



**AGENDA
CITY COUNCIL MEETING
TUESDAY, AUGUST 23, 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. CONSENT AGENDA	
5.1. Consider approval of the minutes of the August 9, 2022 City Council Meeting 08.09.22	5 - 11
5.2. Consider an Amended Resolution providing for authorized signatures to the City's financial accounts. Amended Resolution Authorizing Signatories	12
5.3. Budget Report July 2022 Budget Report - July	13 - 29
5.4. Building Official Report 2022 July MC permit count report 2022 North East Texas Inspection Council report -July 2022	30 - 36
5.5. Animal Control Report July 2022 American Dog Report July 2022	37
5.6. McLendon-Chisholm Fire Rescue Report July 2022 Calls by District July 2022 Calls by Incident July 2022	38 - 41
5.7. CWD Report July 2022 Monthly Report July 2022	42 - 46
5.8. Code Compliance Report July 2022 Monthy Report - July 2022 Monthy Report - June 2022	47 - 48

- 5.9. Sheriff's Report
[Monthly Report - July](#)

6. PUBLIC HEARINGS

- 6.1. Conduct a public hearing to hear public comments regarding a change in zoning district designation from Agricultural to General Business on property located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm, Texas.
- 6.2. Conduct a public hearing to hear public comments regarding a request for a specific use permit for the sale of on-premise consumption of beer and wine coincident with the sale of said beer and wine from the adjacent grocery store on 7.6 acres of land located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm, Texas.

7. ITEMS FOR CONSIDERATION

- 7.1. Consider approval of a Memorandum of Understanding between the City of McLendon-Chisholm and the City of Terrell - Extra Territorial Jurisdiction (ETJ) examination, future exploration of water and wastewater and other common city-related issues. 52 - 57
[Memorandum of Understanding](#)
[Location Map](#)
[Staff Report MOU City of Terrell, Texas](#)
- 7.2. Discuss and consider a resolution approving a water Certificate of Convenience and Necessity (CCN) under certain conditions which CCN service area will include portions of the City's corporate limits and portions of the City's Extra Territorial Jurisdiction (ETJ). 58 - 61
[Trilogy \(Huffines\) initial resolution](#)
[Staff Report](#)
- 7.3. Consider approval of a request for a zoning change from Agricultural to General Business on property located southeast of the intersection of FM 550 and S 205, McLendon-Chisholm, Texas. 62 - 75
[Application](#)
[Staff Recommendation](#)
- 7.4. Consider approval of a request for a specific use permit for the sale of on-premise consumption of beer and wine coincident with the sale of said beer and wine from the adjacent grocery store on 7.6 acres of land located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm, Texas. 76 - 93
[SUP Application](#)
[Outdoor Seating](#)
[Staff Recommendation](#)
- 7.5. Consider approval of a request of Mil/Way Investors, LLC and Brookshire Grocery Company for the replat of Lot 3, Block 1, of the SH 205/550 Addition creating Lot 3R with 2.510 acres of land and 1.63 acres of land 94 - 102

[RCAD 7354] to create a new Lot 4, Block 1 containing 7.695 acres of land.

[Application](#)

[Plat](#)

[Staff Recommendation](#)

- 7.6. Reconsideration of the previously approved preliminary plat and consideration of the final plat for Sonoma Verde Phase 3. 103 - 109

[Application](#)

[Staff Recommendation](#)

- 7.7. Reconsideration of the previously approved preliminary plat and consideration of the final plat for Sonoma Verde Phase 5. 110 - 116

[Application](#)

[Staff Recommendation](#)

- 7.8. Consider the request for Alicia and Carlos Rojas for approval of a final plat on a 2.97 acres tract of land to create a building site for a new residence and the replat of Lot 27 Quail Creek Phase 2 to allow for a utility, fire lane, access and drainage easement. 117 - 122

[Application](#)

[Staff Recommendation](#)

- 7.9. Consider the request of RCH Water Supply Corporation for approval of a final plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower. 123 - 127

[Application](#)

[Staff Recommendation](#)

- 7.10. Consider the request of Amir Lakhani for approval of a final plat for a two and one-half acre tract of land located at 10689 SH 205, within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. The site is located at the southeast corner of the intersection of SH 205 and FM 548. 128 - 134

[Application](#)

[Staff Report](#)

- 7.11. Consider approval/disapproval city-wide outdoor sirens.

- 7.12. Presentation of preliminary 2022-23 Budget 135 - 143

[Preliminary Budget](#)

8. EXECUTIVE SESSION

- 8.1. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.074(a)(1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: Employee Status

- 8.2. Adjourn into Executive Session (Closed Session) in accordance with Texas Government Code: 551.072 Real Property matters to deliberate the purchase, exchange, lease, or value of real property: Acquisition
- 8.3. Reconvene Regular Meeting
- 8.4. Executive Session Action
- 9. UPDATES, DISCUSSION AND DIRECTION TO STAFF
- 10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

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

- 10.1. Mayor Short
- 10.2. Mayor Pro Tem Woessner
- 10.3. Council Member Kipphut
[PLanning Consortium Report](#)
- 10.4. Council Member Tucker
- 10.5. Council Member Purdy
- 10.6. Council Member McNeal
- 11. ADJOURN

144 - 164

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., August 19, 2022, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
August 9, 2022**

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, August 9, 2022, at City Hall 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short Trudy Woessner Lorna Kipphut Dyon Purdy	Mayor Mayor Pro Tem Council Member Council Member
Absent:	Bryan McNeal Daniel Tucker	Council Member Council Member
Staff Present:	Konrad Hildebrandt Shelly Green Jim Simmons Michael Halla Mark Woodruff	City Administrator City Secretary Fire Chief City Attorney Code Compliance Officer

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:31 p.m.

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

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

3. RULES OF DECORUM

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

4. CITIZEN COMMENTS

Tom Hritz, 1305 Somerset Ln. Addressed the issues with RCH Water Supply and who can grant new connections.

Shari London, 216 Harvest Ridge Dr. Gave a report on the new information she has gathered regarding RCH Water Supply Corporation.

Dennis London, 216 Harvest Ridge Dr. Addressed building density in the City.

Adrienne Balkum, 1518 Firenze Ct. Addressed RCH water issues.

Paul Day, 1 Glen Hollow. Addressed issues with RCH water supply.

Mayor Short closed citizen comments at 6:56 p.m.

5. PRESENTATIONS

5.1. RCH

Jackie Pullen and Warren Hodges attended the meeting to represent RCH Water Supply Corporation and address questions presented to them.

Mayor Short asked Mr. Pullen if he can commit to two bi-annual meetings with them concerning updates on projects so they can know where the city stands as far as water and everything else. Mr. Pullen stated he can do that.

Mayor Short then asked if he can take the time to submit us a copy of their annual certified audit to our city administrator. Mr. Pullen stated he can do that.

Mr. Pullen responded to complaints about high water bills and the meters not being read correctly. He explained they will be going to electronic meter reading equipment.

Most of the following conversations are not included in these minutes due to low, or no, volume on the recording.

Mayor Short advised any citizens who have questions to forward those to City Administrator Hildebrandt and they will be addressed.

6. APPROVAL OF MINUTES

6.1. Consider approval of the minutes of the July 26, 2022, City Council Meeting

MOTION: APPROVE THE MINUTES WITH THE AMENDED CHANGE IN PARAGRAPH 4.1 FROM MR. CURTIS PARKER TO MR. TONY CRAWFORD.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Purdy
APPROVAL: Unanimous

7. ITEMS FOR DISCUSSION

7.1. Consider an interlocal agreement between the County of Rockwall, Texas, and the City of McLendon-Chisholm, Texas for fire protection services.

Chief Simmons presented this item. He explained this is the agreement the City enters into to provide fire protection for the unincorporated area in the County. This year there were discussions to start looking at how they figure up the funding for the unincorporated area. These discussions resulted in three main categories on how they grade and how they come up with the funding. The categories are: (1) Call Volume; (2) Roof Tops; and, (3) District land mass. Last year the City received \$77,500 and this year they increased the funding to \$127,813.

MOTION: SIGN THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF ROCKWALL, TEXAS, AND THE CITY OF MCLENDON-CHISHOLM, TEXAS FOR FIRE PROTECTION SERVICES

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Purdy
APPROVAL: Unanimous

7.2. Fireworks Ordinance

Chief Simmons explained he was asked to bring an ordinance before the Council. He stated he does not think we need a blanket “no fireworks” ban throughout the city limits. This is just for Council to start talking if they are even looking at wanting to do this.

He presented a very standard, generic ordinance that fits just about any city around us, as a matter of fact it comes from other cities. He stated he doesn’t think this fits what we need to do here if we even need to do it.

MOTION: TABLE ITEM 7.2 UNTIL THE AUGUST 23, 2022 MEETING.

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

7.3. Discussion and approval of a City-Wide and ETJ street sign project

Code Enforcement Officer Mark Woodruff presented this item. He presented the new street signs he is proposing. He asked for the Council’s blessing to implement this project and stated there is sufficient funds in the budget for this item. He proposed a total of nine intersections he wants to begin with. He expressed his feelings that this project will be a positive approach to McLendon-Chisholm, setting us apart from surrounding cities and enhancing the overall image of our community.

Council Member Kipphut ask if we need to get county and TxDot approval for the signs in the ETJ.

Code Enforcement Officer Woodruff explained these are examples.

City Administrator Hildebrandt stated we would get approval from the County. The request is to just to get this project implemented. The cost will be approximately \$250 per sign.

MOTION: TABLE ITEM 7.3 UNTIL THE AUGUST 23, 2022 MEETING, WAITING ON FURTHER COST ESTIMATES AND SIGN PLACEMENT.

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

7.4. Discussion and possible action to approve a resolution declaring several apparatuses as “surplus” equipment to be sold.

Chief Simmons explained they have two apparatus right now that they are trying to go ahead and ask the council to put out as surplus. The two items are a 2004 F-250 Diesel 4x4 Pickup (Command 1) and a 2004 E-One Cyclone Pumper 1250 gpm pump with 500-gal tank (Engine 1).

The following Resolution was proposed for this item:

Resolution 2022-11
A resolution of the City of McLendon-Chisholm, Texas, declaring certain property to be surplus property and authorizing the disposition of same in a manner which is beneficial to the City.

MOTION: APPROVE THE RESOLUTION DECLARING SEVERAL APPARATUSES AS SURPLUS EQUIPMENT TO BE SOLD.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Purdy
APPROVAL: Unanimous

Mayor Short called a brief recess at 7:55 p.m. and resumed the meeting at 8:01 p.m.

7.5. FY 23 Budget

City Administrator Hildebrandt introduced four items to be presented/discussed:

1. Budget Timeline
2. Ad Valorem Tax Rates
3. New Budget Requests
4. Employee Census and new employee request and COLA requests

The goal is to present and get feedback on any potential additional items that the Council would like to see in the FY23 budget.

General discussion followed.

No Action Taken

7.6. Discussion and approval of final ordinance regulating food trucks

Mayor Short asked if this ordinance will cover "Alcohol Trucks" or would that be a different item.

City Attorney Halla stated they can go ahead and approve this ordinance and that alcohol trucks can be incorporated with an amendment.

Ordinance 2022-05

An ordinance amending the Code of the City of McLendon-Chisholm, by adding a new section to Chapter 4, "Business Regulations", entitled Section 4.03, "Mobile Food Vendors", with associated regulations under the title; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; providing for a penalty in an amount no to exceed \$2,000 for each day of violation of any provision hereof by inclusion into the code; and providing for severability and notice.

MOTION: APPROVE THE ORDINANCE REGULATING FOOD TRUCKS.

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Purdy

Code Enforcement Officer Woodruff will be responsible for enforcing this ordinance.

APPROVAL: Unanimous

8. EXECUTIVE SESSION

- 8.1. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:071(2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Profession Conduct of the State Bar of Texas clearly conflicts with this chapter.**

No Executive Session was held.

9. UPDATES, DISCUSSION AND DIRECTION TO STAFF

None

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

None

11. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 8:40 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

Resolution No. 2022-10
Approved 08/23/2022

**CITY OF MCLENDON-CHISHOLM
RESOLUTION NO. 2022-10 - **AMENDED****

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MCLENDON-CHISHOLM, TEXAS, PROVIDING FOR AUTHORIZED
SIGNATORIES TO THE CITY'S FINANCIAL ACCOUNTS WITH
ALLIANCE BANK, TEXPOOL, LOGIC, AND WILMINGTON TRUST;
AND PROVIDING AN EFFECTIVE DATE.**

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

SECTION 1: That the following elected or appointed City officials:

**KEITH SHORT, MAYOR;
TRUDY WOESSNER, COUNCIL MEMBER
KONRAD HILDEBRANDT, CITY ADMINISTRATOR
ROCHELLE GREEN, CITY SECRETARY**

are hereby authorized signatories for the City of McLendon-Chisholm accounts with Alliance Bank, TexPool, LOGIC, and Wilmington Trust.

SECTION 2: That the following elected or appointed City official is here by removed as an authorized signatory for the City of McLendon-Chisholm accounts with Alliance Bank, TexPool, LOGIC, and Wilmington Trust.

LISA PALOMBA, CITY ADMINISTRATOR

SECTION 2: That the City Secretary shall cause signature cards to be prepared and executed reflecting the intent of this Resolution.

SECTION 3: That this Resolution shall take effect immediately from and after its adoption, and it is so resolved.

PASSED AND APPROVED this 23rd day of August 2022.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

City of McLendon Chisholm
General Fund Financial Summary
For the ten months ended July 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
302 · Franchise Income	693	\$ 207,145	104%	\$ 200,000	738	\$ 186,145	95%	\$ 195,000
303 · Development Income	3,400	59,724	88%	68,000	-	104,450	696%	15,000
304 · Building Permit Income	70,190	1,015,375	126%	808,000	23,238	649,472	93%	696,127
305 · Municipal Court Income		9,000	- %	-		2,706	541%	500
306 · Interest Income	4,873	13,361	167%	8,000	204	5,455	22%	25,000
307 · Sign Permit Income		-	- %	-		-	0%	-
308 · Septic Fees	1,100	10,375	80%	13,000	300	9,850	90%	11,000
309 · Food Enforcement		1,050	88%	1,200	300	1,200	100%	1,200
310 · Sales Tax Revenue	167,193	910,045	212%	430,000	36,615	473,498	139%	341,608
311 · PID Admin Expense Reimbursement		-	- %	-		-	- %	-
313 · Donations		120	- %	-		(220)	-44%	500
314 · Copies Public Inf. Income		-	- %	-		20	20%	100
315 · Miscellaneous Income		845	- %	-		118,979	101%	118,000
317 · Ad Valorem Tax	1,426	679,193	70%	976,883	2,193	623,354	113%	551,083
318 · Tax Certifications		-	- %	-		-	- %	-
321 · Credit Card Fee Revenue	44	1,096	63%	1,750	77	1,571	199%	790
325 · Hotel Occupancy Tax		-	- %	3,400		2,542	- %	-
Transfer from Fire Capital Fund		1,092,278	- %	-		10,355	3%	410,465
Transfer from Unassigned Surplus			- %	-			0%	50,835
Total Revenue	\$ 248,918	\$ 3,999,607	159%	\$ 2,510,233	\$ 63,665	\$ 2,189,375	91%	\$ 2,417,208
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ -	0%	\$ 1,000		\$ 230	- %	\$ 1,000
402 · Election Expense		6,543	65%	10,000		8,157	- %	25,000
410 · Building Inspections	7,875	203,075	121%	168,000	6,650	119,500	71%	167,264
411 · Environment Regulation Expense	1,350	8,095	- %	-	4,758	12,391	231%	5,375
41202 · CE Salary	2,736	28,476	52%	54,379	1,764	17,597		30,000
41203 · CE Fuel		-	- %	750		42		-

City of McLendon Chisholm
General Fund Financial Summary
For the ten months ended July 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
41204 · CE Vehicle Repairs & Maint		117	- %	525		1,938		-
41205 · CE Supplies & Other Expenses	1,020	4,024	- %	31,050	205	1,058		-
41301 · City Planner Salary & Benefits				80,912				
41302 · City Planner Supplies & Other Expenses				5,000				
414 · Animal Control	1,590	15,900	83%	19,080	1,590	15,900	- %	19,196
415 · Section 380 Grant Program	25,209	252,088	298%	84,700	11,162	76,390	- %	7,800
416 · Bad Debt		-	- %	-		-	- %	-
418 · Membership Fees		1,618	81%	2,000	75	2,079	104%	2,000
422 · Public Notice Expense	182	4,821	49%	9,800		6,794	58%	11,750
423 · Community Functions		1,506	50%	3,000		550	55%	1,000
426 · Appraisal District Collection		9,558	112%	8,535		7,257	97%	7,500
429 · Street Lights	234	2,331	69%	3,400	246	2,709	93%	2,900
Total 400 Operating Expenditures	\$ 40,195	\$ 538,152	112%	\$ 482,131	\$ 26,450	\$ 272,590	97%	\$ 280,785
Occupancy Expenditures								
502 · Electricity	321	\$ 2,774	92%	\$ 3,000	636	2,833	98%	\$ 2,900
506 · Water	571	3,243	93%	3,500	268	2,762	27%	10,239
510 · Propane Gas		-	- %	-		-	0%	870
512 · Trash Pick up		-	- %	-		-	- %	-
514 · Building Maint/Improvements	1,866	21,244	146%	14,600	890	11,073	92%	12,000
516 · Lawn Maintenance	3,384	10,517	701%	1,500	685	6,850	86%	8,000
518 · Janitorial		-	- %	-		-	- %	-
520 · Telephone & Internet	945	8,701	97%	9,000	782	7,588	91%	8,300
522 · Website Expense		8,360	70%	12,000	120	480	19%	2,500
522.1 · Website Design/Redesign	2,120	2,120	- %	-	2,000	7,000		10,000
522.2 · Audio/Video Chamber Updates		-	- %	-		21,240		42,280
Total 500 Occupancy Expenditures	\$ 9,207	\$ 56,959	131%	\$ 43,600	\$ 5,380	\$ 59,825	62%	\$ 97,089

**City of McLendon Chisholm
General Fund Financial Summary
For the ten months ended July 31, 2022**

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
General & Administrative Expenditures								
603 · Citizen Recognition	-	\$ -	- %	-	-	\$ -	- %	\$ -
604 · Municipal Manuals, Books & Maps		-	0%	500		158	32%	500
606 · Employee Costs	20,061	238,844	102%	235,081	18,368	195,890	88%	222,187
618 · Liability Insurance		6,012	92%	6,500		5,563	96%	5,821
619 · Software Subscriptions	888	25,334	78%	32,600	605	23,254	63%	37,100
621 · IT Support	1,390	9,870	97%	10,200	900	8,375	120%	7,000
622 · Office Supplies - City Hall	618	4,870	81%	6,000	256	5,047	144%	3,500
623 · Office Equipment	151	2,431	113%	2,150	149	1,812	20%	8,900
624 · Office Equip Maintenance		3,472	83%	4,200	-	3,123	69%	4,500
625 · Printed Materials	19	2,083	104%	2,000	159	563	28%	2,000
626 · Postage-City Hall	296	1,132	69%	1,650	831	2,592	173%	1,500
628 · Bank Fees	225	2,670	157%	1,700	211	1,719	86%	2,000
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	50,000	83%	60,000	5,000	50,000	83%	60,000
63002 - Financial Audit		-	0%	17,000		-	0%	16,000
63003 - Legal	2,500	31,062	86%	36,000	2,340	27,482	69%	40,000
63005 - City Planner	3,000	50,505	- %	-	1,455	42,015	168%	25,000
63005.1 - Comprehensive Plan		5,979	- %	-	8,837	75,347	105%	71,950
63008 - Consultants	1,161	24,134	34%	71,000	3,636	18,234	70%	26,000
63009 - Engineering		-	0%	10,000		1,800	7%	25,000
632 · Emergency Management		-	- %	-		1,231	- %	-
645 · Transcription Services		-	- %	-		-	- %	-
646 · Mileage Expense		74	10%	750		515	69%	750
647 · Council Meetings & Development		2,098	262%	800		367	46%	800
648 · Training		1,637	23%	7,000	1,675	3,260	47%	7,000
649 · Expense Account - City Administrator	52	97	- %	-		-	- %	-
650 · Expense Account - Mayor		43	- %	-		-	- %	-

City of McLendon Chisholm
General Fund Financial Summary
For the ten months ended July 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
652 · Staff Appreciation		189	24%	800		-	0%	800
655 · Code of Ordinance		-	0%	3,500		-	0%	4,000
699 · Miscellaneous Expense		304	145%	210		439	- %	-
						-		
Total G & A Expenditures	\$ 35,361	\$ 462,840	91%	\$ 509,641	\$ 44,422	468,786	82%	\$ 572,308
700 · Capital Expenditures - Public Safety		\$ -	- %	\$ -	\$ -	\$ 10,355	3%	\$ 410,465
700 · Capital Expenditures - Operating		103,036	56%	185,000	-	54,565	99%	55,000
Transfer to Public Safety Fund	64,664	762,756	97%	789,525	33,096	528,720	91%	581,318
Transfer to Capital Projects Fund		1,092,278	- %	-	35,409	420,768	100%	420,243
Total Capital Expenditures & Transfers	\$ 64,664	\$ 1,958,070	201%	\$ 974,525	\$ 68,505	\$ 1,014,409	69%	\$ 1,467,026
Total Expenditures	\$ 149,428	\$ 3,016,021	150%	\$ 2,009,897	\$ 144,757	\$ 1,815,611	75%	\$ 2,417,208
Surplus (Deficit)	\$ 99,490	\$ 983,585	197%	\$ 500,336	\$ (81,092)	\$ 373,765		\$ -

City of McLendon Chisholm
Utility Fund Financial Summary
For the ten months ended July 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
306 · Interest Income	\$ 1,038	\$ 2,684	342%	\$ 786	\$ 20	\$ 566	9%	\$ 6,000
Sewer Utility Revenue								
32200 · Sewer Usage Fees	59,548	\$ 452,817	85%	530,414	32,446	309,755	101%	306,625
32201 · Sewer Tap Fees	12,000	465,000	131%	355,500	6,000	246,000	75%	327,000
32204 · Sewer Deposit Refunds		(3,749)	160%	(2,345)	(64)	(2,083)	247%	(845)
Total Revenue	72,586	\$ 916,752	104%	\$ 884,355	38,402	\$ 554,237	87%	\$ 638,780
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	4,410	\$ 41,778	87%	\$ 47,750	3,765	\$ 37,264	81%	\$ 46,000
41305 · O&M Maintenance	237	38,397	83%	46,377	727	31,189	79%	39,500
41308 · Electricity	9	90	83%	108	9	90	0%	150
41310 · Sewer Treatment	35,000	301,838	94%	322,518	27,605	254,998	84%	304,000
41311 · Infiltration Contingency		3,175	0%	-				
41312 · Tap Fee Developer Rebate	7,200	279,000	131%	213,300	3,600	147,600	75%	196,200
Total Operations Expenditures	\$ 46,856	\$ 664,278	105%	\$ 630,053	\$ 35,706	\$ 471,141	80%	\$ 585,850
600 · General & Administrative Exp	\$ 1,274	\$ 13,014	85%	\$ 15,323	\$ 1,274	\$ 12,771	84%	\$ 15,293
Total Expenditures	48,130	\$ 677,292	105%	\$ 645,376	36,980	\$ 483,912	80%	\$ 601,143
Surplus (Deficit)	24,457	\$ 239,460	100%	\$ 238,979	1,422	\$ 70,325	187%	\$ 37,637

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

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Adopted Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	\$ 536	121,803	111%	\$ 109,568	\$ 616	\$ 167,597	114%	\$ 147,552
306 · Interest Income	880	600	18%	3,375	750	\$ 3,388	- %	6,900
Transfer from Excess Bond Proceeds		-	- %	-		\$ -	- %	-
Transfer From Interest & Sinking Surplus		-	- %	-		-	- %	-
Total Revenue and Transfers In	\$ 1,416	\$ 122,402	108%	\$ 112,943	\$ 1,366	\$ 170,985	111%	\$ 154,452
Expenditures								
628 · Bank Fees Expense		\$ 1,100	210%	\$ 525	\$ 750	\$ 1,100		\$ 5,850
660 · Bond Interest Expense	4,539	45,390	83%	54,463	4,693	\$ 46,930	83%	56,312
802 · Bond Cost Amortization		-	- %			\$ -	- %	-
803 · Bond Premium Amortization		-	- %		(757)	\$ (7,572)	- %	-
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	\$ 141,490	94%	\$ 149,988	\$ 4,686	\$ 130,458	86%	\$ 152,162
Surplus (Deficit)	\$ (3,123)	\$ (19,088)	52%	\$ (37,045)	\$ (3,320)	\$ 40,527	1770%	\$ 2,290

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

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
Interest Income								
30600 · Alliance Interest Income	\$ 263	\$ 812	%		\$ 1	\$ 42	%	\$ -
313 · Donations		1,100	%			2,500	%	0
316 · County Contract		77,500	100%	77,500		0	0%	77,500
319 · Grants		0	%		9,694	110,853	94%	117,600
Transfer from General Fund	64,664	762,754	97%	790,311	33,096	529,215	91%	581,318
Total Revenue	\$ 64,927	\$ 842,166	97%	\$ 867,811	\$ 42,791	\$ 642,609	83%	\$ 776,418
Expenditures								
Public Safety								
43001 · Liability Insurance		\$ 10,134	114%	\$ 8,900	0	\$ 7,749	97%	\$ 7,962
43002 · Fuel	2,190	17,461	139%	12,600	1,210	10,974	110%	10,000
43003 · Maintenance & Repair - Vehicles	2,111	49,601	142%	35,000	57	35,105	100%	35,000
43004 · Maintenance & Repair - Station	211	6,808	45%	15,000	447	5,994	50%	12,000
43005 · Gear and Supplies	663	38,238	190%	20,100	680	13,711	60%	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		11,690	117%	10,000	32	4,138	41%	10,000
43010 · Software		19	17%	115	0	93	80%	115
43030 · EMS	1,428	6,311	116%	5,454	0	5,454	100%	5,454
Total Public Safety	\$ 6,602	\$155,373	111%	\$140,418	2,426	\$99,085	72%	\$136,780
Occupancy Expenditures								
502 · Electricity	\$ 842	\$ 5,899	74%	\$ 8,000	347	\$ 3,221	92%	\$ 3,500
506 · Water	292	3,262	272%	1,200	140	712	142%	500
516 · Lawn Maintenance		0	0%	0	0	60	0%	0
520 · Telephone & Internet	155	2,275	91%	2,500	216	2,038	82%	2,500
Total 500 · Occupancy Expenditures	\$ 1,289	\$ 11,436	98%	\$ 11,700	702	\$ 6,031	93%	\$ 6,500
General & Administrative Exp								
60601 · Staff Salaries	\$ 40,249	\$ 419,865	87%	\$ 484,797	29,314	\$ 392,098	83%	\$ 471,678
60602 · Hourly PTO	1,308	7,496	%		0	7,027	0%	0

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

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
60604 · Holiday Pay	2,653	20,435	%		1,134	3,795	0%	0
60609 · Payroll Tax Expense	3,319	33,787	91%	37,087	0	3,575	10%	35,515
60612 · Retirement Plan Contributions	2,681	26,820	90%	29,945	2,401	29,829	135%	22,045
60613 · Health Insurance Expense	6,294	56,487	73%	77,729	1,945	16,594	22%	75,513
60614 · Dental Insurance Expense	470	4,286	%		2,958	45,770	0%	0
60615 · Vision Insurance	63	457	%		185	3,328	0%	0
60616 · Disability Insurance		2,198	69%	3,193	48	445	0%	0
60617 · OPEB Expense						0		
60618 · Salary PTO 37-84 months		2,444	%		1,678	2,998	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	%			1,693	74%	2,276
62801 · Service Charges		25	%					
652 · Staff Appreciation		285	36%	800		39	5%	800
699 · Miscellaneous Expenses		1,441	%			180	0%	0
Total 600 · General & Administrative Exp	\$ 57,036	\$ 612,657	92%	\$ 665,693	39,664	\$ 527,138	83%	\$ 633,138
700 · Capital Expenditures		62,700		50,000		10,355		
Total Expenditures	\$ 64,927	\$ 842,166		\$ 867,811	42,791	\$ 642,609		\$ 776,418
Surplus/(Deficit)	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

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

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	July 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	July 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
315 · Miscellaneous Income						\$ 18,201.00		
Transfer from General Fund	\$ -	\$ 1,092,278		\$ -	0	\$ -		\$ -
Total Revenue	<u>\$ -</u>	<u>\$ 1,092,278</u>			<u>0</u>	<u>\$ 18,201</u>		
						\$ -		
700 · Capital Expenditures - Public Safety	\$ -	1,092,278	- %	\$ -	\$ 304,999	\$ 2,196,573	54%	\$ 4,054,935
700 · Capital Expenditures - Utility Fund		-	- %	-	35,409	\$ 420,768	100%	420,243
Total Expenditures	<u>\$ -</u>	<u>\$ 1,092,278</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ 340,408</u>	<u>\$ 2,617,340</u>	<u>58%</u>	<u>\$ 4,475,178</u>
Surplus/(Deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ (340,408)</u>	<u>\$ (2,599,139)</u>	<u>58%</u>	<u>\$ (4,475,178)</u>

