



**AGENDA
CITY COUNCIL
TUESDAY, JUNE 28, 2022
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032
6:30 PM**

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. CITIZEN COMMENTS
5. PUBLIC HEARING
 - 5.1. Continuation of a public hearing to consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5 to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoned 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.
6. CONSENT AGENDA
 - 6.1. Budget Report May 2022 4 - 20
[Financial Report](#)
 - 6.2. Building Official Report May 2022 21 - 26
[May MC permit count report 2022](#)
[North East Texas Inspection Council report -May 2022](#)
 - 6.3. Animal Control Report May 2022 27
[All American Dog](#)
7. ITEMS FOR DISCUSSION
 - 7.1. Consider approval of an application request from Steven Smith 28 - 47
requesting approval of a planned development district for the development of 10 single-family residential lots subdivision with minimum one and one-half acre lots on approximately 27 acres of land currently

zoned SF 2.5 which requires a minimum lots size of two and one-half acres of land.

[Application](#)

[Staff Recommendation](#)

- 7.2. Consider approval of the application of Steven Smith requesting approval of a preliminary plat for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land. 48 - 52

[Staff Recommendation](#)

[Application](#)

- 7.3. Consider approve of the application of RCH Water Supply Corporation for the Development/Site/Landscape Plans for a one-acre tract of land located in the Sonoma Verde Planned Development District for compliance with the requirements for approval of the Plans subject to conditions set forth by the City Planner. 53 - 58

[Staff Recommendation](#)

- 7.4. Consider the application of Charlotte and Robert Winsett requesting approval of a final plat containing 10 acres of land for the creation of two residential lots within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. 59 - 69

[Application](#)

[Staff Recommendation](#)

- 7.5. Appointment with Ray Smith, CPA, to discuss 2021 amendments and preparation of the 2022 Annual Operating Budget 70 - 110

[Budget Memo](#)

[MC 2023 Budget Worksheet Report as of June 23, 2023](#)

[CMC - TNT CALCULATIONS 2022 - Preliminary](#)

- 7.6. Appointment with Pullen Family to discuss current food trailer operation followed by possible Council action. 111 - 113

[Staff Report](#)

- 7.7. Emergency Warning System Information by Chief Simmons 114 - 117

[Staff Memorandum](#)

[Quote](#)

[Weather Apps for Smart Phones](#)

[Outdoor Sirens](#)

- 7.8. Consider approval of Council Policy No. 3 118

[Council Policy #3](#)

- 7.9. Consider appointments to Planning & Zoning Commission 119 - 120

[P&Z Staff Report](#)

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

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

10. ADJOURN

As authorized by Section 551.071 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, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 9:00 p.m., June 24, 2022 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

City of McLendon Chisholm
General Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
302 · Franchise Income	19,903	\$ 185,200	93%	\$ 200,000	24,928	\$ 174,197	89%	\$ 195,000
303 · Development Income	3,360	53,604	79%	68,000	31,360	99,450	663%	15,000
304 · Building Permit Income	16,043	874,860	108%	808,000	51,358	611,616	88%	696,127
305 · Municipal Court Income	2,000	8,000	- %	-		2,706	541%	500
306 · Interest Income	2,359	5,044	63%	8,000	288	5,030	20%	25,000
307 · Sign Permit Income		-	- %	-		-	0%	-
308 · Septic Fees	750	9,025	69%	13,000	1,100	9,550	87%	11,000
309 · Food Enforcement		1,050	88%	1,200		900	75%	1,200
310 · Sales Tax Revenue	88,993	677,116	157%	430,000	125,852	398,664	117%	341,608
311 · PID Admin Expense Reimbursement		-	- %	-		-	- %	-
313 · Donations		120	- %	-	30	(220)	-44%	500
314 · Copies Public Inf. Income		-	- %	-	20	20	20%	100
315 · Miscellaneous Income		845	- %	-	-	118,979	101%	118,000
317 · Ad Valorem Tax	(267,414)	677,367	69%	976,883	7,396	615,715	112%	551,083
318 · Tax Certifications		-	- %	-		-	- %	-
321 · Credit Card Fee Revenue	97	939	54%	1,750	91	1,349	171%	790
325 · Hotel Occupancy Tax		-	- %	3,400	485	2,542	- %	-
Transfer from Fire Capital Fund	31,224	1,092,278	- %	-		10,355	3%	410,465
Transfer from Unassigned Surplus			- %	-			0%	50,835
Total Revenue	\$ (102,685)	\$ 3,585,448	143%	\$ 2,510,233	\$ 242,909	\$ 2,050,852	85%	\$ 2,417,208
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ -	0%	\$ 1,000		\$ 230	- %	\$ 1,000
402 · Election Expense	6,543	6,543	65%	10,000	8,157	8,157	- %	25,000
410 · Building Inspections	18,525	176,425	105%	168,000	4,400	106,025	63%	167,264
411 · Environment Regulation Expense	675	6,495	- %	-	800	6,793	126%	5,375
41202 · CE Salary	2,592	23,148	43%	54,379	1,800	14,033		30,000
41203 · CE Fuel		-	- %	750		42		-

City of McLendon Chisholm
General Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
41204 · CE Vehicle Repairs & Maint		74	- %	525		1,938		-
41205 · CE Supplies & Other Expenses	183	2,956	- %	31,050		853		-
41301 · City Planner Salary & Benefits				80,912				
41302 · City Planner Supplies & Other Expenses				5,000				
414 · Animal Control	1,590	12,720	67%	19,080	1,590	12,720	- %	19,196
415 · Section 380 Grant Program	16,270	125,212	148%	84,700	48,262	65,228	- %	7,800
416 · Bad Debt		-	- %	-		-	- %	-
418 · Membership Fees		1,618	81%	2,000		2,004	100%	2,000
422 · Public Notice Expense	287	4,639	47%	9,800		6,702	57%	11,750
423 · Community Functions		1,506	50%	3,000		550	55%	1,000
426 · Appraisal District Collection	3,186	9,558	112%	8,535	2,419	7,257	97%	7,500
429 · Street Lights	223	1,865	55%	3,400	2,229	2,229	77%	2,900
Total 400 Operating Expenditures	\$ 50,073	\$ 372,759	77%	\$ 482,131	69,657	\$ 234,760	84%	\$ 280,785
Occupancy Expenditures								
502 · Electricity	(612)	\$ 1,956	65%	\$ 3,000	223	1,867	64%	\$ 2,900
506 · Water	318	2,376	68%	3,500	268	2,227	22%	10,239
510 · Propane Gas		-	- %	-		-	0%	870
512 · Trash Pick up		-	0%	-		-	- %	-
514 · Building Maint/Improvements	373	15,776	108%	14,600	988	9,841	82%	12,000
516 · Lawn Maintenance	1,169	6,414	428%	1,500	685	5,480	68%	8,000
518 · Janitorial		-	- %	-		-	- %	-
520 · Telephone & Internet	907	6,857	76%	9,000	785	6,021	73%	8,300
522 · Website Expense	2,000	8,360	70%	12,000		360	14%	2,500
522.1 · Website Design/Redesign		-	- %	-	2,000	5,000		10,000
522.2 · Audio/Video Chamber Updates		-	- %	-		21,240		42,280
Total 500 Occupancy Expenditures	\$ 4,155	\$ 41,739	96%	\$ 43,600	\$ 4,950	\$ 52,035	54%	\$ 97,089
General & Administrative Expenditures								

City of McLendon Chisholm
General Fund Financial Summary
For the eight months ended May 31, 2022

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	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
603 · Citizen Recognition	-	\$ -	- %	-	-	\$ -	- %	\$ -
604 · Municipal Manuals, Books & Maps		-	0%	500	113	158	32%	500
606 · Employee Costs	26,163	196,060	83%	235,081	18,255	159,414	72%	222,187
618 · Liability Insurance		6,012	92%	6,500		5,563	96%	5,821
619 · Software Subscriptions	797	23,604	72%	32,600	586	22,051	59%	37,100
621 · IT Support	-	5,740	56%	10,200	900	6,575	94%	7,000
622 · Office Supplies - City Hall	714	4,145	69%	6,000	812	4,403	126%	3,500
623 · Office Equipment	-	1,595	74%	2,150	149	1,514	17%	8,900
624 · Office Equip Maintenance		2,608	62%	4,200		2,028	45%	4,500
625 · Printed Materials		1,687	84%	2,000		373	19%	2,000
626 · Postage-City Hall	154	802	49%	1,650	554	1,491	99%	1,500
628 · Bank Fees	311	2,215	130%	1,700	310	1,367	68%	2,000
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	40,000	67%	60,000	5,000	40,000	67%	60,000
63002 - Financial Audit		-	0%	17,000		-	0%	16,000
63003 - Legal	2,285	26,082	72%	36,000	3,765	21,408	54%	40,000
63005 - City Planner	3,000	42,525	- %	-	2,670	35,700	143%	25,000
63005.1 - Comprehensive Plan		1,229	- %	-	25,575	50,275	70%	71,950
63008 - Consultants	893	21,005	30%	71,000	1,143	11,684	45%	26,000
63009 - Engineering		-	0%	10,000	1,800	1,800	7%	25,000
632 · Emergency Management		-	- %	-		1,231	- %	-
645 · Transcription Services		-	- %	-		-	- %	-
646 · Mileage Expense		74	10%	750		-	0%	750
647 · Council Meetings & Development		2,098	262%	800	84	335	42%	800
648 · Training		1,195	17%	7,000	(50)	975	14%	7,000
649 · Expense Account - City Administrator		45	- %	-		-	- %	-
650 · Expense Account - Mayor	43	43	- %	-		-	- %	-
652 · Staff Appreciation		189	24%	800		-	0%	800

City of McLendon Chisholm
General Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
655 · Code of Ordinance		-	0%	3,500		-	0%	4,000
699 · Miscellaneous Expense		304	145%	210		209	- %	-
		-				-		
Total G & A Expenditures	\$ 39,359	\$ 379,257	74%	\$ 509,641	\$ 61,664	368,553	64%	\$ 572,308
700 · Capital Expenditures - Public Safety		\$ -	- %	\$ -	\$ -	\$ 10,355	3%	\$ 410,465
700 · Capital Expenditures - Operating		3,036	2%	185,000	400	49,465	90%	55,000
Transfer to Public Safety Fund	93,295	637,351	81%	789,525	41,028	449,830	77%	581,318
Transfer to Capital Projects Fund	31,224	1,092,278	- %	-	229,051	339,123	81%	420,243
Total Capital Expenditures & Transfers	\$ 124,519	\$ 1,732,665	178%	\$ 974,525	\$ 270,479	\$ 848,773	58%	\$ 1,467,026
Total Expenditures	\$ 218,106	\$ 2,526,419	126%	\$ 2,009,897	\$ 406,749	\$ 1,504,121	62%	\$ 2,417,208
Surplus (Deficit)	\$ (320,791)	\$ 1,059,028	212%	\$ 500,336	\$ (163,841)	\$ 546,731		\$ -

City of McLendon Chisholm
Utility Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
306 · Interest Income	\$ 444	\$ 963	122%	\$ 786	\$ 28	\$ 524	9%	\$ 6,000
Sewer Utility Revenue								
32200 · Sewer Usage Fees	50,461	\$ 341,299	64%	530,414	27,464	242,339	79%	306,625
32201 · Sewer Tap Fees	30,000	396,000	111%	355,500	6,000	237,000	72%	327,000
32204 · Sewer Deposit Refunds	(469)	(3,115)	133%	(2,345)	-	(1,563)	185%	(845)
Total Revenue	80,436	\$ 735,146	83%	\$ 884,355	33,492	\$ 478,300	75%	\$ 638,780
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	\$ 4,313	\$ 33,022	69%	\$ 47,750	\$ 3,754	\$ 29,734	65%	\$ 46,000
41305 · O&M Maintenance	6,766	31,004	67%	46,377	1,757	28,107	71%	39,500
41308 · Electricity	9	72	67%	108	9	72	0%	150
41310 · Sewer Treatment	35,000	250,991	78%	322,518	30,349	201,815	66%	304,000
41312 · Tap Fee Developer Rebate	18,000	237,600	111%	213,300	3,600	142,200	72%	196,200
Total Operations Expenditures	\$ 64,088	\$ 552,690	88%	\$ 630,053	\$ 39,469	\$ 401,928	69%	\$ 585,850
600 · General & Administrative Exp	\$ 1,274	\$ 10,466	68%	\$ 15,323	\$ 1,289	\$ 10,215	67%	\$ 15,293
Total Expenditures	65,362	\$ 563,156	87%	\$ 645,376	40,758	\$ 412,143	69%	\$ 601,143
Surplus (Deficit)	15,075	\$ 171,991	72%	\$ 238,979	(7,266)	\$ 66,157	176%	\$ 37,637

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Adopted Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	\$ 731	118,665	108%	\$ 109,568	\$ 1,976	\$ 165,530	112%	\$ 147,552
306 · Interest Income	861	(250)	-7%	3,375	508	\$ 2,520	- %	6,900
Transfer from Excess Bond Proceeds		-	- %	-		\$ -	- %	-
Transfer From Interest & Sinking Surplus		-	- %	-		-	- %	-
Total Revenue and Transfers In	\$ 1,592	\$ 118,414	105%	\$ 112,943	\$ 2,484	\$ 168,050	109%	\$ 154,452
Expenditures								
628 · Bank Fees Expense	\$ -	\$ 1,100	210%	\$ 525		\$ 350		\$ 5,850
660 · Bond Interest Expense	4,539	36,312	67%	54,463	4,693	\$ 37,544	67%	56,312
802 · Bond Cost Amortization		-	- %			\$ -	- %	-
803 · Bond Premium Amortization		-	- %		(757)	\$ (6,058)	- %	-
Transfer To Bond Principal		95,000	- %	95,000		\$ 90,000	100%	90,000
Transfer to Early Redemption Sinking Fund			- %	-			- %	-
Total Expenditures and Transfers Out	\$ 4,539	\$ 132,412	88%	\$ 149,988	\$ 3,936	\$ 121,836	80%	\$ 152,162
Surplus (Deficit)	\$ (2,947)	\$ (13,998)	38%	\$ (37,045)	\$ (1,452)	\$ 46,214	2018%	\$ 2,290

City of McLendon Chisholm
Public Safety Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
Interest Income								
30600 · Alliance Interest Income	\$ 105	\$ 370	%		\$ 7	\$ 36	%	\$ -
313 · Donations		1,100	%			2,500	%	0
316 · County Contract		77,500	100%	77,500		0	0%	77,500
319 · Grants		0	%		11,135	90,238	77%	117,600
Transfer from General Fund	93,294	637,349	81%	790,311	43,010	450,324	77%	581,318
Total Revenue	\$ 93,399	\$ 716,319	83%	\$ 867,811	\$ 54,152	\$ 543,098	70%	\$ 776,418
Expenditures								
Public Safety								
43001 · Liability Insurance		\$ 10,134	114%	\$ 8,900	0	\$ 7,749	97%	\$ 7,962
43002 · Fuel	2,011	12,811	102%	12,600	1,176	8,485	85%	10,000
43003 · Maintenance & Repair - Vehicles	18,613	47,435	136%	35,000	985	32,848	94%	35,000
43004 · Maintenance & Repair - Station	431	6,519	43%	15,000	975	5,196	43%	12,000
43005 · Gear and Supplies	1,031	34,885	174%	20,100	713	12,410	54%	23,000
43006 · Compliance		5,111	85%	6,000	0	5,869	98%	6,000
43007 · Communications		0	0%	17,249	0	0	0%	17,249
43008 · Dispatch		10,000	100%	10,000	0	10,000	100%	10,000
43009 · Training	3,316	8,862	89%	10,000	2,919	4,034	40%	10,000
43010 · Software		19	17%	115	0	93	80%	115
43030 · EMS		4,883	90%	5,454	0	4,234	78%	5,454
Total Public Safety	\$ 25,403	\$140,658	100%	\$140,418	6,767	\$90,917	66%	\$136,780
Occupancy Expenditures								
502 · Electricity	\$ (893)	\$ 4,315	54%	\$ 8,000	217	\$ 2,647	76%	\$ 3,500
506 · Water	40	2,326	194%	1,200	137	452	90%	500
516 · Lawn Maintenance	155	155	0%	0	0	60	0%	0
520 · Telephone & Internet		1,810	72%	2,500	216	1,607	64%	2,500
Total 500 · Occupancy Expenditures	\$ (698)	\$ 8,606	74%	\$ 11,700	570	\$ 4,765	73%	\$ 6,500
General & Administrative Exp								
60601 · Staff Salaries	\$ 37,803	\$ 341,618	70%	\$ 484,797	36,902	\$ 328,341	70%	\$ 471,678

