



AGENDA
City Council Meeting
Tuesday, June 10, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

Page

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

Pledges presented by Boy Scout Troop 83, led by Scout Master Thomas Holzheimer.
3. RULES OF DECORUM
4. CITIZEN COMMENTS
5. PROCLAMATIONS
 - 5.1. TEXAS VALOR PROJECT RECOGNITION
 - 5.2. RECOGNITION OF WOMEN VETERANS DAY
6. PUBLIC HEARING
 - 6.1. Public Hearing to receive comments from the public regarding an application to change the zoning district designation from AG Agriculture [requiring a minimum single-family residential lot size of two and one-half acres of land] to a Planned Development District for the development of a single-family residential subdivision containing no more than 52 residential lots requiring a minimum lot size of one acre of land on property located on Dowell Road. The subject property is approximately 66.37 acres of land located on Dowell Road containing Rockwall Central Appraisal District property identification numbers 12030; 85412; 85413 and 27011. (City Manager)
 - 6.2. A Public hearing to receive comments on the following ordinance amendment. Article 3, "PERMITTED USES", Section 3-1, "Use of Land and Buildings", the Land Use Table, by changing "Restaurant, without alcohol sales" from permitted by Special Use Permit to a use by right/Permitted Use. (City Manager)
7. CONSENT AGENDA
 - 7.1. Consider approval of an Ordinance updating Chapter 3, Building Regulations (City Manager)
[Staff Report Chapter 3 Subdivision Ordinance Appendix](#)

5 - 9

[MC Amending Code-Article 3.06 2025](#)

- 7.2. Consider approving an Ordinance updating Subdivision Regulations. (City Manager) 10 - 13
[Staff Report Chapter 3 Subdivision Ordinance Appendix](#)
[MC Amending Code-subdivision 2025](#)
- 7.3. Consider approving Ordinance for updates to Appendix 1 in Subdivision Regulations (City Manager) 14 - 19
[Staff Report Chapter 3 Subdivision Ordinance Appendix](#)
[MC Amending Appendix Subdivision 2025](#)
- 7.4. Consider approval of Sanchez & Associates contract for planning services (City Manager) 20 - 32
[Staff Report-Sanchez Contract](#)
[2025-05-02 McLendon Chisholm Draft SPR Munal FINAL](#)
[2025-05-02 MSA McLendon Chisholm Munal FINAL](#)
- 7.5. Consider approval of a final plat [combination of preliminary and final] to create two five-acre lots on currently unplatted property. The property is a 10-acre tract of land located FM 550, The Rockwall CAD property identification number is 12204. (City Manager) 33 - 38
[Staff Report Silveria Final Plat CC06102025](#)
[Plat Application - FINAL](#)
[Silveria Addition - FINAL - SIGNED](#)
- 7.6. Consider approval for a final plat that provides for the creation of one lot on 2.275 acres of land located generally south of the southern city limits, in the ETJ and south of the intersection with FM 548 with frontage on SH 205. The Rockwall CAD property identification number is 10530. (City Manager) 39 - 41
[Staff Report McCallum CC 06102025](#)
- 7.7. Consider approval of a replat of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 205 with frontage on SH 205. 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. Rockwall CAD property identification numbers are 16824 and 16825. (City Manager) 42 - 43
[Staff Report Gardner Replat CC03102025](#)
- 7.8. Consider approving the minutes for the June 3, 2025 Special City Council Meeting (City Manager) 44 - 46
[Minutes - CC Special Meeting, June 3, 2025](#)

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, §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

8.1. ACTION AS A RESULT OF EXECUTIVE SESSION

9. ITEMS FOR DISCUSSION AND ACTION

- | | | |
|-------|--|---------|
| 9.1. | Discuss and consider approval of the sale of Fire Station property.
(City Manager) | 47 |
| | Staff Report-Sale Of Old Fire Station | |
| 9.2. | Discuss and consider nominations for appointing a sixth councilmember per Home Rule Charter. (City Manager) | 48 |
| | Staff Report-6th council person | |
| 9.3. | Swear In the 6th person of the City Council. (City Manager) | |
| 9.4. | Discuss and consider dismissal of Censure action taken against the Mayor in accordance with the City's Code of Ordinances, Division 6, "Code of Ethics", section 1.02.157. (City Manager) | |
| 9.5. | Presentation by Decision Analysts to discuss results of the City-Wide Survey. (City Manager) | 49 |
| | Staff Report Decision Analysts | |
| 9.6. | Discuss and consider approving an Ordinance amendment. Article 3, "PERMITTED USES", Section 3-1, "Use of Land and Buildings", the Land Use Table, by changing "Restaurant, without alcohol sales" from permitted by Special Use Permit to a use by right/Permitted Use. (City Manager) | 50 - 54 |
| | Staff Report-SUP Change | |
| | Permitted Use Docs | |
| | MC Amending Zoning Use Table 6.2025 | |
| 9.7. | Discuss and consider approving new and renewed appointments to the Planning and Zoning Commission. (City Manager) | 55 |
| | Staff Report PZ Appointments | |
| 9.8. | Discuss and consider approving new and renewed appointments to the Board of Adjustments (City Manager) | 56 |
| | Staff Report-BofA Appointments | |
| 9.9. | Discuss and Consider approval of RCH Water Supply Corporation adding Sonoma Verde Phase 1-V to their Certificate of Convenience and Necessity (Mayor McNeal) | |
| 9.10. | Discuss and consider approval of the City Manager and Mayor negotiating the sale of the water infrastructure inside Sonoma Verde. (Mayor McNeal) | |
| 9.11. | Discuss and consider naming a third party consultant to assess and give opinion as to the comparison between Book Market and Fair Market value of the City-Owned water infrastructure located inside Sonoma Verde. (Mayor McNeal) | |

- 9.12. Discuss and Reconsider approval of the Outdoor Lighting Ordinance (aka "Dark Sky Ordinance"), an ordinance that preserves our city's heritage of a clear, dark night sky, protects properties from light trespass, and contributes to more active living spaces. Chapter 52.003 of the Texas Local Government Code (Mayor McNeal)
- 9.13. Discuss and Reconsider approval of the McLendon-Chisholm Trail Ordinance (aka "Trail Ordinance"), an ordinance that establishes a public trail system that will enhance community recreational opportunities, improve community connectivity, promote physical health, and foster community engagement. Chapter 52.003 of the Texas Local Government Code (Mayor McNeal)
- 9.14. Discuss and approve the appointment of member to the Infrastructure Committee. (Mayor McNeal)
- 9.15. Presentation of Mayor and Council's 100 day Plan (Mayor McNeal)

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

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

11. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., June 6, 2025 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: June 10, 2025

Agenda Item: Subdivision Ordinance Changes

Financial Impact:

Background: In order to have consistency in the SO and the Appendix a few items were corrected. (i.e. street thickness and rebar centers) Also, new language for speed limit signage requirements, Manhole specifications and street inspection costs were added. An update was made to Chapter 3 Building Regulations for street names.

