURRENT VALUES

Land Homesite: \$102,000
Land Non-Homesite: \$0
Special Use Land Market: \$503,812
Total Land: \$605,812

Improvement Homesite: \$526,312
Improvement Non-Homesite: \$3,629
Total Improvement: \$529,941

Market: \$1,135,753
Special Use Exclusion (-): \$503,633
Appraised: \$632,120
Value Limitation Adjustment (-): \$68,627
Net Appraised: \$563,493

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$605,812	\$529,941	\$503,633	\$632,120	\$68,627	\$563,493
2023	\$833,882	\$408,420	\$693,292	\$549,010	\$36,313	\$512,697
2022	\$632,540	\$416,750	\$525,850	\$523,440	\$58,800	\$464,640
2021	\$324,110	\$367,960	\$0	\$692,070	\$0	\$692,070

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GRW	ROCKWALL COUNTY	0.276000	\$563,493	\$563,493
SRW	ROCKWALL ISD	1.019200	\$563,493	\$463,493

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$499,342** Main Area: **3,044**
 State Code: **E1** Description: **RESIDENTIAL** Gross Building Area: **4,442**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	VM3M		0	2018	2018	2,238
MA	MAIN AREA	VM3M		0	2018	2018	553
MA	MAIN AREA	VM3M		0	2018	2018	253
AG	ATTACHED GARAGE	VM3M		0	2018	2018	546
PA3	PATIO - 35%	VM3M		0	2018	2018	426
CP	COVERED PORCH	VM3M		0	2018	2018	426

Improvement Features

MA Exterior Wall: 38, Heating/Cooling: 03, Number of Bedrooms: 05, Plumbing: 3.5, Foundation: 25, Roof Style: 57,61, Construction Style: 31, Fireplace: 13

Improvement #2: **MISC IMP** Improvement Value: **\$26,970** Main Area: **0**
 State Code: **E1** Description: **SWIMMING POOL** Gross Building Area: **1**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
SW	SWIMMING POOL	GSPC		0	2018	2018	1

Improvement Features

Improvement #3: **MISC IMP** Improvement Value: **\$3,629** Main Area: **0**
 State Code: **E1** Description: **BARN** Gross Building Area: **2,160**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
BN	BARN	BARN3		0	1960	1986	2,160

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
NP	NATIVE PASTURE	7.4090	322,736.0	\$1.56	\$503,812	\$179
E1	FARM & RANCH HS	1.5000	65,340	\$1.56	\$102,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/25/21	WD	WARRANTY DEED	BURLESON LINDSAY AND	SIX ARROWS REVOCABLE		20210000004	821	
2/12/21	WD	WARRANTY DEED	FOUR ARROWS REVOCABLE	BURLESON LINDSAY AND		20210000004	325	
5/8/17	WD	WARRANTY DEED	B & F SONS LLP	FOUR ARROWS REVOCABLE		20170000008	139	
7/7/08	WD	WARRANTY DEED	ROMBERG CONRAD L & JELCY	B & F SONS LLP		5523	80	
7/7/08	WD	WARRANTY DEED	ROMBERG CONRAD L & JELCY	B & F SONS LLP		5523	80	
7/15/92	WD	WARRANTY DEED	WURST DAN & CHERYL	ROMBERG CONRAD L & JELCY		708	127	0

PID 45853 | WURST RD

Property Summary Report | 2024
Online Services | Rockwall Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 45853
Geographic ID: 5345-000A-0001-02-0R
Type: R
Zoning:
Agent:
Legal Description: DAN WURST SUBD, BLOCK A, LOT 1-2, ACRES 0.591, (PT OF 9.50 AC TR)

Property Use: D2

LOCATION

Address: WURST RD

Market Area:
Market Area CD: N0080-2017
Map ID: 3-7

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: SIX ARROWS REVOCABLE LIVING
Secondary Name: LINDSAY BURLESON AND CHRIS M
Mailing Address: 825 PULLEN ROAD ROCKWALL TX US 75032
Owner ID: 1105330
% Ownership: 100.00
Exemptions:

VALUES

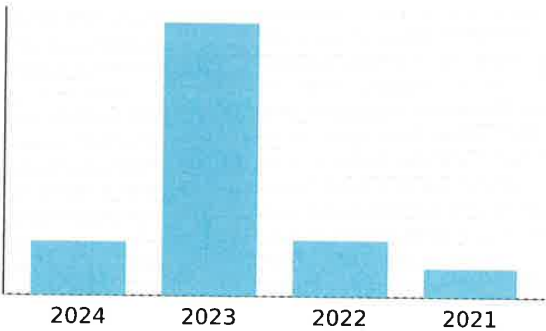
CURRENT VALUES

Land Homesite: \$0
Land Non-Homesite: \$40,188
Special Use Land Market: \$0
Total Land: \$40,188