City of McLendon Chisholm
Public Safety Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
60602 · Hourly PTO	4,955	6,188	%		0	2,522	0%	0
60604 · Holiday Pay	1,957	17,388	%		0	2,661	0%	0
60609 · Payroll Tax Expense	3,362	27,595	74%	37,087	0	2,885	8%	35,515
60612 · Retirement Plan Contributions	2,661	21,847	73%	29,945	2,727	24,847	113%	22,045
60613 · Health Insurance Expense	5,449	43,060	55%	77,729	1,959	12,430	16%	75,513
60614 · Dental Insurance Expense	411	3,288	%		4,827	37,985	0%	0
60615 · Vision Insurance	42	348	%		352	2,791	0%	0
60616 · Disability Insurance		2,198	69%	3,193	48	349	0%	0
60617 · OPEB Expense						0		
60618 · Salary PTO 37-84 months		2,444	%		0	1,320	0%	0
60621 · Unemployment Benefits		0	%			22	0%	0
61802 · Property Insurance		11,592	-	0		0		
61803 · Workmen's Comp Ins		22,680	76%	29,842	0	17,457	73%	23,835
619 · Software Subscriptions		2,358	103%	2,300	0	2,289	155%	1,476
60826 · Interest Expense		0	%			1,125	49%	2,276
62801 · Service Charges	25	25	%					
652 · Staff Appreciation		285	36%	800		39	5%	800
699 · Miscellaneous Expenses		1,441	%			0	0%	0
Total 600 · General & Administrative Exp	\$ 56,665	\$ 504,356	76%	\$ 665,693	46,815	\$ 437,061	69%	\$ 633,138
700 · Capital Expenditures	12,030	62,700		50,000		10,355		
Total Expenditures	\$ 93,399	\$ 716,319		\$ 867,811	54,152	\$ 543,098		\$ 776,418
Surplus/(Deficit)	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

City of McLendon Chisholm
Capital Projects Fund Financial Summary
For the eight months ended May 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	May 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
315 · Miscellaneous Income					\$ 18,201	\$ 18,201.00		
Transfer from General Fund	\$ 31,224	\$ 1,092,278		\$ -	\$ -	\$ -		\$ -
Total Revenue	<u>\$ 31,224</u>	<u>\$ 1,092,278</u>			<u>\$ 18,201</u>	<u>\$ 18,201</u>		
						\$ -		
700 · Capital Expenditures - Public Safety	\$ 31,224	1,092,278	- %	\$ -	\$ 442,464	\$ 1,570,528	39%	\$ 4,054,935
700 · Capital Expenditures - Utility Fund		-	- %	-	229,051	\$ 339,123	81%	420,243
Total Expenditures	<u>\$ 31,224</u>	<u>\$ 1,092,278</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ 671,515</u>	<u>\$ 1,909,650</u>	<u>43%</u>	<u>\$ 4,475,178</u>
Surplus/(Deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ (653,314)</u>	<u>\$ (1,891,449)</u>	<u>42%</u>	<u>\$ (4,475,178)</u>

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of May, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue					
302 · Franchise Income					
30204 · AT&T	0.00	419.58	0.00	0.00	0.00
30216 · Atmos Energy	0.00	18,363.35	0.00	0.00	0.00
30221 · CEBridge	0.00	102.05	0.00	0.00	0.00
30223 · CSC Holdings	0.00	1,018.08	0.00	0.00	0.00
Total 302 · Franchise Income	0.00	19,903.06	0.00	0.00	0.00
303 · Development Income					
30301 · BOA	0.00	1,200.00	0.00	0.00	0.00
30304 · Plat Income	0.00	2,160.00	0.00	0.00	0.00
Total 303 · Development Income	0.00	3,360.00	0.00	0.00	0.00
304 · Building Permit Income					
30401 · Contractor Registration Fee Inc	0.00	300.00	0.00	0.00	0.00
30404 · Inspection Income	0.00	3,525.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	0.00	11,218.21	0.00	0.00	0.00
30408 · Swimming Pool Permits	0.00	1,000.00	0.00	0.00	0.00
Total 304 · Building Permit Income	0.00	16,043.21	0.00	0.00	0.00
305 · Municipal Court Income	0.00	2,000.00	0.00	0.00	0.00
306 · Interest Income					
30600 · Alliance Interest Income	0.00	623.74	0.00	105.19	147.53
30602 · Logic Interest Income	0.00	1,725.40	13.10	0.00	296.85
30603 · Tex Pool Interest Income	0.00	10.12	0.00	0.00	0.00
30607 · Wilmington Accrued Int Income	0.00	0.00	847.88	0.00	0.00
Total 306 · Interest Income	0.00	2,359.26	860.98	105.19	444.38
308 · Septic Fees					
30801 · OSSF Fee Income	0.00	750.00	0.00	0.00	0.00
Total 308 · Septic Fees	0.00	750.00	0.00	0.00	0.00
310 · Sales Tax Revenue	0.00	88,992.68	0.00	0.00	0.00
317 · Ad Valorem Tax					
31701 · Ad Valorem Tax - M&O	0.00	5,544.49	0.00	0.00	0.00
31702 · Ad Valorem Tax - City Hall	0.00	0.00	689.43	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of May, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
31703 · Ad Valorem Refunds - M&O	0.00	-341.95	0.00	0.00	0.00
31705 · Ad Valorem Tax - Prior Years	0.00	32.59	18.82	0.00	0.00
31706 · Ad Valorem Tax - Penalty	0.00	307.33	39.98	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	0.00	-42.53	0.00	0.00
31709 · Ad Valorem Tax - Interest	0.00	144.42	25.00	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	0.00	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	3.33	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	0.00	5,690.21	730.70	0.00	0.00
321 · Credit Card Fee Revenue	0.00	97.30	0.00	0.00	0.00
322 · Sewer Utility Revenue					
32200 · Sewer Usage Fees	0.00	0.00	0.00	0.00	50,461.04
32201 · Sewer Tap Fees	0.00	0.00	0.00	0.00	30,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	0.00	-468.67
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	0.00	79,992.37
Total Income	0.00	139,195.72	1,591.68	105.19	80,436.75
Gross Profit	0.00	139,195.72	1,591.68	105.19	80,436.75
Expense					
400 · Operating Expenditures					
402 · Election Expense	0.00	6,542.81	0.00	0.00	0.00
410 · Building Inspections					
41003 · Building Inspections	0.00	17,725.00	0.00	0.00	0.00
41004 · Engineer Fees	0.00	800.00	0.00	0.00	0.00
Total 410 · Building Inspections	0.00	18,525.00	0.00	0.00	0.00
411 · Environment Regulation Expense					
41101 · Septic Inspection Fee	0.00	675.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	0.00	675.00	0.00	0.00	0.00
412 · Code Enforcement Administration					
41202 · CE Salary	0.00	2,592.00	0.00	0.00	0.00
41205 · CE Supplies & Other Expenses	0.00	183.06	0.00	0.00	0.00
Total 412 · Code Enforcement Administration	0.00	2,775.06	0.00	0.00	0.00
414 · Animal Control	0.00	1,590.42	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of May, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
415 · Chapter 380 Grant Program	0.00	16,270.00	0.00	0.00	0.00
422 · Public Notice Expense	0.00	287.00	0.00	0.00	0.00
426 · Appraisal District Collection	0.00	3,185.53	0.00	0.00	0.00
429 · Street Lights	0.00	222.50	0.00	0.00	0.00
Total 400 · Operating Expenditures	0.00	50,073.32	0.00	0.00	0.00
413 · Sewer Operation & Maintenance					
41304 · O&M Agreement	0.00	0.00	0.00	0.00	4,312.50
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	0.00	6,766.17
41308 · Electricity	0.00	0.00	0.00	0.00	9.04
41310 · Sewer Treatment	0.00	0.00	0.00	0.00	35,000.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	0.00	18,000.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	0.00	64,087.71
430 · Public Safety					
43002 · Fuel	0.00	0.00	0.00	2,011.34	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	0.00	18,613.42	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	0.00	430.89	0.00
43005 · Gear and Supplies	0.00	0.00	0.00	1,031.37	0.00
43009 · Training	0.00	0.00	0.00	3,315.86	0.00
Total 430 · Public Safety	0.00	0.00	0.00	25,402.88	0.00
500 · Occupancy Expenditures					
502 · Electricity	0.00	-612.36	0.00	-893.00	0.00
506 · Water	0.00	318.40	0.00	40.13	0.00
514 · Building Maint/Improvements	0.00	373.00	0.00	0.00	0.00
516 · Lawn Maintenance	0.00	1,169.19	0.00	0.00	0.00
520 · Telephone & Internet	0.00	907.10	0.00	154.95	0.00
522 · Website Expense	0.00	2,000.00	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	0.00	4,155.33	0.00	-697.92	0.00
600 · General & Administrative Exp					
606 · Employee Costs					
60601 · Staff Salaries	0.00	15,628.16	0.00	37,802.70	0.00
60602 · Hourly PTO 0 - 36 months					
60602.1 · Hourly PTO 37 - 84 months	0.00	0.00	0.00	436.08	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of May, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
60602 · Hourly PTO 0 - 36 months - Other	0.00	288.00	0.00	4,518.91	0.00
Total 60602 · Hourly PTO 0 - 36 months	0.00	288.00	0.00	4,954.99	0.00
60604 · Holiday Pay	0.00	0.00	0.00	1,956.94	0.00
60609 · Payroll Tax Expense	0.00	1,457.56	0.00	3,361.86	0.00
60610 · Payroll Processing Fees	0.00	90.45	0.00	0.00	0.00
60611 · Employee Screening	0.00	4,125.00	0.00	0.00	0.00
60612 · Retirement Plan Contributions	0.00	1,421.83	0.00	2,660.56	0.00
60613 · Health Insurance Expense	0.00	1,561.92	0.00	5,449.43	0.00
60614 · Dental Insurance Expense	0.00	117.42	0.00	410.97	0.00
60615 · Vision Insurance	0.00	6.84	0.00	42.60	0.00
60618 · Salary PTO 0 - 36 months					
60618.1 · Salary PTO 37 - 84 months	0.00	551.20	0.00	0.00	0.00
Total 60618 · Salary PTO 0 - 36 months	0.00	551.20	0.00	0.00	0.00
60619 · HRA Rembursements	0.00	915.11	0.00	0.00	0.00
Total 606 · Employee Costs	0.00	26,163.49	0.00	56,640.05	0.00
619 · Software Subscriptions	0.00	797.27	0.00	0.00	0.00
622 · Office Supplies - City Hall	0.00	713.85	0.00	0.00	0.00
626 · Postage-City Hall	0.00	153.60	0.00	0.00	0.00
628 · Bank Fees					
62801 · Service Charges	0.00	310.99	0.00	25.00	0.00
Total 628 · Bank Fees	0.00	310.99	0.00	25.00	0.00
630 · Legal & Professional					
63001 · Accounting & Payroll Services	0.00	5,000.00	0.00	0.00	1,274.00
63003 · Legal	0.00	2,285.00	0.00	0.00	0.00
63005 · City Planner	0.00	3,000.00	0.00	0.00	0.00
63008 · Financial Consulting	0.00	892.50	0.00	0.00	0.00
Total 630 · Legal & Professional	0.00	11,177.50	0.00	0.00	1,274.00
650 · Expense Account - Mayor	0.00	42.50	0.00	0.00	0.00
660 · Bond Interest Expense	0.00	0.00	4,539.00	0.00	0.00
Total 600 · General & Administrative Exp	0.00	39,359.20	4,539.00	56,665.05	1,274.00
700 · Capital Expenditures					
70004 · Fire Equipment	0.00	0.00	0.00	12,030.00	0.00

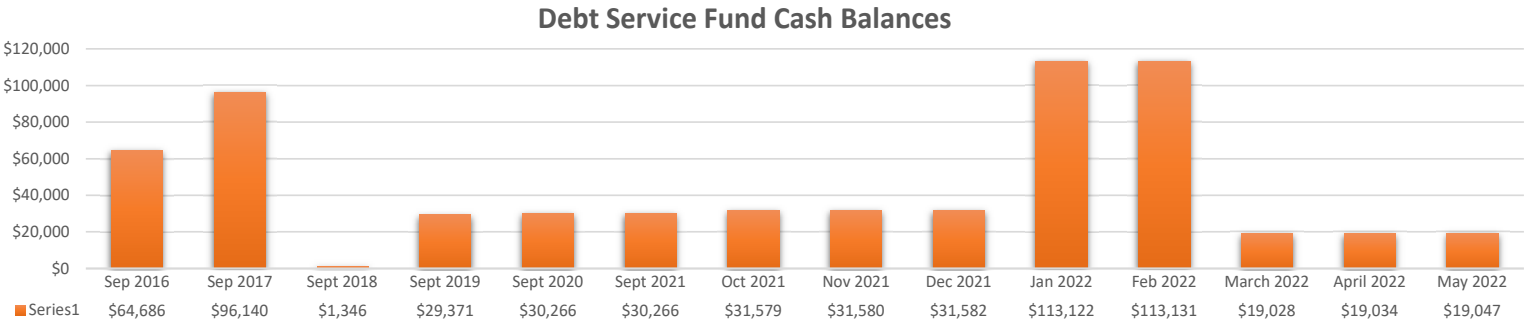
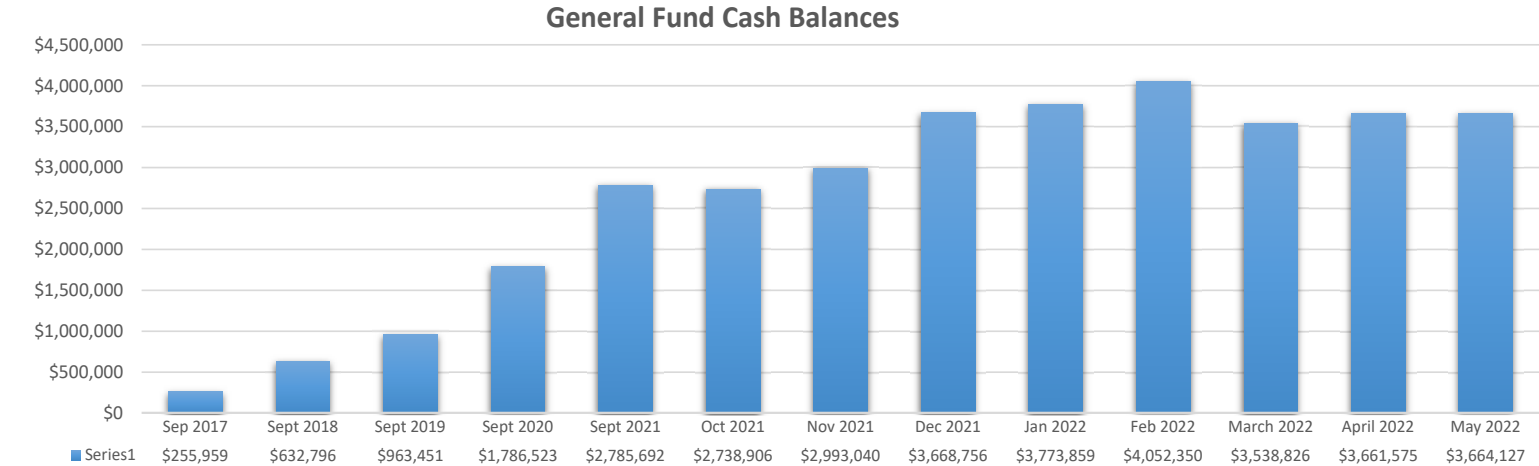
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of May, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
70006 · New Fire Station	31,224.40	0.00	0.00	0.00	0.00
Total 700 · Capital Expenditures	31,224.40	0.00	0.00	12,030.00	0.00
Total Expense	31,224.40	93,587.85	4,539.00	93,400.01	65,361.71
Net Ordinary Income	-31,224.40	45,607.87	-2,947.32	-93,294.82	15,075.04
Net Surpluc/(Deficit)	-31,224.40	45,607.87	-2,947.32	-93,294.82	15,075.04