Presenter: Bev Stibbens, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3, "BUILDING REGULATION", ARTICLE 3.06, "BUILDING NUMBERING", BY REPEALING AND REPLACING IN ITS ENTIRETY SECTION 3.06.011 "STREET NAMING SYSTEM", SUBSECTION (2); SECTION 3.06.012 "PLAN FOR STREET NAMING"; 3.06.014 "CHANGE OF STREET NAME" AND SECTION 3.06.015 "ERECTION OF STREET NAME SIGNS" AND SECTION 10.03.009 "STREET NAMES"; PROVIDING A REPEALING CLAUSE; PROVIDING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas is a duly organized municipality, created in accordance with the provisions of the Texas Local Government Code operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council has determined that it is necessary and advisable to repeal certain sections of the subdivision regulations as they are out of date and do not adequately protect the citizens' health, safety and general welfare.

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

SECTION 1. That Chapter 3, "Building Regulations" of the City of McLendon-Chisholm Code of Ordinances be and the same is hereby amended by repealing in its entirety Article 3.06, "Building Numbering", Section 3.06.011, "Street Naming System" subsection (2), Section 3.06.012 "Plan for Street Naming", Section 3.06.014 "Change of Street Name" and Section 3.06.015, "Erection of Street Name Signs", and replacing them with Article 3.06, "Building Numbering", Section 3.06.011, "Street Naming System" subsection (2), Section 3.06.012 "Plan for Street Naming", Section 3.06.014 "Change of Street Name" and Section 3.06.015, "Erection of Street Name Signs" and which shall read as follows:

"...

CHAPTER 3. BUILDING REGULATIONS

...

ARTICLE 3.06. BUILDING NUMBERING

...

Sec. 3.06.011. Street naming system.

...

(2) Street names shall not be duplicated within the Rockwall County 911 address service area.

...

Sec. 3.06.012. Plan for street naming.

All proposed street names must be approved and agreed to by Rockwall County 911 Addressing Coordinator.

...

Sec. 3.06.014. Change of street name.

Street names can be changed with the approval of the Rockwall County 911 Addressing Coordinator.

...

Sec. 3.06.015. Erection of street name signs.

Street name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present, i.e., state and county route numbers. In rural parts of the addressing service area, street name markers should be installed to identify important roads and at the intersection of all streets created through plats of addition for non-agricultural, forestry or mining purposes. All street name signs will use the approved McLendon-Chisholm logoed sign format.

..."

The remaining sections and subsections of Article 3.06 are not amended hereby and remain in full force and effect.

SECTION 2. All provisions of the ordinances of the City of McLendon-Chisholm in

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

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

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

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

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, this 10th day of June 2025.

APPROVED:

By: _____

—
Bryan McNeal, Mayor

ATTEST:

By: _____

Angela Jennings, City Secretary



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Subdivision Ordinance Changes

Financial Impact:

Background: In order to have consistency in the SO and the Appendix a few items were corrected. (i.e. street thickness and rebar centers) Also, new language for speed limit signage requirements, Manhole specifications and street inspection costs were added. An update was made to Chapter 3 Building Regulations for street names.

Presenter: Bev Stibbens, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 10, "SUBDIVISION REGULATION", ARTICLE 10.03, "STANDARD STREET SPECIFICATIONS AND CONSTRUCTION DETAILS IN SUBDIVISIONS", BY REPEALING AND REPLACING IN ITS ENTIRETY SECTION 10.03.008 "SPEED LIMITS" AND SECTION 10.03.009 "STREET NAMES"; PROVIDING A REPEALING CLAUSE; PROVIDING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas is a duly organized municipality, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council has determined that it is necessary and advisable to repeal certain sections of the subdivision regulations as they are out of date and do not adequately protect the citizens' health, safety and general welfare.

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

SECTION 1. That Chapter 10, Subdivision Regulation of the City of McLendon-Chisholm Code of Ordinances be and the same is hereby amended by repealing in its entirety Article 10.03, "Standard Street Specifications and Construction Details In Subdivisions", Section 10.03.008, "Speed Limits", and Section 10.03.009, "Street Names", and replacing them with new Article 10.03, "Standard Street Specifications and Construction Details In Subdivisions", Section 10.03.008 "Speed Limits" and Section 10.03.009 "Street Names" which shall read as follows:

“...

CHAPTER 10. SUBDIVISION REGULATION

...

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

...

Sec. 10.03.008 Speed Limits

Speed limits in subdivisions shall be no more than 30 mph. The subdivider shall at his own expense provide and install speed limit signs. Speed limit signs shall be posted within 50 feet of each entry and exit point of the subdivision as well as in appropriate intervals along roadways based on the length of the street. On street parking is prohibited.

...

Sec. 10.03.009. Street Names and Signs

All streets must be named and the names must be approved by the Rockwall County 911 coordinator. The developer will provide all street name signage using the city approved format, color and logo.

..."

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

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

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

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

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

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, this 10th day of June 2025.

APPROVED:

By: _____
Bryan McNeal, Mayor

ATTEST:

By: _____
Angela Jennings, City Secretary



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Subdivision Ordinance Changes

Financial Impact:

Background: In order to have consistency in the SO and the Appendix a few items were corrected. (i.e. street thickness and rebar centers) Also, new language for speed limit signage requirements, Manhole specifications and street inspection costs were added. An update was made to Chapter 3 Building Regulations for street names.

Presenter: Bev Stibbens, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 10, "SUBDIVISION REGULATION", APPENDIX 1, "ENGINEERING AND CONSTRUCTION STANDARDS FOR STREETS AND DRAINAGE, WATER AND SEWER SYSTEMS", BY REPEALING AND REPLACING IN ITS ENTIRETY SECTION 6 "STREET SIGNS", SECTION 7 "INSPECTION OF CONSTRUCTION BY CITY PERSONNEL", SECTION 8 "STREET SYSTEM" SUBSECTION (i) "PAVEMENT DESIGN", SECTION 9 "DRAINAGE AND STORM SYSTEMS" SUBSECTION (5) "MANHOLES", SECTION 11 "SANITARY SEWERS", SUBSECTION (6) "MANHOLES; PROVIDING A REPEALING CLAUSE; PROVIDING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas is a duly organized municipality, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council has determined that it is necessary and advisable to repeal certain sections of the appendix to its subdivision regulations as they are out of date and do not adequately protect the citizens' health, safety and general welfare.

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

SECTION 1. That Chapter 10, Subdivision Regulation of the City of McLendon-Chisholm Code of Ordinances, Appendix 1, "Engineering and Construction Standards for Streets, and Drainage, Water and Sewer Systems", Section 6 "Street Signs", Section 7 "Inspection of Construction by City Personnel", Section 8 "Street System", subsection (i) "Pavement Design", Section 9 "Drainage and Storm Sewers", subsection (5) "Manholes", Section 11, "Sanitary Sewers", subsection (6) "Manholes" be and the same is hereby amended by repealing and replacing in its entirety Appendix 1, "Engineering and Construction Standards for Streets, and Drainage, Water and Sewer Systems", Section 6 "Street Signs", Section 7 "Inspection of Construction by City Personnel", Section 8 "Street System", subsection (i)

“Pavement Design”, Section 9 “Drainage and Storm Sewers”, subsection (5) “Manholes”,
Section 11, “Sanitary Sewers”, subsection (6) “Manholes” which shall read as follows:

“...

CHAPTER 10. SUBDIVISION REGULATION

...

APPENDIX 1

...

Section 6. Street signs

The developer of a subdivision shall at his expense install street signs to the city specifications and design prior to any building permits being issued for this subdivision.