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$40,188
Special Use Exclusion (-): \$0
Appraised: \$40,188
Value Limitation Adjustment (-): \$0
Net Appraised: \$40,188

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$40,188	\$0	\$0	\$40,188	\$0	\$40,188
2023	\$203,600	\$0	\$0	\$203,600	\$0	\$203,600
2022	\$41,960	\$0	\$0	\$41,960	\$0	\$41,960
2021	\$21,500	\$0	\$0	\$21,500	\$0	\$21,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GRW	ROCKWALL COUNTY	0.276000	\$40,188	\$40,188
SRW	ROCKWALL ISD	1.019200	\$40,188	\$40,188

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
NP4	NP4	0.5910	25,743.96	\$1.56	\$40,188	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/25/21	WD	WARRANTY DEED	BURLESON LINDSAY AND	SIX ARROWS REVOCABLE		20210000004	821	
2/12/21	WD	WARRANTY DEED	FOUR ARROWS REVOCABLE	BURLESON LINDSAY AND		20210000004	325	
5/8/17	WD	WARRANTY DEED	B & F SONS LLP	FOUR ARROWS REVOCABLE		20170000008	139	
7/7/08	WD	WARRANTY DEED	ROMBERG CONRAD L & JELCY	B & F SONS LLP		5523	80	
7/7/08	WD	WARRANTY DEED	ROMBERG CONRAD L & JELCY	B & F SONS LLP		5523	80	
2/11/94	WD	WARRANTY DEED	WURST DAN	ROMBERG CONRAD L & JELCY		872	144	0



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 29, 2024

Applicant: Ryan Webb
Greenbriar Homes
137 Sawgrass Drive
Heath, Texas 75032

Representative: Ryan Webb

Property owner: Ryan Webb
Greenbriar Homes
137 Sawgrass Drive
Heath, Texas 75032

Location: The property is a 20-acre tract of land located east of the intersection of SH 205 and League Road, with frontage on League Road to the east of the existing retail buildings. The Rockwall CAD property identification numbers are: 11404, 11408, and 11417.

CITY COUNCIL MEETING DATE: May 14, 2024

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 planned development district for the development of eight single-family lots each with a lot size of two and one half-acres of land. This application is administratively complete and in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval of the zoning district change with conditions as set forth in the staff report.

STAFF RECOMMENDATION: Approval subject to the following conditions:

Lots 1, 2, 3, 4, 5, 6, 7, and 8

- Reduce the required minimum street frontage and lot width from 300 linear feet to 150 linear feet for each of the eight residential lots.