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

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue				
302 · Franchise Income				
30204-1 · DirecTV	466.58	0.00	0.00	0.00
30213-1 · Community Waste Disposal	226.15	0.00	0.00	0.00
Total 302 · Franchise Income	692.73	0.00	0.00	0.00
303 · Development Income				
30301 · BOA	400.00	0.00	0.00	0.00
30304 · Plat Income	3,000.00	0.00	0.00	0.00
Total 303 · Development Income	3,400.00	0.00	0.00	0.00
304 · Building Permit Income				
30401 · Contractor Registration Fee Inc	400.00	0.00	0.00	0.00
30404 · Inspection Income	10,625.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	58,964.63	0.00	0.00	0.00
30408 · Swimming Pool Permits	200.00	0.00	0.00	0.00
Total 304 · Building Permit Income	70,189.63	0.00	0.00	0.00
306 · Interest Income				
30600 · Alliance Interest Income	1,361.98	0.00	263.02	432.38
30602 · Logic Interest Income	3,486.04	77.20	0.00	606.10
30603 · Tex Pool Interest Income	24.80	0.00	0.00	0.00
30607 · Wilmington Accrued Int Income	0.00	802.73	0.00	0.00
Total 306 · Interest Income	4,872.82	879.93	263.02	1,038.48
308 · Septic Fees				
30801 · OSSF Fee Income	1,100.00	0.00	0.00	0.00
Total 308 · Septic Fees	1,100.00	0.00	0.00	0.00
310 · Sales Tax Revenue	167,192.67	0.00	0.00	0.00
317 · Ad Valorem Tax				
31701 · Ad Valorem Tax - M&O	1,749.66	0.00	0.00	0.00
31702 · Ad Valorem Tax - City Hall	0.00	584.82	0.00	0.00
31703 · Ad Valorem Refunds - M&O	-361.83	0.00	0.00	0.00

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

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
31705 · Ad Valorem Tax - Prior Years	22.94	16.12	0.00	0.00
31706 · Ad Valorem Tax - Penalty	2.75	1.93	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	-75.17	0.00	0.00
31709 · Ad Valorem Tax - Interest	12.16	8.54	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.21	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	1,425.89	536.24	0.00	0.00
321 · Credit Card Fee Revenue	44.27	0.00	0.00	0.00
322 · Sewer Utility Revenue				
32200 · Sewer Usage Fees	0.00	0.00	0.00	59,548.14
32201 · Sewer Tap Fees	0.00	0.00	0.00	12,000.00
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	71,548.14
Total Income	248,918.01	1,416.17	263.02	72,586.62
Gross Profit	248,918.01	1,416.17	263.02	72,586.62
Expense				
400 · Operating Expenditures				
410 · Building Inspections				
41003 · Building Inspections	7,875.00	0.00	0.00	0.00
Total 410 · Building Inspections	7,875.00	0.00	0.00	0.00
411 · Environment Regulation Expense				
41101 · Septic Inspection Fee	1,350.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	1,350.00	0.00	0.00	0.00
412 · Code Enforcement Administration				
41202 · CE Salary	2,736.00	0.00	0.00	0.00
41205 · CE Supplies & Other Expenses	1,020.25	0.00	0.00	0.00
Total 412 · Code Enforcement Administration	3,756.25	0.00	0.00	0.00
414 · Animal Control	1,590.42	0.00	0.00	0.00
415 · Chapter 380 Grant Program	25,209.00	0.00	0.00	0.00
422 · Public Notice Expense	181.50	0.00	0.00	0.00
429 · Street Lights	233.61	0.00	0.00	0.00

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

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Total 400 · Operating Expenditures	40,195.78	0.00	0.00	0.00
413 · Sewer Operation & Maintenance				
41304 · O&M Agreement	0.00	0.00	0.00	4,410.00
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	236.85
41308 · Electricity	0.00	0.00	0.00	9.04
41310 · Sewer Treatment	0.00	0.00	0.00	35,000.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	7,200.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	46,855.89
430 · Public Safety				
43002 · Fuel	0.00	0.00	2,189.65	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	2,110.97	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	210.54	0.00
43005 · Gear and Supplies	0.00	0.00	662.86	0.00
43030 · EMS	0.00	0.00	1,427.82	0.00
Total 430 · Public Safety	0.00	0.00	6,601.84	0.00
500 · Occupancy Expenditures				
502 · Electricity	320.86	0.00	841.70	0.00
506 · Water	570.83	0.00	291.71	0.00
514 · Building Maint/Improvements	1,866.44	0.00	0.00	0.00
516 · Lawn Maintenance	3,384.29	0.00	0.00	0.00
520 · Telephone & Internet	945.37	0.00	154.95	0.00
522 · Website Expense	2,120.00	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	9,207.79	0.00	1,288.36	0.00
600 · General & Administrative Exp				
606 · Employee Costs				
60601 · Staff Salaries	13,930.30	0.00	40,249.09	0.00
60602 · Hourly PTO 0 - 36 months				
60602.1 · Hourly PTO 37 - 84 months	0.00	0.00	1,308.24	0.00
Total 60602 · Hourly PTO 0 - 36 months	0.00	0.00	1,308.24	0.00
60604 · Holiday Pay	978.92	0.00	2,653.18	0.00

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

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
60609 · Payroll Tax Expense	1,377.56	0.00	3,318.63	0.00
60610 · Payroll Processing Fees	96.04	0.00	0.00	0.00
60612 · Retirement Plan Contributions	1,326.61	0.00	2,681.03	0.00
60613 · Health Insurance Expense	1,561.12	0.00	6,294.01	0.00
60614 · Dental Insurance Expense	58.71	0.00	469.68	0.00
60615 · Vision Insurance	13.68	0.00	63.12	0.00
60618 · Salary PTO 0 - 36 months				
60618.1 · Salary PTO 37 - 84 months	137.80	0.00	0.00	0.00
Total 60618 · Salary PTO 0 - 36 months	137.80	0.00	0.00	0.00
60619 · HRA Rembursements	396.01	0.00	0.00	0.00
60622 · Taxable Fringe Benefits	184.61	0.00	0.00	0.00
Total 606 · Employee Costs	20,061.36	0.00	57,036.98	0.00
619 · Software Subscriptions	888.13	0.00	0.00	0.00
621 · IT Support	1,390.00	0.00	0.00	0.00
622 · Office Supplies - City Hall	617.79	0.00	0.00	0.00
623 · Office Equipment	151.26	0.00	0.00	0.00
625 · Printed Materials	19.00	0.00	0.00	0.00
626 · Postage-City Hall	296.11	0.00	0.00	0.00
628 · Bank Fees				
62801 · Service Charges	224.63	0.00	0.00	0.00
Total 628 · Bank Fees	224.63	0.00	0.00	0.00
630 · Legal & Professional				
63001 · Accounting & Payroll Services	5,000.00	0.00	0.00	1,274.00
63003 · Legal	2,500.00	0.00	0.00	0.00
63005 · City Planner	3,000.00	0.00	0.00	0.00
63008 · Financial Consulting	1,161.25	0.00	0.00	0.00
Total 630 · Legal & Professional	11,661.25	0.00	0.00	1,274.00
649 · Exp Account- City Administrator	52.03	0.00	0.00	0.00
660 · Bond Interest Expense	0.00	4,539.00	0.00	0.00
Total 600 · General & Administrative Exp	35,361.56	4,539.00	57,036.98	1,274.00

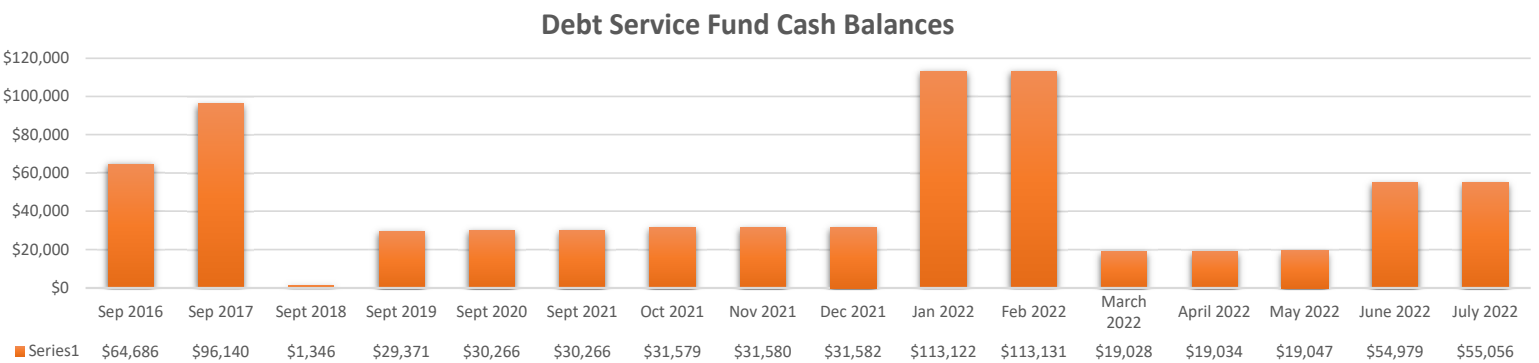
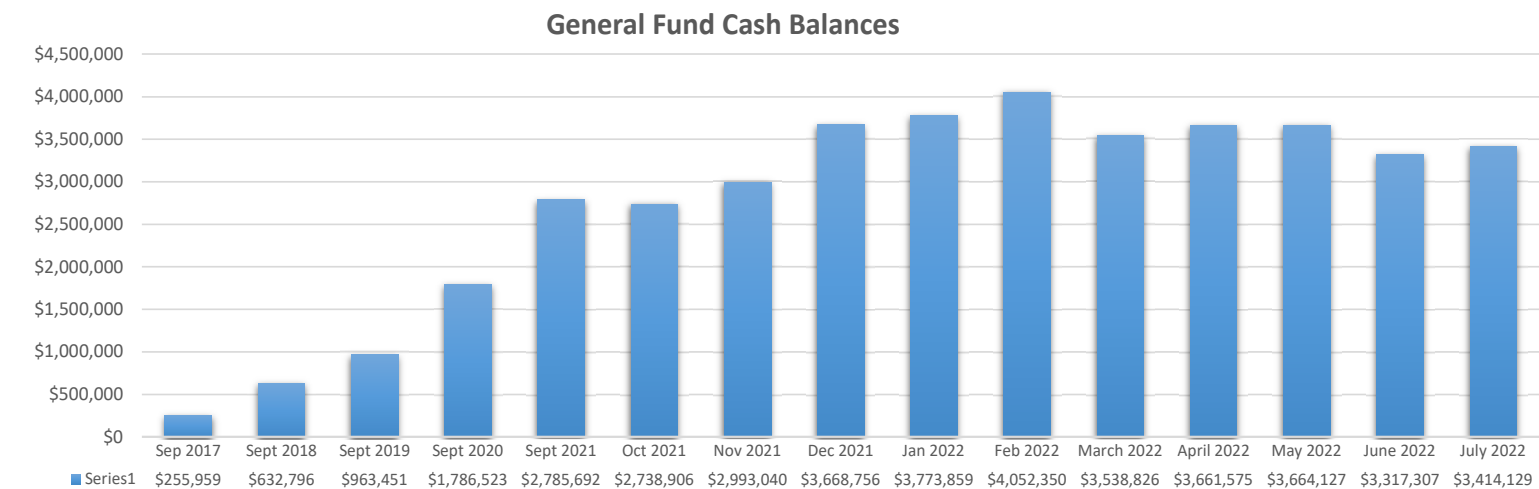
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of July, 2022

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Total Expense	84,765.13	4,539.00	64,927.18	48,129.89
Net Ordinary Income	164,152.88	-3,122.83	-64,664.16	24,456.73
Net Surplus/(Deficit)	164,152.88	-3,122.83	-64,664.16	24,456.73

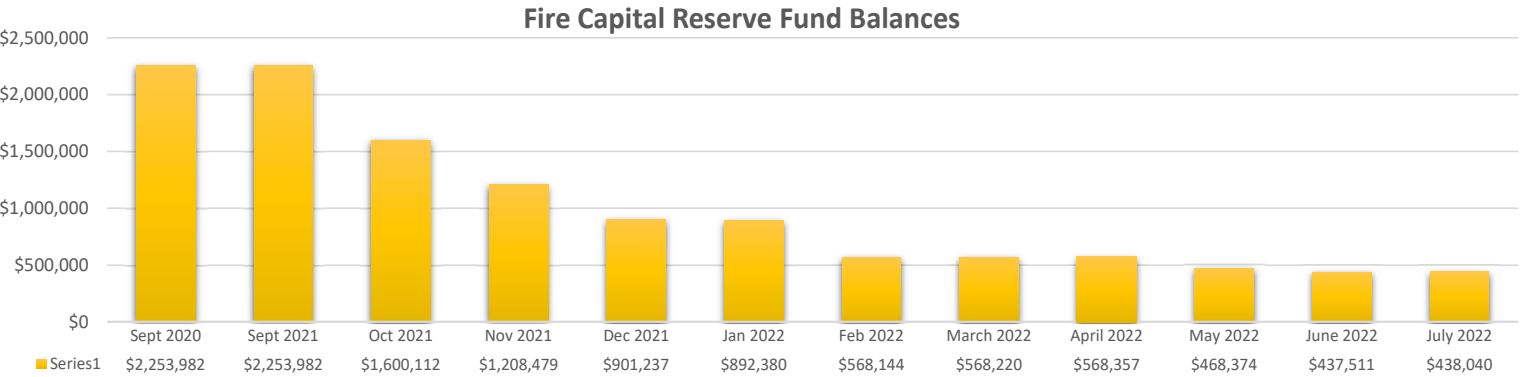
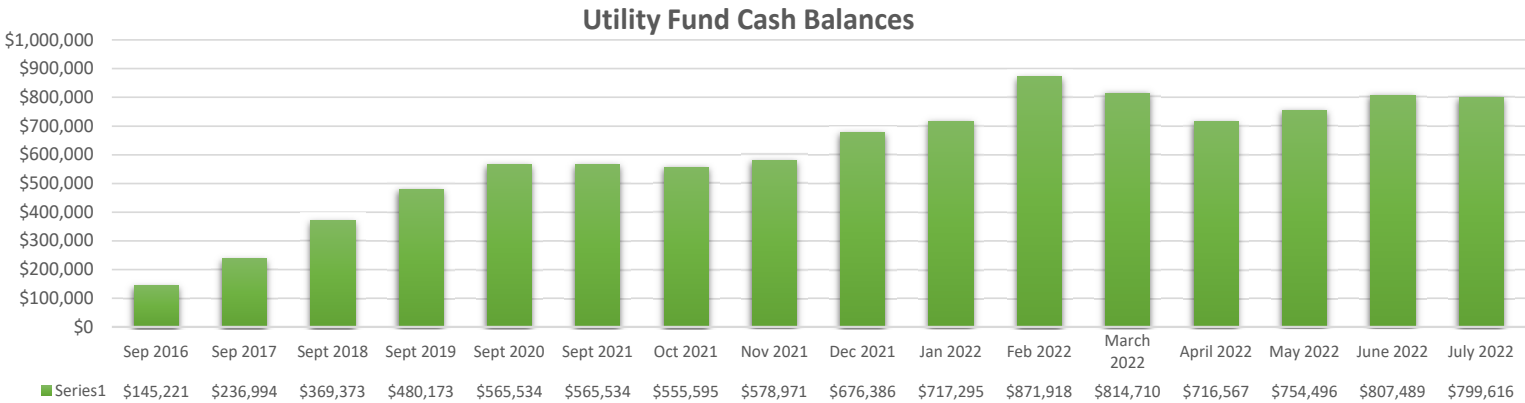
City of McLendon Chisholm
Cash Account Balances

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	June 30,22	July 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	54,979	55,056
I&S Total		30,266	31,579	31,580	31,582	113,122	113,131	19,028	19,034	19,047	54,979	55,056
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	1,122,300	1,216,041
General	103 - Texpool 300001	19,143	19,144	19,145	19,145	19,145	19,146	19,149	19,154	19,164	19,180	19,205
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	302,624	303,049
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	1,873,204	1,875,835
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	3,317,307	3,414,129
Utility	106 - 5071 - Alliance Utility Fund	135,102	125,151	148,513	245,901	286,778	441,365	384,066	285,775	323,407	375,981	367,502
Utility	126 - Logic - 9002 Utility Fund	430,432	430,445	430,458	430,485	430,517	430,553	430,644	430,793	431,090	431,508	432,114
Utility Total		565,534	555,595	578,971	676,386	717,295	871,918	814,710	716,567	754,496	807,489	799,616
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	248,512	248,775
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	188,999	189,265
Reserves Total	128 - 9005 Logic Fire Dept Reserve	2,253,982	1,600,112	1,208,479	901,237	892,380	568,144	568,220	568,357	468,374	437,511	438,040
ARPA Fund	131 - Logic - 9007 ARPA Fund							428,130	428,278	428,573	428,989	429,591
ARPA Fund Total		-	-	-	-	-	-	428,130	428,278	428,573	428,989	429,591
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	5,046,275	4,706,841

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



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



July 2022 New SFR	Valuation	Square ft.	Fee	Builder
1806 moscatel	\$ 743,923.00	4522	\$ 1,125.00	highland
1807 moscatel	\$ 626,145.00	3450	\$ 975.00	highland
1979 frediano	\$ 598,504.00	3261	\$ 975.00	bloomfield
1848 navarre way	\$ 640,090.00	2714	\$ 975.00	bloomfield
			\$ 4,050.00	

Accessory permits July 2022	Project	Valuation	Fee
24 fireside	room add	107245.00	\$300.00
1750 amarone	solar	8208.00	\$150.00
1842 abruzzo	pergola	\$ 40,000.00	\$225.00
1730 bertino	pool	\$69,446.00	\$375.00
611 meadow	generator	\$13,185.00	\$150.00
1652 vista crt	pool	\$305,455.00	\$375.00
301 pioneer crt	pool	\$95,000.00	\$375.00
1401 artesia	patio	\$50,000.00	\$300.00
1201 E. FM 550	electric meter	\$1,000.00	\$75.00
1874 W. fm 550	electric meter	\$1,000.00	\$75.00
1404 arezzo	construction trailer	\$5,000.00	\$150.00
1638 salvatore	storage shed	\$3,000.00	\$150.00
1550 vista crt	pool	\$80,000.00	\$375.00
1443 via toscana	solar	\$40,658.00	\$150.00
118 windsor	water heater	\$5,885.00	\$75.00
617 stampede run	plmbg	\$5,000.00	\$75.00
1721 fm 550	fence	\$1,500.00	\$75.00
1517 vista court	pool	\$100,000.00	\$375.00
			\$3,825.00

July 2022 Onsite inspections actual

1150 livorno	pool final
408 cattle barron	pool final
100 serene haven	frame mep
1830 navarre	frame mep
1867 navarre	frame mep
1967 frediano	gas meter
1967 frediano	electric meter
1021 kingsbridge	gas meter
1021 kingsbridge	electric meter
1818 bellagio	deck bond
1702 corvina	frame mep
1995 frediano	gas meter
1999 frediano	gas meter
905 compton	deck bond
408 cattle barron	pool final
1814 moscatel	t-pole
1702 veneto	t-pole
1927 frediano	t-pole
1919 frediano	t-pole
100 serene haven	frame mep
1329 somerset	frame mep
1007 south hwy 205	frame mep
1811 moscatel	flatwork
1822 abruzzo	electric meter
1852 moscatel	flatwork
408 herron crt	flatwork
1863 moscatel	flatwork
1736 salvatore	flatwork
1193 livorno	pool final
1514 salvatore	frame mep
1708 godello	plmbg rough
1710 godello	plmbg rough
1827 verona	plmbg rough
1710 corvina	frame mep
1733 salvatore	gas meter
1733 salvatore	electric meter
1987 frediano	gas meter
1987 frediano	electric meter
1807 moscatel	t-pole
18 dancing waters	hvac
106 paddock	frame mep
1859 navarre	flatwork
539 smith rd	pool final
1211 livorno	pool electric
1835 bertino	solar
1999 frediano	gas meter

1704 salvatore	flatwork
1718 godello	final
1940 frediano	frame mep
1826 verona	frame mep
1702 corvina	frame mep
1999 frediano	electric meter
1753 san donato	frame mep
19 windsor	foundation
1815 moscatel	flatwork
1911 rondinella	frame mep
1746 san donata	gas meter
1746 san donato	electric meter
1863 navarre	gas meter
1863 navarre	electric meter
1719 godello	gas meter
1719 godello	electric meter
1863 moscatel	approach
1826 verona	frame mep
1848 moscatel	frame mep
1753 san donato	frame mep
1704 salvatore	flatwork
1940 frediano	frame mep
1826 verona	frame mep
1702 corvina	frame mep
1999 frediano	electric meter
1718 godello	final
1105 e fm 550	frame mep
1826 verona	gas test
1518 salvatore	frame mep
1526 salvatore	frame mep
1534 salvatore	frame mep
1514 salvatore	frame mep
1715 veneto	final co
1960 frediano	frame mep
1702 corvina	frame mep
1911 rondinella	gas test
1855 verona	frame mep
1711 corvina	frame mep
1715 veneto	final co
1843 moscatel	final co
1734 moscatel	frame mep
1960 frediano	frame mep
1847 verona	flatwork
1517 vista crt.	flatwork
1614 salvatore	gas meter
2037 corleone	gas meter
1730 bertino	belly steel

1854 verona	frame mep
1868 moscatel	gas meter
1868 moscatel	electric meter
1746 san donato	gas meter
1746 san donato	electric meter
1810 moscatel	gas meter
1842 abruzzo	pier holes
1724 salvatore	flatwork
1623 vista crt.	frame mep
1510 salvatore	frame mep
211 tucker	pool belly steel
1723 moscatel	electric meter
1723 moscatel	gas meter
1838 verona	flatwork
1907 rondinella	frame mep
1902 sicilia	frame mep
1807 moscatel	plmbg rough
351 fm 550	plmbg rough
1842 abruzzo	pier holes
1105 fm 550	frame mep
408 herron crt	stg bldg
1757 san donato	frame mep
1712 salvatore	final co
1510 salvatore	frame mep
1719 veneto	gas meter
1719 veneto	electric meter
1714 veneto	flatwork
211 tucker	deck bond
1831 navarre	electric meter
1807 navarre	electric meter
1706 corvina	electric meter
1707 corvina	t-pole
1823 verona	electric meter
1614 salvatore	electric meter
1818 bellagio	pool final
844 abington way	pool gas
905 compton	pool final
1193 livorno	pool final
1807 moscatel	flatwork
1707 corvina	plmbg rough
268 pheasant hill	gas test
1702 veneto	plmbg rough
1919 frediano	plmbg rough
395 fm 550	electric meter
395 fm 550	gas meter
1823 verona	gas meter
1908 frediano	frame mep

840 S. State Hwy 205	arena
1848 Navarre	t-pole
1750 Amarone Ln.	solar
1823 Navarre	frame mep
1826 Navarre	frame mep
1856 Navarre	frame mep
1848 Navarre	plmbg rough
1823 Verona	flatwork
1655 vista crt	flatwork
1652 Salvatore	final
1193 livorno	pool gas
1995 frediano	final co
1703 veneto	frame mep
1506 salvatore	flatwork
1522 salvatore	flatwork

North East Texas Inspections

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

There were 4 new single family residential home permits issued in July, 2022. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 18 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

Permits to Date: 123

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

July 2022

Location	Notes	Code
Jul 26, 2022 4:59 PM 6415 connie ln	stray dog reported in the area harassing the workers. the dogs was gone upon arrival.	Animal Control
Jul 22, 2022 8:50 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
Jul 15, 2022 11:06 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
Jul 12, 2022 11:53 AM 1650 salvatore	delivered a live trap to this address	Animal Control
Jul 6, 2022 9:07 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control

Alarm Date between 2022-07-01 and 2022-07-31

Total Calls by District

District	2022-07-01	Total
City Limit District	27	27
Out of County Aid	4	4
County District	19	19
County Mutual Aid	5	5
Total	55	55

Incident Date between 2022-07-01 and 2022-07-31

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
7/1/2022	2022-00321	0000318	735	Alarm system sounded due to malfunction	City Limit District	1
7/1/2022	2022-00322	0000320	243	Fireworks explosion (no fire)	City Limit District	1
7/2/2022	2022-00323	0000319	745	Alarm system activation, no fire - unintentional	City Limit District	1
7/2/2022	2022-00324	0000321	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/3/2022	2022-00325	0000322	611	Dispatched & canceled en route	Out of County Aid	1
7/3/2022	2022-00326	0000323	553	Public service	County District	1
7/3/2022	2022-00327	0000324	611	Dispatched & canceled en route	County Mutual Aid	1
7/3/2022	2022-00329	0000325	143	Grass fire	County District	1
7/4/2022	2022-00330	0000326	412	Gas leak (natural gas or LPG)	City Limit District	1
7/4/2022	2022-00331	0000327	143	Grass fire	Out of County Aid	1
7/4/2022	2022-00332	0000328	143	Grass fire	County Mutual Aid	1
7/4/2022	2022-00333	0000329	143	Grass fire	City Limit District	1
7/5/2022	2022-00334	0000330	611	Dispatched & canceled en route	County Mutual Aid	1
7/5/2022	2022-00335	0000331	140	Natural vegetation fire, other	City Limit District	1
7/4/2022	2022-00336	0000332	140	Natural vegetation fire, other	City Limit District	1
7/8/2022	2022-00337	0000333	611	Dispatched & canceled en route	County District	1
7/9/2022	2022-00338	0000334	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/9/2022	2022-00339	0000335	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/9/2022	2022-00340	0000336	142	Brush or brush-and-grass mixture fire	County Mutual Aid	1
7/9/2022	2022-00341	0000337	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/11/2022	2022-00342	0000338	321	EMS call, excluding vehicle accident with injury	County District	1
7/12/2022	2022-00343	0000340	111	Building fire	Out of County Aid	1

7/12/2022	2022-00344	0000339	743	Smoke detector activation, no fire - unintentional	County District	1
7/14/2022	2022-00345	0000341	444	Power line down	County District	1
7/14/2022	2022-00347	0000342	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/15/2022	2022-00348	0000343	321	EMS call, excluding vehicle accident with injury	County District	1
7/15/2022	2022-00349	0000344	142	Brush or brush-and-grass mixture fire	County District	1
7/15/2022	2022-00350	0000345	331	Lock-in (if lock out , use 511)	City Limit District	1
7/16/2022	2022-00351	0000347	143	Grass fire	County District	1
7/16/2022	2022-00352	0000346	322	Motor vehicle accident with injuries	County District	1
7/16/2022	2022-00353	0000348	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/17/2022	2022-00354	0000349	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/17/2022	2022-00355	0000350	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/17/2022	2022-00356	0000351	651	Smoke scare, odor of smoke	City Limit District	1
7/18/2022	2022-00357	0000352	321	EMS call, excluding vehicle accident with injury	County District	1
7/19/2022	2022-00358	0000353	321	EMS call, excluding vehicle accident with injury	County District	1
7/20/2022	2022-00359	0000354	111	Building fire	County Mutual Aid	1
7/21/2022	2022-00360	0000355	142	Brush or brush-and-grass mixture fire	Out of County Aid	1
7/22/2022	2022-00361	0000356	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/22/2022	2022-00362	0000357	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/22/2022	2022-00363	0000358	143	Grass fire	County District	1
7/24/2022	2022-00364	0000359	321	EMS call, excluding vehicle accident with injury	County District	1
7/24/2022	2022-00365	0000360	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/24/2022	2022-00366	0000361	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/24/2022	2022-00367	0000362	745	Alarm system activation, no fire - unintentional	City Limit District	1
7/25/2022	2022-00368	0000363	321	EMS call, excluding vehicle accident with injury	City Limit District	1
7/26/2022	2022-00369	0000364	321	EMS call, excluding vehicle accident with injury	City Limit District	1

7/27/2022	2022-00370	0000365	611	Dispatched & canceled en route	County District	1
7/27/2022	2022-00371	0000366	322	Motor vehicle accident with injuries	City Limit District	1
7/29/2022	2022-00372	0000369	542	Animal rescue	City Limit District	1
7/29/2022	2022-00373	0000368	631	Authorized controlled burning	County District	1
7/29/2022	2022-00374	0000367	324	Motor vehicle accident with no injuries.	City Limit District	1
7/30/2022	2022-00375	0000370	321	EMS call, excluding vehicle accident with injury	County District	1
7/30/2022	2022-00376	0000371	142	Brush or brush-and-grass mixture fire	County District	1
7/30/2022	2022-00377	0000372	151	Outside rubbish, trash or waste fire	County District	1
7/31/2022	2022-00378	0000373	321	EMS call, excluding vehicle accident with injury	County District	1
7/31/2022	2022-00379	0000374	561	Unauthorized burning	County District	1



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

Jason Roemer *Vice President*





Municipal Recycling Program



Single Stream Recycling

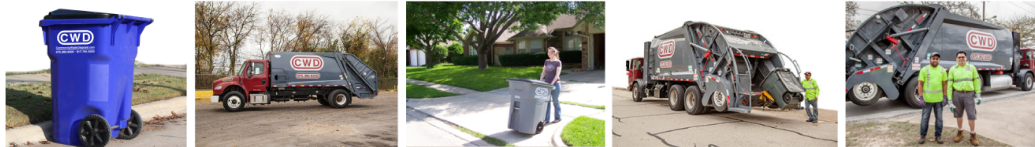
Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

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

	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	Nov-2021	Oct-2021	Sep-2021	Aug-2021
Homes	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,186	1,186	1,186
Resi Rcy Tonnage	38.62	40.47	47.81	35.63	34.31	33.78	56.02	63.88	46.13	42.77	58.34	27.22
Pounds / Home / Month	63.16	66.18	78.18	58.27	56.11	55.24	91.61	104.46	75.44	72.12	98.38	45.90



Municipal Service Inquiries



Residential Solid Waste Services

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

***** Service inquiries related to the three storm days in February, and potential subsequent collection days, were not recorded as grievances, as these were non-ordinary operating circumstances for CWD. *****

	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	Nov-2021	Oct-2021	Sep-2021	Aug-2021
Service Opportunities	10,591	10,591	10,591	10,591	10,591	10,591	10,591	10,591	10,591	10,270	10,270	10,270
Service Inquiries	11	23	8	2	21	1	12	3	5	15	7	6
Per 1,000 Service Opps	1.04	2.17	0.76	0.19	1.98	0.09	1.13	0.28	0.47	1.46	0.68	0.58



Customer Service Inquiries - Detail



Good Service is Good Business

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

City Account Grievances for the Period of 07/01/2022 - 07/31/2022

Date	Account	Address	Service Type	Service Code
07/14/2022	108255-325	ALLRED, DAVID		
07/22/2022	108255-1643	CHARLES HILL		
Total : 2				
07/07/2022	108255-427	WHEAT, JENNIFER	RESI-BULK	RESI R/L BULK
07/22/2022	108255-1747	KERRY ANN DOWNS	RESI-BULK	RESI R/L BULK
Total RESI-BULK: 2				
07/08/2022	108255-584	DOIGG, STANLEY	RESI-RECYCLE	SERVICE RCYCART
07/22/2022	108255-581	KATY MAYFIELD	RESI-RECYCLE	SERVICE RCYCART