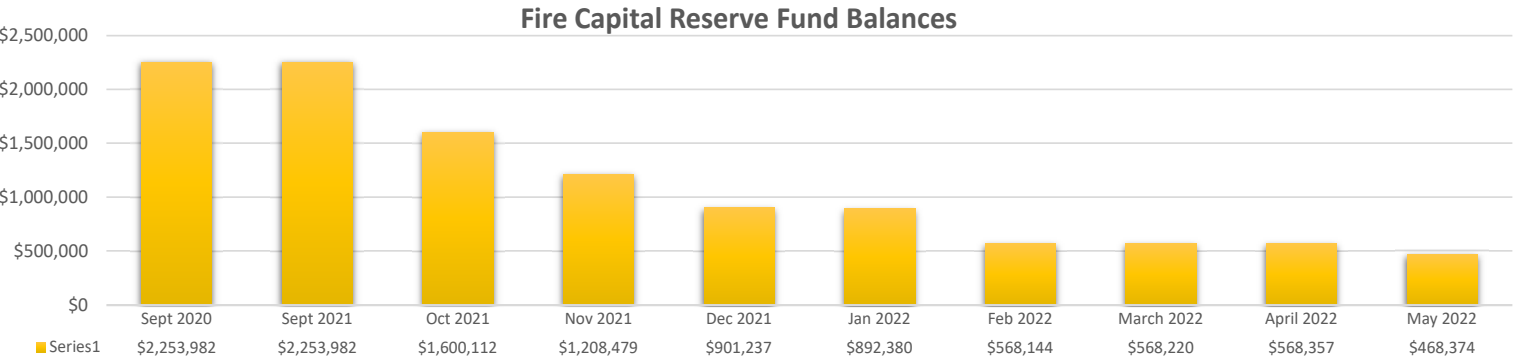
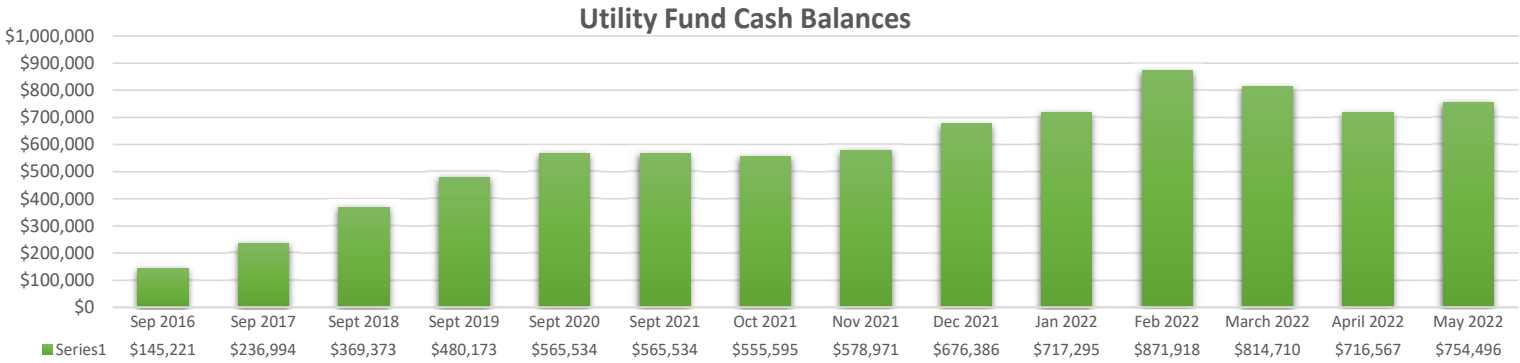
**City of McLendon Chisholm
Cash Account Balances**

Fund	Account	Sept 30,21	Oct 31,21	Nov 30,21	Dec 31,20	Jan 31,22	Feb 28,22	Mar 31,22	April 30,22	May 31,22
I&S	130 · 9003 Logic I&S Fund	30,266	31,579	31,580	31,582	113,122	113,131	19,028	19,034	19,047
I&S Total		30,266	31,579	31,580	31,582	113,122	113,131	19,028	19,034	19,047
General	100 · 3738 - Alliance Operating	1,645,699	1,215,351	1,469,436	2,145,057	1,250,023	1,528,306	1,348,251	1,470,246	1,435,365
General	103 · Texpool 300001	19,143	19,144	19,145	19,145	19,145	19,146	19,149	19,154	19,164
General	125 · Logic - 9001 General Fund Reserves	301,869	301,878	301,888	301,907	301,929	301,954	302,018	302,123	302,330
General	127 · 9004 Logic Operating	818,981	1,202,533	1,202,571	1,202,647	2,202,762	2,202,945	1,869,408	1,870,053	1,907,268
General Total		2,785,692	2,738,906	2,993,040	3,668,756	3,773,859	4,052,350	3,538,826	3,661,575	3,664,127
Utility	106 · 5071 - Alliance Utility Fund	135,102	125,151	148,513	245,901	286,778	441,365	384,066	285,775	323,407
Utility	126 · Logic - 9002 Utility Fund	430,432	430,445	430,458	430,485	430,517	430,553	430,644	430,793	431,090
Utility Total		565,534	555,595	578,971	676,386	717,295	871,918	814,710	716,567	754,496
Fire Capital Reserve	102 · 634 Alliance Construction	1,680,627	1,411,578	1,019,939	712,686	703,815	379,563	379,599	379,671	279,558
Fire Capital Reserve	128 · 9005 Logic Fire Dept Reserve	573,355	188,533	188,540	188,551	188,565	188,581	188,621	188,686	188,816
Reserves Total		2,253,982	1,600,112	1,208,479	901,237	892,380	568,144	568,220	568,357	468,374
ARPA Fund	131 · Logic - 9007 ARPA Fund							428,130	428,278	428,573
ARPA Fund Total		-	-	-	-	-	-	428,130	428,278	428,573
Total		5,635,474	4,926,192	4,812,070	5,277,961	5,496,656	5,605,543	5,368,914	5,393,811	5,334,617

City of McLendon Chisholm
Cash Balance Report
As of May 31, 2022



City of McLendon Chisholm
Cash Balance Report
As of May 31, 2022



May 2022 New SFR	Valuation	Square ft.	Fee	Builder
1533 vista crt.	\$ 900,000.00	7937	\$ 1,025.00	perry bowen
1859 navarre way	\$ 716,920.00	4211	\$ 1,025.00	highland hms.
1765 san donato	\$ 617,865.00	3402	\$ 875.00	highland hms.
1827 verona	\$ 253,000.00	3621	\$ 1,025.00	castlerock
1971 frediano	\$ 477,000.00	2857	\$ 875.00	bloomfield
1835 moscatel	\$ 644,965.00	4551	\$ 1,025.00	bloomfield
1706 godello	\$ 244,160.00	3488	\$ 875.00	castlerock
1710 godello	\$ 294,700.00	4210	\$ 1,025.00	castlerock
1812 navarre way	\$ 33,690.00	4767	\$ 1,025.00	castlerock
1721 salvatore	\$ 274,540.00	3922	\$ 1,025.00	castlerock
1725 salvatore	\$ 294,770.00	4211	\$ 1,025.00	castlerock
1835 verona	\$ 259,560.00	3738	\$ 1,025.00	castlerock
1831 verona	\$ 269,430.00	3849	\$ 1,025.00	castlerock
1533 vista crt.	\$ 900,000.00	7937	\$ 1,025.00	bowen
			\$ 13,900.00	

Accessory permits May 2022	Project	Valuation	Fee
603 stampede run	ham radio	\$ 10,000.00	\$150.00
1211 livorno	pool	\$95,000.00	\$375.00
905 campton	pool	\$80,000.00	\$375.00
760 kensington dr.	outdoor living	\$30,000.00	\$225.00
1822 abruzzo	patio	\$20,000.00	\$225.00
351 fm 550	room addition	\$200,000.00	\$450.00
1301 siena ct	electrical	\$4,000.00	\$75.00
37 fireside	water heater	\$4,000.00	\$75.00
211 tucker rd.	pool	\$75,000.00	\$375.00
1749 amarone	solar	\$10,488.00	\$150.00
1183 livorno	pool	\$79,000.00	\$375.00
1652 salvatore	outdoor living	\$14,000.00	\$300.00
804 abington	garage	\$140,000.00	\$150.00
1923 galenda	pool	\$70,000.00	\$375.00
905 yorkhouse	gazebo	\$7,000.00	\$150.00
			\$3,825.00

May 2022 Onsite inspections actual

783 kensington	piers
1700 salvatore	gas meter
1716 salvatore	gas meter
1700 salvatore	electric meter
1716 salvatore	electric meter
1832 frediano	plmng rough
1928 frediano	plmng rough
1710 veneto	t-pole
1915 rondinella	flatwork
1425 siena lane	flatwork
1313 S. S. Hwy 205	sign
2037 corleone	electric meter
1928 frediano	plmng rough
1832 frediano	plmng rough
1904 frediano	t-pole
1963 frediano	frame mep
49 fireside	final co
1614 salvatore	flatwork
1823 moscatel	frame mep
1710 veneto	t-pole
1843 moscatel;	flatwork
1652 salvatore	pool final
1745 san donato	frame mep
1863 navarre	frame mep
783 kensington	piers
1601 Barrollo	pool final
1904 frediano	t-pole
1199 livorno	piers
1826 verona	flatwork
1724 salvatore	frame mep
1736 salvatore	frame mep
1710 veneto	plmng rough
1912 frediano	plmng rough
1706 amarone	solar
764 kensington	solar
37 fireside dr.	plmbg
1714 godello	t-pole
1806 navarre	frame mep
1839 navarre	frame mep
401 wagon crt.	final co
1827 moscatel	plmbg rough
1967 frediano	plmbg rough
1719 godello	frame mep
1721 puglia	final co
411 cattle barron	pool gas
1163 livorno	final co

49 fireside	belly steel
49 fireside	final co
1723 veneto	frame mep
1512 Barrollo	hvac
1823 verona	frame mep
1150 Livorno	pool electric
1967 frediano	t-pole
1967 fredianop	flatwork
1719 veneto	frame mep
1855 moscatel	frame mep
1199 livorno	frame mep
1987 frediano	frame mep
1904 frediano	plmbg rough
1708 salvatore	flatwork
1021 kingsbridge	flatwork
1851 moscatel	plmbg rough
1708 salvatore	gas meter
1708 salvatore	electric meter
411 cattle barron	pool gas
1199 livorno	final
1718 godello	electric meter
1838 verona	frame mep
1847 verona	frame mep
1851verona	frame mep
860 frontier	final
1952 frediano	frame mep
49 fireside	belly steel
1903 rondinella	plmbg rough
804 abington	foundation
804 abington	plmbg rough
1550 vista crt	frame mep
263 pheasant hill	foundation
1822 abruzzo	piers
1652 vista crt	brick ties
1708 salvatore	gas meter
1708 salvatore	electric meter
2037 corleone	electric meter
1301 siena	electric meter
1839 navarre	frame mep
1902 galenda	frame mep
1838 verona	frame mep
1847 verona	frame mep
1851 verona	frame mep
1708 salvatore	gas meter
860 frontier trl.	final co
1652 salvatore	gas line
1827 moscatel	flatwork

1284 somerset	hvac
1718 godello	gas meter
1550 vista crt	frame mep
1723 veneto	frame mep
1719 veneto	frame mep
1842 verona	frame mep
1135 S. hwy 205	final
1714 godello	plmb rough
1902 galenda	plmbg rough
1903 rondinella	plmbg rough
1811 moscatel	frame mep
1839 navarre	frame mep
1284 somerset	final
1505 salvatore	frame mep
1530 salvatore	frame mep
1522 salvatore	frame mep
905 compton	belly steel
49 fireside	belly steel

North East Texas Inspections

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

There was 14 new single family residential home permits issued in May, 2022. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 15 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

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

FY SFR permits to date: 102 May 2022

All American Dogs, Inc.

City Of Mclelland-chisholm Report

May 1, 2022 - May 31, 2022

Location	Notes	Code
May 27, 2022 10:40 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly at city hall	Animal Control
May 19, 2022 10:52 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
May 12, 2022 10:56 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly at city hall	Animal Control
May 4, 2022 4:52 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
May 4, 2022 11:36 AM 238 pleasant hill	we picked up two great Pyrenees from this area	Animal Control
May 3, 2022 11:34 AM 1345 w f m 550	we picked up a stray puppy from this location	Animal Control



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

ZONING CHANGE APPLICATION

Date of Application: 4-8-22

Receipt # _____

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

Address and/or Location of Request:

1105 E FM 550 McLendon Chisholm. Land is on 550 acres from
FM 1139

Property Legal Description:

A0079 L Easternwood Tract 19, 19-1, 20. Acres 8.34-16.66-2.08

County Parcel ID: 10783, 45857, 10782

Existing Zoning: SF 2.5

Requested Zoning: PD-SF 1.5

Applicant's Name: Steven Smith

Phone No. 903-229-1025 Email: Steven@SmithConsultLLC.com

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:

2307 Laci Lane Royse city TX

Owner's Address: 1401 Wells Cr. Rockwall, TX

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

Signature of Owner:

Brian Wata Date 4-8-22

Signature of Applicant:

Steven Smith Date 4-8-22

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 6270.00 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this 8th day of April, 2022.

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

Signature of Applicant (Owner/Authorized Agent):



City Secretary:



(Seal)

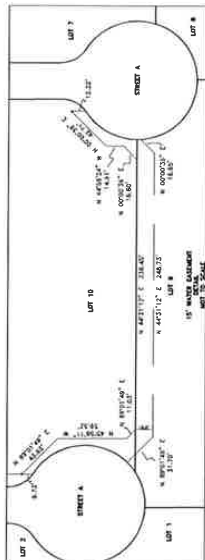


Page 2 of 2

02/25/2020 Zoning Change Application and Checklist



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 45°14'35" W	26.42'
L2	N 45°13'42" W	25.77'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.55'	58.00'	37°05'42"	N 64°29'24" W	36.90'
C2	16.83'	26.00'	37°05'42"	N 64°29'22" W	16.54'
C3	26.06'	26.00'	57°25'15"	S 17°13'50" E	24.98'
C4	52.00'	294'50'31"	S 44°03'30" W	S 56°00'	
C5	26.06'	26.00'	57°25'27"	S 74°39'09" E	24.98'
C6	41.10'	26.00'	90°33'35"	N 00°39'42" W	36.95'
C7	27.29'	59.00'	61°33'29"	S 28°28'20" W	16.46'
C8	21.12'	26.00'	57°33'22"	N 24°44'50" W	25.03'
C9	26.06'	26.00'	57°25'17"	S 17°13'34" E	24.98'
C10	26.06'	52.00'	294'50'33"	S 44°01'48" W	56.00'
C11	26.06'	26.00'	57°25'16"	S 74°40'48" E	24.98'
C12	26.00'	26.00'	57°17'19"	N 17°19'35" W	24.93'
C13	18.93'	52.00'	208°37'31"	N 87°00'15" E	100.77'
C14	17.29'	16.00'	61°55'39"	N 13°39'20" E	16.46'
C15	40.59'	26.00'	89°25'25"	N 89°20'21" E	36.59'
C16	16.83'	26.00'	37°05'47"	N 27°23'36" W	16.54'
C17	37.55'	58.00'	37°05'54"	S 27°23'35" E	36.90'

SHEET 1 OF 2

PRELIMINARY PLAT
WATSON ADDITION
LOT 10, 800X110

1.181,361 SQ. FT. 27.130 ACRES
LEONARD EASTWOOD SURVEY, ABSTRACT NO. 79
CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Rockwall, Texas 75087
P 214.949.9483
F 214.949.2216
www.cbgilc.com
Firm No. 10168800

CASE NO.

OWNER: BRIAN CHRISTOPHER WATSON &
ELIZABETH BROOKE WATSON
ROCKWALL, TEXAS 75087
972-788-8886
BWATSON10@FANDU.COM

LEGEND:

- 1/2" RF
- 1/2" IR
- 3/8" RF
- 1/4" IR
- CONTRROLLING MONUMENT
- EASTING
- VOLUME
- PAGE
- R.O.W.
- CAB.
- CABINET FEET
- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T.
- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T.
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING MEASUREMENTS.
- 2) THE PURPOSE OF THIS SURVEY IS TO CREATE 10 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20210000024925, O.P.R.R.C.T. AND INST. NO. 20210000030208, O.P.R.R.C.T.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE T.I.R.M. IN MAP NO. 4839701010L, THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

Ordinance No. 2021 - _____

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 TO A PD PLANNED DEVELOPMENT ZONING DISTRICT PROVIDING FOR TEN (10) SINGLE-FAMILY LOTS ON A 27.12-ACRE TRACT OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF E. FM 550 AND FM 1139, 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 27.12-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from SF2.5 Single-Family 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.

Passed and approved this _____ day of May 2022.

EXHIBIT A

(LEGAL DESCRIPTION)

Tract I:

BEING a tract of land situated in the Leonard Easterwood Survey, Abstract 79, Rockwall County Texas and being a part of that certain tract of land described as "Fourth Tract" in Deed from Jesse L. Briggs et al, to Ronald H. Linam, et al, dated October 19, 1962 and recorded in Volume 66 Page 439, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southeast line of FM-550, said point bears South 45 degrees 30' East a distance of 1371.63 feet from the North corner of the above reference "Fourth Tract";

THENCE: South 45 degrees 06' East a distance of 1056.03 feet parallel with the Northeast line of said "Fourth Tract to a point for a corner;

THENCE: South 45 degrees 41' West a distance of 344.20 feet to a point for corner;

THENCE: North 45 degrees 06' West a distance of 1054.93 feet to a point for a corner on the Southeast line of said FM-550:

THENCE: North 45 Degrees 30' East a distance of 344.19 feet with said Southeast line to the point of beginning and containing 8.34 acres of land, more or less.

Tract II:

All that certain lot, tract or parcel of land, situated in Rockwall County, Texas and Being a tract of land out of the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas; a part of that certain tract of land described as "Fourth Tract" in deed from Jesse L. Briggs, et at to Ronald H. Linam, et al, dated October 19, 1962 and recorded at Volume 66, Page 439, of the Rockwall County Deed Records; and more particular described as follows:

BEGINNING at an iron stake on the Southeast right of way line of F.M. Road 550, from which the North corner of said referenced tract bears North 45 Degrees 30' East 685.09 feet;

THENCE with a line parallel to the Northeast line of said tract, South 45 Degrees 06' East 1058.23 feet to an iron stake in the Southeast line of said tract;

THENCE with the Southeast line of said tract, South 45 Degrees 41' West 686.56 feet to an iron stake;

THENCE with a line parallel to the Northeast line of said tract, North 45 Degrees 06' West 1056.03 feet to an iron stake on the Southeast right of way line of F.M. Road 550;

THENCE with said. right of way line, North 45 Degrees 30' East 686.54 feet to the place of beginning, containing 16.66 acres of land, more or less.