...

Section 7. Inspection of construction by city personnel

All inspection of construction and verification of compliance to the plans and specifications shall be conducted by the city’s staff under the direction of the engineer. Streets are included in this inspection requirement. The developer shall advise all of his construction contractors of this requirement. All incurred inspection costs will be at the expense of the developer. No development will be accepted by the city until all construction has been approved by the city’s staff. The developer shall be responsible for any additional expense to the city, at a rate established by the city, at any time when inspection is done after normal business hours of the city, or when the improvements built will be privately owned. The developer will be responsible for furnishing to the city the original reproducible engineering drawings corrected to show “as-built” conditions before any utility improvements will be accepted. Building permits will not be issued until all public or required improvements are accepted by the city, unless in the opinion of the city engineer, issuance of building permits prior to completion will not be detrimental to the city.

...

Section 8. Street System

...

(i) Pavement design. Pavement design shall be in accordance with good engineering practice. All streets shall be constructed from Class “C” concrete. Pavement shall be reinforced with No. 3 bars at 18-inch centers in both directions. Minimum concrete thickness of pavement shall be seven inches for residential and minor collector streets which are not subject to heavy truck or equipment traffic. Minimum concrete thickness of pavement for collector and local connector streets which are not subject to heavy truck or equipment traffic shall be eight inches. The design speed shall be in accordance with the following tables:

Table 8.3 Minimum Length of Vertical Curves—In Feet

Crest Vertical Curves			
Algebraic Difference In Grade – Percent	Design Speed		
	30 MPH	40 MPH	50 MPH
1.0	100	100	100
2.0	100	110	170
3.0	100	165	225
4.0	120	220	340
5.0	150	275	425
6.0	180	330	510
7.0	210	385	595
8.0	240	440	680
9.0	270	495	765
10.0	300	550	850

Sag Vertical Curves			
Algebraic Difference In Grade—Percent	Design Speed		
	30 MPH	40 MPH	50 MPH
1.0	100	100	100
2.0	100	110	150
3.0	105	165	225
4.0	140	220	300
5.0	175	275	375
6.0	210	330	450
7.0	245	385	525
8.0	280	440	600
9.0	315	495	675
10.0	350	550	750

Table 8.4 Maximum Design Speeds for Thoroughfares and Streets

Type of Street	Maximum Design Speed
Residential Streets	30 Miles Per Hour

The subgrades shall be compacted and finished to a smooth uniform surface. Subgrades of native material which have a Plasticity Index (P.I.) of 15 or more shall be lime stabilized to a minimum depth of six inches. The lime stabilization shall be used for the full width of the street, back of curb to back of curb, plus one foot on each side. The minimum lime content shall be six percent of the dry weight of the material.

...

Section 9. Drainage and Storm Sewers

...

(5) Manholes. Manholes (inlets or junction boxes) shall be provided at main sewer intersections, and at a maximum of 500 feet on straight lines.

Manholes shall be constructed of precast reinforced concrete pipe or cast-in-place concrete. Brick manholes will not be allowed. Where PVC pipe enters manholes, a resilient pipe to manhole connector or gasket shall be used to provide a watertight connection.

All manholes shall have 24-inch standard manhole rings and covers. All covers shall have pick bars and should be stamped CITY OF MCLENDON-CHISHOLM in accordance with the City's Standard Construction Details. Watertight rings and covers shall be furnished in areas located within the 100-year floodplain, or as directed by the City Engineer.

...

Section 11. Sanitary Sewers

...

(6) Manholes. Manholes shall be provided at all changes in grades, sewer intersections, and at a maximum of 500 feet on straight lines.

Manholes shall be constructed of precast reinforced concrete pipe or cast-in-place concrete. Brick manholes will not be allowed. Where PVC pipe enters manholes, a resilient pipe to manhole connector or gasket shall be used to provide a watertight connection.

All manholes shall have 24-inch standard manhole rings and covers. All covers shall have pick bars and should be stamped CITY OF MCLENDON-CHISHOLM in accordance with the City's Standard Construction Details. Watertight rings and covers shall be furnished in areas located within the 100-year floodplain, or as directed by the City Engineer.

..."

The remaining sections and subsections of Appendix 1 are not amended hereby and remain in full force and effect.

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

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not

affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances of the City of McLendon-Chisholm, Texas.

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

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

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, this 10th day of June 2025.

APPROVED:

By: _____
Bryan McNeal, Mayor

ATTEST:

By: _____
Angela Jennings, City Secretary



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: **Action/Discussion Sanchez & Associates Contract**

Financial Impact:

Background: With the termination of Coker & Associates contract for planning services, we propose the engagement of Sanchez & Associates as a consultant for specific planning projects. Mr. Sanchez was the first city planner engaged by MC and was the mastermind behind our first Comprehensive plan with a group of citizens.

Presenter: Bev Stibbens, City Manager



SPECIFIC PROJECT REQUEST

City of McLendon-Chisholm Professional Municipal Services

May 9, 2025

Project Identification

The purpose of this Specific Project Request (SPR) is to provide a scope of services for Planning, Development Review, Engineering and Professional Development related services for the City of McLendon-Chisholm, Rockwall County, Texas. The scope of work is more specifically described in the sections of the scope below.

Project Summary

S&A understands that the City of McLendon-Chisholm (the Client) is requesting professional services for the following functions.

- Development Review
- Long Range Planning
- Municipal Engineering
- Professional Development and Training

Project Scope of Work

Task 1 Development Review and Coordination

Based on hourly rate

S&A has prepared the following broad scope of services for this Agreement. The general outline for the scope of services shall include Planning and Development Review services more fully described below. The intent is to augment the City's professional staff and existing development processes. S&A shall take direct guidance from the City regarding the policies and goals for the City.

- Coordinate and manage the Development Review process and the Development Review Committee (DRC)
- Attend pre-development meetings to represent the City's interest (via in person or video conferencing)
- Review Zoning, Special Use Permit and Variance applications
- Make recommendations regarding land use and zoning changes
- Provide direction regarding zoning interpretations and procedures
- Provide direction regarding subdivision regulations, requirements and procedures
- Review development site plans
- Review Landscape and Screening Plans
- Review trees surveys and preservation plans
- Review subdivision plats
- Coordinate and work with staff on preparing land use analysis and rendering opinions

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



- Attend City Council, Planning & Zoning Commission, Zoning Board of Adjustment, Building Standards Commission meetings to represent the City's interest.
- Meet with developers as needed to represent the City's interest
- Report to City Administrator or designee on developer meetings and opportunities

Task 2 Long Range Planning

TBD

In the event that the City desires to update land use policies, development processes and/or development codes, S&A is providing this additional scope as a guideline. This Agreement shall include Long Range Planning services more fully described below.

- Amend the Comprehensive Plan and Future Land Use Plan as needed
- Prepare strategic reviews of existing policies and practices
- Review and prepare Comprehensive Plan and Development Code updates and amendments as requested by the City
- Conduct goal setting with the City's leadership team, the City Council, boards and commissions and key stakeholders
- Prepare a framework plan of prioritized recommended updates. This should include a schedule of which policies can be updated in what timeframe to develop a work program for the next 24-36 months
- Prepare a strategic plan for the top policy updates to be addressed in 2025

Task 3 Municipal Engineering Services

TBD

If the City so desires or requests such services, S&A is presenting this scope of services framework for municipal engineering services. This Agreement shall include the following functions itemized below only to be used as the City may request.