Concept Plan for the requested Planned Development District

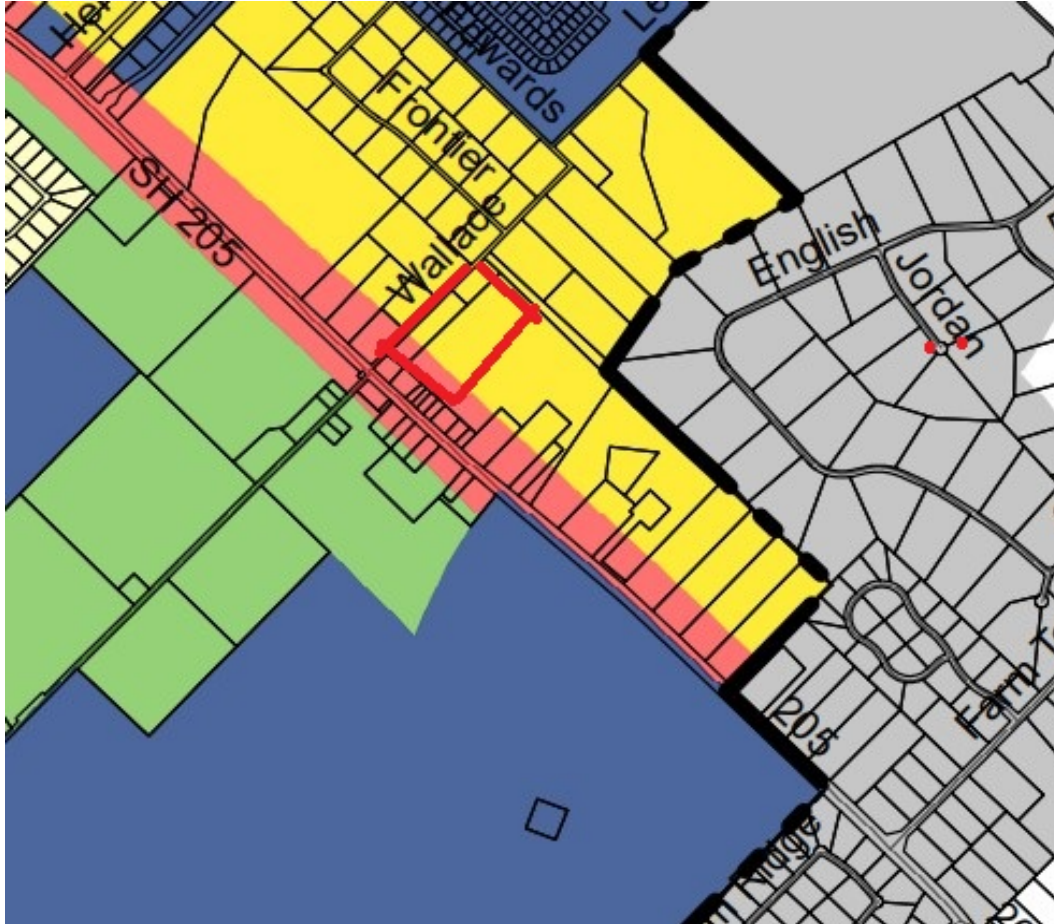


LOTS 1-8
APPROX. 2.5 ACRES EACH
APPROX. 151'X724' EACH

GREENBRIAR HOMES
214-663-4140
Ryan@GreenbriarDFW.com



Current Zoning Map [Subject property generally outlined in red]



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: Agriculture [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 consistent with the Future Land Use Plan recommendation for the subject property. However, the agricultural zoning district allows for minimum residential lot size of two and one-half acres of land. A change in zoning district classification for lots 1, 2, 3, 4, 5, 6, 7, and 8 from SF 2.5 and GB General Business to the PD Planned

Development zoning district would allow this part of the application to comply with the recommendation of the Comprehensive Plan.

The staff recommendation for Lots 1, 2, 3, 4, 5, 6, 7, and 8 is a zoning district change from SF 2.5 and GB General Business to a PD Planned Development zoning district.

Future Land Use Legend



Applicant requested development standards:

EXHIBIT B
20 Acres League Rd.
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS
For 20 Acres
City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provides for the development standards of 8 residential lots. Its regulations and use of land intend to be consistent with the zoning standards with moderate modifications for each lot's specified use. Lot regulations will be consistent with the city's zoning regulations of a SF2.5 Single-Family Residential District. This development is 20 acres of land located on League Road and each lot will be a minimum of 2.5 acres.

2. Special Provisions

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

- a.** Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:
 - i. Do not increase density;
 - ii. Do not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.
 - iii. Does not changing zoning district to a non-residential use.

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

- b.** Minor amendments to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c.** Requests for minor amendments shall be made in writing and shall explain the reason or reasons for the requested amendment. Requests for minor amendments shall pay a fee as established by the City Council for the review and processing of a minor amendment request.

3. Conceptual and Development Plan

In establishing this Planned Development District, the city council shall approve and file as part of the amending ordinance the provided Conceptual Plan and the Development Plan attached. The property owner is requesting the waiving of a separate public hearing for each plan separately.

4. Development Standards

- a.** Development Standards are comparable to a SF2.5 single-family zoning district.
- b.** Lots may be combined to form large tracts of land.
- c.** Permitted uses. No building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1.

Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF2.5 Residential District.

d. Area requirements.

Minimum Lot Area	2.5 Acres
Minimum Lot Width	150 ft.
Minimum Lot Depth	200 ft.
Minimum Street Yard	75 ft. Front Street 75 ft. Side Street
Minimum Side Yard	25 ft.
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

- e. Off-street parking and loading requirements.** Off-street parking and loading requirements shall conform to the provisions of section **6-7**, Off-street parking and loading requirements.
- f. Accessory building and structure regulations.** In addition to the following, regulations for accessory building or accessory structures shall be in compliance with section **6-3**, Accessory building regulations.
- Accessory buildings and structures clearly incidental to the uses permitted in the SF5 Zoning District and located on the same lot therewith, not involving the conduct of a retail business except such customary home occupations as herein defined, including a private garage and bona fide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than 100 feet from the front line, nor less than 25 feet from either side line; provided, accessory building when combined with the single-family dwelling and all other accessory buildings, shall not occupy more than 15 percent of the gross land area.
 - When the accessory building is directly attached to the main building, it shall be considered as an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered part of the accessory building.
 - Temporary metal buildings less than 800 square feet in size which are used for tool and supply storage are also permitted.