07/23/2022	108255-1454	JENNIFER KLINE	RESI-RECYCLE	SERVICE RCYCART
07/28/2022	108255-1586	TETHEL JONES	RESI-RECYCLE	SERVICE RCYCART
Total RESI-RECYCLE: 4				
07/08/2022	108255-1283	JUDITH BARCELO	RESI-TRASH	SERVICE TRASH CART
07/15/2022	108255-1586	TETHEL JONES	RESI-TRASH	SERVICE TRASH CART
07/22/2022	108255-1049	IMA JOE BOSS	RESI-TRASH	SERVICE TRASH CART
Total RESI-TRASH: 3				
Total Inquiries: 11				

Mark Woodruff

Year: 2022

Year: 2022					
JULY					TOTAL
Builder Const-Time Violation	29				29
Total Violations	151				151
Total Inspections	169				169
Total Reinspections	170				170
Extensions Granted	1				1
Voluntary Compliance	150				150
Notification Letters (NOVs)	29				29
Door-tags (DTs)	122				122
Total Complaints	14				14
Valid Complaints	14	0	0	0	0
Invalid Complaints	0				0
City Abatements (CWOs)	0				0
Substandard Structures	0				0
Citations Issued	0				0
Municipal Court Cases	0				0
Transferred to Other Dept.	1				1

Mark Woodruff

Year: 2022

[illegible]

ROCKWALL COUNTY SHERIFF
972 TL TOWNSEND ROCKWALL , TX 75087

CC.IncDate Between '07/01/2022' And '07/31/2022' AND CC.District = '41' AND
IsNull(CC.Jurisdiction, 'Default') = 'Default'

CFS History Search
Public Report

CFS #	Create When	Location	CallType Disposition
2022-025198	7/30/2022 2:07:50 AM		RECKLESS DRIVER UTL
2022-024922	7/28/2022 6:49:10 AM		DISTURBANCE RSO REPORT TAKEN
2022-024861	7/27/2022 9:18:16 PM		WELFARE CHECK ASSIGNMENT COMPLETE
2022-024826	7/27/2022 4:02:52 PM		ACCIDENT MAJOR ACCIDENT REPORT
2022-024679	7/26/2022 1:05:07 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-024571	7/25/2022 5:08:39 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-024554	7/25/2022 2:33:05 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-024455	7/24/2022 10:31:51 PM		MISCELLANEOUS UTL
2022-024433	7/24/2022 8:42:17 PM		RECKLESS DRIVER UTL
2022-024403	7/24/2022 1:31:48 PM		ALARM RESIDENTIAL FIRE FALSE ALARM
2022-024402	7/24/2022 1:30:04 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-024394	7/24/2022 11:06:34 AM		ALARM FALSE ALARM
2022-024392	7/24/2022 10:47:14 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-024315	7/23/2022 10:39:07 PM		HARASSMENT/THREAT ASSIGNMENT COMPLETE
2022-024299	7/23/2022 8:53:22 PM		ALARM FALSE ALARM
2022-024042	7/22/2022 3:27:54 AM		ALARM MEDICAL ASSIGNMENT COMPLETE
2022-023972	7/21/2022 3:08:23 PM		ACCIDENT MINOR ACCIDENT REPORT
2022-023955	7/21/2022 12:52:08 PM		WELFARE CHECK ASSIGNMENT COMPLETE
2022-023953	7/21/2022 12:50:46 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-023846	7/20/2022 2:32:25 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-023835	7/20/2022 12:52:31 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-023715	7/19/2022 3:49:13 PM		BURGLARY VEHICLE RSO REPORT TAKEN

CFS #	Create When	Location	CallType Disposition
2022-023576	7/18/2022 5:45:17 PM		DISTURBANCE NO REPORT
2022-023575	7/18/2022 5:27:19 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-023469	7/17/2022 10:23:36 PM		SMOKE INVESTIGATION ASSIGNMENT COMPLETE
2022-023458	7/17/2022 8:05:48 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-023448	7/17/2022 6:23:00 PM		ANIMAL LOOSE LIVESTOCK ASSIGNMENT COMPLETE
2022-023396	7/17/2022 5:54:30 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-023394	7/17/2022 3:56:39 AM		ACCIDENT MINOR ARREST
2022-023378	7/17/2022 12:55:24 AM		WELFARE CHECK ASSIGNMENT COMPLETE
2022-023363	7/16/2022 10:29:22 PM		WELFARE CHECK ASSIGNMENT COMPLETE
2022-023361	7/16/2022 9:37:27 PM		CITY ORDINANCE VIOLATION ASSIGNMENT COMPLETE
2022-023346	7/16/2022 6:55:38 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-023234	7/15/2022 10:51:37 PM		RECKLESS DRIVER UTL
2022-023205	7/15/2022 7:03:50 PM		ASSIST ASSIGNMENT COMPLETE
2022-023199	7/15/2022 5:51:12 PM		ALARM ASSIGNMENT COMPLETE
2022-023121	7/15/2022 7:33:55 AM		ANIMAL LOOSE LIVESTOCK UTL
2022-023080	7/14/2022 10:55:30 PM		MISCELLANEOUS ASSIGNMENT COMPLETE
2022-023033	7/14/2022 2:49:44 PM		ACCIDENT MAJOR ACCIDENT REPORT
2022-022901	7/13/2022 8:11:37 PM		FRAUD ASSIGNMENT COMPLETE
2022-022822	7/13/2022 6:35:53 AM		ALARM FALSE ALARM
2022-022728	7/12/2022 1:22:00 PM		ALARM ASSIGNMENT COMPLETE
2022-022560	7/10/2022 8:18:56 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-022456	7/9/2022 9:40:42 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-022415	7/9/2022 12:08:15 PM		ALARM FALSE ALARM
2022-022396	7/9/2022 10:19:32 AM		ALARM ASSIGNMENT COMPLETE
2022-022387	7/9/2022 9:24:03 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-022372	7/9/2022 7:20:58 AM		LIFT ASSIST ASSIGNMENT COMPLETE
2022-022344	7/8/2022 10:59:40 PM		911 HANG UP ASSIGNMENT COMPLETE

CFS #	Create When	Location	CallType Disposition
2022-022339	7/8/2022 10:28:12 PM	████████████████████M	ALARM FALSE ALARM
2022-022325	7/8/2022 8:50:04 PM	████████████████████	RECKLESS DRIVER UTL
2022-022170	7/7/2022 3:43:17 PM	████████████████████	MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-022023	7/6/2022 5:36:28 PM	████████████████████	ALARM ASSIGNMENT COMPLETE
2022-021940	7/6/2022 7:13:35 AM	████████████████████	MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-021816	7/5/2022 11:24:30 AM	████████████████████	MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-021670	7/4/2022 3:27:52 PM	████████████████████	ALARM ASSIGNMENT COMPLETE
2022-021662	7/4/2022 2:25:26 PM	████████████████████	GAS LINE ASSIGNMENT COMPLETE
2022-021635	7/4/2022 6:31:54 AM	████████████████████	ANIMAL LOOSE LIVESTOCK UTL
2022-021593	7/3/2022 9:22:01 PM	████████████████████	DISTURBANCE NOISE UTL
2022-021572	7/3/2022 4:45:13 PM	████████████████████	ALARM FALSE ALARM
2022-021564	7/3/2022 2:59:55 PM	████████████████████	FIRE GRASS ASSIGNMENT COMPLETE
2022-021552	7/3/2022 11:47:13 AM	████████████████████	ALARM ASSIGNMENT COMPLETE
2022-021506	7/3/2022 2:04:01 AM	████████████████	DISTURBANCE NOISE UTL
2022-021487	7/2/2022 10:50:28 PM	████████████████████	DISTURBANCE NOISE UTL
2022-021479	7/2/2022 9:43:03 PM	████████████████	DISTURBANCE NOISE ASSIGNMENT COMPLETE
2022-021473	7/2/2022 9:10:51 PM	████████████████	DISTURBANCE NOISE ASSIGNMENT COMPLETE
2022-021379	7/2/2022 4:39:11 AM	████████████████████	ALARM RESIDENTIAL FIRE FALSE ALARM
2022-021341	7/1/2022 9:42:54 PM	████████████████████	OPEN DOOR ASSIGNMENT COMPLETE

Total: 68

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITIES OF
TERRELL, TEXAS AND MCLENDON-CHISHOLM, TEXAS**

WHEREAS, the Cities of Terrell, Texas and McLendon-Chisholm, Texas recognize that development growth in Kaufman and Rockwall Counties is inevitable, and that managing responsible and appropriate growth is a basic function of local government in Texas; and

WHEREAS, the two municipalities working cooperatively together will be much more efficient and effective in managing and guiding growth, especially in those areas generally located between the two cities; and

WHEREAS, the provision of water and wastewater utilities is crucial to managing and guiding development, its timing, its quality, and its locations; and

WHEREAS, the City of McLendon-Chisholm desires to create its own water utility system and become a retail seller within its corporate limit and portions of its extraterritorial jurisdiction; and

WHEREAS, the City of Terrell is willing to explore delivering and selling potable water to McLendon-Chisholm at wholesale rates; and

WHEREAS, Terrell must secure a safe and reliable drinking water supply for those portions of its current and growing extraterritorial jurisdiction (ETJ) that will require future water service.

WHEREAS, both Terrell and McLendon support the North Texas Municipal Water District's vision of service through unity in meeting our area as water needs now and in the future as we together face rapid growth;

NOW THEREFORE, the city councils of the city of Terrell, Texas and McLendon-Chisholm, Texas do mutually agree to work cooperatively to address and manage anticipated development growth as outlined below in this memorandum of understanding (MOU).

Section 1. Responsibilities of the City of Terrell.

- 1.1 Make all reasonable efforts to become the wholesale water supplier for McLendon-Chisholm, including evaluating the feasibility of providing treated water to McLendon-Chisholm, and negotiating a wholesale water supply agreement whereby the provision of

water service under the agreement would be contingent on McLendon-Chisholm or Terrell, or both, securing financing for the design and construction to provide treated water to McLendon-Chisholm.

- 1.2 Be the lead jurisdiction in planning, designing, and arranging financing for a water main and other infrastructure required to sell water to those portions of McLendon-Chisholm's existing and projected populations not satisfactorily and timely provided by others—provided McLendon-Chisholm acquires authorization to serve as potable water retailer within said areas.
- 1.3 Offer its resources to help provide assistance and coordination in regards to CCN and other matters.
- 1.4 Work directly with the North Texas Municipal Water District and, to the extent possible, High Point WSC to fully implement all plans and permits.
- 1.5 Prepare a financing plan, that includes, but is not limited to, using Texas Water Development Board funds, direct and indirect contributions from McLendon-Chisholm, developer and landowner payments and donations/dedications, city funds and in-kind services, etc.
- 1.6 Consider entering into development agreements with landowners and developers to ensure predicted water usage as well as repayment of infrastructure costs, as well as donations/dedications of utility and other required easements.
- 1.7 Manage actual final design of external improvements common to both cities.
- 1.8 Manage all construction of external improvements common to both cities.
- 1.9 Pursue evaluating the feasibility of the provision of some to-be-determined level of wastewater service in the area.
- 1.10 In exchange for the provision of potable water to McLendon-Chisholm, project management thereof, and execution of a wholesale water supply agreement, timely execute a legally binding ETJ agreement with McLendon-Chisholm by which the existing ETJ is adjusted such that Terrell's ETJ follows the boundaries of the Terrell ISD, with the following exceptions: 1) that portion of the Mann property within the TISD shall be in McLendon-Chisholm ETJ; 2) the northern corner of the Seay property which is in Rockwall County and thereby also in the Rockwall ISD, shall be in Terrell ETJ; and 3) the entire Moore Farm property shall be designated as future Terrell ETJ.

Section 2. Responsibilities of McLendon-Chisholm.

- 2.1 Take all reasonable affirmative actions to establish and manage the retail sale of safe and reliable drinking water by McLendon-Chisholm within its own city limits and portions of its ETJ.
- 2.2 Fully cooperate with and support Terrell in all of its dealings with other water providers, including in regards to any and all changes to CCNs, and with the NTMWD.

- 2.3 Contribute financially, on a pro rata basis, either directly or indirectly, to engineering, permitting, legal, and other costs associated with the evaluation of the feasibility of providing treated wholesale water service to McLendon-Chisholm.
- 2.4 Work with other water providers, including any changes to existing Certificates of Convenience & Necessity (CCN), recognizing McLendon-Chisholm's position and responsibilities within its own ETJ, including, but not limited to Highpoint Lake Estates, Chisholm Ranch, Trilogy, Tapestry, Sonoma Verde, and Bluebonnet Lake, for which McLendon-Chisholm shall seek long-term CCN agreement(s).
- 2.5 Timely provide reasonable and comprehensive estimates of future populations and water demands in order to complete the feasibility analysis and to properly size all planned infrastructure.
- 2.6 Share with Terrell, at no cost, all engineering, planning, and other useful, pertinent data now or subsequently in the possession of McLendon-Chisholm.
- 2.7 Pay for, or secure other partner(s) who will pay for, required storage facilities, wholesale metering, air lock, site improvements, and other necessary infrastructure costs at its new water take-point, which shall be on the same pressure plane as Terrell.
- 2.8 Consider entering into development agreements with landowners and developers to ensure predicted water usage as well as timely repayment of infrastructure costs and donations/dedications of utility and other required easements and rights-of-way.
- 2.9 Construct and maintain, and/or cause to be constructed and maintained, all necessary internal infrastructure to ensure timely and reliable delivery and metering of water.
- 2.10 Within its ETJ and corporate boundaries, make any necessary/required payments to special districts or others for infrastructure investments taken due to any change(s) in CCN, especially as they relate to the Mann property, for which McLendon-Chisholm shall seek long-term CCN agreement(s) and areas in Rockwall County now served by RCH Water Supply Corporation and/or Blackland Water Supply Corporation.
- 2.11 In exchange for the receipt of potable water from Terrell at wholesale rates, and its project management thereof, and execution of a wholesale water supply agreement, timely execute a legally binding ETJ agreement with Terrell by which the existing ETJ is adjusted such that Terrell's ETJ generally follows the boundaries of the Terrell ISD, with the following exceptions: 1) that portion of the Mann property within the TISD shall be in McLendon-Chisholm ETJ; 2) the northern corner of the Seay property which is in Rockwall County and thereby also in the Rockwall ISD, shall be in Terrell ETJ; and 3) the entire Moore Farm property shall be designated as future Terrell ETJ.

Section 3. Effective Date and Termination

- 3.1 This MOU shall take effect immediately from and after the date of its passage by a public vote of both city councils, and execution by duly authorized officers of the respective cities of McLendon-Chisholm and Terrell.

- 3.2 Either Party may terminate this MOU with twenty (20) days written notice to the other Party.
- 3.3 The Parties agree and understand that this is a non-binding MOU and no party has an obligation to continue negotiations and no party will be legally bound by any of the terms hereof unless and until separate mutually acceptable plans and agreements are approved and executed by the Parties. It is the intent of both Parties, however, to memorialize these items in a set of agreements consistent with the terms of this MOU.

FOR THE CITY OF TERRELL:

E. RICK CARMONA, Mayor

Date

DAWN STEIL, City Secretary

Date

FOR THE CITY OF MCLENDON-CHISHOLM:

KEITH SHORT, Mayor

Date

SHELLY GREEN, City Secretary

Date



City of McLendon-Chisholm Staff Report

Date:

August 23, 2022

Agenda Item:

Memorandum of Understanding (MOU) between the City of Terrell, Texas and the City of McLendon-Chisholm, Texas – Extra Territorial Jurisdiction (ETJ) examination, Future exploration of water and wastewater and other common city-related issues.

Background:

As a municipal neighbor of the city of McLendon-Chisholm it is important that important city-driven services and discussions are explored and examined. This MOU is an attempt to initiate such a process to move forward in providing our residents the best possible services and future that we can. The City of Terrell is willing to also begin these discussions. Both cities agree and understand that this is a non-binding MOU and neither city is legally bound by any terms or discussion items. Nonetheless, it is important and sound government policy to talk to, understand and hopefully work closely with our neighboring cities to create win-win situations.

Presenter: Mr. Konrad Hildebrandt, City Administrator

CITY OF MCLENDON-CHISHOLM, TEXAS

RESOLUTION NO. 2022 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, APPROVING A WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) UNDER CERTAIN CONDITIONS WHICH CCN SERVICE AREA WILL INCLUDE PORTIONS OF THE CITY'S CORPORATE LIMITS AND PORTIONS OF THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ); PROVIDING AN EFFECTIVE DATE; AND RESOLVING OTHER MATTERS RELATED THERETO.

WHEREAS, the City of McLendon-Chisholm is mindful of the health, safety and welfare of its citizens as well as residents within the City's ETJ and Rockwall and Kaufman Counties; and

WHEREAS, the City of McLendon-Chisholm strives to improve municipal service to residents within its corporate limits and its ETJ, including by providing municipal water and wastewater services; and

WHEREAS, the City of McLendon-Chisholm continues to work with neighboring cities to improve municipal services to residents within its corporate limits and its ETJ, including provide municipal water and wastewater services; and

WHEREAS, the City of McLendon-Chisholm intends, working with others, to provide retail water and wastewater service to residents within its corporate limits and its ETJ; and

WHEREAS, the City of McLendon-Chisholm believes that providing retail water and wastewater service to residents within its corporate limits and its ETJ is a significant tool to assist in controlled and quality growth within Rockwall County and Kaufman County; and

WHEREAS, the City of McLendon-Chisholm, working with others, has the opportunity to obtain a water CCN and acquire significant water infrastructure, including a direct water supply line, at no cost to its current citizens or taxpayers; and

WHEREAS, the City of McLendon-Chisholm, recognizes the major benefits of developing rate-based revenue while solving water supply concerns; and

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

SECTION 1. The City of McLendon-Chisholm desires to obtain a water CCN over portions of its corporate limits and its ETJ if and when the following conditions are met:

- (a) Existing CCNs held by others are released, transferred, dual certificated or de-certified at no cost to McLendon-Chisholm.
- (b) Determinations are made, after reasonable consultation with McLendon-Chisholm consultants (attorneys, financial advisors and engineers), that a McLendon-Chisholm water CCN will not create an additional tax burden on current residents.
- (c) All costs to provide service for customers within a McLendon-Chisholm water CCN, including costs of water supply extensions, storage, distribution and other miscellaneous costs, will be paid for by those receiving water service.
- (d) All maintenance and operations costs for any water improvements will be provided for through mutually acceptable agreements with developers, owner associations, and/or other governmental entities benefiting from McLendon-Chisholm provided municipal water services.

SECTION 2. The City of McLendon-Chisholm, through agreements with other governmental entities, will provide wholesale or retail municipal water service to any area within McLendon-Chisholm's corporate limits and its ETJ.

SECTION 3. The City of McLendon-Chisholm will establish water rates and fee structures that are mutually agreeable to the parties it serves.

SECTION 4. This Resolution shall become effective from and after its date of passage in accordance with law.

[Signature page follows]

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THIS THE 23rd DAY OF AUGUST, 2022.

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

The foregoing instrument was acknowledged before me on _____, by Keith Short and Shelly Green, the Mayor and City Secretary, respectively, of the City of McLendon-Chisholm, Texas on behalf of said City.

Notary Public, State of Texas

1580.039\108938.2



City of McLendon-Chisholm Staff Report

Date:

August 23, 2022

Agenda Item:

Discuss and consider a resolution approving a water Certificate of Convenience and Necessity (CCN) under certain conditions which CCN service area will include portions of the City's corporate limits and portions of the City's Extra Territorial Jurisdiction (ETJ).

Background:

For multiple years, the City of McLendon-Chisholm has discussed and considered the possibility and cost factors of acquisition of a CCN. Subsequently, multiple ideas and presentations have been done to evaluate this eventuality. Acquisition of a CCN will help provide the City more control in providing our residents the health, safety, and welfare of dependable, quality water/wastewater into the future. Further, the City has an opportunity to accomplish this CCN without any cost to the City. Staff recommends approval of this non-binding resolution to move forward on this eventuality expressing support in continuing the process of obtaining a city CCN.

Presenter: Mr. Konrad Hildebrandt, City Administrator



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: _____

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:

500' SOUTHEAST OF FM 550 AND SH 205 INTERSECTION
ON THE SOUTH SIDE OF SH 205.

Property Legal Description:

AD133 K LATHAM, TRACT 41-2, 6.063 AC.

County Parcel ID: 0133-0000-0041-02 - OR

Existing Zoning: AG, GB

Requested Zoning: GB

Applicant's Name: ERMA MAYES (ON BEHALF OF BROOKSHIRES)

Phone No. 903.579.0304 Email: ERMAMAYES@BROOKSHIRES.COM

Status of Applicant: Owner _____ or Authorized Agent ☒

Applicant's Address:

430 E. FRONT STREET, TYLER, TX 75702

Owner's Address: 430 E. FRONT STREET, TYLER, TX 75702

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

Signature of Owner:

R Mcdonalt

Date 8/3/2022

Signature of Applicant:

Erma J. Mayes

Date 8-2-22

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 \$ 710.00 to cover the cost of this application, and an initial deposit of \$ 5,000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 4th day of August, 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): Emma J. Maves

City Secretary: Rockelle Green

(Seal)



Page 2 of 2

02/25/2020 Zoning Change Application and Checklist



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: 8-1-22

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:

ALL OF LOT 3, BLOCK 1 54205/550 ADDITION
TO THE CITY OF MCLENDON-CHISHOLM, TX. 75032

Property Legal Description:

(SEE ABOVE)

County Parcel ID: _____

Existing Zoning: AG

Requested Zoning: GENERAL BUSINESS

Applicant's Name: BROOKSHIRE GROCERY COMPANY

Phone No. _____ Email: _____

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address: _____

Owner's Address: P.O. BOX 717, ROCKWALL, TX. 75087

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

Signature of Owner:

MILWAUKEE INVESTORS, LLC
[Signature] Date 8-1-22

Signature of Applicant:

MANAGING MEMBER

SUBMITTED AS REQUESTED BY MICHAEL COKER

Proposed Lot 3-R & Lot 4
SH 205/550 Addition
10.205 Acres

State of Texas
City of McLendon-Chisholm
County of Rockwall

All that certain tract or parcel of land located in the King Latham Survey, Abstract 133, City of McLendon-Chisholm, Rockwall County, Texas, being all of a called 6.063 acre tract described in a Deed from Mariah Bay Development, Inc. to Brookshire Grocery Company, dated November 1, 2007 and recorded in Volume 5270, Page 57, and being a part of a called 6.988 acre tract, described in a Deed from Mariah Bay Development, Inc. to Mil/Way Investors, LLC, dated December 20, 2013 and recorded in Document No. 20130000501919 all in the Deed Records of Rockwall County, Texas, and being a all of Lot 3, Block 1 as shown on a Conveyance Plat part of SH 205/550 Addition, recorded in Document No. 20190000009311 in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod w/cap "Summit Surveying" (found) in the southeast right of way line of State Highway No. 205, for the northernmost north corner of the above referenced 6.063 acre tract, same being the east corner of Lot 1, Block 1 of said Conveyance Plat and being in a curve to the right;

THENCE with the northeast line of said 6.063 acre tract and the southwest right of way line of said State Highway No. 205, and along said curve to the right, having a Delta of 03 deg. 26 min. 25 sec., a Radius of 5600.18 feet, a Chord which bears South 62 deg. 02 min. 45 sec. East— 336.21 feet, and an Arc length of 336.26 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the west corner of said 6.063 acre tract, same being a north corner of a called 31.504 acre tract as described in a Deed from Independent Bank to McLendon Chisholm Commercial Holdings, Inc., dated December 28, 2012 and recorded in Volume 7061, Page 47 in said Deed Records:

THENCE South 29 deg. 52 min. 07 sec. West with the southeast line of said 6.063 acre tract and northwest line of said 31.504 acre tract, a distance of 650.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the south corner of said 6.063 acre tract, same being the southernmost east corner of said Lot 3, Block 1;

THENCE South 29 deg. 50 min. 25 sec. West with the southernmost southeast line of said Lot 3, Block 1, and said northwest line of said 31.504 acre tract, a distance of 149.97 feet to a 1/2 inch iron rod (found) for the easternmost south corner of said Lot 3, Block 1, same being the west corner of said 31.504 acre tract and being in the northeast right of way line of Cattle Barron Drive and being the beginning of a non-tangent curve to the left;

THENCE with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 05 deg. 06 min. 11 sec., a Radius of 4800.18 feet, a Chord which bears North 62 deg. 54 min. 35 sec. West — 427.38 feet,

10.206 Acres

and an Arc length of 427.52 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 29 deg. 31 min. 32 sec., a Radius of 275.00 feet, a Chord which bears North 50 deg. 41 min. 55 sec. West – 140.15 feet, and an Arc length of 141.71 feet to a 5/8 inch iron rod (found) for corner in same at the end of said curve;

THENCE North 35 deg. 56 min. 11 sec. West continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line, a distance of 132.32 feet to a 5/8 inch iron rod (found) for corner in same and being the beginning of a curve right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 03 deg. 53 min. 38 sec., a Radius of 1,104.41 feet, a Chord which bears North 34 deg. 01 min. 35 sec. West – 75.04 feet, and an Arc length of 75.05 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the left;

THENCE with the continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 03 deg. 53 min. 30 sec., a Radius of 1,105.04 feet, a Chord which bears North 34 deg. 01 min. 37 sec. West – 75.04 feet, and an Arc length of 75.05 feet to a 5/8 inch iron rod (found) for corner at the intersection with the southeast right of way line of F.M. No. 550;

THENCE North 45 deg. 20 min. 00 sec. East with the northwest line of said Lot 3, Block 1 and said southeast right of way line, a distance of 238.73 feet to a point for corner at the north corner of said Lot 3, Block 1, same being the west corner of Lot 2, Block 1 of said Conveyance Plat, from which a 1/2 inch iron rod w/cap "Summit Surveying" (set) for reference bears, South 60 deg. 07 min. 53 sec. East – 10.31 feet;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said Lot 3, Block 1 and the southwest line of said Lot 2, Block 1, a distance of 306.87 feet to a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1 and the south corner of said Lot 2, Block 1, same being in the southernmost northwest line of the aforementioned 6.063 acre tract;

THENCE North 29 deg. 52 min. 07 sec. East with the northwest line of said 6.063 acre tract and the southeast line of said Lot 2, Block 1 for a distance of 210.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the southernmost north corner of said 6.063 acre tract and the east corner of said Lot 2, Block 1, same being in the southwest line of the aforementioned Lot 1, Block 1;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said 6.063 acre tract and the southwest line of said Lot 1, Block 1, a distance of 113.98 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for an interior ell corner of said 6.063 acre tract and the south corner of said Lot 1, Block 1;

10.206 Acres

THENCE North 29 deg. 52 min. 07 sec. East with the northernmost northwest line of said 6.063 acre tract and the southeast line of said Lot 1, Block 1, a distance of 226.12 feet to the **PLACE OF BEGINNING** and containing 10.205 acres (444,531 sq. ft.) of land.

 08/01/2022
Joe W. Clark
Registered Professional Land Surveyor No. 4366



10.206 Acres



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 2022

APPLICANT: Erma Maves
Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

LOCATION: South corner of SH 205 and FM 550. Rockwall CAD PID# 73547.

CITY COUNCIL MEETING DATE: August 23, 2022

REQUEST: A change of zoning district from Agriculture AG to General Business GB.

PROPERTY OWNER: Lot 3, Block 1: Mil/Way Investors, LLC
PO Box 717
Rockwall, Texas 75087

PROPERTY OWNER: RCAD 73547: Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

REPRESENTATIVE: Keith Lybrand, Architect

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval of the request to rezone all of Lot 3, Block 1 and the 6.063 acre tract of land [RCAD 73547] from a combination of Ag-Agriculture and GB-General Business to GB-General Business. The request is consistent with the Comprehensive Plan for the SH 205 Corridor.