- Assist with pre-development meetings and represent the Engineering and Public Works Departments
- Review civil engineering plans and provide comments to applicants
- Review subdivision plats from a technical engineering perspective
- Review master thoroughfare, water and wastewater plans and prepare amendments as requested
- Assist with asset management and prepare Capital Improvement Projects (CIP) updates as requested by the City Manager and City Council
- Attend City Council and Capital Improvement Committee meetings as needed
- Prepare Impact Fee studies and updates as required by State Law
- Represent the City with TxDOT related functions



Task 4 Professional Development and Training

TBD

S&A shall provide Professional Development and Training opportunities which may include the following components identified below.

- Provide training and leadership to the Planning, Engineering and Public Works teams
- Review and streamline the land development review process
- Review and streamline planning land use analysis reports as needed
- Provide training modules for the Planning & Zoning Commission, Zoning Board of Adjustment and other boards and commissions as needed and at the direction of the City Administrator or designee.

Future Tasks-Tasks Not Included-Tasks by Others

S&A has specifically not included the following tasks within this SPR as they are anticipated to be provided by others or preliminarily determined to not be needed at this time for the scope of the tasks included in this SPR. S&A may include these tasks as part of a separate SPR, but is under no obligation to do so.

- Platting or Surveying
- Civil Engineering Construction Documents
- Record Drawings
- Record Platting
- Franchise Utility Coordination
- Off-site easements by separate instrument (if applicable)
- Landscape Construction Documents – by others
- Architectural Planning, Design and Construction Documents – by others
- Construction Staking – by others
- Off-site utility design (if applicable)
- Retaining wall design (if applicable)
- Geotechnical Investigation – by others
- Phase 1 Environmental Assessment (if applicable)
- Water Pressure Study (if applicable)
- Hydraulics and Hydrology studies (if applicable)
- Stormwater Pollution Prevention Plans
- Preparation of marketing materials
- Any additional task not specifically identified in this proposal.

Presentations, correspondence, exhibits, meetings, and/or other additional services performed on behalf of the Client are specifically not included in this SPR. In the event these services are needed, a separate scope and associated budget can be prepared.

Future Project Scope of Work

S&A shall provide a detailed scope of services with a new Specific Project Request for any new tasks requested.

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



Project Compensation

During the project schedule, S&A shall invoice the client monthly based upon work performed. The client shall pay invoices on a net 25 basis.

Project Schedule

Services shall be provided on a timely basis agreed to with the Client.

Additional Project Terms

All MSA provisions shall apply.

Project Budget Summary

City of McLendon-Chisholm

Sanchez & Associates, L.L.C.

By: _____ By: _____

Title: _____ Title: _____

Date: _____ Date: _____

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



May 9, 2025

Mrs. Beverly Stibbens
City Administrator
City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, TX 75032

Master Agreement for Continuing Professional Municipal Services

Dear Mrs. Stibbens:

Sanchez & Associates, L.L.C. ("S&A" or "the Consultant") is pleased to submit this Master Agreement (the "Agreement") to you for providing professional planning, community development and engineering services.

S&A has prepared this **Master Service Agreement (MSA)** that will allow you to engage S&A for a variety of municipal development consulting services for individual projects at your discretion. This Master Services Agreement sets out the terms and conditions for the business relationship and allows you to authorize individual scope of services and budgets for any project that you might have S&A work on without having to reproduce a separate contract and standard provisions each time.

With the Master Service Agreement in place, we will create **Specific Project Service Requests (SPR)** that detail scope, schedule, and fee. Each SPR will be subject to this Master Agreement with regards to terms, conditions, and billing rates as included herein. This structure allows you the convenience of a short turnaround timeframe to contract with S&A for consulting tasks without the delay of repetitive paperwork and contract review. Additionally, this Agreement will allow you to tailor future engagements to your needs and provide the flexibility of having S&A act as an extension of your team for technical and quick response matters.

We will provide you with timely assistance as well as the planning and engineering creativity that Sanchez & Associates is known for.

Our first SPR for Professional Municipal Services, McLendon-Chisholm, Texas has been included.

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



SERVICES

The undertaking of S&A to perform Professional Services under this Agreement extends to the services set forth in Specific Project Requests (SPR) (“the Services”), as well as written, and oral authorizations for S&A services. Services provided by S&A may include, but not be limited to, the following:

- Land use entitlements (zoning, site planning, economic development agreements, etc.)
- Site Feasibility Analysis
- Environmental Assessments
- Traffic Impact Analysis
- Preparation of flood studies
- Coordination and preparation of FEMA permits
- Coordination of topographic data and field ties
- Site surveys as needed for selling or purchasing property
- Preparation of tree surveys and/or tree mitigation plans
- Platting and preparation of separate instrument documents (rights-of-way, easements, etc)
- Preparation of preliminary and/or final site civil designs
- Infrastructure design (water, wastewater and/or roadways)
- Storm water drainage and detention design
- Preparation of Opinions of Probable Construction Costs
- Assistance with project bidding and contractor selection
- Project site visits
- Construction Management

MUNICIPAL SERVICES

- Comprehensive Plans
- Development Review
- Zoning Ordinances
- Subdivision Ordinances
- Park Master Plans
- Future Land Use Plans
- Policy and Code Development
- Development Review Process Evaluation
- Development and Facilities Agreements
- Annexation
- Thoroughfare Master Plans
- Impact Fees
- Capital Improvement Programs (CIP)
- Bike, Trail & Sidewalk Plans
- Strategic Plans
- Visioning Sessions
- Action Plans
- Financial Management
- Organizational Development
- Elected Official & Staff Training
- Capital Improvement Plans
- Economic Development Strategic Plans
- Branding & Marketing

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



TIMELINE / SCHEDULE

Each SPR will provide a detailed schedule as part of the overall scope of services.

TERMS OF COMPENSATION

S&A has included a standard billing rate schedule. However, each SPR will have a detailed budget. Each SPR will indicate whether the budget will be on an hourly basis or a lump sum basis.

Once authorized by the Client, S&A will begin work on the project as indicated in the SPR. S&A will provide the Client with monthly invoices based on the scope of services and agreed to budgets plus any direct expenses incurred by S&A. Payment will be due within 25 days of the date of the invoice.

If S&A's compensation is on an hourly labor fee basis, estimated fees and expenses will be set forth in the SPR as an "estimated budget" line item. If S&A's compensation is on a lump sum basis, the budgets shall be set forth in a specific SPR as a "Lump Sum" line item. Additional services due to client changes or unforeseen circumstances shall be invoiced on an hourly basis. Reimbursable expenses will be billed at 1.15 times cost.

All taxes, if any, whether state, local, or federal levied with respect to such amounts shall be the responsibility of the client.

DURATION OF THIS AGREEMENT

This Agreement shall be effective from the date of execution by both parties until two (2) years after such date. All work described in the various SPRs and that are agreed to by both parties within such two-year period, shall be valid and binding until the Agreements and promises thereunder are completed.