Tract III:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE LEONARD EASTERWOOD SURVEY ABSTRACT NO. 79, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 8.34 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM HENRY SMITH AND DELLA SMITH TO CLEARHAVEN INVESTMENT CORPORATION, DATED FEBRUARY 15, 1994 AND BEING RECORDED IN VOLUME 882, PAGE 200 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST MOST SOUTH CORNER OF SAID 8.34 ACRES TRACT, SAID POINT BEING AT THE EAST CORNER OF FREEMAN SUBDIVISION, AN ADDITION TO ROCKWALL COUNTY, TEXAS.

THENCE NORTH 43 DEG. 16 MIN. 00 SEC. WEST ALONG THE SOUTHWEST LINE OF SAID 8.34 ACRES TRACT, A DISTANCE OF 317.30 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

THENCE NORTH 44 DEG. 18 MIN. 55 SEC. EAST A DISTANCE OF 198.41 FEET TO A 1/2" IRON ROD SET FOR CORNER,

THENCE NORTH 46 DEG. 06 MIN. 00 SEC. WEST A DISTANCE OF 731.90 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FM HIGHWAY 530,

THENCE NORTH 45 DEG. 30 MIN 00 SEC. EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTH CORNER OF SAID 8.34 ACRES TRACT,

THENCE SOUTH 46 DEG. 06 MIN. 00 SEC. EAST (CONTROLLING BEARING LINE) ALONG THE NORTHEAST LINE OF SAID TRACT A DISTANCE OF 1053.95 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE EAST CORNER OF SAME,

THENCE SOUTH 45 DEG. 41 MIN. 00 SEC. WEST, ALONG THE SOUTHEAST LINE OF SAID TRACT, A DISTANCE OF 231.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.08 ACRES OF LAND.

EXHIBIT B

WATSON WAY ESTATES

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 27.12-Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 10 single-family residential lots with a minimum lot size of 1.5-acres of land. This development is approximately 27.12 acres of land generally located southeast of the intersection of E. FM 550 and FM 1139.

2. Special Provisions

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

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

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

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

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

3. Development Plan

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

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

4. Development Standards

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

- a. This is a single-family zoning district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size 1-.5 acres.
- d. Setbacks.

Front yard	75 feet
Side yard	50 feet
Rear yard	20 feet

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

- e. Lot width. Minimum lot width is 115 feet.

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

- f. Lot depth. 200 feet.
- g. Minimum Dwelling size. 2,300 square feet.
- h. Lot coverage. 15 percent.
- i. Maximum Height. 45 feet.
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: June 17, 2022

APPLICANT: Steven Smith
Smith Custom Homes, LLC
2307 Laci Lane
Royce City, Texas

LOCATION: Adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. Rockwall CAD ID#: 10783, 45857, 10782.

CITY COUNCIL HEARING DATE: June 22, 2022

REQUEST:

The applicant is requesting approval of a planned development district for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land currently zoned SF 2.5 which requires a minimum lot size of two and one-half acres of land.

PROPERTY OWNERS: Brian and Elisabeth Watson
1401 Wells Cr.
Rockwall, Texas

REPRESENTATIVE: Steven Smith

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL subject to the conditions recommended by staff and the following condition:

Correct page two of the preliminary plat [which is also the conceptual plan for this planned development district] replacing references to the City of Rockwall with City of McLendon-Chisholm. [Done]

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval a change in zoning from SF 2.5 to a planned development district for the creation of a ten-lot subdivision with minimum one and one-half acre lots. This request conforms to the recommendations of the Future land Use Plan.

Conditions:

Compliance with the development standards contained in exhibit B and conformance with the preliminary plat attached as the conceptual plan for this planned development district.

BACKGROUND INFORMATION:

The subject property is a 27-acre tract of land located on the southeast side of the intersection of FM 550 and FM 1139. The applicant previously requested a variance to the required street frontage for several lots that failed to comply with the 300 linear street frontage requirement. The Board of Adjustment denied that request and the property owner decided to request a planned development district that provides street frontages as shown on the Concept Plan [preliminary plat]. All proposed lots are a minimum of one and one-half acres of land.

Location map

WATSON WAY ADDITION
SUBDIVISION
Lots 1-10, Block A 27.12 ACRES
City of McLendon-Chisholm
Rockwall County, Texas



Location Map

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OWNER'S DECLARATION

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elizabeth Brooke Watson, are the owners of a tract of land situated in the Leonora Catherine Survey, Platbook Number 71, and being a tract of land conveyed to Brian Christopher Watson and Elizabeth Brooke Watson, by Warranty Deed and recorded in instrument number 2010000004925, Official Public Records, Rockwall County, Texas, and now being a tract of land conveyed to Brian C. Watson and Elizabeth B. Watson, by Warranty Deed and recorded in instrument number 2021000000030, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Josephine Smith Goudonson, by deed recorded in Volume 1634, Page 123, Deed Records, Rockwall County, Texas, said corner also being in the Southwest right-of-way of Farm to Market Road 550 (80 foot right-of-way);

THENCE North 44 degrees 27 minutes 18 seconds East, along the Southwest right-of-way line of said Farm to Market Road 550, a distance of 1355.58 feet to a 1/2 inch iron rod with yellow cap attached "NO Survey" set for corner, also being the West corner of a tract of land conveyed to Norma B. Rice, et al, by deed recorded in instrument number 2011004433571, Official Public Records, Rockwall County, Texas;

THENCE South 48 degrees 58 minutes 37 seconds East, along the Southwest line of said Black tract, a distance of 1025.25 feet to a 3/8 inch iron rod found for corner, said corner being the South corner of said Black tract, also being in the Northeast line of a tract of land conveyed to John Lopez and Irma Lopez, husband and wife, by Deed Recorded in Volume 2652, Page 84, Deed Records, Rockwall County, Texas;

THENCE North 43 degrees 48 minutes 48 seconds West, along the Northeast line of said Lopez tract, a distance of 1260.33 feet to a 1/2 inch iron rod with yellow cap attached "NO Survey" set for corner, said corner being the East corner, Lot 2, Frerksen Subdivision, recorded in Chapter 6, State 550, Deed Records, Rockwall County, Texas, also being the Northeast line of said Lopez tract;

THENCE North 43 degrees 25 minutes 44 seconds East, along the Southwest line of said Goudonson tract, a distance of 208.86 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Goudonson tract;

THENCE North 43 degrees 25 minutes 18 seconds West, along the Northeast line of said Goudonson tract, a distance of 222.41 feet to the POINT OF BEGINNING and containing 1,181.38 square feet or 77.15 acres of land.

OWNER'S DECLARATION

STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, or addition to the City of McAllen-Chisholm, Rockwall County, Texas, and whose name is mentioned herein, hereby declare in the name of the public interest, all interests, all uses, powers, water courses, drains, easements and public places herein shown on the purpose and consideration herein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

1. I understand and do hereby reserve the easement shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No building shall be constructed or placed upon, over, or across the utility easements on domestic lands;

2. Any public utility shall have the right to remove and keep removed all or part of any building, fence, wall, bridge, or other structure or improvements which in any way interfere or interfere with construction, maintenance or efficiency of their respective system or any of these respective utility and any public utility, and at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, expanding, repairing, maintaining, and when needed in or removing all or part of their respective system without the necessity of, or any delay, preventing the performance of same;

3. The City of McAllen-Chisholm will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

4. The developer and subdivision engineer shall have total responsibility for storm drain improvements;

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls that shall expedite efficient drainage and the full otherwise affected by storm drainage from the development;

6. No house, dwelling, lot, or other structure shall be constructed on any lot in this addition by the owner or any other person until the subdivision and/or owner has complied with all requirements of the Subdivision Regulations of the City of McAllen-Chisholm regarding improvements with respect to the entire block on the street or streets on which property, corner, including the actual installation of streets with the required base and subgrade, curbs and gutter, water and sewer, drainage structures, storm structures, storm sewers, and dikes, all according to the specifications of the City of McAllen-Chisholm; or

7. Property owner shall be responsible for maintenance, repair, and reconstruction of gutters and drainage systems on site.

NOTE: It shall be the policy of the City of McAllen-Chisholm to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any activity within such plat shall be approved, authorized or permitted. Therefore, before any activity within such plat shall be approved, authorized or permitted by the City of the City of McAllen-Chisholm and approval for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner measurements shown hereon were properly placed under my personal supervision.

Dated this _____ day of _____, 2022.

RELEASED FOR REVIEW 06/17/2022 PRELIMINARY. THIS DOCUMENT IS NOT BE RECORDED AS A FINAL SURVEY DOCUMENT.

By: Brian Connolly

Texas Registered Professional Land Surveyor No. 5313

OWNER: BRIAN CHRISTOPHER WATSON & ELIZABETH BROOKE WATSON

1413 East I-50, Ste. 7

JOHN, TX 75040

P 214.345.8485

F 214.349.2210

Form No. 101588DC

www.cbgs.com

ROCKWALL, TEXAS 75087

807-786-8888

ROCKWALLTX@AOL.COM

APPROVAL

I HEREBY CERTIFY that the name and foreman's Plat of WATSON ADDITION to the City of McAllen-Chisholm, Texas was approved by the Mayor of the City of McAllen-Chisholm on the _____ day of _____, 2022.

This approval shall be void unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of this approval. An extension may be granted by the City Council.

Said Addition shall be subject to the all the requirements of the Planning Ordinance of the City of McAllen-Chisholm.

Whereas my hand this the _____ day of _____, 2022.

CITY SECRETARY

CITY OF McAllen-Chisholm, Texas

DATE

PLANNING & SURVEYING

1413 East I-50, Ste. 7

JOHN, TX 75040

P 214.345.8485

F 214.349.2210

Form No. 101588DC

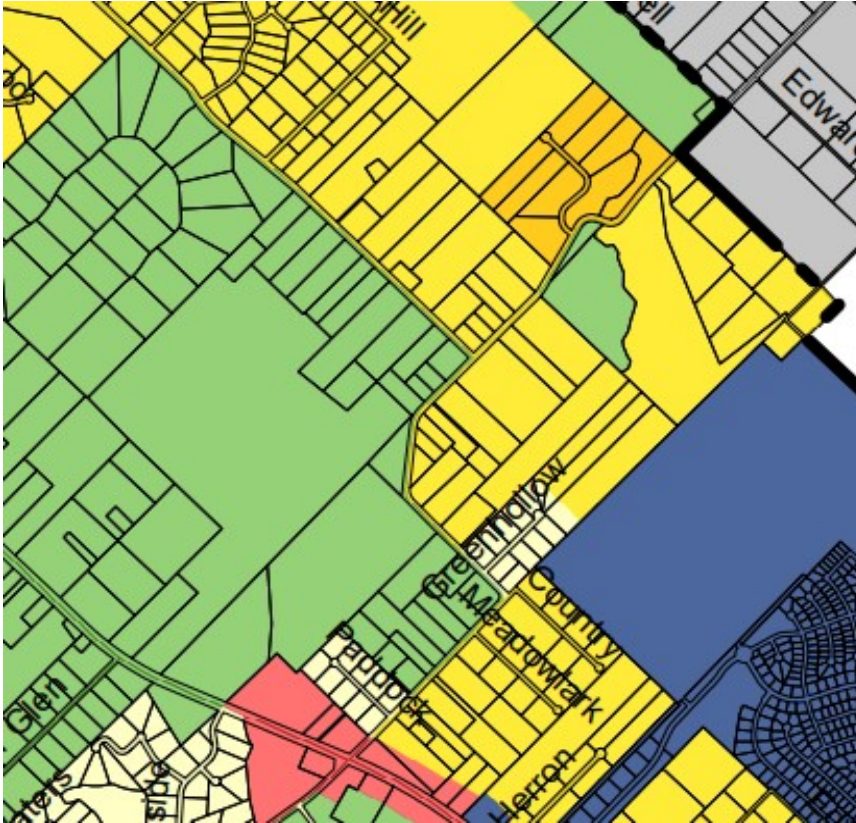
www.cbgs.com

DATE

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Zoning Map



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Comprehensive Plan/Future Land Use Map



Thoroughfares/streets:

The subject properties front on FM 550 and are located directly across FM 550 from the southeast end of FM 1139. The Thoroughfare Plan calls for FM 550 to be an existing Major Collector to have a minimum 60-80 foot right of way width, the existing right of way width is 80 feet.

All streets within the planned development district are private and will be maintained by a homeowners/property owners association as has been noted on the preliminary plat.

EXHIBIT B-DEVELOPMENT STANDARDS

EXHIBIT B

WATSON WAY ESTATES

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 27.12-Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 10 single-family residential lots with a minimum lot size of 1.5-acres of land. This development is approximately 27.12 acres of land generally located southeast of the intersection of E. FM 550 and FM 1139.

2. Special Provisions

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

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

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

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

3. Development Plan

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

**Planned Development Districts: Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:
Sec. 5-1 PD Planned Development District**

A. General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

B. Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. Development standards.

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.
 - (a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1 D.](#), Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by

the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [section 1-14](#), Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:

(b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

(c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

(d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.

(g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.”



PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: May 19, 2022

APPLICANT: Steven Smith
Smith Custom Homes, LLC
2307 Laci Lane
Royce City, Texas

LOCATION: Adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. Rockwall CAD ID#: 10783, 45857, 10782.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a preliminary plat for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land.

PROPERTY OWNERS: Brian and Elisabeth Watson
1401 Wells Cr.
Rockwall, Texas

REPRESENTATIVE: Steven Smith

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval of the preliminary plat for a 10 single-family lot subdivision subject to the following conditions:

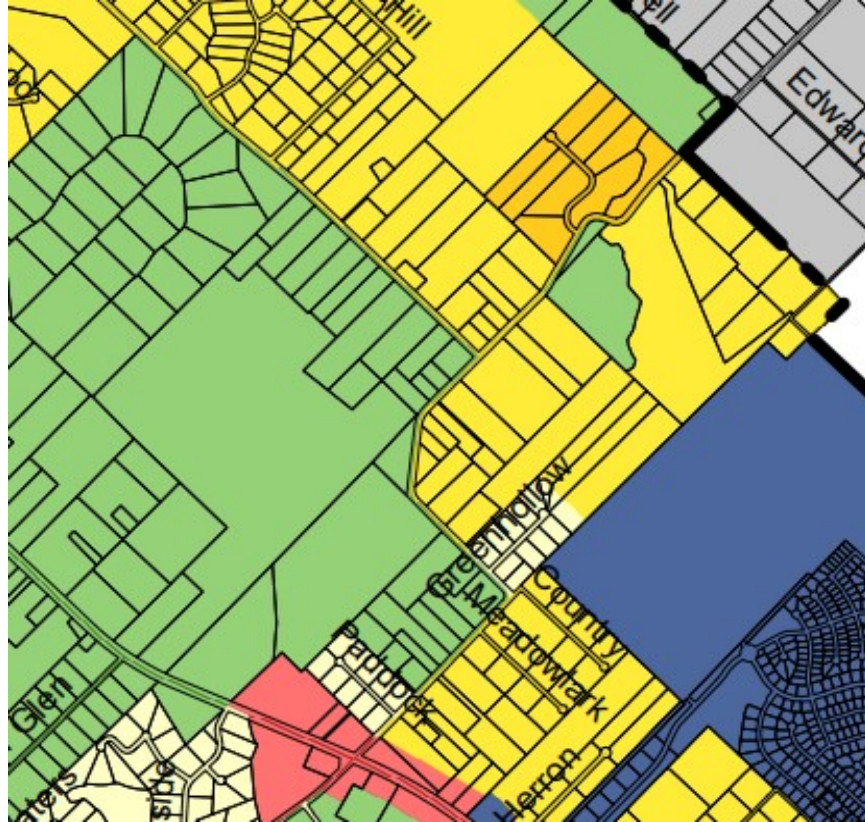
Conditions:

- Compliance with the preliminary plat.
- Application for final plat not be submitted until the City Engineer has approved the civil engineering plans and related requirements for the subdivision.