BACKGROUND INFORMATION: This is a request to rezone Lot 3, Block 1 From Ag-Agricultural to GB-General Business and to rezone RCAD PID # 73547 from a combination of Ag-Agricultural and GB-General Business to GB-General Business Zoning District. This request is designed to create a legal building site: [Section 1-11 of the Zoning Ordinance] for a new grocery store. The area to be rezoned contains 10.205 acres of land. The Texas Local Government Code requires that zoning changes comply with the Comprehensive Plan:

Zoning Map [area to be rezoned outlined in red]



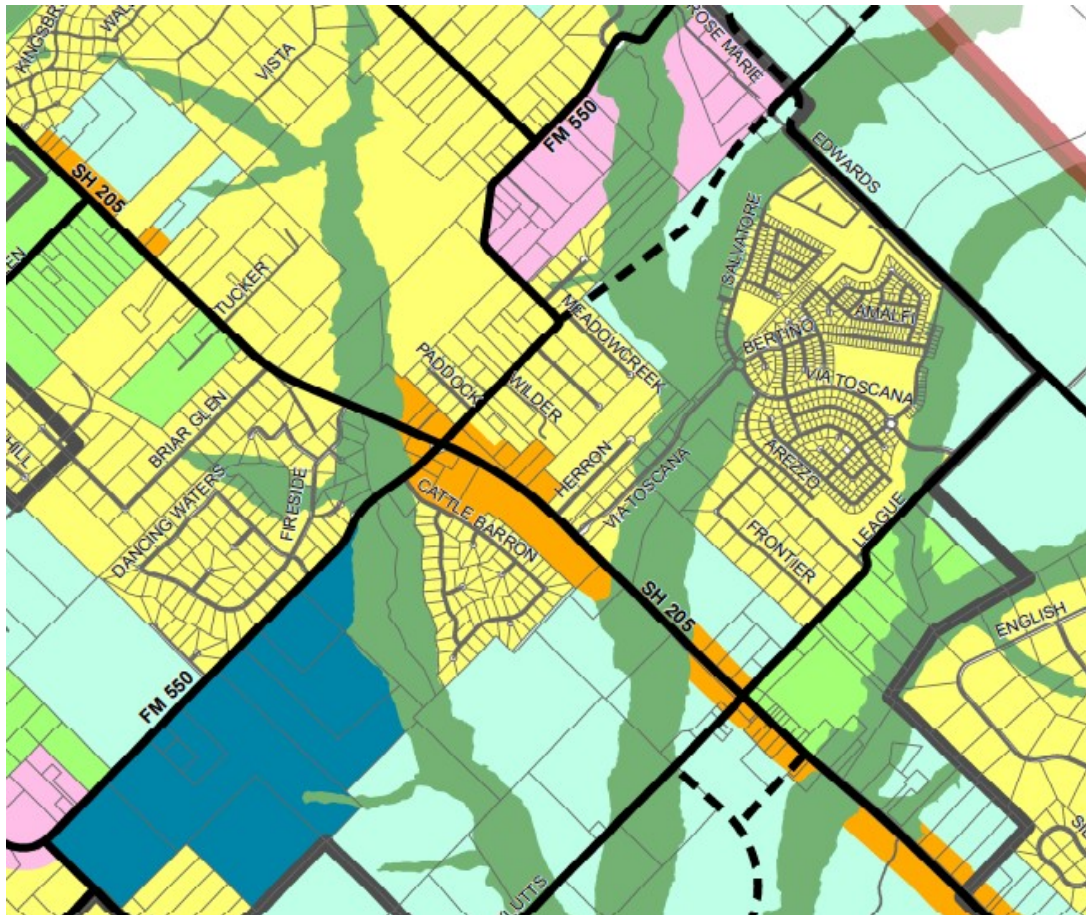
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Rockwall CAD aerial with subject property to be rezoned outlined in red



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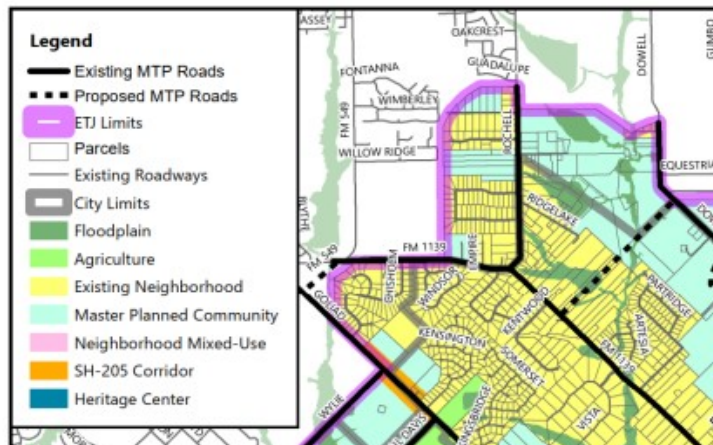
COMPREHENSIVE PLAN/FUTURE LAND USE PLAN



The Goldenrod color represents the SH 205 Corridor

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Future Land Use Plan



“SH 205 Corridor

This Future Land Use Designation is the heart of McLendon-Chisholm’s commercial development opportunities, intended to preserve the rural/country feel, provide residents with local retail, employment, recreation, and entertainment, and capture valuable sales tax dollars along the regional corridor of State Highway 205, which connects Highway 30, Highway 80, future Rockwall County Outer Loop, and other corridors through McLendon-Chisholm.” McLendon-Chisholm Comprehensive Plan.”

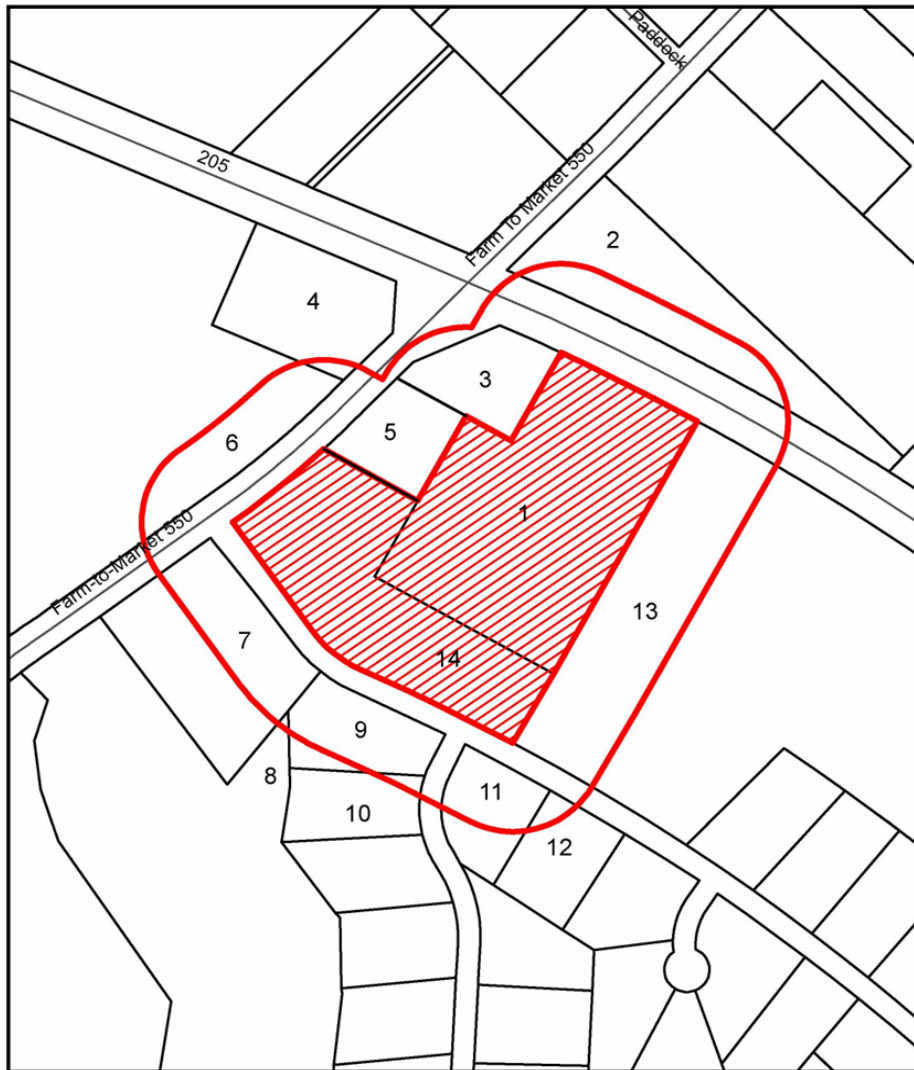
Thoroughfares/streets:

Future Lot 4 has frontage on SH 205 which requires 100 feet to 150 feet of right of way and has 120 feet of right of way. The alignment schematic for the future widening of SH 205 is shown below. All additional right of way needed by the State of Texas for the widening is shown to be obtained from the eastern side of SH 205, so no additional right of way is required from Lot 4. While the existing Lot 3 and the future Lot 4 have adjacency to Cattle Barron Drive, there will be no access to either Lot-3R or to Lot 4 from Cattle Barron Drive.

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City of McLendon-Chisholm
Property ID: 73547, 101323
200' Notification Map



0 0.0125 0.025 0.05 0.075 0.1
Miles





Brookshires Zoning Change Request – 200' Notification

1. Brookshire Grocery Co
1600 W Southwest Loop 323
Tyler, Texas 75701
2. CM Knight LLC
141 S State Highway 205
Rockwall, Texas 75032
3. MFS Group LLC
3645 Capstone Lane
Plano, Texas 75074
4. Group Pacific Holdings LLC
6711 Starbuck Drive
Dallas, Texas 75252
5. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087
6. Mariah Bay Development Inc.
PO Box 369
Rockwall, Texas 75087
7. Oak National Holdings LLC
5763 South SH 205
Rockwall, Texas 75032
8. Chisholm Crossing IV Homeowners
Association Inc.
PO Box 25106
Dallas, Texas 75225
9. Janice E and Phillip M Nolley
500 Highwater Crossing
Rockwall, Texas 75032

10. Shay Clark Brunson
502 Highwater Crossing
Rockwall, Texas 75032
11. Charles Jeffrey Skinner Jr and Tiffany Nicole Skinner
400 Cattle Barron Drive
Rockwall, Texas 75032
12. Curtis A and Valerie G Bodart
402 Cattle Barron
McLendon Chisholm, Texas 75032
13. McLendon Chisholm Commercial Holdings Inc.
PO Box 369
Rockwall, Texas 75087
14. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087



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

SPECIFIC USE PERMIT APPLICATION

Date of Application: 8/3/2022

Receipt # _____

Fee: \$400 + 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:

Hwy 205/FM 550

Property Legal Description:

Attached

County Parcel ID: _____

Existing Zoning: AG

Requested Zoning: GB

Applicant's Name: Brookshire Grocery Company

Phone No. (903) 579-0504

Email: ermamaves@brookshires.com

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:

P.O. BOX 1411, Tyler, TX 75710-1411

Owner's Address: P.O. BOX 1411, Tyler, TX 75710-1411

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

Signature of Owner:

R. McQuinn

Date 8/3/2022

Signature of Applicant:

Erma J. Maves

Date 8/3/22

Page 1 of 2

02/25/2020 Zoning Change Application and Checklist

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 \$ 400 to cover the cost of this application, and an initial deposit of \$ 1 for consulting fees has been paid to the City of McLendon-Chisholm on this 4th day of August, 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): RM. [Signature]

City Secretary: [Signature]

(Seal)



Page 2 of 2

02/25/2020 Zoning Change Application and Checklist

Proposed Lot 4
SH 205/550 Addition
7.695 Acres

State of Texas
City of McClendon-Chisholm
County of Rockwall

All that certain tract or parcel of land located in the King Latham Survey, Abstract 133, City of McLendon-Chisholm, Rockwall County, Texas, being all of a called 6.063 acre tract described in a Deed from Mariah Bay Development, Inc. to Brookshire Grocery Company, dated November 1, 2007 and recorded in Volume 5270, Page 57 in in the Deed Records of Rockwall County, Texas, and being a part of Lot 3, Block 1 as shown on a Conveyance Plat part of SH 205/550 Addition, recorded in Document No. 2019000009311 in the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod w/cap "Summit Surveying" (found) in the southeast right of way line of State Highway No. 205, for the northernmost north corner of the above referenced 6.063 acre tract and being in a curve to the right;

THENCE with the northeast line of said 6.063 acre tract and the southwest right of way line of said State Highway No. 205, and along said curve to the right, having a Delta of 03 deg. 26 min. 25 sec., a Radius of 5600.18 feet, a Chord which bears South 62 deg. 02 min. 45 sec. East— 336.21 feet, and an Arc length of 336.26 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the west corner of said 6.063 acre tract, same being a north corner of a called 31.504 acre tract as described in a Deed from Independent Bank to McClendon Chisholm Commercial Holdings, Inc., dated December 28, 2012 and recorded in Volume 7061, Page 47 in said Deed Records:

THENCE South 29 deg. 52 min. 07 sec. West with the southeast line of said 6.063 acre tract and northwest line of said 31.504 acre tract, a distance of 650.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the south corner of said 6.063 acre tract, same being the southernmost east corner of said Lot 3, Block 1;

THENCE South 29 deg. 50 min. 25 sec. West with the southernmost southeast line of said Lot 3, Block 1, and said northwest line of said 31.504 acre tract, a distance of 149.97 feet to a 1/2 inch iron rod (found) for the easternmost south corner of said Lot 3, Block 1, same being the west corner of said 31.504 acre tract and being in the northeast right of way line of Cattle Barron Drive and being the beginning of a non-tangent curve to the left;

THENCE with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 05 deg. 06 min. 11 sec., a Radius of 4800.18 feet, a Chord which bears North 62 deg. 54 min. 35 sec. West – 427.38 feet, and an Arc length of 427.52 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 04 deg. 50 min. 26 sec., a Radius of 275.00 feet, a Chord which bears North 63 deg. 02 min. 28 sec. West

7.695 Acres

– 23.23 feet, and an Arc length of 23.23 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (set) for corner in same;

THENCE North 29 deg. 52 min. 07 sec. East across said Lot 3, at a distance of 171.87 pass a 1/2 inch iron rod w/cap "Summit Surveying" (set) for the west corner of said 6.063 acre tract and an interior ell corner of said Lot 3, Block 1, continuing with the northwest line of said 6.063 acre tract and a southeast line of said Lot 3, Block 1, at a distance of 374.51 feet pass a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1, same being the south corner of Lot 2, Block 1 of said SH 205/550 Addition, continuing with said northwest line and the southeast line of said Lot 2, Block 1 for a total distance of 584.51 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the southernmost north corner of said 6.063 acre tract and the east corner of said Lot 2, Block 1, same being in the southwest line of Lot 1, Block 1 of said SH 205/550 Addition;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said 6.063 acre tract and the southwest line of said Lot 1, Block 1, a distance of 113.98 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for an interior ell corner of said 6.063 acre tract and the south corner of said Lot 1, Block 1;

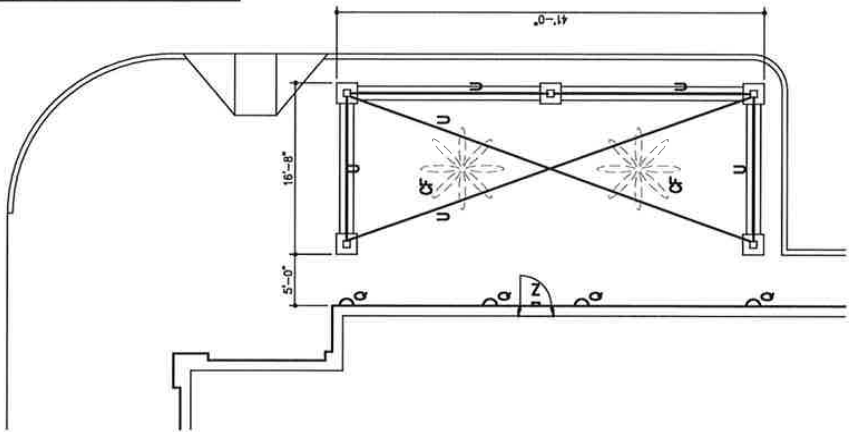
THENCE North 29 deg. 52 min. 07 sec. East with the northernmost northwest line of said 6.063 acre tract and the southeast line of said Lot 1, Block 1, a distance of 226.12 feet to the **PLACE OF BEGINNING** and containing 7.695 acres (335,180 sq. ft.) of land.


Joe W. Clark
Registered Professional Land Surveyor No. 4366

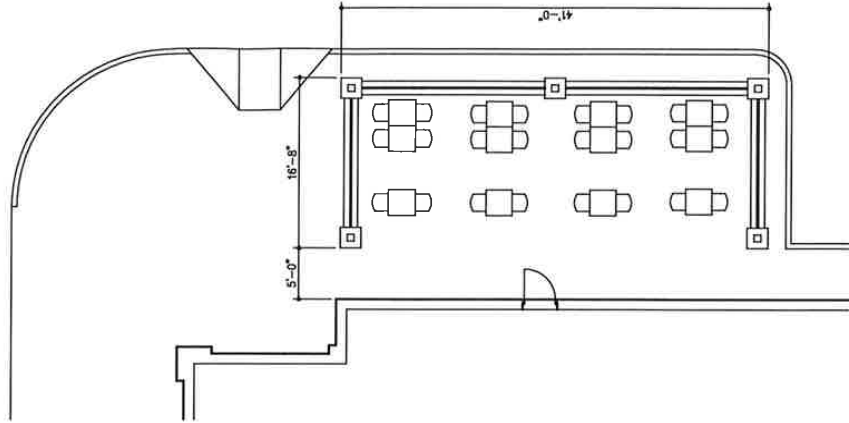


7.695 Acres

LIGHTING FIXTURES	
MARK	DESCRIPTION
Q	CAMBRIDGE EVERGREEN LIGHTING WALL SCONCE CAM-W-24-40W-AB-WF MOUNT CENTER OF FIXTURE AT 7'-10" A.F.F.
C	CEILING FANS: AIRVOLUTION D-370 MOUNTED ABOVE STRING LIGHTS
U	CELESTIAL LIGHTING HYA-STL-CF-18 BLACK CORD; 2700K FROSTED GLOBE; 18" O.C. PROVIDE MOUNTING PLATES AND CABLE TIES AS REQUIRED.
Z	PHILIPS CHLORIDE PLEMBZ SET FOR "EMERGENCY ONLY" MODE. SET PATH OF EBRESS PHOTOMETRICS TO BE PARALLEL WITH WALL. INSTALL FIXTURE AT 9'-0" A.F.F. CENTERED ABOVE DOOR U.N.O.



02 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
NORTH



01 FIXTURE PLAN
SCALE: 1/8" = 1'-0"
NORTH

McClendon-Chisholm Outdoor Seating

888 SF



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 2022

APPLICANT: Erma Maves
Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

LOCATION: South corner of SH 205 and FM 550. Rockwall CAD PID# 73547.

CITY COUNCIL MEETING DATE: August 23, 2022

REQUEST: A specific use permit to allow for the on-premise consumption of beer and wine and other foods and beverages purchased at the adjacent grocery store.

PROPERTY OWNER: Lot 3, Block 1: Mil/Way Investors, LLC
PO Box 717
Rockwall, Texas 75087

PROPERTY OWNER: RCAD 73547: Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

REPRESENTATIVE: Keith Lybrand, Architect

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval subject to the staff recommended conditions and **the following amendments shown in red.**

STAFF RECOMMENDATION: Approval of the request for a specific use permit [SUP] for the on-premise consumption of beer and wine and other foods and beverages purchased at the adjacent grocery store. This request is consistent with the standards identified in the Comprehensive Plan for the SH 205 Corridor.

[Note: there is a list of conditions that the Planning and Zoning Commission must take into account prior to a recommendation for approval and the end of this report]

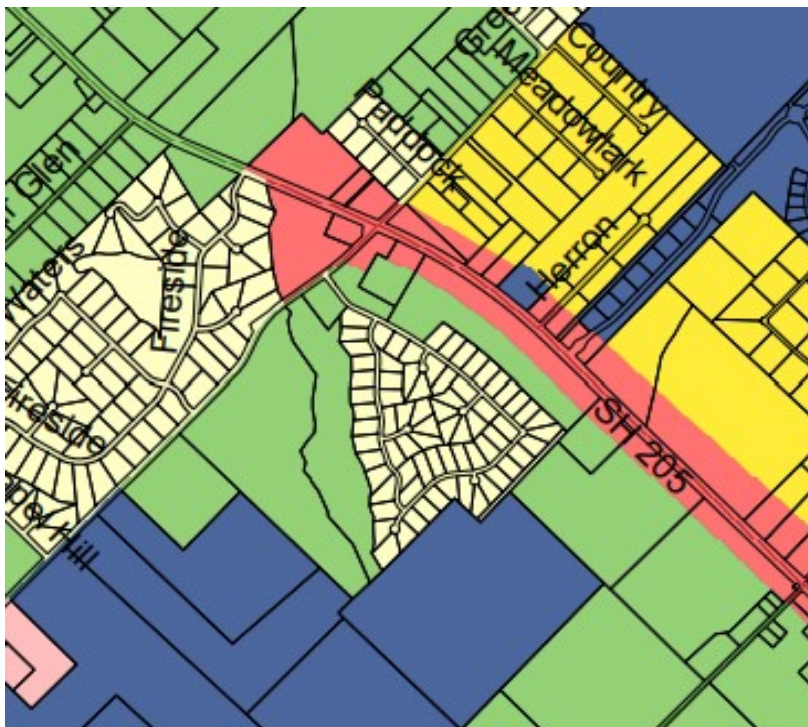
Staff Conditions:

- The outside seating area must be immediately adjacent to the grocery store and may not exceed 1,000 square feet.
- Beer and wine may only be consumed in the designated outside seating area.

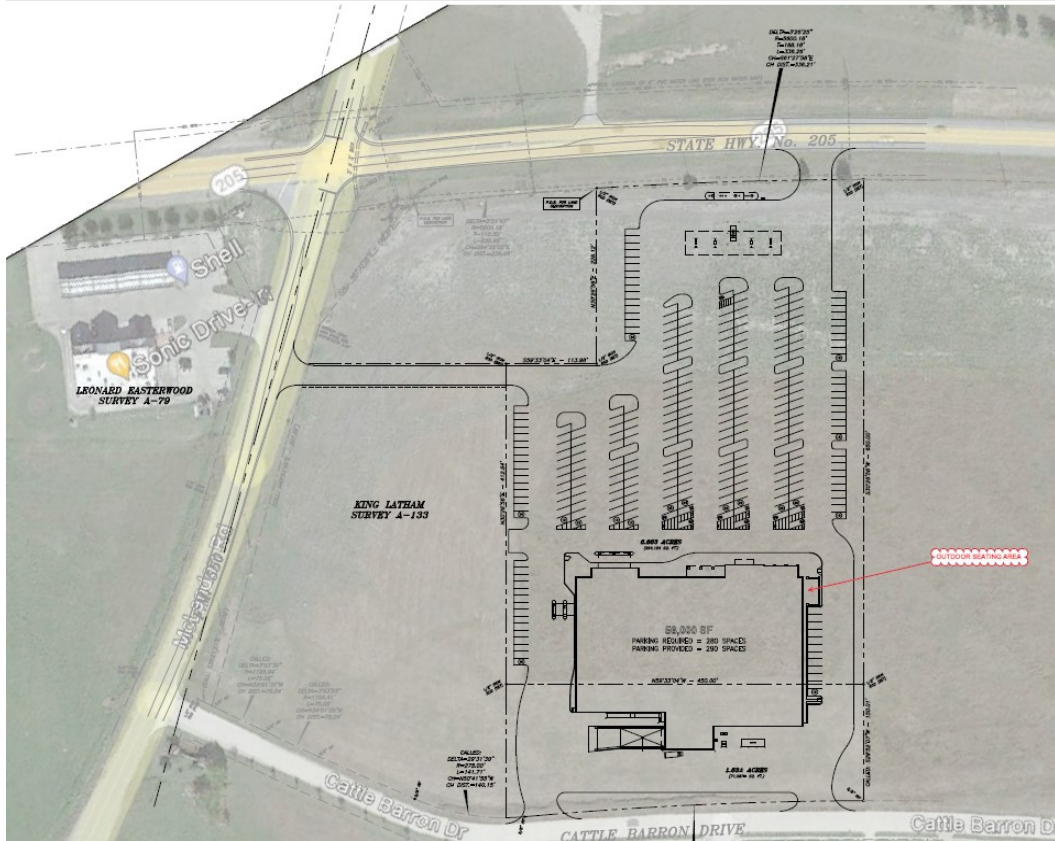
- The applicant must submit approval from the Texas Alcoholic Beverage Commission that they are authorized to allow on-premise consumption of beer and wine prior to the issuance of a certificate of occupancy.
- Applicant will be responsible for the safety of the public using the outside seating area and will provide a written plan for supervision of the outside seating area to the City of McLendon-Chisholm **City Administrator** for review and approval prior to issuance of a certificate of occupancy.
- Landscaping must conform to the attached landscape plan.
- Store elevations and materials ~~may~~ **shall** be submitted for review and approval by the Planning and Zoning Commission and City Council as part of a detailed development plan for the facility and site concurrently with submittal of the civil design drawings for the property.

BACKGROUND INFORMATION: This is a request to authorize the use of a relatively small area adjacent to the future grocery store as an outside seating area where patrons of the grocery store may consume food, beverages and beer and wine purchased at the adjacent grocery store. While the specific use permit covers the entirety of the grocery store property, the actual area where beer and wine may be consumed is small.

Zoning Map [Current]

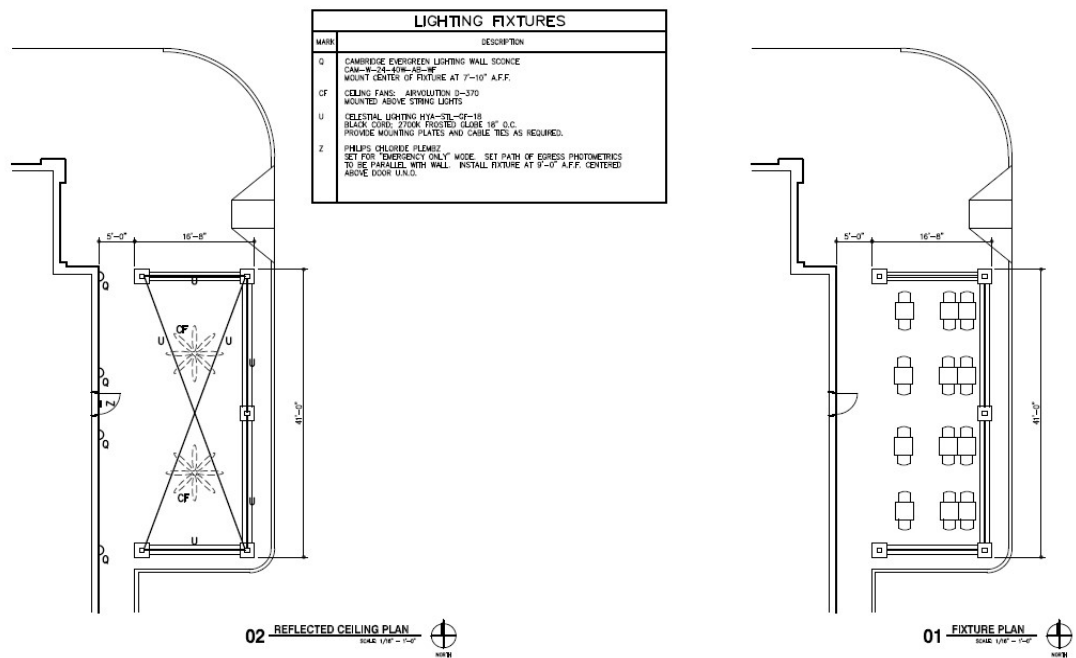


Proposed site layout for the outside seating area [no access to Cattle Barrons Drive allowed]



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Proposed seating area layout

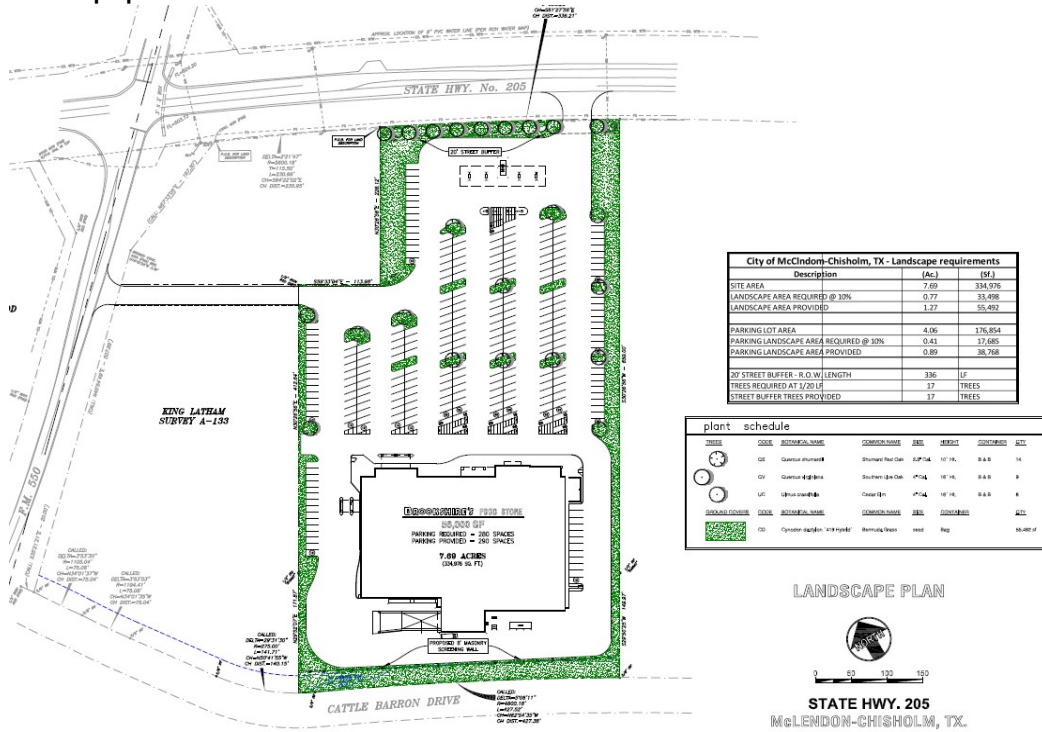


McClendon-Chisholm Outdoor Seating

888 SF

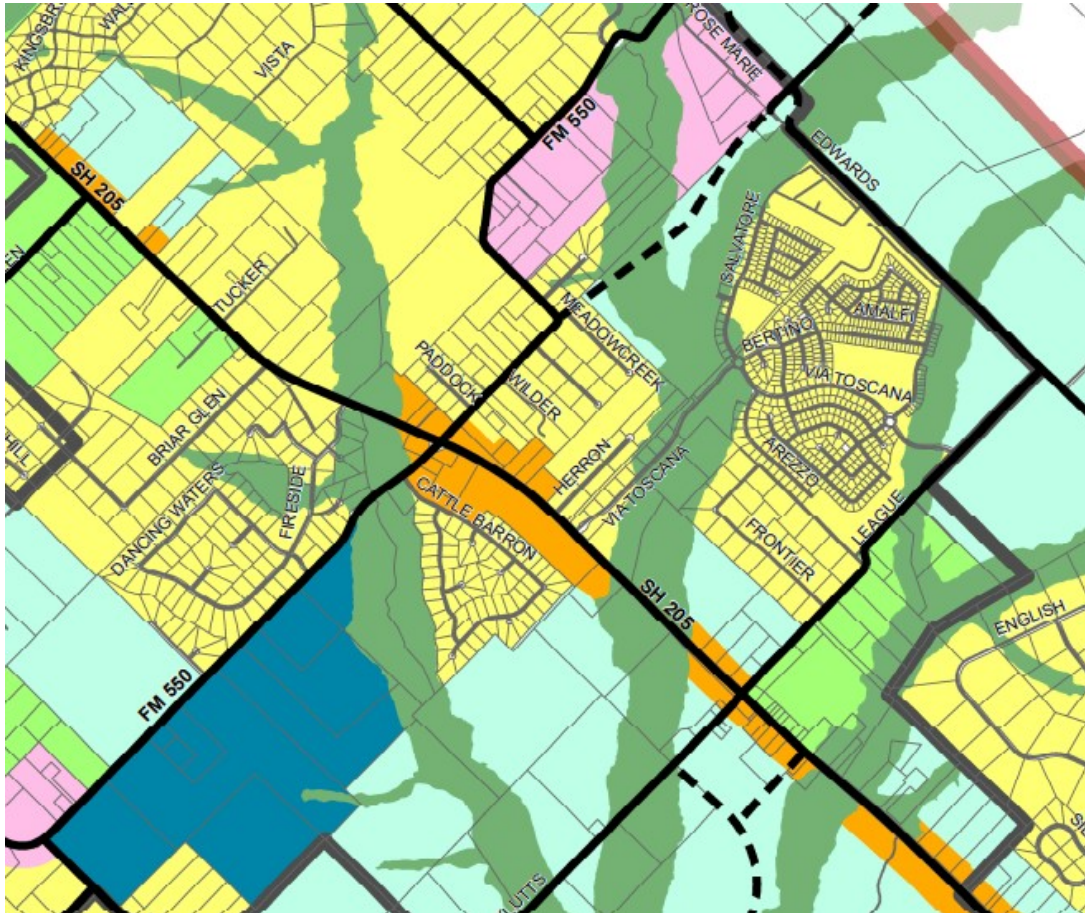
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Landscape plan



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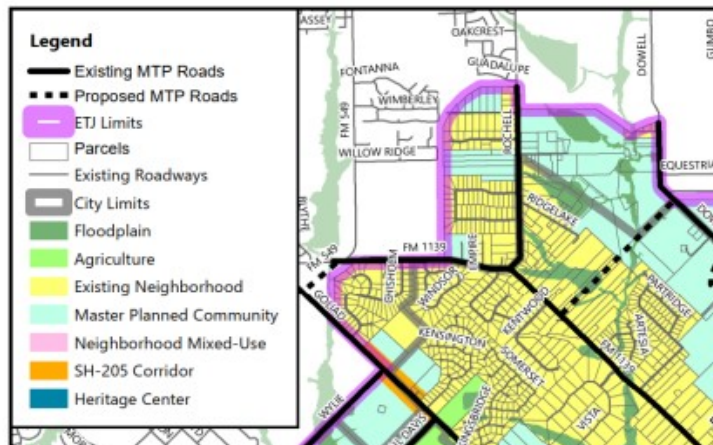
COMPREHENSIVE PLAN/FUTURE LAND USE PLAN



The Goldenrod color represents the SH 205 Corridor

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Future Land Use Plan



“SH 205 Corridor

This Future Land Use Designation is the heart of McLendon-Chisholm’s commercial development opportunities, intended to preserve the rural/country feel, provide residents with local retail, employment, recreation, and entertainment, and capture valuable sales tax dollars along the regional corridor of State Highway 205, which connects Highway 30, Highway 80, future Rockwall County Outer Loop, and other corridors through McLendon-Chisholm.” “McLendon-Chisholm Comprehensive Plan.”