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.

Staff recommendation: reduce the minimum lot width from 300 feet to 150 feet. Other standards remain the same.

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 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 and a lot width of 300 feet. **The staff recommends** a reduction in the required lot frontage and lot width from 300 feet to 150 feet as recommended by the Comprehensive Plan. The only way to make that adjustment is to create a planned development district that provides for the reduction in street frontage.

A request to the Board of Adjustment would not be appropriate since there is no hardship due to the size, shape or slope of the property.

Thoroughfares/streets:

League Road is a residential street.

Property legal description:

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, Rockwall County, Texas, and being a portion of a tract of land conveyed to Gary Lovell, as recorded in Volume

6429, Page 290, Deed Records, Rockwall County, Texas, also being a portion of a tract of land conveyed to O B Lovell, as recorded in Volume 1027, Page 12, Deed Records, Rockwall County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the Northeast corner of a tract of land conveyed to James Adcox, as recorded in Instrument No. 20220000021336, Deed Records, Rockwall County, Texas, and being on the Southeast right-of-way line of League Road, also being the Northwest corner of said Lovell tract;

THENCE North 44 degrees 21 minutes 21 seconds East, a distance of 1,208.11 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 45 degrees 55 minutes 46 seconds east, a distance of 719.34 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 44 degrees 04 minutes 14 seconds West, a distance of 1,204.27 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 46 degrees 13 minutes 51 seconds West, a distance of 725.39 feet to the PLACE OF BEGINNING and containing 20.00 acres of land.

Supplemental Applicant information:

Development Plan

Ordinance No. 2024-

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM SF2.5 SINGLE FAMILY TWO AND ONE HALF ACRE LOTS AND GB GENERAL BUSINESS TO A PD PLANNED DEVELOPMENT ZONING DISTRICT PROVIDING FOR THE DEVELOPMENT OF 8 SINGLE FAMILY LOTS EACH WITH A LOT SIZE OF TWO AND ONE HALF ACRES OF LAND. THE TRACT OF LAND IS 20 ACRES AND IS LOCATED GENERALLY ON LEAGUE ROAD, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Zoning District designation on the 20-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from the existing zoning on the property to a PD Planned Development District as described in Exhibit "B" Planned Development District Development Standards and amending the Official Zoning Map to reflect the approved change in zoning district.

SECTION 2. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

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

DULY PASSED by the City Council of McLendon-Chisholm, Texas on the _____ day of _____, 2024.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM.

CITY ATTORNEY

Exhibit A

Legal Description for Zoning Change: Greenbriar Homes

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, Rockwall County, Texas, and being a portion of a tract of land conveyed to Gary Lovell, as recorded in Volume 6429, Page 290, Deed Records, Rockwall County, Texas, also being a portion of a tract of land conveyed to O B Lovell, as recorded in Volume 1027, Page 12, Deed Records, Rockwall County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the Northeast corner of a tract of land conveyed to James Adcox, as recorded in Instrument No. 20220000021336, Deed Records, Rockwall County, Texas, and being on the Southeast right-of-way line of League Road, also being the Northwest corner of said Lovell tract;

THENCE North 44 degrees 21 minutes 21 seconds East, a distance of 1,208.11 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 45 degrees 55 minutes 46 seconds East, a distance of 719.34 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 44 degrees 04 minutes 14 seconds West, a distance of 1,204.27 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 46 degrees 13 minutes 51 seconds West, a distance of 725.39 feet to the PLACE OF BEGINNING and containing 20.00 acres of land.

EXHIBIT B

Concept Plan for the requested Planned Development District



LOTS 1-8
APPROX. 2.5 ACRES EACH
APPROX. 151'X724' EACH

GREENBRIAR HOMES
214-663-4140
Ryan@GreenbriarDFW.com



EXHIBIT C

20 Acres League Rd.

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For 20 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provides for the development standards of 8 residential lots each with a lot size of two- and one-half acres of land. Its regulations and use of land intend to be consistent with the zoning standards with moderate modifications for each lot's specified use. Lot regulations will be consistent with the city's zoning regulations of a SF2.5 Single-Family Residential District. This development is 20 acres of land located on League Road and to the East of existing retail buildings.

2. Special Provisions

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

- a. Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:
 - i. Do not increase density;
 - ii. Do not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.
 - iii. Does not changing zoning district to a non-residential use.

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

- b. Minor amendments to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c. Requests for minor amendments shall be made in writing and shall explain the reason or reasons for the requested amendment. Requests for minor amendments shall pay a fee as established by the City Council for the review and processing of a minor amendment request.