BACKGROUND INFORMATION:

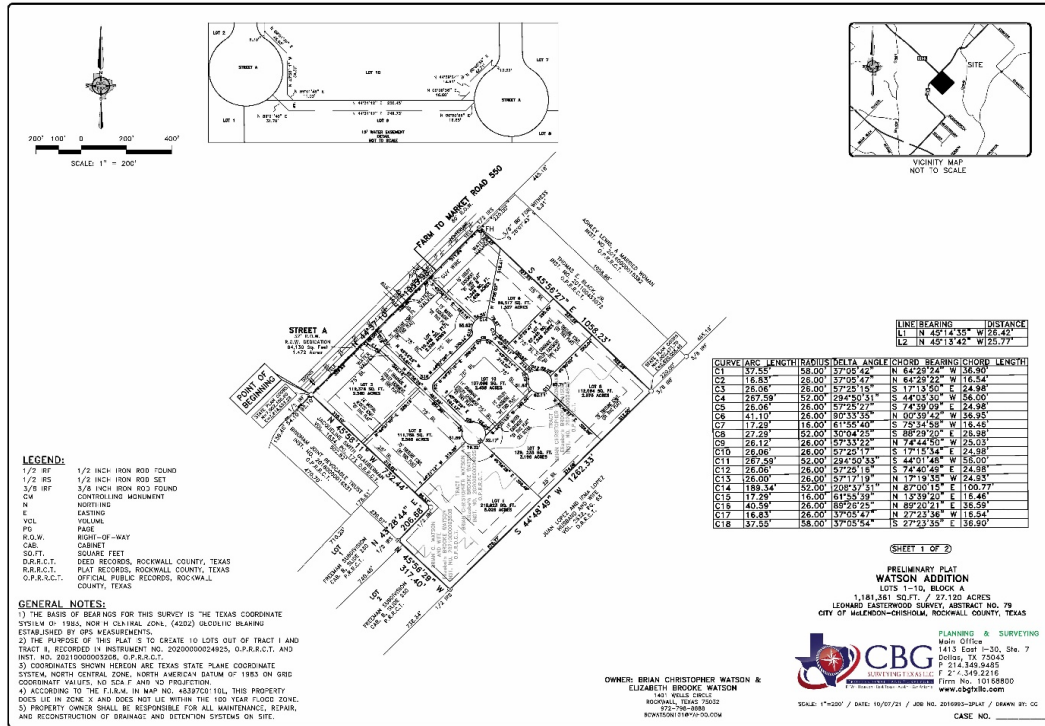
The subject property is a 27-acre tract of land located on the southeast side of the intersection of FM 550 and FM 1139. The applicant previously requested a variance to the required street frontage for several lots that failed to comply with the 300 linear street frontage requirement. The Board of Adjustment denied that request and the property owner decided to request a planned development district that provides street frontages as shown on the Concept Plan [preliminary plat]. All proposed lots are a minimum of one and one-half acres of land.

Zoning Map



This area intentionally left blank

Preliminary Plat



Thoroughfares/streets:

The subject properties front on FM 550 and are located directly across FM 550 from the southeast end of FM 1139. The Thoroughfare Plan calls for FM 550 to be an existing Major Collector to have a minimum 60-80 foot right of way width, the existing right of way width is 80 feet.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11-10-21

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): Watson Addition Current Zoning: SF 2.5 District

No. of Acres: 27.11 No. of Lots: 9 Proposed Zoning: SF 2.5

General Location of Property: FM 550 + FM 1139

Proposed Use for Property: Single Family Residential

Applicant Name: Bryan Connally

Company: CBG Surveying Texas LLC

Address: 12025 Shiloh Rd #240 City, State, Zip: Dallas TX 75228

Phone(s): 214-349-9485 Email: bryanc@cbgtxllc.com

Owner Name: Brian & Elizabeth Watson

Address: 1401 Wells Circle City, State, Zip: Rockwall TX 75032

Legal Description of the Property: 27.11 acres in the Leonard Eastwood Survey, Abst 79

County Parcel ID: 10783, 10782, & 445857

Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 1,845⁰⁰ to cover the cost of this application, and an initial deposit of \$ 3600.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 15th day of November, 2021.

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

Signature of ^{OWNER} Applicant: Bria With
City Secretary: Rockelle Green





CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: June 17, 2022

APPLICANT: Jacob Dupuis
Dunaway Associates
118 McKinney Street
Farmersville, TX 75442

LOCATION: East corner of Sonoma Verde subdivision and adjacent to Edwards Road and League Road

CITY COUNCIL HEARING DATE: June 22, 2022

REQUEST:

The applicant is requesting approval of the Detailed Development/Site Plan/Landscape Plan on one acre of land in the Sonoma Verde Planned Development District.

PROPERTY OWNERS: RCH Water Supply Corporation
5763 SH 205
Rockwall, TX 75032

REPRESENTATIVE: Jacob Dupuis

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL. The applicant has satisfied the staff recommended conditions.

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm should recommend approval of the application for the Development/Site/Landscape Plans for a one-acre tract of land located in the Sonoma Verde Planned Development District for compliance with the requirements for approval of the Plans subject to conditions contained in this report prior to consideration of the Final Plat.

Conditions:

A detailed development/site plan and landscape plan that comply with the requirements of Ordinance 2007-20, the Sonoma Verde Planned Development District, is to be submitted for review and recommendation by the Planning and Zoning Commission and is reviewed prior to consideration of the final plat.

The Development Plan and the Landscape Plan must include the following elements as required by the Zoning Ordinance:

Landscaping: subsection 6:

Perimeter Landscape Buffers Other than Along SH 205. Except along SH 205, a 10-foot landscape buffer must be provided where the rear of a lot abuts a street. Buffers shall contain a minimum of one tree that is at least four inches in caliper (measured at two feet above the ground) and eight feet in height at the time of planting for each 35 feet of street frontage or fraction thereof. The buffer may include a sidewalk if approved by the City Council. Landscaped buffers shall also include shrubs, ground cover, sod, or other live plant materials.

Fences and Screening.

Height. Fence heights on individual residential lots are limited to a maximum height of six feet.

Side Yard Fence Returns. Side yard fence returns for fences in the interior side yard shall, at a minimum, extend to within 10 feet of the front corner of each single family residence.

Subdivision Perimeter Fencing. Subdivision perimeter fencing shall be constructed of 100% masonry or wrought iron with masonry columns at the corner of each lot where the side or rear lot line abuts either SH 205, League Road, or Edwards Road. Subdivision perimeter fencing shall be a minimum of five feet in height. Subdivision perimeter fencing shall not exceed a length of 500 feet without a change in character such as the addition of wrought iron with a living screen.

Screening Adjacent to Open Space, Common Areas or Park Areas. All screening and fencing that is adjacent to common areas, open space, or park areas shall consist of ornamental iron, except that a screening wall or fence adjacent to a major arterial road may also consist of wood and/or masonry. All fencing or screening walls that serve as a perimeter fence or wall shall incorporate landscaping, including trees and shrubs.

Fence Materials. Fencing made of chain link, aluminum, or metal (other than wrought iron) is prohibited. Wood stockade fences shall have metal posts and triple bracing. Wood stockade fences shall be of cedar, spruce consisting of number one or two grade lumber, or any other wood of a higher quality and better durability.

Fence Maintenance. All fencing that is not located on an individual lot shall be provided within an easement, and a property owners association, a PID, or a District shall maintain the fencing.

An automatic irrigation system must also be installed.

The Development/Site Plan to show 24 foot wide drive and two 9' x 18' parking stalls adjacent to the end of the driveway adjacent to the water tower.

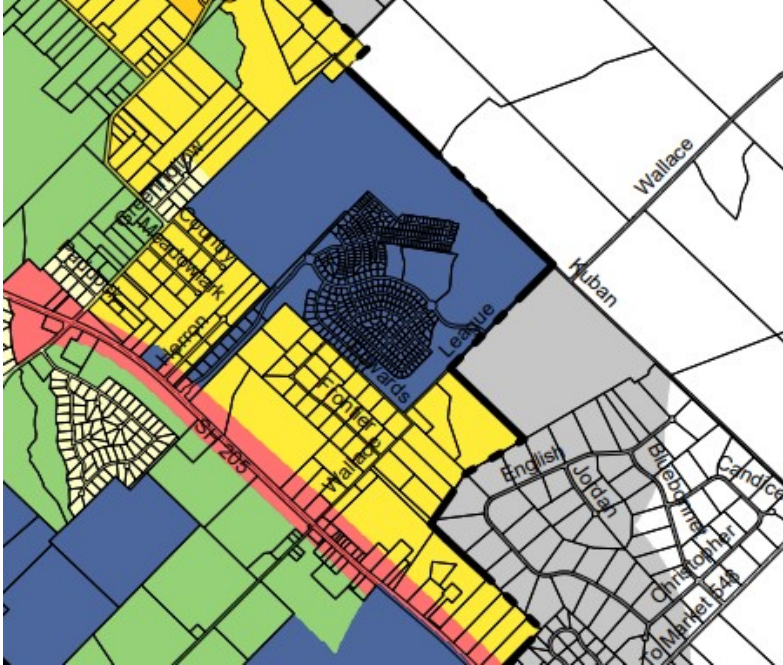
Page 55 of 120

The subject property is a One-Acre tract of land located generally at east corner of the Sonoma Verde Subdivision, adjacent to League and Edwards Roads, in McLendon-Chisholm, Texas. The applicant has provided a special warranty deed showing that the RCH Water Supply Corporation has acquired the property.

The subject property is a portion of the Sonoma Verde planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

Page 56 of 120

Zoning Map



The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015. Utilities are permitted uses in the planned development district.

The final plat application for this tract is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations based upon compliance with the requirements of the planned development district development standards.

[Note-The Development/Site Plan and Landscape Plans are to be considered by the Planning and Zoning Commission on the same agenda as the final plat, but preceding consideration of the Final Plat]

Thoroughfares/streets:

This phase of Sonoma Verde is adjacent to Edwards and League Roads. The McLendon-Chisholm Thoroughfare Plan indicates that Edwards Road is a Minor 4-Lane Undivided Thoroughfare. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant has provided dedications of right of way along Edwards and League Roads to provide one-half of the specified right of way width from the assumed center-lines of Edwards and League Roads.

Detailed development plan-Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

“2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1 D.](#), Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.”



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 5-20-22

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: AG

No. of Acres: 10 No. of Lots: 2 Proposed Zoning: _____

General Location of Property: 2725 Rock Dell Ln, Rockwall

Proposed Use for Property: build home

Applicant Name: Charlotte & Robert Winsett

Company: _____

Address: 2725 Rock Dell Ln City, State, Zip: Rockwall 75082

Phone(s): 214 499-7939 Email: charlotte.winsett@gmail.com

Owner Name: same

Address: _____ City, State, Zip: _____

Legal Description of the Property: Lot 1 & 2 HG Newall Survey

County Parcel ID: _____

Other Information: _____



Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 250 - to cover the cost of this application, and an initial deposit of \$ 1,000 - for consulting fees has been paid to the City of McLendon-Chisholm on this 20th day of May, 2022.

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

Signature of Applicant: _____

(Seal)

City Secretary: _____





CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: June 17, 2022

APPLICANT: Charlotte and Robert Winsett
2725 Rocki-Dell Lane
Rockwall, Texas 75032

LOCATION: 2725 Rocki-Dell Lane, Rockwall County, McLendon-Chisholm ETJ
[Rockwall CAD PID# 12061 & 12077]

CITY COUNCIL HEARING DATE: June 22, 2022

This item is a ministerial function. The City Council has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a final plat containing 10 acres of land for the creation of two residential lots within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas.

PROPERTY OWNER: Charlotte and Robert Winsett
2725 Rocki-Dell Lane
Rockwall, Texas 75032

REPRESENTATIVE: Robert Winsett

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO COMPLIANCE WITH STAFF CONDITONS.

STAFF RECOMMENDATION: Approval with conditions:

Conditions:

- Amend the signature blocks to comply with the requirements of the City of McLendon-Chisholm Subdivision requirements. [shown below] The Rockwall County Judge is not required to sign the approved final plat. [Platting Inter Local Agreement with Rockwall County.]

- Remove the language “Preliminary this document shall not be recorded for any purpose and shall not be use or viewed or relied upon as a final survey document” from the final plat prior to recording.

(I) Dedications and certificates. Such dedications and certificates as are applicable.

(iii) Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

(iv) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

“1. Approved:

Mayor

Date

2. Acknowledged:

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

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

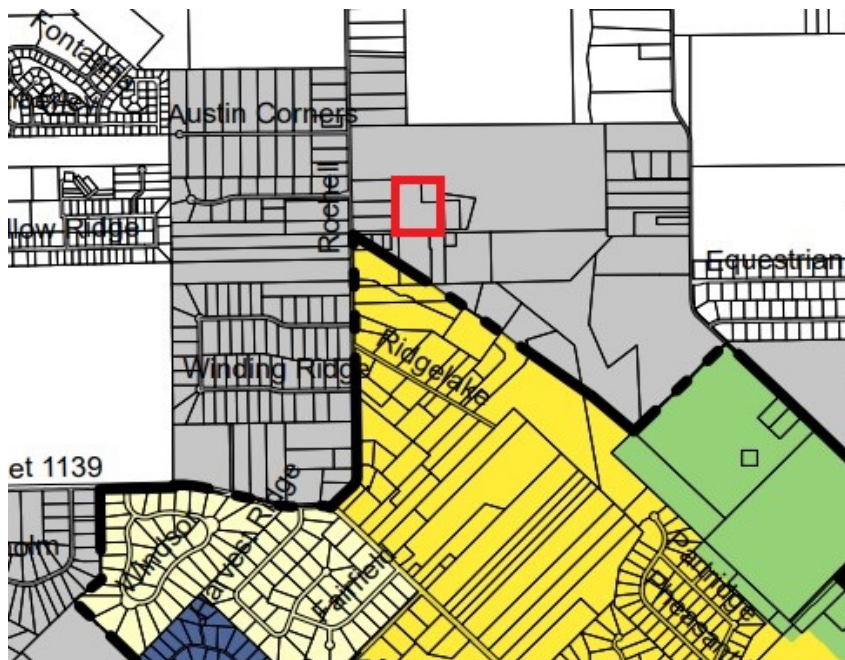
City Secretary, City of McLendon-Chisholm, Texas”

BACKGROUND INFORMATION:

The City has a one-half mile extra territorial jurisdiction from the existing City Limits. The gray area on the attached city limits map is the ETJ. The red square is the subject 10 acres of land. The 10 acres is currently comprised of two tracts of land. RCAD PID#’s 12061 and 12077. Proposed Lot 1 is a little over five acres of land and contains the Winsett’s existing home. The subject property is approximately 622 feet east of Rochelle on the north side of Rocki-Dell Lane, Rockwall, County.

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City limits map for subject property



Rockwall CAD aerial



[illegible]

The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority is the ETJ, but does have platting authority.

Rocki-Dell Lane, is an existing local street located in an ingress-egress easement. The existing easement is under 40 feet wide. The applicant is dedicating a little over 21 feet for right of way for Rocki-Dell Lane by this plat.

Sec. 10.02.005 Preliminary plans and final plats

(b) Final plat. After approval of a preliminary plan by the city council, a final plat, prepared by a registered engineer and bearing his seal, shall be submitted to the city council by filing in the office of the city secretary. Such plat shall have all changes and alterations made on it that were required on the previously submitted preliminary plan.

(1) Sheet size and scale. All final plats shall be drawn in India ink or comparable on tracing cloth or plastic tracing sheets 24 inches by 30 inches and to a scale of one inch equals 100 feet or in accordance with the county final plat requirements. Where more than one sheet is required, an index sheet of maximum size 18 inches by 27 inches shall be filed showing the entire subdivision.

(2) The final plat shall contain the following information.

(A) Existing features inside subdivision.

(i) The existing boundary lines with accurate distances and bearings of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification.

(ii) The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii) True bearings and distances to the nearest established street lines, official monuments, or subdivision corners.

(iv) The location and width of existing streets, alleys, easements, rights-of-way, buildings, and structures to be retained.

(v) Topographical information with contour lines at one-foot intervals.

(vi) An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

(B) Existing features outside subdivision.

(i) The name and property lines of adjoining subdivisions and of the adjoining property owners, together with the respective plat or deed references.

(ii) The name and location of adjacent streets, alleys, driveways, easements, watercourses, etc.

All lines outside of subdivision boundaries shall be dashed.

(C) Streets, alleys, easements. Engineering construction standards for inspections are set forth in [appendix 1](#).

The lines and names of all proposed streets or other ways or easements to be dedicated to public use shall be shown on the final plat with the following engineering data:

(i) For streets. Complete curve data (delta, length, radius, tangent, point of curve, point of reverse curve, point of tangent) shown on the centerline on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

(ii) For watercourses and easements. Drainage easements will be provided covering all land within the subdivision that is subject to inundation by a 100-year storm. Lots that are adjacent to a major watercourse will show minimum finish flood elevations two feet above the calculated 100-year flood elevation.

(D) Lots and blocks. The lines and numbers of all proposed lots and blocks with complete bearings and dimensions for front, rear and side lot lines, and area of each lot.

(E) Reservations. The use and property dimensions of all special reservations, including sites for schools, churches, and parks.

(F) Monuments and control points.

(i) The description and location of all permanent survey monuments and control points.

(ii) Suitable primary control points to which all dimension bearings and similar data shall be referred. Dimensions shall be shown in feet and decimals of a foot.

(iii) Reference to source of bearing for legal description.

(iv) Reference to existence of any floodplain indication on FEMA map.

(G) Key map. A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one mile.

(H) Title, etc. The date, scale, north point and subdivision title, name and address, and seal of engineer.

(I) Dedications and certificates. Such dedications and certificates as are applicable.

(i) A certificate of dedication of all streets, public highways, alleys, parks, utility easements, and other land intended for public use forever, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the final plat shall be shown or filed separately.

(ii) A waiver of claim for damages against the city occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

(iii) Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

(iv) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

“1. Approved:

Mayor

Date

2. Acknowledged:

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

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

City Secretary, City of McLendon-Chisholm, Texas”

(J) Special restrictions. Where restrictions of use of land, other than those given in these regulations, are to be imposed by the owner/subdivider, such restrictions shall be placed on the final plat or on a separate instrument filed with the plat.