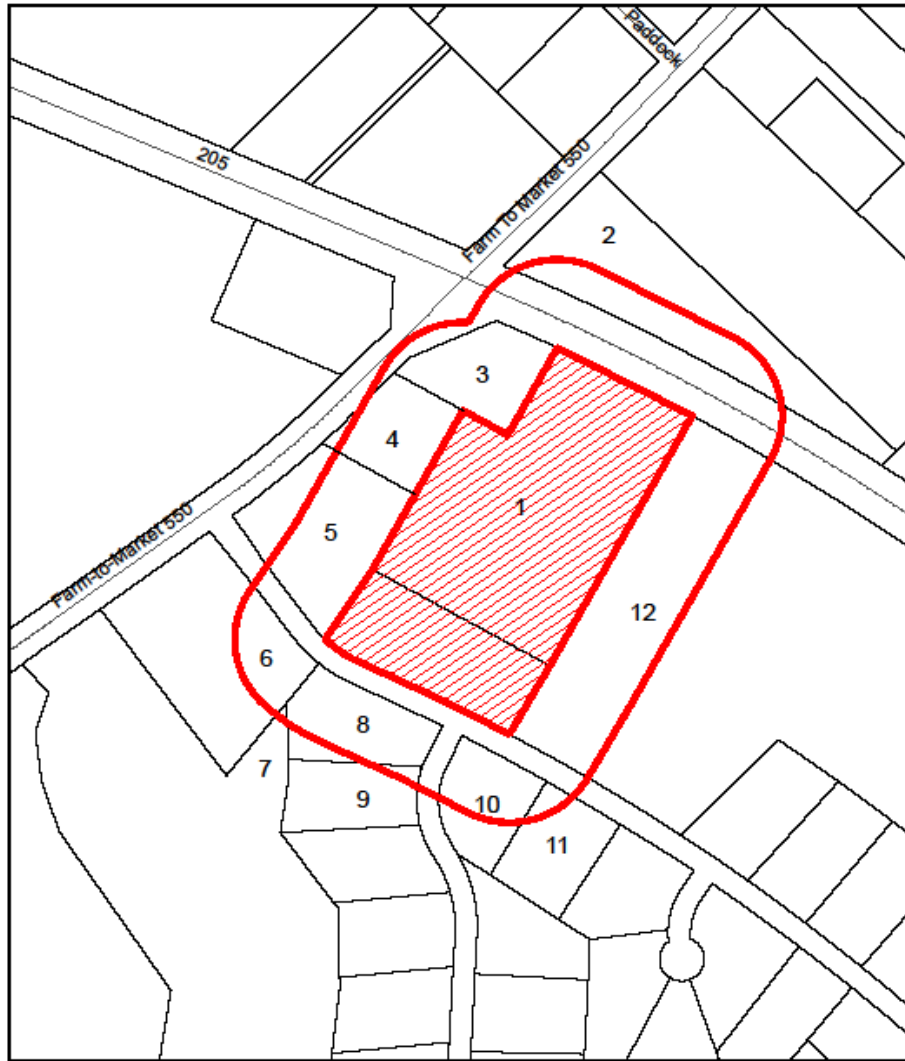
Thoroughfares/streets:

Future Lot 4 has frontage on SH 205 which requires 100 feet to 150 feet of right of way and has 120 feet of right of way. The alignment schematic for the future widening of SH 205 is shown below. All additional right of way needed by the State of Texas for the widening is shown to be obtained from the eastern side of SH 205, so no additional right of way is required from Lot 4. While the existing Lot 3 and the future Lot 4 have adjacency to Cattle Barron Drive, there will be no access to either Lot-3R or to Lot 4 from Cattle Barron Drive.

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**City of McLendon-Chisholm
SUP Notice
200' Notification Map**



0 0.0125 0.025 0.05 0.075 0.1
Miles





Brookshires SUP – 200' Notification

1. Brookshire Grocery Co
1600 W Southwest Loop 323
Tyler, Texas 75701
2. CM Knight LLC
141 S State Highway 205
Rockwall, Texas 75032
3. MFS Group LLC
3645 Capstone Lane
Plano, Texas 75074
4. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087
5. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087
6. Oak National Holdings LLC
5763 South SH 205
Rockwall, Texas 75032
7. Chisholm Crossing IV Homeowners
Association Inc.
PO Box 25106
Dallas, Texas 75225
8. Janice E and Phillip M Nolley
500 Highwater Crossing
Rockwall, Texas 75032
9. Shay Clark Brunson
502 Highwater Crossing
Rockwall, Texas 75032

10. Charles Jeffery Skinner Jr & Tiffany Nicole Skinner
400 Cattle Baron Drive
Rockwall, Texas 75032
11. Curtis A and Valerie G Bodart
402 Cattle Barron Drive
McLendon Chisholm, Texas 75032
12. McLendon Chisholm Commercial Holdings Inc.
PO Box 369
Rockwall, Texas 75087

Legal Description
7.695 Acres

State of Texas
City of McLendon-Chisholm
County of Rockwall

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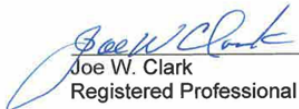
6.063 Acres

– 23.23 feet, and an Arc length of 23.23 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (set) for corner in same;

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 08/01/2022
Joe W. Clark
Registered Professional Land Surveyor No. 4366



6.063 Acres

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely effect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of McLendon-Chisholm Comprehensive Land Use Plan.



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 07/27/2020

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): SH 205/550 Addition Current Zoning: AG

No. of Acres: 10.206 No. of Lots: 2 Proposed Zoning: GB

General Location of Property: South corner of FM 550 & SH 205

Proposed Use for Property: Lot 4 - Grocery Store / Lot 3 R - unknown

Applicant Name: Joe W. Clark

Company: Summit Surveying Inc.

Address: 2040 Deerbrook Dr. City, State, Zip: Tyler, TX 75703

Phone(s): 903 561-9544 Email: jclark@summit-surveying.com

Owner Name: Brookshire Grocery Co, MIL/WAY Investors, LLC

Brookshire - 1600 W. Southwest Loop 323 Tyler, TX, 75701
Mil/Way - P.O. Box 717 City, State, Zip: Rockwell TX, 75087

Legal Description of the Property: 6.063 Ac. (Brookshire) / Lot 3, Block 1 SH 205/550 Add'n

County Parcel ID: (Brookshire) 73547 (MIL/WAY) 101323

Other Information: _____

Development Fees

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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 \$ 410.00 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 4th day of August, 2023

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: *Joe W. Park* (Summit Surveying, Inc.)
(Seal)
City Secretary: *Rockelle Greer*



Page 2 of 2

Plat Application Revised 01/28/2020

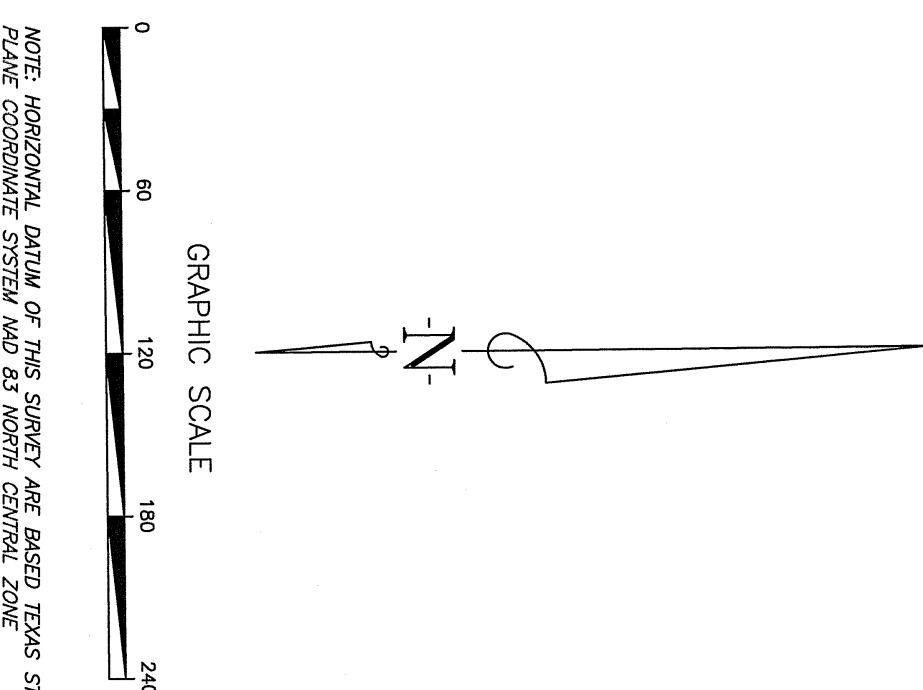
NOTE:
UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A
UTILITY MAPS AND MARKED LOCATION BY THE UTILITY OWNERS.
UTILITIES NOT SHOWN HEREON ARE NOT GUARANTEED BY THE
SURVEYOR. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY
FOR THE LOCATION OF UTILITIES. THE SURVEYOR'S LIABILITY
IS LIMITED TO THE LOCATION OF UTILITIES SHOWN HEREON.
A MEASURE DOWN METHOD FROM RAIL OR TOP OF
STRUCTURE AND DEPTH ON THE CONDITIONS MAY BE
APPLIED TO THE LOCATION OF UTILITIES. THE SURVEYOR
SHOULD BE ADVISED BY LOCAL UTILITY COMPANIES AND
LOCATION ARE CORRECT WHERE PRECISE ELEVATION OR
LOCATION ARE CRITICAL.

ACCORDING TO TYPICAL COMMUNITY PLAN, 4839/2010, EFFECTIVE DATE: 7/1/2010
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND
N ZONE 1 (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE
WATER SURFACE ELEVATION OF 500.00' AS SHOWN ON THE FLOODPLAIN MAP. AREAS
MADE AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD) AS
SHOWN ON THE FLOODPLAIN MAP. THE SURVEYOR'S LIABILITY IS LIMITED TO THE
LOCATION OF UTILITIES SHOWN HEREON.

LEONARD EASTERWOOD SURVEY A-79

ZONE "X" (SHADED) (SHADED LOCATION WITH
AVERAGE DEPTH OF LESS THAN 1' FROM THE
WATER SURFACE ELEVATION OF 500.00' AS
SHOWN ON THE FLOODPLAIN MAP. AREAS
MADE AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL
CHANCE FLOOD).

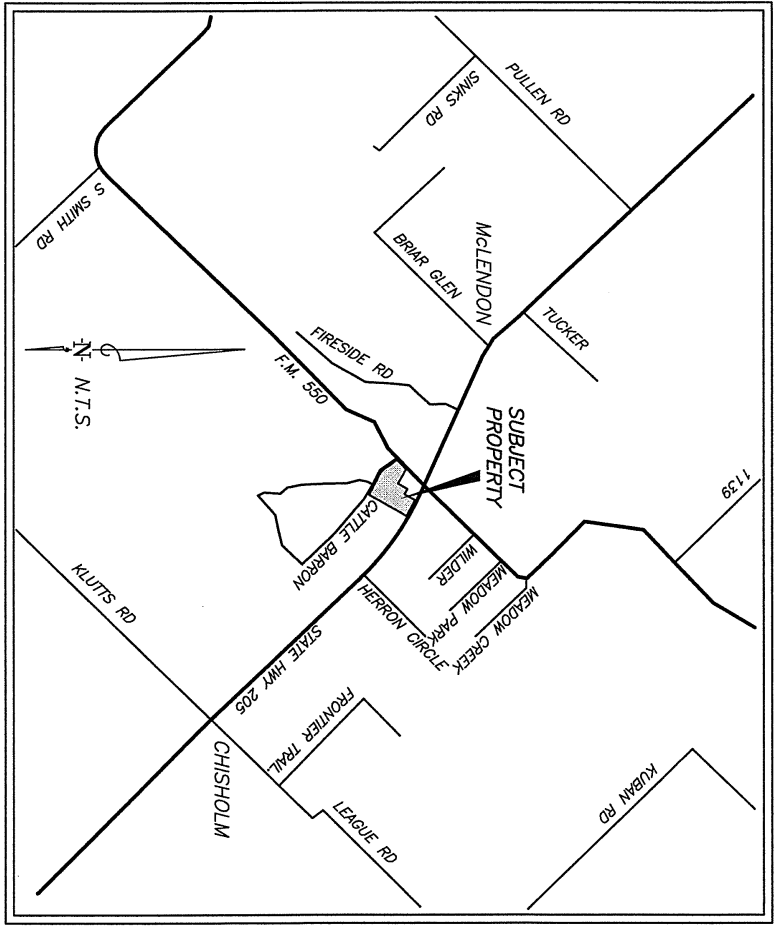
OAK NATIONAL HOLDINGS
VOL. 7052 PG. 167
07/31/2013
D.R.R.C.T.



NOTE: HORIZONTAL DATA OF THIS SURVEY ARE BASED TEXAS STATE
PLATE COORDINATE SYSTEM AND 63 NORTH GRAVITY ZONE

SYMBOL LEGEND

OUT	OVERHEAD UTILITY LINE	FW	BURIED FIBER OPTIC LINE MARKER
SS	GLY LINE WITH ANCHOR	GW	GAS PRELINE LINE MARKER
SS	SANITARY SEWER	SM	SANITARY SEWER MANHOLE
W	WATER LINE	CO	SANITARY SEWER CLEAN-OUT
UT	UNDERGROUND TELEPHONE	FW	FIRE HYDRANT
FO	UNDERGROUND FIBER OPTIC CABLE	WM	WATER METER
UE	UNDERGROUND ELECTRIC	WV	WATER VALVE
G	GAS PIPELINE	WM	TELEPHONE MANHOLE
RS	ROADWAY SIGN	TR	TELEPHONE PULLBOX/INSET
RF	IRON ROD FOUND	TR	TELEPHONE PULLBOX
RF	IRON ROD SET W/ SUMMIT CAP	UB	UTILITY BOX
RF		UP	UTILITY POLE
RF		LP	LIGHT POLE



KING LATHAM SURVEY A-133

CALLER: 6.063 ACRES
TO
BROOKSHIRE GROCERY COMPANY
VOL. 5270 PG. 57
11/01/2007
D.R.R.C.T.
(6.063 ACRES)
(64,154 SQ. FT.)

LOT 4, BLOCK 1
7.695 ACRES
(335,180 SQ. FT.)

CALLER: 31.504 ACRES
INDEPENDENT BANK
TO
MCLENDON CHISHOLM
COMMERCIAL HOLDINGS, INC.
VOL. 7061 PG. 47
12/28/2012
D.R.R.C.T.

SEE SHEET 2 OF 2 FOR OWNER STATEMENTS, SURVEYOR'S CERTIFICATE AND APPROVALS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR WITNESSED OR RECORDED
BY THE SURVEYOR.

AMENDING PLAT
SH 205/550 ADDITION
BEING A
REPLAT OF LOT 3, BLOCK 1
SH 205/550 ADDITION
& A PLAT OF 6.063 ACRE TRACT
KING LATHAM SURVEY A-133
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
2 LOTS - 10.205 ACRES
PREPARED JULY & AUGUST 2022

PROJECT MGR.	JWC
PROJECT TECH.	JWC
CHECKED BY	MLN
DATE	07-01-17

This drawing and all related documents, including those on electronic media, are the property of Summit Surveying, Inc. (Summit) and shall remain the property of Summit. No part of this drawing or any information contained herein shall be used or reproduced in any way without the written consent of Summit. This drawing is to be used only for the project for which it was prepared and is not to be used for any other purpose. Any use of this drawing for any other purpose is strictly prohibited. Summit shall not be responsible for any errors or omissions in this drawing or any information contained herein. Summit shall not be responsible for any damages, including those on electronic media, resulting from the use of this drawing or any information contained herein. Summit shall not be responsible for any damages, including those on electronic media, resulting from the use of this drawing or any information contained herein.

AMENDING PLAT
SH 205/550 ADDITION
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS



Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000

REVISIONS	DATE	BY
ISSUED FOR REVIEW	08/03/22	JWC



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 2022

APPLICANT: Erma Maves

LOCATION: South corner of SH 205 and FM 550. Rockwall CAD PID# 101323 & 73547.

PLANNING AND ZONING COMMISSION MEETING DATE: August 18, 2022

REQUEST: Rezone all of Lot 3, Block 1 of the SH 205/550 Addition and Parcel ID# 73547 containing 6.063 acres of land from [Lot 3 AG-Agricultural Zoning District to GB-General Business] and all of RCAD Parcel ID# from a combination of AG and GB to GB-General Business.

PROPERTY OWNER: Lot 3, Block 1: Mil/Way Investors, LLC
PO Box 717
Rockwall, Texas 75087

PROPERTY OWNER: RCAD 73547: Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

REPRESENTATIVE: Joe W. Clark

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

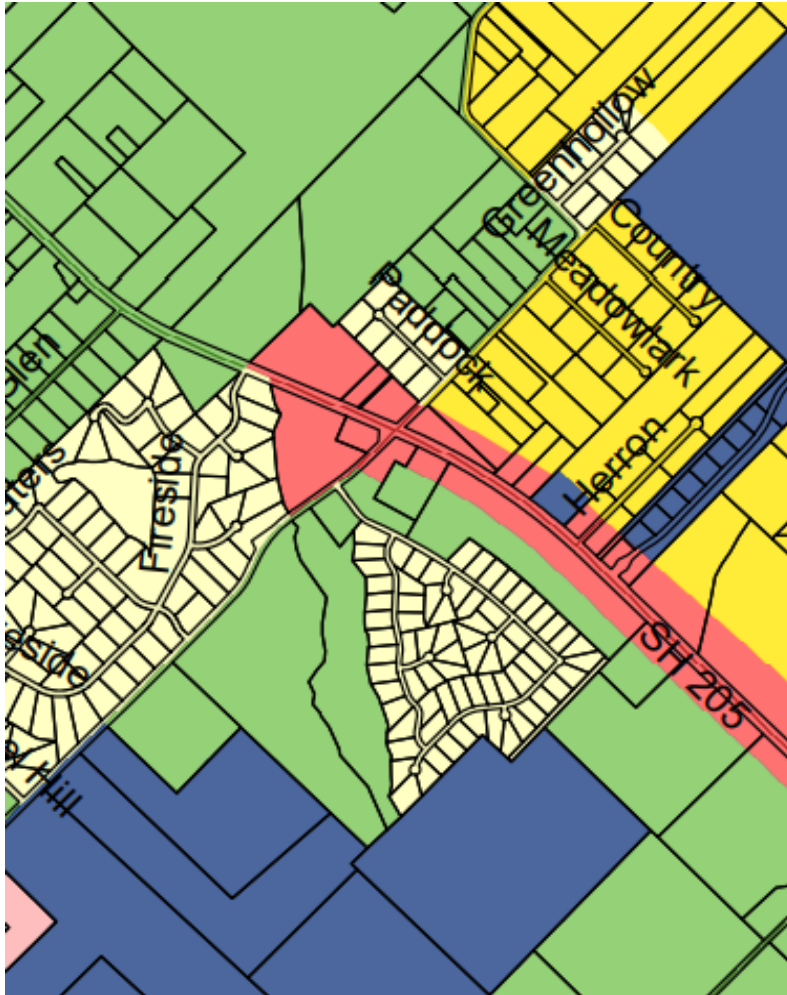
STAFF RECOMMENDATION: Approval of the replat of Lot 3, Block 1 creating a new Lot 3R, Block 1 and approval of the plat combining the remaining 1.631 acre tract of land from Lot 3, Block 1 and the 6.063 acre tract of land [RCAD 73547] to create a new Lot 4, Block 1 SH 205/550 Addition.

BACKGROUND INFORMATION: This is a request to create a new Lot 4, Block 1 of the SH 205/550 addition for the creation of a building site. The replat of the existing Lot 3, Block 1 provides an additional 1.631 acre tract of land to be combined with the 6.063 acre tract of land [the Brookshire's tract] to create a new 7.695 acre platted Lot 4.

This plat is the combination of the replat of Lot 3, and the creation of Lot 4.

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Zoning Map



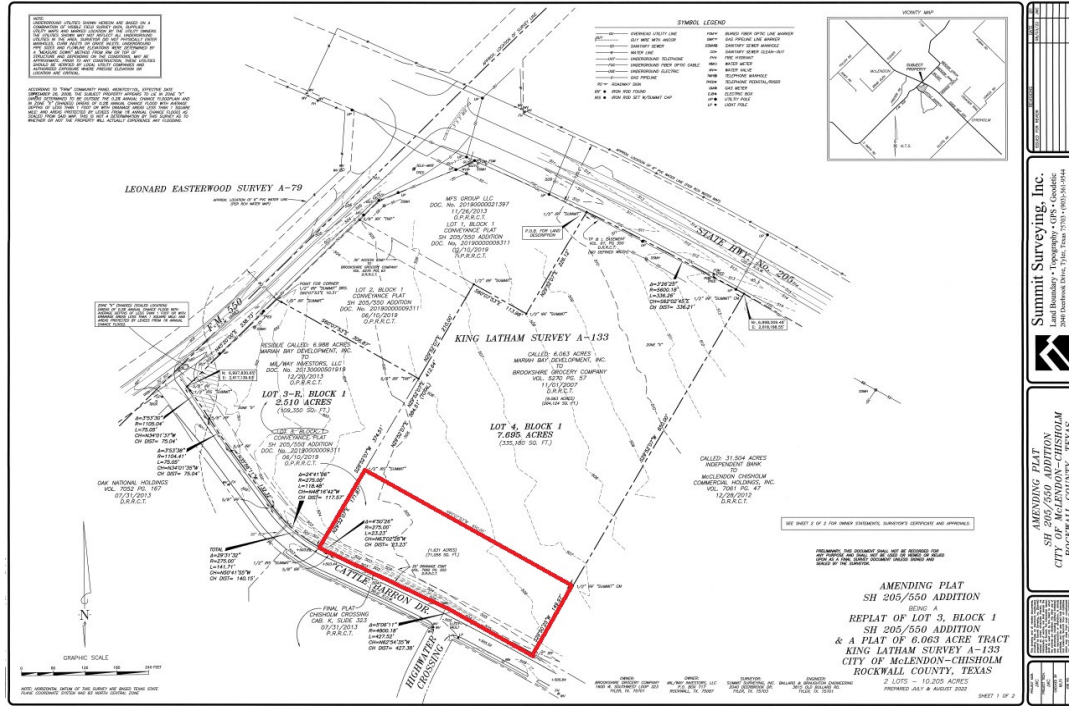
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Rockwall CAD aerial with subject property outlined in red



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Proposed Plat/Replat [remainder of Lot 3 to be included in Lot 4 outlined in red]



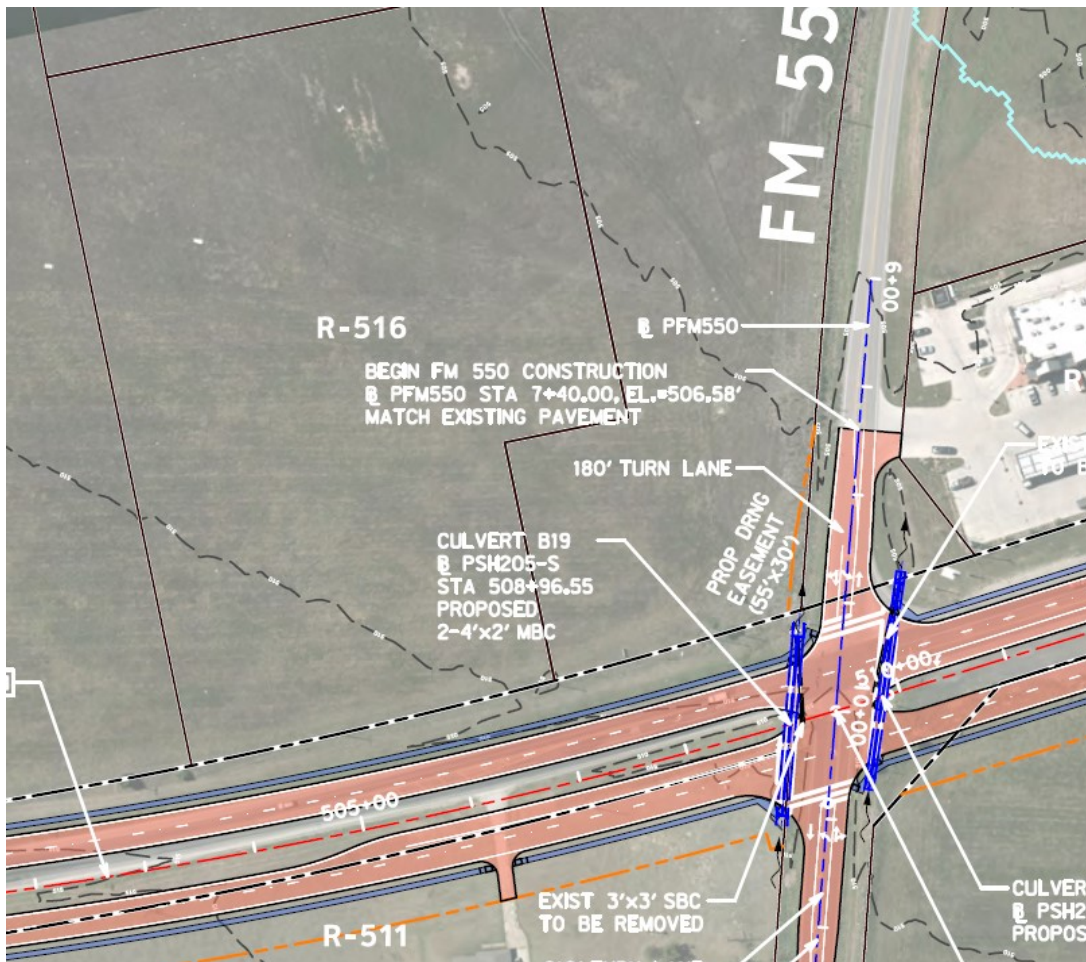
Thoroughfares/streets:

Lot 3 has frontage on both FM 550 and Cattle Barron Drive. The required right of way width for FM 550 is 80 feet and the existing right of way width is 80 feet. Cattle Barron Drive required 50 feet of right of way and has 50 feet of right of way.

Future Lot 4 has frontage on SH 205 which requires 100 feet to 150 feet of right of way and has 120 feet of right of way. The alignment schematic for the future widening of SH 205 is shown below. All additional right of way needed by the State of Texas for the widening is shown to be obtained from the eastern side of SH 205, so no additional right of way is required from Lot 4. While the existing Lot 3 and the future Lot 4 have adjacency to Cattle Barron Drive, there will be no access to either Lot-3R or to Lot 4 from Cattle Barron Drive.