3. Conceptual and Development Plan

In establishing this Planned Development District, the city council shall approve and file as part of the amending ordinance the provided Conceptual Plan and the Development Plan attached. The property owner is requesting the waiving of a separate public hearing for each plan separately.

4. Development Standards

- a. Development Standards are comparable to a SF2.5 single-family zoning district.
- b. Lots may be combined to form large tracts of land.
- c. Permitted uses. No building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF2.5 Residential District.
- d. Area requirements.

Minimum Lot Area	2.5 Acres
Minimum Lot Width	150 ft.
Minimum Lot Depth	200 ft.
Minimum Street Yard	75 ft. Front Street 75 ft. Side Street
Minimum Side Yard	25 ft.
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

- e. Off-street parking and loading requirements. Off-street parking and loading requirements shall conform to the provisions of section 6-7, Off-street parking and loading requirements.
- f. Accessory building and structure regulations. In addition to the following, regulations for accessory building or accessory structures shall be in compliance with section 6-3, Accessory building regulations.
 - i. Accessory buildings and structures clearly incidental to the uses permitted in the SF5 Zoning District and located on the same lot therewith, not involving the conduct of a retail business except such customary home occupations as herein defined, including a private garage and bona fide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than 100 feet from the front line, nor less than 25 feet from either side line; provided, accessory building when combined with the single-family dwelling and all other accessory buildings, shall not occupy more than 15 percent of the gross land area.
 - ii. When the accessory building is directly attached to the main building, it shall be considered as an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered part of the accessory building.
 - iii. Temporary metal buildings less than 400 square feet in size which are used for tool and supply storage are also permitted.



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 29, 2024

Applicant: James Belt
Gardner Construction Group
10 Windsor Drive
Rockwall, Texas 75032

Representative: James Belt

Property owner: James Belt
Gardner Construction Group
10 Windsor Drive
Rockwall, Texas 75032

Location: The property is a 6-acre tract of land located north of the intersection of SH 205 and FM 550, with frontage on SH 205. Lot 1, Block A, Hamilton Addition constitutes approximately 3.12 acres and Lot 2, Block A, Hamilton Addition constitutes approximately 3.04 acres of land. The Rockwall CAD property identification numbers are: 16824 and 16825.

CITY COUNCIL MEETING DATE: May 14, 2024

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 development of two commercial lots each roughly 3 acres in size. This application is in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

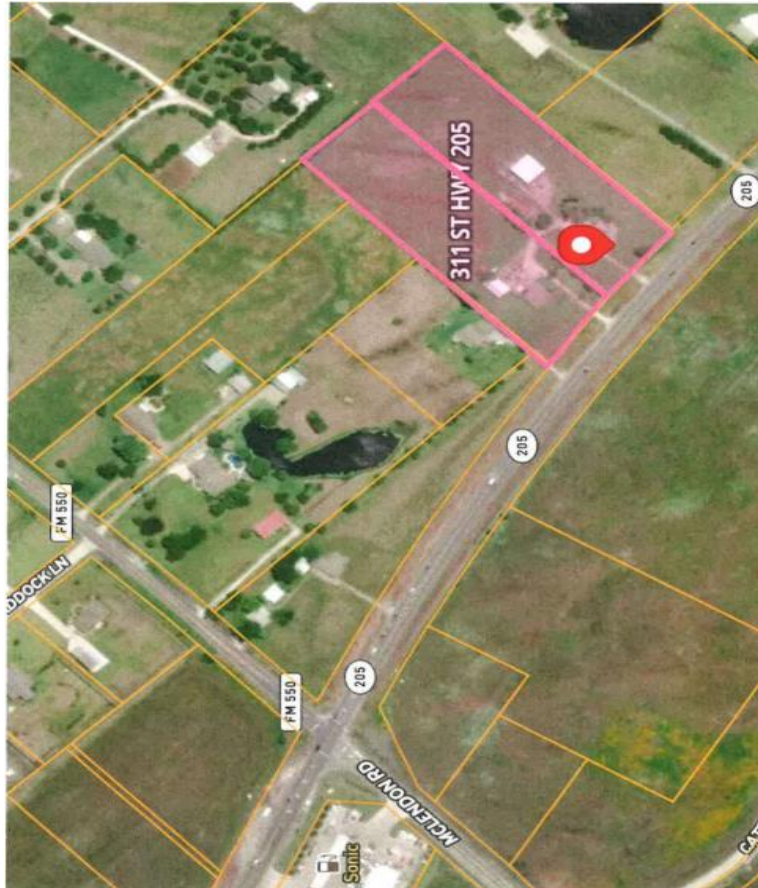
PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval of the zoning district change with conditions as set forth in the staff report.