(K) Tax certificates showing that all ad valorem taxes have been paid are to be submitted concurrent with the final plat.

(3) Submission. The city shall be furnished with ten legible prints and the original tracing of the final plat at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such final plat is to be considered. One additional copy of the final plat together with engineering plans shall be submitted to city staff for review at least ten days prior to the submission of the final plat to the city council. A final plat filed prior to the 21st day preceding the next succeeding regular meeting of the commission may be considered as having been filed on the 21st day preceding the meeting. A final plat filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plat which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4) Approval. Final approval will expire one year after the city council action granting approval of any final plat unless that plat has been filed for record, except that if the owner/subdivider shall apply in writing prior to the end of such one-year period, stating reasons for needing the extension, this period may at the discretion of the city council be extended for another year but not beyond that period. The owner/subdivider may obtain

approval of a portion or a section of a subdivision for which tentative or conditional approval was obtained on a preliminary plan provided he meets all the requirements of this article with reference to such portion or section in the same manner as is required for a complete addition. The final plat shall not be filed of record until the subdivision has been constructed and accepted by the city.

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

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

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

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

MEMORANDUM

June 24, 2022

TO : Mayor and Council
FROM : Rick Crowley, Interim City Administrator
SUBJECT : Agenda Item – Appointment with Ray Smith, CPA: Preliminary Budget Discussion

As discussed at the last meeting, Ray Smith, CPA and City Finance Director (consultant) will attend the meeting on Tuesday. Attached are the first preliminary worksheets form with the City will begin to develop the budget for next Fiscal Year. Also contained in the worksheets is the information needed to amend the current year budget to reflect the tax rollback which was approved by voters and other preliminary estimates of revenue and expenditures for the current and upcoming Fiscal Years.

Mr. Smith will present the information contained in the worksheets at the meeting. Please note the preliminary assumptions used in the development of the worksheets on the first page of the document. It is important to note that, even though there are column headers designated as “proposed” budget, this does not constitute a budget proposal at this point in the development of the budget. It merely indicates that this is the column in which the Mayor’s proposed budget will be shown as that is developed. Early estimates of what is known as the “voter approval tax rate” for the upcoming Fiscal Year are also provided. While Mr. Smith will present the information at the meeting, should you have any questions about them in the meantime, please do not hesitate to contact me.

**City of McLendon Chisholm
Proposed 2022 Budget Amendments and
Proposed 2023 Budget
Explanatory Notes**

2022 Proposed Budget Amendments

1. Line items deviating plus/minus 20% from end of year projections were adjusted to equal projected amounts.
2. The original budget did not reflect the costs to complete the fire station construction.
These costs will need to be added along with an offsetting transfer from the remaining fire capital fund reserves set aside in FY 2020 to the final year-end amendment. The net budget impact will be \$0.00.
They are not included in this amendment in order to make comparisons of budget vs actual easier.

2023 Proposed Budget

1. Line items are set to equal the 2022 Proposed Budget Amendment except for the following:
 - a. Revenue from Building Permits, Development Fees, Sales Tax and Sewer Tap Fees are set to decline 10%.
 - b. Property Tax Revenue is based on adopting the Voter Approval Rate as calculated from preliminary information provided by the Rockwall County Appraisal District.
 - c. Revenue from Rockwall County for Fire Department services was set to equal amounts provided.
 - d. No increases to salaries and wages were added; however, adjustments were made for personnel changes known at the present.
 - e. A 10% increase was calculated for Health Insurance Benefits.
 - f. No costs were added for capital expenditures.

City of McLendon Chisholm
General Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue and Expenses					
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
Revenue						
302 · Franchise Income	\$ 222,000	111%	\$ 200,000	\$ 20,000	\$ 220,000	\$ 220,000
303 · Development Income	68,000	100%	68,000		68,000	61,200
304 · Building Permit Income	989,000	122%	808,000	165,000	973,000	875,700
305 · Municipal Court Income	8,000	- %	-	8,000	8,000	8,000
306 · Interest Income	8,000	100%	8,000		8,000	8,000
307 · Sign Permit Income	-	- %	-		-	
308 · Septic Fees	11,725	90%	13,000		13,000	11,500
309 · Food Enforcement	1,200	100%	1,200		1,200	1,200
310 · Sales Tax Revenue	813,000	189%	430,000	383,000	813,000	731,700
313 · Donations	120	- %	-		-	
315 · Miscellaneous Income	845	- %	-		-	
317 · Ad Valorem Tax	677,367	69%	976,883	(299,516)	677,367	516,577
321 · Credit Card Fee Revenue	1,365	78%	1,750		1,750	1,750
325 · Hotel Occupancy Tax	-	- %	3,400		3,400	3,400
Transfer from Fire Capital Fund		- %	-		-	-
Transfer from Unassigned Surplus		- %	-			
Total Revenue	\$ 2,800,622	112%	\$ 2,510,233	\$ 276,484	\$ 2,786,717	\$ 2,439,027
Expenditures						
Operating Expenditures						
401 · Municipal Court	\$ -	0%	\$ 1,000		\$ 1,000	\$ 1,000
402 · Election Expense	6,543	65%	10,000		10,000	10,000
410 · Building Inspections	203,818	121%	168,000	35,818	203,818	183,436

City of McLendon Chisholm
General Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue and Expenses					
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
411 · Environment Regulation Expense	9,295	- %	-	9,295	9,295	9,295
41202 · CE Salary	33,516	62%	54,379	(20,863)	33,516	33,516
41203 · CE Fuel	-	- %	750		750	750
41204 · CE Vehicle Repairs & Maint	199	38%	525		525	525
41205 · CE Supplies & Other Expenses	3,756	12%	31,050	(27,050)	4,000	4,000
41301 · City Planner Salary & Benefits			80,912	(80,912)	-	80,912
41302 · City Planner Supplies & Other Expenses			5,000	(5,000)	-	5,000
414 · Animal Control	19,080	100%	19,080		19,080	19,080
415 · Section 380 Grant Program	190,292	225%	84,700	105,592	190,292	171,263
416 · Bad Debts	-	- %	-		-	
418 · Membership Fees	2,000	100%	2,000		2,000	2,000
422 · Public Notice Expense	6,413	65%	9,800	(3,387)	6,413	9,800
423 · Community Functions	1,506	50%	3,000	(1,494)	1,506	3,000
426 · Appraisal District Collection	12,744	149%	8,535	4,209	12,744	12,750
429 · Street Lights	2,755	81%	3,400		3,400	3,400
Total 400 Operating Expenditures	\$ 491,916	102%	\$ 482,131	\$ 16,208	\$ 498,339	\$ 549,727
Occupancy Expenditures						
502 · Electricity	\$ 4,060	135%	\$ 3,000	\$ 1,200	\$ 4,200	\$ 4,200
506 · Water	3,576	102%	3,500		3,500	4,000
514 · Building Maint/Improvements	17,276	118%	14,600	3,000	17,600	18,000
516 · Lawn Maintenance	9,638	643%	1,500	8,000	9,500	9,500
520 · Telephone & Internet	10,457	116%	9,000		9,000	10,500

City of McLendon Chisholm
General Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue and Expenses					
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
522 · Website Expense	12,360	103%	12,000		12,000	12,000
Total 500 Occupancy Expenditures	\$ 57,368	132%	\$ 43,600	\$ 12,200	\$ 55,800	\$ 58,200
General & Administrative Expenditures						
603 · Citizen Recognition	\$ -	- %	-		-	
604 · Municipal Manuals, Books & Maps	-	0%	500		\$ 500	500
606 · Employee Costs	282,060	120%	235,081	46,979	282,060	285,000
618 · Liability Insurance	6,012	92%	6,500		6,500	6,500
619 · Software Subscriptions	26,744	82%	32,600		32,600	32,600
621 · IT Support	12,590	123%	10,200	2,390	12,590	12,590
622 · Office Supplies - City Hall	6,665	111%	6,000		6,000	6,000
623 · Office Equipment	2,350	109%	2,150		2,150	2,150
624 · Office Equip Maintenance	4,693	112%	4,200		4,200	4,200
625 · Printed Materials	2,273	114%	2,000		2,000	2,000
626 · Postage-City Hall	2,199	133%	1,650	549	2,199	2,199
628 · Bank Fees	2,915	171%	1,700	1,215	2,915	2,915
630 · Legal & Professional					-	
63001-Accounting & Payroll services	60,000	100%	60,000		60,000	60,000
63002 - Financial Audit	17,000	100%	17,000		17,000	17,000
63003 - Legal	39,122	109%	36,000		36,000	36,000
63005 - City Planner	62,525	- %	-	62,525	62,525	62,525
63005.1 - Comprehensive Plan	1,229	- %	-	1,229	1,229	1,229
63008 - Consultants	31,605	45%	71,000	(39,395)	31,605	31,605

City of McLendon Chisholm
General Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue and Expenses					
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
63009 - Engineering	-	0%	10,000		10,000	10,000
646 - Mileage Expense	74	10%	750	(676)	74	74
647 - Council Meetings & Development	2,098	262%	800	1,298	2,098	2,098
648 - Training	1,195	17%	7,000	(5,805)	1,195	1,195
649 - Expense Account - City Administrator	45	- %	-	50	50	50
650 - Expense Account - Mayor	43	- %	-	50	50	50
652 - Staff Appreciation	189	24%	800	(611)	189	189
655 - Code of Ordinance	-	0%	3,500	(3,500)	-	-
699 - Miscellaneous Expense	304	145%	210		210	210
Total G & A Expenditures	\$ 563,929	111%	\$ 509,641	\$ 66,298	\$ 575,939	\$ 578,879
700 - Capital Expenditures - Public Safety	\$ -	- %	\$ -		-	
700 - Capital Expenditures - Operating	103,036	56%	185,000		185,000	-
Transfer to Public Safety Fund	896,365	114%	789,525	48,823	839,134	717,758
Transfer to Capital Projects Fund		- %	-		-	-
Total Capital Expenditures & Transfers	\$ 999,401	103%	\$ 974,525	\$ 48,823	\$ 1,024,134	\$ 717,758
Total Expenditures	\$ 2,112,614	105%	\$ 2,009,897	\$ 143,529	\$ 2,154,212	\$ 1,904,564
Surplus (Deficit)	\$ 688,008	138%	\$ 500,336	\$ 132,955	\$ 632,505	\$ 534,463

**City of McLendon Chisholm
Utility Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget**

	Current Period Revenue & Expenditures					
	FY 2021- 2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021- 2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
Revenue						
306 · Interest Income	\$ 2,311	294%	\$ 786	\$ 1,525	\$ 2,311	\$ 2,311
Sewer Utility Revenue						
32200 · Sewer Usage Fees	\$ 525,639	99%	530,414		530,414	530,414
32201 · Sewer Tap Fees	540,000	152%	355,500	184,500	540,000	486,000
32204 · Sewer Deposit Refunds	(3,793)	162%	(2,345)	(1,448)	(3,793)	(3,793)
Total Revenue	\$ 1,064,156	120%	\$ 884,355	\$ 184,577	\$ 1,068,932	\$ 1,014,932
Expenditures						
Operation & Maintenance Expenditures						
Sewer Operation & Maintenance						
41304 · O&M Agreement	\$ 49,534	104%	\$ 47,750		\$ 47,750	\$ 47,750
41305 · O&M Maintenance	42,604	92%	46,377		46,377	46,377
41308 · Electricity	108	100%	108		108	108
41310 · Sewer Treatment	366,731	114%	322,518	50,000	372,518	372,518
41312 · Tap Fee Developer Rebate	324,000	152%	213,300	110,700	324,000	291,600
Total Operations Expenditures	\$ 782,978	124%	\$ 630,053	\$ 160,700	\$ 790,753	\$ 758,353
600 · General & Administrative Exp	\$ 15,562	102%	\$ 15,323		\$ 15,323	\$ 15,323
Total Expenditures	\$ 798,540	124%	\$ 645,376	\$ 160,700	\$ 806,076	\$ 773,676
Surplus (Deficit)	\$ 265,617	111%	\$ 238,979	\$ 23,877	\$ 262,856	\$ 241,256

City of McLendon Chisholm
Interest Sinking
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue & Expenditures					
	FY 2021- 2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021- 2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
Revenue						
Ad Valorem Tax						
317 · Ad Valorem Tax	\$ 118,665	108%	\$ 109,568	\$ -	\$ 109,568	\$ 148,662
306 · Investment Income	(250)	-7%	3,375	(3,625)	(250)	-
Transfer from Fund Balance	32,154		37,045	4,200	41,245	
Total Revenue and Transfers In	\$ 150,568	100%	\$ 149,988	\$ 575	\$ 150,563	\$ 148,662
Expenditures						
628 · Bank Fees Expense	\$ 1,100	210%	\$ 525	\$ 575	\$ 1,100	\$ 1,100
660 · Bond Interest Expense	54,468	100%	54,463		54,463	52,562
802 · Bond Cost Amortization	-	- %			-	
803 · Bond Premium Amortization	-	- %			-	
Transfer To Bond Principal	95,000	- %	95,000		95,000	95,000
Total Expenditures and Transfers Out	\$ 150,568	100%	\$ 149,988	\$ 575	\$ 150,563	\$ 148,662
Surplus (Deficit)	\$ 0		\$ -	\$ (0)	\$ (0)	\$ -

City of McLendon Chisholm
Public Safety Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue and Expenses					
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
Revenue						
Interest Income						
30600 · Alliance Interest Income	\$ 760	%	\$ -	\$ 760	\$ 760	\$ 760
313 · Donations	1,100	%	0	1,100	1,100	1,100
316 · County Contract	77,500	100%	77,500		77,500	137,566
319 · Grants	0	%			0	0
Transfer from General Fund	896,363	113%	790,311	48,823	839,134	717,758
Total Revenue	\$ 975,723	112%	\$ 867,811	\$ 50,683	\$ 918,494	\$ 857,184
Expenditures						
Public Safety						
43001 · Liability Insurance	\$ 10,134	114%	\$ 8,900	1,234	\$ 10,134	\$ 10,134
43002 · Fuel	14,703	117%	12,600		12,600	12,600
43003 · Maintenance & Repair - Vehicles	51,435	147%	35,000	16,435	51,435	51,435
43004 · Maintenance & Repair - Station	9,719	65%	15,000	-5,281	9,719	9,719
43005 · Gear and Supplies	34,885	174%	20,100	14,785	34,885	34,885
43006 · Compliance	5,546	92%	6,000		6,000	6,000
43007 · Communications	17,249	100%	17,249		17,249	17,249
43008 · Dispatch	10,000	100%	10,000		10,000	10,000
43009 · Training	9,084	91%	10,000		10,000	10,000
43010 · Software	19	17%	115	-96	19	19
43030 · EMS	6,311	116%	5,454		5,454	5,454
Total Public Safety	\$169,084	120%	\$140,418	\$ 27,076	\$ 167,494	\$ 167,494
Occupancy Expenditures						
502 · Electricity	\$ 7,515	94%	\$ 8,000		\$ 8,000	\$ 8,000
506 · Water	2,924	244%	1,200	1,724	2,924	2,924
516 · Lawn Maintenance	0	0%	0		0	0
520 · Telephone & Internet	2,585	103%	2,500		2,500	2,500
Total 500 · Occupancy Expenditures	\$ 13,024	111%	\$ 11,700	\$ 1,724	\$ 13,424	\$ 13,424

City of McLendon Chisholm
Public Safety Fund
Proposed 2022 Budget Amendments and
Proposed 2023 Budget

	Current Period Revenue and Expenses					
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
General & Administrative Exp						
60601 · Staff Wages	\$ 546,499	113%	\$ 484,797		\$ 484,797	\$ 485,149
60609 · Payroll Tax Expense	41,043	111%	37,087		37,087	37,114
60612 · Retirement Plan Contributions	32,491	109%	29,945		29,945	29,971
60613 · Health Insurance Expense	64,856	83%	77,729		77,729	77,549
60614 · Dental Insurance Expense	4,932	%		4,932	4,932	5,301
60615 · Vision Insurance	516	%		516	516	617
60616 · Disability Insurance	2,198	69%	3,193	-995	2,198	3,193
61802 · Property Insurance	11,592	-	0	11,592	11,592	11,592
61803 · Workmen's Comp Ins	22,680	76%	29,842	-7,162	22,680	22,680
619 · Software Subscriptions	2,358	103%	2,300		2,300	2,300
60826 · Interest Expense	0	%			0	0
62801 · Service Charges	25	%			0	0
652 · Staff Appreciation	285	36%	800		800	800
699 · Miscellaneous Expenses	1,441	%			0	0
Total 600 · General & Administrative Exp	\$ 730,916	110%	\$ 665,693	\$ 8,883	\$ 674,576	\$ 676,266
700 · Capital Expenditures	62,700	125%	50,000	\$ 13,000	63,000	0
Total Expenditures	\$ 975,723		\$ 867,811	\$ 50,683	\$ 918,494	\$ 857,184
Surplus/(Deficit)	\$ -		\$ -	\$ 0	\$ 0	\$ 0

2021 Total Value	531,852,301
2021 Rollback Tax Rate	<u>0.13344</u>
Adjusted 2021 Levy	709,704
2022 Total Value	828,175,669
2022 Freeze Taxable	<u>(85,746,807)</u>
2022 Freeze Adjusted Taxable	742,428,862
2022 New Improvements	<u>(50,550,181)</u>
Adjusted 2022 Taxable Value	691,878,681
2022 NNR Tax Rate	0.10258
2021 M&O Tax Rate	0.11298
2021 Taxable Value	<u>531,852,301</u>
2021 M&O Levy	600,887
2022 M&O NNR Rate	0.08685
	<u>x 1.035</u>
2022 Voter Approval M&O Rate	0.08989
2022 Debt	<u>147,562</u>
Collection Rate	0.99
2022 Adjusted Debt	149,053
2022 Debt Rate	0.02008
2022 Voter Approval Rate	<u>0.10997</u>
Adjustment for Sales Tax	<u>-0.03378</u>
2022 VA Rate adjusted for Sales Tax	0.07619
Less 2022 Debt Rate	<u>-0.02008</u>
2022 M&O Rate	0.05611
Tax Revenue	
2022 Freeze Adjusted Taxable	742,428,862
2022 M&O Rate	<u>0.05611</u>
	416,577
Estimated Tax on Freeze Adjusted	<u>100,000</u>
2022 M&O Revenue	516,577
2022 Debt Revenue	<u>149,080</u>
2022 Total Revenue	665,657

TNT-856 06-20.