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TXDOT 60 percent schematic for the intersection of FM 550 and SH 205





CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

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: **PD-SINGLE FAMILY**

No. of Acres: **57.42** No. of Lots: **169 SF/4 OS** Proposed Zoning: _____

General Location of Property: **SW CORNER OF EDWARDS ROAD AND LEAGUE ROAD IN THE SONOMA VERDE DEVELOPMENT**

Proposed Use for Property: **SINGLE-FAMILY**

Applicant Name: **STEPHEN DAVIS**

Company: **TAYLOR DUNCAN INTERESTS, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Phone(s): **972-325-1412** Email: **SDAVIS@TAYLORDUNCAN.COM**

Owner Name: **LAND SOLUTIONS SV, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Legal Description of the Property: **57.42 AC FROM THE KING LATHAM SURVEY, ABSTRACT NO 133**

County Parcel ID: **0133-0000-0009-01-0R**

Other Information: **SONOMA VERDE, PHASE 3**

Page 1 of 2

Development Fees

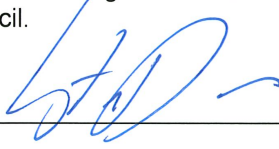
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer.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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ \$25,930 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant:  (Seal)

City Secretary: _____



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 2022

APPLICANT: Stephen Davis
Taylor Duncan Interests, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

LOCATION: Southwest corner of Edwards Road and League Road in the Sonoma Verde Development

CITY COUNCIL MEETING DATE: August 23, 2022

REQUEST:

The applicant is requesting approval of the final plat of Phase 3, containing 57.42 acres of land, 169 single-family lots, and four [4] HOA open space lots, of the Sonoma Verde Planned Development District. Additionally, city staff is requesting that Planning and Zoning Commission reconsider the previously approved preliminary plat and re-approve it, since it has been over a year since the preliminary plat was approved by the City Council on April 28, 2021.

PROPERTY OWNER: Land Solutions SV, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

REPRESENTATIVE: Stephen Davis

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

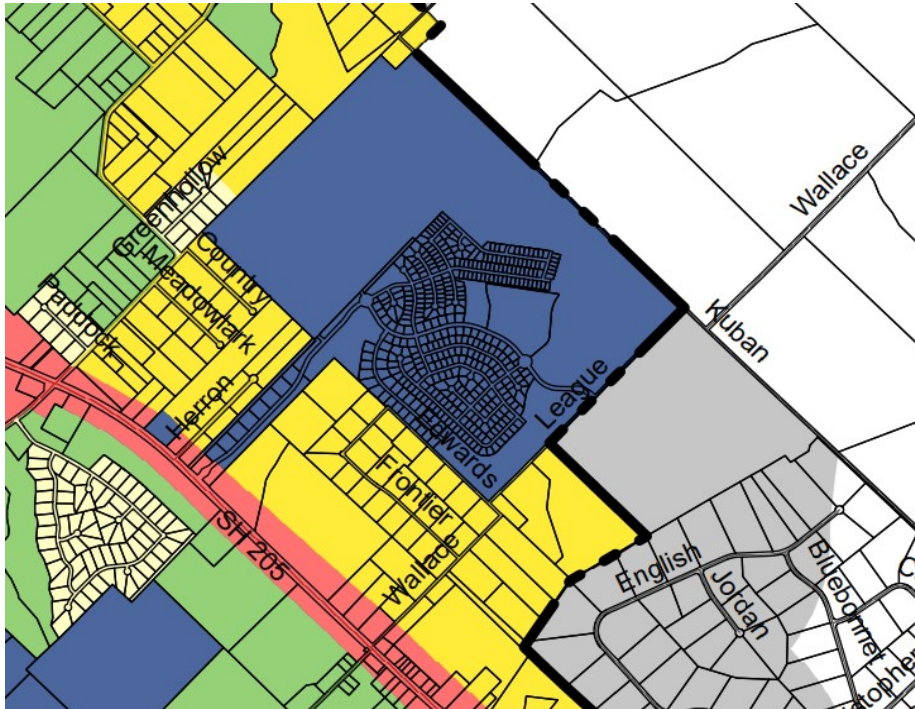
STAFF RECOMMENDATION: Approval of both the preliminary plat and the final plat for Phase 3 of Sonoma Verde. The City Engineer has approved the civil engineering and construction plans for the final plat and recommends approval of the final plat for Phase 3. The final plat is consistent with the previously approved preliminary plat for Phase 3.

BACKGROUND INFORMATION:

This is the reconsideration of the Preliminary Plat and consideration of the final plat for phase three of the Sonoma Verde development. The final plat is consistent with the previously approved preliminary plat. The Subdivision Ordinance provides for an approved preliminary plat to expire following six

months. [See the section at the end of this report highlighted in yellow]. The preliminary plat was originally approved by the McLendon-Chisholm City Council April 28, 2021.

Zoning Map



Vicinity map



[illegible]

Page 107 of 164

Previously Approved Preliminary Plat – Page 1 [April 28, 2021] being reconsidered.



Thoroughfares/streets: Right of way easements and dedications have been provided for both Edwards Road and League Road adjacent to the subject property in order to comply with the Thoroughfare Plan. The applicant has provided 40 feet of right of way by deed or easement for both League Road and Edwards Road adjacent to Phase 3. The Developer Agreement only required an 80 foot right of way for both League Road and Edwards Road.

Section 10.02.005. subsection 4 from the Subdivision Regulations:

“(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.”

This section of the Subdivision Regulations provides for expiration of a preliminary plat, but does not provide specific direction for what should happen if a preliminary plat expires. Therefore, by inference, the preliminary plat must be reconsidered and recommended for approval by the Planning and Zoning Commission in accordance with the time period prescribed in the ordinance before the City Council may take action on the final plat.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

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: **PD-SINGLE FAMILY**

No. of Acres: **61.39** No. of Lots: **79 SF/2 OS** Proposed Zoning: _____

General Location of Property: **SW CORNER OF EDWARDS ROAD AND LEAGUE ROAD IN THE SONOMA VERDE DEVELOPMENT**

Proposed Use for Property: **SINGLE-FAMILY**

Applicant Name: **STEPHEN DAVIS**

Company: **TAYLOR DUNCAN INTERESTS, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Phone(s): **972-325-1412** Email: **SDAVIS@TAYLORDUNCAN.COM**

Owner Name: **LAND SOLUTIONS SV, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Legal Description of the Property: **61.39 AC FROM THE KING LATHAM SURVEY, ABSTRACT NO 133**

County Parcel ID: **0133-0000-0009-01-0R**

Other Information: **SONOMA VERDE, PHASE 5**

Page 1 of 2

Development Fees

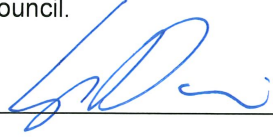
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer.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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ \$12,470 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202__.

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

Signature of Applicant:  (Seal)

City Secretary: _____



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

DATE: August 19, 2022

APPLICANT: Stephen Davis
Taylor Duncan Interests, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

LOCATION: Northwest corner of the Sonoma Verde Development adjacent to Edwards Road.

CITY COUNCIL MEETING DATE: August 23, 2022

REQUEST:

The applicant is requesting approval of the final plat of Phase 5, containing 61.39 acres of land, 79 single-family lots, and two HOA open space lots, of the Sonoma Verde Planned Development District. Additionally, city staff is requesting that Planning and Zoning Commission reconsider the previously approved preliminary plat and re-approve it, since it has been over a year since the preliminary plat was approved by the City Council on April 28, 2021.

PROPERTY OWNER: Land Solutions SV, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

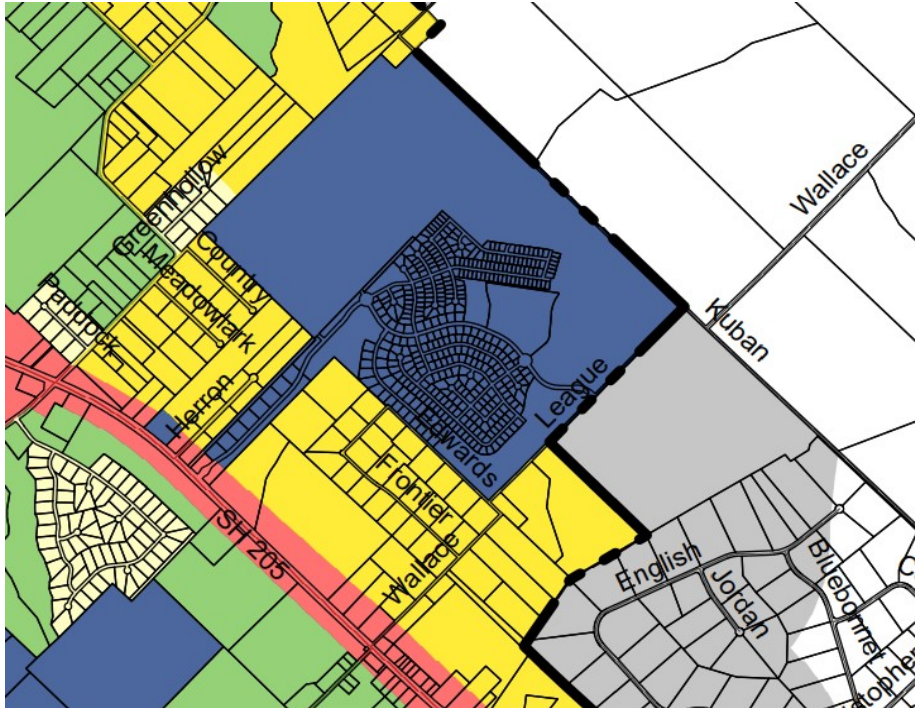
REPRESENTATIVE: Stephen Davis

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

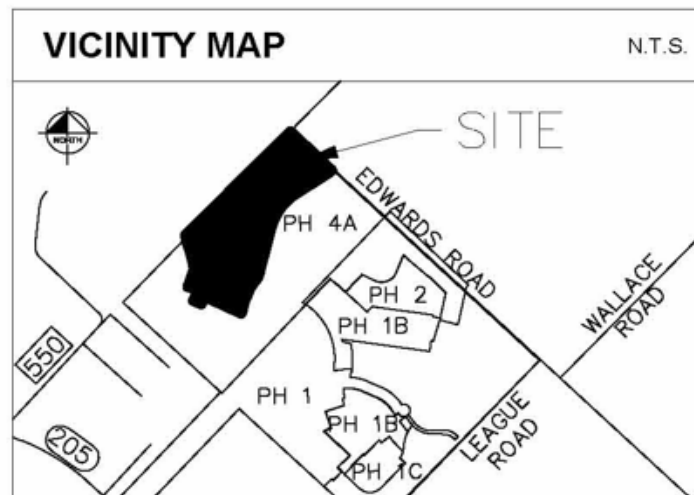
STAFF RECOMMENDATION: Approval of both the preliminary plat and the final plat for Phase 5 of Sonoma Verde. The City Engineer has approved the civil engineering and construction plans for the final plat and recommends approval of the final plat for Phase 5. The final plat is consistent with the previously approved preliminary plat for Phase 5.

BACKGROUND INFORMATION: This is the reconsideration of the Preliminary Plat and consideration of the final plat for phase five of the Sonoma Verde development. The final plat is consistent with the previously approved preliminary plat. The Subdivision Ordinance provides for an approved preliminary plat to expire following six months. [See the section at the end of this report highlighted in yellow]. The preliminary plat was originally approved by the McLendon-Chisholm City Council April 28, 2021.

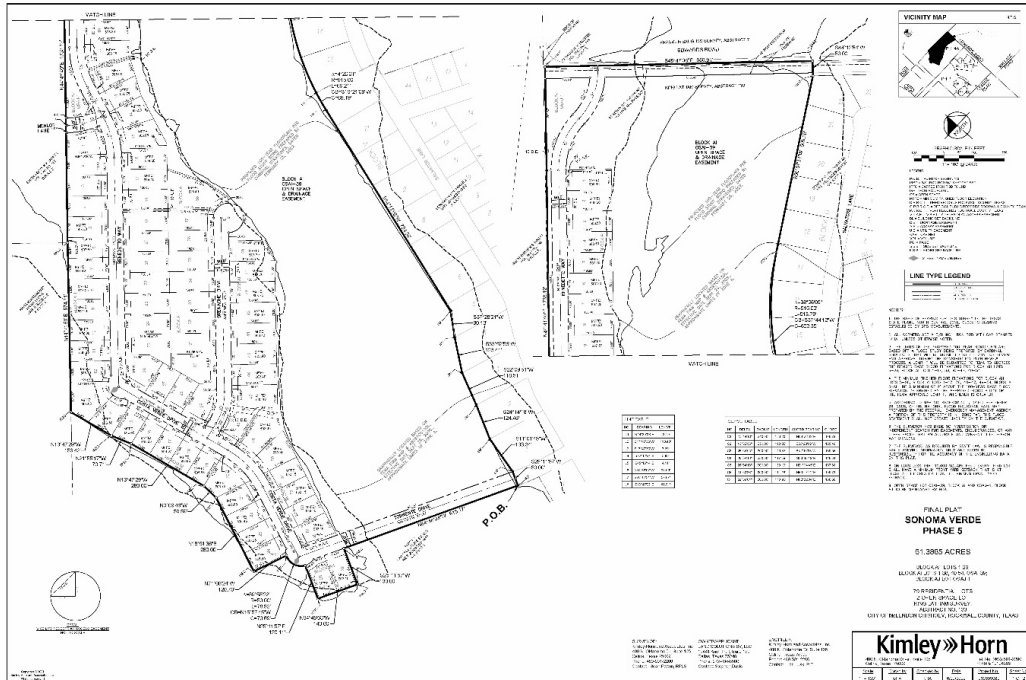
Zoning Map



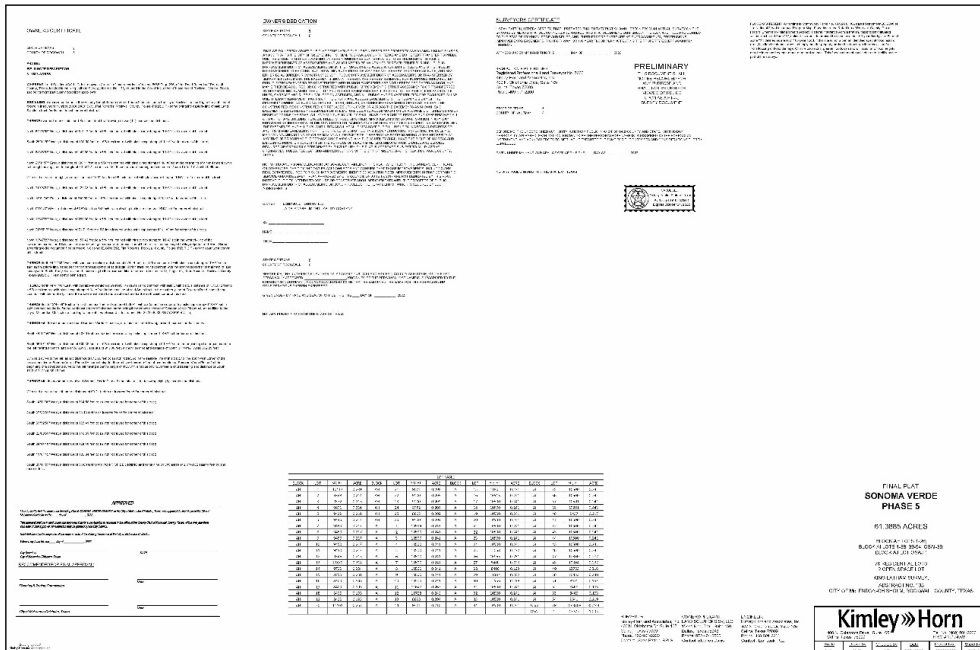
Vicinity map



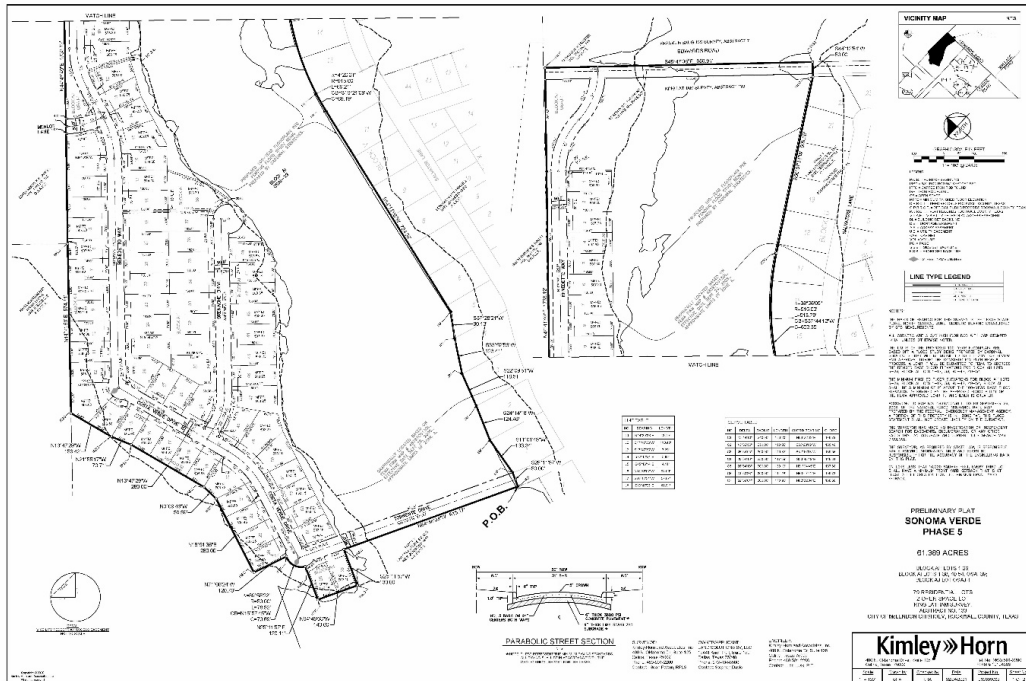
Sonoma Verde Phase 5 Final Plat page 1



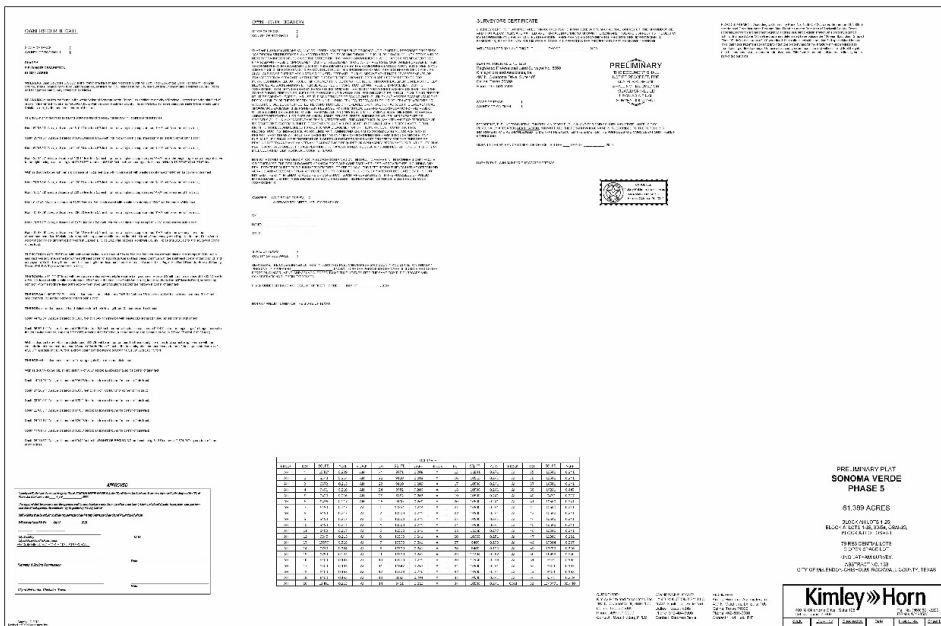
Sonoma Verde Phase 5 Final Plat page 2



Previously Approved Preliminary Plat – Page 1 [April 28, 2021] being reconsidered.



Previously approved preliminary plat-Page 2.



Thoroughfares/streets: Right of way dedication has been provided for Edwards Road adjacent to the subject property in order to comply with the Thoroughfare Plan. The applicant has provided 40 feet of right of way by dedication by final plat for Edwards Road adjacent to Phase 5. The Developer Agreement only requires an 80 foot right of way for Edwards Road.

Section 10.02.005. subsection 4 from the Subdivision Regulations:

“(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.”

This section of the Subdivision Regulations provides for expiration of a preliminary plat, but does not provide specific direction for what should happen if a preliminary plat expires. Therefore, by inference, the preliminary plat must be reconsidered and recommended for approval by the Planning and Zoning Commission in accordance with the time period prescribed in the ordinance before the City Council may take action on the final plat.



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: _____

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): Quail Creek Current Zoning: Residential (322 Pheasant Hill)
Residential
No. of Acres: 6.43 No. of Lots: 2 Proposed Zoning: Agriculture
Residential (322 Pheasant Hill Dr)
General Location of Property: 2.97 Acres portion of CAB ID 58533, Northeast of 322 Pheasant Hill Dr.
Proposed Use for Property: Residential lot-build single home on 2.97 acres
Applicant Name: Alicia and Carlos Rojas - 317 Pheasant Hill Dr
Company: _____
Address: 1142 Hidden Lakes Way City, State, Zip: Rockwall, TX 75087
Phone(s): 214-502-6517 Email: apacker2008@gmail.com
Owner Name: QC Partners Limited, LP
Address: 2311 Dowell Rd City, State, Zip: Rockwall, TX 75082
Legal Description of the Property: A 0166 J C Newell, Tract 14-2, Acres 15.83
County Parcel ID: 58533
Other Information: Jerry B Packer & Sherry K Packer are owners of
322 Pheasant Hill Dr. - Easement land

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 180- 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 5th day of August, 2023

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: Alicia Rojas (Seal)
City Secretary: Rockelle Green

EXHIBIT "A"

BEING a 50 foot private driveway, access, utility, drainage, and fire lane easement across that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 166, City of McLendon-Chisholm, Rockwall County, Texas, and being a part of Lot 27, Block A, QUAIL CREEK, PHASE 2, an Addition to the City of MCLENDON-CHISHOLM, ROCKWALL County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 183, of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the east corner of said Lot 27, Block A, QUAIL CREEK, PHASE 2;

THENCE S. 49 deg. 16 min. 57 sec. W. along the southeast boundary of Lot 27, a distance of 172.91 feet to a 1/2" iron rod found for corner in the curving north right-of-way of Pheasant Hill Drive;

THENCE in a northwesterly direction along a curve to the left having a central angle of 56°05'58", a radius of 60.00 feet, a tangent of 31.97 feet, a chord of N 68°46'02"W, 56.43 feet, along said right-of-way and arc distance of 58.75 feet to a point for corner;

THENCE N. 49 deg. 16 min. 57 sec. E. a distance of 194.98 feet to a point in the northeast boundary of said Lot 27, Block A;

THENCE S. 45 deg. 50 min. 21 sec. E. a distance of 50.00 feet to the POINT OF BEGINNING and containing 8,892 square feet or 0.20 acres in said easement.



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 2022

APPLICANT: Alicia and Carlos Rojas
1142 Hidden Lakes Way
Rockwall, Texas 75087

LOCATION: north of and adjacent to 322 Pheasant Hill Drive and adjacent to the Quail Creek
Subdivision. [Site is a portion of RCAD PID# 58533]

CITY COUNCIL HEARING DATE: August 23, 2022

REQUEST:

The applicant is requesting approval of a final plat on a 2.97 acre tract of land to create a building site for a new residence and the replat of Lot 27 Quail Creek Phase 2 to allow for a utility, fire lane, access and drainage easement.

PROPERTY OWNERS: QC Partners Limited, LP
2311 Dowell Road
Rockwall, Texas 75032

REPRESENTATIVE: Alicia and Carlos Rojas

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

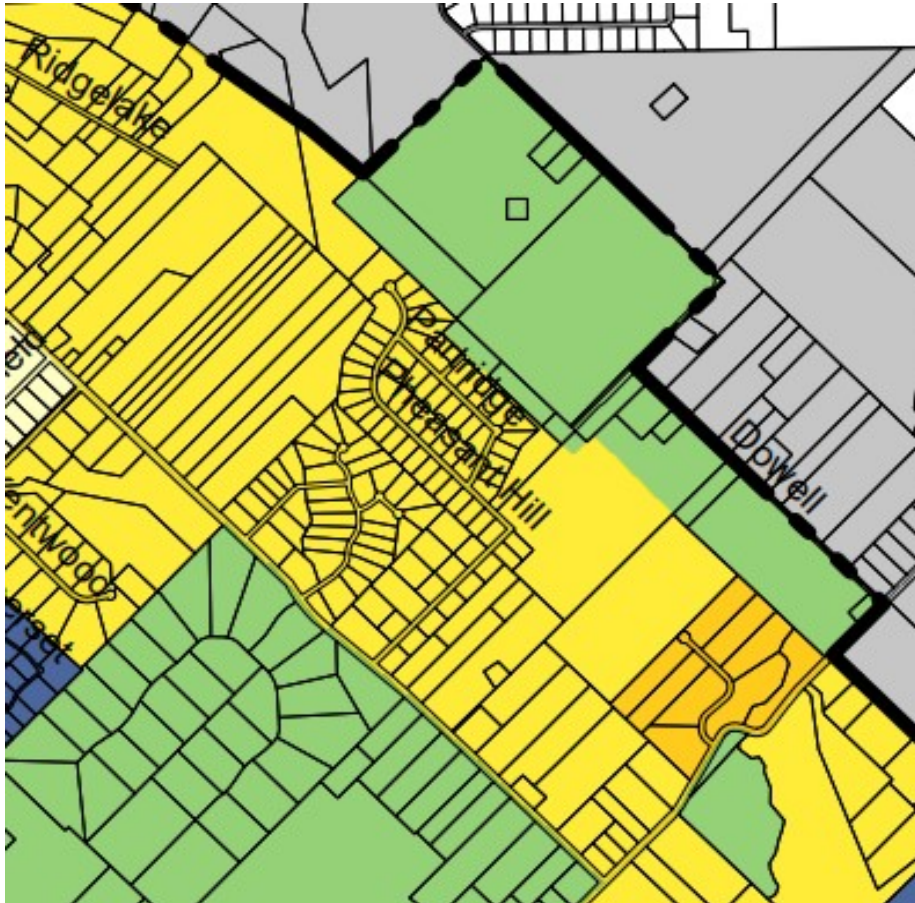
STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend **approval** of the application for the final plat of a 2.97-acre tract of land for the creation of a building site and the replat of Lot 27 adding a utility, access, drainage and fire lane easement across Lot 27 and providing access to new Lot 35 of the Quail Creek Phase 3.

BACKGROUND INFORMATION:

The subject property is a 2.97-acre tract of land located generally at Pheasant Hill Drive in the Quail Creek Subdivision. The applicant requested and received variances from the Board of Adjustment to the lot frontage requirements in the Ag-Agricultural Zoning District. The minimum lot size is 2.5 acres and the proposed lot is 2.9 acres of land. The applicant's have joined the Quail Creek HOA and has received the HOA's support.

This application satisfies the requirements of the Subdivision Regulations.

Zoning Map



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Access to the new Lot 35, Phase 3 of the Quail Creek Subdivision will be across a 50 foot wide access, fire lane, drainage and utility easement to be located on Lot 27.

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CITY OF McLENDON-CHISHOLM
PLAT APPLICATION



Application Date: 05/06/2022

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: PD

No. of Acres: 1.0 No. of Lots: 1 Proposed Zoning: PD

General Location of Property: North of League Road and West of Edwards Road

Proposed Use for Property: Utility Service

Applicant Name: Jacob Dupuis

Company: Dunaway Associates

Address: 118 McKinney St. City, State, Zip: Farmersville, TX, 75442

Phone(s): 972-782-4003 Email: JDupuis@dunaway.com

Owner Name: RCH Water Supply Corporation

Address: 5763 SH 205 City, State, Zip: Rockwall, TX, 75032

Legal Description of the Property: ABS A0133, K LATHAM, TRACT 9-1, 184.7271 ACRES

County Parcel ID: 79963

Other Information: _____

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 160.00 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 6th 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: Jace Lynn (Seal)
City Secretary: Rochelle Green



CITY COUNCIL– CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 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 MEETING DATE: August 23, 2022

REQUEST:

The applicant is requesting approval of a Final plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower.

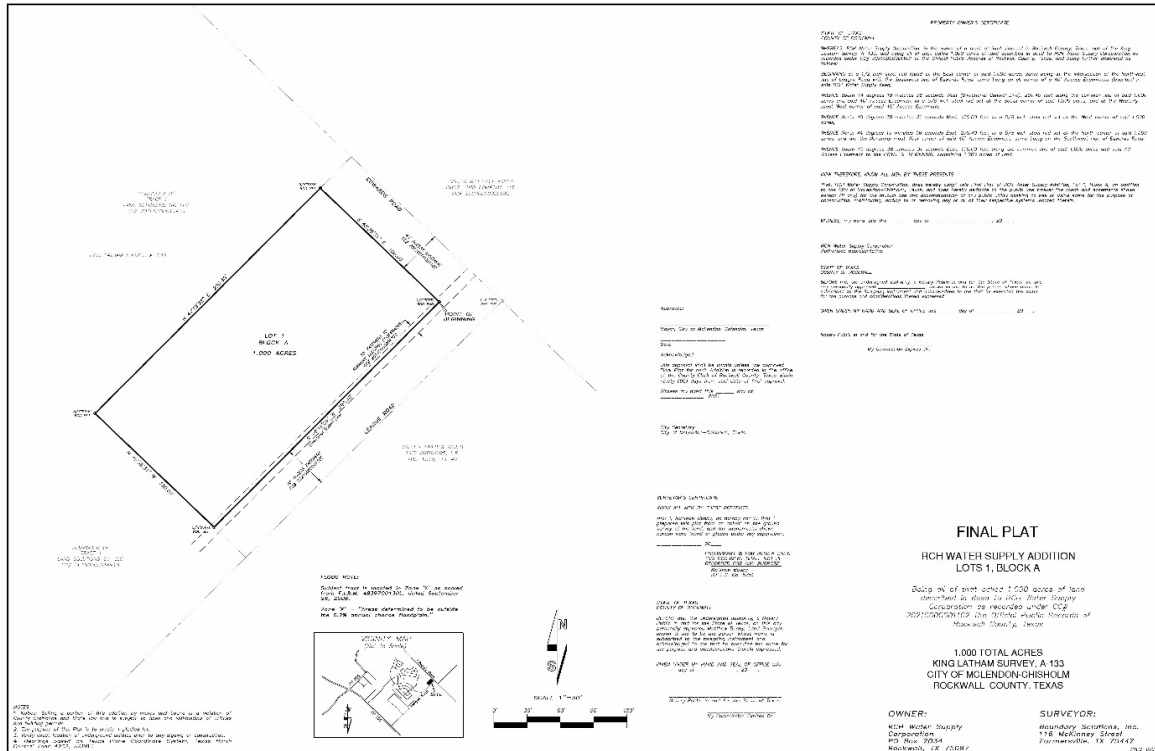
PROPERTY OWNERS: RCH Water Supply Corporation
5763 SH 205
Rockwall, TX 75032

REPRESENTATIVE: Jacob Dupuis

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the final plat of one-acre tract of land for the creation of a building site for the construction of an elevated water supply tank to the City Council.