This agreement does not imply a mutually exclusive agreement on behalf of either party. Each party has the ability to contract with other entities as necessary in the normal course of work. Any possible conflicts of interest on behalf of S&A shall be reported to the client as soon as possible.

Our Agreement shall include the stipulations in the attached Agreement Provisions, which are incorporated by reference and shall apply to all SPR's in the future. As used in the Agreement Provisions, the term "the Consultant" shall refer to Sanchez & Associates, L.L.C., and the term "the Client" shall refer to City of McLendon-Chisholm, Beverly Stibbens (City Administrator), a future City Administrator, City Mayor, or their designee, assigns and successors.

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



If you concur with this agreement and wish to authorize S&A to proceed with the services, please execute this Agreement in the spaces provided below and return to S&A within ten (10) business days.

We appreciate the opportunity to provide these services to you on such a quality project. Please contact me if you have any questions.

Regards,

J. Martin Sanchez, CEO
SANCHEZ & ASSOCIATES, L.L.C.

Munal Mauladad, Sr. Associate
Foreign Markets & Urban Policy
SANCHEZ & ASSOCIATES, L.L.C.

cc: Kimberly D. Sanchez, P.E., Chief Operating Officer
File

Attachments – Billing Rate Schedule
Agreement Provisions

Agreed to this the _____ day of _____, 2025.

Client: _____

By _____
(Signature of principal)

Title: _____

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



Billing Rate Schedule

Senior Professional II	\$245 - \$550
Senior Professional I	\$195 - \$325
Accredited Professional	\$175 - \$275
Graduate Professional	\$165 - \$245
Designer	\$150 - \$225
CAD Technician	\$125 - \$175
Support Staff	\$85 - \$125
Subconsultant	(Varies As approved by Client)

Effective May 1, 2025

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

210 Adriatic Parkway, Suite 200 | McKinney, TX 75072



SANCHEZ & ASSOCIATES, L.L.C. AGREEMENT PROVISIONS

Period of Services Unless otherwise stated in the scope of services, the Consultant will begin work immediately after receipt of an executed copy of this Agreement. This Agreement is made in anticipation that the scope of services is fully authorized and not delayed by the client. Timelines may be extended as necessary for delays due to circumstances that the Consultant does not control.

Consultant's Scope of Services and Additional Services The Consultant's undertaking to perform professional services extends only to the services specifically described in this Agreement.

Additional Services If requested by the Client and agreed to by the Consultant, the Consultant will perform additional services and such Additional Services shall also be governed by these provisions.

Computing Charges Unless specifically noted, Consultant shall not invoice client for technical use of computers for design, analysis, GIS, and graphics, etc. If consultant specifies and client agrees by executing contract, then technical use of computers as indicated above will be billed at \$15.00 per hour.

Client's Responsibilities In addition to other responsibilities described herein or imposed by law, the Client shall:

- Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- Provide all client information and criteria to the consultant required for the completion of the scope of services.
- Arrange for access to the site and other private or public property as required for the Consultant to provide its services.
- Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.
- Bear all costs incident to the responsibilities of the Client.

Method of Payment Compensation shall be paid to the Consultant as follows:

- Sanchez & Associates requires a 20% retainer unless waived in the SPR
- All invoices shall be paid by the client on a Net 25 basis from date of invoice.
- Interest will be added to accounts not paid within 25 days at the rate of 12% per annum beginning on the 25th day.
- If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 10 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing.
- If the Consultant initiates legal proceedings to collect payment, the consultant may also recover reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings.
- The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

Documents All materials prepared by the Consultant are considered work products and may be used only if the Client has satisfied all of its obligations under the Agreement and/or SPR. Any changes made by the Client to any of the Consultant's documents will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom.

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900



Opinions of Probable Cost The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, are made on the basis of its experience and represent its judgment as an experienced and qualified professional familiar with the industry. For greater assurance as to the amount of any cost for any item, the Client should employ, separately, an independent cost estimator.

Termination The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice. If the agreement is terminated, the Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination.

Standard of Care In performing its professional services, the Consultant will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same area. No warranties of any kind are made or intended by the Consultant's undertaking herein or its performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

Certifications The Consultant shall not be required to execute any certifications or other documents that might, in the judgment of the Consultant, increase the Consultant's risk or affect the availability, applicability, or cost of its insurance.

Limitation of Liability In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$1,000,000, whichever is lesser. Higher limits of liability may be negotiated for additional fee. Under no circumstances shall the Consultant be liable for lost profits or consequential damages, for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This section is intended solely to limit the remedies available to the Client, and nothing in this section shall require the Client to indemnify the Consultant.

Dispute Resolution All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

Hazardous Substances and Conditions

- Services related to determinations involving hazardous substances or conditions, as defined by federal or state law, are limited to those tasks expressly stated in the scope of services. Consultant shall not transport or handle any hazardous substances and conditions.
- The Consultant shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which the Consultant actually becomes aware. Upon such notice by the Consultant, the Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated. The parties shall decide if Consultant is to proceed with its services and if Consultant is to conduct testing and evaluations, and the parties may enter into further agreements as to the additional scope, fee, and terms for such services.
- Except to the extent of negligence, if any, on the part of the Consultant in performing services expressly undertaken in connection with hazardous substances and conditions, the Client agrees to hold harmless, indemnify, and defend the Consultant from and against any and all claims, losses, damages, liability, and costs in any way arising out or connected with the presence, discharge, release, or escape of hazardous substances or conditions of any kind, or environmental liability of any nature, in any manner related to services of the Consultant.

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900

**Construction Phase Services**

- If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.
- If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
- The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

Assignment and Subcontracting The Client shall not assign or transfer any rights under or interest in this Agreement without the written consent of the Consultant. The Consultant reserves the right to add subconsultants as it deems appropriate due to project logistics, schedules, or market conditions provided that fees remain in conformance with original scope and budget previously approved by Client. This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant.

Confidentiality All services provided by Consultant and its employees, agents and sub-consultants, and any and all information provided by Client and any and all of client's representatives including but not limited to client's representatives are confidential and shall not be disclosed to any third party except pursuant to a Court Order ordered by a court of competent jurisdiction relative to the subject project. However, the Consultant can use project graphics, images or other representations in the consultant's marketing and advertising material so long as specific details are not provided about the subject property.

Governance This Agreement is to be governed by the laws of the State of Texas.

Enforceability Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral.

(Remainder of this page left blank intentionally)

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: May 20, 2025

Applicant: Carter Feldhoff
8312 Upland Avenue
Lubbock, Texas 79424

Representative: Carter Feldhoff

Property owner: Krystal Decosta
1691 FM 550
McLendon-Chisholm, Texas 75032

Location: The property is a 10-acre tract of land located FM 550, The Rockwall CAD property identification number is 12204. It is adjacent to Rose Marie Lane, a shared access easement.