2022

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McLendon-Chisholm Tax Rate Calculation Worksheet

MCLENDON-CHISHOLM

FM 550, McLendon-Chisholm, TX 75032

777

mcclendon-chisholm.com

Revenue Rate

PY total taxable value. Enter the amount of PY taxable value on the PY tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).

PY tax ceilings. Counties, Cities and Junior College Districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2019 or prior year for homeowners age 65 or older or disabled, use this step.²

Preliminary PY adjusted taxable value. Subtract line 2 from line 1.

PY total adopted tax rate.

PY taxable value lost because court appeals of ARB decisions reduced PY appraised value.

Original PY ARB Values

PY Values resulting from final court decisions

PY Value Loss: Subtract 5b from 5a

PY taxable value subject to an appeal under Chapter 42, as of July 25.

PY ARB certified value:

PY disputed value:

PY undisputed value. Subtract 6b from 6a

PY Chapter 42 related adjusted values. Add line 5c and line c.

PY taxable value, adjusted for actual and potential court-ordered adjustments.

Add line 3 and line 7.

PY taxable value of property in territory the taxing unit deannexed after January 1, 2019. Enter the 2019 value of property in deannexed territory.

PY taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.

Absolute exemptions. Use 2019 market value:

Partial exemptions.CY exemption amount or CY percentage exemption times PY value

Value loss. Add 10a and 10b

PY taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in CY. Use only those properties that first qualified in CY; do not use properties that qualified in PY.

PY market value

CY productivity or special appraised value

Value loss. Subtract 11b from 11a

Total adjustments for lost value. Add lines 9, 10C and 11C.

Adjusted PY taxable value. Subtract line 12 from line 8.

Adjusted PY total levy. Multiply line 4 by line 13 and divide by \$100.

Taxes refunded for years preceding tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the preceding tax year . Types of refunds include court decisions, Tax Code § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for the Prior Year. This line applies only to tax years preceding the prior year

Taxes in tax increment financing (TIF) for prior tax year. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no CY captured appraised value in Line 18D, enter "0"

Adjusted PY levy with refunds and TIF adjustment. Add lines 14 and 15, subtract line 16.10

Total CY taxable value on the CY certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 20). These homesteads includes homeowners age 65 or older or disabled.11

Certified Values

Counties: Include railroad rolling stock values certified by the Comptroller's office:

Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:

Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 23 below

Total CY value. Add A and B, then subtract C and D.

Total value of properties under protest or not included on certified appraisal roll.

CY taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.

CY value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.

C. Total value under protest or not certified. Add A and B.

CY tax ceilings. Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter "0". If your taxing units adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.¹⁶

CY total taxable value. Add lines 18E and 19C. Subtract line 20.¹⁷

Total 2020 taxable value of properties in territory annexed after January 1, PY. Include both real and personal property. Enter the CY value of property in territory annexed

Total CY taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in PY. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after January 1, PY and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for PY.

Total adjustments to the 2020 taxable value. Add lines 22 and 23.

Adjusted CY taxable value. Subtract line 24 from line 21.

NNR tax rate. Divide line 17 by line 25 and multiply by \$100.

2020 Local Tax Rate

COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.²¹

PY M&O tax rate. Enter the PY M&O tax rate.

PY taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in line 8 of the *No-New-Revenue Tax Rate Worksheet*.

Total PY M&O levy. Multiply line 28 by line 29 and divide by \$100.

Adjusted PY levy for calculating NNR M&O taxes. Add line 31E to line 30.

PY sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.

M&O taxes refunded for years preceding prior tax year: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for PY. This line applies only to tax years preceding PY.

PY taxes in TIF.: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2019 captured appraised value in Line 18D, enter 0.

PY transferred function.: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.

PY M&O levy adjustments.: Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function

Adjusted CY taxable value.

Enter the amount in line 25 of the *No-New-Revenue Tax Rate Worksheet*.

CY NNR M&O rate. (unadjusted)

Divide line 31 by line 32 and multiply by \$100.

Rate adjustment for state criminal justice mandate. Enter the rate calculated in C. If not applicable, enter 0.

Rate adjustment for indigent health care expenditures. Enter the rate calculated in C. If not applicable, enter 0.

Rate adjustment for county indigent defense compensation. Enter the lessor of C and D. If not applicable, enter 0.

Rate adjustment for county hospital expenditures. Enter the lessor of C and D, if applicable. If not applicable, enter 0.

Rate adjustment for defunding municipality.

Adjusted CY NNR M&O rate.

Add lines 33, 34, 35, 36, and 37.

CY voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below.

Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply line 38 by 1.08.

Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035

Taxing unit affected by disaster declaration. If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply line 38 by 1.08.

Total CY debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:

- (1) are paid by property taxes,
- (2) are secured by property taxes,
- (3) are scheduled for payment over a period longer than one year, and
- (4) are not classified in the taxing unit's budget as M&O expenses.

Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount.

Subtract unencumbered fund amount used to reduce total debt

Subtract certified amount spent from sales tax to reduce debt (enter zero if none).

Subtract certified amount spent from sales tax to reduce debt (enter zero if none).

Adjusted debt. Subtract B, C and D from A.

Certified PY excess debt collections. Enter the amount certified by the collector.²⁸

Adjusted CY debt. Subtract line 41 from line 40E.

CY anticipated collection rate. If the anticipated rate in A is lower than actual rates in B, C or D, enter the lowest rate from B, C or D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ²⁹

A. Enter the 2020 anticipated collection rate certified by the collector. ³⁰	99.040000%
B. Enter the 2019 actual collection rate.	99.040000%
C. Enter the 2018 actual collection rate.	99.470000%
D. Enter the 2017 actual collection rate.	99.670000%

CY debt adjusted for collections. Divide line 42 by line 43.

CY total taxable value. Enter the amount on line 21 of the *No-New- Revenue Tax Rate Worksheet*.

CY debt rate. Divide line 44 by line 45 and multiply by \$100.

CY voter-approval tax rate. Add lines 39 and 46.

COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the FY county voter-approval tax rate.

Taxable Sales. For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters.³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.

Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.³³

Taxing units that adopted the sales tax in November 2019 or in May 2020. Multiply the amount on Line 49 by the sales tax rate (.01, .005, or .0025, as applicable) and multiply the result by .95.

-OR-

Taxing units that adopted the sales tax before November 2019. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.

CY total taxable value. Enter the amount from line 21 of the *No-New- Revenue Tax Rate Worksheet* .

Sales tax adjustment rate. Divide line 50 by line 51 and multiply by \$100.

CY NNR tax rate, unadjusted for sales tax. Enter the rate from line 26 or 27, as applicable, on the *No-New- Revenue Tax Rate Worksheet* .

CY NNR tax rate, adjusted for sales tax.

Taxing units that adopted the sales tax in November 2019 or in May 2020.

Subtract line 52 from line 53. Skip to line 55 if you adopted the additional sales tax before November 2019.

CY voter-approval tax rate, unadjusted for sales tax. Enter the rate from line 47 or 48, as applicable, of the *Voter-Approval Tax Rate Worksheet* .

CY voter-approval tax rate, adjusted for sales tax. Subtract line 52 from line 55.

Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ.³⁷

The taxing unit shall provide its tax assessor-collector with a copy of the letter.³⁸

CY total taxable value. Enter the amount from line 21 of the *No-New- Revenue Tax Rate Worksheet* .

Additional rate for pollution control. Divide line 57 by line 58 and multiply by 100.

CY voter-approval tax rate, adjusted for pollution control. Add line 59 to one of the following lines (as applicable): line 47, line 48 (counties) or line 56 (units with the additional sales tax).

PY unused increment rate. Subtract the PY actual tax rate and the PY unused increment rate from the PY voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.

2019 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.

2018 unused increment rate. Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.

CY unused increment rate. Add lines 61, 62, and 63.

CY voter-approval tax rate, adjusted for unused increment rate. Add line 64 to one of the following lines (as applicable): line 47, line 48 (counties), line 56 (taxing units with the additional sales tax) or line 60 (taxing units with pollution control).

Adjusted 2020 NNR M&O tax rate. Enter the rate from line 38 of the *Voter- Approval Tax Rate Worksheet* .

CY total taxable value. Enter the amount from line 21 of the *No-New- Revenue Tax Rate Worksheet* .

Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by line 67 and multiply by \$100.

2020 debt rate. Enter the rate from line 46 of the *Voter-Approval Tax Rate Worksheet* .

De minimis rate. Add lines 66,68, and 69.

<u>2020</u>	<u>2021</u>	<u>;</u>
486,662,235	535,108,426	
<u>(58,796,429)</u>	<u>(71,047,833)</u>	
427,865,806	464,060,593	
0.00150000	0.00150000	
0	0	0
<u>0</u>	<u>0</u>	<u>0</u>
0 0	0 0	0
0	0	0
<u>0</u>	<u>0</u>	<u>0</u>
0 0	0 0	0
<u>0</u>	<u>0</u>	
427,865,806	464,060,593	
0	0	
0	570	

<u>1,189,188</u>		<u>1,129,942</u>		<u> </u>
1,189,188	1,189,188	1,130,512	1,130,512	
1,297,350		113,018		
<u>(2,770)</u>		<u>(590)</u>		<u> </u>
1,294,580	<u>1,294,580</u>	112,428	<u>112,428</u>	
	<u>2,483,768</u>		<u>1,242,940</u>	
	425,382,038		462,817,653	
	638,073		694,226	
	152		483	
	<u>0</u>		<u>0</u>	
	638,225		694,709	
520,322,899		610,656,263		
0		0		
0		0		
<u>0</u>		<u>0</u>		<u> </u>
520,322,899	520,322,899	610,656,263	610,656,263	0
16,629,010		473,095		

<u>0</u>		<u>0</u>		<u></u>
16,629,010	16,629,010	473,095	473,095	0
	<u>(71,195,770)</u>		<u>(75,866,104)</u>	
	465,756,139		535,263,254	
	0		0	
	<u>(30,237,259)</u>		<u>(48,284,608)</u>	
	<u>(30,237,259)</u>		<u>(48,284,608)</u>	
	435,518,880		486,978,646	
	0.00146544		0.00142657	
	0		0	
	0.00125440		0.00118321	
	<u>427,865,806</u>		<u>464,060,593</u>	
	536,715		549,081	
59,364		365		

82

0

0

0

0

0

59,446

596,161

365

549,446

0

435,518,880

486,978,646

0.00136885

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0.00136885

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0.00141676

0.00116777

146,313		149,463		147,562
(181)		0		
0		0		
0		0		
146,132	146,132	149,463	149,463	147,562
	0		0	
	146,132		149,463	
	0.990040		0.990040	
	147,602		150,967	
	465,756,139		535,263,254	
	0.000316909		0.000282042	
	0.0017337		0.0014498	
	0		0	
	0		0	

78,694

132,428

465,756,139

535,263,254

(0.00016896)

(0.00024741)

0.00146544

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0.00173367

0.00144981

0.001564711

0.001202400

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465,756,139

535,263,254

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0.00120240

0

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0

0

0

0

0 0

0.00006471 0.00006471

0.00000000

0.00156471	0.00126711
0.001368852	0.001128276
465,756,139	535,263,254
0.001073523	0.000934120
<u>0.000316909</u>	<u>0.000282042</u>
0.002759284	0.002344437

2022

0

0.00133440

0

0

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531,852,301

0

531,852,301

709,704

709,704

0

0

742,255,502

(50,550,181)

(50,550,181)

691,705,321

0.00102602

0
0.00112980

531,852,301
600,887

600,887

691,705,321

0.00086870

0.00086870

600,887

0.00089911

$$\frac{\quad}{147,562}$$
$$\frac{0}{147,562}$$

$$\frac{0.990040}{149,047}$$

$$\frac{742,255,502}{0.000200802}$$
$$0.0010999$$

149,047

250,715

742,255,502

(0.00033777)

0.00102602

0.00109991

0.000762136

742,255,502

0

0.00076214

0.00000000

0.00076214

0.000868703

742,255,502

0.000673622

0.000200802

0.001743128

565,699

Calculation of Sales Tax Adjustment Rate

Estimated sales tax revenue. e sales tax revenue for the previous four quarters.

CY total taxable value.

Sales tax adjustment rate. Divide Sales Tax Revenue by Total Taxable Value then multiply by \$100.

Last 4 quarters Sales Tax Revenue
\$250,715 \$1,002,858 X 25%
\$742,255,502
-0.033780

MEMORANDUM

June 23, 2022

TO : Mayor and Council
FROM : Rick Crowley, Interim City Administrator
SUBJECT : **Agenda Item** – Appointment with Pullen Family to Discuss Current Food Trailer Operation

In 2019, the Pullen family opened a food trailer operation, known as “Honey’s” on Mr. Pullen’s property on SH 205. The property most abutting SH 205 is in the City Limits by virtue of Mr. Pullen’s voluntary petition for annexation quite a number of years prior. The tract abutting SH 205 has been in the City Limits since that time, but Mr. Pullen owns a significant tract of land west of that tract which is in the unincorporated area of Rockwall County and not in the City Limits.

The Pullen family was aware that the City of McLendon-Chisholm did not allow food trucks or food trailers to operate in the City, so they hired a surveyor to set stakes to mark the City Limit line and set their food trailer behind the survey stakes and poles so as not to violate the City’s ordinances. I have examined those survey poles which are still in place. The food trailer is, in fact, behind those survey poles; however, during the course of other permitting requests, the question of whether the food trailer might actually be located in the City arose. Tax maps indicated that it is located in the City while some more detailed maps indicated that it was not. After more careful consideration, the Central Appraisal District came to the final determination that the food trailer and the pavilion located on the property is located inside the City Limits. This was further verified by other GIS sources as indicated by the attached drawing. The matter was discussed with the Pullen’s, and I suggested that they contact their surveyor to see if he could provide information to the contrary. They did that and the surveyor was unable to dispute that the trailer is located inside of the City Limits. The poles being set in the location that they were set in resulted from a miscommunication between the Pullens and their surveyor. Having reviewed the property and tract lines in the area, I can see how this miscommunication occurred.