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Proposed Final Plat



BACKGROUND INFORMATION:

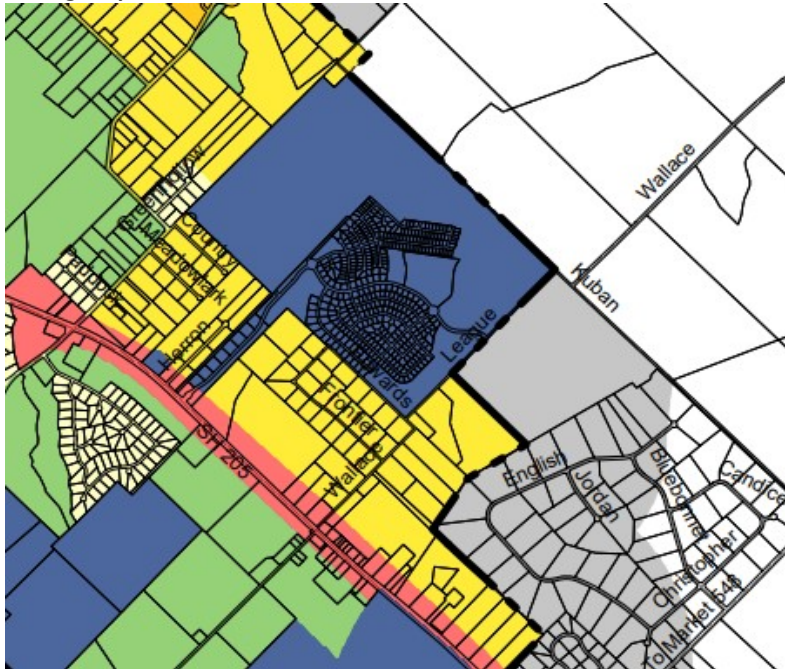
The subject property is a One-Acre tract of land located generally at east corner of the Sonoma Verde Subdivision, adjacent to League and Edwards Roads, in McLendon-Chisholm, Texas. The applicant has provided a special warranty deed showing that the RCH Water Supply Corporation has acquired the property.

The property owner has provided a 40 foot access easement along the perimeter of the property adjacent to Edwards and League Roads in order to satisfy one-half the required roadway widths for those two streets.

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.

The applicant has complied with all civil engineering requirements, right of way dedication requirements, Development plan requirements and landscape plan requirements.

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.

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.



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 03-17-2022

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): Prairie Hill Estate Current Zoning: Commercial/Res.

No. of Acres: 2 1/2 No. of Lots: 1 Proposed Zoning: Commercial

General Location of Property: SH 205 & FM 548

Proposed Use for Property: Retail & Office Lake Pointe Shopping Centre

Applicant Name: Anna & Ashish Investment Inc Amir Lakhani

Company: Anna & Ashish Investment Inc

Address: 4440 Sankaruk Ln City, State, Zip: Correllton TX 75010

Phone(s): 409-225-0076 Email: AmirLKhani@yahoo.com

Owner Name: Amir Lakhani

Address: 4440 Sankaruk Ln City, State, Zip: Correllton TX 75010

Legal Description of the Property: Lot #4 Block B of Prairie Hill Estate

County Parcel ID: 20955

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 \$ 176.00 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 17th day of March, 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: [Signature] (Seal)
City Secretary: Rockelle Green



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Plat Application Revised 01/28/2020



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 19, 2022

APPLICANT: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

LOCATION: 10689 SH 205, Rockwall County, McLendon-Chisholm ETJ

CITY COUNCIL MEETING DATE: August 18, 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 for a two and one-half acre tract of land located at 10689 SH 205, within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. The site is located at the southeast corner of the intersection of SH 205 and FM 548.

PROPERTY OWNER: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

REPRESENTATIVE: Amir Lakhani

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

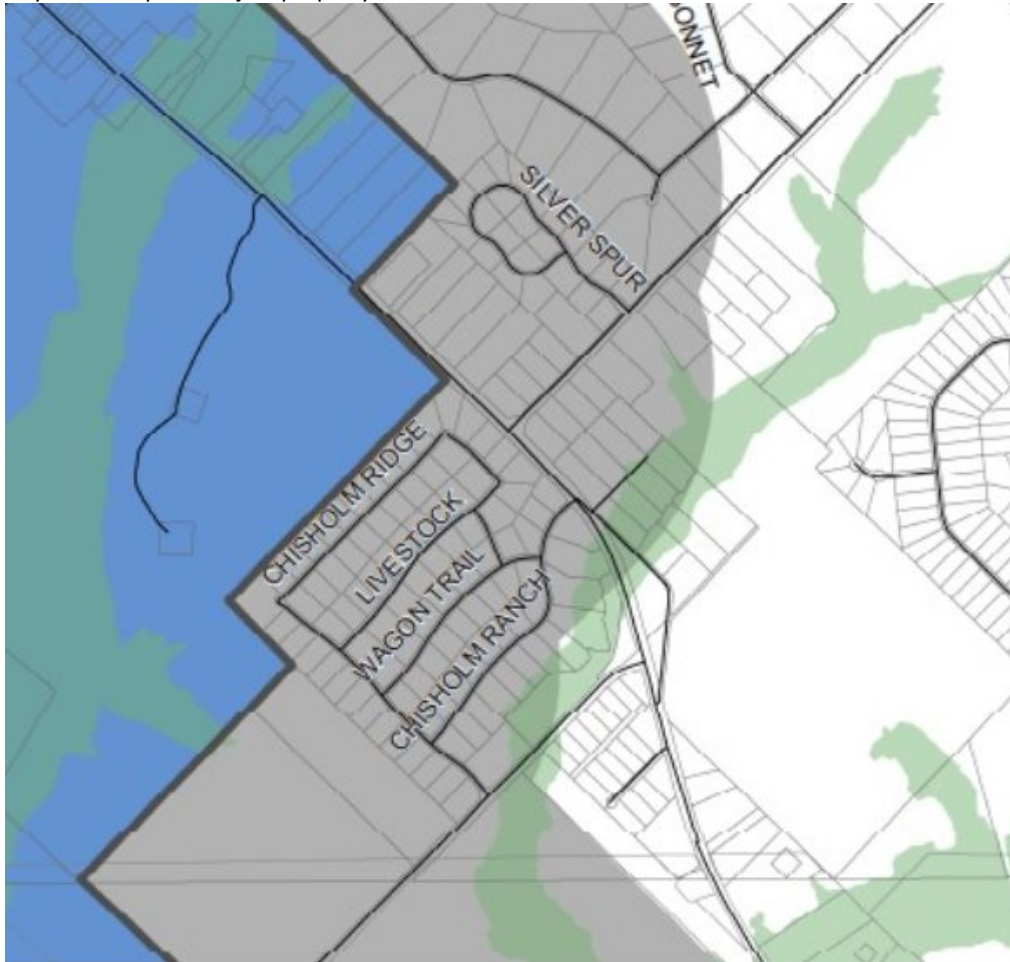
STAFF RECOMMENDATION: Approval subject to the condition that outstanding civil engineering designs are received and approved prior to consideration by the City Council. [the city engineer advises that the outstanding engineering sheet has been received.]

BACKGROUND INFORMATION:

The subject property is a 2.78 acre tract of land located at the southeast corner of the intersection of SH 205 and FM 548. [Rockwall CAD calls it a 2.78 acre tract of land and the preliminary plat calls it 2.78] acres]. The Rockwall CAD Property Identification number is 20955. 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 and shows the intersection of SH 205 and FM 548.

The final plat is consistent with the approved preliminary plat and satisfies the conditions required by the Planning and Zoning Commission. The City Engineer is waiting on one civil engineering revision but has agreed to forward the application to the Commission for consideration.

City limits map for subject property



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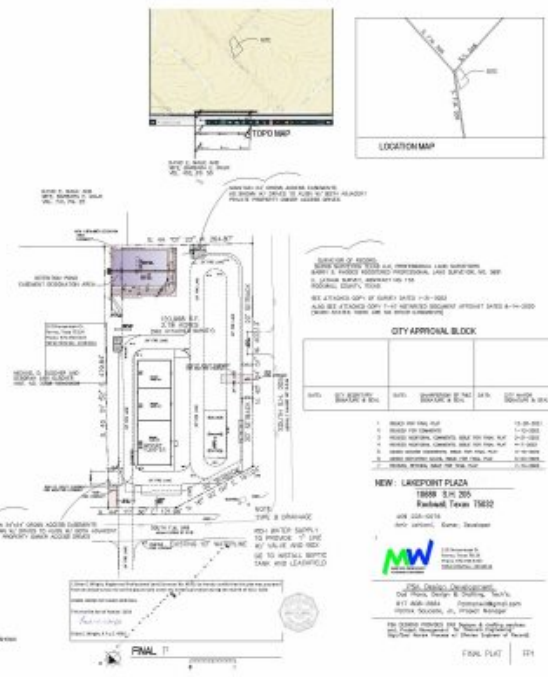
Rockwall CAD aerial



The City of McLendon-Chisholm does not have any regulatory authority regarding land use in our ETJ, only platting and fire code. However, the applicant has provided a proposed site plan and I have included in this report for your review. The site plan is also included in the preliminary plat.

There is an existing Interlocal agreement between McLendon-Chisholm and Rockwall County that requires the city to review and approve the civil engineering, but not OSSF, in the ETJ.

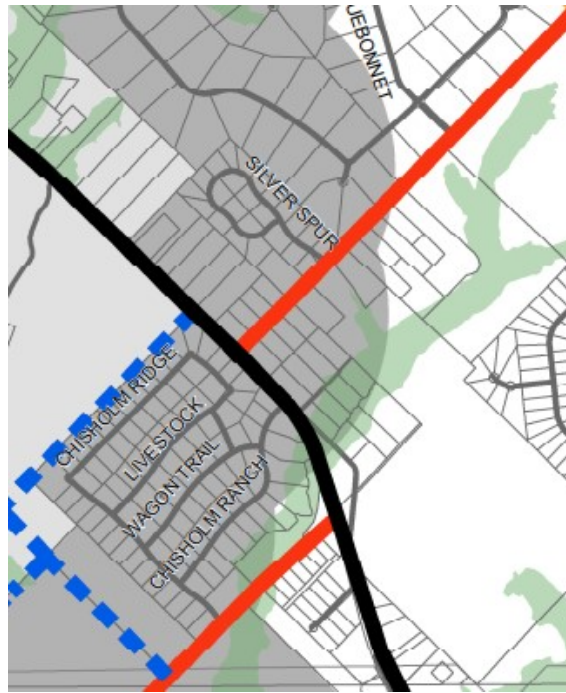
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The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority in the ETJ, but does have platting authority.

This property fronts on both SH 205 and FM 548. The portion of the Thoroughfare Plan that encompasses the subject property is shown below.

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**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.
 - g. Revenue from Sewer Utilities was adjusted upward by 5% to reflect increase recommended in the 2019 Wastewater Rate Study.
 - h. Sewer Utility operating expenses were increased by 3%.

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	\$ 225,000
303 · Development Income	68,000	100%	68,000		68,000	65,000
304 · Building Permit Income	989,000	122%	808,000	165,000	973,000	975,000
305 · Municipal Court Income	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	12,000
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	999,999
313 · Donations	120	- %	-		-	
315 · Miscellaneous Income	845	- %	-		-	
317 · Ad Valorem Tax	677,367	69%	976,883	(299,516)	677,367	677,366
321 · Credit Card Fee Revenue	1,365	78%	1,750		1,750	1,500
325 · Hotel Occupancy Tax	-	- %	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	\$ 2,965,065
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	195,000

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

	Current Period Revenue and Expenses				FY 2021-2022	
	FY 2021-2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget	FY 2021-2022 Proposed Change	Proposed Amended Budget	FY 2022-2023 Proposed Budget
411 · Environment Regulation Expense	9,295	- %	-	9,295	9,295	15,000
41202 · CE Salary	33,516	62%	54,379	(20,863)	33,516	45,000
41203 · CE Fuel	-	- %	750		750	-
41204 · CE Vehicle Repairs & Maint	199	38%	525		525	500
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)	-	-
41302 · City Planner Supplies & Other Expenses			5,000	(5,000)	-	-
414 · Animal Control	19,080	100%	19,080		19,080	19,000
415 · Section 380 Grant Program	190,292	225%	84,700	105,592	190,292	250,000
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	7,500
423 · Community Functions	1,506	50%	3,000	(1,494)	529,052	5,000
426 · Appraisal District Collection	12,744	149%	8,535	4,209	12,744	12,800
429 · Street Lights	2,755	81%	3,400		3,400	3,400
Total 400 Operating Expenditures	\$ 491,916	102%	\$ 482,131	\$ 16,208	\$ 1,025,885	\$ 570,200
Occupancy Expenditures						
502 · Electricity	\$ 4,060	135%	\$ 3,000	\$ 1,200	\$ 4,200	\$ 4,000
506 · Water	3,576	102%	3,500		3,500	3,700
514 · Building Maint/Improvements	17,276	118%	14,600	3,000	17,600	25,000
516 · Lawn Maintenance	9,638	643%	1,500	8,000	9,500	9,600
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	13,000
Total 500 Occupancy Expenditures	\$ 57,368	132%	\$ 43,600	#NAME?	\$ 55,800	\$ 65,800
General & Administrative Expenditures						
603 · Citizen Recognition	\$ -	- %	-		-	2,000
604 · Municipal Manuals, Books & Maps	-	0%	500		\$ 500	500
606 · Employee Costs	282,060	120%	235,081	46,979	282,060	526,052
618 · Liability Insurance	6,012	92%	6,500		6,500	6,500
619 · Software Subscriptions	26,744	82%	32,600		32,600	27,000
621 · IT Support	12,590	123%	10,200	2,390	12,590	12,700
622 · Office Supplies - City Hall	6,665	111%	6,000		6,000	6,500
623 · Office Equipment	2,350	109%	2,150		2,150	19,500
624 · Office Equip Maintenance	4,693	112%	4,200		4,200	4,700
625 · Printed Materials	2,273	114%	2,000		2,000	2,000
626 · Postage-City Hall	2,199	133%	1,650	549	2,199	2,200
628 · Bank Fees	2,915	171%	1,700	1,215	2,915	2,900
630 · Training					-	7,000
63001-Accounting & Payroll services	60,000	100%	60,000		60,000	66,000
63002 - Financial Audit	17,000	100%	17,000		17,000	15,000
63003 - Legal	39,122	109%	36,000		36,000	42,000
63005 - City Planner	62,525	- %	-	62,525	62,525	80,000
63005.1 - Comprehensive Plan/Impact Fees	1,229	- %	-	1,229	1,229	-
63008 - Consultants	31,605	45%	71,000	(39,395)	31,605	85,000

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 -Streets	-	0%	10,000		10,000	300,000
646 · Mileage Expense	74	10%	750	(676)	74	100
647 · Council Meetings & Development	2,098	262%	800	1,298	2,098	2,500
648 · City Council Training	1,195	17%	7,000	(5,805)	1,195	4,000
649 · Expense Account - City Administrator	45	- %	-	50	50	500
650 · Expense Account - Mayor	43	- %	-	50	50	500
652 · Staff Appreciation	189	24%	800	(611)	189	2,000
655 · Code of Ordinance	-	0%	3,500	(3,500)	-	500
699 · Miscellaneous Expense	304	145%	210		210	5,000
						33,440
Total G & A Expenditures	\$ 563,929	111%	\$ 509,641	\$ 66,298	\$ 575,939	\$ 1,256,092
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	1,072,973
Transfer to Capital Projects Fund		- %	-		-	-
Total Capital Expenditures & Transfers	\$ 999,401	103%	\$ 974,525	\$ 48,823	\$ 1,024,134	\$ 1,072,973
Total Expenditures	\$ 2,112,614	105%	\$ 2,009,897	#NAME?	\$ 2,681,758	\$ 2,965,065
Surplus (Deficit)	\$ 688,008	138%	\$ 500,336	#NAME?	\$ 104,958	\$ -

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	\$ 2,500
Sewer Utility Revenue						
32200 · Sewer Usage Fees	\$ 525,639	99%	530,414		530,414	556,000
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)	3,800
Total Revenue	\$ 1,064,156	120%	\$ 884,355	\$ 184,577	\$ 1,068,932	\$ 1,048,300
Expenditures						
Operation & Maintenance Expenditures						
Sewer Operation & Maintenance						
41304 · O&M Agreement	\$ 49,534	104%	\$ 47,750		\$ 47,750	\$ 54,000
41305 · O&M Maintenance	42,604	92%	46,377		46,377	50,100
41308 · Electricity	108	100%	108		108	110
41310 · Sewer Treatment	366,731	114%	322,518	50,000	372,518	383,694
41312 · Tap Fee Developer Rebate	324,000	152%	213,300	110,700	324,000	324,000
Total Operations Expenditures	\$ 782,978	124%	\$ 630,053	\$ 160,700	\$ 790,753	\$ 811,904
600 · General & Administrative Exp	\$ 15,562	102%	\$ 15,323		\$ 15,323	\$ 15,323
Total Expenditures	\$ 798,540	124%	\$ 645,376	\$ 160,700	\$ 806,076	\$ 827,227
Surplus (Deficit)	\$ 265,617	111%	\$ 238,979	\$ 23,877	\$ 262,856	\$ 221,073

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

	Current Period Revenue & Expenditures			FY 2021- 2022 Proposed Change	FY 2021-2022 Proposed Amended Budget	FY 2022-2023 Proposed Budget
	FY 2021- 2022 Projected	% of Budget Current YTD	FY 2021-2022 Adopted Budget			
Revenue						
Ad Valorem Tax						
317 · Ad Valorem Tax	\$ 118,665	108%	\$ 109,568	\$ -	\$ 109,568	\$ 135,579
306 · Investment Income	(250)	-7%	3,375	(3,625)	(250)	-
Transfer from Fund Balance	32,154		37,045	4,200	41,245	13,521
Total Revenue and Transfers In	\$ 150,568	100%	\$ 149,988	\$ 575	\$ 150,563	\$ 149,100
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	53,000
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	\$ 149,100
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	127,500
319 · Grants	0	%			0	0
Transfer from General Fund	896,363	113%	790,311	48,823	839,134	1,072,973
Total Revenue	\$ 975,723	112%	\$ 867,811	\$ 50,683	\$ 918,494	\$ 1,202,333
Expenditures						
Public Safety						
43001 · Liability Insurance	\$ 10,134	114%	\$ 8,900	1,234	\$ 10,134	\$ 10,200
43002 · Fuel	14,703	117%	12,600		12,600	14,700
43003 · Maintenance & Repair - Vehicles	51,435	147%	35,000	16,435	51,435	50,000
43004 · Maintenance & Repair - Station	9,719	65%	15,000	-5,281	9,719	9,500
43005 · Gear and Supplies	34,885	174%	20,100	14,785	34,885	35,000
43006 · Compliance	5,546	92%	6,000		6,000	6,000
43007 · Communications	17,249	100%	17,249		17,249	17,500
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	0
43030 · EMS	6,311	116%	5,454		5,454	6,500
Total Public Safety	\$169,084	120%	\$140,418	\$ 27,076	\$ 167,494	\$ 169,400
Occupancy Expenditures						
502 · Electricity	\$ 7,515	94%	\$ 8,000		\$ 8,000	\$ 8,000
506 · Water	2,924	244%	1,200	1,724	2,924	3,000
516 · Lawn Maintenance	0	0%	0		0	0
520 · Telephone & Internet	2,585	103%	2,500		2,500	2,600
Total 500 · Occupancy Expenditures	\$ 13,024	111%	\$ 11,700	\$ 1,724	\$ 13,424	\$ 13,600

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 · Salary and Benefits	\$ 546,499	113%	\$ 484,797	\$ 690,337	\$ 1,175,134	\$ 978,033
60609 · Payroll Tax Expense	41,043	111%	37,087	\$ 950,708	987,795	0
60612 · Retirement Plan Contributions	32,491	109%	29,945		29,945	0
60613 · Health Insurance Expense	64,856	83%	77,729		77,729	0
60614 · Dental Insurance Expense	4,932	%		4,932	4,932	0
60615 · Vision Insurance	516	%		516	516	0
60616 · Disability Insurance	2,198	69%	3,193	-995	2,198	3,200
61802 · Property Insurance	11,592	-	0	11,592	11,592	11,600
61803 · Workmen's Comp Ins	22,680	76%	29,842	-7,162	22,680	22,700
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	1,500
699 · Miscellaneous Expenses	1,441	%			0	0
Total 600 · General & Administrative Exp	\$ 730,916	110%	\$ 665,693	\$ 1,649,927	\$ 2,315,620	\$ 1,019,333
700 · Capital Expenditures	62,700	125%	50,000	\$ 13,000	63,000	0
Total Expenditures	\$ 975,723		\$ 867,811	\$ 1,691,727	\$ 2,559,538	\$ 1,202,333
Surplus/(Deficit)	\$ -		\$ -	\$ (1,641,044)	\$ (1,641,044)	\$ 0



Rockwall County Planning Consortium Report

August 2022

PROJECT STATUS UPDATES

• Project Funding Summary	page 2
• FM 552	page 3
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The most recent version of the consortium report is available on the Rockwall County website:
www.RockwallCountyTexas.com/279/Road-Consortium

| PROJECT FUNDING SUMMARY |

PROJECT	COUNTY	OTHER	TOTAL COST
FM 552	\$6,214,123	\$11,568,107	\$83,697,379
SH 276 East	\$2,011,633	\$13,288,150	\$99,548,902
FM 549	\$1,111,721	\$1,520,352	\$27,405,736
SH 66/Dalrock	\$200,240	\$4,268,811	\$4,505,976
SH 205 Middle	\$2,588,888	\$37,888,318	\$53,797,278
SH 205 South	\$1,636,473	\$15,728,253	\$191,805,278
FM 548	\$141,114	\$15,918,822	\$51,066,298
IH 30/Bass Pro	\$0	TBD	\$46,919,155
IH 30: Bass Pro to Dalrock	\$0	\$156,054,495	\$156,054,495
IH 30: Dalrock to SH 205	\$0	\$271,726,959	\$271,726,959
IH 30: SH 205 to FM 2462	\$0	\$304,603,781	\$304,603,781
Outer Loop	\$8,555,822	TBD	\$242,555,822
FM 3097	TBD	TBD	TBD
FM 548	TBD	TBD	TBD
FM 551	TBD	TBD	TBD
Crenshaw Road	\$4,000,000	\$4,000,000	\$8,000,000
TOTAL	\$26,460,014	\$836,602,973	\$1,541,372,588

2008

FM 552

CSJ:	1017-01-015	Schematic Approval:	July 31, 2018
Limits:	SH 205 to SH 66	Environmental Clearance:	August 27, 2019
Project Description:	Widen existing 2-lane facility to a 4-lane divided urban roadway	ROW Acquisition Complete:	October 2022
Est. Construction Cost:	\$66,415,149	Utility Relocations Complete:	January 2024
Funding:	\$500,000: CAT 7	100% Plans:	September 2022
Commissioner:	Cliff Sevier, Precinct 1	Ready to Let Date:	January 2024
Firm and Contact:	HNTB, Josiah Belveal	Let Date:	September 2026
TxDOT Contact:	Jae Baag	Construction Start:	*

Current Activities:

- **PS&E:** The 95% PS&E plan submittal was made on July 16, 2021. HNTB met with TxDOT to discuss 95% plan package previously submitted. Plan set repackaged with updated supporting documents was resubmitted to TxDOT on June 11, 2022. Awaiting TxDOT review comments, expected in September 2022.
- **ROW:** There are 81 parcels for acquisition. There are 2 parcels in negotiations, 7 parcels in ED, and 72 parcels acquired.
- **Utilities:** Area Office awaiting delivery of Level A SUE.
- Status of utilities in conflict:
 - AT&T: Consultant working on relocation plans.
 - Atmos: Consultant working on relocation plans.
 - Bear Creek: Consultant working on relocation plans.
 - FEC: Reviewing plan of action to relocate.
 - Mt. Zion WSC: Consultant working on relocation plans.
 - NTMWD: Consultant working on relocation plans; will not begin acquiring easements until TxDOT has acquired all new ROW.
 - Oncor: Consultant working on relocation plans.
 - Spectrum: Dependent on Oncor and FEC pole plans for existing aerial cables on existing poles; reviewing plan of action to relocate.
 - Sprint: Relocation plans approved. Began relocations in July 2022; anticipate clearance one to two months after TxDOT is in possession of all ROW.
 - Suddenlink: Dependent on Oncor and FEC pole plans for existing aerial cables on existing poles; reviewing plan of action to relocate.
 - City of Rockwall: Consultant working on relocation plans.
 - Zayo: Reviewing plan of action to relocate. Anticipate clearance one to two months after TxDOT is in possession of all ROW.

TxDOT		SH 276 East	
CSJ:	1290-03-016; 1290-03-020; 1290-04-011; 1290-05-019	Schematic Approval:	October 31, 2018
Limits:	FM 549 to CR 2472 in Hunt County	Environmental Clearance:	July 31, 2019
Project Description:	Reconstruct and widen roadway from a 2-lane rural highway to a 4-lane urban arterial (6-lane ultimate)	ROW Acquisition Complete:	September 2022
Est. Construction Cost:	\$85,749,119	Utility Relocations Complete:	September 2023
Funding:	\$1,500,000; CAT 7	100% Plans:	November 2022
Commissioner:	Dennis Bailey, Precinct 3	Ready to Let:	September 2023
Firm & Key Contact:	PGAL, Inc., Derron Vincik	Let Date:	*
TxDOT Contact:	Ron Wang	Construction Start:	*

Current Activities:

- **PS&E:** The 95% plan submittal was received on January 31, 2022. The 95% plans have been reviewed. Comment resolution meeting held on June 3, 2022. Anticipate scheduling of 95% plan page turn meeting after consultant completes plan revisions.
- **ROW:** There are currently a total of 135 parcels. There are 4 parcels in ED and 131 parcels acquired.
- **Utilities:**
 - AT&T: Relocation plans being revised to address Area Office comments.
 - Atmos: Relocation plans approved. Anticipate start of relocations before end of August and completion in December 2022.
 - Blackland Water Supply: Relocation plans being revised; anticipate finalization of plans in August 2022.
 - Cash Special Utility District: Relocation plans approved by TxDOT consultant. Utility agreement pending.
 - Enterprise: Working on removal plans of previously abandoned pipeline. Anticipate submittal of clear letter for existing pipelines in September 2022.
 - Farmers Electric Co-Op: Relocation plans underway; anticipate submittal of plans in September 2022.
 - NTMWD: Conflicts are minimal; consultant is currently conducting conflict analysis.
 - Oncor: Relocation plans underway; anticipate submittal of plans in November 2022.
 - OneOk: Relocation plans under review at Area Office.
 - Peoples Communications: Consultant working on relocation plans. Anticipate submittal of plans in September 2022.
 - City of Rockwall: Working on relocation plans. Have received exception from TxDOT. Anticipate submittal of plans in August 2022.

TxDOT		FM 549	
CSJ:	1015-01-024	Schematic Approval:	March 11, 2019
Limits:	SH 276 to SH 205	Environmental Clearance:	May 30, 2019
Project Description:	Widen existing 2-lane rural facility to a 4-lane urban roadway	ROW Acquisition Complete:	September 2020
Est. Construction Cost:	\$25,273,663	Utility Relocations Complete:	November 2022
Funding:	\$500,000: CAT 7	100% Plans:	August 2022
Commissioner:	Dennis Bailey, Precinct 3	Ready to Let Date:	November 2022
Firm & Key Contact:	Stantec, Jeff Wesanen	Let Date:	August 2026
TxDOT Contact:	Dawit Abraham	Construction Start:	*

Current Activities:

- **PS&E:** A 95% comment resolution meeting was held in February 2022. The 95% PS&E resubmittal was sent out on May 9, 2022, for review. Anticipate receipt of comments before end of August 2022.
- **Utility Coordination:** Utilities that are clear: AT&T, Blackland WSC, RCH Water Supply, Sprint/T-Mobile, and Zayo.
- Status of utilities in conflict:
 - Atmos: Anticipate clearance before end of August 2022.
 - Farmers Electric Cooperative: Anticipate clearance before end of August 2022.
 - Oncor: Anticipate clearance in October 2022.
 - City of Rockwall: Substantially complete in April. Anticipate completion of punch-list items in August 2022.
 - Suddenlink: Anticipate start of relocations after FEC and Oncor are complete. Anticipate clearance in November 2022.