CITY COUNCIL MEETING DATE: June 10, 2025

REQUEST:

The applicant is requesting approval of a final plat [combination of preliminary and final] to create two five-acre lots on currently unplatted property. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

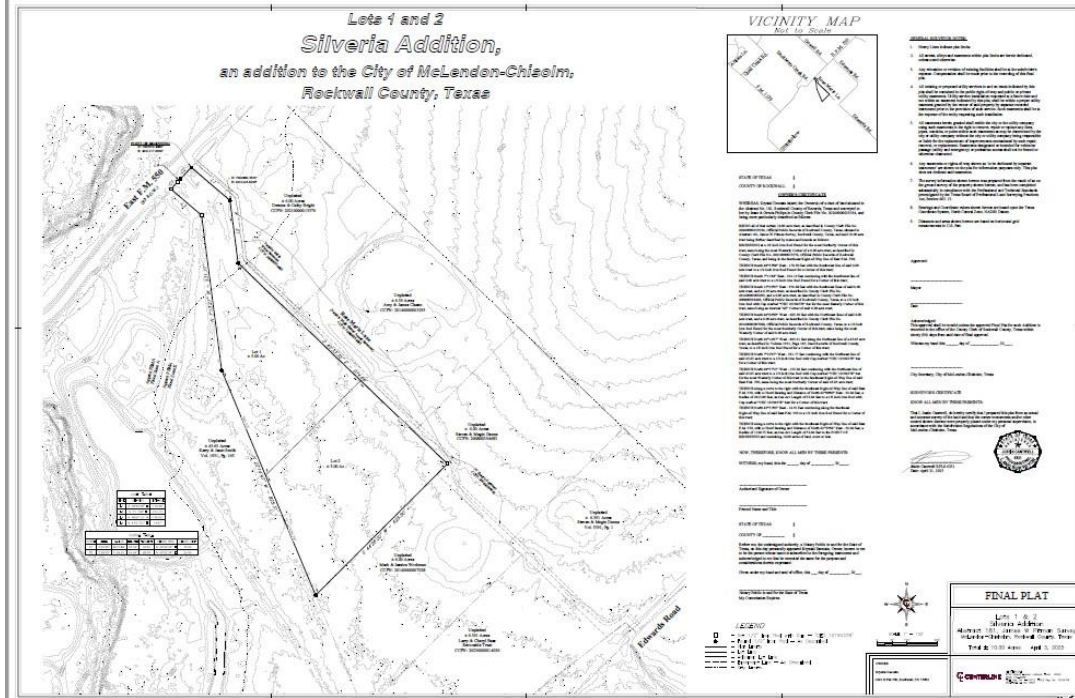
STAFF RECOMMENDATION: Approval.

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

Note: The City Council has three options when considering a plat: approval; approval with conditions; or disapproval. If the Council decision is for approval with conditions or disapproval, the motion in either case must include the specific issues to be addressed.

THIS AREA INTENTIONALLY LEFT BLANK

Requested Final Plat:



THIS AREA INTENTIONALLY LEFT BLANK



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

Items Submitted. Check all that Apply:

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

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

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

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

☐ Site Plan

☐ Concept Plan

☐ Planned Development

☐ Vacation of Plat

General Information:

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

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

General Location of Property: Abs. 181, James W Pitman Survey

Applicant Name: Carter Feldhoff

Company Name: Centerline

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

Phone(s): (281) 798-3074 Email: cfeldhoff@thecenterline.com
Owner Name: Krystal Decosta
Address: 1691 E. F.M. 550 City, State, Zip: McLendon-Chisolm Tx 75032
Phone(s): _____ Email: _____
Legal Description of the Property: Abs. 181, James W Pitman Survey
County Parcel ID: 12204
Other Information: _____

Development Fees & Consulting Costs

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

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

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

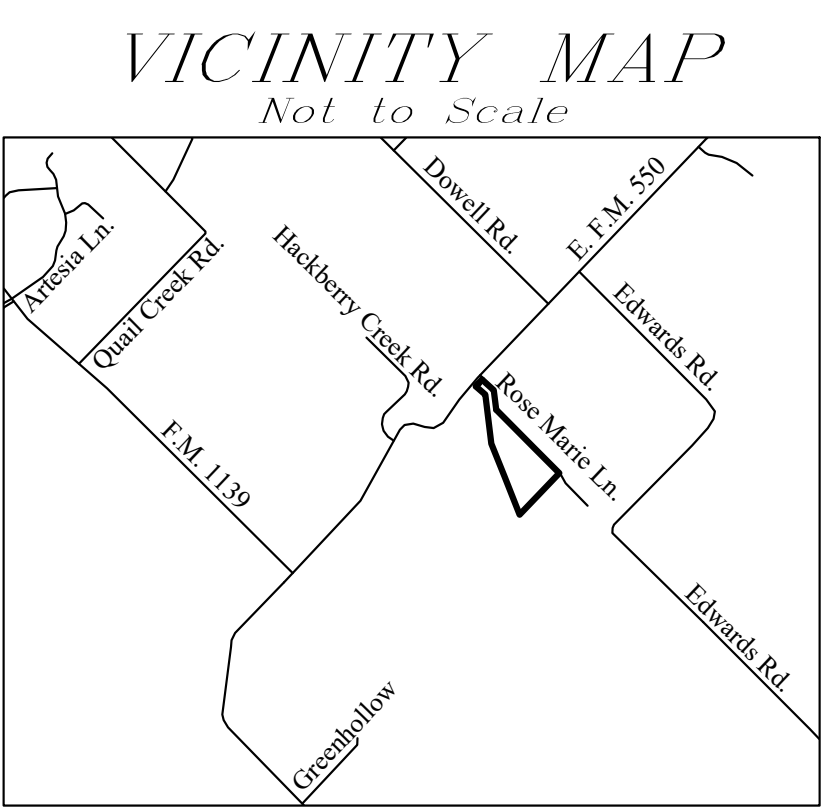
Further, I hereby certify that I understand and agree to the development fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning and Zoning Commission and/or City Council.

Signature of Applicant: Carter Feldhoff

City Secretary: _____

(Seal)

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



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

STATE OF TEXAS §
COUNTY OF ROCKWALL §
OWNER'S CERTIFICATE

WHEREAS, Krystal Decosta is(are) the Owner(s) of a tract of land situated in the Abstract No. 181, Rockwall County of Records, Texas and conveyed to her by Jesse & Grecia Phillips in County Clerk File No. 2024000019194, and being more particularly described as follows:

BEING all of that certain 10.00 acre tract, as described in County Clerk File No. 2024000019194, Official Public Records of Rockwall County, Texas, situated in Abstract 181, James W Pitman Survey, Rockwall County, Texas, and said 10.00 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the most Northerly Corner of this tract, same being the most Westerly Corner of a 6.00 acre tract, as described in County Clerk File No. 2021000015576, Official Public Records of Rockwall County, Texas, and being in the Southeast Right-of-Way line of East F.M. 550;

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

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

THENCE South 15°33'35" East - 974.68 feet with the Southwest lines of said 6.00 acre tract, and a 6.39 acre tract, as described in County Clerk File No. 2014000003295, and a 6.00 acre tract, as described in County Clerk File No. 200800394683, Official Public Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the most Easterly Corner of this tract, same being an internal "el" Corner of said 6.00 acre tract;

THENCE South 44°28'20" West - 625.50 feet with the Northwest lines of said 6.00 acre tract, and a 6.00 acre tract, as described in County Clerk File No. 2014000007028, Official Public Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod Found for the most Southerly Corner of this tract, same being the most Westerly Corner of said 6.00 acre tract;

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

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

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

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

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

THENCE along a curve to the right with the Southeast Right-of-Way line of said East F.M. 550, with a Chord Bearing and Distance of North 42°57'34" East - 52.04 feet, a Radius of 1128.75 feet, and an Arc Length of 52.04 feet to the POINT OF BEGINNING and containing 10.00 acres of land, more or less.