The Pullens are aware that the City is in the process of considering ordinance revision that, if approved,

would establish parameters under which food trucks and food trailer may be allowed to operate in the City. They have requested to address the Council in an effort to resolve the circumstances noted above. From my discussion with them and from suggestions that I have made to them, I believe that the following information and requests will be provided for your consideration:

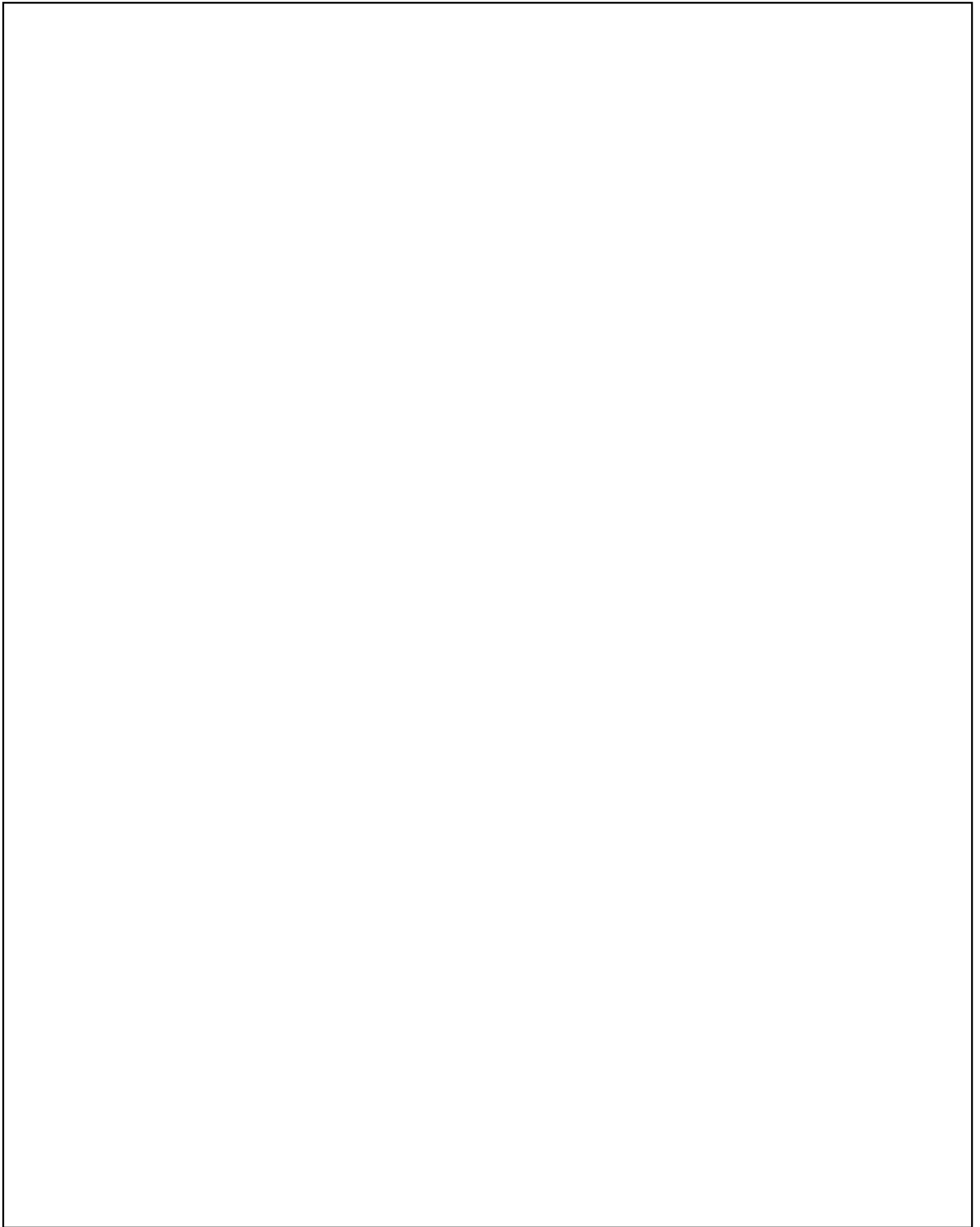
1. The Pullen's initial intent was to avoid violation of City Ordinances by locating the food trailer outside of the City Limits.
2. A misunderstanding between them and their survey resulted in unintentional location of the food trailer inside the City Limits.
3. Mr. Pullen has been paying Ad Valorem taxes to the City on the trailer and the pavilion (also located on the property) since each was placed in their current location; however, Mr. Pullen did not notice that he was being assessed and taxed for these improvements to the substantial amount of land for which he has always been taxed.
4. Honey's has been collecting sales taxes on items sold and those collected taxes have been remitted to the Texas Comptroller's Office as required. Sales tax collected and remitted has been at the County Rate.

The Pullens will likely request your consideration of the following temporary solution:

1. That they will contact the Texas Comptroller's Office to determine what is required to correct the sales tax collection and remittance issues given that the business has been located in the City Limits since it opened. This contact will also give them the information needed to begin collection of sales tax at the City rate and its remittance to the State.
2. That the Council authorize them to continue the current operation of Honey's until such time as the City has either adopted food truck/trailer ordinance revisions or determined that no changes will be made to establish terms under which food trucks and trailers can operate in the City. Depending on the outcome of the City's consideration of these matters, they will then either discontinue their operation, continue its operation in compliance with new regulations passed, or or move it outside of the City Limits.

Separately, the Pullens will likely ask the Council to give consideration to the question of whether the other food truck/trailer operations that have operated on the tract may continue to do so on the same terms as described above.

My assessment (above) as to what I expect the Pullens to present is based on my conversations with them over the course of the time that this issue has arisen. Of course, they will make their own presentation which could well vary from that indicated above. Only recently has the question of location of the Pullen's operation as being in the City Limits been considered. Prior to this the City has also been under the impression that Honey's was set back far enough to be outside of the City Limits.



MEMORANDUM

June 24, 2022

TO : Mayor and Council
FROM : Rick Crowley, Interim City Manager
SUBJECT : Emergency Warning Sirens or Other Options – Updated Information

At a previous meeting, the matter of emergency notifications to residents was discussed. The Staff indicated that updated information would be provided to you at a future meeting.

Chief Simmons has received information as to likely price increases since the original quotations for sirens was received. He will update the Council on both that updated pricing information and provide information as to other alternatives. Certain information provided by Chief Simmons is included in this packet.

Should sirens be the preference of the Council, and if they are approved for funding in an upcoming budget, there will be a host of other policy considerations to develop related to their operations. If that happens, there will be sufficient time to develop those policies as we wait on the delivery and installation of the sirens.

It is good to keep in mind the function of emergency warning sirens as this matter is being considered. Sirens are designed to alert people who are OUTSIDE of, for example, a predicted or eminent weather event. They are not designed to be heard inside of a home; however, depending on locations, they may actually be heard by those indoors.



8600 W. Bradley Road, Milwaukee, WI 53224
 Tel: (800) 243-2911
 Tel: +1 414 358-8000
 Fax: +1 414 358-8008
 Web: www.americansignal.com

Sales Person: Brad Swanson
 Quote #: 200328-B5
 Date: 3/19/2020

Project: McLendon-Chisholm OWS
 Company: McLendon-Chisholm
 Address: 1371 West FM 550
 City, State, ZIP: McLendon-Chisholm, TX 75032
 Country: USA
 Contact Name: Jim Simmons
 Title: Fire Chief/EMC
 E-Mail: jrschad@mcclendon-chisholm.com
 Telephone: 972-524-2077
 Mobile:
 Other:

Item	Qty.	Model	American Signal Equipment	Unit	Extended Price
T-128 AC/DC					
1	2	T-128-DC	Rotating Siren 129.5dB 48v DC Siren		\$ 70,881.67
2	2	TEMPEST™ AC/DC	AC/DC Motor Control 128 - UL Listed NEMA 4X Aluminum Powder Coated Gray	Included	Included
3	2	RTU-DC Door Mt.	RTU, Universal Controller, Panel Mount DC Tempest-MC's	Included	Included
4	2	SENSOR- Current	Current Sensor, Tempest-Series	Included	Included
5	2	ECC-KIT	Encrypted Communications Card	Included	Included
6	2	RK-V	TK7180K-30 Watt Kenwood Radio VHF 150-170Mhz	Included	Included
7	2	KIT-KCT-19	Kenwood 'Radio Interface, UHF/VHF MHz	Included	Included
8	2	KIT-OMNI-ANT-7	Antenna, VHF, 35' coax Omni-Directional	Included	Included
9	2	KIT-ARR-2	Lightning Arrestor, PL-259	Included	Included
10	2	BATT-1 M	Battery, 12V, Group 24 - Set of (4) for TEMPEST™ 48Vdc DC Controls for T-128	Included	Included
11	2	PM-4	Pole Mount - Tempest T-128	Included	Included
12					
Command And Control Software & Hardware					
13					
14	1	CSC-960-FSK	Central Station Controller-960, FSK Format includes 10 programmable push buttons	Included	Included
15	1	RK-V	TK7180K-30 Watt Kenwood Radio VHF 150-170Mhz	Included	Included
16	1	KIT-KCT-19	Kenwood 'Radio Interface, UHF/VHF MHz	Included	Included
17	1	KIT-ARR-2	Lightning Arrestor, PL-259	Included	Included
18	1	KIT-OMNI-ANT-100-V	Antenna, VHF, 100' coax Omni-Directional	Included	Included
19	1	NEXGen	CompuLert™ NEXGen Command and Control Server software with Google Chrome client. Requires Ubuntu LTS Server operating system, and Google Chrome for the Client	Included	Included
20	1	Server	Tower Server-Includes RAID 1 data mirroring, 8Gb RAM, 21" Monitor, Keyboard, Mouse. Preloaded with Ubuntu LTS and supporting environment for CompuLert™ NEXGen.	Included	Included
21	1	ECC-KIT	Encrypted Communications Card	Included	Included
22					
Installation					
23	2	Install	Provide 55' Class II Steel Pole. Assemble Components on Pole. Auger and Set Assembly. Underground Utility provided by Others.	Included	Included
24		Electrical requirements	AC/DC Siren requires 208VAC/240VAC 60 AMP, single phase service. DC Sirens require 120 VAC, 20 AMP, single phase service (does not include electric meter, base or socket). American Signal is not responsible for providing or paying for electric service, or electrical permits or inspections.		
25	1	Install	Installation of control point and NEXGEN software (if applicable)	Included	Included
26					
Other					
27	1	Bid Type	Customs	\$ -	\$ -
28	1	Bid Type	Bond	\$ -	\$ -
29					
Auger Clause					
30		Auger Clause	Pole Installation includes up to three hours of augering utilizing standard and rock auger bits. If during the three hour time period we are unable to achieve the depth required due to unforeseen circumstances such as rock, concrete, or any other underground impediment work will only continue when a written change order is received and accepted by ASC.		
30					
System Commissioning					
31	2	Commissioning	ASC Certified Installer to Perform Start Up and Commissioning of System. Price is per Siren Site. Includes Final inspection, Final Connections of Batteries, Testing Communications, Testing Siren at Site and remotely (if possible) (includes low reach bucket truck rental)	Included	Included
33					
Shipping					
34			EXW:8600 W. Bradley Road, Milwaukee Wisconsin 53224	\$	700.00
36			Standard ASC Warranty Applies to Order	\$	71,581.67
37			Taxes - Not Included		
38			Project Totals - US Funds	\$	71,581.67
Cost Increase from 2020 Approximately \$15,000 to \$20,000				25% Due with order =	\$ 17,895.42

Domestic Payment Terms:

All prices are in USD and Equipment Accounts are 25% due at time of order. (Engineering, Mobilization & Acquisition), 75% due Net 30 days upon shipment of equipment. If project is turn key installation contract 25% Down payment with 65% Net 30 days upon shipment of equipment to customer designated location or installers site with a 10% retainage. Net 10 days upon final start up and test of system. Payments tendered by Credit Card will be subject to a 4% processing Fee.

Validity: This quotation is valid for 30 days from date of issuance.

Shipping Terms: EXW Factory, 8600 W. Bradley Road, Milwaukee Wisconsin 53224 in accordance with Incoterms® 2010.

Installation services: If installation services are provided in contract, all change orders will be authorized in writing before work is performed outside of the scope of the contract. If during installation of a system we encounter rock that cannot be removed by standard drill and pier methods, all work will stop and the customer will be notified of the situation before work resumes. Special equipment required to penetrate the rock or other site conditions as well as relocation of the site/pole will continue on a cost plus basis once authorized in writing by the customer.

These are standard ASC Terms and Conditions and are not reflective of negotiated or proposed contract language under invitations to bid or final requests for proposals. All international orders require a full wire transfer of funds to our bank in Milwaukee, WI.



City of McLendon-Chisholm Fire Rescue

1371 West FM 550
McLendon-Chisholm, TX 75032

Best Weather APPS of 2022

Carrot Weather (Android, iOS: Free)

The Weather Channel (Android; iOS: Free)

Emergency: Alerts (Android; iOS)

NOAA Weather Radar Live: Clime (Android, iOS: Free)

1Weather (Android, iOS: Free)

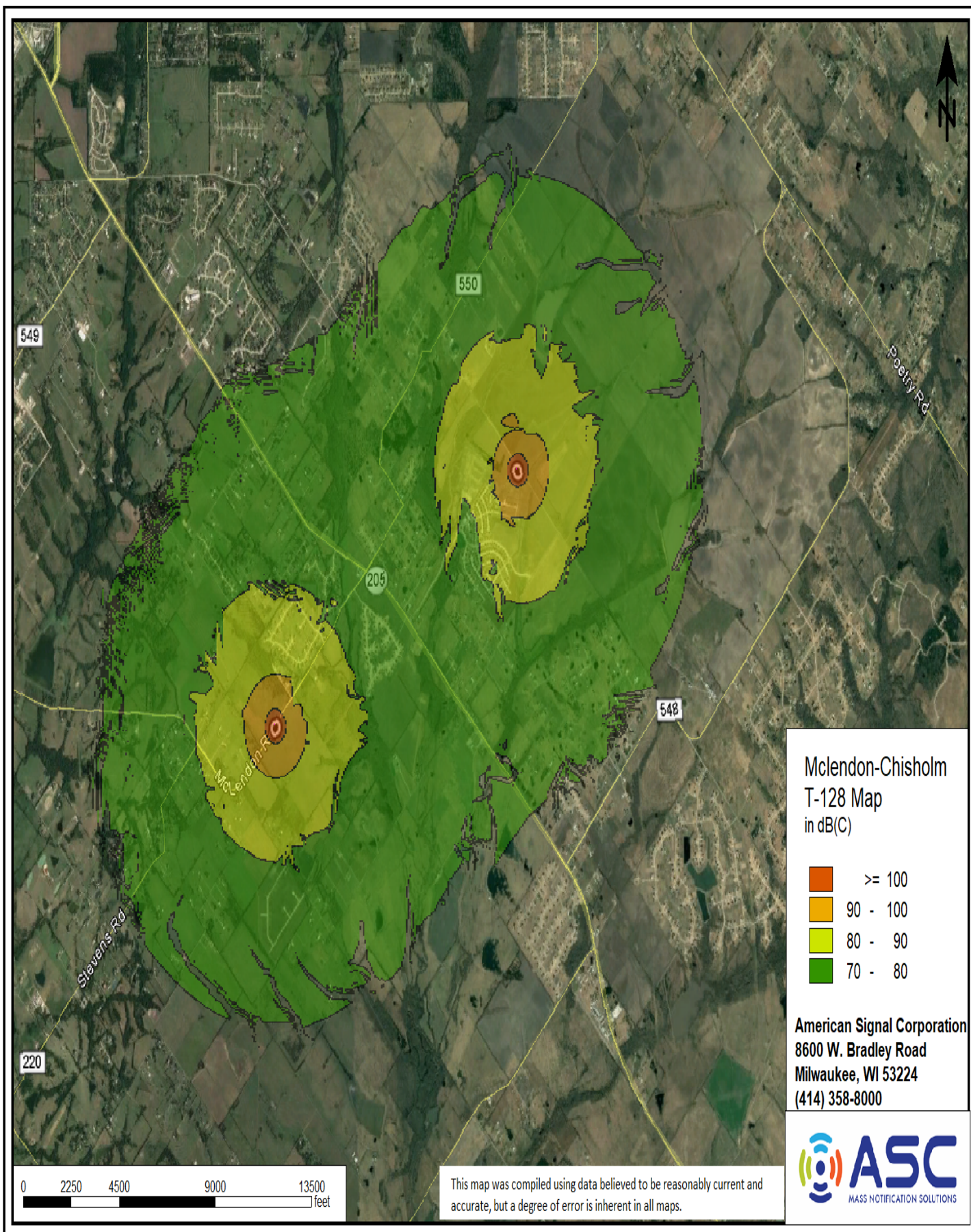
WeatherBug (Android, iOS: Free)

Weather on the Way (iOS: Free)

Yahoo Weather (Android, iOS: Free)

Weather Up (iOS: Free)

My Moon Phase (Android: \$1.99; iOS: Free)



MEMORANDUM

June 24, 2022

TO : Mayor and Council
FROM : Rick Crowley, Interim City Administrator
SUBJECT : Agenda Item - City Council Policy #3: Policy for Funding Acquisition of Large Capital Investment Projects and Items

Council Member Tucker has requested that the Council consider the adoption of the above referenced policy as a follow-up to Council Policy #2 previously adopted by the Council. This policy addresses procedures, required information, and other information to be provided to the Council when the subject acquisitions are requested for approval by the Council. If the Council has an interest in adoption of the policy, review by the Finance Director and City Attorney will follow to add any language that they may find appropriate.



City of McLendon-Chisholm Staff Report

Date:

June 24, 2022

Agenda Item:

Nominate and consider appointment to Planning & Zoning Commission

Background:

The Planning & Zoning Commission consists of 5 regular members and 2-3 alternates. Member are appointed for two-year terms. P&Z meets once per month. Four (4) members must be present to constitute a quorum. The P&Z Commission selects their own Chairperson and Five Chairperson among their selected members. The Commission hears applications for zoning changes, plats and other land use related items and makes recommendations for final decision by City Council.

P&Z Members' terms expire June 30 and new appointments are made in July.

The current members are:

Lesley Schwalje, Chairperson
Term Expires June 2023

Shari A. London
Term Expires June 2022 Is not seeking reappointment

Robert Rohde
Term Expires June 2023

Mark Kipphut
Term Expires June 2023

Daniela Swindoll
Term Expires June 2022 Seeking reappointment

Jody Wright, Alternate
Term Expires 2023

Brad Martin, Alternate
Term Expires June 2022

Is interested moving to a full seat

We have received one application for appointment to the committee

Floyd Gene Mclendon Jr.

Recommendation:

Staff recommends making nominations and appoint members at this meeting to ensure quorum requirements are reached for upcoming meetings.

Shelly Green, City Secretary