2008 SH 66 and Dalrock Intersection Improvements			
CSJ:	0009-04-072 (Rockwall County) 0009-03-048 (Dallas County)	Schematic Approval:	December 19, 2018
Limits:	At Dalrock Road	Environmental Clearance:	August 1, 2019
Project Description:	Improve existing intersection to urban intersection with additional left-turn and right-turn lanes	ROW Acquisition Complete:	September 2022
Est. Construction Cost:	\$2,939,899	Utility Relocations Complete:	May 2023
Funding:	\$3,200,000 \$2,685,000: CMAQ/STBG \$515,000: Dallas County	100% Plans:	October 2022
Commissioner:	Cliff Sevier, Precinct 1 Lee Gilbert, Precinct 2	Ready to Let Date:	May 2023
Firm & Key Contact:	Rowlett, Thomas Harris Lee Engineering, Kelly Parma	Let Date:	May 2023
TxDOT Contact:	Jae Baag	Construction Start:	*

Current Activity:

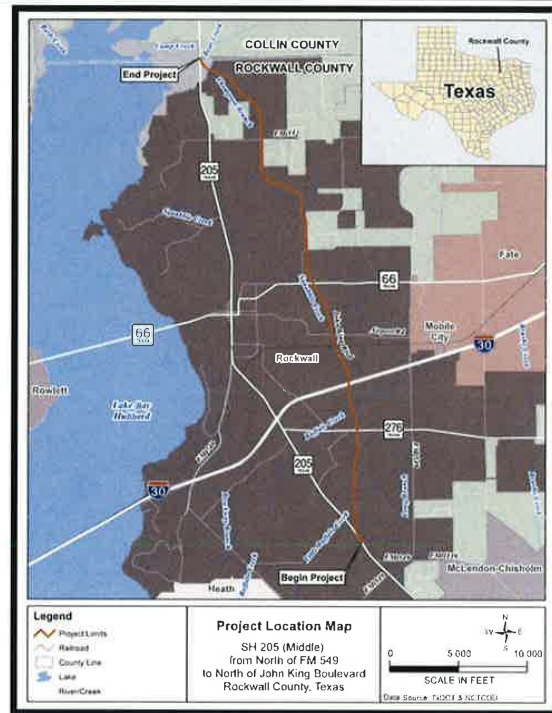
- **PS&E:** The 100% plans are underway and expected in October 2022.
- **ROW:** There are 7 parcels for acquisition. There are 1 parcel in ED and 6 parcels in possession.
- **Utilities:** Utilities that are clear: Atmos.
- **Status of utilities in conflict:**
 - AT&T: Permit approved. Dependent upon Oncor pole relocation schedule.
 - Charter/Spectrum: Relocation plans approved. Dependent upon Oncor pole relocation schedule.
 - Frontier: Awaiting abandonment letter approval from TxDOT District.
 - Oncor: Awaiting completion of ROW acquisition. Anticipate start of relocations in August 2022.
 - City of Rowlett: Revising relocation plans; anticipate receipt of plans in August 2022. Anticipate utility agreement in August 2022.

Future SH 205 Middle

CSJ:	0451-05-001; 0451-05-003; 0451-04-025	Schematic Approval:	July 25, 2019
Limits:	From Jct SH 205/John King (S Goliad Street) to north of John King Boulevard (County Line)	Environmental Clearance: Environmental Re-eval:	January 13, 2020 February 22, 2022
Project Description:	Reconstruct 4-lane urban divided	ROW Acquisition Complete:	September 2022 (-003; -025) October 2022 (-001)
Est. Construction Cost:	\$37,352,577	Utility Relocations Complete:	September 2023
Funding:	\$32,588,327: CAT 2 \$2,000,000: Rockwall County	100% Plans:	September 2023
Firm:	TxDOT	Ready to Let Date:	September 2023
TxDOT Contact:	Neal Frisinger	Let Date:	April 2026

Current Activity:

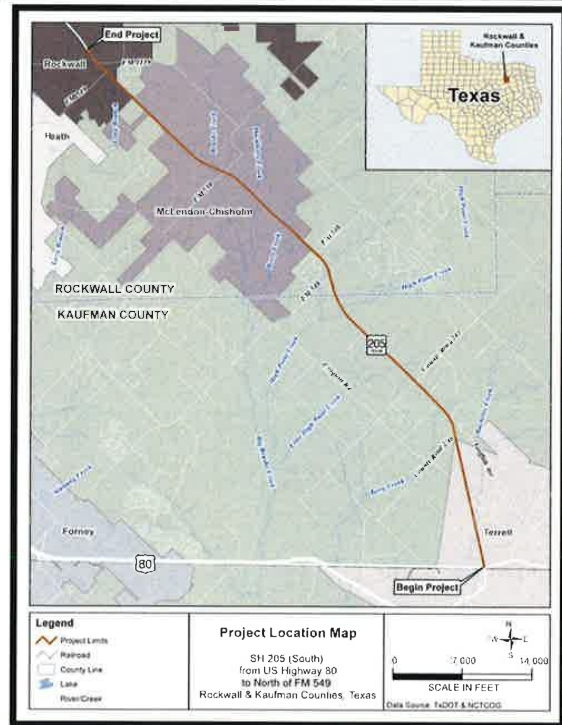
- **PS&E:** SH 205 Middle scope includes construction of the north and south connectors, the railroad underpass, and addition of extra turn lanes.
- Bridge Division has provided Exhibit A comments, and TxDOT is working to address.
- TxDOT is working toward completion of 60% PS&E plan set.
- **Other:** The North Central Texas Council of Governments has included \$8.8 million in the Transportation Improvement Program to “reimburse” the county for funding the environmental process for the Outer Loop. Rockwall County has indicated to NCTCOG that it would like those funds allocated to SH 205 Middle Section (John King Boulevard).
- **ROW:** There are 14 parcels for acquisition. There are 8 parcels in ED and 6 parcels acquired.
- **Utilities:** Atmos, AT&T, FEC, NTMWD, Oncor, City of Rockwall, T-Mobile-Sprint, and Zayo are reviewing plans to relocate. City of Rockwall is awaiting exceptions from TxDOT prior to hiring design engineer.



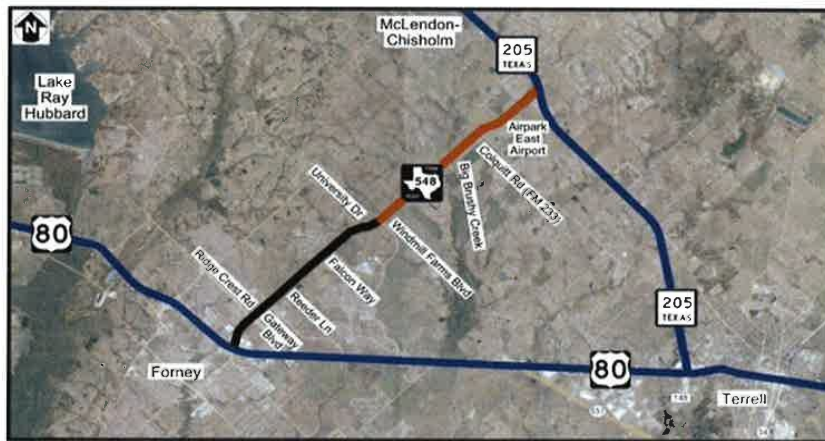
CSJ:	0451-01-053 (Rockwall County) 0451-02-028 (Kaufman County)	Schematic Approval:	July 3, 2018 (-028) May 1, 2019 (-053)
Limits:	From US 80 to north of FM 549	Environmental Clearance: Environmental Re-eval:	April 12, 2019 December 22, 2021
Project Description:	Widen from 2-lane rural to 4-lane urban divided with allowance for ultimate 6 lanes	ROW Acquisition Complete:	September 2022
Est. Construction Cost:	\$175,126,081 -053: \$97,133,738 -028: \$77,992,343	Utility Relocations Complete:	December 2023 (-053) February 2024 (-028)
Funding:	\$1,000,000: CAT 7	100% Plans:	October 2022 (-053) January 2023 (-028)
Firm:	TxDOT	Ready to Let:	December 2023 (-053) February 2024 (-028)
TxDOT Contact:	Suja Mathew	Let Date:	*

Current Activity:

- **PS&E:** The 95% plan set for CSJ -053 (Rockwall County segment) is underway and anticipated for submittal before end of August 2022.
- The 95% plan set for CSJ -028 (Kaufman County segment) is underway.
- **ROW:** There are 97 parcels for acquisition in Rockwall County segment. There are: 2 parcels in ED and 95 parcels in possession. There are 100 parcels for acquisition in Kaufman County segment. There are: 1 parcel in ED, 1 parcel in negotiations, and 98 parcels in possession.
- **Utilities:** Utilities in conflict for CSJ -028: NTMWD, City of Terrell, Dallas Water Utilities, High Point WSC, Oncor Transmission, Oncor, Atmos, Oneok, Enterprise, AT&T, and Sprint.
- For CSJ -053, Level A SUE expected in September 2022.
- Status of -053 utilities in conflict:
 - AT&T: Anticipate submittal of relocation plans in August 2022.
 - Atmos: Relocation plans under review.
 - FEC: Anticipate submittal of relocation plans in September 2022.
 - High Point WSC: Anticipate submittal of relocation plans in October 2022.
 - Kinder Morgan: Reviewing plan of action to relocation; to respond upon receipt and review of TxDOT test hole data.
 - Oncor: Anticipate submittal of relocation plans in September 2022.
 - RCH WSC: Anticipate submittal of relocation plans in October 2022.
 - City of Rockwall: City of Rockwall awaiting exceptions from TxDOT prior to hiring design engineer.
 - Spectrum: Anticipate submittal of relocation plans in October 2022.
 - Sprint: Anticipate submittal of relocation plans in October 2022.
 - Suddenlink: Anticipate submittal of relocation plans in October 2022.



CSJ:	2588-02-008 (Rockwall County) 2588-01-017 (Kaufman County)	Schematic Re-Approval:	December 28, 2018
Limits:	From Windmill Farms to SH 205	Environmental Clearance:	July 3, 2019
Project Description:	Widen existing 2-lane, undivided facility to 4-lane (6-lane ultimate) divided facility	ROW Acquisition Complete:	August 2022
Est. Construction Cost:	\$49,655,158 \$8,844,467: Rockwall County \$40,810,691: Kaufman County	Utility Relocations Complete:	October 2024
Funding:	\$14,648,796: CAT 2 \$6,200,000: Rockwall County \$8,448,796: Kaufman County	100% Plans:	November 2022
Commissioner:	Dennis Bailey, Precinct 3	Ready to Let Date:	October 2024
Firm & Key Contact:	Burns & McDonnell, Tony Schmitt	Let Date:	March 2029
TxDOT Contact:	Gutema Gebrial	Construction Start:	*



Current Activity:

- **PS&E:** Burns & McDonnell is currently working toward the 60% PS&E submittal.
- **ROW:** All 12 parcels for -008 CSJ are in possession. All 38 parcels for -017 CSJ are in possession.
- **Utilities:** Plans Adequate and SUE provided electronically on April 25, 2022. Anticipate distribution of NORA letters and plans in August 2022.

IH 30: Bass Pro Interchange

CSJ:	0009-11-248	Schematic Approval:	April 27, 2021
Limits:	At Bass Pro Drive	Environmental Re-eval:	September 19, 2020
Project Description:	Reconstruct interchange	ROW Acquisition Complete:	NA
Est. Construction Cost:	\$46,919,155	Utility Relocations Complete:	June 2023
Funding:	*	100% Plans:	November 2022
Firm & Key Contact:	Bridgefarmer, Azad Shahriar	Ready to Let:	June 2023
TxDOT Contact:	Jae Baag	Let Date:	September 2026



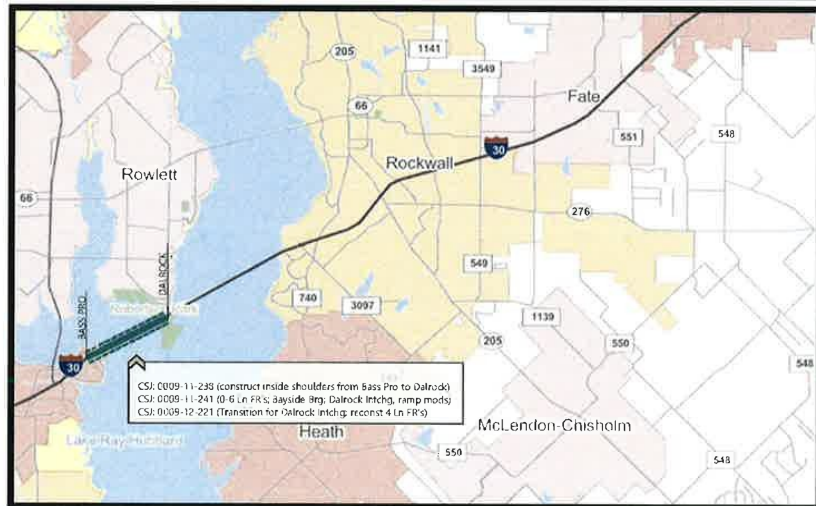
Current Status:

- **PS&E:** The 60% PS&E plan set was submitted to TxDOT and will be distributed for review before end of August 2022.
- **Utilities:** Area Office distributed NOPC's to utilities on June 7, 2021. NORA was sent in April 2022.
 - Atmos: Consultant currently developing relocation plans.
 - AT&T: Consultant currently developing relocation plans.
 - Charter/Spectrum: Currently reviewing scope of project and developing relocation plans.
 - Frontier: Facilities within the project limits were previously relocated for IH 30 Bass Pro Drive to Dalrock Road, confirmation pending review.
 - City of Garland: Currently reviewing scope of project and developing relocation plans.
 - Garland Power & Light: Currently reviewing scope of project and developing relocation plans.

TxDOT IH 30: Bass Pro Drive to Dalrock/Bayside Interchange			
CSJ:	0009-11-238; 0009-11-241; 0009-12-221	Schematic Approval:	March 19, 2018
Limits:	From Bass Pro Drive to Dalrock/Bayside Interchange	Environmental Clearance:	-241/-221: September 7, 2018 -238: March 19, 2019
Project Description:	0009-11-238: Widen shoulders from Bass Pro to Dalrock 0009-11-241: Construct 0 to 6-lane frontage roads, Bayside bridge, and ramp modifications; reconstruct Dalrock interchange 0009-12-221: (from Dalrock to east of Dalrock): Reconstruct existing 4-lane frontage roads and ramps	ROW Acquisition Complete:	-241/-221: April 2020 -238: NA
Construction Cost:	\$156,054,495	Utility Relocations Complete:	September 2022
Funding:	\$157,800,000 -238: \$22.4 CAT 12; \$7.8M CAT 2 -241: \$120.6 CAT 4 -221: \$7M CAT 4	100% Plans:	December 31, 2020
Firm & Key Contact:	Bridgefarmer, Azad Shahriar	Let Date:	March 4, 2021
TxDOT Contact:	Robert "Wes" Wilemon	Construction Completion:	August 2024

Current Activity:

- **Utilities:** Sapphire Bay Developers, on behalf of City of Rowlett, has contractors on-site installing sewer and waterline across IH 30 near Dalrock Road.
- Utilities that are clear: AT&T, Atmos, Frontier, Garland, and Rowlett.
 - Charter/Spectrum: Aerials discovered on existing Oncor poles. Awaiting utility agreement. Clearance date currently unavailable.
 - Oncor: No conflict with construction. Awaiting construction progress before removing power to signals and message boards.
- **Construction:** The project was awarded to Sema Construction with a low bid of \$156,054,495.37, at 1.03% over engineer's estimate. There are 1,092 working days and 43 months of barricades. See attached TxDOT construction report.
- **Other:** Link to TxDOT fact sheet: <https://ftp.txdot.gov/pub/txdot-info/dal/i30-expansion-fact-sheet.pdf>.



TxDOT Monthly Project Report

Date of report: August 16, 2022

Report prepared by: Cody Jolley

Control: 0009-11-241, etc.
Limits: Bass Pro to East of Dalrock Road
Project: C 9-11-241, etc.
Highway: IH 30
Contractor: SEMA Construction Inc.

TxDOT Project Engineer: Cody Jolley, P.E.

Phone: (972) 962-3617

TxDOT Project Manager: Wes Wilemon

Phone: (972) 962-3617

Contractor's Superintendent: Chuck Green

Phone: (512) 820-2953

Date Work Began: August 2, 2021

Anticipated Completion Date: August 7, 2024

Current activities: Constructing retaining walls. Embankment/excavation. Installing and extending drainage systems. Constructing concrete substructure and constructing bridge deck on the eastbound frontage road bridge. Constructing concrete substructure and constructing bridge deck on eastbound main lanes. Constructing concrete substructure on Dalrock flyover bridge. Constructing concrete substructure on Sapphire Bay bridge. Constructing drill shafts for retaining wall, excavation, and constructing sound wall for Dalrock underpass at Sapphire Bay Boulevard. Constructing Dalrock exit ramp and temporary pavement on westbound frontage road.

Narrative description of last month's activities: Constructing retaining walls. Installing and extending drainage systems. Constructing concrete substructure, asphalt/concrete paving, and constructing bridge deck on the eastbound frontage road bridge. Constructing concrete substructure and constructing bridge deck on eastbound main lanes. Drill shafts and constructing concrete substructure for Dalrock flyover bridge. Drill shafts for Sapphire Bay bridge. Constructing drill shafts for retaining wall and abutment and construction of sound walls on Dalrock under Sapphire Bay Bridge.

Narrative description of activities planned for next month: Constructing retaining walls. Embankment/Excavation. Installing and extending drainage systems. Constructing concrete substructure, constructing bridge deck, and asphalt/concrete paving on the eastbound frontage road bridge. Constructing concrete substructure and constructing bridge deck on eastbound main lanes. Constructing concrete substructure on Dalrock flyover bridge. Constructing concrete substructure for Sapphire Bay bridge. Excavating/shoring on Dalrock under Sapphire Bay bridge. Constructing drill shafts and temporary pavement on westbound main lanes.

Traffic issues: N/A

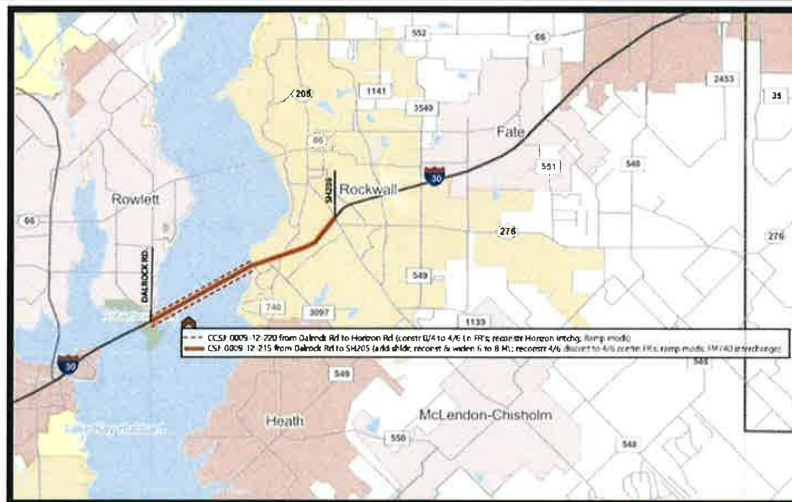
Plans for changes in traffic patterns: N/A

Item(s) of work currently controlling project completion: None

Other items of significance: None

IH 30: Dalrock Road to SH 205

CSJ:	0009-12-215; 0009-12-220	Schematic Approval:	March 19, 2018
Limits:	From Dalrock Road to SH 205	Environmental Clearance:	March 19, 2019
Project Description:	0009-12-215 (from Dalrock to SH 205): Reconstruct and widen 6 to 8 main lanes; between FM 740 and SH 205, reconstruct 4-lane frontage road to 4/6 lanes 0009-12-220 (from Dalrock to Horizon): Construct 0-6 lane frontage roads; reconstruction Horizon interchange; ramp modifications	ROW Acquisition Complete:	October 2020
Est. Construction Cost:	\$251,865,357 0009-12-215: \$79,788,782 0009-12-220: \$172,076,575	Utility Relocations Complete:	October 2022
Funding:	\$271,726,959 -215: \$55.2M CAT 2; \$38.1M CAT 12 -220: \$32M CAT 4; \$146.4M CAT 12	100% Plans:	April 29, 2022
Firm & Key Contact:	0009-12-215: Jacobs, Spenta Irani 0009-12-220: Bridgefamer, Azad Shahriar	Let Date:	October 2022
TxDOT Contact:	Jae Baag	Construction Start:	*



Current Activity:

- **PS&E:** The 100% plans were submitted on April 29, 2022. PS&E package was submitted to Division for October 2022 letting.
- **Utilities:** Utilities that are clear: Charter Spectrum, NTMWD, Oncor, and Verizon.
 - AT&T: On site relocating. Anticipate clearance in September 2022.
 - Atmos: On site relocating. Anticipate clearance by end of August 2022.
 - City of Rockwall: On site relocating. Anticipate clearance by mid-October 2022.
 - Verizon: Clear
 - Zayo: On site relocating. Anticipate clearance by end of August 2022.
- **Other:** Link to TxDOT fact sheet: <https://ftp.txdot.gov/pub/txdot-info/dal/i30-expansion-fact-sheet.pdf>.

TxDOT IH 30: SH 205 to FM 2642/Hunt County Line			
CSJ:	0009-12-219	Schematic Approval:	March 19, 2018
		Environmental Re-evaluation:	July 13, 2020
Total Project Limits:	From SH 205 to west of FM 2642/Hunt County Line	Environmental Clearance:	March 19, 2019
Project Description:	Reconstruct and widen main lanes from 4 to 6 lanes; reconstruct and widen 4-lane frontage roads to 4/6; construct new interchange at Payne/Rochelle and grade separation at Outer Loop; ramp modifications	ROW Acquisition Complete:	May 2021
Estimated Construction Cost:	\$282,543,958	Utility Relocations Complete:	January 2023
Funding:	\$304,603,781 \$76.7M CAT 2; \$50M CAT 5; \$177.8M CAT 12	100% Plans:	August 2022
Firm & Key Contact:	Jacobs, Spenta Irani	Let Date:	November 2022
TxDOT Contact:	Ron Wang	Construction Start:	*



Current Activity:

- **PS&E:** Aesthetics design is under coordination and development. Consultant working toward 100% plan submittal before end of August 2022.
- **Utilities:** Utilities that are clear: Blackland WSC, Enterprise, Kinder Morgan, NTMWD, and Verizon.
 - AT&T: Utility agreement approved. Anticipate clearance in January 2023.
 - Atmos: Utility agreement approved. Anticipate clearance in September 2022.
 - Farmers Electric Co-Op: Utility agreement executed. Anticipate clearance in September 2022.
 - City of Fate: Water line is in complete and in service.
 - Oncor: Anticipate clearance in August 2022.
 - People's Communication: Anticipate clearance in August 2022.
 - City of Rockwall: On site relocating. Anticipate clearance in August 2022.

- Royse City: On site relocating. Anticipate clearance in November 2022.
 - Verizon: Clear
 - Zayo: Currently on site relocating. Anticipate clearance in August 2022.
- **Other:** See link to TxDOT fact sheet: <https://ftp.txdot.gov/pub/txdot-info/dal/i30-expansion-fact-sheet.pdf>.

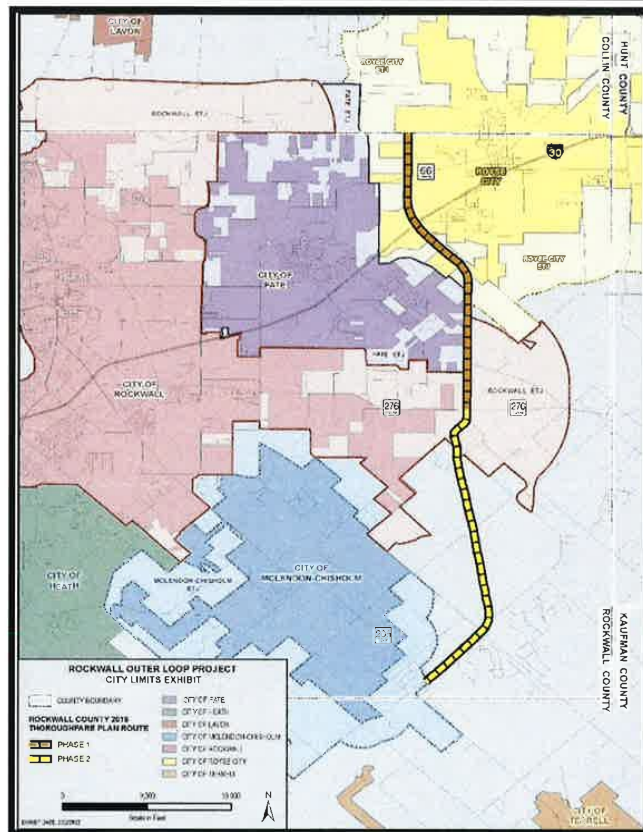
2021

Outer Loop

CSJ:	*	Schematic Approval:	June 2025
Limits:	From FM 1138 in Collin County to SH 205	Environmental Clearance:	December 2025
Project Description:	6-lane freeway with continuous 2/3-lane frontage roads	ROW Acquisition Complete:	*
Est. Construction Cost:	\$234,000,000	Utility Relocations Complete:	*
Funding:	*	100% Plans:	*
Firm & Key Contact:	Halff Associates, Matt Craig	Ready to Let Date:	*
TxDOT Contact:	Brian VanSmoorenburg	Let Date:	*

Current Activity:

- **Design:** Halff continued alignment alternative development and stakeholder coordination.
- Halff coordinated with Kaufman County Outer Loop project and NCTCOG on July 26, 2022.
- Design Concept Conference in coordination with Kaufman County Outer Loop project was held on July 26, 2022.
- Halff continued Level D SUE efforts.
- **Environmental:** Halff began outline and preparation of feasibility report. Project will require an Environmental Impact Statement.



2021		FM 3097 (Horizon Road)	
CSJ:	*	Schematic Approval:	*
Limits:	From Tubbs Road to FM 549	Environmental Clearance:	*
Project Description:	Widen from 2-lane to minimum 4-lane roadway	ROW Acquisition Complete:	*
Est. Construction Cost:	*	Utility Relocations Complete:	*
Funding:	*	100% Plans:	*
Firm & Key Contact:	LTRA, Tyler Martin	Ready to Let Date:	*
TxDOT Contact:	*	Let Date:	*

Current Activities:

- **Design:** Rockwall County issued RFQ for preliminary engineering and environmental efforts on March 22, 2022. Responses were received on April 26, 2022. Rockwall County Commissioners Court approved recommendation of LTRA as most qualified firm. ITS has negotiated scope and fee. Anticipate consideration of professional services agreement by commissioners court on August 23, 2022.

2021

FM 548

CSJ:	*	Schematic Approval:	*
Limits:	From SH 66 to future Outer Loop	Environmental Clearance:	*
Project Description:	Widen 2-lane rural to 4- to 6-lane urban	ROW Acquisition Complete:	*
Est. Construction Cost:	*	Utility Relocations Complete:	*
Funding:	*	100% Plans:	*
Firm & Key Contact:	TNP, Daniel McCullough	Ready to Let Date:	*
TxDOT Contact:	*	Let Date:	*

Current Activities:

- **Design:** Rockwall County issued RFQ for preliminary engineering and environmental efforts on March 22, 2022. Responses were received on April 26, 2022. Rockwall County Commissioners Court approved recommendation of TNP as most qualified firm. ITS has negotiated scope and fee. Anticipate consideration of professional services agreement by commissioners court on August 23, 2022.

2021

FM 551

CSJ:	*	Schematic Approval:	*
Limits:	From SH 66 to SH 276	Environmental Clearance:	*
Project Description:	Widen 2-lane rural to 3- to 4-lane undivided, divided minor collector/arterial	ROW Acquisition Complete:	*
Est. Construction Cost:	*	Utility Relocations Complete:	*
Funding:	*	100% Plans:	*
Firm & Key Contact:	BGE, Mike Zieminski	Ready to Let Date:	*
TxDOT Contact:	*	Let Date:	*

Current Activities:

- **Design:** Rockwall County issued RFQ for preliminary engineering and environmental efforts on March 22, 2022. Responses were received on April 26, 2022. Rockwall County Commissioners Court approved recommendation of BGE as most qualified firm. ITS has negotiated scope and fee. Anticipate consideration of professional services agreement by commissioners court on August 23, 2022.

2021

Crenshaw Road

CSJ:	NA	Schematic Approval:	*
Limits:	From Huffines Boulevard to the Rockwall/Hunt County Line	Environmental Clearance:	*
Project Description:	Widen from a 2-lane rural to a 4-lane divided urban roadway	ROW Acquisition Complete:	*
Est. Construction Cost:	*	Utility Relocations Complete:	*
Funding:	Rockwall County and Royse City ISD	100% Plans:	*
Firm & Key Contact:	Royse City, Lacey Rodgers	Ready to Let Date:	*
TxDOT Contact:	NA	Let Date:	*

Current Activities:

- **Design:** County executed ICA with Royse City and Royse City ISD for project on June 14, 2022. Royse City has negotiated scope of work with EST and is negotiating fee. Meeting with Royse City, Rockwall County, TxDOT, EST, and ITS scheduled for August 17, 2022.

Regional Transportation Council Updates

Current Activity:

- There are no items to discuss from the August 2022 RTC meeting.

Glossary of Acronyms

- AADT – Annual Average Daily Traffic
- AFA – Advanced Funding Agreement
- ARPA – Archeological Resources Protection Act
- CE – Categorical Exclusion (environmental clearance process for projects that do not involve significant environmental impacts)
- CSJ – (TxDOT's) Control Section Job Number
- EA – Environmental Assessment
- ED – Eminent Domain
- EIS – Environmental Impact Statement
- FONSI – Finding of No Significant Impact
- IAJR – Interstate Access Justification Request
- ICA – Interlocal Cooperative Agreement
- Letting – Official date TxDOT receives and opens bids for project
- MAPO – Meeting with Affected Property Owners
- MPO – Metropolitan Planning Organization
- MTP – Metropolitan Transportation Plan
- NCTCOG – North Central Texas Council of Governments
- NEPA – National Environmental Policy Act
- NOPC – Notice of Proposed Construction
- NORA – Notice of Required Accommodation
- NTTA – North Texas Toll Authority
- PS&E – Plans Specifications and Estimate
- ROW – Right-of-Way
- RTC – Regional Transportation Council
- RTL – Ready to Let (date project is clear for construction but lacks funding for actual let)
- RTR – Regional Toll Revenue (funds resulting from certain toll/managed lane projects in DFW region)
- STBG – Surface Transportation Block Grant
- STIP – Statewide Transportation Improvement Program
- SUE – Subsurface Utility Engineering
- SW3P – Storm Water Pollution Prevention Plan
- TPP – Transportation Planning and Programming
- TPWD – Texas Parks & Wildlife Department
- TTC – Texas Transportation Commission
- TxDOT – Texas Department of Transportation
- UIR – Utility Installation Request
- UTP – Unified Transportation Program
- VE – Value Engineering