BEGINNING and containing 10.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

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

LEGEND

— Set 1/2" Iron Rod with Cap — "CEC 10194378"
— Found 1/2" Iron Rod — As Described

— Plat Limits
— Lot Line
— Adj. Lot Line
— Easement Line — As Described
— City Limits

Approved:

Mayor

Date

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

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

City Secretary, City of McLendon-Chisolm, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Justin Cantwell RPLS 6331

Date: April 21, 2025



LINE TABLE	
LINE	BEARING DISTANCE
L1	S 48°55'08" E 170.50'
L2	S 7°11'48" E 214.13'
L3	S 15°33'35" E 974.68'
L4	N 43°51'03" E 14.91'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	0°43'29"	2815.89'	33.04'	16.52'	33.04'
C2	2°38'30"	1128.75'	52.04'	26.03'	52.04'

Unplatted
± 6.00 Acres
Mark & Jessica Workman
CCFN: 2014000007028

Unplatted
± 6.391 Acres
Larry & Cheryl Bass
Revocable Trust
CCFN: 2023000014030

FINAL PLAT

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

Total ± 10.00 Acres April 3, 2025

CENTERLINE
1691 E FM 550, Rockwall, TX 75032

CENTERLINE
1691 E FM 550, Rockwall, TX 75032



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: May 20, 2025

Applicant: Terry McCallum
2231 W. FM 550
Rockwall, Texas

Representative: Terry McCallum

Property owner: Build 205
%Terry McCallum
803 Village Green Drive
Rockwall, Texas 75087

Location: The property is a 2.275-acre tract of land located south of the intersection of SH 205 and FM 548, with frontage on SH 205. The Rockwall CAD property identification number is 10530. This property is located within the City of McLendon-Chisholm extra territorial jurisdiction.

CITY COUNCIL MEETING DATE: June 10, 2025

Note: The City Council has three options concerning consideration of plats: Approval; Approval with conditions; or disapproval. For Approval with conditions or Disapproval, the specific issue requiring amendment must be stated in the motion to approve with conditions or for disapproval.

REQUEST:

The applicant is requesting approval for a final plat that provides for the creation of one lot on 2.275 acres of land located generally south of the southern city limits, in the ETJ and south of the intersection with FM 548 with frontage on SH 205.

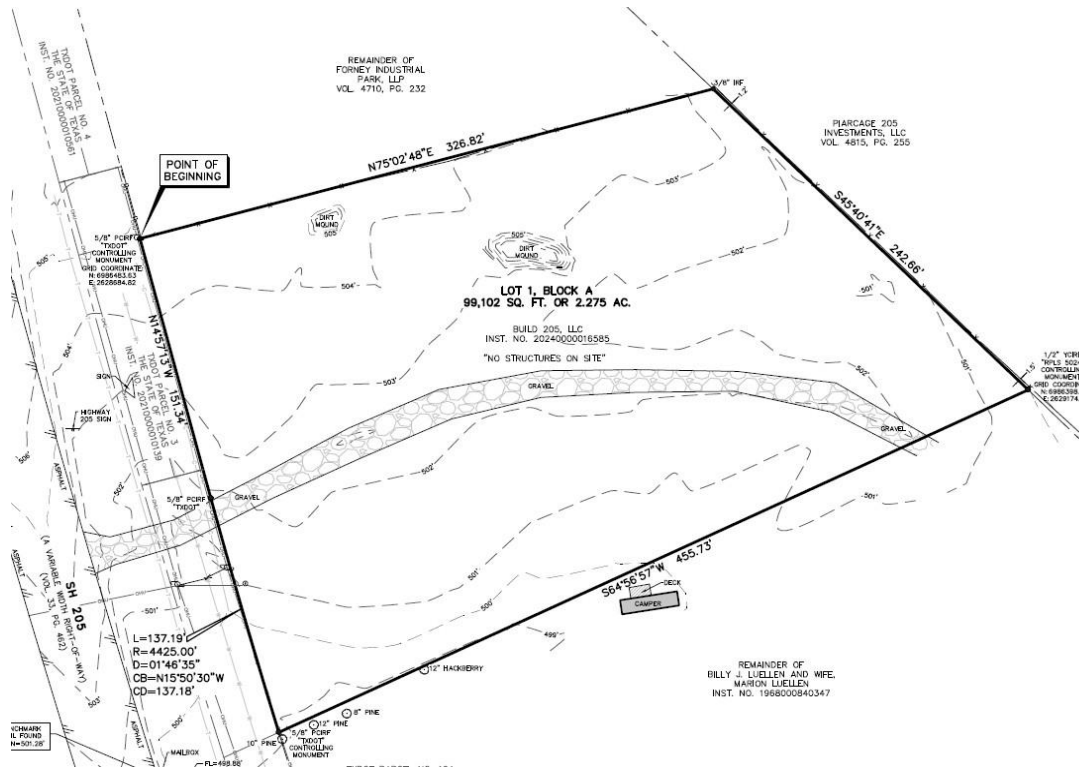
PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval. This application complies with the City subdivision regulations and the Rockwall County Inter Local Agreement.

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

[illegible]

Enlarged portion of final plat





CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: May 20, 2025

Applicant: James Martin
Gardner Construction
15950 SH 205
Terrell, Texas 75160

Representative: James Martin

Property owner: 311 State Highway 205 LLC
15950 SH 205
Terrell, Texas 75160

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: June 10, 2025

REQUEST:

The applicant is requesting approval of a replat of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 205 with frontage on SH 205. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

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

Note: The City Council has three options when considering a plat: approval; approval with conditions; or disapproval. If the Council decision is for approval with conditions or disapproval, the motion in either case must include the specific issues to be addressed.



**MINUTES
CITY COUNCIL - SPECIAL MEETING
TUESDAY, JUNE 3, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**

1. CALL TO ORDER

Mayor called the meeting to order AT 1:00 pm

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

Council Member John Powers gives the invocation and Mayor Pro Tem Brewer leads the pledge to both the US and Texas flags

3. RULES OF DECORUM

The Mayor explains from this point forward the meetings will be dedicated to someone who has given their lives for our country. Today the meeting will honor Sergeant Hunter, Who died in Afghanistan in 2017

4. CITIZEN COMMENTS

NO CITIZENS COMMENTS

5. CONSENT AGENDA

5.1. Consider approving staff to negotiate an Enterprise Resource Planning System (ERP) for the City with an upfront cost of up to \$49,999 and an ongoing cost of up to \$4000 per month as well as hiring an Accounting Clerk, near time of implementation, at a standard rate for such a position in addition to the current employee benefits. (Jeff White)

5.2. Consider approval of minutes May 09, 2025 Council Meeting (City Administrator)

**Motion to approve consent agenda
Made by: Mayor Pro Tem Jerry Brewer**

Seconded by: Council Member Easter
Motion passes: Unanimously

6. ITEMS FOR DISCUSSION AND ACTION

- 6.1 Discuss and consider approval of sending a letter to the court in conjunction with RCH to end litigation and mediation related to RCH Water Supply Corporation VS City of McLendon-Chisholm, and TaylorDuncan Interests, LLC., Cause No 1-24-1646, pending in 382nd District Court of Rockwall County, Texas. (Mayor Bryan McNeal)

Motion was made to discuss approval of a letter to the court in conjunction with RCH to end litigation.