STAFF RECOMMENDATION: Approval subject to the following conditions:

Lots 1 & 2

- Expand both lots [currently both GB and SF 2.5] to the GB General Business zoning district boundary.
- Compliance with the existing GB General Business Zoning District Area is Required.
- Parking for the GB General Business development shall conform to the parking requirements of the Zoning Ordinance.

Concept Plan for the requested General Business District



Current Zoning Map [Subject property generally outlined in blue]



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: SH 205 Corridor [approximate location of subject property outlined in blue]



The Texas Local Government Code requires that changes in zoning district classification comply with the Comprehensive Plan [Future Land Use Plan]. This application is consistent with the Future Land Use Plan recommendation for the subject property. However, the SF 2.5 zoning district allows for minimum residential lot size of two and one-half acres of land. A change in zoning district classification for lots 1 and 2 from SF 2.5 to the GB General Business zoning district would allow this part of the application to comply with the recommendation of the Comprehensive Plan.

The staff recommendation for both lots 1 and 2 is to allow for a zoning change that reflects the GB General Business zoning district standards.



Applicant requested development standards:

EXHIBIT B

6 Acres SH 205.

GENERAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

For 6 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This GB General Business District provides for the development standards for 2 lots. 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, Hamilton Addition and Lot 2, Block A, Hamilton Addition regulations will be consistent with the city's zoning regulations of a GB General Business District. This development is approximately 6 acres of land located along SH 205 and each lot will be approximately 3 acres.

2. Special Provisions

This Exhibit includes the Concept Plan and the Site 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 Conceptual Plan and the Development Plan attached.

4. Development Standards

Lot 1, Block A, Hamilton Addition, Lot 2, Block A, Hamilton Addition

- a. Lots 1 and 2 are located along the SH 205 corridor with some of the property zoned as SF 2.5 and other portions zoned as GB General Business.
- 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.

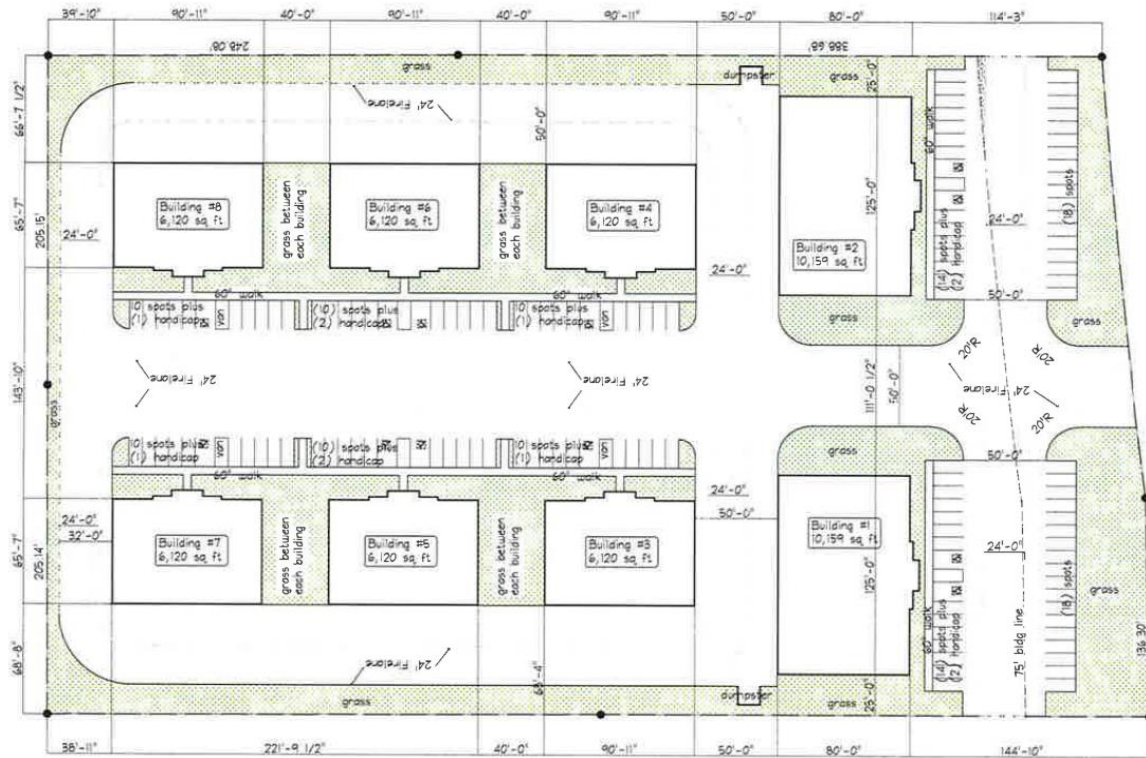
Property legal description:

Lot 1, Block A, Hamilton Addition: Rockwall CAD property identification number: 16824

Lot 2, Block A, Hamilton Addition: Rockwall CAD property identification number: 16825

Supplemental Applicant information:

Development plan



Ordinance No. 2024-

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM SINGLE FAMILY TWO- AND ONE-HALF ACRES LOTS AND GB GENERAL BUSINESS TO A GB GENERAL BUSINESS ZONING DISTRICT PROVIDING FOR THE DEVELOPMENT OF TWO COMMERCIAL LOTS EACH APPROXIMATELY THREE ACRES IN SIZE. THE TRACT OF LAND IS 6.16 ACRES AND IS LOCATED NORTH OF THE INTERSECTION OF SH 205 AND FM 550, WITH FRONTAGE ON SH 205, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Zoning District designation on the 6.16-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from the existing zoning on the property to a GB General Business District as described in Exhibit "B" Planned Development District Development Standards and amending the Official Zoning Map to reflect the approved change in zoning district.

SECTION 2. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

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

DULY PASSED by the City Council of McLendon-Chisholm, Texas on _____ day of _____, 2024.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM.

CITY ATTORNEY

Exhibit A

Legal Description for Zoning Change: Gardner Construction Group

Lot 1, Block A, Hamilton Addition: Rockwall CAD property identification number: 16824

Lot 2, Block A, Hamilton Addition: Rockwall CAD property identification number: 16825

EXHIBIT B

Concept Plan for the requested GB General Business District

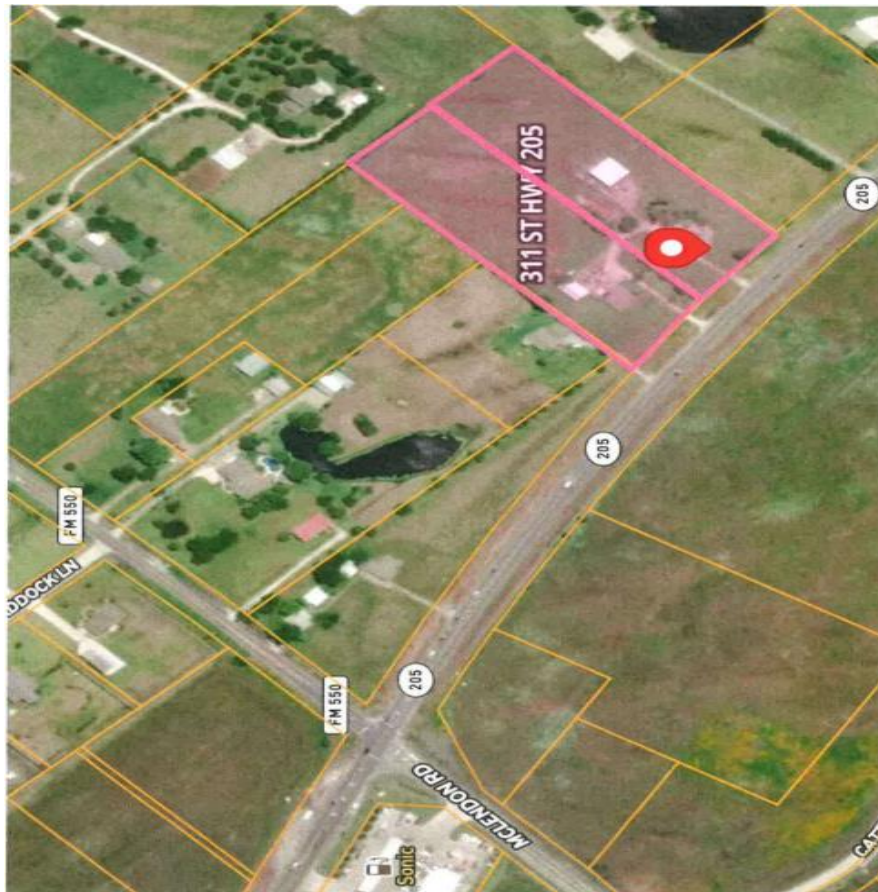


EXHIBIT C
6.16 Acres SH 205.
GENERAL BUSINESS DISTRICT DEVELOPMENT STANDARDS
For 6.16 Acres
City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This GB General Business District provides for the development standards for 2 lots. 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, Hamilton Addition and Lot 2, Block A, Hamilton Addition regulations will be consistent with the city's zoning regulations of a GB General Business District. This development is approximately 6 acres of land located along SH 205 and each lot will be approximately 3 acres.

2. Special Provisions

This Exhibit includes the Concept Plan and the Site 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 Conceptual Plan and the Development Plan attached.

4. Development Standards

Lot 1, Block A, Hamilton Addition, Lot 2, Block A, Hamilton Addition

- a. Lots 1 and 2 are located along the SH 205 corridor with some of the property zoned as SF 2.5 and other portions zoned as GB General Business.
- 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.

RESOLUTION NO. ____

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, ADOPTING A POLICY FOR AGENDA PREPARATION, SPONSORSHIP, AND ORDER OF BUSINESS; PROVIDING FOR THE REPEAL OF ALL OTHER RESOLUTIONS IN CONFLICT WITH THIS RESOLUTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt any rule, ordinance or police regulation that is for the good government of the City; and

WHEREAS, the preparation of a city's agenda in compliance of the Texas Open Meetings Act is one of the most crucial roles the staff of a city will undertake; and

WHEREAS, in an effort to assist Staff in this critically important process, this policy is necessary for the government, interest, welfare, or good order of the City of McLendon-Chisholm.

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

SECTION 1. INCORPORATION OF PREMISES The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ADOPTION OF A POLICY FOR AGENDA PREPARATION, SPONSORSHIP, AND ORDER OF BUSINESS The policy for Agenda Preparation, Sponsorship and Order of Business, attached hereto and incorporated herein as if set forth in full as Exhibit "A," is hereby adopted by the City Council of the City of McLendon-Chisholm.

SECTION 3. REPEAL OF CONFLICTING RESOLUTIONS This Resolution shall be cumulative of all provisions of Resolutions of the City except where the provisions of this Resolution are in direct conflict with the provisions of such Resolutions, in which event the conflicting provisions of such Resolutions are hereby repealed.

SECTION 4. SEVERABILITY It is hereby declared to be the intention of the City Council of the City of McLendon-Chisholm, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution, since the same would have been enacted by the City Council without incorporation in this Resolution of such unconstitutional phrases, clause, sentence, paragraph, or section.

DULY PASSED and approved by the City Council of the City of McLendon-Chisholm, Texas, on this the 14th day of May 2024.

ATTEST:

APPROVED:

_____, CITY SECRETARY

_____, MAYOR

Exhibit A

Agenda Preparation, Sponsorship, and Order of Business

Section 1. Council members, the Mayor, or the City Manager may add items to the Council agenda, but to be considered for that meeting on which the items were submitted, all agenda items must be sent to the office of the City Secretary via electronic transmission, by 8:00 a.m. local time, eight (8) calendar days prior to the day of the Council meeting for which the items are submitted. Each agenda item submitted must also include an executive summary describing the purpose of the item, not to exceed one hundred and fifty (150) words. The City Secretary shall send, in a method and manner of communication which does not risk a possible quorum in violation of the Texas Open Meetings Act or create, encourage, allow, or risk any other violation of any State, federal or local law, a draft Council agenda to each Council member and the Mayor no later than 5:00 p.m., seven (7) calendar days prior to the Council meeting to which the agenda pertains. Any agenda item submitted by a council member shall have a second sponsor for the item(s) requested to be placed on the agenda pursuant to section (b) below. The City Secretary shall electronically transmit the final Council agenda and all supporting materials to each Council member in compliance with this section (a) and the Mayor no later than 5:00 p.m., four (4) calendar days prior to the appropriate Council meeting.

Section 2. No items may be added to the agenda of the City Council with no more than two persons from the City Council, the Mayor, or City Manager having agreed to sponsor the same and so indicating on the Council agenda. However, notwithstanding the above, if an officer required or permitted by Federal or Texas law to submit an item, ordinance, or resolution to the Council for its consideration does not obtain a Council sponsor for same, the item, ordinance or resolution shall still be placed on the agenda and introduction in accordance with Federal or Texas law.

Section 3. At the beginning of each City Council meeting, just after the Call to Order, the presiding officer of the Council shall afford the Council the opportunity to alter the final order of business for that day's Council agenda. Setting the final order of the agenda shall be accomplished via majority vote and care shall be taken not to deliberate on the agenda items. The presiding officer of the Council meeting shall be required to follow this approved order of the agenda unless a change is deemed necessary and granted via two-thirds (2/3) vote of the City Council.

Section 4. At the end of the Council agenda the presiding officer shall afford the opportunity to any member of the City Council to make brief announcements and/or provide verbal and/or written information to the other members of the City Council however, such announcements or provision of information will not allow comment, immediate action, or deliberation by or from the Council. The Mayor, City Manager, and City Attorney shall be afforded such privilege also.