Made by: Council Member Micheal Easter

Seconded by: Council Member John Powers

Mayor McNeal asks for questions and comments....

Council Member Easter states that he thinks it is a good idea and ask about the contents of the letter. City Secretary passes out the letter in question for the council members to see.

Mayor McNeal explains that the city attorney has assisted in drafting the letter to delay the mediation for 90 days, giving the City and RCH time to work out their differences outside of court.

Mayor Pro Tem Brewer clarifies for the public the reason for the delay is to save the city the cost involved for the mediation.

There were no more question so Mayor McNeal called for a vote

Motion passes: Unanimously

7. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

None

8. EXECUTIVE SESSION

Executive Session was not needed

9. ADJOURN

Mayor adjourns the meeting at 1:09 pm

Approved:

Attest:

Bryan McNeal, Mayor

Angela Jennings, City Secretary



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Sale of Old Fire Station

Financial Impact:

Background: Bids were opened on Monday, June 9th. Action needed to accept a bid or reject all.

Presenter: Bev Stibbens, City Manager



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Appoint 6th Council Person

Financial Impact:

Background: Per the adoption of the Home Rule Charter, we will have 6 council people. The below have submitted their names for consideration.

Lorna Kipphut

James Parnell

Rich Dean

Presenter: Bev Stibbens, City Manager



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: **Survey Results**

Financial Impact:

Background: Late last year we entered into a contract with Decision Analysts to conduct a city-wide survey. They are here this evening to share the results.

Presenter: Bev Stibbens, City Manager



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Public Hearing and action on Permitted use

Financial Impact:

Background: This change is for Restaurants without alcohol sales in the general business zoning area. This will become a permitted use instead of requiring a Specific Use permit.

Presenter: Bev Stibbens, City Manager

Land Use Designations	Residential Uses					Nonresidential					Special Conditions (See Sec. 3-2)	
	A	SF5	SF2.5	SF1.5	MH	NC	GB	CP	O1	O2		LI
Office supply store						P	P	P				3, 7
Pawn shop							S					3, 7
Pet shop						P	P	P				3, 7
Pharmacy						P	P	P	S	S		3, 7
Photographic equipment sales and service						P	P	P				3, 7
Photographic service						P	P	P				3, 7
Radio, television studio	S					S	S	S			P	3, 7
Recycling collection center						S	S	P			P	2, 3, 7, 13
Rental store						P		P			P	3, 7, 13
Rental yard, commercial and heavy equipment											P	
Restaurant, with alcohol sales						S	S	S			S	3, 7, 13
Restaurant, without alcohol sales						S	S	S			S	3, 7, 13
Restaurant, drive-in/drive-thru						S	S	S			S	3, 7, 13
Restaurant, refreshment stand (temporary or seasonal)						S	S	S			S	2, 3, 7, 13
Sexually oriented business											S	
Shoe repair						P	P	P				3, 7
Sign shop, painted or silk-screened						P	P	P				3, 7
Stone monument sales						S	S	P			P	3, 7, 13

Change to permitted use in general business

(Ordinance 2011-01, sec. 1, adopted 1/11/11; Ordinance 2013-16, sec. 2, adopted 10/22/13)

§ 3-2 Special conditions for listed uses.

- A. Description of land use table conditions and special regulations. The following describes conditions and special regulations for uses listed in the permitted use table. Additional requirements may be added to these herein by the planning and zoning commission or city council as deemed necessary to protect the health, safety, and general welfare of the citizens of McLendon-Chisholm. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the planning and zoning commission and city council have been met.
1. A site plan will be required in accordance with section 6-1, Site plan requirements.
 2. A site plan, in accordance with section 6-1, Site plan requirements, will only be required in districts which require a specific use permit.
 3. All storage shall be within completely enclosed buildings or effectively screened with screening not less than six feet nor more than eight feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
 4. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
 5. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
 6. Permitted on a temporary basis only, in accordance with section 6-5, Temporary uses and special events.
 7. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
 8. Any proposed stable or barn must be set back 150 feet from a residential property line. Only animals permitted within the corporate limits by the City Code will be permitted on site.
 9. Pens, outdoor kennels, or animal runs must be located 150 feet from any residentially zoned property.
 10. A copy of the state certification of licensing or registration as described in section 42.052 of Chapter 42 - Texas Human Resources Code must be provided to the city.
 11. Shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts.
 12. All vehicles being stored for repair shall be screened from all public rights-of-way.
 13. All equipment shall be stored and displayed on a hard all weather surface.
 14. Antenna and towers shall be permitted and regulated in accordance with wireless communications facilities.
 15. Accessory dwelling/garage apartments are limited to a maximum of 500 square feet.
 16. Any business which uses the operation of motor vehicles on site, such as go cart tracks, shall not be located within 500 feet from any residentially zoned property.
 17. Mini-warehouses.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS AMENDING THE ZONING ORDINANCE, AS HERETOFORE AMENDED, BY AMENDING THE USE TABLE IN ARTICLE 3 “PERMITTED USES”, SECTION 3-1 “USE OF LAND AND BUILDING” “DEFINITIONS AND RESTRICTIONS”, BY CHANGING THE USE OF RESTAURANT, WITHOUT ALCOHOL SALES, FROM A SPECIAL USE PERMIT (“SUP”) TO A PERMITTED USE “P” IN THE GENERAL BUSINESS (“GB”) ZONING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that for the protection of the health, safety and welfare of the community to have certain standards and materials required for driveways built, maintained, repaired or constructed in the City; and

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

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

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

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

SECTION 2. Chapter 14A, “Zoning Ordinance”, Article 3, “Permitted Uses”, Section 3-1 “Use of Land and Buildings”, the Use Table, is hereby amended by changing “Restaurant – without alcohol sales” (under “Service”) from SUP (“Special Use Permit”) to a P (“Permitted Use”) in the General Business Zoning District.

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

SECTION 4. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of McLendon-Chisholm, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 5. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, this the 10th day of June 2025.

APPROVED:

By: _____
Bryan McNeal, Mayor

ATTEST:

By: _____
Angela Jennings, City Secretary



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Planning & Zoning Commission Appointments

Financial Impact:

Background: We have 3 commissioners with expiring terms this month. One has opted not to return. Also, the home rule charter states we must have 7 regular members and 2 alternates. Per the ordinance, alternate members should be moved up to regular places when available.

Staff Recommendation:

Reappoint Mark Kipphut and Robert Rohde. For new 2-year terms.

Approve Rich Dean and Tom Hritz from alternate status to regular members-current terms expiring in 2026

Open seats-1 regular member and 2 alternates for 2 year appointments

Presenter: Bev Stibbens, City Manager



City of McLendon-Chisholm
Staff Report

Date: June 10, 2025

Agenda Item: Board of Adjustments Appointments

Financial Impact:

Background: We have 3 members with expiring terms this month and 1 alternate slot open.

Staff Recommendation:

Reappoint Gary Nicol, Herb Harker and David Cross .For new 2-year terms.

Open seats-1 alternate for 2 year appointments

Presenter: Bev Stibbens, City Manager